



NOTES

May Council Agenda Briefing
Held in the Council Chamber
Tuesday 20 May 2008
Commencing at 5.30 pm

Present:

Mayor J Best Chairman

Councillors:

G W Gleeson	Civic Ward
I Hasleby	Civic Ward
P Best	Como Beach Ward
L P Ozsdolay	Manning Ward
C A Cala	McDougall Ward
R Wells, JP	McDougall Ward
R Grayden	Mill Point Ward
K R Trent, RFD	Moresby Ward (from 5.50 pm)
S Doherty	Moresby Ward

Officers:

Mr C Frewing	Chief Executive Officer
Mr M J Kent	Director Financial and Information Services
Mr S Cope	Director Development and Community Services
Mr L Croxford	Acting Director Infrastructure
Mr N Kegie	Acting Director Development and Community Services (until 6.20 pm)
Ms D Gray	Manager Financial and Information Services
Mr M Taylor	Manager City Environment (until 6.40 pm)
Mr R Kapur	Acting Manager Development Assessment
Mr R Bercov	Strategic Urban Planning Adviser (until 6.35 pm)
Ms H Doran-Wu	Community Development Coordinator (until 6.20 pm)
Miss J Jumayao	Research Officer
Ms J Sethi	Minute Taker Trainee

Apologies

B Hearne	Como Beach Ward
D Smith	Mill Point Ward
T Burrows	Manning Ward

Gallery

Approximately 4 members of the public and no members of the press present

OPENING

The Mayor opened the Agenda Briefing at 5.34 pm, 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 April Council Agenda reports would be presented by the Chief Executive Officer.

OPENING OF DEPUTATIONS

The Mayor opened Deputations at 5.40 pm

Amanda Butterworth representing the applicant Allerding & Associates. 125 Hamersley Road, SubiacoAgenda Item 10.3.2
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Ms Butterworth spoke in support of the officer recommendation on the following points;

- Response to any neighbour comment (if any) at the meeting
- Condition regarding setback to building bulk
- Any matter raised by councillors
- In support of officers recommendation and appreciative for the discretion to change the condition in relation to setback to building bulk.

June Davis and Sheila Perrot, Collier Park VillageAgenda Item 10.0.2

Ms Davis spoke about issues and queries relating to the “Expressions of Interest” for the Collier Park Hostel on the following points;

- What measures will be taken to honour contracts with original residents from the Collier Park Village so that they are not required to pay any more to be admitted to the Hostel?
- If there would be a guarantee that later residents would have their ongoing Premium deducted from the Admittance Fee to the Hostel.
- How having the Hostel onsite to possibly move into was always an incentive to buy into the Village.
- Resident’s investment in their unit slowly depreciates as there is no allowance for Capital Gains Tax.

Note: Questions were raised by Members following each of the Deputations and responded to by presenters/ officers.

Note: Cr Grayden arrived a 5.50 pm.

Close of Deputations

The Mayor closed Deputations at 5.55p m and thanked everyone for their comments

MAY COUNCIL AGENDA REPORTS

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

10.0.1 Membership - CEO Evaluation Committee (Item 12.1 April 2008 Council Meeting)

This report considers restructuring the membership of the CEO Evaluation Committee, in order to alleviate the problem of having to reschedule meetings due to a lack of quorum.

10.0.2 Expressions of Interest for Ownership/ Management Collier Park Village Hostel (Item 10.0.2 April 2008 Council Meeting)(subject to a Deputation)

The reports seeks Council endorsement of a ‘brief’ calling for ‘expressions of interest’ for the ownership / management of the Collier Park Village Hostel.

10.0.3 Community Visioning (Item 10.0.7 Feb 2008 Council Meeting)

The report seeks to consolidate the information gathered to date regarding the implications of the City conducting a Visioning process and recommend that the City embarks on such a process.

Note: Mr N Kegie and Ms H Doran-Wu retired from the meeting at 6.30 pm.

10.3.1 Proposed 4-Multiple Dwellings within a 4-Storey Building - Lot 29 (No. 93) South Perth Esplanade, South Perth

This application deals with planning approval for 4-Multiple Dwellings within a 4-Storey Building. The proposal conflicts with Council Policy P376 "Residential Boundary Walls".

10.3.2 Proposed Two Grouped Dwellings within a 4-Storey Building - Lot 3 (No. 5) Parker Street, South Perth (subject to a Deputation)

This application deals with application for planning approval for two Grouped Dwellings within a 4-Storey Building. The proposal conflicts with the 2008 R-Codes; various wall setbacks (south) and solid dividing fences.

10.3.3 Council position on Skillion Roofs for new dwellings in relation to compliance with Council Policy P370 "General Design Guidelines for Residential Development"

This report seeks to obtain a Council resolution regarding support for skillion roofs in order to provide guidance to the Planning Officers when dealing with future applications.

Note: Mr R Bercov retired from the meeting at 6.40 pm.

10.4.1 Tender for Supply and delivery of One Diesel Powered Front End Loader, with a trade in of Volvo L35 Loader

This report outlines the assessment process and recommends the preferred tenderer, for the supply of one Diesel Powered Front End Loader.

Note: Mr M Taylor retired from the meeting at 6.45 pm.

10.5.1 Applications Approved Under Delegated Authority.

This report advises Council of applications for planning approval determined under delegated authority during the month of April 2008.

10.5.2 Use of the Common Seal

This report provides details of the use of the Common Seal for the month of April 2008.

10.5.3 Review of Deputations at Council Agenda Briefings, 'Work in Progress' Agenda available to the Public; and Consideration of Major Development Concept Forums being Open to the Public

This report reviews the practice of making the *draft* Agenda available to the public; hearing planning deputations during Council Agenda Briefing sessions and consider a suggestion that Major Development Concept Forums also be open to the public.

10.6.1 Monthly financial Management Accounts

This report details the monthly management account summaries compiled according to the major functional classifications compare actual performance against budget expectations.

10.6.2 Monthly Statement of Funds, Investments and Debtors at 31 April 2008

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

10.6.3 Warrant of Payments Listing

This report presents a list of accounts paid under DA for the month of March 2008.

Notes: May Council Agenda Briefing 20.5.2008

10.6.4 Capital Projects Review to 30 April 2008

A schedule of financial performance supplemented by relevant comments is provided in relation to approved capital projects to 30 April 2008.

Closure

The Mayor closed to Agenda Briefing at 7:09 pm and thanked everyone for their attendance.



NOTES

2008 Residential Design Codes of Western Australia Held at the Council Briefing Room Wednesday 21 May 2008 Commencing at 5.30pm

Present

Mayor J Best

Chairman

Councillors

I Haselby

Civic Ward (until 7.02pm)

G W Gleeson

Civic Ward

P Best

Como Beach Ward

L O Ozsdolay

Manning Ward

R Wells, JP

McDougall Ward

C A Cala

McDougall Ward

S Doherty

Moresby Ward

K Trent

Moresby Ward

Officers

Mr S Cope

Director Development and Community Services

Mr R Bercov

Strategic Urban Planning Advisor

Mr R Kapur

Acting Manager, Development Assessment

Ms N Cecchi

Secretary, Planning Services (Notes)

Apologies

Cr D S Smith

Mill Point Ward

Cr T Burrows

Manning Ward

Cr R Grayden

Mill Point Ward

Mr C Frewing

Chief Executive Officer

OPENING

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

1. **2008 Residential Design Codes of Western Australia (R-Codes)**

The Director, Development and Community Services provided the 'format' of the briefing and the Strategic Urban Planning Adviser gave an overview of the historical / background information. The Acting Manager, Development Assessment clarified the following new / modified provisions incorporated in the revised R-Codes:

- Clause 6.1.2 “Additional site area requirements / concessions”;
- Clause 6.1.3 “Variation to the minimum site area requirements”;
- Clause 6.2.4 “Surveillance of the street”;
- Clause 6.2.5 “Street walls and fences”;
- Clause 6.2.8 “Garage doors”;
- Clause 6.4.2 “Outdoor living areas”;
- Clause 6.4.5 “Landscaping requirements”;
- Clause 6.8.1 “Visual privacy”; and
- Changes - Table 1 / Definitions.

At the conclusion of the presentation, Members raised questions and points of clarification which were responded to by the Strategic Urban Planning Adviser and Acting Manager, Development Assessment.

Relevant points in relation to R20/25 zoning were:

- Number of COSP lots likely to be affected.
- Other Council’s approach to this issue, if at all.
- The feasibility for COSP to undertake a mini TPS review on this issue.
- Any comments from the Minister or Director General Department for Planning and Infrastructure.
- Advice officers should give to COSP residents who might be affected.

2. Closure

The Mayor thanked everyone for their attendance and closed the Concept Forum at 7.08pm.



NOTES
CONCEPT FORUM
Draft Budget Presentation
Held in the Council Chamber
Tuesday 3 June 2008
Commencing at 5.37pm

Present

Mayor J Best

Chairman

Councillors:

G W Gleeson

Civic Ward

I Hasleby

Civic Ward

P Best

Como Beach Ward

T Burrows

Manning Ward

L P Ozsdolay

Manning Ward

C A Cala

McDougall Ward

R Wells, JP

McDougall Ward

R Grayden

Mill Point Ward

S Doherty

Moresby Ward

Officers:

Mr C Frewing

Chief Executive Officer (from 5.43pm)

Mr M J Kent

Director Financial and Information Services

Mr S Cope

Director Development & Community Services

Ms D Gray

Manager Financial Services

Apologies

B Hearne

Como Beach Ward (Leave of Absence)

D Smith

Mill Point Ward

K R Trent, RFD

Moresby Ward

OPENING

The Mayor opened the Concept Forum at 5.37pm, welcomed everyone in attendance and advised the format for the Briefing.

1. Draft Budget

The Director Financial & Information Services then provided a comprehensive briefing on the 2008/2009 Draft Budget and the triennial revaluation of GRVs for all properties within the City. The content of the presentation was delivered in 7 sections with an opportunity for questions, feedback and comments from Council Members provided at the end of each section.

Section 1 - Overview & Economic Context for the Budget

- Principles underlying the development of the Budget.
- Economic context for the Budget (including the WALGA Local Govt Cost Index).
- Financial Overview (By Operating & Capital Classification).
- Funding Mix for the Budget - showing proportional contributions.
- Financial trends over last 5 years.

Section 2 - Summary Details by Directorate

- Operating Revenue classified by directorate.
- Operating Expenditure classified by directorate.

Section 3 - Salaries & Staffing Levels

- Salaries and staffing levels compared to prior year.
- Economic context for salaries & staffing levels.
- Movements in FTE levels for the upcoming period.
- Salaries & Associated Costs by department - 2008.
- Salaries & Associated Costs by department - 2009.
- Permanent versus Temporary Staff.

Section 4 - Developing the Local Govt Budget, GRV, Rates & Rubbish Charges.

- The basic Budget Equation - and how the budget is built.
- Determining the 'Amount required from Rates'.
- How to calculate a Rate in the \$
- GRV - what is it, what is its role in calculating Rates and how are Rates calculated.
- What is a Revaluation Year and what is the impact of the triennial GRV revaluation.
- Summary of the GRV changes across the City by suburb.
- Explanation of the modelling technique used to get the most equitable, responsible and sustainable rating outcome.
- Summary of the impact of Rates Modelling Option 1
- Summary of the impact of Rates Modelling Option 2
- Summary of the impact of Rates Modelling Option 3
- Rates impact on Minimum Rated, Mean (average) and Median properties.
- Rubbish Service Levy.
- Combined impact of Rates & Rubbish Charge on Minimum, Average & Median properties.

Section 5 - Operating Budget Details.

- Major Operating Budget elements - Administration.
- Major Operating Budget elements - Infrastructure.
- Selected Expenditure Items by type.
- Expenses relating to Council Members.

Section 6 - Capital Budget (following on from Capital Projects Workshop).

- Status of the revised 2007/2008 Capital program.
- Potential Carry Forward Projects.
- 2008/2009 Capital Program - Administration.
- 2008/2009 Capital Program - Infrastructure.

Section 7 - Next steps in the Process.

- Fees & Charges Schedule for 2008/2009.
- Key dates in the Budget Process.
- Preview of the Proposed Budget Briefing.

Council Members were provided with presentation notes, a geographical representation of changes in GRV across the City and summary financial information schedules complemented by expenditure analysis by type for each department..

At the conclusion of the presentation the Director Financial & Information Services addressed questions, feedback and comments from Council Members on various aspects of the budget and rating process.

Outcome:

The Director Financial & Information Services noted the feedback and observations of the Council Members and undertook to further progress the development of the 2008/2009 Annual Budget in accordance with that feedback.

Closure

The Mayor thanked the Director Financial & Information Services and his team (on behalf of Council) for their commitment in preparing such a comprehensive briefing. He then thanked everyone for their attendance and closed the Concept Forum at 7.30pm.



