



NOTES

November Council Agenda Briefing
Held in the Council Chamber
Tuesday 18 November 2008
commencing at 5.30pm

Present:

Deputy Mayor Cala (Chair)

Councillors:

G W Gleeson	Civic Ward
I Hasleby	Civic Ward (from 5.36pm)
P Best	Como Beach Ward
T Burrows	Manning Ward
L P Ozsdolay	Manning Ward (from 5.43pm)
R Wells, JP	McDougall Ward
D Smith	Mill Point Ward
S Doherty	Moresby Ward

Officers:

Mr C Frewing	Chief Executive Officer
Mr S Bell	Director Infrastructure
Mr S Cope	Director Development and Community Services
Mr M Kent	Director Financial and Information Services
Mr S Camillo	Manager Environmental Health & Ranger Services (from 7pm)
Ms D Gray	Manager Financial Services
Mr R Kapur	Manager Development Assessment
Mr N Kegie	Manager Community, Culture and Recreation
Mrs G Fraser	Acting Strategic Urban Planning Adviser (until 7.09pm)
Mr S McLaughlin	Legal and Governance Officer
Mr M Hunt	Recreation Development Coordinator
Mr M Stuart	Senior Statutory Planning Officer (from 6.02pm - 7.20pm)
Mrs K Russell	Minute Secretary

Apologies

Mayor James Best	Attending Inaugural Meeting of Australian Council of Local Government in Canberra.
Cr I Hasleby	Civic Ward - anticipated late arrival
Cr B Hearne	Como Beach Ward
Cr L P Ozsdolay	Manning Ward - anticipated late arrival
Cr R Grayden	Mill Point Ward
Cr K R Trent, RFD	Moresby Ward - Approved Leave of Absence

Gallery

Approximately 40 members of the public and 1 member of the press present

OPENING

The Deputy Mayor opened the Agenda Briefing at 5.30pm, welcomed everyone in attendance and advised on the format of the Briefing stating that Deputations would be heard first followed by any questions on the Deputation items and then the November October Council reports would be presented by the Chief Executive Officer.

Note: Cr Hasleby arrived 5.36pm

DEPUTATIONS

Opening of Deputations

The Deputy Mayor opened Deputation at 5.36pm

Mr Bob Mahar, representing South Perth Hospital Agenda Item 10.6.5

Mr Maher spoke in favour of the officer recommendation at Item 10.6.5 (*Request for Self-Supporting Loan - South Perth Hospital*) on the following points:

- brief background/history of previous applications
- hospital's capacity to re-pay loan as identified in report
- loan represents less than 25% of overall project costs
- project commenced November 2008 anticipate completion 2010
- ask Council support self-supporting loan proposal

Mr Russell Coghlan 60 Elderfield Road, Waterford Agenda Item 10.2.2

Mr Coghlan spoke against the officer recommendation for Item 10.2.2 (*Additional Flood Lighting to Challenger Reserve*) on the following points:

- lack of consultation with residents
- environmental / health issues
- hours in each day when reserve is free for residents use
- community enrichment - for who?
- sustainability

Mr Michael Kelly, Elderfield Road, Waterford Agenda Item 10.2.2

Mr Kelly spoke against the officer recommendation for Item 10.2.2 (*Additional Flood Lighting to Challenger Reserve*) on the following points:

- Lights as proposed an intrusion on amenity of residents in Elderfield Road
- Challenger Reserve development to detriment of surrounding residents
- Believe there needs to be a balance between sports clubs / residents

Note: Cr Ozsdolay arrived at 5.43pm

Ms Jo Wilkie, Registrar, South Perth United Football Club Agenda Item 10.2.2

Ms Wilkie spoke in favour of the officer recommendation for Item 10.2.2 (*Additional Flood Lighting to Challenger Reserve*) on the following points:

- history / background of Club -over 90% of members reside within the City
- club's key aim to foster youth development through team sports
- Club provides an important opportunity for all local children
- Club committed to maintaining a level of membership/considers individual needs of players
- Club operates entirely on a voluntary basis by a strong group of parents/friends
- Club committed to sharing facilities with other community groups/proactively makes this known
- Council's current upgrade of club rooms will increase these opportunities for groups
- to relocate some teams/activities to other venues would be detrimental to the Club's mentoring and development programs, making them impossible to undertake
- area proposed to be lit is currently used but unsafe due to lack of adequate lighting
- area used exclusively by junior players whose training is completed before 7pm on weekdays
- need for improved lighting, only during winter months, is driven solely by the issue of player safety

Mr Craig Knight, 5 Philp Avenue, Como Agenda Item 10.3.1

Mr Knight spoke in favour of the officer recommendation for Item 10.3.1 (*Proposed Bed and Breakfast Accommodation 3 Philp Avenue*) on the following points:

- effect of proposed Bed and Breakfast on amenity
- in particular effect of proposed boundary wall on amenity of adjoining neighbours
- visual impact on backyard of No. 5 Philp Avenue
- thermal impact / overshadowing
- request Council uphold officer recommendation

Ms Cristy Secombe, Philp Avenue, Como Agenda Item 10.3.1

Ms Secombe, also representing other residents in Philp Avenue, spoke in favour of the officer recommendation for Item 10.3.1 (*Proposed Bed and Breakfast Accommodation 3 Philp Avenue*) and raised the following points:

- effect of a commercial property on Philp Avenue - zoned R15
- effect of reduced setback for the car park on amenity of the street
- traffic / ancillary vehicles / car parking concerns - will appear what it is - a business
- crossover being 2.5m from the street tree
- signage proposed within Philp Avenue
- proposal will have a negative impact on residential area
- concerns this may set a precedent
- traffic issues will have a significant impact on streetscape character/safety/amenity
- ask Council uphold officer recommendation for refusal

Mrs Frances Meyerkort, 52 Clydesdale Street, Como Agenda Item 10.3.1

Mrs Meyerkort spoke in favour of the officer recommendation for Item 10.3.1 (*Proposed Bed and Breakfast Accommodation 3 Philp Avenue*) on the following points:

- support previous speaker's points raised / endorse comments
- acknowledge do not live in the area / owner of neighbouring property 52 Clydesdale Street
- concerns about proposed development / additional vehicles and impact on residential street

Mr Peter WebbCraig Knight, 5 Philp Avenue, Como Agenda Item 10.3.1

Mr Webb representing applicant Kay Watson, spoke against the officer recommendation and in support of the proposal for Item 10.3.1 (*Proposed Bed and Breakfast Accommodation 3 Philp Avenue*) on the following points:

- heard concerns raised in Deputations by residents / important to interact with residents
- proposal is to replace a 50's style home with a quality new residence
- acknowledge retaining 'green streetscape' is important / this has been addressed
- aware development is seen to be a 'commercial operation' acknowledge it is
- do not believe operation will encroach on street amenity
- B & B guests generally spend the day away from their accommodation
- traffic concerns - suggest additional traffic will be outside of peak hour traffic
- parking issues have been addressed
- house rules have been put in place
- concerns in relation to parapet wall have been addressed - wall now compliant

Mr Colin Woolard, 22 Hazel Street, Como Agenda Item 10.3.2

Mr Woolard spoke against the officer recommendation for Item 10.3.2 (*Additions/Alterations to Single House 22 Hazel Street*) on the following points:

- Impact of development on residential streetscape
- Development complying with relevant Scheme Objectives
- Residential Design Codes - P370_T
- Preliminary Assessment differs with Notice of Determination
- Proposed additions/alterations - removal of existing single garage / replacement with two bedrooms, kitchenette and loft room
- Streetscape - removal of existing pergola and replacement with single carport/store
- Neighbour consultation

Mr Robert Auguste, 14 Preston Street, Como Agenda Item 10.3.3

Mr Auguste spoke against the officer recommendation for Item 10.3.3 (*Application for Retrospective Additions to 3 Multiple Dwellings No. 6 Parker Street, South Perth*) on the following points:

- building height - method of calculation
- Council's ambiguity of Regulations 6.2 and effect on amenity
- plot ratio classifications/calculations
- balcony enclosure reasons and approval of screens
- scheme Objectives not met
- Design Advisory Consultant not referred to
- Council does have discretion in interpretation of building height

Mr Jim Tsagalis, 262 Canning Highway, Cnr Birdwood Avenue, Como Agenda Item 10.3.4

Mr Jim Tsagalis (representing the applicant) spoke in favour of the recommendation at Item 10.3.4 (*Change of Use from Shop to Take-Away Pizza 2/262 Canning Highway Cnr Birdwood Avenue*) on the following points:

- non-intrusive to surrounding residential area
- in keeping with High Commercial Use
- precedence set in are - existing Pizza Take-Away along Canning Highway
- business will service South Perth community
- location on corner of Canning Highway 70 metres from nearest residence on Birdwood Avenue
- business will not trade late into the evening

Note: Following each Deputation, questions and points of clarification were raised by Elected Members and responded to by the presenters / officers.

Deputations Closed 7.05pm

NOVEMBER COUNCIL AGENDA REPORTS

The Chief Executive Officer presented a brief summary of each of the November 2008 Council Reports as follows. Questions and points of clarification were raised by Members and responded to by the officers.

- 10.0.1 Policy P350 ‘City-Wide Residential Policies’**
This report deals with submissions received following the public advertising of fourteen City-wide residential policies as part of the ‘Residential Design Policy Manual’. Following further review and modifications Policy P350 is now presented for adoption.
- 10.2.1 Safer Australia Day Strategy 2009**
This report considers the adoption of a strategy to manage the Australia Day Lotterywest Skyworks 2009 event within the City of South Perth and to approve the parking restrictions and road closures applicable for the event.
- 10.2.2 Additional Flood Lighting to Challenger Reserve** (*subject of Deputations*)
This report considers the installation of additional floodlighting at Challenger Reserve by the South Perth United Football Club Inc (Soccer).
- 10.2.3 Proposed Statue of Sir James Mitchell**
This report outlines a proposal to commission a life sized bronze statue of Sir James Mitchell to be located in Sir James Mitchell Park.
- 10.3.1 Residential Dwelling to include Bed and Breakfast 3 Philp Avenue, Como**
To consider an application for a residential dwelling that includes a proposed use for “Bed and Breakfast Accommodation”. The proposal conflicts with Council Policy, the provisions of the City’s Town Planning Scheme No. 6 and the Residential Design Codes of Western Australia (R-Codes) 2008.
- 10.3.2 Additions 22 Hazel Street, Como** (*subject of Deputation*)
This application for additions to a Single House was **refused** under Delegated Authority as it conflicts with Council’s Design Guidelines Policy and TPS6 and is now referred for Council consideration.

10.3.3 Additions to 3 Multiple Dwellings 6 Parker Street, South Perth*(subject of Deputation and Major Development Briefing 5.11.08)*

This report considers a retrospective application for planning approval for modifications to a building exceeding the height limit, plot ratio limit and minimum wall setbacks.

Note: Cr Best requested that the officers be commended on a thorough investigation/report in relation to No. 6 Parker Street at Item 10.3.3

DECLARATION OF INTEREST : ITEM 10.3.4 : CR DOHERTY

Cr Doherty 'tabled' the following impartiality interest in relation to Item 10.3.4:

As I live at 11 Birdwood Avenue in Como which is a block away from the site the subject of Report Item 10.3.4 ("Change of Use from Shop to Take-Away Shop" 2/262 Canning Highway Cnr Birdwood Avenue) on the November Council Agenda, I wish to declare an impartiality interest in common with other residents in the vicinity and as such I will not leave the Council Chamber during the discussion / debate on this matter at the Agenda Briefing on 18 November or the Council Meeting on 25 November 2008.

Note: Cr Doherty remained in the Council Chamber.

10.3.4 Change of Use: Shop to Take-Away Food Outlet 2/262) Canning Highway cnr Birdwood Avenue, Como *(subject of a Deputation)*

This report considers an application for a change of use from Shop to Take-Away Food Outlet for an existing commercial tenancy proposed to be occupied by 'Empire Pizza'.

10.5.1 Applications for Planning Approval Determined Under Delegated Authority

This report is to advise Council of applications for planning approval determined under delegated authority during the month of October 2008.

10.5.2 Use of the Common Seal

This report advises Council on the use of the Common Seal.

10.5.3 Council Meeting Schedule 2009

The purpose of this report is to adopt the Council Meeting / Agenda Briefing Schedule for the 2009 year.

10.5.4 Disposal of Land to South Perth Hospital

The purpose of this report is to enable Council to initiate the procedure for the disposal of a small portion of land at the eastern end of Burch Street, adjoining the hospital site which is owned by the City and which involves a limited period of public consultation and consideration prior to a final resolution by Council authorising the sale.

10.6.1 Monthly Financial Management Accounts

This report presented the management account summaries for the month of October 2008.

10.6.2 Monthly Statement of Funds, Investments and Debtors

This report presents the statement summarising the effectiveness of treasury management for the month of October 2008.

10.6.3 Payments Listing for October

This report presents a list of accounts paid under Delegated Authority for October 2008.

10.6.4 Capital Projects Review to 31 October 2008

A schedule of financial performance supplemented by relevant comments is provided in relation to approved capital projects to 31 October 2008.

10.6.5 Self Supporting Loan

This report details a request by the South Perth Hospital seeking indicative 'in principle' support for a self supporting loan facility.

INAUGURAL MEETING AUSTRALIAN COUNCIL OF LOCAL GOVERNMENT IN CANBERRA.

The Chief Executive Officer reported on behalf of Mayor Best, who is currently attending the inaugural meeting of the Australian Council of Local Government in Canberra, that as part of the 'project grant funding' being distributed by the Prime Minister to local governments that the City of South Perth was successful in being awarded \$215,000. He further advised that Elected Members would be provided with further information when it becomes available in relation to the proposed projects.

Close

The Deputy Mayor thanked everyone for their attendance and closed the Agenda Briefing at 7.35pm



NOTES
Concept Forum
Visioning Project Update
Held in the Council Briefing Room
Tuesday 2 December 2008
Commencing at 5.30pm

Present:

Mayor J Best

Chairman

Councillors

I Hasleby

Civic Ward

P Best

Como Beach Ward

BW Hearne

Como Beach Ward

L P Ozsdolay

Manning Ward

C A Cala

McDougall Ward

R Grayden

Mill Point Ward

S Doherty

Moresby Ward

K R Trent, RFD

Moresby Ward

Officers:

Mr C Frewing

Chief Executive Officer (from 6.40pm)

Mr S Cope

Director Development and Community Services

Mr N Kegie

Manager Community, Culture and Recreation

Ms A Flood

Visioning Project Officer

Consultants

Mr Tim Muidhead; and

Ms Mary Del Casale CSD Network

Apologies

Cr T Burrows

Manning Ward

OPENING

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

1. **Visioning Project Update**

The Mayor welcomed Consultants Tim Muirhead and Mary Del Casale and stated that the purpose of the briefing was to provide an update to Council Members on the Visioning Project.

The Manager Community Culture & Recreation advised that the Visioning project *Our Vision Ahead* was on track in relation to the project timeline. He also summarised the major elements and milestones as follows;

- The project was endorsed by council in May 2008.
- Overall project management is under the direct control of City Officers.
- CSD Consulting has been contracted to assist in design of the consultation strategy, undertake and facilitate consultation and prepare documentation.
- The project will produce a high level aspirational document that will inform the City's strategic and operational planning documents such as the Strategic Plan, Town Planning Scheme and Business Unity Plans.
- The first external phase of the project occurred in September 2008 with a series of staff workshops, a public presentation and elected member briefing involving US based long term planner Stephen Ames and CDS consultant Tim Muirhead.
- The broad Community Consultation phase of the project will occur in the first half of 2009 culminating with a Community Visioning Conference in May 2009.
- It is anticipated that draft Visioning document will be completed by July 2009.
- The timing of the project allows for immediate input into the review of the City's Strategic Plan which is scheduled for the second half of 2009.
- Examples of the community consultation strategies to be utilised in 2009 are;
 - A dedicated Visioning Website to be accessed from the City's home page.
 - A Visioning Booth at the Family Zone activities area on Australia Day.
 - A DIY Visioning Kit will be for formal and informal community groups.
 - A speaker series is planned for Fiesta 2009 to raise an awareness of key issues.
 - *As We See* is a youth focussed film making project based on Visioning which will be part of Fiesta and also linked to the website.

Mr Muirhead then provided the following power point presentation on the following:

Our Vision Ahead

Why? Because we are a Government: of the people, for the people, by the people

- Where there is no vision the people perish."
- "The function of leadership is to produce more leaders, not more followers."

How?

- What outcomes can we hope for?
- How will we achieve those outcomes?

What Holds it Together

Four (4) Questions:

1. What do you **most value** about the Community ie. those things that you would like to remain the same into the future?
2. What do you think are the **key issues** we will face in the future?
3. Imagine that the City of South Perth meets your highest expectations in 2030. What are the key **features of your vision**?
4. What is one or more **local action** in the Community that would help us move towards your vision for 2030? Please be specific

In Moving Ahead

The responses to the 4 Questions become a Shared Blueprint in the future we want to create.

What outcomes can we hope for?

Community Benefits

One of the most common early themes: *'we will have community that is vibrant, engaged, cohesive, inclusive, safe and supportive*

The visioning process can achieve this through:

- ✓ Broader networks and connections within the community
- ✓ Identification and commitment to common needs and goals
- ✓ A sense of 'meaning' in the lives of people
- ✓ Direction and leadership from within the community;
- ✓ A genuine partnership – a sense of 'us together' between Council and it's communities, and between the various stakeholders in our communities;
- ✓ Capacity to work through (inevitable) dilemmas and tensions together.
- ✓ Involvement in the creation of the best possible place now and for generations to come

Our Vision Ahead / Reaching 39000? What outcomes can we hope for?

How Will we Achieve Those Outcomes?

- 1 'DIY' meetings: independent
- 2 'DIY' meetings: supported
(2a: school activities)
- 3 'We come to you' Focus Groups
- 4 Public Workshops
- 5 Events including:
 - Australia Day
 - Fiesta
- 6 electronic and Media Dialogue

Bringing it Together:

- 1: 'Theming' (along the way) Incl: Areas of agreement; Dilemmas, 'Interesting Ideas'
- 2: Getting Agreement:
 - Reference Group
 - 'e-Priorities'
 - Conference (and simple 'wall voting' mechanisms)

Consultation vs Visioning

Consultation:

City controls
Power rests with City
Responsibility rests with City
Participants 'blame' City for decisions
Participants do not hear or see other perspectives
Stakeholders work separate to, or against City

Visioning:

City facilitates
Power is shared
Responsibility rests with everyone
Participants understand that we all need to balance diverse perspectives
Participants have access to diverse perspectives in making decisions
Stakeholders work **with** City

At the conclusion of the presentation, Council Members raised questions and points of clarification which were responded to by the presenters and City officers.

2. Closure

The Mayor thanked the presenters for addressing the briefing and closed the Concept Forum at 7pm.



NOTES

TOWN PLANNING

MAJOR DEVELOPMENT CONCEPT FORUM

- Proposed Amended Floor / Car Parking
Waterford Plaza Shopping Centre
Held in the Council Briefing Room
Wednesday 3 December 2008 at 5.30pm

Present:

Mayor J Best Chairman

Councillors

G W Gleeson	Civic Ward (from 5.50pm)
I Hasleby	Civic Ward (from 5.59pm)
P Best	Como Beach Ward
T Burrows	Manning Ward
L P Ozsdolay	Manning Ward
C A Cala	McDougall Ward
R Grayden	Mill Point Ward (from 5.37pm)
S Doherty	Moresby Ward

Officers

Mr S Cope	Director Development and Community Services
Mr R Bercov	Strategic Urban Planning Adviser (from 5.42pm)
Mr R Kapur	Manager Development Services
Mr M Stuart	Senior Planning Officer
Ms N Cecchi	PA to Director Development and Community Services (Notes)

Presenters

Mr Lynden Semmens	Greg Rowe & Associates
Mr David Jenkins	Hames Sharley
Mr James Kish	Development Manager

Apologies

Cr BW Hearne	Como Beach Ward
Cr R Wells, JP	McDougall Ward
Cr K R Trent, RFD	Moresby Ward

Gallery

There was one member of the public present.

OPENING

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

1. Proposed Amended Floor and Car Parking Layout to Waterford Plaza Shopping Centre

The Mayor introduced the presenters. The Director, Development and Community Services then provided a brief history of the development. Mr Lynden Semmens presented an overview of the proposal, and Messrs David Jenkins and James Kish provided background on the current stage of the development as follows:

- (1) Introduction - Progress update since October 2007 approval.
- (2) Project history - Approval issued on 16 October 2007 for:
 - 16,500 sq. metres Gross Floor Area;
 - 837 car bays (Agreed rate of 1 bay / 20 sq. metres GFA);
 - 80 bicycle bays;
 - 7.8% landscaping.
- (3) Implementation of October 2007 approval - High street construction.
- (4) Current amended proposal - The current application seeks approval for:
 - 15,299 sq. metres of gross floor area;
 - 767 car bays (agreed rate of 1 bay / 20 sq. metres GFA);
 - 80 bicycle bays; and
 - increase to landscaping provision.
- (5) Current proposal - Ground and car park floor plans / Elevations / Perspective Views 1 and 2 / Project alterations.
- (6) Development standard - 16 October 2007 approval compared to amended application.
- (7) Key differences - Removal of northern car deck / Inclusion of Lot 103 (Chinese restaurant site) / Finalisation of tenancy details.
- (8) Conclusion.

At the conclusion of the presentation, Council Members raised questions and points of clarification which were responded to by the presenters and City officers in relation to the following issues:

- Landscaping
- Calculation differences between applicant and Planning Department
- Building height limit - TPS
- Landscaping plan - Building Licence stage
- Future development
- Upper deck / Shade (Previous planning approval)
- Parking ratio -/ Floor space
- Construction delays - Community inconvenience (Notification).

The Mayor suggested the applicant provide community notices to keep the public informed of the progress of the development.

2. Closure

The Mayor thanked the presenters for addressing the briefing and closed the Concept Forum at 6.07pm.

DELEGATE'S REPORT

WALGA South East Metropolitan Zone

The attached Table of contents was considered by the South East Metropolitan Zone at its meeting held on 26 November 2008. The recommendations of the Zone were considered by the State Council at its meeting on 3 December 2008.

Council's delegates to the WALGA South East Metropolitan Zone are Mayor James Best and Cr Kevin Trent and supported by the CEO, Cliff Frewing.

The meeting commenced with a deputation and presentation by officers of fESA who gave a presentation on Service Delivery and Planning in relation to the Capital Grants Program for 2009/10.

There is no impact on the City of South Perth as the City is not eligible to participate in this grants program.

MATTERS FOR DECISION

Item 4.1 - Submission to Infrastructure Australia

The report referred to the recent submission made by WALGA to Infrastructure Australia which was lodged by the closing date for submissions on 15 October 2008. The submission contained a summary of areas where infrastructure in Western Australia needs to be addressed. The submission also refers to the City of South Perth submission referring to infrastructure required to bring the river walls on the Swan and Canning River system up to an acceptable standard totalling \$85M.

Reference to the river walls was included at the request of the City as this was related to the submission made by the City on behalf of other Local Governments and the Swan River Trust. A copy of the City's submission was provided to Councillors with Bulletin No 41 dated 17 October 2008.

The recommendation simply asked for the WALGA submission to Infrastructure Australia to be endorsed.