NOTES

City of South Perth Youth Sustainability
Advisory Board Presentation
Held in the Council Chamber
Thursday 5 June 2008
Commencing at 4.30pm

Present

Mayor J Best
S Doherty
P Best

Moresby Ward
Como Beach Ward

Officers:

Mr C Frewing
Mr M Taylor
Mrs K Dravnieks
Ms W Patterson

CEO
Manager City Environment
City Environment Coordinator
Sustainability Coordinator

Youth Sustainability Advisory Board

Catrina Luz-Aniere	Millennium Kids Program Director
Megan Hudson	Millennium Kids
Jeffery Clunes	Aquinas
Jack Hynam	Curtin
Samuel Hansen	Curtin
Amelia Toyne	Kensington
Ryan Harte	Kensington
Savannah Clee	Penrhos
Dana McMullen	Penrhos
Jessica Baldock	Penrhos
Abbey Griffin	Penrhos
Abbie Harris	South Perth
Kimberley Claux	South Perth
Alexander Craig	Wesley
Lachlan Groom	Wesley

Special Guests:

Ms Caroline Wright	Representative for Michelle Scott, Commissioner for Children and Youth
Mr Brett Jackson	Chairman, Millennium Kids Inc
Ms Karen Price-Howe	Director Native Arc
Ms Jennifer Broz	Principal, Curtin Primary School
Mr Harry Tysoe	Principal, Kensington Primary School
Dr Glenda Parkin	Principal, Penrhos College
Mr Darryl Mansfield	South Perth Primary School
Ms Janelle McGann	Director of Teaching and Learning, Wesley College

Ms Jackie Hunt Wesley College Middle School
Ms Lesley Curruthers Como Secondary College

Apologies

I Hasleby Civic Ward
T Burrows Manning Ward
K R Trent Moresby Ward
C Cala McDougall Ward
D Smith Mill Point Ward

OPENING

At 4.40 pm the Youth Sustainability Ambassadors welcomed guests. COSP, Commissioner for Children and Youth Representative, Principals and other guests.

Acknowledged was given to Indigenous owners of the land.

The Mayor responded to the Youth Ambassadors and opened the Presentation.
Youth Ambassadors gave a Prayer for Philip Pandal, first Patron of Millennium Kids Inc.

Presentation by CoSP Youth Sustainability Ambassadors

The Ambassadors, representatives from six schools in the City, informed the meeting on about the Youth Sustainability Advisory Board and the Footprints Program. All schools were invited to ensure they had representation on the Board.

A power point presentation included:

- Background to Millennium Kids and City of South Perth Partnership
- Background to 2007 – Exploring the Riverbank and Waterways
- Footprints Conference 2008 – Planning the Program
- Footprints MK Ten Steps Audit
 - What do we like about our community?
 - What don't we like about our community?
 - What we want to change?
- Project concepts for 2008
 - WATER AND TREES
 - NATIVE ANIMALS
 - PEACE AND LIFESTYLE

Karen Price-Howe, Director of Native Arc spoke on her 20 years experience looking after wildlife and the support Native Arc is receiving through students in the program.

The Mayor replied that it was important that Council and schools worked together to make these programs happen. He also spoke on the upcoming Visioning Project.

Caroline Wright spoke on behalf of the Commissioner for Children and Young People noting the importance of the positive interaction that programs like the Footprints program and the Youth Sustainability Ambassadors provided.

Guests were given the opportunity to ask questions about the Footprints Program and the Youth Sustainability Ambassadors. It was agreed that new students were able to be selected by schools to replace those moving onto high school or leaving.

Cliff Frewing congratulated the project and spoke on how social responsibility was important for local government. He thanked all for attending

The meeting closed at 5.30 pm.



NOTES
CONCEPT FORUM
Availability of Plans to the Public
Held in the Council Briefing Room
Tuesday, 10 June 2008
Commencing at 5.30pm

Present

Mayor J Best Chairman

Councillors

I Hasleby	Civic Ward
P Best	Como Beach Ward
B Hearne	Como Beach Ward
L P Ozsdolay	Manning Ward
T Burrows	Manning Ward (from 5.45pm)
C A 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 Cope	Director, Development and Community Services
Mr R Bercov	Strategic Urban Planning Adviser
Mrs G Fraser	Senior Strategic Planning Officer (Notes)

Legal Consultant

Mr D McLeod McLeods Barristers and Solicitors

Apologies

Cr G W Gleeson Civic Ward

OPENING

The Mayor opened the Concept Forum at 5.30pm, welcomed everyone in attendance and advised the 'format' of the briefing.

1. Availability of Plans to the Public

The Strategic Urban Planning Adviser gave a summary of the related March 2008 Council meeting report and provided an overview of the following:

- Background - Dispensing takeaway copies of development plans to neighbours;
- Option 1 - No change (Benefits / Disadvantages);
- Option 2 - Paper plans (Benefits / Disadvantages);
- Option 3 - Outline plan (Benefits / Disadvantages);
- Website display (Benefits / Disadvantages);
- Officer's recommendation;
- Alternative new practice; and
- Timing of implementation of alternative new practice.

At the conclusion of the presentation, Members raised questions and points of clarification which were responded to by the legal consultant, Mr Denis McLeod and the Strategic Urban Planning Adviser.

Relevant points concerning this matter were:

- Provide details of developers or owners for further information.
- Advise neighbours that they can bring an expert to view plans.
- Request developers to sign an agreement to provide plans.

2. Closure

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



NOTES
CONCEPT FORUM
Prostitution Legislation
Held in the Council Chamber
Wednesday 11 June 2008
Commencing at 7.09 pm

Present

Mayor J Best

Chairman

Councillors

G W Gleeson

Civic Ward

I Hasleby

Civic Ward

P Best

Como Beach Ward

C A Cala

McDougall Ward

D Smith

Mill Point Ward (until 8.50pm)

S Doherty

Moresby Ward

K R Trent, RFD

Moresby Ward

Officers

Mr C Frewing

Chief Executive Officer

Mr S Cope

Director, Development and Community Services

Mr R Bercov

Strategic Urban Planning Adviser

Mrs G Fraser

Senior Strategic Planning Officer

Mr M Stuart

Senior Planning Officer

Mr S Camillo

Manager, Environmental Health and Regulatory Services

Ms N Cecchi

Secretary, Planning Services (Notes)

City of Belmont

Mayor Glenys Godfrey

Cr Gerard Dornford

Cr Ross Rossi

Cr Steve Wolff

Cr Paul Hitt

Cr Brenda Whiteley

Mr Neville Deague

Acting CEO

Ms Katherine Adsett

Acting Manager, Planning Services

Mr Kevin Davidson

Manager, Health and Ranger Services

Town of Victoria Park

Mayor Trevor Vaughan

Cr Keith Hayes

Cr Julie Armstrong

Mr Brian Callander

Acting Chief Executive Officer

Ms Rochelle Lavery

Director, Sustainable Development

McLeods Barristers and Solicitors

Geoff Owen	Speaker
Peter Gillett	Speaker
Ian McLeod	Speaker
Denis McLeod	Speaker
Fiona Grgich	
Peter Wittkuhn	
Tim Beckett	

Industry Speaker

Ms Beverley Clark	Owner - Langtrees, Perth / Kalgoorlie (until 8.30pm)
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Apologies

Cr B Hearne	Como Beach Ward
Cr L P Ozsdolay	Manning Ward
Cr T Burrows	Manning Ward
Cr R Wells, JP	McDougall Ward
Cr R Grayden	Mill Point Ward
Mr Robert Cruickshank	Town of Victoria Park (Manager, Planning Services)

OPENING

The Mayor opened the Concept Forum at 7.09pm, welcomed everyone in attendance and advised the 'format' of the briefing.

1. Prostitution Amendment Act 2008 and Local Government (Assented to 14 April 2008)

Mr Denis McLeod introduced the legal 'team' and gave an overview of their presentations.

Geoff Owen

The Prostitution Amendment Act 2008 and Local Government planning controls:

- 'Prostitution' or a 'sexual services' business.
- Sexual services business regulations in WA - Containment Policy / End of containment and reform.
- Planning controls.
- Planning issues - Amenity.
- Proposed planning controls - 4.1 Section 21X / 4.2 Section 21Y.
- Significant issues for Local Governments.

Ian McLeod

Sex industry law reform and Local Government:

- Intended effect of Amendment Act - General aims / Intended role of Local Government / Intention of WAPC.
- Application in other states - Planning schemes / Planning policies and conditions used to regulate.
- Problems faced in other jurisdictions.
- Possible solutions.

Peter Gillett

Sexual service businesses and Local Government enforcement.

- Local Governments should treat any non-compliance or breaches by a sexual services business in a similar way to any other no-compliance or breach of the Local Government's Town Planning Scheme.

The owner of Langtrees, Ms Beverly Clark then gave an industry perspective in relation to the new legislation on sexual service businesses and the effect on sex workers and the community. It was noted that the legislation did not apply to sexual service businesses operating with up to two workers and this would seem to have the greatest impact on Local Government. Ms Clark mentioned that, in her view, controls on advertising sexual services would be the most simple and effective form of measures to control the growth of sexual service businesses.

At the conclusion of the presentations, Members raised questions and points of clarification which were responded to by the legal 'team' and Ms Beverley Clark.

Note: The Mayor thanked Ms Clark for addressing the Concept Forum and she left the briefing at 8.30pm.

Note: Councillor Smith left the briefing at 8.50pm.

2. Closure

The Mayor closed the Concept Forum at 9.23pm and thanked everyone for their attendance.

10.0.2 Draft Revised Policy P350 'Residential Design Policy Manual.' Endorsement for advertising. *(Item 9.0.2 May 2005 Council meeting refers)*

Location:	City of South Perth
Applicant:	City of South Perth
Lodgement Date:	Not applicable
File Ref:	LP/801
Date:	12 February 2008
Author:	Gina Fraser, Senior Strategic Planning Officer
Reporting Officer:	Steve Cope, Director, Development and Community Services

Summary

This report presents thirteen draft revised City-wide policies comprising Part 1 of Policy P350 'Residential Design Policy Manual'. It is recommended that the draft Policy Manual be endorsed to enable public consultation on the draft revised policies to be implemented.

Background

The draft revised Policy P350 'Residential Design Policy Manual' (Policy Manual) is attached (**Attachment 10.0.2**).

The Policy Manual is a supporting policy-status document, prepared and adopted under the provisions of Clause 9.6 of Town Planning Scheme No. 6 (TPS6).

The draft Policy Manual was initially considered by Council Members at a briefing session in March 2004, and then at a workshop in July 2004 before being advertised for public comment. A number of modifications requested by Council Members were incorporated prior to the Policy Manual being advertised for the lodging of public submissions. It was presented to the Council again in May 2005 at the conclusion of the advertising period, when the Council resolved that "*a decision on this matter be deferred pending a workshop on the Draft Residential Design Policy Manual to be held at the earliest available date*".

Since that time, however, officers have identified and undertaken numerous additional major and minor improvements to the Policy Manual. These are incorporated into the attached draft revised Policy Manual. Each of the individual policies comprising Part 1 of the Policy Manual is now very different from those which were previously considered by the Council, in terms of number, arrangement, format and content. The revisions are so extensive that the Policy Manual could now be viewed as a different document, and it should be considered afresh, independently of the previous draft versions.

On 6 December 2006, a 'progress briefing' was provided to Council Members advising of the additional work required to be undertaken. Subsequently, the broad content and form of the revised Policy Manual was explained at a Council Members' Concept Forum held on 7 August 2007. Copies of each policy were then progressively provided to Council Members at fortnightly intervals as attachments to the Council Members' Bulletins, to facilitate familiarisation with their content. Updated copies of the Policy Manual were provided prior to a more detailed Concept Forum which was held on 5 February 2008. At the 5 February Concept Forum, each policy was explained by officers, and resulted in valuable discussion and feedback from Council Members on many aspects of the policies. Most of the Council Members' suggested modifications have been incorporated into the revised draft Policy Manual contained in Attachment 10.0.2 in preparation for community comment.

In its original draft form, the Policy Manual contained:

- 17 City-wide policies dealing with particular aspects of residential development; and
- 14 Precinct-based streetscape policies.

MINUTES: ORDINARY COUNCIL MEETING: 26 FEBRUARY 2008

In the 2005 revised version, the number of City-wide policies was reduced from 17 to 15 by the amalgamation of some policies. The current (2008) revised Policy Manual will initially contain 13 specific-purpose City-wide policies. Two additional policies, relating to rights-of-way and subdivision into narrow or 'battle-axe' lots, may be added later, depending on the outcome of current discussions and negotiations with the Western Australian Planning Commission. Other City-wide policies may be added in the future as the need arises.

With respect to the 14 Precinct-based streetscape policies, it has been recognised that the preparation of these requires further careful consideration and that community consultation and engagement processes may be appropriate at an early stage. To undertake this exercise, the Council might decide to engage consultants who are skilled in this process. Consequently, no Precinct-based streetscape policies are included in the current version of the Policy Manual. These will comprise Part 2 of the Policy Manual at a later stage.

Part 1 of the Policy Manual comprises the following:

- Introduction
- Policy 1 Sustainable Design
- Policy 2 Residential Boundary Walls
- Policy 3 Car Parking Access, Siting, and Design
- Policy 4 Additions to Existing Dwellings
- Policy 5 Trees on development sites and adjoining street verges
- Policy 6 Safety and Security
- Policy 7 Fencing and Retaining Walls
- Policy 8 Visual Privacy
- Policy 9 Significant Views
- Policy 10 Ancillary Accommodation
- Policy 11 Aged or Dependent Persons' Dwellings
- Policy 12 Single Bedroom Dwellings
- Policy 13 Strata Titling of Dwellings Constructed prior to Town Planning Scheme No. 6

The policies, all of which relate to residential development, reflect the Council's current position on each issue. In the course of preparing each policy, comments from all relevant branches of the Council administration have been sought and incorporated, as appropriate.

Much of the content of the 2008 revised Policy Manual has been in operation for many years. The main improvements incorporated into the attached policies as compared with those advertised for public comment in 2005, are as follows:

- The policies have been re-ordered into a more user-friendly and logical sequence.
- The format has been modified to reflect the more familiar corporate image of other Council policies.
- Large amounts of superfluous descriptive background material have been removed and the policies streamlined for ease of use.
- A new policy relating to sustainability has been added.
- Generic City-wide discussions on streetscape compatibility have been removed, and will be covered more specifically in any Precinct-based streetscape policies which are later adopted.
- The right-of-way and subdivision policies have been removed, since they rely on the State Government approval process. The Council's position on certain aspects of these matters may be presented in policy form when it has been established that the Western Australian Planning Commission will consistently support the City's expressed position on these matters.
- The City's Standard Conditions used in planning approvals have been examined, and where appropriate, corresponding provisions have been incorporated into various policies. When the Policy Manual is finally adopted by the Council, the Standard Conditions will need to be reviewed.

Comment

The Policy Manual commences with an 'Introduction' which explains the purpose and background to the document. Previously, the 'Introduction' contained a large amount of administrative and procedural information which was not relevant to the policies within the Policy Manual. Most of this material has been removed, and the Introduction has been decreased from thirteen to two pages in length. It now briefly describes the following aspects of the Policy Manual:

- Status of the Policy Manual.
- Relationship between parts of the Policy Manual.
- Scope of the Policy Manual.
- Purpose of the Policy Manual.
- Objectives of the Policy Manual.

Each of the thirteen individual policies comprising Part 1 of the Policy Manual contains standard introductory material comprising:

- Rationale.
- Status.
- Objectives.
- Scope.
- Definitions (where applicable).

The main provisions of the draft revised policies are described below:

Policy 1 'Sustainable Design'

This is a new policy which has been designed to reflect both the Council's position on residential sustainable design and the likely level of acceptance by the community. It has been nominated as Policy 1 to emphasise the importance of the philosophy contained in its provisions. It has been tailored so as to support and be fully compatible with the 2002 Residential Design Codes (R-Codes). Policy 1 deals with the following aspects of residential design:

- Geotechnical report relating to soil foundation, particularly in relation to acid sulfate soils (*clause 5*).
- Clarification of required details relating to solar access for adjoining lots which is already required by the R-Codes (*clause 6*).
- Sustainable design provisions, including the maximisation of solar access to outdoor living areas, positioning of windows and doors so as to take advantage of cooling summer breezes and appropriate solar access, use of water-sensitive design techniques and strategic planting of shade trees. These aspects are illustrated in a diagram (*clause 7 and Figure 1*).

Policy 2 'Residential Boundary Walls'

Similar boundary wall policies have been in operation for many years. Policy 2 emphasises that the most crucial factors in Council consideration of any boundary wall are the amenity factors (*clause 5*). The policy states that in arriving at a decision as to whether to approve a boundary wall, the listed amenity factors will always be the City's dominant consideration, and not compliance with the dimensions specified in the policy. The amenity factors are listed below:

- Streetscape character.
- Outlook from an adjoining dwelling or its front garden, if the wall is located forward of that dwelling.
- Visual impact of building bulk, where the wall is situated alongside an outdoor living area on an adjoining lot.
- The amount of overshadowing of a habitable room window on an adjoining lot. The amenity impact of the boundary wall will be deemed to be acceptable where the portion of the proposed dwelling which conforms to the R-Codes Acceptable Development setback will overshadow this window to an equivalent or greater extent than would the proposed boundary wall.

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- The amount of overshadowing of an outdoor living area on an adjoining lot, unless the portion of the proposed dwelling which conforms to the R-Codes Acceptable Development setback will overshadow this outdoor living area to an equivalent or greater extent than would the proposed boundary wall.

In addition to those amenity considerations, Policy 2 identifies a range of technical compliance issues which must be addressed, such as length of wall (*clause 6*), setbacks(*clause 7*), limitations of walls on lot boundaries (*clauses 8, 9*), and surface finish (*clause 10*).

Policy 3 'Car Parking Access, Siting, and Design'

Policy 3 deals with a wide range of technical compliance matters, including the following aspects of design:

- Access to on-site parking (*clause 5*) -
 - minimising vehicular access to a site from the street;
 - right-of-way access not mandatory;
 - street entry to be in a forward gear.
- Vehicle crossovers (*clause 6*) -
 - crossovers and development design to retain street trees;
 - crossover design and associated remedial works;
 - street tree relocation, removal or replacement. This clause links to Policy 5 which deals with street trees in more detail;
 - removal of redundant crossovers.
- Driveway gradient (*clause 7*) -
 - verge levels not to be modified;
 - indemnity for steep gradients.
- Setbacks of garages and carports, including conversion of carports to garages (*clause 8*).
- Setbacks of garages, carports and car bays from a right-of-way (*clause 9*).
- Driveway dimensions for vehicles turning into and out of car parking bays (*clause 10 and Figures 1-4*).
- Variation from prescribed car bay dimensions, including reference to universally accepted Australian Standards (*clause 11 and Figure 5*).
- Roof cover to occupiers' car bays (*clause 12*).
- Design of garages and carports including minimum opening width for garages and carports (*clause 13*).
- Visitor car parking (*clause 14*).
- Identification of car bays for different uses (*clause 15*).

Other requirements are contained in both TPS6 and the R-Codes. These requirements are not repeated in Policy 3 to avoid duplication and to avoid the perception that the requirements in those other documents have been 'downgraded' to 'Policy' status.

Policy 3 introduces a set of diagrams to assist designers and officers in relation to space required to turn into and out of car bays in different configurations (*clause 10 and Figures 1-6*).

The policy also introduces the first formal reference to an acceptable variation of car bay sizes to the extent depicted in a diagram which is modelled on the Australian Standards (*clause 11 and Figure 5*). At the December 2007 meeting, the Council resolved that this diagram is to be included in the car parking policy, pending the introduction of an amendment to TPS6 for the same purpose. Consent has been obtained from the company SAI Global Limited, which 'owns' the Australian Standards, and a nominal annual fee will be charged when the Council adopts this provision of the Policy. The particular standard appears to be universally accepted and offers minor concessions on car bay dimensions, predominantly in undercroft situations.

Policy 4 'Additions to Existing Dwellings'

This policy incorporates the provisions of the relatively new Policy P397 'Battle-Axe Residential Development - Matching Materials and Colours not Required', which will need to be rescinded should Policy 4 be finally adopted following the required community consultation. Policy 4 deals with the following aspects of residential design:

- Additions forming part of an existing dwelling (*clause 5*).
- Addition of a new dwelling to an existing dwelling (*clause 6*).
- Heritage-listed dwellings (*clause 7*).
- Application drawings to identify external materials and colours (*clause 8*).

Policy 5 'Trees on development sites and adjoining street verges'

This policy has the benefit of significant input from, and support by the City Environment Department. Policy 5 introduces the following new aspects of tree preservation:

- Required minimum distance from a tree (to a vehicle crossover or building) is measured from the centre of the tree trunk at ground level (*clause 5*).
- Unless otherwise approved, all trees 3.0 metres or more in height, where situated at least 3.0 metres from a side or rear boundary, are to be retained. Trees situated less than 3.0 metres from such a boundary are not required to be retained (*clause 7(a)*).
- Where an existing tree is to be retained on a site, any proposed building is to be situated at least 3.0 metres from the tree (*clause 7(b)*).
- In certain circumstances, where trees 3.0 metres or more in height are to be removed from a development site, the developer is to pay a fee, identified within the City's Schedule of Fees and Charges, calculated to cover not only the cost of replacement and replanting, but also the environmental and aesthetic value of a tree to be removed. Alternatively, the applicant is to justify removal of the tree (*clause 7(c)*).
- The City decides which trees are required to be retained, and may require the development proposal to be redesigned to preserve a tree (*clause 7(d)*).
- Where a development site with a frontage of 10.0 metres or wider would otherwise have no trees on site, at least one tree is to be planted within the street setback area or elsewhere. Palms are discouraged (*clause 7(e)*).
- Trees being retained are to be protected (*clause 9*).

Policy 5 also deals with the following aspects of residential design which have been included in the City's previous tree policy:

- Development site plan to show all trees on the site and on the adjoining street verge (*clause 6*).
- Dwelling density entitlement is preserved (*clause 7(f)*).
- Registered trees are not to be removed (*clause 7(g)*).
- Street trees are to be retained or relocated (*clause 8*).
- Development design to retain existing street trees (*clause 8(f)*).
- Costs associated with street tree relocation, removal and replacement are to be met by the developer (*clause 8(g)*).

Policy 6 'Safety and Security'

Policy 6 augments the R-Codes and prescribes requirements relating to the location of viewing windows facing public streets and access way in the cases of:

- Dwellings facing directly onto a public street (*clause 4*).
- Dwellings facing onto a shared internal driveway (*clause 5*).
- Rear dwellings facing towards a public street (*clause 6*).

Policy 7 'Fencing and Retaining Walls'

Policy 7 predominantly comprises material which has been included in previous fencing policies or which augments existing requirements of TPS6 or the R-Codes. It deals with the following matters:

- Fences within front setback area, including obstructions adjacent to driveways and street corners and method of measuring fence height (*clause 5*).

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- Fences on secondary street boundaries (*clause 6*).
- Fences on side and rear boundaries behind the front setback area (*clause 7*).
- Fences higher than 1.8 metres (*clause 8*).
- Internal fencing (*clause 9*).
- Retaining walls (*clause 10*).
- Requirement for a building licence in the case of masonry construction or retaining walls (*clause 11*).

Policy 8 'Visual Privacy'

Policy 8 deals with the following aspects of residential design:

- Required documents to demonstrate compliance with R-Codes requirements (*clause 5*).
- Compliance with R-Codes required irrespective of adjoining neighbours' support (*clause 6*).
- Design modifications to eliminate non-compliant windows (*clause 7*).
- Use of louvers for effective screening (*clause 8*).
- Use of awning windows for effective screening (*clause 9*).
- Use of lattice or other perforated material for effective screening (*clause 10*).

Policy 9 'Significant Views'

Protection of existing views has always been a controversial issue, and one which the Western Australian Planning Commission has traditionally not supported as a relevant 'planning' consideration. Policy 9 deals with the following aspects of 'significant' views:

- Design considerations relating to a significant view (*clause 5*).

Policy 10 'Ancillary Accommodation'

Policy 10 deals with the following aspects of Ancillary Accommodation:

- Occupancy restriction (*clause 5*).
- Floor area restriction (*clause 6*).
- Design and siting criteria (*clause 7*).

Policy 11 'Aged or Dependent Persons' Dwellings'

Policy 11 deals with the following aspects of design for Aged or Dependent Persons' Dwellings:

- Composition of developments containing Aged or Dependent Persons' Dwellings (*clause 5*).
- Occupancy restriction (*clause 6*).
- Larger dwellings and density bonus (*clause 7*) -
 - density bonus combined with larger dwellings;
 - density bonus but not larger dwellings;
 - larger dwellings without density bonus.
- Proposals complying with 'Acceptable Development' provisions of the R-Codes (*clause 8*).
- Proposals not complying with 'Acceptable Development' provisions of the R-Codes (*clause 9*) -
 - number of dwellings;
 - location criteria;
 - site planning;
 - dwelling design for persons not confined to a wheelchair;
 - dwelling design for persons confined to a wheelchair;
 - trees;
 - letter box.

Policy 12 'Single Bedroom Dwellings'

Policy 12 deals with the following aspects of design for Single Bedroom Dwellings:

- Larger dwellings and density bonus (*clause 5*) -
 - density bonus combined with larger dwellings;
 - density bonus but not larger dwellings;
 - larger dwellings without density bonus.

Policy 13 'Strata Titling of Dwellings Constructed prior to Town Planning Scheme No. 6'

Policy 13 deals with the following:

- Planning clearance towards strata title certification (*clause 4*).
- Provision of required facilities (*clause 5*) -
 - open space and landscaping;
 - car parking, vehicular and pedestrian access;
 - store rooms;
 - laundry facilities.
- Upgrading of buildings, other facilities and street verge (*clause 6*) -
 - upgrading of buildings;
 - upgrading involving site works;
 - upgrading of street verge and crossovers;
 - upgrading of adjoining right-of-way.
- Building and Environmental Health requirements (*clause 7*).

Consultation**(a) Design Advisory Consultants**

In addition to other consultation procedures outlined in this report, a copy of the draft revised Policy manual was provided to each of the City's Design Advisory Consultants (DAC) at their scheduled meeting on 11 February 2008. At a subsequent specially convened DAC meeting on 25 February, the consultant architects will be fully briefed on each policy and invited to comment on the policy provisions.

(b) Community consultation

The draft revised Policy Manual has not yet been made available for community comment. When the Council endorses the document for this purpose, the consultation procedures contained in clause 9.6 of TPS6 and Policy P104 will be activated. The normal advertising requirements for a Planning Policy prescribed in the current version of Policy P104 are described below:

Consultation period: 21 days

Method of advertising: Notice published in two consecutive issues of a local newspaper circulating within the Scheme area.

In addition to these requirements, it is also long-standing practice to advertise all draft Planning Policies on the City's web site, with copies available for reference in the foyer of the Civic Centre and in the City's Libraries.

When the previous version of the Policy Manual was advertised for public comment in 2004, the consultation period was four weeks. However, to allow sufficient time for appropriate interest groups to examine the document and provide written comments to the City, it is recommended that a consultation period of sixty days be set now.