The Zone supported the recommendation.

Item 4.2 - Constitutional Recognition

This report item detailed the progress of the administrative arrangements that have been made in relation to the summit on Constitutional Recognition organised by the Australian Local Government Association to be held in Melbourne next month.

The anticipated process of the Constitutional Recognition debate in the form of a National Summit was anticipated in the report to Council in June 2008, when the City's position was detailed. The recommendation relating to item 4.2 was basically administrative in nature and provided a progress report on the Constitutional Recognition debate. The Zone supported the WALGA recommendation.

Item 4.3 - Australian Council of Local Government

This report acknowledged the recent initiative of Prime Minister Rudd to call an inaugural meeting of the Australian Council of Local Government comprising of all Mayors and Presidents from Australian Local Governments.

The report proposed that the Australian Local Government Association develop a strategy to co-ordinate Local Government interests within Australia to ensure the strongest possible participation.

Given that the WALGA report and agenda item were prepared prior to the inaugural event being held, no information could be contained on the relative merits of the success or otherwise of the Australian Council of Local Government. Notwithstanding this, there is anecdotal evidence that the event was successful and there would be benefit in holding the event on an annual basis.

The proposal to co-ordinate the various Local Government interests and promote strong Local Government participation makes sense and the Zone supported the WALGA recommendation that the formation of the Australian Council of Local Government be noted.

There was a second recommendation added to the effect that the Australian Local Government Association should not attempt to direct priorities on behalf of the Local Government.

Item 4.4 - Official Conduct Legislation - Local Government Standards Panel

The recommendation sought to review the Official Conduct Legislation, particularly in relation to where the Standards Panel meets to consider complaints. The general practice is for the Standards Panel to meet in Perth and consider complaints, whereas it was WALGA's intention that the Standards Panel should travel to locations where the complaint arose therefore minimising the costs to the Local Government concerned.

Whilst there is certainly no difficulty in proposing that the Official Conduct Legislation be reviewed, obvious difficulties would arise if the Standards Panel was required to travel to remote destinations in Western Australia to hear complaints. Presumably at the present time the Standards Panel meets on a regular set routine and considers a number of complaints at the same meeting. The alternative proposed by WALGA involved the Standards Panel meeting more often in different locations to consider fewer complaints at a time.

The proposed review would definitely suit Local Governments but would be an added cost burden to the State. For this reason it is unlikely that there would be any change to the meeting location, but there is no harm in asking the question to review the Legislation now that it has been in operation for approximately 12 months.

The Zone supported the WALGA recommendation.

Item 4.5 - Policy Statement on the Waste Management Consultation and Communication and the Waste Management Education Policy Statements

These two policy statements were considered at the previous meeting of the South East Metropolitan Zone held on 24 September 2008 at the City of Armadale. At that time the Zone noted the progress of the policy statements. Cr Trent also referred to the progress of the policy statements at the recent Rivers Regional Council meeting held at the Shire of Murray which followed the day after the Municipal Waste Advisory Committee meeting where he is a member.

The report detailed the extent of the consultation that these policy statements have been subjected to.

The Zone endorsed the recommendation.

Item 4.6 - Aviation Security Screening Review

The recommendation involved endorsing a submission to the Office of Transport Security's Aviation Security Screening Review.

As a result of becoming aware that a review of airport security systems was being conducted, WALGA contacted relevant Local Authorities as part of its consultation practice to obtain feedback on what the issues were. The submission prepared with Local Government input detailed the concerns expressed by those Local Governments operating an airport and also identified the issues associated with increasing security features at those airports.

There is no direct impact on the City of South Perth and the submission reflected the views of those Local Governments operating airports.

The Zone supported the WALGA recommendation.

Delegates: Mayor James Best
Cr Kevin Trent

27 November 2008

WALGA South East Metropolitan Zone

Meeting 26 November 2008

Agenda Items

WALGA STATE COUNCIL AGENDA

4. MATTERS FOR DECISION

- 4.1 Submission to Infrastructure Australia (05-085-03-0001 ID) (Appendices Page 2)
- 4.2 Constitutional Recognition (05-074-04-0001 WS)
- 4.3 Australian Council of Local Government (05-055-03-0002 WS)
- 4.4 Official Conduct Legislation – Local Government Standards Panel (05-034-01-0006 TB)
- 4.5 Policy Statement on the Waste Management Consultation and Communication and the Waste Management Education Policy Statements (05-048-03-0001 RNB) (Appendices Page 16 and 22)
- 4.6 Aviation Security Screening Review (05-003-03-0002 MM) (Appendices Page 26)

5. MATTERS FOR NOTING/INFORMATION

- 5.1 Risks to Local Government Exemptions from Payroll Tax (05-088-03-0001 ID)
- 5.2 Performance Based Standards for Heavy Transport (05-006-03-0006 GL)
- 5.3 Proposal for the New Commonwealth Government Regional and Local Community Infrastructure Program (05-055-03-0004 ID)
- 5.4 Report on Key Activities, Environment and Waste Policy Team (01-006-03-0017 MJB) (Appendices Page 34)
- 5.5 Report on Key Activities, Governance and Strategy Policy Team (01-006-03-0007 TB)
- 5.6 Report on Key Activities, Infrastructure Policy Team (05-001-02-0003 MM) (Appendices Page 101)
- 5.7 Key Activities Report, Municipal Waste Advisory Council (MWAC) (01-006-03-0008 RNB) (Appendices Page 79)
- 5.8 Report on Key Activities, Planning and Community Development Policy Team (01-006-03-0014 AH & JH)

CITY OF SOUTH PERTH		
11 NOV 2008		
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SCANNED

GREG ROWE & associates

Our Ref: 5051

7 November 2008

Chief Executive Officer
 City of South Perth
 Cnr Sandgate Street and South Terrace
 SOUTH PERTH WA 6151

Attention: Matt Stuart – Senior Planning Officer

Dear Sir

**RE: WATERFORD PLAZA SHOPPING CENTRE
 VARIOUS ALLOTMENTS, MANNING ROAD, WALANNA
 DRIVE AND KENT STREET, WATERFORD
 AMENDED APPLICATION**

As Council is aware, Greg Rowe and Associates acts on behalf of the owners of the above site. Further to a recent meeting between your Messrs Cliff Frewing, Steve Cope and Matt Stuart and our Messrs Lynden Semmens and James Kish, we write seeking Councils formal endorsement of the attached "Amended Plans" associated with the major additions and expansions to the Waterford Plaza Shopping Centre.

History

Under the cover of its correspondence dated 16 October 2007, the City of South Perth formally Approved "Major Additions/Alterations" to Waterford Plaza. This approval was granted after nearly a 12 month assessment process with Council and it's Planning Staff which ultimately included a number of variations to the provisions of the City's operative Town Planning Scheme.No. 6.

Current Approval

The following table outlines the pertinent town planning development criteria 'as approved' under the October 2007 approval, whilst depicted the relevant standards seeking approval as part of this amended application:

Development Standard	16 October 2007 Approval	Amended Application
NLA Floorspace	14,471m ²	13,482m ²
GFA Floorspace	16,500m ²	15,299m ²
Car Parking	837 (agreed rate of 1/20m ² of GFA)	767 (agreed rate of 1/20m ² of GFA)
Landscaping	7.8% (plus verge and POS strip)	7.8% (plus verge and POS strip)
Building Height	7.0 metre maximum	7.0 metre maximum
Bicycles	80	80
Access	7 crossovers	7 crossovers

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 MANDURAH OFFICE / Suite 1 / Level 2 / 69 / PINJARRA ROAD / MANDURAH WESTERN AUSTRALIA 6210 / tel (08) 9582 8288 / fax (08) 9581 2588 / PO box 3406 / MANDURAH EAST WESTERN AUSTRALIA 6210

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-1-

As can be seen above, the amended plans attached propose no 'additional variations' to the provisions of TPS6. Importantly, all aspects of the development are at a 'reduced' level than those approved as part of the October 2007 Approval.

Lot 103 Walanna Drive

As part of the "full feasibility" and "design and documentation" phases of the project, it became apparent that the approved "northern car deck" which proposed 145 car parking bays, could not be delivered for a number of financial and retail reasons. This coupled with additional tenant requirements has seen minor floorspace reductions occur.

Furthermore, and critically, the owners of the subject site were successful in purchasing Lot 103 Walanna Drive, which is located within what is termed the "Waterford Plaza District Centre". We confirm this sites zoning is consistent with the remainder of the centre.

Given the escalating issues facing the construction of the northern deck, the inclusion of Lot 103 has enabled the project team to pursue avenues where Lot 103 is included into the subject site. This has enable a number of key inclusions into the development mainly focused on car parking, these being:

- That inclusion of additional bays
- The 'tidying' up of car park allocation and orientation in this section of the site
- Additional bays to the north of the centre given that there is now no requirement for pillars to support a car deck above.

We believe Council can see the benefits of the inclusion of Lot 103 into the subject site and respectfully request their support for this aspect of the application. Furthermore, we note Condition (7) of the October 2007 Approval specifies the amalgamation of all titles is to be completed as part of the development. We confirm the detail of Condition (7) to the current approval are accepted by our Office. However, given the location of Lot 103, we request this lot is not amalgamated as part of this development and therefore not included into the requirements of Conditions (7) of the amended approval. We understand a carriageway easement will be required between the new amalgamated title and Lot 103 for access purposes. This will be completed during the current amalgamation process which is currently being undertaken.

Summary

In conclusion, we believe the process undertaken by the project team over the course of the last 12 months has refined the development proposed for the subject site, with the attached plans a representation of this process. It is with this in mind we respectfully request an item be forwarded to your December Round of Council in support for the minor changes to the current Approval.

In support of this Application please find the attached:

- A completed and duly signed 'Form of Application for Planning Approval' (Schedule 6);



- Three copies of the amended development application plans
- A full set of the applicable Certificates of Title.

Further to our most recent meeting, we await confirmation of your Offices preferred 'Fee' for the assessment and progression of the proposal to Council. That is, the City of South Perth Fee Schedule does not make provision for the "amended plan" process and so we await your confirmation of the appropriate fee structure for your assessment.

We thank you for your consideration. Please contact the undersigned should you require any additional information or wish to discuss the content of our proposal.

Yours faithfully
GREG ROWE AND ASSOCIATES



LYNDEN SEMMENS

Encl.





Strategic Plan Goal 3
Environmental Management

POLICY P350.14
Use or Closure of Rights-of-Way

Relevant Management Practice
Nil

Relevant Delegation
Delegations DC 342 and DM 342

Rationale

Historically, the City of South Perth contained a large number of rights-of-way which had been created to facilitate the servicing of backyard toilets and garbage collection. They also provided vehicular access to the rear of adjoining properties for the delivery of solid fuels and the provision of other essential services. In later years, some rights-of-way were used for vehicular access to approved car parking facilities on residential sites, while many others were no longer in use. In December 1991, in response to continuing requests from property owners, the Council resolved to close as many rights-of-way as possible throughout the district. The Council recognised that many of the rights-of-way were not being used for their intended purposes and that unauthorised rubbish dumping had become commonplace. Such rights-of-way were potential fire hazards, were perceived to pose a security risk to the abutting properties, and sometimes presented a visually unattractive appearance. Since 1991, a dedicated closure program has been progressively implemented in relation to rights-of-way not providing essential vehicular access to adjoining properties. As a result of this ongoing program, most of the 'obsolete' rights-of-way within the City have been closed.

In the interests of fostering design flexibility for new residential development projects, the City promotes the retention of rights-of-way for vehicular access to any lots where the right-of-way already provides 'essential' vehicular access to one or more lots. The City also promotes retention of rights-of-way which provide 'essential' pedestrian access by means of a constructed footpath. This Policy explains the City's expectations where a proposed residential development relies on an 'essential' right-of-way for vehicular access.

A small number of rights-of-way do not provide 'essential' vehicular access to any adjoining properties nor 'essential' pedestrian access and are therefore considered to be 'obsolete'. These rights-of-way are generally not paved and drained and do not contain a constructed footpath. Such rights-of-way frequently accumulate rubbish and become fire hazards. They also provide a haven for persons involved in anti-social behaviour. This Policy explains the circumstances under which the Council may support the closure of an 'obsolete' right-of-way.

Policy

1. Status

(a) Relationship to Town Planning Scheme No. 6

This Policy is a planning policy prepared, advertised and adopted pursuant to clause 9.6 of Town Planning Scheme No. 6 (TPS6). Under clause 1.5 of TPS6 all planning policies are documents supporting the Scheme.

(b) Relationship to Residential Design Codes

This Policy has been prepared pursuant to clause 5.3 of the R-Codes that expressly permits Local Planning Policies which:

- (i) address streetscape or building design;
- (ii) augment the R-Codes by providing additional Performance Criteria and Acceptable Development provisions for any aspect of residential development not provided for in the R-Codes.

2. Objectives

- (a) To ensure that 'essential' rights-of-way which are unpaved at the time of a development application, are upgraded to a sufficient standard in conjunction with the proposed development.
- (b) To minimise the number of vehicle crossovers to a public street where development sites have alternative access via a right-of-way.
- (c) To prevent vehicular access from 'obsolete' rights-of-way to adjoining properties so as to preserve the option of closure, recognising that such rights-of-way present fire, health and security hazards.
- (d) To clarify the circumstances under which the Council may be prepared to support the closure of an 'obsolete' right-of-way.

3. Scope

This Policy applies to any right-of-way (private road) in the City, irrespective of whether it is privately-owned or City-owned, and to any proposed residential development on land adjoining such a right-of-way. The Policy does not apply to any right-of-way held in freehold by the Crown.

In cases where the Council decides to support the closure of a right-of-way, action towards finalisation of the closure is then implemented in accordance with the provisions of the *Land Administration Act* and the State Land Services of the Department for Planning and Infrastructure's *Crown Land Administration and Registration Practice Manual 2003*. This Policy is complementary to those documents.

4. Definitions

essential right-of-way

A right-of-way which is required to be retained because it provides:

- (a) primary vehicular access to any site adjoining the right-of-way;
- (b) vehicular access to any site adjoining the right-of-way where Canning Highway provides the only alternative means of vehicular access to that site;
- (c) service vehicle access to commercial premises; or
- (d) pedestrian access by means of a constructed footpath.

obsolete right-of-way

A right-of-way which is not required to be retained because it does not provide:

- (a) primary vehicular access to any site adjoining the right-of-way;
- (b) vehicular access to any site adjoining the right-of-way where Canning Highway provides the only alternative means of vehicular access to that site;
- (c) service vehicle access to commercial premises; or
- (d) pedestrian access by means of a constructed footpath.

partial closure

The closure of the full width of a right-of-way over part of its length, while retaining the remaining length of the right-of-way.

primary vehicular access

The only vehicular access to any required and City-approved garage, carport or unroofed car parking bay on a site adjoining a right-of-way.

City of South Perth Residential Design Policy Manual
Policy P350 'City-Wide Residential Policies'

4. Definitions (cont'd)

right-of-way

For the purpose of this Policy, 'right-of-way' has the same meaning as the term 'private road' in the *Land Administration Act 1997*. That Act defines 'private road' as:

"an alley, court, lane, road, street, thoroughfare or yard on alienated land, or a right of way created under section 167A(1) of the Transfer of Land Act 1893, which -

- (a) is not dedicated, whether under a written law or at common law, to use as such by the public; and*
- (b) is shown on a plan or diagram deposited or in an instrument lodged with the Registrar, and which -*
- (c) forms a common access to land, or premises, separately occupied;*
- (d) once formed or was part of a common access to land, or premises, separately occupied, but no longer does so;*
- (e) is accessible from an alley, court, lane, road, street, thoroughfare, yard or public place that is dedicated, whether under a written law or at common law, to use as such by the public; or*
- (f) once was, but is no longer, accessible from an alley, court, lane, road, street, thoroughfare, yard or public place that was dedicated, whether under a written law or at common law, to use as such by the public."*

The term 'right-of-way' does not mean a 'communal street' as defined in the R-Codes.

secondary vehicular access

Vehicular access to a residential site which is not primary vehicular access, but a means of access for parking not required by the R-Codes, or for any other purpose. Secondary vehicular access can be eliminated without denying access to approved parking facilities.

5. Pedestrian access via a right-of-way

Rights-of-way are sometimes used for pedestrian access by members of the local community. The Council recognises the importance of rights-of-way in providing safe and convenient pedestrian access. In cases where a constructed footpath exists within a right-of-way, this facility contributes to the 'essential' nature of the affected right-of-way and therefore the Council would not support the closure of any such right-of-way.

6. Vehicular access via a right-of-way

(a) Primary or secondary vehicular access via essential rights-of-way is permitted

Subject to clauses 6(a) and 6(b) of this Policy, an essential right-of-way may be used to provide vehicular access to a garage, carport or unroofed car parking bay serving a proposed dwelling on a site adjoining the right-of-way.

(b) Primary vehicular access via obsolete rights-of-way is not permitted

Due to the Council's intention to close obsolete rights-of-way, primary vehicular access via an obsolete right-of-way is not permitted.

(c) Temporary secondary vehicular access via obsolete rights-of-way is permitted

An obsolete right-of-way may be used for secondary vehicular access on a temporary basis only, due to the Council's intention to close obsolete rights-of-way. Approval will not be granted for any garage or carport relying upon an obsolete right-of-way for vehicular access.

7. Upgrading and maintenance of essential rights-of-way

(a) Upgrading and maintenance required for primary vehicular access

Where primary vehicular access to the site of proposed residential development is via an essential right-of-way which is not paved at the time of submission of the development application:

- (i) the portion of the right-of-way which adjoins the development site is to be paved, drained, kerbed and maintained by the property owners to a standard sufficient to sustain the loadings of heavy service vehicles and to the specifications of the City's Engineering Infrastructure Department;
- (ii) the property owners are to meet the full cost of all design, construction and maintenance associated with the upgrading works.

(b) Upgrading not required for secondary vehicular access

Where secondary vehicular access to a residential site is gained via a right-of-way, the property owner is not required to pave any portion of the right-of-way.

8. Design guidelines for developments adjoining essential rights-of-way

(a) Any proposed parking bays accessed from an essential right-of-way are to be set back:

- (i) from the right-of-way boundary a sufficient distance to achieve a 6.5 metre reversing depth, but in any case not less than 1.5 metres; and
- (ii) at least 1.5 metres from any side boundary of the development site where that boundary is fenced to a height exceeding 0.75 metres in order to achieve adequate sight lines for motorists.

(b) Each dwelling which has vehicular access from a right-of-way is to be provided with a pedestrian accessway leading from a public street, to the front entry of the dwelling. To provide a visually attractive accessway with sufficient space for deliveries and rubbish disposal, the width is to be 1.5 metres unless the available width is constrained by an existing dwelling. The width of any pedestrian accessway is to be not less than 1.0 metre at any point.

9. Minimising vehicular access from a public street

Acceptable Development clause 6.5.4 A4.1 of the R-Codes requires vehicular access to a development site to be provided solely from a right-of-way where available. Alternatively, under Performance Criteria clause 6.5.4 P4, vehicular access may be provided from a public street, subject to the number of crossovers being minimised, and the vehicular access being safe in use and not detracting from the streetscape. Having regard to clause 6.5.4 P4, where the development site adjoins an essential right-of-way, the City would be prepared to approve residential development relying on primary vehicular access from a public street to one or more of the required car bays, subject to:

- (a) there being only one crossover from the public street; and
- (b) in the case of a site 12.0 metres wide or less, the crossover being not wider than 4.0 metres.

10. Partial closure of a right-of-way not supported

The partial closure of a right-of-way may cause vehicular access difficulties for visitors to dwellings adjoining the right-of-way, due to the absence of a turning circle at the closed end of the right-of-way. In addition, a partial closure would create a 'dead end' without opportunities for surveillance, thus providing the potential for entrapment. Therefore, the Council would not be prepared to initiate a partial closure.

11. Possible support for closure of obsolete rights-of-way and applicants' responsibilities

- (a) The statutory procedure for closure of a right-of-way is prescribed in the *Land Administration Act*. In addition, the State Land Services of the Department for Planning and Infrastructure has produced the *Crown Land Administration and Registration Practice Manual 2003* which contains detailed information relating to implementation of the closure process. Before the Council would consider action towards possible closure:
- (i) the right-of-way under consideration would need to constitute an obsolete right-of-way; and
 - (ii) the Council would need to receive a petition requesting closure, supported by 75% or more of the owners of the properties adjoining the right-of-way, accompanied by a plan showing a proposed equitable division of the right-of-way land among the adjoining properties.
- (b) If the Council decides to initiate the right-of-way closure procedure, the owners who requested the closure would be required to engage a consultant at their cost to implement all of the subsequent administrative, investigative and reporting procedures.

12. Vehicular access to commercial premises

In conjunction with proposed commercial development, an essential right-of-way may be used to provide the only vehicular access or secondary vehicular access to the development site.

Other in Force Documents

- City of South Perth Town Planning Scheme No. 6
- Residential Design Codes
- *City of South Perth Standing Orders Local Law 2007* (re petitions: Clause 6.10)
- *Land Administration Act 1997*
- *Land Administration Regulations 1998*
- *Transfer of Land Act 1893*

Other related Policies

- Policy P350.3 'Car Parking Access, Siting and Design'
- Policy P406 'Right-of-Way Maintenance and Development'
- Other Policies within Policy P350 'Residential Design Policy Manual'

Other related information

- City of South Perth Information Sheet 'Requesting closure of a Right-of-Way'
- City of South Perth Information Statement 2008 (re petition pro forma: Schedule 6.4)
- Western Australian Planning Commission Policy No. DC 1.7 'General Road Planning'
- Western Australian Planning Commission Policy No. DC 2.2 'Residential Subdivision'
- Western Australian Planning Commission Policy No. DC 2.6 'Residential Road Planning'
- Western Australian Planning Commission Planning Bulletin No. 33 'Rights-of-Way or Laneways in Established Areas - Guidelines'
- *Crown Land Administration and Registration Practice Manual 2003*. State Land Services, Department for Planning and Infrastructure. (www.dpi.wa.gov.au/crownland/1789.asp)

Adoption for community consultation**24 June 2008****Final adoption****16 December 2008****Last Review****Nil****Date of Next Review****2009**



Waterford Plaza, Karawara - west end



Waterford Plaza, Karawara - south end



Waterford Plaza, Karawara - east end



Waterford Plaza, Karawara - north end



ANNUAL ELECTORS MEETING
Minutes of the Annual Electors Meeting
to Receive the City's Annual Report, Financial Statements and
Auditors Report for the Year Ended June 2008
held in the Council Chamber on
Monday 8 December 2008 commencing at 7.00pm

1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Mayor declared the meeting open at 7.00pm, welcomed everyone in attendance and paid respect to the Noongar people, custodians of the land we are meeting on. He then went through the 'format' of the meeting proceedings and advised that the meeting is being audio recorded in accordance with Council Policy P517 "Audio Recording of Council Meetings" and Clause 6.1.6 of the Standing Orders Local Law.