It is intended that the widest appropriate consultation will be undertaken, recognising the central role to be performed by the Policy Manual in guiding residential design. Accordingly, it is proposed that, at the commencement of the community advertising process, the following agencies and groups be provided with a copy of the draft revised Policy Manual and invited to comment on any aspect of it:

Specialist City groups -

- The Community Sustainability Advisory Group
- The City's Design Advisory Consultants (briefing on 25 February 2008)
- The City's Water Team

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Community progress groups -

- Kensington Community Association Inc.
- Association of Residents and Ratepayers of Karawara

Other local governments -

- Town of Victoria Park
- City of Canning
- City of Melville

Government agencies -

- Department of Water
- WestNet Energy (AlintaGas)
- Main Roads Western Australia
- Western Power Corporation
- Western Australian Planning Commission
- Office of Energy

Professional interest groups -

- Urban Development Institute of Australia (Western Australia)
- Australian Association of Planning Consultants (WA)
- Housing Industry Association
- Royal Australian Institute of Architects

(c) City Departmental Input

In the course of preparing the draft Policy Manual, several relevant departments of the City administration have been consulted.

Policy and Legislative Implications

The Residential Design Policy Manual is a major statutory document comprising numerous policies on various aspects of residential development. The document will be a Planning Policy as referred to in clauses 1.5(e), 1.6(2)(b), 7.5(f) and 9.6 of Town Planning Scheme No. 6. The document has been prepared in fulfilment of the No. 6 Scheme Objective set out in clause 1.6(2)(b) of TPS6.

This Policy Manual will be a document guiding all residential development within the City of South Perth and will be taken into consideration by the Council and by City Officers when considering residential development applications.

Financial Implications

The issue has no impact on this particular area.

Strategic Implications

This matter relates to Goal 3 “Environmental Management” identified within the Council’s Strategic Plan. Goal 3 is expressed in the following terms: *To effectively manage, enhance and maintain the City’s unique natural and built environment.*

Sustainability Implications

Part 1 of the Policy Manual contains thirteen policies relating to a wide range of design aspects of residential buildings within the City. These policies will have a significant impact on the growth and character of the district. In particular, Policy 1 ‘Sustainable Design’ and Policy 5 ‘Trees on Development Sites and Street Verges’ will have a direct impact on sustainability aspects of the environment of the City.

Each of the policies comprising Part 1 of the Policy Manual has been thoroughly examined by officers within the Planning department and by other relevant departments of the City, including the City Sustainability Coordinator. It is considered by those officers that the

Policy Manual is now in a form which is suitable for use for some considerable time, subject to minor modifications from time to time, and that the attached Policy Manual should now be advertised to the wider community for comment.

OFFICER RECOMMENDATION ITEM 10.0.2

That

(a) Part 1 of the draft revised Policy P350 'Residential Design Policy Manual', containing an Introduction and thirteen individual policies comprising **Attachment 10.0.2**, be endorsed for the purpose of public consultation;

(b) public advertising of the draft Policy Manual be undertaken in accordance with the following:

Consultation period: Not less than 60 days;

Method of advertising: Notice published in the 'City Update' column of two consecutive issues of the 'Southern Gazette' newspaper;

Display of Policy Manual: 'Out for Comment' page of the City's web site; a copy available for reference in the foyer of the Civic Centre and in the City's Libraries;

Groups to be consulted: At the commencement of the community advertising process, the following agencies and groups be provided with a copy of the draft revised Policy Manual and invited to comment on any aspect of it:

Specialist City groups -

- The Community Sustainability Advisory Group
- The City's Design Advisory Consultants
- The City's Water Team

Community progress groups -

- Kensington Community Association Inc.
- Association of Residents and Ratepayers of Karawara

Other local governments -

- Town of Victoria Park
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- City of Melville

Government agencies -

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- Main Roads Western Australia
- Western Power Corporation
- Western Australian Planning Commission
- Office of Energy

Professional interest groups -

- Urban Development Institute of Australia (Western Australia)
- Australian Association of Planning Consultants (WA)
- Housing Industry Association
- Royal Australian Institute of Architects

and

(d) a report on any submissions received be presented to the earliest available Council meeting following the conclusion of the advertising period.

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MOTION

Cr Cala moved the officer recommendation, Sec Cr Ozsdolay

MEMBER COMMENTS FOR / AGAINST MOTION - POINTS OF CLARIFICATIONCr Cala opening for the Motion

- gone through the 13 draft policies
- draft policies now ready for advertising for public comment / input
- support recommendation

Cr Ozsdolay for the Motion

- support Cr Cala's comments
- note consultation period now 60 days
- still opportunity during advertising period to submit further changes to policies
- support recommendation

Cr Hasleby point of clarification - at the briefing the method of advertising was discussed. It was stated that the Southern Gazette newspaper was not reaching the Manning/Karawara areas however this was not mentioned in the advertising method in the report in order to address this issue?

Chief Executive Officer - said that part (b) of the officer recommendation is comprehensive and refers to the advertising in the 'City Update' column of two consecutive issues of the 'Southern Gazette' newspaper with display of the Policy Manual in the 'Out for Comment' page of the City's web site; and that copies would be available in the Civic Centre and the City's Libraries and to groups to be consulted.

Cr Trent support Cr Hasleby's comments - recently we had material for Fiesta delivered to all households - believe this issue should be prepared in the same way ie as a 'flyer' delivered via letterboxes. If we make it attractive it is a far better way of promoting the Manual.

Chief Executive Officer stated that part (b) of the officer recommendation could certainly be amended to include that a 'flyer' also be distributed.

AMENDMENT

Moved Cr Trent, Sec Cr Hasleby

That part (b) of the recommendation under 'Method of Advertising' include that a 'flyer' be prepared and circulated to all households within the district.

Cr Best against the Motion

- in speaking against advertising the Residential Design Policy Manual recognise the difficulties and acknowledge the professionalism/experience of staff that has gone into the document
- believe it is important we express our intentions in relation to the environmental impact of buildings within the City of South Perth
- support Sustainable Design- buildings, homes, offices, and industrial facilities- account for over 40 percent of carbon dioxide emissions
- most of these emissions come from the combustion of fossil fuels to provide heating, cooling, and lighting and to run electrical equipment and appliances.
- the manufacture of building materials and products, and the increased emissions from the transport generated by urban spread, also contribute a significant amount of greenhouse gas (GHG) emissions.

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- the City's sustainable design policy should recognise the need for reducing the ecological impact of our built environment. Specific attention would be given to reduction in burning of fossil fuels, emission of greenhouse gases, consumption of water and contribution to urban spread.
- the City would recognise that these effects are relevant to all areas of Town Planning and to the Design, Construction and Operation of buildings.
- the intention of this Policy would be to:
 - Design to minimise life- cycle costs, including the use of materials that will maximise durability and longevity.
 - Use resources efficiently by designing buildings that minimise energy and water use and optimise use of natural daylight and cooling breezes.
 - Use environmentally preferable products, including, (but not limited to) those without toxic ingredients and those which contain recycled content.
 - Create healthy indoor and outdoor environments for building occupants, workers and communities.
 - Minimise adverse impacts that development may have upon natural and built systems.
 - Make buildings adaptable for future inclusion of innovative energy and environmental technologies as they become commercially viable.
- important we recognise in our strategy sustainability policy when it goes out for public comment
- to put out now - document is incomplete

FORESHADOWED MOTION

Cr Best Foreshadowed he would move to delay publication of the Residential Design Policy Manual until a full expression of our sustainability program is included if the current Motion is Lost.

Cr Hearne against the Motion

- sustainable design and CO2 omissions an issue
- need to do a lot more on sustainable design before advertising for public comment
- public need to know what we want in relation to sustainable design
- suggest deferral until sustainable design issues are addressed

Cr Hasleby for the Motion

- would like officer recommendation strengthened as presented
- points raised by Cr Best could be incorporated as a submission
- inviting comments from other groups - why could this not be included as part of the report on submissions
- support advertising for public comment

The Mayor Put the Amended Motion.

LOST (6/7)

Lost on the Casting Vote of the Mayor

MOTION

Moved Cr Best, Sec Cr Hearne

That advertising for public comment, Part 1 of the draft revised Residential Design Policy Manual be deferred pending review, within the next three months, of Policy 1 "Sustainable Design".

Cr Cala against the Motion

- acknowledge sustainability is an enormous subject
- unfair to put back on officers
- believe this needs to come back to Council to be workshopped
- believe it could go out for comment and capture some of the expertise around the traps
- disappointed officer recommendation to advertise lost
- such a big subject needs community consultation/input

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Cr Trent for the Motion

- object of policies 'out for comment' is to give ratepayers an idea of where Council is going
- to include items raised by Cr Best would give a better idea to residents of Council's expectations and our concerns about greenhouse gases etc
- support the Motion

Cr Hasleby against the Motion

- believe proposal by Cr Best be included in policy document going out for comment
- we should be out there trying to cover as much information as possible
- believe number of organisation and bodies mentioned that this particular documents is going to would be sufficient in getting that opinion
- believe issues raised by Cr Best are well know in community
- cannot see why we should hold this up for 3 months when we could get information in before then

Mayor Best for the Motion

- opportunity for Council to show leadership in the community
- can use South Perth Sustainability Advisory Group
- appropriate for Council to have a Workshop first and then proceed to engage community
- in 2/3 months we will have input to achieve everyone's objectives
- will not delay the process

Cr Best closing for the Motion

- echo previous remarks
- vital to the way South Perth manage buildings
- Policy P1 "Sustainable Design" is important to all other policies
- Sustainable Design Policy needs to be recognised by the City community

COUNCIL DECISION ITEM 10.0.2

The Mayor put the Motion

That advertising, for public comment, Part 1 of the draft revised Residential Design Policy Manual be deferred pending review, within the next three months, of Policy 1 "Sustainable Design".

CARRIED (8/4)

Reason for Change

Advertising of the Residential Design Manual was deferred as it was believed it important that Policy P1 "Sustainable Design" be further reviewed to express the City's intentions in relation to the environmental impact of buildings within the City of South Perth.



POLICY P350 RESIDENTIAL DESIGN POLICY MANUAL

Contents

Introduction

Part 1: City-Wide Residential Design Policies

<i>Policy P350 (1.1)</i>	<i>Sustainable Design (PRELIMINARY DRAFT)</i>
Policy P350 (1.2)	Residential Boundary Walls
Policy P350 (1.3)	Car Parking Access, Siting, and Design
Policy P350 (1.4)	Additions to Existing Dwellings
Policy P350 (1.5)	Trees on Development Sites and Street Verges
Policy P350 (1.6)	Safety and Security
Policy P350 (1.7)	Fencing and Retaining Walls
Policy P350 (1.8)	Visual Privacy
Policy P350 (1.9)	Significant Views
Policy P350 (1.10)	Ancillary Accommodation
Policy P350 (1.11)	Aged or Dependent Persons' Dwellings
Policy P350 (1.12)	Single Bedroom Dwellings
Policy P350 (1.13)	Strata Titling of Dwellings Constructed prior to Town Planning Scheme No. 6
Policy P350 (1.14)	Use or Closure of Rights-of-Way

Part 2: Precinct-Based Streetscape Policies

(To be presented at a later date)

DRAFT



Strategic Plan Goal 3
Environmental Management

INTRODUCTION

Relevant Management Practice
Nil

Relevant Delegation
Delegations DC 342 and DM 342

Introduction

1. Short Title

This Residential Design Policy Manual, is referred to throughout the document as the '*Policy Manual*'.

2. Status of Policy Manual

The policies within the Policy Manual augment the provisions of Town Planning Scheme No. 6 (TPS6) and the Residential Design Codes (R-Codes). The three instruments are complementary to one another.

(a) Town Planning Scheme No. 6

The Policy Manual is a planning policy prepared, advertised and adopted pursuant to the provisions of clause 9.6 of TPS6. Under clause 1.5 of TPS6 all planning policies are documents supporting the Scheme.

(b) Residential Design Codes

Clause 5.3 "Local Planning Policies" of the R-Codes allows the preparation of Local Planning Policies that contain provisions which:

- (i) differ from those contained in the R-Codes in respect of :
 - streetscape (design element 6.2, A1 - A6);
 - building design (design element 6.2 A7 - A9);
 - boundary walls (design element 6.3 A2);
 - site works (design element 6.6 A1.4);
 - external fixtures (design element 6.10 A2.3 - A2.4);
 - special purpose dwellings; and
 - Aged or Dependent Persons' Dwellings (part 7.1.2 A2 (ii)); or
- (ii) augment the R-Codes by introducing additional provisions for any aspect of residential development that is not provided for in the R-Codes.

This Policy Manual contains provisions of the kinds referred to above.

3. Relationship between parts of the Policy Manual

Each Policy within the Policy Manual includes a Rationale, Objectives and other explanatory text, and Policy Provisions. Part 1 of the Policy Manual contains City-wide policies dealing with particular aspects of residential site planning and design. Part 2 of the Policy Manual contains precinct-specific policies relating to a number of the identified geographic planning precincts within the City. Only those precincts with a particular character that the City seeks to preserve or enhance will have precinct-specific policies. In such cases, the relevant precinct policy must be read in

conjunction with the City-wide policies. Whether or not the Policy Manual contains a streetscape policy for a particular precinct, it is necessary to have regard to the City-wide policies in addition to any other requirements prescribed elsewhere.

4. Scope of the Policy Manual

The Policy Manual contains provisions relating to various aspects of design of all forms of residential development including ancillary carports, garages, front boundary walls and fences. Policies within the Policy Manual also contain provisions relating to upgrading of existing dwellings, tree preservation, and strata titling of existing dwellings. The Policies are divided into two parts, namely Part 1 'City-Wide Residential Policies' and Part 2 'Precinct-Based Streetscape Policies'.