2. RECORD OF ATTENDANCE / APOLOGIES

Present:

Mayor J Best

Councillors:

G W Gleeson	Civic Ward (until 8.43pm)
I Hasleby	Civic Ward
P Best	Como Beach Ward
B Hearne	Como Beach Ward
L P Ozsdolay	Manning Ward
C Cala	McDougall Ward
R Wells, JP	McDougall Ward
R Grayden	Mill Point Ward
D Smith	Mill Point Ward
S Doherty	Moresby Ward
K R Trent, RFD	Moresby Ward

Officers:

Mr C Frewing	Chief Executive Officer
Mr S Bell	Director Infrastructure Services
Mr S Cope	Director Development and Community Services
Mr M J Kent	Director Financial and Information Services
Mr S Camillo	Manager Environmental Health & Regulatory Services (from 7.25pm)
Ms D Gray	Manager Financial Services
Mrs K Russell	Minute Secretary

Gallery

There were 15 members of the public present

Apologies

Cr T Burrows Manning Ward - Approved Leave of Absence

3. PRESENTATION OF THE ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2008

The Mayor provided a power point presentation on the City's Achievements for the year ended June 2008 and covered the following topics:

- Vision - The City of South Perth will be Perth's most liveable community — celebrating our history and riverside location, and creating the opportunities of the future. To enhance the quality of life and prosperity of our community.
- City of South Perth - Our Vision Ahead - Looking Back/Moving Forward
- Communication and Consultation
- Customer Focus - Red Bull Air Race and Australia Day Skyworks
- Community Enrichment
 - Civic Centre Library and Halls Redevelopment
 - Community Concerts and Events
 - Fiesta • Thank a Volunteer Day• Pioneer Lunch • School programs
 - Art Awards and Exhibitions at Heritage House
 - Poets Walk of Honour
 - Recreational Programs
 - Collier Park Golf Course
 - Community Funding Program and Partnerships
 - Community Safety - Rangers/Neighbourhood Watch
- Environmental Management
 - Precinct Studies
 - South Perth Rail Station
 - Canning Bridge Rail Station
 - Bentley Technology Park
 - Planning Policies
 - Residential Design Policy Manual
 - Policy 350 – Sustainable Building Design
 - Cities For Climate Protection Water Campaign Milestone 3
 - Natural Area Management
 - Friends of McDougall Park• Bodkin Park Living Stream
 - Plants to Residents
 - Recycling Initiatives
 - Kerbside Collection
 - Resource Recovery Day
 - Free Mulch for Residents
 - 5 000 tonnes diverted
 - Natural and Built Environment
- Infrastructure
 - Road Rehabilitation and Intersection Treatments
 - Path Network Replacement
 - TravelSmart
 - WA School Travel Plan Pilot Project
 - River Walls
 - Beaches in Sir James Mitchell Park
 - Community Facility Upgrade
 - Graffiti Removal
 - Old Mill Theatre Collier Pavilion Manning Community Centre
 - Underground Power Project

Note: Manager Environmental Health Services arrived 7.25pm

- Organisational Effectiveness
 - Planning and Development
 - Restructured the planning department into strategic and statutory functions
 - Improved development assessment processes;
 - Applying more rigour to the assessment of building licences; and
 - Town Planning Briefings to Council/residents on major developments
 - Sustainability Policies

The Mayor concluded his presentation and asked the Director Financial and Information Services to provide an overview on the City's financial management for the year.

FINANCIAL MANAGEMENT

The Director Financial and Information Services provided a brief overview on the following topics:

Highlights

- Despite the difficult/challenging economic climate, it has been another very positive year for the City in terms of its financial management.
- We enjoyed an increase in the value of our community assets - largely through responsible investment in our buildings, road and path networks.
- City had a 5.2% increase in our Net Asset Position
- Outstanding rates ratio is an industry leading 1.3% (KPI benchmark is less than 5%)
- Effective cash management yielded a good investment result
- Deferred planned borrowings for the UGP project allowing us to now access loan funds at a lower interest rate
- We are continuing to responsibly build cash reserves for the future.

Accountability

City received a clean audit report

No investment exposure to Lehman Bros or any other sub prime / derivative investments. We have maintained prudent investment strategies and rigorous project evaluation methodologies to ensure best value outcomes for our community.

Recognition

Awarded a Certificate of Merit (Runner Up) in the Minister for Local Government's Awards for Excellence in Financial Management.

Financial Sustainability

Rigorous financial planning through the Strategic Financial Plan has left the City well placed to deliver on its strategic direction and build for the future

We exercised effective stewardship of community assets by:

- building on asset value through well planned and researched project concepts
- developing effective asset management plans that match service expectations with our capacity so that we deliver relevant facilities in the right place
- investing in community infrastructure(Civic Library / Hall, Manning Community Facility, Child Health Centres, SJMP Beaches etc)
- building a 'Future Fund' through cash reserves to allow major capital initiatives to be funded in future without unreasonable burden.

Professional Contribution to the Local Govt Industry

City officers played an active role on several LG industry advisory committees during the year

- SSS Study in Local Govt Financial Sustainability (extensive submission)
- Membership of the Expert Team on Local Government Financial Planning and Reporting
- Am actively involved in the development of a Local Govt Financial Management Manual (to share knowledge)

The Mayor thanked the Director Financial and Information Services for his presentation on the City's financial position. He then called for a Motion to receive the Annual Report and Financial Statements for year ended 30 June 2008.

MOTION

Moved Doug Parker, 1/58A Roberts Street, Como / Sec John Stewart, 7 Keaney Place, Waterford

That the Annual Report and Financial Statements for the year ended 30 June 2008 be received.

COMMENTS FOR / AGAINST MOTION - QUESTIONS / POINTS OF CLARIFICATION : ITEM 3

Mr Geoff Defrenne, 24 Kennard Street, Kensington

Recommend residents do not accept the Annual Report as I do not believe the report has been 'presented'. I do not believe others here tonight have seen it and therefore do not believe as ratepayers we should accept the report.

The Mayor asked Mr Defrenne whether he had received the 'Summary' Annual Report document in his letterbox. Mr Defrenne confirmed that he had received the document.

The Mayor requested the Director Financial and Information Services provide Mr Defrenne with a copy of the Annual Report.

The Mayor put the Motion.

CARRIED

4. PRESENTATION OF THE AUDITOR'S REPORT FOR THE YEAR ENDED 30 JUNE 2007

The Chief Executive Officer stated that the Auditor's Report was considered at the October 2008 Council meeting and approved. He then read aloud an extract from Macri Partners' Independent Audit Report, as follows:

We have audited the financial report of the City of South Perth, which comprises the Balance Sheet as at 30 June 2008 and the Income Statement, Statement of Changes in Equity, Cash Flow Statement, Rate Setting Statement and the notes to and forming part of the financial report for the year ended on that date.

The Council is responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards.

Auditor's Opinion.

In our opinion, the financial report of the City of South Perth:

- (i) gives a true and fair view of the financial position of the City of South Perth as at 30 June 2008 and of its financial performance for the year ended on the date; and*
- (ii) complies with the Local Government Act 1995 (as amended) and the Australian Accounting Standards.*

During the course of our audit we became aware of the following instance where the Council did not comply with the Local Government Act 1995 (as amended) and the Local Government (Financial Management) Regulations 1996:

Annual Financial Report

The Annual Financial Report did not contain the original budget estimates as required under Financial Management Regulation 36(2)(b).

Except as detailed above, no other matters of non-compliance were noted during the course of our audit where the Council did not comply with the requirements of the Local Government Act.

The CEO then advised that the auditors statement did not reflect what the City's practice was in lieu of complying with Regulation 36(2)(b) referred to above. He mentioned that the City's practice was to provide amended budget figures for comparative purposes which were more relevant than adopted budget figures.

MOTION

Moved June Davis, 43 McNabb Loop, Como, / Sec John Stewart, 7 Keaney Place, Waterford

That the Auditor's Report for the year ended 30 June 2008 be received.

CARRIED

5. OTHER BUSINESS

The Mayor advised the gallery that he would accept questions / statements at this point in the meeting.

Doug Parker, 1/58A Robert Street, Como - Has any further proposal or approach been made in relation to the block at the corner of Robert and Woollana Streets?

Director Development and Community Services - said no, there had been no further approach made in relation to this site.

Doug Parker - in relation to littering, in particular broken glass on footpaths and the replacement of Council bins, what is the Council policy? The litter bin at the corner of Manning Road/Robert Street has been taken away and not replaced, why?

Mayor Best suggested that any instances of broken glass on footpaths etc be reported to the Council via email and the issue will be dealt with. He further stated that the matter relating to the litter bin being removed and not replaced would be investigated.

Doug Parker - I refer to the Department of Correction's house in Robert Street and in particular the anti-social behaviour, including damage to neighbouring properties, by the occupants of that facility which is causing a lot of concern to residents in the area. Correspondence has been sent to the Minister and the Local Member John McGrath has been contacted. Can the Council speed up the process to have this facility re-located?

Mayor Best responded that he was not aware of problems with the facility referred to. He further stated that the City has initiated a 'City and Crimes Forum' with representatives from the police, neighbourhood watch and the Premier's Office of Crime Prevention etc and stated that he would follow up this particular problem with that Group.

Bob Simper, 32 Sandgate Street, South Perth - In relation to street trees and in particular the 'dead wood' I have asked on numerous occasions that this be attended to - some streets are done others are not. Trees need to be looked after and pruned properly - can be a danger to walkers/cyclists.

In relation to the proposed new Library - residents were invited to come to the City and provide ideas/input etc however from that day to now there has been no further information provided to residents as a result of those sessions as to what ideas have been taken on board.

In relation to the foreshore toilets I understood arrangements were being made for the temporary toilets used at events such as Skyshow, Red Bull etc to be connected to the sewer and that money was put aside for this project, however nothing seems to have been done.

Mayor Best said that the City prides itself on its street trees. He further stated that as part of the Street Tree Policy there is a maintenance program for pruning which is prioritised particularly in relation to safety issues.

Director Infrastructure Services - confirmed contractors provide a service to the City in relation to pruning / maintaining street trees. He further stated that he would ensure an inspection is undertaken to ascertain that there are no dangerous trees that do not get attention.

Mayor Best said that in regards to the new Library proposed, he acknowledged that community groups were invited to work with the Consultant to provide input and was surprised to hear there was no follow-up.

Director Financial and Information Services - stated the information in relation to the Library project had been published in the Southern Gazette newspaper and a number of the items highlighted in the Annual Report were suggestions that came from the Community Groups / Surveys. He further stated that in order to do a project of this scale well it does take a long time to process all of the community/stakeholder feedback and work with the architects in order to incorporate the ideas/suggestions into the plan - other funding opportunities are also being explored and it is anticipated this will run through to the end of February at which time it is hoped to go out to tender. Updates in this regard will be provided to keep the community informed of progress.

Mayor Best said that in relation to the proposal to connect the portable toilets used for events such as Australia Day Skyworks, Red Bull Air Race etc, to the sewer, that following investigation it was found that the cheaper, preferable option was to use portable toilets which are paid for by the organisers of the particular events etc.

Bob Simper - what is happening about car parking for the proposed new Library?

Mayor Best said that the City would ensure there is adequate car parking available.

Glen Aylett, 160 Robert Street, Como - when taking green waste to the Transfer Station, because my trailer has a 'cage' operators will not let me in with a pass and charge \$25 - why?

Manager Environmental Health - advised that there is a set Schedule of Fees for disposal of waste at the Transfer Station. He said that 'vouchers' (ie no cost) are only accepted for cars, van or 6 x 4 sized trailers and that any larger trailers / trucks etc and costed on volume as per the Schedule of Fees adopted by Council.

Barrie Drake, 2 Scenic Crescent, South Perth - I have attended the last 4/5 Annual Electors Meetings and at every one the City of South Perth is being talked about as being a 'bank'. With the current economic climate I suggest it would be a challenger to see if they can, say until next year, do without increasing rates - set an example to other Councils and provide savings for everyone.

There is also a lot of advertising done by the City in the newspaper advising what we are doing. As the City is only a local authority, do not see why we need to advertise?

The Summary Annual Report has been distributed to all letterboxes and I believe that is one area that we could save money. Agree ratepayers would appreciate that the financial management of the City is good but you could also not increase rates by using some funds in the reserves. Another area where money could be saved is less use of poisons for weed control - find some other method of control.

Mayor Best said no doubt we would all like to see rates stay the same but that unfortunately costs do not stay the same and a lot of funds go into our reserves to cover costs relating to maintaining resources and funding various projects. In relation to the library and hall, we have money in reserve for this project which means we are more flexible to go up and down as the market goes up and down without having to increase rates. The area of promotion/advertising mentioned is part of Council being open and transparent to our ratepayers and we will continue that level of communication as it is important ratepayers know what we are doing. In relation to the distribution to ratepayers of the Summary Annual Report, the delivery of one Report per letterbox was considered the most cost-effective option.

In relation to the control of weeds, this issue will be taken up with the Manager City Environment to see if there is an opportunity to use less poison in managing weeds.

Chief Executive Officer - stated that the City takes the setting of its Budget very seriously and reviews its Strategic Financial Plan every two years. There is always a balance between increasing rates and providing quality service delivery and that the whole process takes up to six months of Council's deliberations to set the Budget and level of rates. We take rate increases seriously and endeavour to keep them to a minimum.

In relation to the amount of communication/advertising referred to, because of the lack of support from the local newspaper we have had to buy space to provide newsworthy items to our ratepayers, however some of our publications circulated, such as the Peninsula are getting good feedback from ratepayers.

The issue of using poisons to maintain weeds is an area that can be reviewed in light of the increased community environmental concerns being raised about this type of thing.

John Stewart, 7 Keaney Place, Waterford - I would like to commend Council on the maintenance of its parks particularly in the area near my home. Well done on the work carried out on the 'middle island' at McDougall Park and the magnificent 'River Beaches Project.

What is Council doing in relation to the health of the rivers?

Mayor Best - responded that half a dozen 'river councils' have formed an alliance of councils with river frontage to address this issue recognising the function, challenges and importance of the rivers. The plan proposes to get enough money to maintain the Swan and Canning rivers with a submission being forwarded to the Federal Government for an \$85M rescue package.

Geoff Defrenne, 24 Kennard Street, Kensington - Will the new library parking comply with the Town Planning Scheme?

Mayor Best - responded yes.

Geoff Defrenne - in relation to an earlier comment regarding community input into the new Library and the lack of feedback from the Consultant, I also have not received any feedback.

Mayor Best - said he will follow up with the Consultant to find out why this has not happened.

Geoff Defrenne - Grange Securities appeared on our Investment List a few years ago - why was Grange Securities chosen to go on that list?

Director Financial and Information Services - responded that there was a brief period of time where Grange Securities was on the approved list, but that the City only had one investment with them and long before things 'went wrong' the City called back all funds and did not lose any money. We will however need to be aware of any mergers in the future and will review our Investment Policy accordingly.

Geoff Defrenne - Grange Securities used to sponsor LGMA which is an employee union and an 'unholy alliance' - suggest we look into any 'unholy alliances'.

Chief Executive Officer stated that sponsorship is part of day-to-day life and the City often approaches organisations for funds ie Fiesta. He said organisations like LGMA, WALGA and other professional associations rely on sponsors for various activities which is the only way associations of this type can exist. Further, the LGMA is not an employee union but an educational and professional development organisation.

Note: Cr Gleeson retired from the meeting at 8.43pm

Geoff Defrenne - In relation to Technology Park - what is Council doing to protect South Perth's interests in this?

Mayor Best- stated that he believed a change in government is an issue with the new government trying to re-evaluate how Technology Park will benefit the community in relation to commercial and residential development, Curtin University growth, car parking, vehicle access issues etc. At this stage the Consultants are trying to establish the future direction of both sites and it is hoped there may be a clearer idea of the future direction of Technology Park and Curtin University in the new year.

Geoff Defrenne - In relation to 'Visioning Workshop' - I attended two visioning sessions and was told there would be feedback, but nothing has been received as yet. This is a great idea but when there is community input the community need to hear back.

Mayor Best- said that letters have gone out to the participants of the Visioning Workshops advising of an email site set up by the Consultants for input. He further stated that the Project Team are working through feedback to 'fine tune' the input received.

Geoff Defrenne - In relation to the 50th Anniversary report item on the December Agenda I object to the money being spent in 'South Perth' to the detriment of other areas. There is money being spent on other projects and there are other areas that need to be remembered.

Mayor Best- stated Council had not yet made a decision as to how the funds proposed for this project would be spent. He said that in relation to the report item in question, that Sir James Mitchell Park is a high profile area and an asset that needs to be maintained. The report calls for suggestions for a piece of art work to commemorate the 50th Anniversary of the City and submissions/ideas received will be assessed by a Committee before Council makes the final decision.

Geoff Defrenne - Town Planning Scheme No. 6 is up for review this year. Complexities in interpreting the R-Codes have been high lighted in recent years. The City is responsible for its Town Planning Scheme and when difficulties occur the City needs to address these issues that they do not understand.

Mayor Best- acknowledged that TPS6 was up for review, which he stated had commenced, and said that Council puts a large amount of effort into monitoring its Town Planning Scheme in the spirit and interpretation of law. He further stated that good progress is being made in the Town Planning Department in this regard and believed the issues of a decade ago will not happen in the future.

Mr Warwick Boardman, 20 Unwin Crescent, Salter Point - The restoration of the river walls and the Beaches Project are certainly addressing a problem that I only see as continuing. I believe the causes of the current climate change problem will continue - until that stops is there any point in planning ahead?

Mayor Best - acknowledged that we need to look at the topography to establish water rise and plan for the future and said that part of the Federal Government \$85M 'rescue package' could be spent on a Study. In the meantime we are looking at the Beaches Project as a trial to address this issue.'

CHRISTMAS CHEER

The Mayor thanked everyone for their attendance and input and invited members of the public gallery to join the Elected Members and Council Officers for a Christmas drink.

6. CLOSURE

The Mayor closed the meeting at 8.59pm.

These Minutes were received at a Council meeting on 16 December 2008

Signed _____
Chairperson at the meeting at which the Minutes were confirmed

ATTACHMENT 10.2.1

**COMMUNITY DEVELOPMENT GRANTS
ROUND 2 2008/2009**

Summary of Applications

ORGANISATION	Esther Foundation
Location	41 South Tce, SOUTH PERTH
Purpose of Org	The Esther Foundation operates a residential health and development program where young women can address issues such as abuse, drug use, family breakdown, mental health problems etc.
Request from Council	\$5,000

PROJECT TITLE	Summer Camp 2009
Description	A ten-day camp to the South-West region that will combine recovery and leadership training.
Dates	January 2009
Objectives and Benefits	This camp will provide opportunities for 40 program participants to gain valuable new skills and experience, while addressing their recovery needs and mentoring them in community leadership.
Target Group	Young women recovering from domestic violence, family breakdown, substance abuse, mental health problems etc. Approximately 15 participants will be adolescents.
Project Costs	\$31,500

COMMENT

The Esther Foundation provides valuable services and support to at-risk youth and women undergoing rehabilitation. This project will assist in enriching the lives of program participants and is expected to have a number of positive outcomes for them and the broader community.

RECOMMENDATION

To provide \$5,000 in funding to the Esther Foundation.

ATTACHMENT 10.2.1

**COMMUNITY DEVELOPMENT GRANTS
ROUND 2 2008/2009**

Summary of Applications

ORGANISATION	Collier Park Seniors Golf Club
Location	Collier Park Golf Course
Purpose of Org	To give seniors the chance to play golf in a friendly, social atmosphere.
Request from Council	\$1,500
PROJECT TITLE	The City of South Perth Cup
Description	A golf competition for senior citizens at the Collier Park Golf Course, played in teams. This is an annual event.
Dates	May 5 2009
Objectives and Benefits	This project provides an opportunity for senior citizens to participate in healthy outdoor exercise and enjoy social interaction.
Target Group	130-140 senior citizens, about half of which are anticipated to be local residents.
Project Costs	\$5,100

COMMENT

An excellent way of encouraging Seniors participation in an event that promotes physical activity and social interaction. The City has previously funded this project to an amount of \$1,200 which has typically been used for the purchase of trophies. The recommendation is to fund this project to a similar level.

RECOMMENDATION

To provide \$1,200 in funding to Collier Park Seniors Golf Club.

ATTACHMENT 10.2.1

**COMMUNITY DEVELOPMENT GRANTS
ROUND 2 2008/2009**

Summary of Applications

ORGANISATION	South Perth Primary School P & C
Location	South Perth Primary School
Purpose of Org	To support students and staff of South Perth Primary School
Request from Council	\$4,000
PROJECT TITLE	Artist in Residence (Multimedia)
Description	Employment of four artists to work with students in the areas of digital photography, movie making, clay sculpture and textiles.
Dates	Term 2, 2009
Objectives and Benefits	To extend the knowledge and skills of students in particular creative areas, while enhancing their co-operation and sense of community.
Target Group	395 students, 50 P&C committee members and supporters and approximately 100 parents/ carers/ grandparents.

COMMENT

The City has provided funding for South Perth Primary School's Artist in Residence program since 2002, for varying amounts. This program has a number of positive outcomes for the participating students and wider school community. There is concern however, given the scope of the project, that the activities could be viewed as part of the core curriculum of the Education Department. Therefore, if the P & C should wish to apply for a similar project next year, the officers will help them to identify and apply for alternative sources of funding. This will be part of an ongoing discussion with them.

RECOMMENDATION

To provide \$4,000 in funding to South Perth Primary School P&C.

ATTACHMENT 10.2.1

**COMMUNITY DEVELOPMENT GRANTS
ROUND 2 2008/2009**

Summary of Applications

ORGANISATION	Soroptimist International of South Perth
Location	PO Box 8224 Angelo Street SOUTH PERTH
Purpose of Org	A Worldwide organisation for women, working through service projects to advance human rights and the status of women.
Request from Council	\$1,750

PROJECT TITLE	Sports Scholarships
Description	To provide sports scholarships for children whose parents/ guardians cannot afford the cost of fees and uniforms.
Dates	February- October 2009
Objectives and Benefits	Provides access to important physical activity, increasing the fitness levels but also confidence and motivation of participants. Participation in a sports club also emphasises the social values of teamwork and friendship, and reduces boredom and the likelihood to engage in crime and anti-social activities.
Target Group	Families with financial and social difficulties (e.g. single parent, long term health problems, parent who has been jailed).
Project Costs	\$2,750

COMMENT

This project is seen as having significant social and health benefits for the participants, and also a positive impact on their families.

RECOMMENDATION

To provide \$1,750 in funding to the Soroptimist International of South Perth.

ATTACHMENT 10.2.1

**COMMUNITY DEVELOPMENT GRANTS
ROUND 2 2008/2009**

Summary of Applications

ORGANISATION	South Perth Outreach
Location	2 Lawler St SOUTH PERTH
Purpose of Org	To provide direct support and services to disadvantaged persons in the district of South Perth, with a focus on community engagement and community productivity.
Request from Council	\$33,500

PROJECT TITLE	South Perth Outreach Services
Description	Weekly activities include ESL classes, a homework club and a friendship group. South Perth Outreach also provides low cost community counselling.
Date	Ongoing
Objectives and Benefits	Benefits for participants in the various programs include increased confidence and social skills, development of language skills, improved achievement and education, and better employment prospects.
Target Group	Local migrants and non-English speakers, people who are marginalised or unemployed, young people and children at school. There is a total of approximately 40 people currently participating in these activities on a weekly basis.
Project Costs	\$140, 515.39

COMMENT

The City of South Perth has supported South Perth Outreach Services valuable program with \$10,000 of funding in 2006 and \$11,000 in 2007. The assessment panel was very impressed by the organisation's development since becoming incorporated in 2005. However, they felt that the organisation did not supply sufficient evidence to support such a large increase in funding from the City at this point in time. The panel also felt that there are other avenues of funding that South Perth Outreach had not fully explored yet. The \$11,000 of funding recommended is consistent with previous funding levels and on par with the Uniting Care West Rainbow Project, which provides a similar level of service in the area. Officers will work with South Perth Outreach to assist in the areas identified above.

RECOMMENDATION

To provide \$11,000 in funding to South Perth Outreach.

ATTACHMENT 10.2.1

**COMMUNITY DEVELOPMENT GRANTS
ROUND 2 2008/2009**

Summary of Applications

ORGANISATION	Uniting Care West
Location	19 Pether Rd, MANNING
Purpose of Org	Delivers a diverse range of interrelated community services, programs and social justice initiatives, focusing on those most in need.
Request from Council	\$11,000

PROJECT TITLE	Rainbow Project
Description	Provides support for people with psychiatric illness or disability and their families, through lunch groups, coffee mornings, worship services and a Befriending Program.
Dates	Ongoing
Objectives and Benefits	To improve the quality of life and self-esteem of people with disabilities, increase opportunities for education and employment, reduce the rate of re-admission to hospital, and improve community awareness of mental illness.
Target Group	People challenged by psychiatric disabilities and their families.
Project Costs	\$189,400

COMMENT

The Rainbow Project provides much-needed support for people with psychiatric disabilities and their families, with 48 City of South Perth residents currently participating (23 consumers, 8 careers and 17 volunteers). The City has supported the Rainbow Project since its inception and has provided \$11,000 of funding for each of the past three years.

RECOMMENDATION

To provide \$11,000 in funding to the Uniting Care West Rainbow Project.

ATTACHMENT 10.2.1

**COMMUNITY DEVELOPMENT GRANTS
ROUND 2 2008/2009**

Summary of Applications

ORGANISATION **Clan WA Inc**

Location Harold Hawthorne Centre, 2 Memorial Ave
CARLISLE

Purpose of Org Aims to strengthen family life through the provision of services, support, information and parenting strategies, as well as short community courses and workshops.

Request from Council \$4,992.18

PROJECT TITLE **Parenting and Relationship Courses**

Description To offer City of South Perth residents a range of low-cost short community courses and workshops that are relevant to family life, including parenting and relationship building.

Dates February 15- November 31 2009

Objectives and Benefits The proposed workshops encourage positive parenting, develop supportive parent-child relationships and promote non-violent problem solving by providing participants with parenting and family functioning skills.

Target Group Parents and carers of children aged 3-18.

Project Costs \$8,682.18

COMMENT

These particular courses and workshops have not been offered within the City of South Perth before but the supporting evidence provided demonstrated that local community groups and service providers felt that the program would be of benefit to the community. Officers will be keenly observing the level of community interest and outcomes achieved if funding for this initiative is endorsed by council.

RECOMMENDATION

To provide \$4,992.18 in funding to Clan WA.

EXPRESSIONS OF INTEREST

City of South Perth 50th Anniversary Celebrations

Civic Art Piece

The City of South Perth will be celebrating its 50th anniversary in 2009 and is inviting expressions of interest from members of the public as to how the City may best commemorate this occasion by means of acquiring a lasting piece of civic art or similar, which will be highly regarded by residents and visitors to the City.

As a consequence, the Council at its meeting on 25 November 2008 adopted the following resolution (in part):

As part of the 50th Anniversary celebrations of the proclamation of the City of South Perth, the City undertake the process of advertising for Expressions of Interest for suggestions of a civic art piece or similar to mark this occasion.

The scope and nature of the civic art piece or similar has not been restricted at this time and may be for any location within the City. Members of the public are encouraged to make suggestions by the closing date.

Proposals are to be submitted to the City by Friday, 30 January 2009 and should include the following information:

Description of the proposed public art piece

Suggested location

The relevance to the City of South Perth

Approximate dimensions

Materials to be used in construction

Approximate cost

Details of where similar art pieces can be inspected

Photographs or any other relevant information available

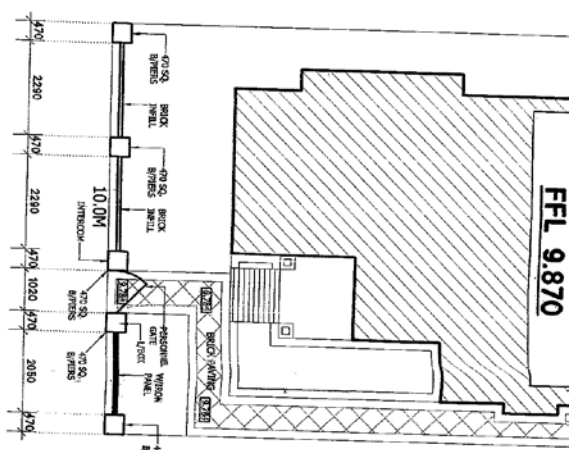
Upon receipt of all suggestions, the City will then select the most suitable art piece and commission an appropriate artist.

All enquiries and correspondence should be directed to:

Cheryl Parrott
Manager Library and Heritage Services
City of South Perth
Sandgate Street
South Perth WA 6151

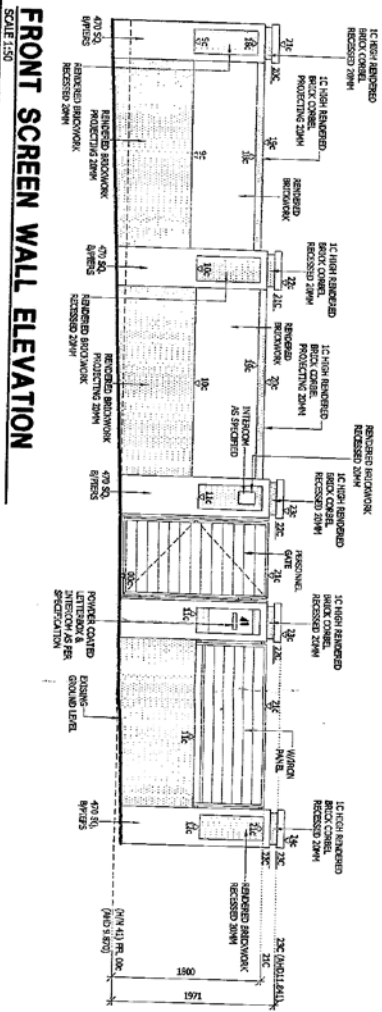
Telephone: 9474 0808

Email: cherylp@southperth.wa.gov.au



SITE PLAN
SCALE 1:100

Code Street



FRONT SCREEN WALL ELEVATION
SCALE 1:50

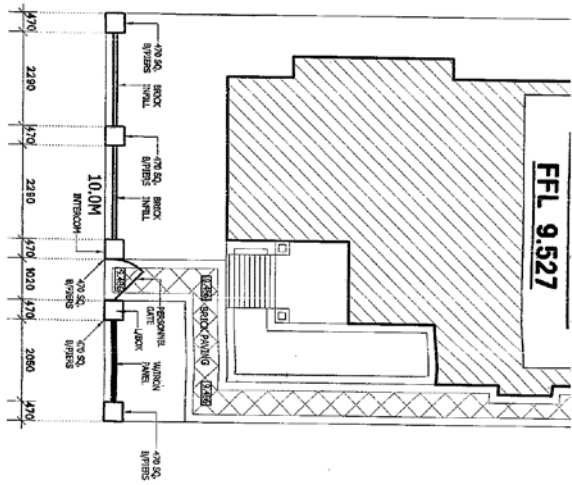
CITY OF SOUTH PERTH
MUTUALITY PLAN SCHEME
CITY OF SOUTH PERTH 110 PLANNING SCHEME No. 6
Planning Approval REF: 23/08/2008
File Ref: 6074
ID No: 11208325
23 Sept 2008
MOS Delegated Officer
Sheet 1 of 1

REVISED	21/08/07	ISSUED FOR COUNCIL APPROVAL
REVISED	19/11/07	FIRST ISSUED TO CLIENT

mcarbonedesign

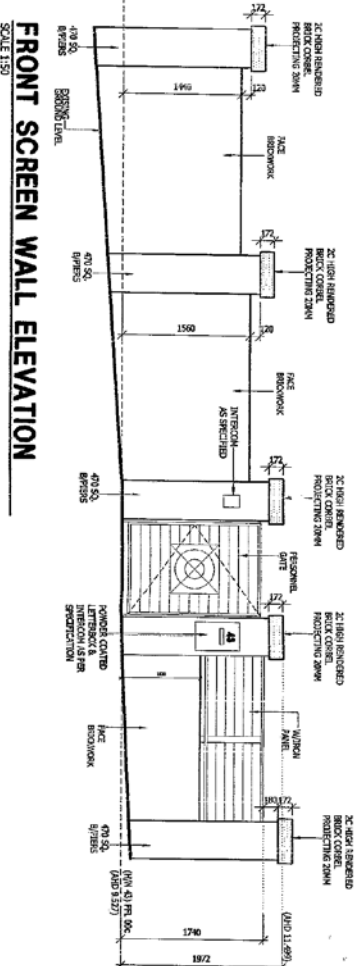
marcella carbone
1/101 High Street, Perth
WA 6000
T: (08) 9382 4482
M: 0838 807 772
E: mcarbonedesign@telus.net.au

CLIENT: PRINCE BUILDERS
JOB ADDRESS: LOT 12 CODE STREET SOUTH PERTH
DRAWN: M. BACKLEY
SCALE: AS SHOWN
DATE: NOV 2007
PROJECT DATE: 21.08.08
CADD FILE: C:\1-1
SHEET 1 OF 1



SITE PLAN
SCALE 1:100

Code Street



FRONT SCREEN WALL ELEVATION
SCALE 1:150

CITY OF SOUTH PERTH
METROPOLITAN REGION SCHEME
CITY OF SOUTH PERTH PLANNING SCHEME No. 6
Planning Approval RE111111 under Delegated Authority
File Ref: 2017
ID No: 11203124 13/04/2018
23 Sept 2018
Delegated Officer
Sheet 1 of 1

REVISION	21.08.08	ISSUED FOR COUNCIL APPROVAL
REVISION	19.11.07	FIRST ISSUED TO CLIENT

mcarbodedesign
marc carbone
Phone: 08 922 14 777
Fax: 08 922 14 777
11 OBEY STREET 4/82
M. 08 922 4482
M. 08 922 4482
M. 08 922 4482
M. 08 922 4482
M. 08 922 4482

CLIENT: PRONE BUILDERS
109 ADDRESS: LOT 13 CODE STREET SOUTH PERTH
SCREEN WALL DETAILS
DRAWN: M. SHUCKLEY
SCALE: AS SHOWN
DATE: 19/11/2007
FOOT DATE: 21.08.08
SHEET OF 1



**The Manager
Planning Services
For attention of L. Anderson
3 December 2008**

Dear Sir

6 Parker St South Perth Application for retrospective approval of overheight building

The building has been considered by the City as constructed over height . I believe the relevant section of the TPS 6 [6.6] is ambiguous to the point that it is open to different interpretations and is being re-worded by the City . I have sought Councillors' support to use their discretion to approve the building as constructed , based on the different ways of measuring the building height .

In respect to the Plot Ratio issue I have provided plans which should bring the building in line with it's various planning approvals, which comply with the P.R.

The plans are :

- As constructed
- As proposed , with changes with a 'cloud' encircling the change and highlighted

The 'as proposed' plans refer to changes which are required to comply with existing planning approvals.

I agree to make these changes to the building before being issued with a Form 7.

Please note that I first made application to deal with some matters herein, in April 2008 , some 9 months earlier.

We urgently need Strata Titles . Would you please ask the CEO to include this matter on the December 2008 agenda rather than defer to Feb 2009.

Regards

Robert Auguste



2 December 2008

Mr C Frewing
C E O
City Of South Perth

Dear Mr Frewing
6 Parker St, South Perth

I met with Messrs R. Kapur and L. Anderson and we resolved the following.:

1. The report relating to the **building height** prepared by the previous planning officer **remains unchanged**.
2. The **balance** of the report **can be deleted** because all other matters relating to "as constructed" plans for the balconies of level 4 and 5 will be **as per the previously approved drawings**. Copies have been provided and are listed below.
 - a) All elevations of the roof show the "as constructed" roof on the top of the wall.
 - b) The plans for level 4. South/West Elevations show a fixed obscure glass to 1600 to an opening.
 - c) All privacy screens remain

Because there will be **NO changes to plans** and **NO change to visual privacy** and **NO changes for setbacks** no extra report is required

All plans have been previously presented to the Councillors .

If the motion by Councillors Cala and Smith regarding the building height is accepted there is **No balance** of the report to be considered.

Would you please extend a little more time to the Officer to finalise the report and include it in the December agenda. Any deferral would take the agenda item into February 2009 which is a disastrous outcome for me

Regards,

Robert Auguste

Plans Provided to Lloyd Anderson

Landscape Plan 28.4.08

Level 2 (unit 1) floor plan 28.04.01/ Level 3 (unit 2) floor plan 28.04.01

/ Level 4 (unit 3) floor plan 12.10.05

Level 5 (unit 3) top floor plan 05.06.07/Roof Detail 07.10.08/Roof Detail 10.11.08

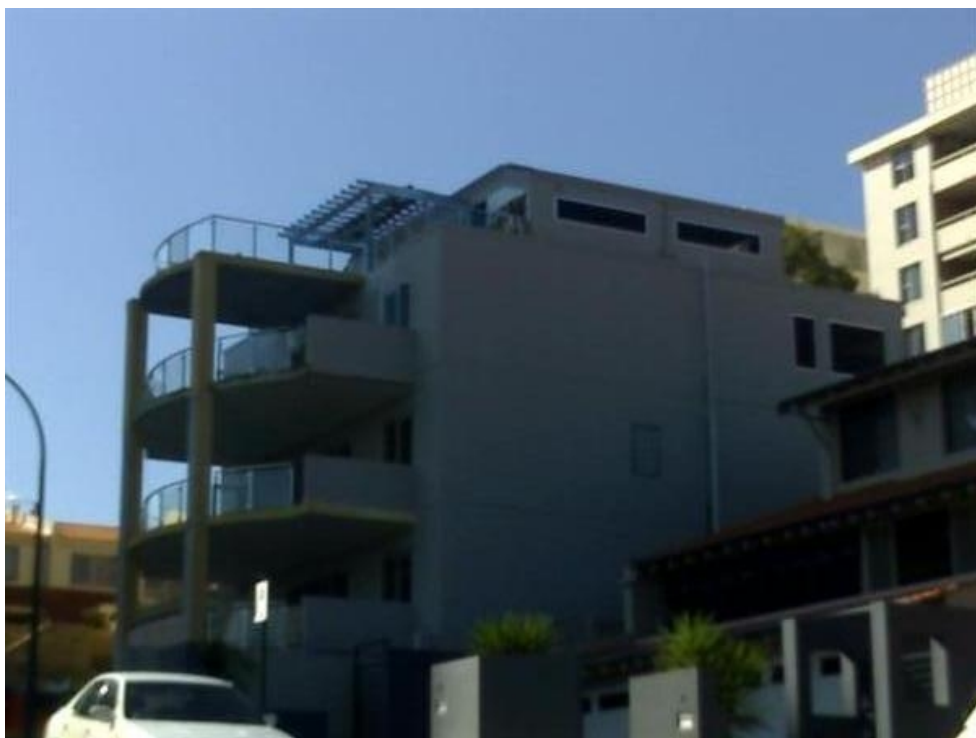
Side (south-west) elevation 20.08.08/Front elevation 05.06.07/Proposed (rear elevation) 22.09.08

Side (North-east elevation) 20.08.08/Front, side and rear elevations (top) 20.08.08

Roof detail 20.11.08/Fence Design 23.05.08



Lot 10 (No. 6) Parker Street, South Perth - Perspective (North)



Lot 10 (No. 6) Parker Street, South Perth - Perspective (South)



Lot 10 (No. 6) Parker Street, South Perth - Upper Floor



Lot 10 (No. 6) Parker Street, South Perth - Upper 'Balconies'



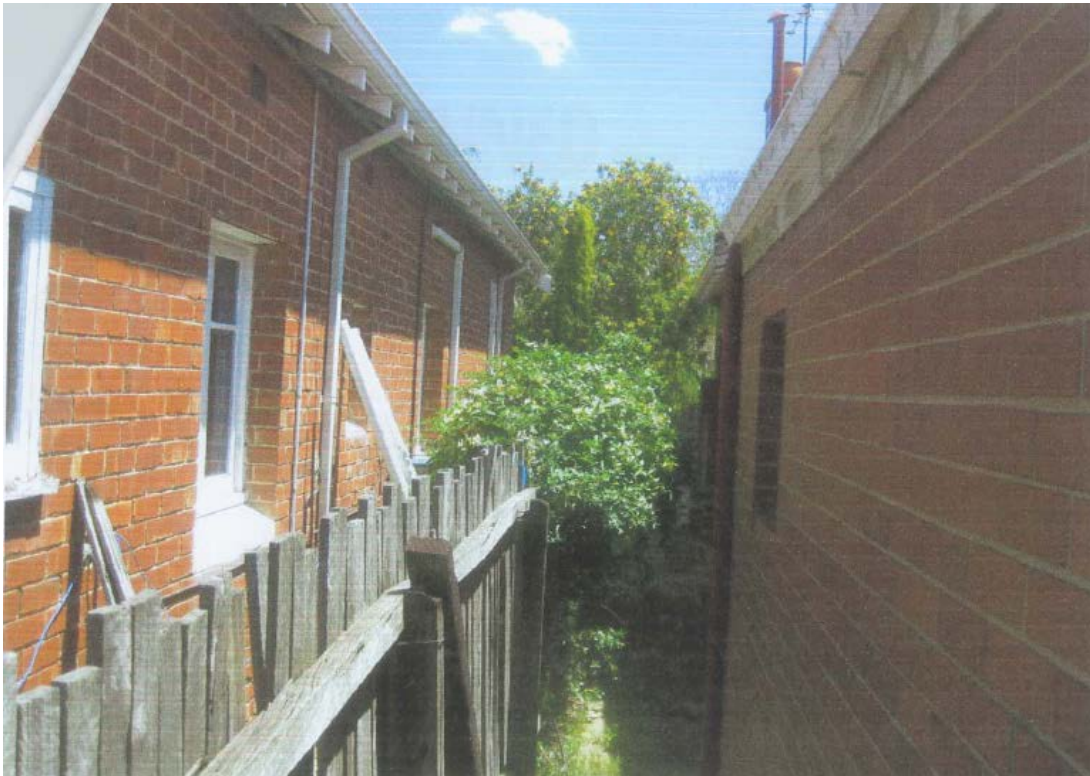
Lot 17 (No. 18) Wattle Street, South Perth- the subject site



Lot 16 (No. 20) Wattle Street, South Perth- left of site



Lot 18 (No. 16) Wattle Street, South Perth- right of site



Lot 16 (No. 20) Wattle Street, South Perth (north face) - neighbouring Major Openings



Lot 16 (No. 20) Wattle Street, South Perth (north face) - neighbouring Major Openings

11th November 2008

City of South Perth
Sandgate Street
South Perth WA 6151

Dear Sir Madam,

Please allow a few minutes to read my application to the Shire of South Perth, and the reasons why this application should be approved. The address is at 18 Wattle Street South Perth and the house was built in the late fourtys. Currently the house is in great need of repair and does not suit the life style of my family. The house does not suit the changing times hence new homes are being built in the City of South Perth.

The design of the house is a semi modern home which was designed by Four Walls Living Architecture. We have taken great care and pains to make the home fit into the surroundings of this leafy street. All our neighbours viewed the drawings through its first draft to the end so as to have comment from them which in turn made it easier for the submission and positive comment.

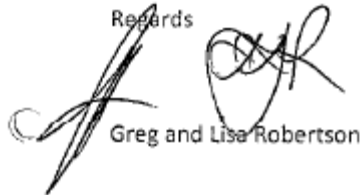
The application was submitted and over a period of time we had a few questions from the planning department, which we were able to discuss and make some minor changes. The major sticking point for the refusal of the Council is that the new home has an additional 3.9% shading of the adjoining neighbouring property, (number 20 Wattle Street South Perth). This was dealt with at length by the Planning Department and their hands are tied due to the wording in the code and the current R ratings, which we all know changes on a regular basis.

Applicant's supporting letter

My argument to the shire councillors and in the hope that common sense prevails is that the shading of 3.9% is out of 100% it is so insignificant as to the additional shading which is taken from midday on the 21st June, (current R Codes). My neighbour had put in writing that he has no objections what so ever to the additional shading as my single storey home shades his property almost all year round. Our neighbour, given that he has no objections and that the rear of his property being his yard space is under the 25% allowable shading the council can make the ruling in favour of the development.

In closing, South Perth Council and its surrounding suburbs are going to change over the coming years and new developments are going to increase, residentially and commercially. We have a young and vibrant community who need a forward thinking council for our future generation, we need to look at things on an individual basis as blocks are getting smaller and we need to make the most of our new development while retaining the charm we have in South Perth, our property most certainly does this and we seek your approval

Regards

A handwritten signature in black ink, appearing to be 'Greg and Lisa Robertson', written in a cursive style. The signature is positioned to the left of the printed name.

Greg and Lisa Robertson

Applicant's supporting letter



**LOT 50 JUBILEE STREET,
SOUTH PERTH**

SCHEME AMENDMENT

RESIDENTIAL DEVELOPMENT

**708-035
NOVEMBER 2008**

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LOT 50 JUBILEE STREET,
SOUTH PERTH

REQUEST FOR SCHEME AMENDMENT

RESIDENTIAL DEVELOPMENT

708-035

NOVEMBER 2008

EXECUTIVE SUMMARY

TPG Town Planning and Urban Design (TPG) has been commissioned by Overman and Zuideveld Architects working on behalf of the landowners of Lot 50 (No. 32) Jubilee Street, South Perth to request a Scheme Amendment for that property ('the site').

The proposal is to rezone the site from "Residential R40" to "Residential R60" to facilitate the redevelopment of the area. The site is currently zoned "Residential R40" (6,537m²) and there are 30 units on site. Under the current R-code provisions, the maximum number of dwellings allowed on the site is only 26 units and therefore a higher density is required to rebuild and replace the current level of development. The proposed development is for 35 multiple dwellings. This includes 30 units and 5 penthouse type apartments, which requires an R60 density as proposed.

The proposed development provides a higher level of amenity, not only for the residents of the development, but also for those in the street. Current buildings that obstruct views of the river will be removed and new development located either side to provide a relationship between the street and the "Parks and Recreation Reserve" and the Swan River.

There are additional benefits, as the proposed development:

- provides car parking that is screened from public view;
- will remove the existing old structure that has nearly reached the end of its economic life; and
- provides high quality landscaping adding to the amenity of the location.

The following report demonstrates how the development complies with the full range of State and local government policies and presents an optional orderly and proper planning outcome.

Request for Amendment from R40 to R40/60. Lot 50 (No. 32) Jubilee Street, South Perth.**INTRODUCTION**

TPG Town Planning and Urban Design (TPG) has been commissioned by Overman and Zuideveld Architects working on behalf of the landowners of Lot 50 (No. 32) Jubilee Street, South Perth, to request a Scheme Amendment for that property ('the site').