5. Purpose of the Policy Manual

The City of South Perth is an appealing inner suburban municipality. A significant part of the attraction of the City of South Perth lies in its visual character. The qualities that contribute to this character include large amounts of original building stock, and 'leafy', well established garden neighbourhoods. The attraction of the City is also attributable to its close proximity to the Perth Central Business District and the Swan and Canning Rivers, and ease of access to other parts of the metropolitan area.

Due to the considerable attraction of living within the City of South Perth, the Council recognises that development activity will continue. The purpose of this Policy Manual, in conjunction with TPS6 and the R-Codes, is to guide development in a manner which will protect the attractive character of the City.

6. Objectives of the Policy Manual

- (a) To preserve the amenity of neighbouring residents and to contribute positively to the amenity of the occupants of proposed dwellings.
- (b) To promote strong design compatibility between existing and proposed residential buildings.
- (c) To preserve and enhance established streetscape character consistent with the Council's expectations as identified in Part 2 of the Policy Manual containing precinct-based streetscape policies.

Other relevant documents

- City of South Perth Town Planning Scheme No. 6
- Residential Design Codes
- Other Council Policies
- City of South Perth Information Sheets
- Municipal Heritage Inventory and Heritage List
- Council's adopted Fee Schedule
- Planning approval application form
- Application check lists
- Other documents or relevant information listed in each Policy

In addition to the Policy Manual, all of the above material is available for access on the City's web site at www.southperth.wa.gov.au.

Part 1

City-Wide Residential Design Policies

DRAFT

**Strategic Plan Goal 3**
Environmental Management**POLICY P350 (1.1)**
Sustainable Design**Relevant Management Practice**
Nil**Relevant Delegation**
Delegations DC 342 and DM 342

Rationale

1. Universal need for sustainability

The need for sustainable practices in development of all kinds is universally acknowledged. On a pro rata basis, Australians' rate of resource consumption and waste production is four times higher than the planet can sustain. The world's resources are finite and will eventually be fully consumed. Many people live in houses that are too cold, too dark, too hot, or uncomfortable in some other way, and are expensive to run. Building a home using sustainable design principles can save energy, water and money, while also being more comfortable all year round. The City's aim is to encourage residents to reduce the amount of resources consumed in building and operating their homes.

2. Climatic need for sustainability

Perth is situated within a narrow climatic band which follows the south-western coast of the State, known as the warm temperate zone. The main characteristics of this climatic zone are:

- Low diurnal (day/night) temperature range near the coast.
- Four distinct seasons. Summer and winter can exceed human comfort range. Spring and autumn are ideal for human comfort.
- Mild to cool winters with low humidity.
- Hot to very hot summers with moderate humidity.

3. The City's commitment to sustainability

The City acknowledges that buildings - homes, offices, and industrial facilities - account for over 40% of carbon dioxide emissions, mostly through the combustion of fossil fuels to provide heating, cooling, and lighting and to run electrical equipment and appliances. Australian households contribute over 20% of Australia's greenhouse gas emissions.

The City of South Perth joins the State Government in its commitment to encouraging sustainable housing. Consequently, the City values and promotes development which:

- (a) minimises pollution of soil, air and water and sustains natural eco-systems in the vicinity of the development;
- (b) minimises the consumption of non-renewable resources by including some recycled materials; and
- (c) meets the objectives of social sustainability by maximising the health, safety and comfort of the occupants of the building and the wider community.

There are growing expectations from government bodies and within the industry for the built environment to meet minimum standards of environmental performance. The City is committed to actively pursuing sustainable practices, recognising that this leads to enhanced quality of life for the community. This commitment is reflected in the City's participation in Federal and State programs aimed at achieving environmental sustainability, together with a number of the City's own initiatives, including the Sustainability Strategy, Environmental Management Plans, Green Plan and other related documents. Some of these strategies and actions focus on promoting sustainable urban design.

Applicants should also be aware that proposed developments are assessed by the City according to the '5-Star Plus' sustainability rating system, as required by Western Australian legislation. This is a simple and effective way to ensure that dwellings are minimal in their impact on the environment.

Inappropriately designed buildings may not be environmentally sustainable. In considering development applications, the City is required by clause 7.5 of Town Planning Scheme No. 6 (TPS6) to have due regard to any relevant 'Planning' considerations. Environmentally sustainable design is a relevant consideration.

Sustainable design is not just for 'greenies'. This Policy recognises the need for universally reducing the ecological impact of our built environment by encouraging a reduction in reliance on facilities that are based on the burning of fossil fuels, emission of greenhouse gases and high water consumption. These factors are relevant to all areas of Town Planning and to the design, construction and operation of buildings.

In pursuance of its commitment to sustainability, the City seeks to promote buildings which are environmentally sustainable for our climate and strongly encourages a sustainable approach to residential design. This Policy identifies elements of good design being promoted by the City in this regard.

Policy

1. Status

(a) City Strategies and Policies

At the highest level, the City's Strategic Plan identifies the need to develop a strategic and operational direction for sustainability (Goal 3 Strategy 3.2). In response, the City has adopted a Sustainability Strategy, which relates to all of the City's responsibilities and programs, and provides the scope and direction for every facet of the City's efforts toward sustainability. Policies P320 'Sustainability Policy' and P321 'Ecologically Sustainable Building Design' further demonstrate the City's strong commitment to sustainable practices, including building design. This Policy P350 (1.1) provides guidance in this respect to applicants seeking to develop residential land within the City.

(b) 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.

(c) Relationship to Residential Design Codes

This Policy has been prepared pursuant to clause 5.3 of the Residential Design Codes (R-Codes) that expressly permits Local Planning Policies which 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 the soil foundation beneath any proposed development is structurally stable and free of acid sulphate contaminants.
- (b) To clarify the City's expectations concerning the R-Codes Performance Criteria clause 6.9.1 relating to overshadowing of an adjoining lot.
- (c) To achieve sustainable outcomes in terms of environmental, economic and community benefits.

3. Scope

This Policy applies to any proposed new dwelling or additions to an existing dwelling.

4. Definition

sustainability

The City's Sustainability Strategy defines sustainability as:

"Enhancing the quality of life and prosperity of the community, and preventing the harmful local and global effects of its action through careful planning and decision making."

sustainable design

Design of residential development which enhances the quality of life of the occupants of the proposed dwellings, while minimising adverse environmental, social or economic impact on those occupants, the neighbourhood and the wider community. Sustainable design reflects strategies for optimising solar access, maximising energy efficiency and conserving water.

sustainable development

'Our Common Future: Report of the World Commission on Environment and Development', which was prepared for the General Assembly of the United Nations in 1987 to examine a global agenda for change, defines sustainable development as:

"development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

5. Sustainable design measures encouraged

The City strongly encourages the use of design solutions that will optimize solar access, maximise energy efficiency and conserve water.. However, the City does not employ experts in the field of sustainable design architecture or building techniques. Developers or home owners who wish to achieve a higher degree of sustainability than the statutory '5-Star Plus' sustainability rating system requires, should undertake their own research into available options

Wherever practicable, the site planning and design of proposed residential development should employ the following sustainable design elements, among others:

- (a) Basic passive design principles, including the following:
 - (i) design for our climate, minimising all east- and west- facing glazing, and using adjustable shading techniques, and strategic planting of shade trees (<http://www.yourhome.gov.au/technical/fs19.htm>);
 - (ii) design for the site's particular attributes and orientation;

- (iii) orientation of dwelling, maximising north facing walls & glazing, especially in living areas with passive solar access (<http://www.yourhome.gov.au/technical/fs13.htm>);
- (iv) passive solar temperature control techniques including, but not limited to,
 - (A) passive heating (<http://www.yourhome.gov.au/technical/fs14.htm>);
 - (B) passive cooling techniques and cross ventilation opportunities (<http://www.yourhome.gov.au/technical/fs15.htm>);
 - (C) use of bulk insulation to keep heat in during winter, with bulk insulation of walls, ceilings and exposed floors, and reflective insulation to keep out summer heat (<http://www.yourhome.gov.au/technical/fs16a.htm>);
 - (D) correct use of thermal mass (<http://www.yourhome.gov.au/technical/fs17.htm>);
 - (E) use of convective ventilation and heat circulation;
 - (F) siting new homes for solar access, exposure to cooling breezes and protection from cold winds;
 - (G) thorough sealing to reduce draughts and use of entry airlocks;
- (b) Resource efficiency, by minimising energy and water use and minimising the use of natural daylight and cooling breezes, including, but not limited to:
 - (i) outdoor living areas located so as to optimise solar access;
 - (ii) subject to compliance with the visual privacy requirements of the R-Codes and relevant provisions within Policy 8 of this Policy Manual, windows and doors positioned so as to take advantage of cooling summer breezes and appropriate solar access;
 - (iii) provision of 'open air' clothes drying facilities in order to discourage use of mechanical dryers or the like.
- (c) Water-sensitive design techniques including, but not limited to:
 - (i) landscaping designed for low water use; and
 - (ii) installation of on-site water storage facilities using a sustainable water source harvested from stormwater and rainfall;
 - (iii) minimal reliance on potable (high quality drinking) water for landscaping, and the use of 'grey water' where appropriate.
- (d) Minimising life-cycle costs, including:
 - (i) the use of materials that will maximise durability and longevity;
 - (ii) use of environmentally preferable products, including, but not limited to, those without toxic ingredients and those which contain recycled content.
- (e) Creating healthy indoor and outdoor environments for building occupants, workers and communities.
- (f) Minimising adverse impacts that development may have upon natural and built systems.
- (g) Making buildings adaptable for future inclusion of additional innovative energy and environmental technologies as they become commercially viable.

Any design measures that will achieve the above objectives will be considered on merit. A proposal which complies with all other TPS6, R-Codes and Policy requirements will not be refused by the City if it fails to incorporate such measures.

Figure 1 to this Policy illustrates some of the sustainable design elements described in this clause.

6. Geotechnical report relating to soil foundation

- (a) In some parts of the City, acid sulfate soils are present. Therefore, prior to preparing drawings of proposed development, applicants should consult the Western Australian Planning Commission's November 2003 Planning Bulletin No. 64 relating to 'Acid Sulfate Soils'. The associated maps identifying affected areas can be accessed on the Commission's web site at <http://www.wapc.wa.gov.au/Publications/213.aspx>. Information may also be accessed on the web site of the Department for Environment and Conservation at http://portal.environment.wa.gov.au/portal/page?_pageid=53,34347&_dad=portal&_schema=PORTAL
- (b) Due to the presence of unstable material or acid sulfate soils in certain locations, the soil foundation of a development site may be unsuitable for a proposed building. In such cases, to ensure satisfactory performance of the building structure, the applicant is to:
- (i) arrange for the preparation of a geotechnical survey of the foundation material; and
 - (ii) engage a practising structural engineer to design the footings, floor slab and any other potentially affected parts of the building, having due regard to the findings of the geotechnical survey.

The geotechnical survey report is to be submitted with the structural engineer's drawings when an application for a building licence is lodged.

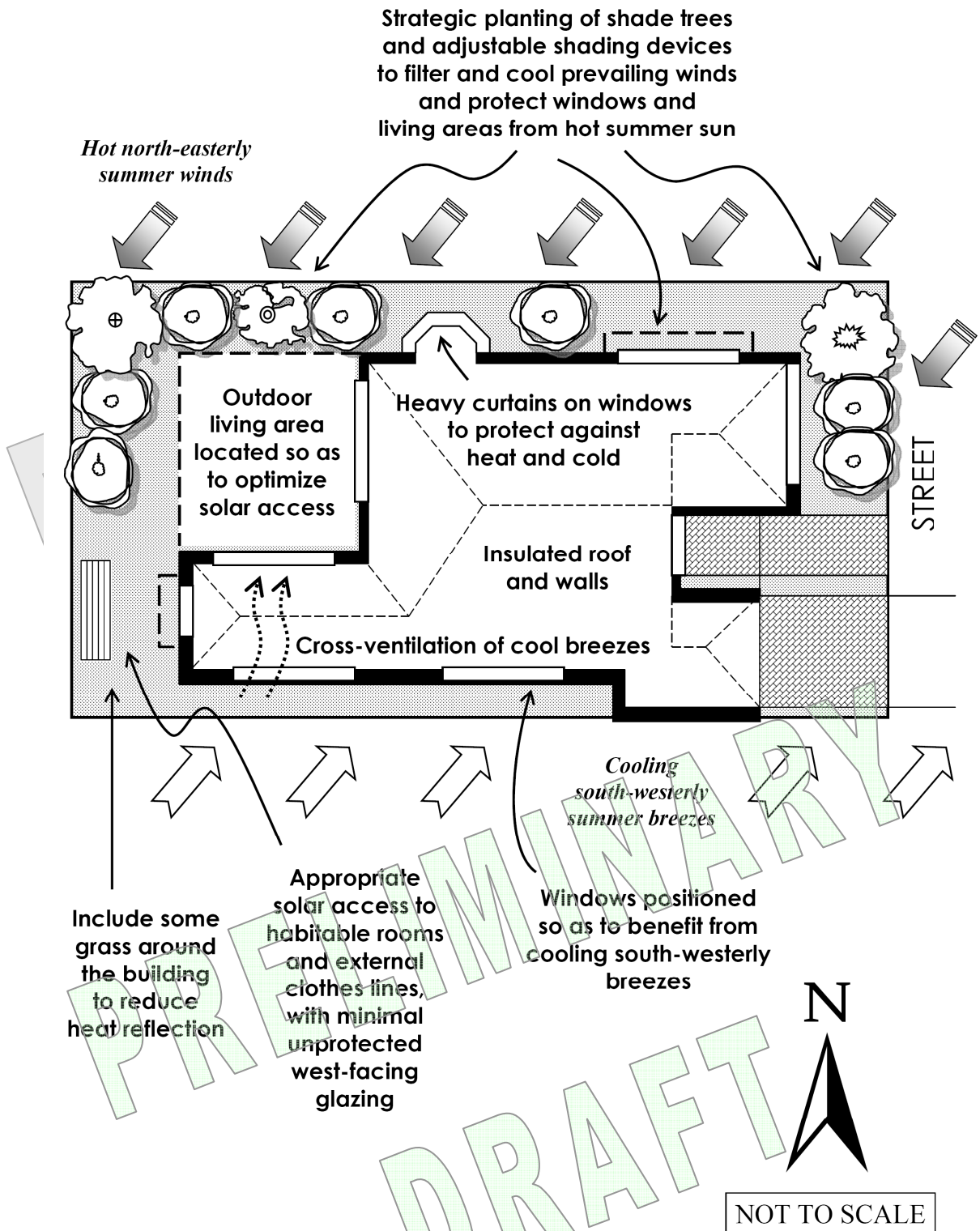
7. Solar access for adjoining lots

- (a) Where an applicant seeks approval via the Performance Criteria path in clause 6.9.1 P1 of the R-Codes, clause 3.6 (c) requires the submission of drawings containing sufficient information to explain how the whole property adjoining the development site would be affected by overshadowing. The City will deem the criteria to have been satisfied if the proposed buildings do not cast any shadow over an outdoor living area, major opening to a habitable room, a solar heating device, a balcony or a verandah on a lot adjoining the development site.
- (b) In calculating:
- (i) the percentage of the adjoining lot which is overshadowed by a proposed development; and
 - (ii) whether the proposed development casts any shadow over an outdoor living area, major opening to a habitable room, a solar heating device, a balcony or a verandah on an adjoining lot;