The site is currently zoned "Residential R40" under the City of South Perth Town Planning Scheme No. 6 (the Scheme). There are currently 30 dwellings on the property and the R40 density will not allow approval to be granted to redevelop the strata complex, that is nearing the end of its economic life, to the same capacity as currently exists. It is therefore requested to amend the zoning of the Lot to "Residential R60" under the Scheme to enable viable redevelopment to occur with each of the strata owners being provided a new unit and 5 additional penthouses developed to help fund the redevelopment.

The subject site is ideally situated to provide higher density residential development as it:

- Sits within the higher density developments where there is a community expectation that apartments will be built;
- Is provided with a very high level of amenity including the Swan River and associated amenities, schools, shops, restaurants and high level of access to public transport; and
- Can be developed with no adverse impact of any significance on adjoining properties.

THE SITE

The subject site is Lot 50 Jubilee Street, South Perth. The current ownership and title details are provided below:

TABLE 1: OWNERSHIP DETAILS

Lot No.	Diagram No./ Strata Plan	Volume/ Folio	Land Area (m ²)	Owner
50	5025	1455/756	6,537	Westpoint Apartments Strata Management

REFER TO APPENDIX A - CERTIFICATE OF TITLE AND DIAGRAM OF SURVEY

REFER TO FIGURE 1 - LOCATION PLAN

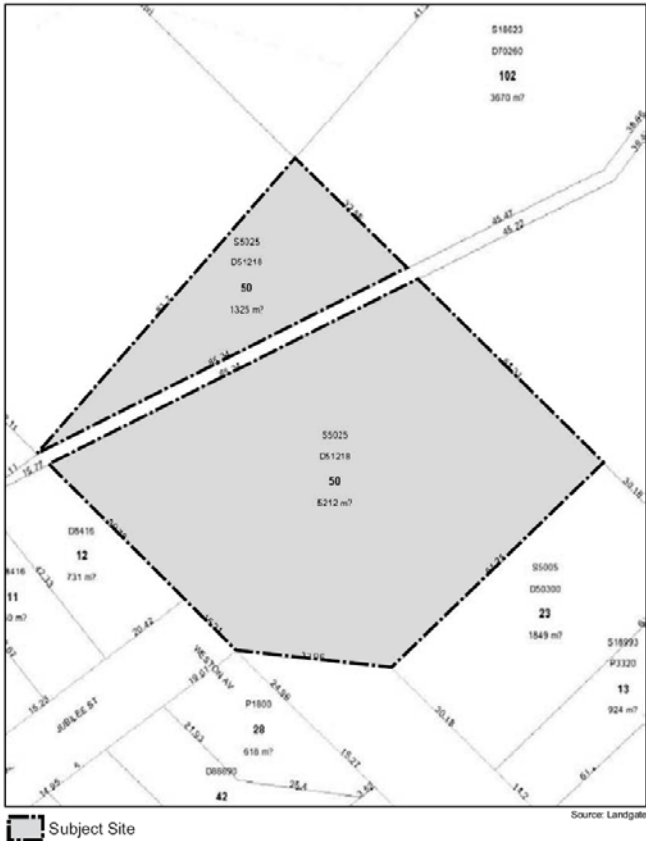
REFER TO FIGURE 2 – SITE PLAN

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FIGURE 1 - LOCATION PLAN



FIGURE 2 - SITE PLAN



CURRENT SITE DEVELOPMENT

Currently, the site is occupied by a 30 unit multiple dwelling development. The units are arranged around the boundary of the site with a large area of open space located centrally. The site is generally covered in grass with the exception of a large Morton Bay Fig Tree in a central courtyard. The central open space links with the Regional Open Space; however, the development is largely inward focused towards the river, and has a relatively poor relationship with the street and offers no visual connectivity between the street and the river.

REFER TO FIGURE 3 - AERIAL PHOTOGRAPH

REFER TO APPENDIX B – SITE PHOTOGRAPHY

FIGURE 3 - AERIAL PHOTOGRAPH



 Subject Site

Source: Landgate

SITE CONTEXT

The subject site is in the City of South Perth, abuts the Swan River reserve and is approximately 1.5km south west of Perth Central Business District and 1.5km east of Mends Street Jetty.

The site is well located regional and locally to take advantage of the high levels of amenity provided and sites within a reasonably dense residential area where there is a community expectations that any redevelopment will involve apartments.

The site has access to many regional services and facilities including recreational areas, shopping, restaurants, education and public open space associated with the Swan River foreshore.

There are a number of educational facilities within a 1.5km radius of the subject site, inclusive of:

- Wesley College;
- Regent College;
- Kent Street Senior High School;
- Rotary Resident College;
- South Kensington School;
- Kensington Primary School;
- South Perth Primary School; and
- St Columbus Primary School.

The site is closely located to retail opportunities such as the Meadowvale Neighbourhood Centre and within 1km of the site there are “Highway Commercial” shopping opportunities along Canning Highway, businesses such as restaurants along Mill Point Road and cafes, restaurants and shops along Angelo Street. At the ferry terminal within 1.5km of the site, there are more shopping opportunities and amenities such as the Windsor Hotel, restaurants, cafés and food outlets. There are a number of retail opportunities nearby along Albany Highway ranging from vehicles and motorcycles to restaurants and shopping centres.

There are an abundance of recreational opportunities along the foreshore of the Swan River, with facilities and sporting associations catering for water sports such as water skiing, sailing and boating. There are also a number of golf, tennis and lawn bowls associations located nearby. The Perth Zoo is in close proximity to the site and provides a regional based recreational opportunity and there are a number of smaller areas of public open space within walking distance of the subject site.

The site is also well serviced by a number of community hospitals and

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nursing homes including:

- Perth Surgicentre;
- South Perth Hospital;
- Concord Nursing Home;
- Ngala Mothercraft Home;
- Kensington Park Nursing Home.

The site is well serviced by public transport with Bus Route 32 running along Mill Point Road providing a direct link to the CBD. In addition Bus Routes 106, 709, 32, 33 and 35 are located on Canning Highway some 750m from the subject site.

SITE ZONING

The site is currently zoned “Residential R40” under the Town Planning Scheme No. 6 (TPS6) which would allow 26 dwellings to be built and there are currently 30 dwellings on the site. It is noted that within the previous Town Planning Scheme No. 5 the site was zoned “Residential R50” where 32 dwellings could be approved. The height limitation identified for the site is 10.5m.

ZONING CONTEXT

The site is located within an area that is predominately residential in nature with densities abutting the river ranging from R60 to R20. Abutting the site is the Metropolitan “Parks and Recreation” Reserve.

In close proximity to the site, abutting Meadowvale Avenue, there is a “Neighbourhood Centre Commercial” zone with additional use rights for a 23 hour recovery centre.

THE PROPOSAL

The proposal is to rezone the site from R40 to R40/60, which will facilitate the redevelopment of the site to contain up to 38 dwellings, although the current concept plans contained in Appendix C indicate only 35 dwellings being developed. The dwellings will replace the 30 existing 1970s style apartments with a more contemporary development utilising high quality design and materials. The proposed contemporary design will contribute positively to the street amenity, provide increased passive surveillance opportunities and provide a more sustainable built form, especially given the additional requirements of the 2007 Building Code of Australia (BCA) regulations. The proposed development will also provide two viewing corridors through the development to provide visual links for residents in the street with the Sir James Mitchell Park foreshore Reserve (Reserve)

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and Swan River. This will ensure the community has a direct view through to the water currently not provided, reconnecting the community with an asset currently hidden behind development.

REFER TO APPENDIX C – CONCEPT PLAN

Care has also been taken to ensure that the development has due regard to neighbouring properties and the opportunities and constraints of the site. An Opportunities and Constraints Plan can be seen in Figure 4 outlining the rationale behind the optimal configuration of the development proposed. Aspects that have been taken as reflected by the plan are:

- Provision of view corridors;
- Protection of the significant verge tree;
- Protection of private areas afforded to the dwelling to the south;
- Acknowledging parapet walls and car parking on adjoining development do not need the same level of protection of amenity issues (such as overlooking or overshadowing);
- Surveillance opportunities of the street and adjoining Reserve;
- Relocation of the sewer; and
- Screened areas for visitor parking.

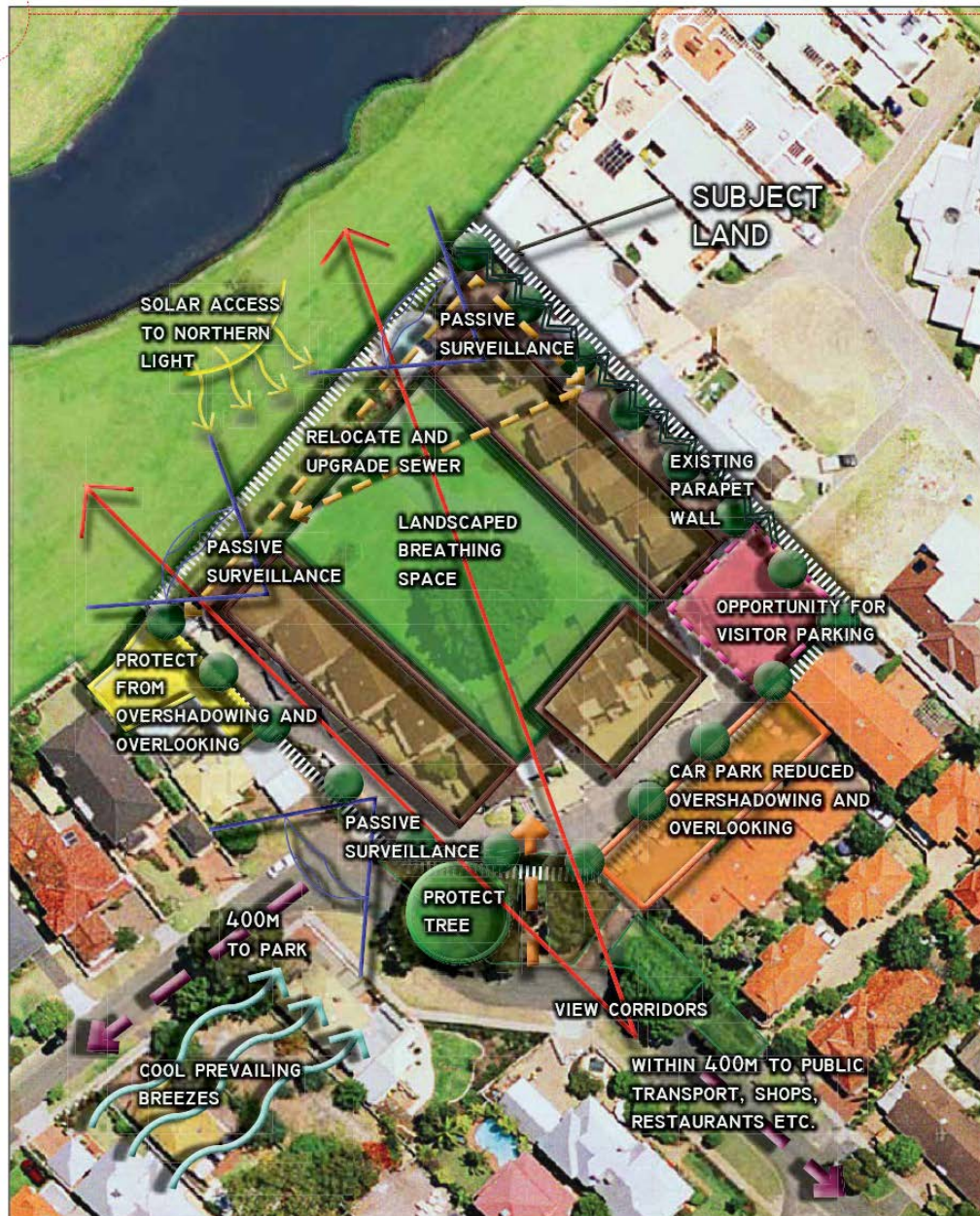
REFER TO FIGURE 4 – OPPORTUNITIES AND CONSTRAINTS PLAN

BUILT FORM

It is envisaged the development will comprise 30 multiple dwellings (a new apartment for each of the existing residents) and 5 penthouse dwellings, which are likely to be sold to fund the redevelopment works. Each dwelling will have views of the river and internal open space with secure basement parking making the development attractive to those who are elderly or who would like a “lock up and leave” apartment. The development has been well designed by respected architects Overman and Zuideveld who have designed the development to capitalise on the picturesque views and Perth’s climate. Large balconies provide the development with a well articulated façade with the balconies also creating a “living façade” where residents will be enticed outside their dwelling to enjoy the ambience provided by the somewhat unique setting. The development also provides additional benefits to the community by increasing the level of passive surveillance and increasing security within the Reserve. The development addresses both Jubilee Street, Weston Avenue and the adjoining Reserve providing additional surveillance and security to those in the public domain.

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FIGURE 4 – OPPORTUNITIES AND CONSTRAINTS PLAN



SUSTAINABILITY

With the community's increased interest and concern associated with climate change, regulators are trying to find ways to encourage more sustainable developments. A sustainable development is more than just providing higher residential densities in close proximity to employment and transport nodes, it also includes the design and materials used to construct the development. The proposed development will remove a building that is less energy efficient and replace it with one that goes beyond just complying with the current provisions of the BCA 2007.

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The proposed development will provide for better thermal performance, reduced mechanical cooling and heating requirements, more effective use of insulation, facilitate greater cross ventilation, provide greater shading of outer walls and other such environmentally responsive design provisions. By reducing consumption of energy this development, over time, will positively contribute to the community and reduce the living costs of those residents within the development.

In addition, the development will also increase the number of dwellings and population that have a high level of access to public transport, employment, schools and amenities thus reducing reliance on private motor vehicle transport.

LANDSCAPING

The landscaping central to the development will complement the landscaping in the adjoining Reserve. It will provide a high level of amenity to the residents with an integrated pedestrian network to ensure that residents are afforded the highest level of accessibility to the Swan River and the street. It is envisaged that the existing Morton Bay Fig Tree may need to be removed to facilitate construction, but will be replaced by several trees more suited to a courtyard landscape concept. The landscaping will be of a high standard and will contribute to the amenity experienced by the community through an improved streetscape along Jubilee Street and positively integrating with the landscaping in the adjoining Reserve.

AMENITY

The proposed development will provide a high level of amenity for the residents and adjoining landowners. In particular, the design of the development will ensure that there are no overshadowing or privacy issues for adjoining landowners and, for remaining owners in the street, the design will provide view corridors through the site to the Swan River.

The centralised landscaped outdoor living area will provide a number of benefits for residents. It will be well lit and landscaped to a high standard, resulting in an enticing breathing space for residents enjoy, but more importantly providing all residents with views over the Swan River. It will include a well integrated network of footpaths from the entrance of the development, to car parking and to the Reserve resulting in a high level of accessibility for all residents.

The high level of architectural design and detail will result in an increased level of amenity for the residents. The more contemporary design will facilitate large balconies and open living spaces enticing residents to spend more time socialising and recreating outside which in turn results in greater social interaction and an increased surveillance and safety of the public domain.

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The proposed development will reduce the amount of parking areas that can be viewed from the street enabling a more conducive interface with the streetscape, but still providing more visitors' bays to reduce demand for on-street parking. The undercroft car parking will be accessed via internal lifts, thus providing a high level of accessibility to all dwellings.

In addition, the residents will be afforded a high level of access to amenities, as the development is well located close to services and facilities. It is in close proximity to a local shopping centre, medical centre, Swan River and associated recreational reserves, jetty and boat ramp. There are also a number of educational facilities in close proximity, both primary and secondary, government and private as well as a number of restaurants, which will benefit from an increased threshold population.

It should also be noted that the proposed development will comply with the development standards that are attributed to an R60 site with some additional development standards that are identified within dual density precincts within Schedule 3 of the Scheme. The development standards identified will ensure that the development does not adversely affect the amenity afforded to adjoining landowners or residents, but makes a positive contribution to the amenity, streetscape and public domain.

INFRASTRUCTURE

A sewer main currently traverses the northern portion of the site severing the lot into two parcels. It is proposed that the sewer main be more appropriately aligned along the boundary of the site at the developers' expense. This will in turn ensure that the built form proposed can be more readily orientated to provide increased passive surveillance opportunities, appropriate solar orientation, appropriately located open space and undercroft car parking. The Water Corporation has indicated that whilst it will not support development over the sewer line, unlike what has previously been allowed on this site, it will support the developer relocating the infrastructure to the periphery of the site. Water Corporation has also indicated that the diameter of the sewer main should be increased and that a land swap could occur where the land over the existing sewer could be amalgamated into the site in exchange for the land over the new alignment being transferred to Water Corporation.

REFER TO APPENDIX D – CORRESPONDENCE BETWEEN ARCHITECT AND WATER CORPORATION

REFER ALSO TO RELATED DISCUSSION ON PAGE 33 OF THIS REPORT.

PERFORMANCE OF THE SCHEME AMENDMENT

The following section of this report provides a brief assessment of the proposal in accordance with sustainability and triple bottom line objectives. A Scheme Amendment to a higher residential density will enable the proposed development to address a number of the environmental, social and economic matters.

ENVIRONMENTAL

There are a number of environmental benefits to the proposed development. The design of the new development will be required to address the new BCA requirements for improved energy efficiency and other environmental outcomes. In addition to the BCA requirements, the proposed development will be other environmental benefits both at the macro and micro level.

On the macro level, the benefits of increasing the density of development and 'urban consolidation' are well documented. Urban consolidation and higher density developments reduce the demand for land on the urban fringe and therefore reduces redevelopment pressure on valuable environmental and rural resources. It also not only enables more efficient use of existing resources, such as service infrastructure (water, sewer, power, communication, roads, transport networks etc), but also existing schools, shops, community and entertainment facilities.

On the micro level, developments should demonstrate that energy and water efficiency principles have been incorporated into the development.

The proposed three storey plus undercroft car park will be designed to maximise solar orientation to minimise energy consumption. This has been achieved through the following design aspects:

- Maximising northern exposure;
- Minimising exposure to east and west facing windows;
- Minimising or treating south facing windows to reduce heat loss;
- Providing a thermal mass to northern rooms to retain heat;
- Providing cross ventilation;
- Providing better insulation;
- Providing energy efficient appliances; and/or
- Ceiling Fans.

Consideration will also been given to providing greater water efficiency by providing native species in the landscaped areas, ensuring there are no water features from which evaporation constantly occurs. Consideration is also being given to AAA rated taps, fittings and AAAA rated appliances throughout the development.

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ECONOMIC

There are economic advantages of the development to State authorities, local businesses and the residents. The proposed development will enable the Water Corporation to upgrade its infrastructure operation on more appropriate alignment, thus providing better access and protection at no cost to the Authority. As the development is “infill” in nature, it is a higher and more effective use of existing infrastructure, services and amenities. The increased number of residents and therefore customers also can only support the financial viability of surrounding businesses.

The financing model that is proposed by the landowners will ensure that they are able to fund the development through the sale of the additional apartments, providing each resident with the new dwelling and increased level of investment, but at minimal cost.

SOCIAL

The development encourages social interaction through the provision of a large landscaped central courtyard and large balconies. These attributes encourage outdoor entertaining, provide enhanced surveillance and interaction with others both within and outside the development. It is also hoped that the provision of the visual links to the river environs will constantly remind those in the street of the amenity provided by the foreshore and entice more users to the Reserve.

TOWN PLANNING ANALYSIS

PLANNING CONTEXT

METROPOLITAN REGION SCHEME

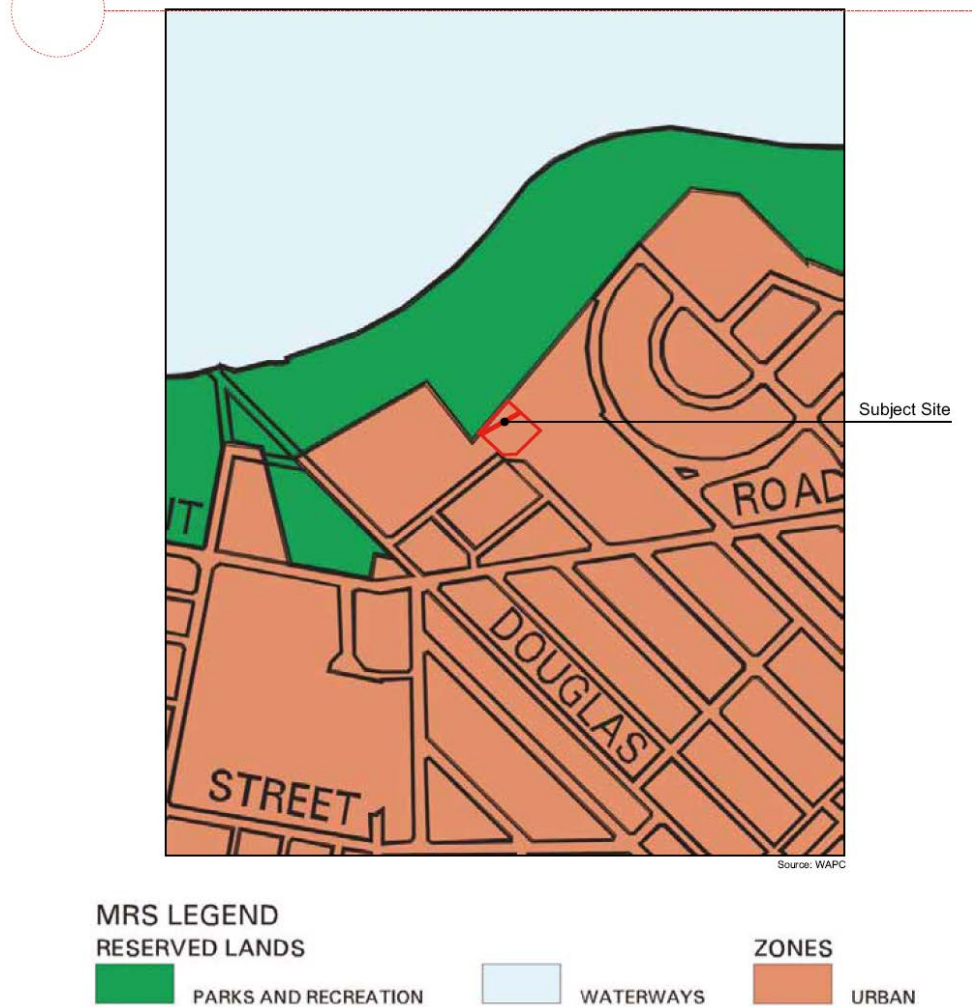
Under the provisions of the Metropolitan Region Scheme the subject site is zoned ‘Urban’. Abutting the site is the “Parks and Recreation” Reserve.

The site is appropriately zoned under the MRS for residential development, as proposed.

REFER TO FIGURE 5 – METROPOLITAN REGION SCHEME

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FIGURE 5 – METROPOLITAN REGION SCHEME



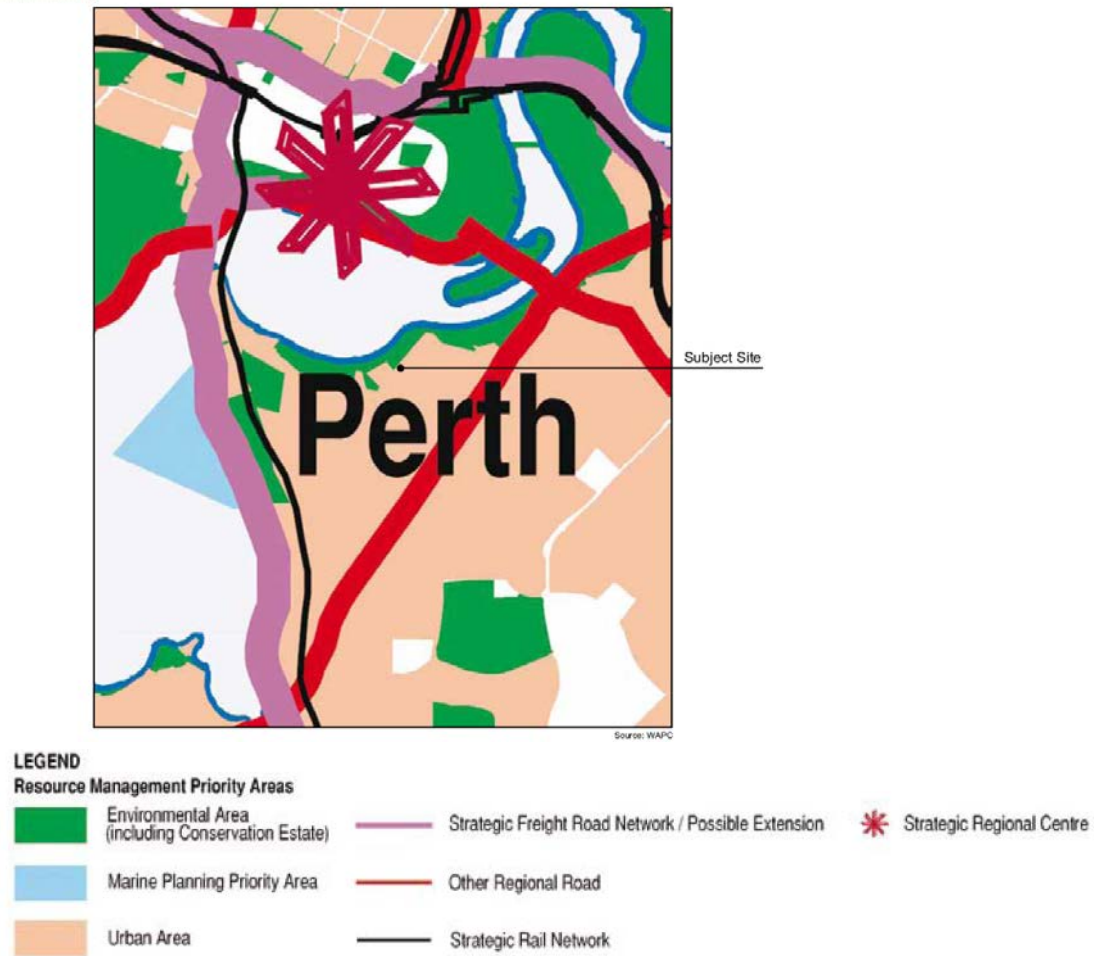
STATE PLANNING STRATEGY

The subject site is identified as being within an “Urban Area” within the Perth Region under the West Australian Planning Commission’s State Planning Strategy. The redevelopment of the subject site is in keeping with the principles and objectives of the Strategy, where it asserts the need to ensure that land close to facilities (such as those previously outlined) is intensively utilized.

REFER TO FIGURE 6 – STATE PLANNING STRATEGY

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FIGURE 6 – STATE PLANNING STRATEGY

**NETWORK CITY**

Network City identifies the subject area as being located within an area identified as “Older areas have many opportunities to strengthen networks and centres”. The site is also within close proximity to an Activity Corridor abutting Canning Highway with activity centres identified. It is appropriate that the subject site is redeveloped to provide the increased density as proposed as it is in accordance with the principles and priority strategies of Network City.

- Manage urban growth to limit urban sprawl through staging of development;
- Provide 60 per cent of required dwellings in existing urban areas;
- Promote and facilitate increased housing diversity to match the changing housing needs of the Perth population, in locations which provide equitable access and lifestyle opportunities; and
- Revitalise existing centres and suburbs by enhancing their amenity and attractiveness, their economic, social and cultural vitality and their safety and security.

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The subject site is ideal to capitalise on these principles, as the site provides an excellent lifestyle opportunity and can optimise the number of dwellings provided in a well serviced, established residential area with good public transport directly to the CBD.

RESIDENTIAL DESIGN CODES OF WESTERN AUSTRALIA

The Residential Design Codes of Western Australia provide a statutory framework for the development of residential dwellings across the State. The provisions of the Codes have been used as a preliminary assessment tool to demonstrate that the proposed development is able to comply development standards and therefore demonstrates its suitability for consideration by the Council.

REFER TO TABLE 2: RESIDENTIAL DESIGN CODES PART 6 - DESIGN ELEMENTS

TABLE 2: RESIDENTIAL DESIGN CODES PART 6 – DESIGN ELEMENTS

Acceptable Development or Performance Criteria	Proposed Development
6.1 Housing density requirements	
6.1.1 Site area requirements	The site is currently zoned “Residential R40” and the area is 6,537m ² . There are currently 30 units on site, but under the existing R-code provisions the maximum number of dwellings allowed is 26 units and therefore a higher density is required to rebuild the Development. The proposed Development is for 35 multiple dwellings. This includes 30 units and 5 penthouse type developments which require an R60 density as proposed.
6.2 Streetscape requirements	
Setback requirements <ul style="list-style-type: none"> • Front street setback is 4m • Rear and other depending on height, length of wall and major openings. 	Whilst detailed plans have yet to be developed it is envisaged that the proposed Development will comply with the requirements of the R-Codes. There will be no minor incursions into the Street setback area such as garages or carports
6.2.4 Surveillance of the street	The Development will provide surveillance of the street by proposing major openings to habitable rooms that overlook the street, entrances and open space areas.
6.2.5 Street walls and fences	The proposed Development is to be designed in such a way that there are no fences forward of the built form where it addresses the Street. Where the Development addresses the “Parks and Recreation” Reserve the fencing will be visually permeable.
6.2.6 Sight lines at vehicle access points and street corners	Access to the site will comply with this requirement.
6.2.7 Building Design	There are no policies in place that prescribe a particular design for the built form therefore the contemporary nature of the proposed Development is expected to meet the requirements of this clause.

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Acceptable Development or Performance Criteria	Proposed Development
6.2.8 Garage Doors	The car parking is proposed to be in basements and garage doors will not adversely impact on the streetscape.
6.2.9 Appearance of the retained dwelling	The existing multiple dwellings are proposed to be demolished.
6.3 Boundary Setback Requirements	
6.3.1 Building set back in accordance with the R-codes	Whilst detailed plans have yet to be developed it is envisaged that the proposed Development will comply with the requirements of the R-Codes inclusive of overshadowing requirements. There are no proposed retaining walls required on site.
6.4 Open Space Requirements	
6.4.1 Open Space Provision <ul style="list-style-type: none"> • 50% of site • Min. 16m² communal space 	The proposal will easily comply with these requirements.
6.4.3 Balconies for multiple dwellings <ul style="list-style-type: none"> • Min. dimension of 2m • Min. area 10m² • Accessed from a habitable room 	Each dwelling will be provided with a balcony that exceeds the minimum area requirements.
6.4.5 Landscaping requirements <ul style="list-style-type: none"> • Landscaping of visitors car parking • Integrated footpaths • Bin storage areas • Preservation of existing large trees 	<p>The landscaping of the front of the Development will be of the highest quality. The front of the lot will not be dominated by car parking as the visitors car parking bays are sleeved behind existing development on adjoining sites. The car parking is unable to be seen from the streetscape however will be landscaped to appropriately integrate with the landscaping concept plan.</p> <p>A well integrated network of paths is proposed to ensure that access to the dwellings can be achieved from the front of the development to each dwelling. Access is also achieved to each dwelling via lifts located within the basement parking. These footpaths will be integrated into the overall landscaping concept.</p> <p>The communal landscaped areas will be appropriately lit with suitable surveillance from balconies located around the open space.</p> <p>Detailed design relating to location of bin storage areas and clothes drying areas will be determined at the Development Application stage, however it is believed that there is ample space to accommodate these requirements.</p>
6.5 Access and Parking requirements	
6.5.1 On-site parking provision	There are 8 visitor car parking bays proposed and at least 2 car parking bays per dwelling within the basement parking area, as required.
6.5.3 Design of parking spaces <ul style="list-style-type: none"> • visitors bays • spaces in accordance with AS2890.1 	The Development will comply with these requirements.

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Acceptable Development or Performance Criteria	Proposed Development
<ul style="list-style-type: none"> • concealed from the street • landscaping of 6 more car parking bays 	
6.5.4 Vehicular Access <ul style="list-style-type: none"> • Min. 4 m wide 	Appropriate vehicle access can be achieved to the Development.
6.5.5 Pedestrian access	The pedestrian access will be designed in accordance with the AS 1428.1, 2001 standards as there are more than 10 dwellings proposed.
6.7 Building Height requirements	
6.7.1 Building Height	The City of South Perth has a planning policy that restricts the height of the building to 10.5m. The proposed Development is 10.5m (excluding roof treatment).
6.8 Privacy Requirements	
6.8.1 Visual Privacy	Any issues associated with visual privacy will be addressed as part of the Development Application. It is not expected that there will be any visual privacy issues based on the orientation of the dwellings and the location of the open space area.
6.9 Design for Climate Requirements	
6.9.1 Solar access for adjoining sites	The appropriate overshadowing calculations will be produced once the Development has been more clearly detailed. It is noted that the requirement is to ensure that the abutting properties to the south at a R40 coding are not overshadowed by more than 35% on midday 21 June. Due to the orientation of the site and the location of dwellings it is expected that there will be limited overshadowing.
6.9.2 Storm water disposal	The large area of open space provides excellent opportunities to direct rain water from roofs to garden areas and then suitable compensating areas.
6.10.1 Outbuildings	The design concepts do not depict this level of detail. However it is envisaged all such storage areas will be accommodated within each of the buildings.
6.10.2 External Fixtures	Again this level of detailed design is not depicted in the design concepts at this point in time. However solar collectors, antennae and satellite dishes will not be visible from the street.
6.10.3 Essential facilities	Common areas for the drying of clothes will be provided and screened from the primary street and the "Parks and Recreation Reserve".

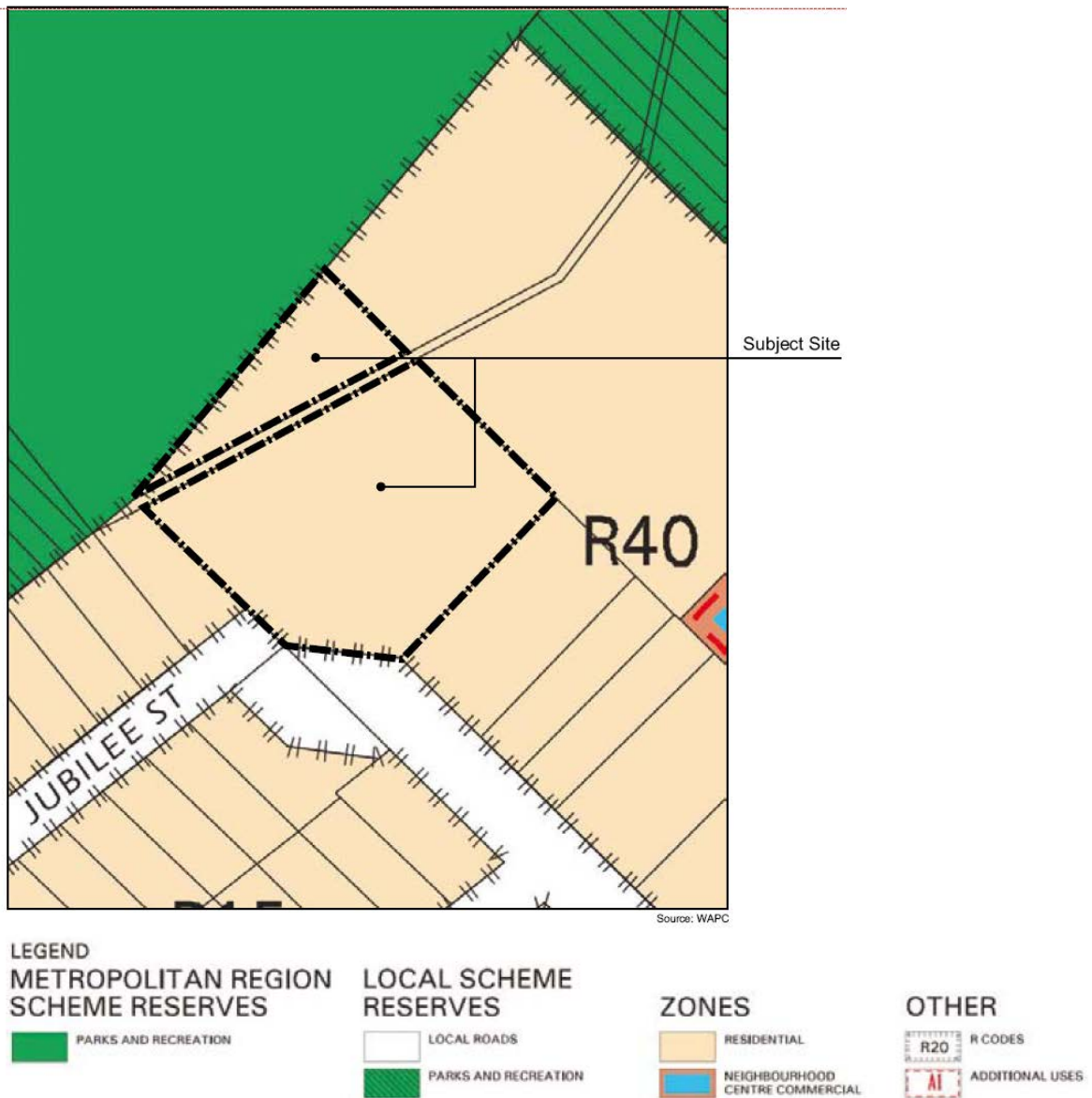
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TOWN PLANNING SCHEME NO. 6

Lot 50 Jubilee Street, South Perth is currently zoned “Residential” under Town Planning Scheme No. 6. The building height is limited to 10.5 metres within the Scheme.

REFER TO FIGURE 7 – TOWN PLANNING SCHEME NO. 6

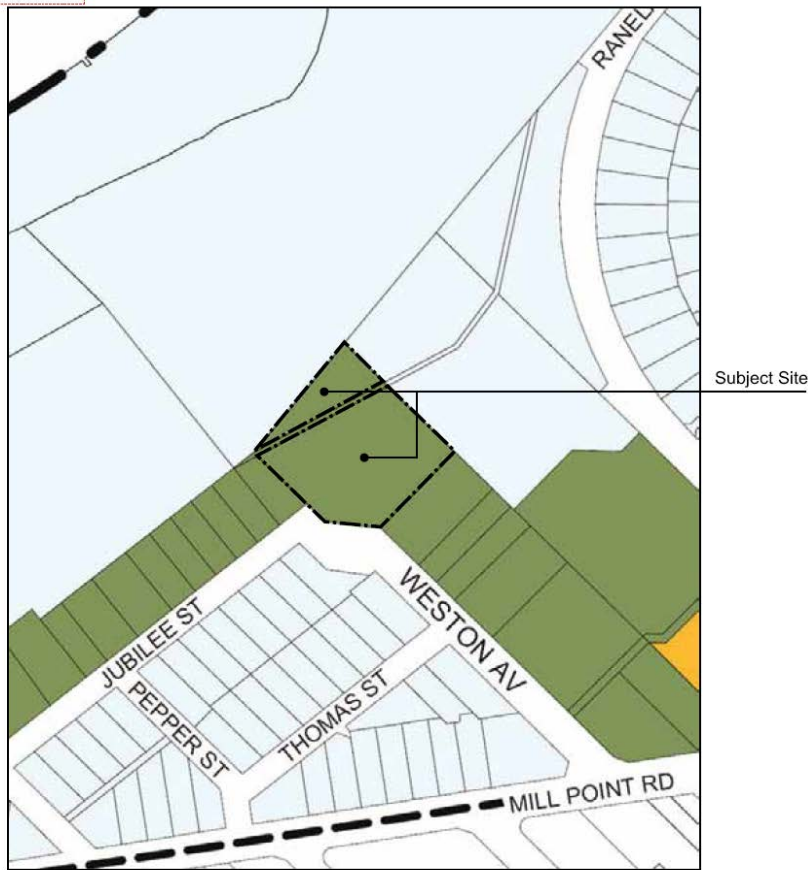
FIGURE 7 – TOWN PLANNING SCHEME NO.6



REFER TO FIGURE 8 – BUILDING HEIGHTS

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FIGURE 8 – BUILDING HEIGHTS



Source: City of South Perth

Building Height Limits



There are a number of provisions with the Scheme that will be applicable to the development on site in particular Part VI - General Development Requirements.

TABLE 3: TOWN PLANNING SCHEME NO. 6 PART VI

Part VI – General Development Requirements	Proposed Development
Clause 6.2 - Building Height	
The building height for the area is 10.5m and the scheme provides a methodology for determining the building heights.	The Development will be within the building height parameters.
Clause 6.3 – Car Parking	
Car parking is to be in accordance with the R-Codes of Western Australia.	The Development will comply as previously outlined.

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Part VI – General Development Requirements	Proposed Development
Clause 6.9 – Minimum Ground and Floor Levels	
<p>The Scheme provides for minimum ground and floor levels, that being at least 1.7m above the Australian Height Datum (AHD). Floors of habitable rooms no less than 2.3 metres above AHD, non-habitable rooms no less than 1.75 m above AHD floors used for car parking shall not be less than 1.75m above AHD. Where development is proposed below these levels then “adequate protection against subsoil water seepage” is required.</p>	<p>The Development will be in accordance with these provisions and still comply with the 10.5 m height limit of the Scheme.</p>
Clause 6.10 - Maximum Ground Floor levels	
<p>“The Floor level of a building other than a parking structure shall be calculated to generally achieve equal cutting below and filling above the ground level at the perimeter of the building”</p>	<p>The basement car parking below each apartment block negates the need to achieve this.</p>
Clause 6.13 - Tree Preservation	
<p>“The Council may order the preservation and maintenance of a tree pursuant to this clause having regard to the tree’s</p> <ul style="list-style-type: none"> • aesthetic quality • historical association • rarity; • other characteristic which in the opinion of the Council makes the tree worthy of preservation.” 	<p>Whilst it is not envisaged that this will be an issue it will be investigated in more detail at the time of development.</p>
Clause 6.14 - Landscaping Requirements	
<p>Outstanding landscaping is required under the Scheme inclusive of:</p> <ul style="list-style-type: none"> • Rockeries; • Water features; • Sculpture or other urban artwork; or • Other decorative features considered by the Council to enhance the visual quality of the streetscape. <p>There are requirements within the Scheme relating to the information required within a landscaping plan and the level of detail required.</p>	<p>The proposed Development is of high quality and the requirements of the landscaping will be suitably addressed at the development application stage.</p>
Plot ratio	
<p>Residential Design Codes: Maximum plot ratio for a R60 site is 0.7</p>	<p>At this point in time the plot ratio is not able to be calculated as the detailed design of the built form has not been progressed, but given the size of the site it is envisaged that the Development will comply with this requirement.</p>
<p>The Scheme requires the Council to have regard to any planning policy adopted under Clause 9.6 relating to the design of residential development.</p>	<p>Please see comments provided in the next section of the report.</p>

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TABLE 4: CITY OF SOUTH PERTH PLANNING POLICY

	Policy	Rationale	Assessment of Proposed Development
1	POLICY P371 Design Advisory Consultants	<p>The Design Advisory Consultants (DAC) are required to provide comment and advice on proposals and may offer comment on any aspect of a proposal presented to them.</p> <p>A proposed amendment to the Town Planning Scheme (TPS) is able to be referred to the DAC where it is considered that the City would benefit from obtaining the members' comments.</p>	<p>The DAC process is acknowledged and if required additional documentation and plans can be prepared for inclusion on the DAC agenda or for presentation.</p> <p>As identified throughout the report there are a number of benefits for the community and the residents of the proposed development. They are summarized below:</p> <ul style="list-style-type: none"> · Provision of view corridors from street to river; · Provision of contemporary built form; · Increased level of investment and enhanced property values; · Improved landscaping; · More sustainable development; · Enhanced amenity for both residents in and abutting the development; and · Greater protection and upgrading of sewer infrastructure.
2	POLICY P350.1 Sustainable Design	<p>The policy identifies a range of provisions that will provide for a more sustainable development which include the following:</p> <ul style="list-style-type: none"> · Basic passive design principles such as orientation of buildings, appropriate glazing and adjustable shading techniques; · Resource efficiency, by minimising energy and water use and maximising the use of natural daylight and cooling breezes; · Water-sensitive design techniques including landscaping designed for low water use and reduced potable water use; · Minimising life-cycle costs through durable materials that do not contain toxic ingredients and contain recycled content; · Minimising adverse impacts that development may have upon natural and built systems; · Making buildings adaptable for future inclusion of additional innovative energy and environmental technologies; · Geotechnical report specifically in relation to Acid Sulfate Soils; and · Solar access for adjoining lots. 	<p>As part of the preparation of more detailed plans for the development application and building license the consultant architect and engineer will incorporate the sustainability provisions referred to within the Policy document.</p> <p>The concept plans already indicate a clear understanding of sustainable design principles through:</p> <ul style="list-style-type: none"> · Greater cross ventilation capabilities; · Protection of east and west facing openings; · Minimizing south facing glazing where heat loss can occur; · Providing north facing openings; and · Greater thermal mass.

Request for Amendment from R40 to R40/60. Lot 50 (No. 32) Jubilee Street, South Perth.

	Policy	Rationale	Assessment of Proposed Development
3	POLICY P350.3 Car Parking Access, Siting and Design	Objectives (a) To provide for parking and associated structures in a manner which contributes positively to the streetscape and is compatible with dwelling design and materials; and (b) To have regard for the safety and welfare of pedestrians walking along public footpaths and other road users when designing vehicle access and parking.	The proposed development provides for undercroft car parking which will positively contribute to the amenity of the site and the streetscape through the removal of large areas of open bitumen and garaging. In addition there will be one access point from the development site to the road thus providing for a safe, pedestrian environment.
3.1		Access to on-site parking Minimising vehicular access from a public street and ensuring street entry in forward gear.	There will only be the one crossover to service all dwellings and the car park design will enable all vehicles to enter and exit in forward gear.
3.2		Vehicle crossovers Where there is a requirement to reduce the number of crossovers, remove the redundant crossovers, preserve the existing street trees and where the street trees will be removed, replaced, relocated or pruned then that will be at the cost of the developer.	The development will be serviced by one cross over and will adhere to the requirements of the policy.
3.3		Formed driveway gradient Verge levels are not to be modified. Where the developer proposes steep gradients there is a requirement to provide indemnity to the City.	Verge levels will remain unaltered.
3.4		The policy defines how the City would like to deal with setbacks of garages and carports.	The proposed development provides for undercroft parking.
3.5		Formed driveway dimensions for vehicles turning in and out of car bays.	The undercroft car park will be designed in accordance with the relevant standards and requirements.
3.6		Visitor car parking	There will be an area specially set aside for visitor car parking that is screened from public view and clearly marked.
4	POLICY P350.5 Trees on Development Sites and Street Verges	Objectives (a) To promote the designing of residential development in a manner that enables trees to be retained; (b) To ensure that new trees are planted to preserve or enhance the City's desirable 'green' character; and (c) To preserve street trees.	Whilst it is envisaged that some trees may need to be removed to facilitate development they will be replaced with more appropriate species to ensure it complies with the Policy.