the calculations will be based upon the shadow cast by all proposed buildings. The shadow cast by any dividing fence on the common boundary line will not be taken into account in these calculations. These calculations will be carried out as though there were no dividing fence.

- (c) Where the City has determined that a proposed development does not comply with the Performance Criteria prescribed by the R-Codes, the applicant's submission of a letter from the owners of the adjoining lot stating that they have no objection to the proposal, is not an acceptable substitute. Unless the City is satisfied that the proposal complies with the performance criteria, the proposal will need to comply with the Acceptable Development clause 6.9.1 A1.

Figure 1
Illustrated recommended sustainable design elements (Refer to clause 5)



Other in Force Documents

- City of South Perth Town Planning Scheme No. 6
- Residential Design Codes (R-Codes)
- City of South Perth Sustainability Strategy
- Building Code of Australia references:
 - Volume 1: Section J Subsection 1-8 for Class 2-9 construction
 - Volume 2: Part 3.12 Subsection 1-5 for Class 1 and 10 construction

Other related Policies

- Policy P320 'Sustainability'
- Policy P321 'Ecologically Sustainable Building Design'
- Other Policies within Policy P350 'Residential Design Policy Manual'

Other relevant Information

- Sustainable Energy Development Office information relating to Landscaping, located at <http://www1.sedo.energy.wa.gov.au/pages/landscap.asp>
- Western Australian Planning Commission Planning Bulletin No. 64 and related maps, located at <http://www.wapc.wa.gov.au/Publications/213.aspx>. The map, Figure 19 - Central Metropolitan Region Scheme acid sulfate soils, includes the City of South Perth: 
- Australian Standards: AS 2712- 2002; AS 4234- 1994; AS 4552- 2005 relating to reduction of greenhouse emissions from hot water solar systems and heating appliances
- Australian Building Codes Board (ABCB) 'Energy' web page, located at <http://www.abcb.gov.au/index.cfm?fuseaction=DocumentView&DocumentID=171>
- Green Building Council of Australia, located at www.gbcaus.org
- "Energy Efficient Housing", booklet available to download from the Office of Energy website www.sedo.energy.wa.gov.au (under 'Publications').
- Office of Energy website www.sedo.energy.wa.gov.au (under 'Energy Smart Homes'); or call the Home Energy Line 1300 658 158 for general advice.
- Department for Environment and Conservation information at http://portal.environment.wa.gov.au/portal/page?_pageid=53,34347&_dad=portal&_schema=PORTAL
- Eastern Metropolitan Regional Council web site: "Water Sensitive Urban Design Local Planning Policy for Local Government", located at <http://www.emrc.org.au/displayfile.asp?ID=37687>
- National Australian Built Environmental Rating System www.nabers.com.au
- "Your Home - Design for Lifestyle and the Future - Technical Manual - Australia's guide to environmentally sustainable homes". <http://www.yourhome.gov.au/>
- Royal Australian Institute of Architects policies: "The RAIA Environment Policy" and "The RAIA Environment Policy - Supplementary Document" (checklist), located at: <http://www.architecture.com.au/i-cms?page=5947>
- "5 Star Plus - A New Standard in Sustainable Housing." Department of Housing and Works. 2007.
- "5 Star Plus - Energy Use in Houses Code. Water Use on Houses Code." Department of Housing and Works. 2007.

Stakeholders

- Developers
- Immediate neighbours and the wider community
- Council and City officers
- Architects, designers and builders

Endorsement for community consultation

24 June 2008

Final adoption

2008

Last Review

Nil

Date of Next Review

2009

PRELIMINARY
DRAFT



Strategic Plan Goal 3
Environmental Management

POLICY P350 (1.2)
Residential Boundary Walls

Relevant Management Practice
Nil

Relevant Delegation
Delegations DC 342 and DM 342

Rationale

The setback of dwellings from the side and rear property boundary is a key factor in ameliorating the sense of building bulk. Therefore, when considering development proposals incorporating boundary walls, the amenity impact of such walls requires careful consideration. This Policy contains provisions which balance the proper consideration of amenity factors against the reasonable expectations of applicants.

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.

Under clause 7.8 of TPS6, the Council may permit variations from specified site requirements, if the Council is satisfied that there would be no adverse amenity impact. This Policy identifies the extent of variation the Council may consider.

(b) Relationship to Residential Design Codes

This Policy has been prepared pursuant to clause 5.3 of the Residential Design Codes (R-Codes) that expressly permits Local Planning Policies which address local requirements for boundary walls. This Policy replaces the provisions of the R-Codes relating to boundary walls.

2. Objective

To achieve built outcomes that demonstrate appropriate consideration of the impact of the design of a proposed dwelling on the streetscape and amenity of the adjoining residents.

3. Definition

boundary wall

A wall of a dwelling, or of an attached or detached outbuilding, located on a side or rear boundary of a lot or survey strata lot. The term includes a wall set back not more than 0.1 metres from a lot boundary where the wall cannot be located on the boundary due to the existence of a physical obstruction.

4. Scope

- (a) This Policy applies to all boundary walls forming part of a residential development.
- (b) This Policy does not apply to the following:
 - (i) In the case of Grouped Dwellings to be constructed prior to the creation of 'built strata' lots, a wall on an 'internal' boundary between dwellings comprising the development.
 - (ii) Patio or carport columns abutting a boundary fence, where the roof is set back at least 0.45 metres from the boundary and the boundary fence does not exceed a height of 1.8 metres measured above the adjacent ground level of the lot adjoining the development site.

5. Amenity factors

- (a) The approval of any boundary wall involves a variation from the setback requirements prescribed in Table 1 of the R-Codes. A proposed boundary wall will not be approved where the City considers that such wall would adversely affect the amenity of an adjoining property or the streetscape in relation to the following amenity factors:
 - (i) streetscape character;
 - (ii) outlook from:
 - (A) the front of an adjoining dwelling or its front garden, if the proposed boundary wall is located forward of that adjoining dwelling; or
 - (B) any habitable room window of an adjoining dwelling;
 - (iii) visual impact of building bulk where the proposed boundary wall is situated alongside an outdoor living area on an adjoining lot; and
 - (iv) amount of overshadowing of a habitable room window, or an outdoor living area, on an adjoining lot. The amenity impact of the boundary wall will be deemed to be acceptable where the portion of the proposed dwelling which conforms to the R-Codes Acceptable Development setback will overshadow this window or outdoor living area to an equivalent or greater extent than would the proposed boundary wall.
- (b) In deciding whether or not to approve a boundary wall, the amenity factors referred to in clause 5(a) of this Policy will always be the City's dominant consideration.
- (c) In every case where a boundary wall is proposed, the applicant is to submit written justification and shadow diagrams demonstrating that the proposal will not adversely affect amenity in terms of the amenity factors referred to in clause 5(a).

6. Maximum permissible boundary wall height

Where a proposed boundary wall is situated adjacent to an outdoor living area on an adjoining lot, in addition to meeting the provisions of clause 5 of this Policy, such wall shall be no higher than 2.7 metres measured above the finished ground level on the adjoining lot.

7. Setback from the street alignment of a wall on a side boundary

- (a) Subject to clauses 6 and 8(b) of this Policy, approval will not normally be granted for a boundary wall, including any 'nib' projection, to be set back less than 6.0 metres from the street alignment, or less than the setbacks prescribed by Table 2 of TPS6, whichever is the greater.
- (b) Subject to compliance with the setbacks from specified streets prescribed in Table 2 of TPS6, a setback of less than 6.0 metres, but in any case not less than 4.5 metres, may be approved where:
 - (i) specified in a Precinct-based policy; or
 - (ii) the proposed boundary wall will abut an existing boundary wall on the adjoining lot, and the proposed wall will not project beyond the adjoining boundary wall either vertically or horizontally.

8. Walls limited to one side boundary

Boundary walls will normally be permitted to abut only one side boundary of a lot. However, the City may approve walls on both side boundaries in the following circumstances:

- (a) where the development site is 12.0 metres wide or less and the siting of a wall on both side boundaries would ameliorate the visual dominance of a garage as a component of the front elevation of a dwelling, provided that one of the boundary walls is set back at least 3.0 metres further from the street alignment than the other boundary wall; or
- (b) where the development site is wider than 12.0 metres, in the interest of maintaining streetscape compatibility, and avoiding the visual impact of unrelieved building bulk, walls will only be permitted to abut both side boundaries where one of the boundary walls is set back at least 6.0 metres further from the street alignment than the other boundary wall.

9. Walls on rear boundary

The siting of a wall on one or both side boundaries does not preclude the siting of another wall on the rear boundary of the same lot.

10. Surface finish

- (a) Where the surface of a proposed boundary wall on a development site is visible from the street and forms part of the streetscape, the surface finish of the wall is to match the external walls of the building(s) on the development site.
- (b) Where the surface of a proposed boundary wall on a development site is visible from the adjoining property but does not form part of the streetscape, the applicant is to obtain the adjoining owner's agreement as to the surface finish of the wall. If the adjoining owner's agreement is not obtained, the surface finish is to be compatible with the external walls of the neighbour's dwelling. Details in this respect are to be included on the plans submitted with a building licence application.

Other in Force Documents

- City of South Perth Town Planning Scheme No. 6
- Residential Design Codes

Other related Policies

- Policy P350 (1.3) 'Car Parking Access, Siting, and Design'
- Other Policies within Policy P350 'Residential Design Policy Manual'

Stakeholders

- Developers
- Immediate neighbours and the wider community
- Council and City officers
- Architects, designers and builders

Endorsement for community consultation	24 June 2008
Final adoption	2008
Last Review	Nil
Date of Next Review	2009

DRAFT

**Strategic Plan Goal 3**
Environmental Management**POLICY P350 (1.3)**
Car Parking Access, Siting, and Design**Relevant Management Practice**
Nil**Relevant Delegation**
Delegations DC 342 and DM 342

Rationale

As an instrument supporting the City's Town Planning Scheme No. 6 (TPS6) and the Residential Design Codes (R-Codes), this Policy provides further guidance as to the City's expectations with respect to access, siting and design of garages, carports and parking bays. The Policy contains provisions which balance applicants' reasonable expectations regarding security and weather protection for vehicles, with the need to maintain desired streetscape character.

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 TPS6. Under clause 1.5 of TPS6 all planning policies are documents supporting the Scheme.

Under clause 7.8 of TPS6, the Council may permit variations from specified site requirements, if the Council is satisfied that there would be no adverse amenity impact. This Policy identifies the extent of variation the Council may consider.

(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 provide for parking and associated structures in a manner which contributes positively to the streetscape, is compatible with dwelling design and materials.
- (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.

3. Scope

- (a) This Policy applies to:
 - (i) any proposed garage or carport associated with any existing or proposed dwelling; and
 - (ii) any proposed unroofed car parking bay associated with any existing or proposed dwelling.

Policy P350 (1.3) 'Car Parking Access, Siting, and Design' (cont'd)

- (b) This Policy augments and is to be read in conjunction with the provisions of TPS6 and the R-Codes relating to car parking.

4. Definitions**focus area**

As defined in TPS6, 'focus area' means *"the section of a street extending from one cross intersection to the next cross intersection, together with the residential properties fronting onto both sides of that section of the street."*

front setback area

The portion of a lot situated between the primary street boundary and the front of the closest dwelling.