Request for Amendment from R40 to R40/60. Lot 50 (No. 32) Jubilee Street, South Perth.

	Policy	Rationale	Assessment of Proposed Development
4.1		<p>Trees on development sites. There are a range of provisions relating to trees as detailed below:</p> <ul style="list-style-type: none"> · Existing trees to be retained wherever possible; · Development design is to accommodate existing trees; · Requirements where applicant seeks approval to remove an existing tree; · City to decide which trees are to be retained; · Planting of trees on development site; · Dwelling density entitlement preserved; and · Registered trees not to be removed. 	<p>It is envisaged that the existing Morton Bay Fig Tree will need to be removed to facilitate construction, but will be replaced by several trees more suited to a courtyard landscape concept. The landscaped courtyard will provide a link from the verge trees within the streetscape to the vegetation within the foreshore Reserve. No registered trees will be removed.</p>
4.2		<p>Street trees matters that are addressed include:</p> <ul style="list-style-type: none"> · Retention of street trees; · Street tree removal or replacement; · Street tree relocation; · Street tree pruning; · New or extended crossovers; · Development design to retain existing street trees; · Applicant to meet costs associated with disturbance of a street tree; and · Protection of trees which are to be retained. 	<p>As the development application plans are prepared, full consideration of the 'view corridor', access to the site and verge trees will be addressed in accordance with the City's policy.</p>
5	POLICY P350.6 Safety and Security	<p>Objective</p> <p>To promote casual surveillance of the public and private realm through appropriate dwelling design in order to increase on-site and neighbourhood safety and security.</p>	<p>The proposed development facilitates greater casual surveillance of the public and private realm through appropriate dwelling design, orientation and provision of large functional balconies enticing residents outside.</p>
6	POLICY P350.7 Fencing and Retaining Walls	<p>Objectives</p> <p>(a) To regulate the height of obstructions adjacent to formed driveways and at the corners of streets and rights-of-way in the interest of pedestrian and vehicular safety.</p>	<p>The proposed development is set back from the driveway and there will not be any obstructions adjacent to the driveway.</p>
6.1		<p>(b) To preserve or re-establish a desired 'open front garden' streetscape character.</p>	<p>The proposed development will provide for a landscaped entrance to the development that integrates with the verge trees and the proposed view corridors.</p>
6.2		<p>(c) To promote casual surveillance of the public and private realm through appropriate fencing design, in order to increase on-site and neighbourhood safety and security.</p>	<p>Any fencing to Jubilee Street and the foreshore Reserve will be visually permeable, will incorporate view corridors and ensure a high level of passive surveillance.</p>
6.3		<p>(d) To regulate the height of side and rear boundary dividing fences in the interest of</p>	<p>The existing height of dividing boundary fencing will be</p>

Request for Amendment from R40 to R40/60. Lot 50 (No. 32) Jubilee Street, South Perth.

	Policy	Rationale	Assessment of Proposed Development
		maintaining visual privacy.	retained. Overlooking over adjoining properties will also be addressed through appropriate building design.
6.4		(e) To generally restrict the height of side and rear boundary dividing fences to 1.8 metres because higher fences can often adversely affect the amenity of an adjoining property by reason of dominant bulk, overshadowing or restriction of views.	The side boundary fencing will be in accordance with the Policy.
6.5		(f) To regulate the height of retaining walls in the interests of maintaining streetscape compatibility and protecting neighbours' amenity.	It is not expected that there will be any need for retaining walls.
7	POLICY P350.8 Visual Privacy	Objective To clarify the documentation to be submitted by applicants in order to satisfy the City that development proposals comply with the R-Code requirements relating to visual privacy.	The development will be designed to comply with the cone of vision requirements of the R-Codes.
8	POLICY P350.9 Significant Views	Objective To give balanced consideration to the reasonable expectations of both existing residents and applicants proposing new development with respect to obtaining and protecting a significant view. The policy indicates that the views should be able to be enjoyed by all parties.	The development proposed will introduce view corridors to provide residents outside the site with a view through to the River not currently provided.

PLANNING GUIDELINES FOR ACID SULFATE SOILS

Acid Sulfate Soils (ASS) are soils containing iron sulphides (principally iron pyrite). Those ASS formed within the last 10,000 years after the last sea rise are of the most concern. It is during the disturbance of these soils by excavation, drainage or dewatering that major environmental problems can arise unless the ASS is managed properly.

Actual Acid Sulfate Soils (ASS) are (generally naturally occurring) soils containing sulfides that have reacted with oxygen to produce acids. Potential Acid Sulfate Soils (PASS) contains sulfides that have not reacted with oxygen (usually due to being permanently waterlogged). They produce acids when exposed to air by excavation, filling, creation of artificial water courses, or groundwater abstraction/dewatering (WAPC 2003).

The impacts associated with acid sulfate soils can be associated with the increase in acidity and/or the release of heavy metals into the environment.

Mapping of acid sulphate risk areas is shown in Planning Bulletin 64 (WAPC,

Request for Amendment from R40 to R40/60. Lot 50 (No. 32) Jubilee Street, South Perth.

2003) for the Swan Coastal Plain. The subject site is identified as “High to moderate risk of ASS occurring within 3 m of natural soil surface”.

An appropriate management plan to suitably deal with acid sulfate soils is expected to be a condition of development on lodgment and approval of the Development Application.

WATER AND RIVERS COMMISSION – FLOODPLAIN MANAGEMENT

The Water and Rivers Commission indicates that no development is to occur within the designated 100 year flood level. Refer to Figure 1. Development is not proposed within a Floodway or Flood fringe and will comply with Council’s minimum building level requirements.

REFER TO FIGURE 9 – DEPARTMENT OF WATER - FLOODWAY

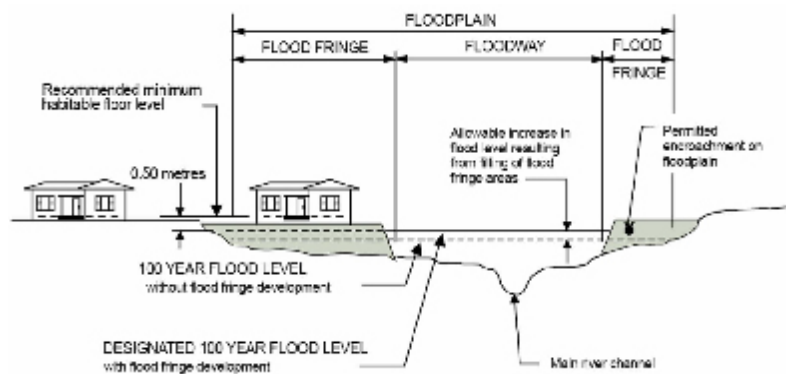


FIGURE 9: WATER AND RIVERS COMMISSION, 2000,
WATER FACTS 14 – FLOODPLAIN MANAGEMENT

SWAN RIVER TRUST

The objective for the Swan and Canning Rivers Management Act 2006 is to provide for the protection and management of the Swan and Canning Rivers within the management area. It came into effect on 25 September 2007.

While many of the provisions are the same the “new legislation replaces the Swan River Trust Act 1988 and the Environmental Protection (Swan and Canning Rivers) Policy 1997.”

Key features of the legislation include:

- “Establishing the Swan Canning Riverpark;
- Developing targets for river use and environmental health;
- Improving coordinated management of activities which may affect the rivers;
- Enabling more streamlined and flexible assessment of planning approvals;
- Introducing the option to use River Protection Notices to manage

Request for Amendment from R40 to R40/60. Lot 50 (No. 32) Jubilee Street, South Perth.

activities that affect the rivers; and

- Increasing opportunities for public involvement in planning and decision-making.”

The main purpose of the Act is to develop better ways of co-ordinating and facilitating the way government, industry and community work together to protect the rivers.

The new Act provides for a more streamlined approach to planning approvals and as the subject site is abutting the Management / Development Control area then it is understood that on lodgement of a development application for the site the appropriate referrals will occur. The development will be prepared with the objectives of the “Swan and Canning Rivers Management Act 2006” in mind and there will be no adverse affect on the Swan River due to the proposed development.

The development may be subject to the following Swan River Trust policies:

- SRT / DE 6 – Dewatering;
- SRT / DE 5 – Wastewater Management; and
- SRT / DE 4 – Stormwater Disposal.

They will be appropriately dealt with at the more detailed development application stage.

HERITAGE

EUROPEAN HERITAGE

A search of the Heritage Council of Western Australia’s Register and database revealed that there are no places within the subject area that are listed on the State Register. The City of South Perth has also advised that there are no registered places of local heritage significance within the site area.

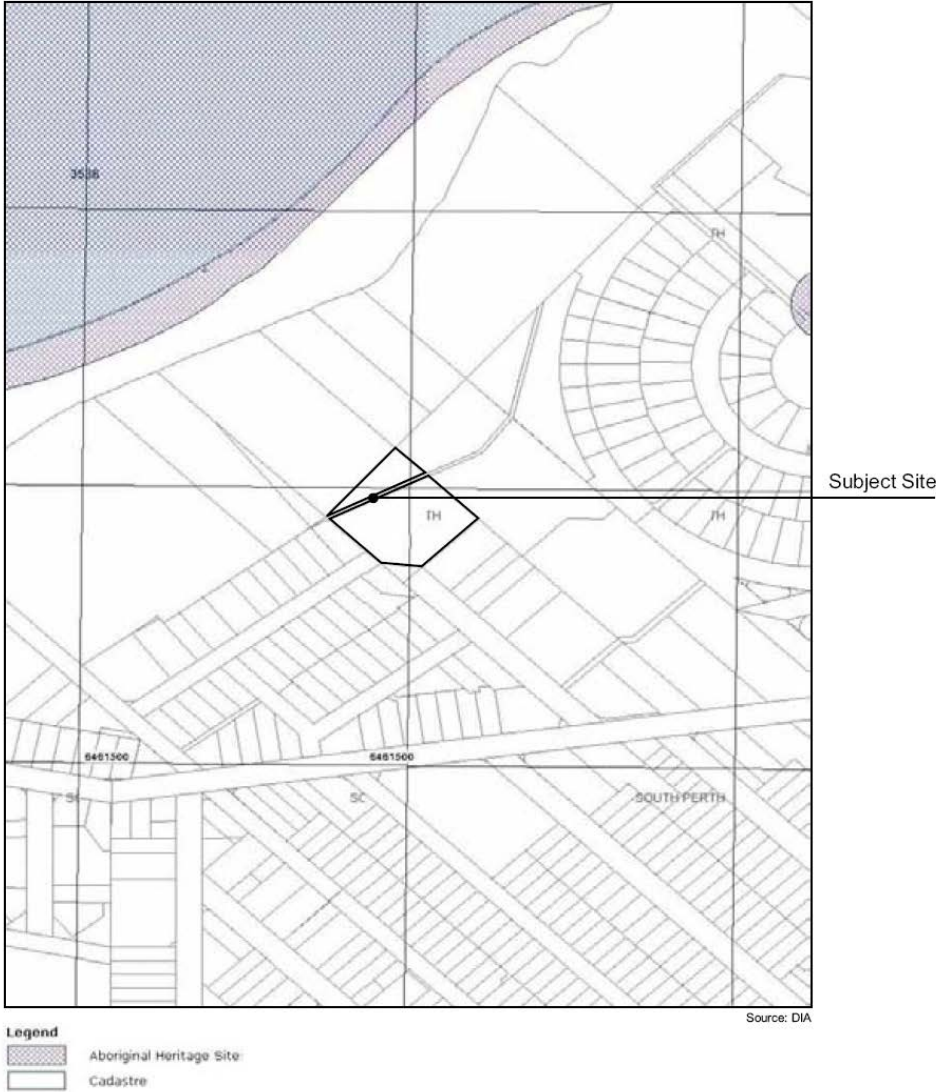
ABORIGINAL HERITAGE

A search of the Department of Indigenous Affairs database reveals that there are no recorded Aboriginal sites or areas of significance within the site.

REFER TO FIGURE 10 - ABORIGINAL SITES MAP

Request for Amendment from R40 to R40/60. Lot 50 (No. 32) Jubilee Street, South Perth.

FIGURE 10 - ABORIGINAL SITES MAP



JUSTIFICATION SUMMARY

There are a number of benefits to the proposed redevelopment of the site. Primarily the development will provide a higher level of amenity not only for the residents of the development but to those in the street as the development is to provide a view corridor from the street directly through to the Swan River. It also helps achieve State planning policy objectives where higher residential densities are encouraged within the existing urban areas when co-located with areas of amenity and transport opportunities, such as the subject site.

The development will also comply with the City of South Perth's Scheme and Policy.

REGULATION

As demonstrated previously the development will comply with the State objectives of providing greater infill development within the existing urban landscape particularly adjacent to areas of high amenity and access to frequent public transport. The development will also comply with the City's statutory provisions outlined in the Residential Design Codes and the City of South Perth Scheme and Policies.

AMENITY

The proposed development will provide a high level of amenity for the residents and adjoining landowners. The design of the development will ensure that there are no overshadowing or privacy issues for adjoining landowners.

Currently there is no visual link from the street to the Swan River as it has been blocked by the existing development. The current development closes off all opportunities for any relationship between the street and the "Parks and Recreation Reserve" and the Swan River and the proposed development will re-establish these links to the advantage of residents and the community.

The residents will also have high access to existing services and facilities that will service the residents day-to-day needs. As demonstrated previously there are a number of education, health and local government services within close proximity to the site.

BUILT FORM

The development will be designed and built to the highest quality encapsulating a contemporary built form. The 30 multiple dwellings (a new apartment for each of the existing residents) and 5 penthouse dwellings will have views of the river and internal open space, with secure basement parking and large balconies. This revitalised built form will add to the quality of the streetscape, improve property values in the street and act as a catalyst for the redevelopment of other older buildings in the street.

LANDSCAPING

The landscaping is central to the development and will complement the landscaping in the adjoining Reserve. The integrated pedestrian footpaths in the open space will ensure that residents are afforded the highest level of accessibility to the Swan River and the street.

TRANSPORT

The proposed development is in close proximity to Bus Route 32 running along Mill Point Road providing a direct link to the CBD. In addition Bus Routes 106, 709, 32, 33 and 35 are located on Canning Highway some 750m from the subject site.

In summary the proposed development:

- Will ensure a visual link between streetscape and “Park and Recreation Reserve”;
- Is more sustainable as it optimises the number of dwellings in close proximity to public transport and a local centre;
- Is in accordance with the development standards applicable under the proposed zoning;
- Will provide car parking that is screened from public view;
- Will replace the existing 1970’s architecture with a contemporary modern design that promotes an outdoors lifestyle and greater relationship with those in the public domain; and
- Will provide high quality well integrated landscaping.

ORDERLY AND PROPER PLANNING

Orderly and proper planning principles require the development to be a logical and efficient extension to existing development and be consistent with the planning vision or intent for the area.

The following demonstrates that the Scheme Amendment is in accordance with the above principles:

- Enhances the streetscape by providing view corridors through to the river and appropriate development that addresses the public domain;
- Efficient and optimal use of land;
- Co-location of compatible land uses, retail, commercial, civic and residential land uses;
- More intensive development within walking distance to local amenities and public transport;
- Provides redevelopment of an existing land use within the existing urban fabric;
- Achieves the objectives of the State Planning Strategy; and
- Represents development compatible with that advocated by the City of South Perth Policies.

Request for Amendment from R40 to R40/60. Lot 50 (No. 32) Jubilee Street, South Perth.

The proposal to amend the Scheme to ensure that Lot 50 is appropriately zoned for the proposed development is therefore in accordance with orderly and proper planning.

DISCUSSIONS WITH THE LOCAL AUTHORITY

The local authority provided some preliminary comments in relation to the proposed Scheme Amendment. Predominately the City made enquires in relation to:

- split density performance based approach to residential density and
- the Water Corporation sewer line.

DUAL DENSITY / PERFORMANCE BASED PROVISIONS

TPG's client is supportive of the dual density approach that is utilised within the Scheme, however it is considered appropriate to structure the proposed dual density provisions in a similar manner to those which apply in other dual coded areas within the Scheme. Of the other 15 dual codings that are contained in TPS6, all but two provide developers with an option to select which performance criteria they are prepared to address provided the nominated minimum number are achieved. Within the provisions of this dual coding the City is proposing all nine criteria are required to be met rather than achieving, for example, seven of the nine initiatives proposed.

WATER CORPORATION SEWER LINE

The following outlines the City's concerns and a response to those matters relating to the Water Corporation Sewer line.

TABLE 6: RESPONSE TO CITY'S CONCERNS RELATING TO THE WATER CORPORATION SEWER

	City's Query to TPG	TPG's Response to the City
4	Your report indicates the relocation of the sewer, as discussed with us previously. In this regard, we have the following queries:	
(a)	Have you commenced negotiations with the Water Corporation in regard to the proposed relocation of the sewer? If so, please provide the City with a copy of the Corporation's written agreement to the relocation, including any special conditions.	The client has begun negotiations with the Water Corporation. Please find correspondence attached. Refer to attached correspondence between the Architect and Water Corporation.
(b)	Please confirm whether the new location of the sewer will be inside or outside the development site's boundary.	The new alignment will be included within the site boundary, although a land swap may occur to transfer the land of the new alignment to the Water Corporation.

Request for Amendment from R40 to R40/60. Lot 50 (No. 32) Jubilee Street, South Perth.

	City's Query to TPG	TPG's Response to the City
(c)	If the sewer is to be located within the development site, please confirm that the location shown on the proposed site plan in your report is accurate, and provide the dimensions of any easement over the relocated sewer on the development site. Also, confirm that the form of fencing and construction of steps, etc, as indicated is acceptable within the easement.	Refer to attached correspondence between the Architect and Water Corporation. This detail will be addressed as part of any development application for the site. Worst case scenario is that the land above the new infrastructure will be landscaped and structures limited.
(d)	If the sewer is to be relocated onto the foreshore reserve, has the City agreed to this? Is any existing Park infrastructure affected by the relocation?	The sewer will not be located in the Regional Reserve.
(e)	Will the relocation involve the owners' purchase of the existing reserved land, or a land swap with the Water Corporation?	At this point in time it is envisaged that the landowner and Water Corporation will enter into a land swap arrangement, however there has been no final agreement reached. There is an 'in principle' agreement to move forward to resolve the issue and enable Water Corporation to have appropriate access to a sewer line that does not adversely affect the development potential of the site. Refer to Appendix D - Correspondence between the Architect and Water Corporation.
(f)	What is the final area of the development site after the portion of the reserved land will be added to the site?	Note the following figures are approximate as the land is yet to be surveyed. 119 x 3 m = 357m ² required for the Water Corporation sewer line 85 x 3 m = 255m ² provided to the landowner in land swap Original site area: 6,537m ² New site area 6,435m ² If the arrangement is to provide an easement over the realigned sewer the site will increase in size to 6,792m ² .
(g)	The site plan indicates that the sewer reserve and the associated easement are to be extinguished. Please provide details of this process and the expected timeline for completion of the process.	Water Corporation owns the land and therefore there will be no need to extinguish an easement across the site. Once the subject site rezoning has been supported by Council the Form 1A subdivision process will be initiated.

Request for Amendment from R40 to R40/60. Lot 50 (No. 32) Jubilee Street, South Perth.

CONCLUSION

This report clearly demonstrates that the proposed Scheme Amendment represents orderly and proper planning and would facilitate the optimal development of Lot 50 Jubilee Street, South Perth. This Amendment to the Scheme will enable the site to be redeveloped to provide for a higher quality of residential development and enhance the viewing corridors to the "Parks and Recreation Reserve" and Swan River.

We respectfully request that Council consider to initiate the Scheme Amendment and forward the request to the relevant government agencies pursuant to the Town Planning Regulations 1967 at the earliest convenience.

Request for Amendment from R40 to R40/60. Lot 50 (No. 32) Jubilee Street, South Perth.

APPENDIX A

CERTIFICATE OF TITLE AND DIAGRAM OF SURVEY

FORM 1 Ca. 1

PARCEL OF LAND PORTION OF SWAN LOCATION 39 AND BEING LOT 50 ON DIAGRAM 51218 CERTIFICATE OF TITLE: VOLUME 1455 FOLIO 756 LOCAL AUTHORITY: CITY OF SOUTH PERTH LOCALITY: SOUTH PERTH INDEX PLAN 4573 (3) NAME OF BUILDING: WESTPOINT APARTMENTS ADDRESS FOR SERVING OF NOTICES ON COMPANY: 32 JUBILEE STREET, SOUTH PERTH 6151	STRATA PLAN 5025 OFFICE USE ONLY LODGED 26.5.77 EXAMINED 27.5.77 REGISTERED 1.6.77 APP. 3 344977 <i>Handwritten Signature</i> REGISTRAR OF TITLES
---	---

SEE ANNEXURE TWO

STRATA PLAN 5025

SCALE 1:750 LINKS TO AN INCH

STEFFANONI, EWING & CRUICKSHANK
 LICENSED SURVEYORS & CIVIL ENGINEERS
 282 ROKBY ROAD, SUBIACO 6008

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY		SURVEYOR'S CERTIFICATE
LOT No.	UNIT ENTITLEMENT	CURRENT CL. OF TITLE	VOL. FOL.	
50	ONE			I hereby certify that the building shown on the plan is within the external surface boundaries of the parcel and where eaves or guttering project beyond those boundaries, that a registered easement has been granted as an appurtenance of the parcel or, where the projection is over a road that the Local Authority has consented thereto. <i>ML</i>
	SEE ANNEXURE ONE			
AGGREGATE				DATE: <i>4 May 77</i> LICENSED SURVEYOR.
				APPROVED BY THE TOWN PLANNING BOARD FOR THE PURPOSE OF THE STRATA TITLES ACT 39 OF 1966 DATE: <i>29 MAY 1977</i> CHAIRMAN.

48770/0/70-2M 01/MGD

Request for Amendment from R40 to R40/60. Lot 50 (No. 32) Jubilee Street, South Perth.

Ca. 2.