5. Access to on-site parking**(a) 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 solely from a public street, subject to the number of crossovers being minimised, disturbance of street trees being avoided, 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 approve residential development relying on primary vehicular access from a public street to one or more of the required car bays, subject to:

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

(b) Street entry in forward gear

Where, pursuant to clause 6.6(2)(b) of TPS6 or clause 6.5.4 A4.4 of the R-Codes, vehicular access is to be designed to facilitate entry onto a public street in forward gear, the applicant is to provide a drawing at a scale of 1:100 demonstrating that vehicles are able to enter or leave the site in a forward gear with no more than two turning movements without relying on any other parking bay to facilitate such movements.

Note: Under clause 6.5.4 A4.4 of the R-Codes, on-site turning space is required where the development site obtains access from a 'Primary Distributor' or a 'District Distributor' road, among other reasons. The City of South Perth Functional Road Hierarchy lists Canning Highway as a Primary Distributor road. The following roads are classified as District Distributors:

Douglas Avenue, George Street, Hayman Road, Kent Street, Labouchere Road (Mill Point Road to Thelma Street), Manning Road, Mill Point Road (Labouchere Road to Canning Highway), South Terrace, Thelma Street (Labouchere Road to Canning Highway), and Way Road.

6. Vehicle crossovers**(a) Crossovers and development design to retain street trees**

- (i) When preparing design drawings, applicants proposing residential development must be mindful that the City normally expects existing street trees to remain undisturbed. Therefore, subject to clause 6(c) of this Policy, vehicle crossovers and internal formed driveways need to be located so as not to disturb street trees.

The minimum acceptable separation distance between an existing street tree and any new or extended crossover is determined after properly considering all relevant factors relating to the tree, the crossover and ease of vehicular entry and egress. The minimum distance is normally 3.0 metres, measured from the centre of the tree trunk, however, in some instances a lesser distance will be approved, while in other instances a greater distance may be required. The actual required distance will be determined by the Council's City Environment Department.

- (ii) If a development proposal indicates the removal of a street tree to accommodate a vehicle crossover and formed driveway, but the City requires the tree to be retained, where relocation of the crossover causes access difficulties, modifications to the site plan or building design or both, will be required.

(b) Crossover design and associated remedial works

- (i) Having regard to the provisions of clause 6.5.4 A4.2 of the R-Codes, vehicle crossovers providing access from a public street to a development site are to be a minimum width of 3.0 metres, a maximum width of 6.0 metres and in aggregate, no greater than 9.0 metres on the parent lot. All crossovers are to be designed and constructed in accordance with the City's related specifications and guidelines and as detailed on the City's Plans SP30 and SP30(A) relating to crossover design.

- (ii) The required vehicle crossover may be either newly constructed or an existing crossover widened to the required minimum width.

- (iii) Where a proposed new or extended crossover would interfere with any existing services maintained by the City, a service authority or private company, the applicant is to arrange for the relocation of the affected infrastructure. Prior to the City issuing a building licence, the applicant is to submit the affected service provider's written agreement to the intended relocation of the infrastructure. All relocation costs are to be met by the applicant.

(c) Street tree removal, replacement, relocation or pruning

Notwithstanding clause 6(a)(i), the City may approve the removal, replacement, relocation or pruning of a street tree in conjunction with a proposed development, in accordance with clauses 8(b), 8(c) and 8(d) of Policy P350 (1.5) 'Trees on Development Sites and Street Verges'. In such cases, the applicant is to pay all of the associated costs identified in clause 8(g) of Policy P350 (1.5).

(d) Removal of redundant crossovers

The site plan for any proposed residential development is to show the intended removal of any redundant crossover and the reinstatement of the verge and kerbing. These remedial works are to be completed at the applicant's cost prior to occupation of any dwelling.

7. Formed driveway gradient**(a) Verge levels not to be modified**

The City does not permit verge levels to be modified to facilitate vehicular access as this creates potential difficulties for pedestrian movement along the road verge.

(b) Indemnity for steep gradients

Clause 6.10(2) of TPS6 prescribes a maximum driveway gradient of 1:12 within 3.6 metres of the street alignment and 1:8 for the remainder of the driveway. However, where topography creates difficulties in adhering to these maximum gradients, the City may allow a steeper gradient subject to the applicant complying with the following:

- (i) Where the driveway gradient at any point is steeper than the maximum prescribed in Clause 6.10(2) of TPS6 but not steeper than 1:6, the applicant is to submit a letter which acknowledges responsibility for any access difficulties that may arise, without any future recourse to the City of South Perth.
- (ii) Where the driveway gradient at any point is steeper than 1:6 but not steeper than 1:4, the applicant is to submit:
 - (A) a letter which acknowledges responsibility for any access difficulties that may arise, without any future recourse to the City of South Perth; and
 - (B) certification from a consulting traffic engineer or architect that the design of the vehicular access from the street to all parking bays complies with the provisions of *Australian/New Zealand Standard AS/NZ 2890.1:2004 - Parking Facilities - Part 1: Off-Street Car Parking*. The consulting engineer or architect is to also certify the actual finished driveway gradient, which in no case is to be steeper than 1:4.

The required letter and certification are to be provided prior to the issuing of a building licence.

- (iii) Approval will not be granted for any driveway with a gradient steeper than 1:4.

8. Setbacks of garages and carports**(a) Setback of garages****(i) Vehicles parked at 90 degrees to the street**

Acceptable Development clause 6.2.3 of the R-Codes prescribes a minimum setback of 4.5 metres from a primary street, and 1.5 metres from a secondary street for garages, where vehicles are parked at 90 degrees to the street. However, the City may require a greater setback having regard to the provisions of Policy P350 (1.2) 'Residential Boundary Walls' and any policy relating to streetscape.

(ii) Vehicles parked parallel to the street

(A) Acceptable Development clause 6.2.3 of the R-Codes prescribes a minimum setback of 3.0 metres from a primary street and 1.5 metres from a secondary street for garages where vehicles are parked parallel to the street. However, the City may require a greater setback having regard to the provisions of Policy P350 (1.2) 'Residential Boundary Walls' and any policy relating to streetscape.

Policy P350 (1.3) 'Car Parking Access, Siting, and Design' (cont'd)

- (B) In the case of any garage within the front setback area, where vehicles are parked parallel to the street, the wall facing the street is to incorporate windows, other architectural design features, or artistic treatment to provide visual relief. The area between the front wall of the garage and the street boundary is to contain shrubs or bushes at least 1.2 metres in height at the time of planting, appropriately complementing the treatment of the front wall.

(b) Setback of carports

Acceptable Development clause 6.2.3 A3.4 of the R-Codes permits carports within the street setback area, subject to the width of any such carport not exceeding 50% of the lot frontage. In addition, in relation to carports within the front setback area, this Policy requires the following:

- (i) The proposal is to demonstrate compliance with relevant provisions of Policy P350 (1.2) 'Residential Boundary Walls' and any policy relating to streetscape.
- (ii) Where a carport is proposed to be added to an existing dwelling, and there is no practical location behind a 4.5 metre setback from the street alignment for two roof-covered parking bays complying with the minimum dimensions prescribed in TPS6, a carport will be permitted within the front setback area.
- (iii) Where a carport is proposed to be sited within the front setback area of an existing dwelling and two existing roof-covered parking bays complying with the minimum dimensions prescribed in TPS6 are already located behind a 4.5 metre street setback, or there is a practical location to provide such bays behind the 4.5 metre street setback;
- (A) neither of those existing parking bays is permitted to be converted to another use; and
- (B) a setback of less than 4.5 metres will not be permitted for the proposed carport, unless the focus area is characterised by at least one-third of the lots already having carports in the front setback area.
- (iv) In order to avoid potential obstruction of a street verge or footpath by a vehicle parked on an internal formed driveway, any carport forward of a 4.5 metre setback line shall be set back not more than 1.5 metres from the street alignment measured to the edge of the car bay.
- (v) Where a carport column is set back less than 1.5 metres from the street alignment, its dimensions shall not exceed 360 mm x 360 mm.
- (vi) Any carport forward of a 4.5 metre setback line shall be set back at least 1.0 metre from the street alignment measured to the face of any support column.

(c) Conversion of carports to garages

Where an existing carport is set back less than 4.5 metres from the street, the City will not approve conversion of that carport to a garage unless it would comply with the R-Codes setback requirements for garages.

9. Setbacks of garages, carports and car bays from a right-of-way

The setback of any proposed garage, carport or car bay from a right-of-way is to be not less than 1.5 metres, and is to be calculated to achieve a 6.5 metre reversing depth providing access to the parking facility. The reversing depth may comprise a combination of the width of the right-of-way and a setback from the lot boundary.

10. Formed driveway dimensions for vehicles turning in and out of car bays**(a) Minimum formed driveway width**

Acceptable Development clause 6.5.4 A4.2 of the R-Codes prescribes a minimum formed driveway width of 3.0 metres at the street frontage where the driveway serves four dwellings or less. Under this Policy, driveways serving four dwellings or less are to maintain a minimum width of 3.0 metres throughout their entire length.

(b) Formed driveway dimensions for vehicles turning in and out of car bays

Clause 6.3(8) and Schedule 5 of TPS6 prescribe minimum dimensions for vehicular accessways leading to car parking bays. In addition to those requirements of TPS6, this Policy contains diagrams in Figures 1 to 6 depicting six different parking bay layouts and manoeuvre arrangements. These diagrams illustrate layouts commonly proposed by applicants; however, it is recognised that other layouts can also be functional. Noting this, where car parking bays are provided on site, applicants are required to comply with one of the following:

- (i) The layout is to comply with the parking bay and manoeuvre arrangements depicted in Figures 1 to 6.
- or
- (ii) Where not complying with any of the layouts depicted in Figures 1 to 6, applicants are to demonstrate that their proposal is functional by means of diagrams showing the swept paths of a vehicle. The swept paths are to be derived from an authoritative source which is to be identified on the diagrams.

11. Variation from prescribed car bay dimensions

Clause 6.3(8) and Schedule 5 of TPS6 prescribe minimum dimensions for car parking bays. Wherever possible, every proposed car bay should comply with these dimensions. However, clause 7.8 of TPS6 provides discretionary power for approval of variations.

Figure 7 of this Policy depicts a car bay 'design envelope' representing a minor variation from the dimensions prescribed by TPS6. Under the power conferred by clause 7.8, in order to facilitate ease of vehicle manoeuvre and door opening, while also accommodating a degree of design flexibility, the City will permit car bays which comply with the dimensions shown in Figure 7.

12. Roof cover to occupiers' car bays

Under clause 6.3(6)(d) of TPS6, the City may require some or all of the car parking bays on a development site to be provided with roof cover. Pursuant to that clause, at least one occupiers' car bay for each Grouped Dwelling and Multiple Dwelling is to be provided with roof cover.

13. Design of garages and carports**(a) Minimum Opening Width**

- (i) Clause 6.3(8) and Schedule 5 of TPS6 prescribe minimum dimensions for car parking bays. In addition, Acceptable Development clause 6.2.8 A8 of the R-Codes restricts the percentage of the lot frontage at the setback line that may be occupied by a garage, where the garage is located in front or within 1.0 metre of the associated dwelling. Further to these requirements, this Policy requires the following minimum opening widths for a garage or carport, measured clear of the face of any column or pier:

- (A) single width: 2.5 metres;
(B) double-width: 5.0 metres.

- (ii) Garages with a triple-width opening facing the street would generally have an excessively dominant visual impact on the associated dwelling and would not be compatible with the streetscape. Therefore, such garages will generally not be permitted.

(b) Garages and carports within front setback area

- (i) Where a garage or carport is proposed to be located wholly or partly within the front setback area, the design, materials and colour are to match those of the dwelling to which the structure is appurtenant.
- (ii) A carport situated within the front setback area is not permitted to have an entry door or gate unless such door or gate is 'visually permeable' as defined in the R-Codes.

(c) Garages and carports not within front setback area

- (i) Where an attached garage is proposed to be located to the side of a dwelling and not within the front setback area, the materials and colour are to match those of the dwelling to which the garage is appurtenant.
- (ii) Where a carport is proposed to be located to the side of a dwelling and not within the front setback area, the colour of the components visible from any street are to match the colour of the dwelling to which the carport is appurtenant.
- (iii) In the case of a development comprising two or more Grouped Dwellings or Single Houses in 'battle-axe' configuration, the colour of any appurtenant garage or carport shall match that of the dwelling to which it is appurtenant, whether or not the garage or carport is visible from any street.

(d) Garages and carports accessed from a secondary street

Where a garage or carport is accessed from a secondary street, the colours of the components visible from any street are to match the colours of the dwelling to which the garage or carport is appurtenant.

14. Visitor car parking

- (a) In addition to the requirements of clauses 6.5.1 and 6.5.3 of the R-Codes, visitors' bays for Grouped Dwellings shall be unroofed.

Policy P350 (1.3) 'Car Parking Access, Siting, and Design' (cont'd)

- (b) Where the R-Codes require the provision of visitors' parking bays, such bays are not to be situated in tandem with a dwelling occupier's parking bay, except where:
 - (i) visitors to the other dwellings have shared access to at least one other conveniently located visitors' bay;
 - (ii) two bays arranged side by side are provided for the exclusive use of the occupier of the dwelling in addition to the visitors' bay; and
 - (iii) the dwelling occupier's parking bay obstructed by the visitors' bay is set back at least 4.5 metres from the street alignment, and the visitors' bay does not obstruct access to any other bay.
- (c) All visitors' bays, other than those situated in tandem with a dwelling occupier's bay, shall be:
 - (i) retained permanently for the exclusive use of visitors; and
 - (ii) identified as common property on any strata plan relating to the development.
- (d) Clause 6.5.3 A3.1 of the R-Codes requires visitors' parking bays to be located close to, or visible from, the point of entry to a development site and outside any security barrier. However, the City will consider the alternative Performance Criteria in clause 6.5.3 P3 to have been met subject to compliance with the following:
 - (i) Visitors' bays may be located elsewhere on the development site if the City considers that the proposed location of those bays would better serve visitors' convenience; and
 - (ii) Where visitors' bays are situated inside a security barrier:
 - (A) visitors shall have convenient access outside the security barrier to an electronic communication system linked to each dwelling;
 - (B) a dedicated embayed standing area shall be provided exclusively for use in conjunction with the electronic communications system;
 - (C) the electronic communications system embayment shall be located wholly on the development site in a position where it will not obstruct the communal street; and
 - (D) two additional visitors' bays are to be provided outside the security barrier in the case of Multiple Dwellings, and one additional bay for Grouped Dwellings.