ANNEXURE ONE OF STRATA PLAN No. 5025							
SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE		SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE	
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.	LOT No.	UNIT ENTITLEMENT	VOL.	FOL.
1	1	1460	128	AGGREGATE	30		
2	1	1460	129				
3	1	1460	131				
4	1	1460	132				
5	1	1460	123, 1967-327				
6	1	1460	124				
7	1	1460	125				
8	1	1460	126				
9	1	1460	127				
10	1	1460	128				
11	1	1460	129				
12	1	1460	130				
13	1	1460	131				
14	1	1460	132				
15	1	1460	133				
16	1	1460	134				
17	1	1460	135				
18	1	1460	136				
19	1	1460	137				
20	1	1460	138, 1789-452				
21	1	1460	139				
22	1	1460	140				
23	1	1460	141				
24	1	1460	142				
25	1	1460	143				
26	1	1460	144				
27	1	1460	145				
28	1	1460	146				
29	1	1460	147				
30	1	1460	148				

APPROVED
FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1964 AS AMENDED

<p>TOWN PLANNING BOARD</p> <p><i>[Signature]</i></p> <p>Date.....</p> <p style="text-align: right;">CHAIRMAN.</p>	<p>LOCAL AUTHORITY CITY OF SOUTH PERTH</p> <p><i>[Signature]</i></p> <p>Date..... 20/5/77.....</p> <p style="text-align: right;">TOWN CLERK.</p>
---	--

9837 (1/78)-24 G124

STEFFANONI, EWING & CRUICKSHANK
LICENSED SURVEYORS & CIVIL ENGINEERS
282 ROKEBY ROAD, SUBIACO 6008

CA 2

FORM 3

STRATA PLAN No. 5025

CERTIFICATE OF LOCAL AUTHORITY

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

..... CITY OF SOUTH PERTH, THE LOCAL AUTHORITY,

HEREBY CERTIFIES THAT:—

- (1) The building shown on the plan has been inspected and that it is consistent with the building plans and specifications in respect thereof that have been approved by the Local Authority.
- (2) The building, in the opinion of the local authority, is of sufficient standard and suitable to be divided into lots pursuant to the Strata Titles Act, 1966.

DESCRIPTION OF BUILDING:—

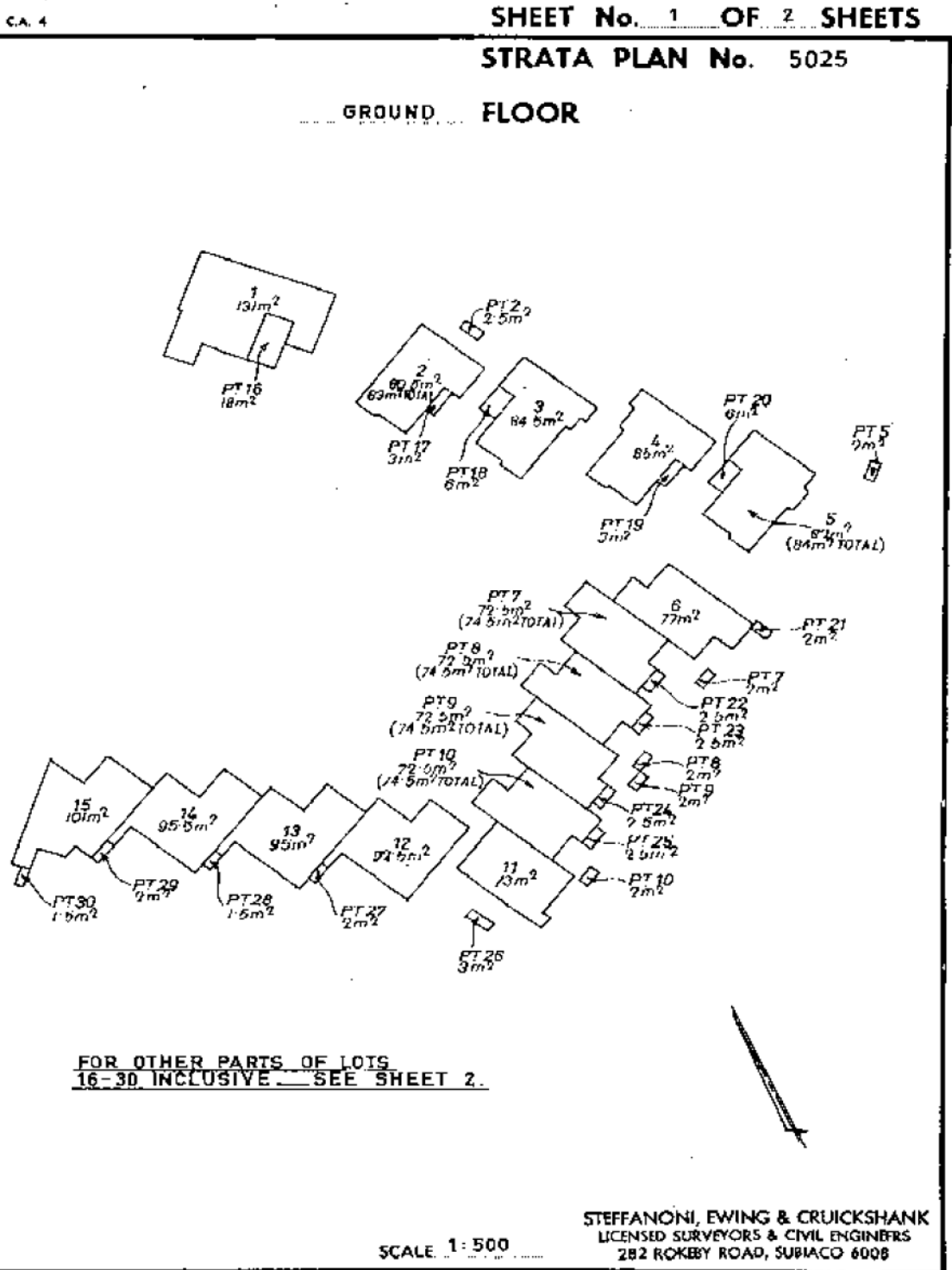
The buildings the subject of this Plan are four two storey blocks of Home Unit Apartments of Brick and Tile construction known as "Westpoint Apartments" situated on Portion of Swan Location 39 and being Lot 50 on Diagram 51218. Its address being No. 32 Jubilee Street, South Perth. 6151.



DATE 20TH MAY, 1977

SHIRE/TOWN CLERK

STEFFANONI, EWING & CRUICKSHANK
LICENSED SURVEYORS & CIVIL ENGINEERS
282 ROKBY ROAD, SUBACO 6008



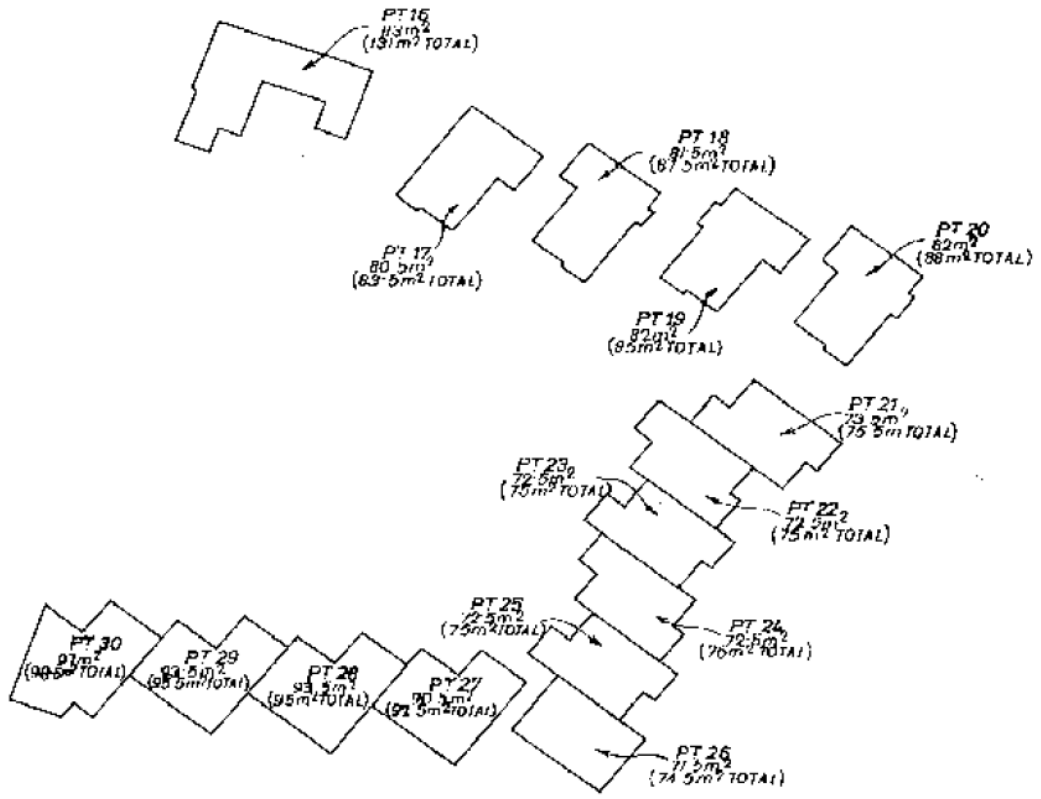
APPROVED	
FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966 AS AMENDED	
<p style="text-align: center;">TOWN PLANNING BOARD</p> <p style="text-align: center;"><i>L. Jellens</i></p> <p>DATE 27 MAY 1977</p> <p style="text-align: right;">CHAIRMAN</p>	<p style="text-align: center;">LOCAL AUTHORITY CITY OF SOUTH PERTH</p> <p style="text-align: center;"><i>R. Bennett</i></p> <p>DATE 20/5/77</p> <p style="text-align: right;">SUBTOWN CLERK</p>

01481676 2M C397

CA 4

SHEET No. 2 OF 2 SHEETS
STRATA PLAN No. 5025

FIRST FLOOR



FOR OTHER PARTS OF LOTS
16-30 INCLUSIVE SEE SHEET 1.

STEFFANONI, EWING & CRUICKSHANK
LICENSED SURVEYORS & CIVIL ENGINEERS
282 ROKBY ROAD, SUBIACO 6008

SCALE 1:500

APPROVED

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1986 AS AMENDED

TOWN PLANNING BOARD

[Signature]

DATE... CHAIRMAN

LOCAL AUTHORITY... CITY OF SOUTH PERTH

[Signature]

DATE... 20/5/22... SPURGE/TOWN CLERK

U/294/1/14-44 C/397

APPENDIX B

SITE PHOTOGRAPHS



Request for Amendment from R40 to R40/60. Lot 50 (No. 32) Jubilee Street, South Perth.



Request for Amendment from R40 to R40/60. Lot 50 (No. 32) Jubilee Street, South Perth.



APPENDIX D

CORRESPONDENCE BETWEEN ARCHITECT AND WATER CORPORATION



MICHAEL COLLETT & ASSOCIATES
ARCHITECTS PTY. LTD.

As Trustee for The Michael Collett Family Trust ABN 66 018 072 080 ACN 009 183 984

16 Ednah Street
Wembley Downs WA 6019

Phone (08) 9446 8450
Email collettm@bigpond.net.au

July 13, 2007

John Pidek
Senior Asset Management Engineer
For Perth Region
Water Corporation
220 South Street
CANNING VALE WA 6155

Dear John

**Re: Main Sewer separating the site of Westpoint, 32 Jubilee Street
South Perth**

Thank you John for your prompt and courteous replies to my questions regarding this sewer. I have decided to put into writing my understanding of the answers you gave to my questions, this will ensure I got it right.

Who owns the land over the Sewer?

This land is not an easement on Westpoint's title but is actually owned by the Water Corporation.

Is it possible to build a building over the Sewer?

Although this has been allowed in the past neither yourself nor Ted Evans (Manager of Assets for Perth Region – your superior) would entertain this happening today. We could appeal against this to the CEO or Minister of the Water Corporation, but neither Mr Evans or yourself would support our application.

Is it possible to relocate the Sewer?

Yes, but at our expense. For example, the sewer could be relocated to run on either side of the riverfront boundary (depending on the South Perth City Council agreeing to it being on their land – if not we may have to make 3 metres available on our side of the boundary); then we would have to make 3 metres available on our north east boundary to bring the sewer back to where it exits on our site currently.

This situation of land swap with the Water Corporation may not involve money in a like for like swap, but the Water Corporation in effect would gain more land!!! (I don't believe this is a great concern to us). It would appear that sufficient engineering fall is available for the sewer pipe, but as the 750mm diameter pipe only has approximately 1200mm top cover, we may have to bring in some sand fill. The approximate cost to us is \$1,000 per metre. The approximate relocation dimensions are 120 metres hence this totals \$120,000 and allowing for dewatering escalating costs, construction difficulties, fees, an unknown construction date, etc. on an established site a contingent budget would be to allow \$200,000.

Request for Amendment from R40 to R40/60. Lot 50 (No. 32) Jubilee Street, South Perth.

From your cordial conversations it would appear your preference is that if we do decide to redevelop the site, that the relocation option is your preferred option.

Your earliest confirmation of this correspondence would be appreciated as we have a meeting on July 24, 2007. For any further discussion I would be very happy to continue on either 9446 8450 or 0414243459 or visiting your Office.

Yours sincerely

A handwritten signature in black ink, appearing to read "M. R. Collett". The signature is written in a cursive style with some flourishes.

M R Collett, ARAIA

City of South Perth

Attachment 10.5.1

List of Application for Planning Consent Determined Under Delegated Authority for the Period 1/11/2008 to 30/11/2008

Application #	Ext. Ref.	PC Date	Address	Applicant	Status	Description
011.2008.00000124.001	CA6/83	28/11/2008	83 Canning HWY SOUTH PERTH	Hartree & Associates Architects	Refused	MIXED DEVELOPMENT
011.2008.00000134.001	WE1/46	12/11/2008	46 Welwyn AVE MANNING	Prestigious Building & Design	Refused	PATIO ADDITION TO GROUPED DWELLING
011.2008.00000165.001	FO4/2	3/11/2008	2 Fourth AVE KENSINGTON	Ms A J Daley	Refused	MIXED DEVELOPMENT
011.2008.00000178.001	AN1/49	26/11/2008	49 Angelo ST SOUTH PERTH	City Of South Perth	Approved	Additions / Alterations to Car Park
011.2008.00000196.001	LE3/20	13/11/2008	20 Leonora ST COMO	Overman & Zuideveld Pty Ltd	Approved	THREE GROUPED DWELLINGS
011.2008.00000197.001	SO1/27	5/11/2008	17 South Perth ESPL SOUTH PERTH	Greg Rowe & Associates	Refused	BOUNDARY SCREEN WALL
011.2008.00000233.001	PA4/18	12/11/2008	18 Parsons AVE MANNING	J Corp Pty Ltd	Approved	ADDITIONAL DWELLING TO FORM 2 GROUPED.
011.2008.00000246.001	AN1/12	26/11/2008	124 Angelo ST SOUTH PERTH	Swan Patios	Approved	PATIO ADDITION TO SINGLE HOUSE
011.2008.00000250.001	WA7/18	5/11/2008	18 Wattle ST SOUTH PERTH	Ms L J Robertson	Refused	TWO STOREY SINGLE HOUSE
011.2008.00000284.001	HE3/43	21/11/2008	43 Hensman ST SOUTH PERTH	Anthony Michael Designs	Approved	PATIO ADDITION TO SINGLE HOUSE
011.2008.00000302.001	ED5/27	14/11/2008	27 Ednah ST COMO	Mr J P Beales	Approved	TWO STOREY SINGLE HOUSE
011.2008.00000323.001	GL1/15	13/11/2008	15 Gladstone AVE SOUTH PERTH	JWH Group Pty Ltd	Approved	TWO STOREY SINGLE HOUSE
011.2008.00000336.001	LO1/13	17/11/2008	131 Lockhart ST COMO	Q3 Architecture	Approved	ADDITIONS TO GROUPED DWELLING(S)
011.2008.00000337.001	BI3/58	13/11/2008	58 Birdwood AVE COMO	Afra Construction Pty Ltd	Approved	Additions / Alterations to
011.2008.00000340.001	RO1/20	28/11/2008	20 Robert ST COMO	Mr P E Edmiston	Approved	OUTBUILDING
011.2008.00000351.001	CA/262	6/11/2008	262 Canning HWY COMO	Mr J Symington	Approved	PUBLIC UTILITY
011.2008.00000358.001	OM1/7	12/11/2008	7 Omagh GR WATERFORD	Honest Holdings Pty Ltd	Approved	TWO STOREY SINGLE HOUSE
011.2008.00000381.001	ON1/6	6/11/2008	6 Onslow ST SOUTH PERTH	One Stop Patio Shop	Approved	PATIO ADDITION TO GROUPED DWELLING
011.2008.00000385.001	CA6/13	5/11/2008	133 Canning HWY SOUTH PERTH	Ray Scarce & Associates	Approved	CHANGE OF USE: SHOP TO TAKE-AWAY FOOD
011.2008.00000392.001	CO10/7	26/11/2008	7 Cornish CRES MANNING	Mr M Bonnardeaux	Approved	Additions / Alterations to Single House
011.2008.00000393.001	HO1/48	13/11/2008	48 Hobbs AVE COMO	Mr G W Peters	Approved	Additions / Alterations to Single House
011.2008.00000406.001	TO1/95	12/11/2008	95 Todd AVE COMO	Sovereign Building Company Pty Ltd	Approved	TWO STOREY SINGLE HOUSE

List of Application for Planning Consent Determined Under Delegated Authority for the Period 1/11/2008 to 30/11/2008

Application #	Ext. Ref.	PC Date	Address	Applicant	Status	Description
011.2008.00000409.001	BI3/77	13/11/2008	77 Birdwood AVE COMO	NH Enterprises Pty Ltd	Approved	Carport Addition to Single House
011.2008.00000411.001	HO6/26	11/11/2008	26 Hogg AVE SALTER POINT	Trade Direct Patios	Approved	PATIO ADDITION TO SINGLE HOUSE
011.2008.00000438.001	TA1/36	5/11/2008	36 Talbot AVE COMO	Signwave South Melbourne	Approved	SIGN
011.2008.00000445.001	DY1/35	6/11/2008	35 Dyson ST SOUTH PERTH	Perth Shade Co.	Approved	PATIO ADDITION TO SINGLE HOUSE
011.2008.00000448.001	DO2/57	5/11/2008	57 Douglas AVE SOUTH PERTH	Messrs GC Crook, L Crook and TL Cro	Approved	ALTERATIONS TO GROUPED DWELLING(S)
011.2008.00000451.001	HO1/63	12/11/2008	63 Hobbs AVE COMO	Concept Steel Constructions	Approved	PATIO ADDITION TO SINGLE HOUSE
011.2008.00000459.001	SW3/13	12/11/2008	13 Swanview TCE SOUTH PERTH	Riverstone Construction Company	Approved	TWO STOREY SINGLE HOUSE
011.2008.00000464.001	LE5/87	11/11/2008	87 Ley ST COMO	Harlequin Roofing & Patio	Approved	PATIO ADDITION TO GROUPED DWELLING
011.2008.00000477.001	LA6/7	21/11/2008	7 Lawler ST SOUTH PERTH	Mr J Barnes	Approved	OUTBUILDING
011.2008.00000497.001	HU2/39	25/11/2008	39 Hurlingham RD SOUTH PERTH	Westral	Approved	OUTBUILDING
011.2008.00000500.001	FO1/99	4/11/2008	99A Forrest ST SOUTH PERTH	Kerdels	Approved	PATIO ADDITION TO GROUPED DWELLING
011.2008.00000508.001	HO1/54	27/11/2008	54A Hobbs AVE COMO	Mr G McCamey	Approved	Additions / Alterations to Single House
011.2008.00000517.001		12/11/2008	119 Gwentyfred RD KENSINGTON	Kalmar Factory Direct	Approved	OUTBUILDING
011.2008.00000521.001		10/11/2008	Amherst ST SOUTH PERTH	Greg Davies Architect	Approved	Additions / Alterations to
011.2008.00000522.001		28/11/2008	11 Kennard ST KENSINGTON	Mr & Mrs M Rose	Approved	PATIO ADDITION TO SINGLE HOUSE
011.2008.00000523.001		28/11/2008	25 Brittain ST COMO	Steel Direct	Approved	PATIO ADDITION TO GROUPED DWELLING
011.2008.00000548.001	HE1/5	18/11/2008	5 Henley ST COMO	Mr R A Hunt	Approved	TWO STOREY SINGLE HOUSE



POLICY P560

Motor Vehicles

Relevant Management Practice M560

Motor Vehicles

Strategic Plan Goal

Goal 5: Organisational Effectiveness

Relevant Delegation

Nil

Rationale

The City is required to maintain a Light Vehicle Fleet to enable the Organisation to effectively undertake the many and varied activities of a local government authority. The Light Vehicle Fleet is matched to the activities expected of it by the Organisation as well as the expectations wherever practicable of the Officers assigned responsibility for the vehicles. The Mayor, Chief Executive Officer, Directors, Managers and certain senior staff are assigned vehicles for both organisational and private use purposes and act as custodians of the vehicles.

The Light Vehicle Fleet will meet responsible standards in regard to fuel consumption, greenhouse gas emissions, safety and whole of life costs. This Policy establishes the principles by which the Light Vehicle Fleet will be purchased and operated.

Policy : General

1. The City will provide an economical and environmentally responsible light vehicle fleet. The following criteria will be applied to all new vehicle purchases:
 - (a) Using the Green Vehicle Guide, only vehicles with a combined score of 12 out of 20 or more for both the greenhouse and air pollution ratings will be purchased;
 - (b) Using the ADR 81A testing regime, vehicles generally will not be considered if the fuel consumption exceeds 10 litres per 100 kilometres travelled;
 - (c) Using the Green Vehicle Guide, carbon (CO₂) emissions should not exceed 240 grams per kilometre;
 - (d) Purchasing evaluations will use the most economical cost per kilometre calculated using:
 - Cost of capital;
 - Depreciation verified by Industry standards (e.g. Red Book or similar); and
 - Cost of fuel based on specified fuel consumption.
 - (e) All vehicles to carry a 4 star minimum ANCAP (safety) rating.
2. The annual budget provides allocations for each category of vehicle within the Light Vehicle Fleet that is consistent with and complementary to the needs of the organisation and the Officer. The Mayor will be assigned a vehicle of comparable standard to that allocated to the Chief Executive Officer.
3. Fleet vehicles are allocated to the Directorates and the Officers contained therein. The conditions of use that apply will be determined by the relevant Management Practice.

Categories of Vehicles

The Light Vehicle Fleet is categorised as follows:

- Category 1* Executive type vehicles assigned to the Mayor, Chief Executive Officer and Directors with the right to use the vehicle for private purposes.
- Category 2* Fleet vehicles which have been allocated to Departmental Managers or similar Team Leaders for restricted or private use purposes. These vehicles are to be available for City use during normal business hours.
- Category 3* Fleet vehicles which have been allocated to Senior Professional Staff, Coordinators, Section Leaders or similar with limited private use. These vehicles are to be available for City use during normal business hours.
- Category 4* All other vehicles, including fleet vehicles are allocated to Officers for commuting purposes on the basis of their after hours availability for City business (i.e. Utilities, Vans, Ranger vehicles etc) and may include City vehicles that are not allocated for commuting and are secured on City property when not in use

Types of Vehicles

For all categories of vehicle, the City will satisfy the criteria for an economically and environmentally responsible Light Vehicle Fleet by:

- Generally purchasing only four cylinder petrol or diesel powered sedans or sports wagons;
- Meeting the criteria specified in paragraph 1 (General) above;
- Purchasing the required vehicles through the State Government Common Use Purchasing Agreement, by Tender or formal quotation; and
- For Category 4 vehicles, the City may purchase six cylinder Liquid Petroleum Gas powered commercial vehicles where the needs of the Organisation is best served by that type of vehicle.

Other Relevant Policies

Nil

Other Relevant Documents

Nil

This policy was adopted by resolution of Council at its meeting 16 December 2008