15. Identification of car parking bays for different uses

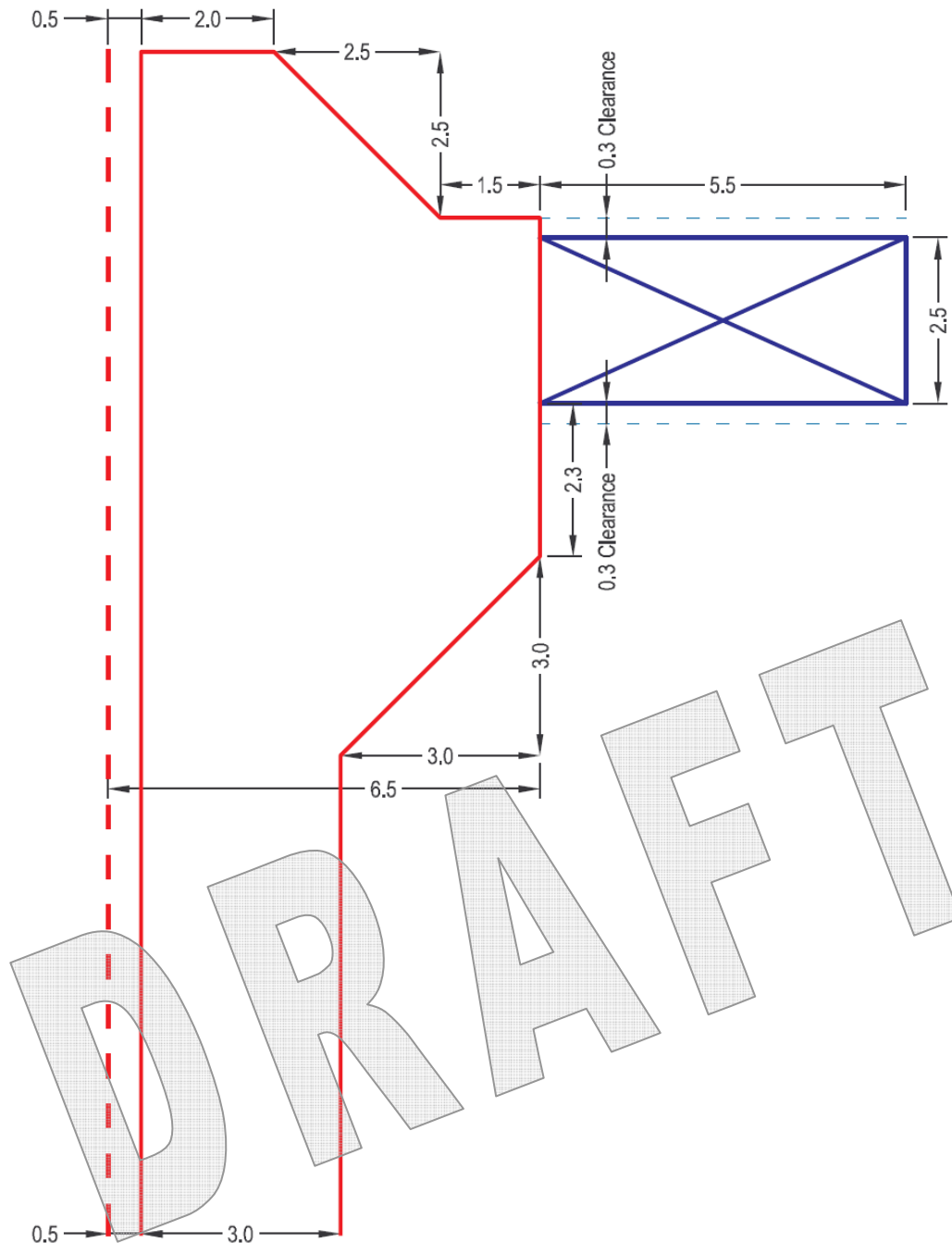
In the case of Mixed Development:

- (a) under clause 6.3(3) of TPS6, the required total number of car parking bays to be provided on the development site is the sum of the required numbers calculated separately for each use. The development site plan is to independently identify the allocation of car parking bays to the residential and non-residential occupancies;
- (b) where strata subdivision is proposed, the registered strata plan is to independently identify the allocation of car parking bays to the residential and non-residential occupancies, as shown on the approved site plan.

Figure 1

Parking bay manoeuvre 90° single - 6.5 metre reverse

(Refer to clause 10)



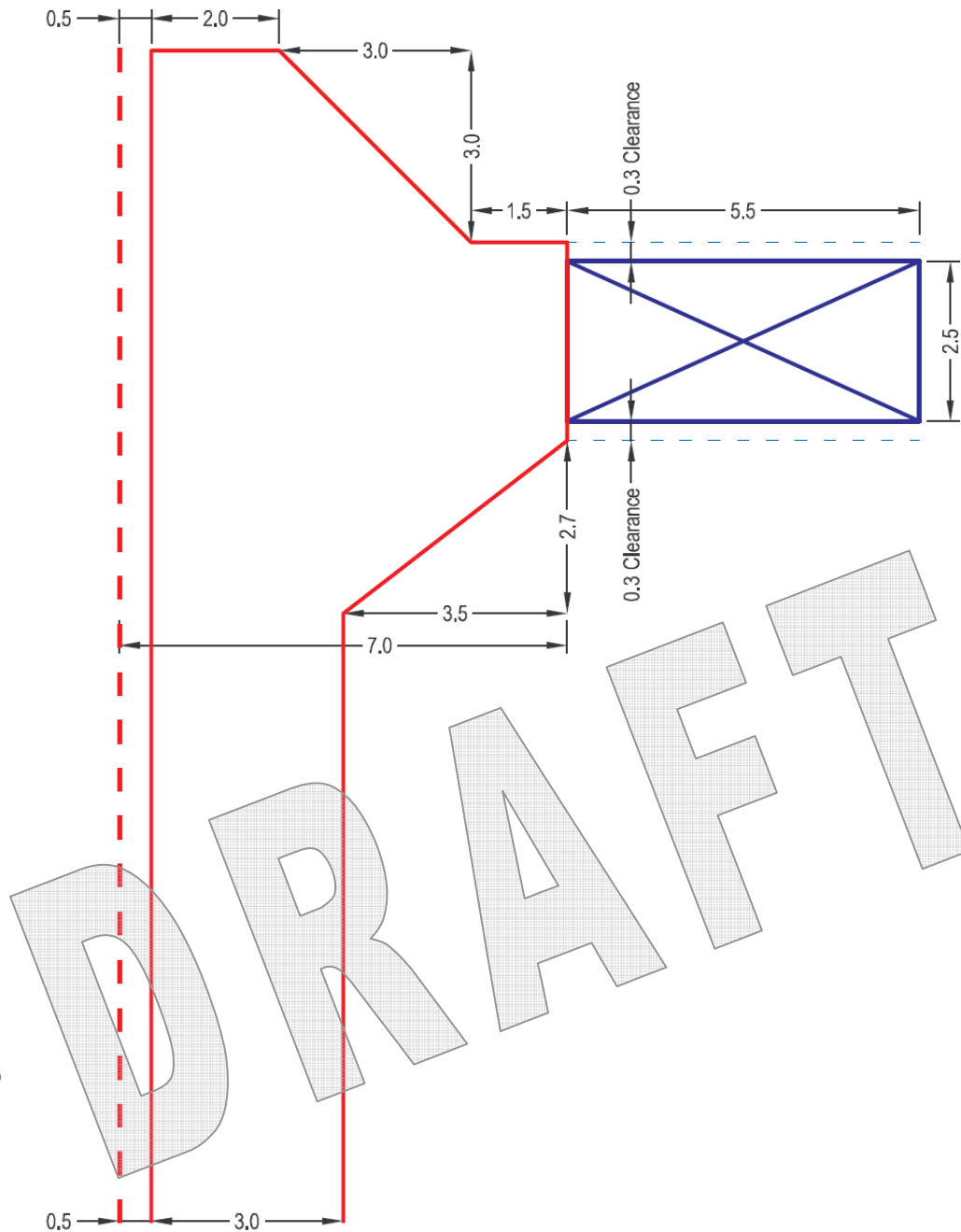
NOTES:

1. Not to scale.
2. All measurements are in metres.
3. Figure 1 is based on there being no wall, column, pier or fence within 0.3 metres of the sides of the car bay.
4. Nominated shape and dimensions of reversing area rely on formed driveway being set back 0.5 metres from boundary fence.

Figure 2

Parking bay manoeuvre 90° single - 7.0 metre reverse

(Refer to clause 10)

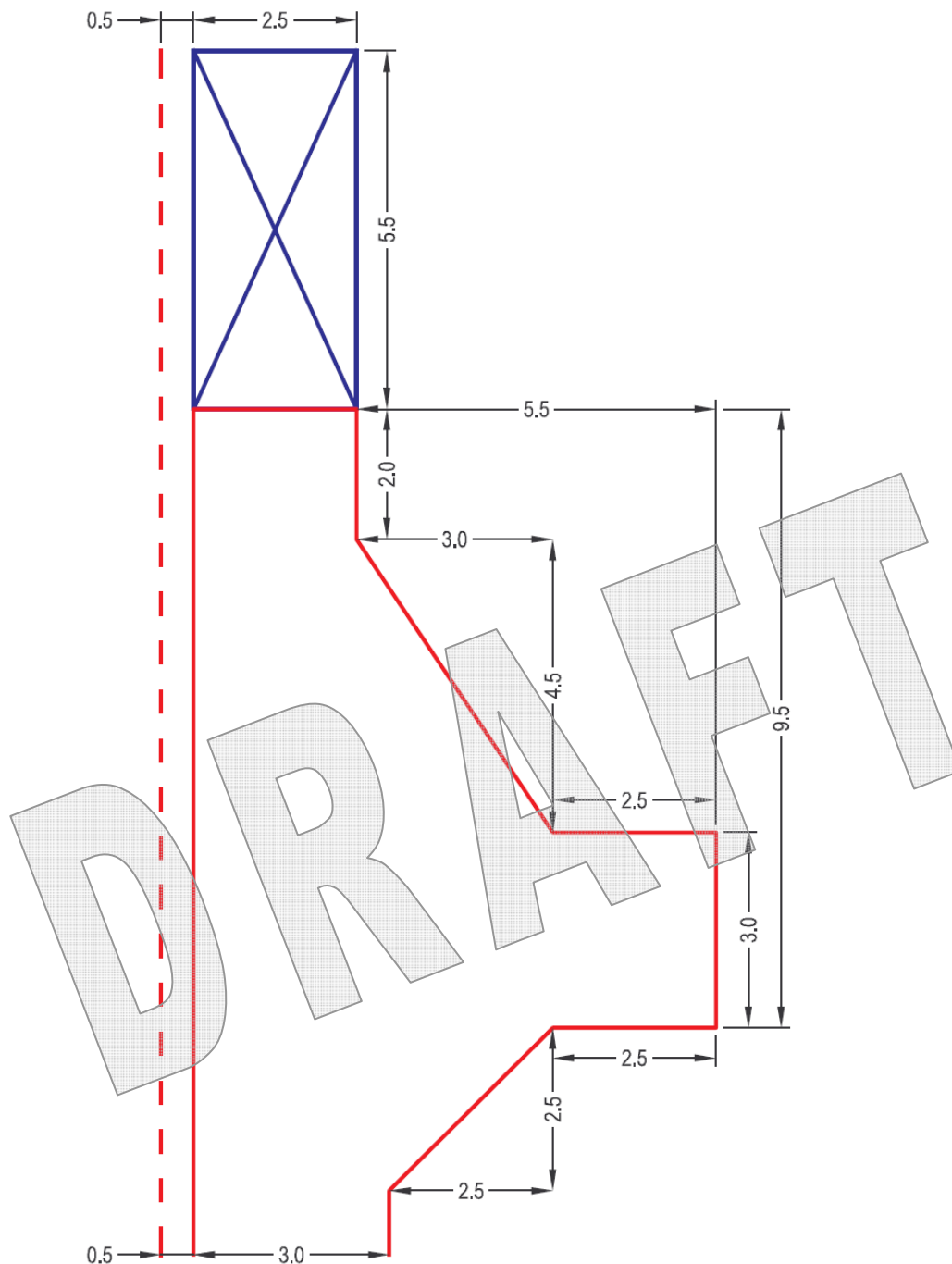


NOTES:

1. Not to scale.
2. All measurements are in metres.
3. Figure 2 is based on there being no wall, column, pier or fence within 0.3 metres of the sides of the car bay.
4. Nominated shape and dimensions of reversing area rely on formed driveway being set back 0.5 metres from boundary fence.

Figure 3
Parking bay manoeuvre 180° single

(Refer to clause 10)

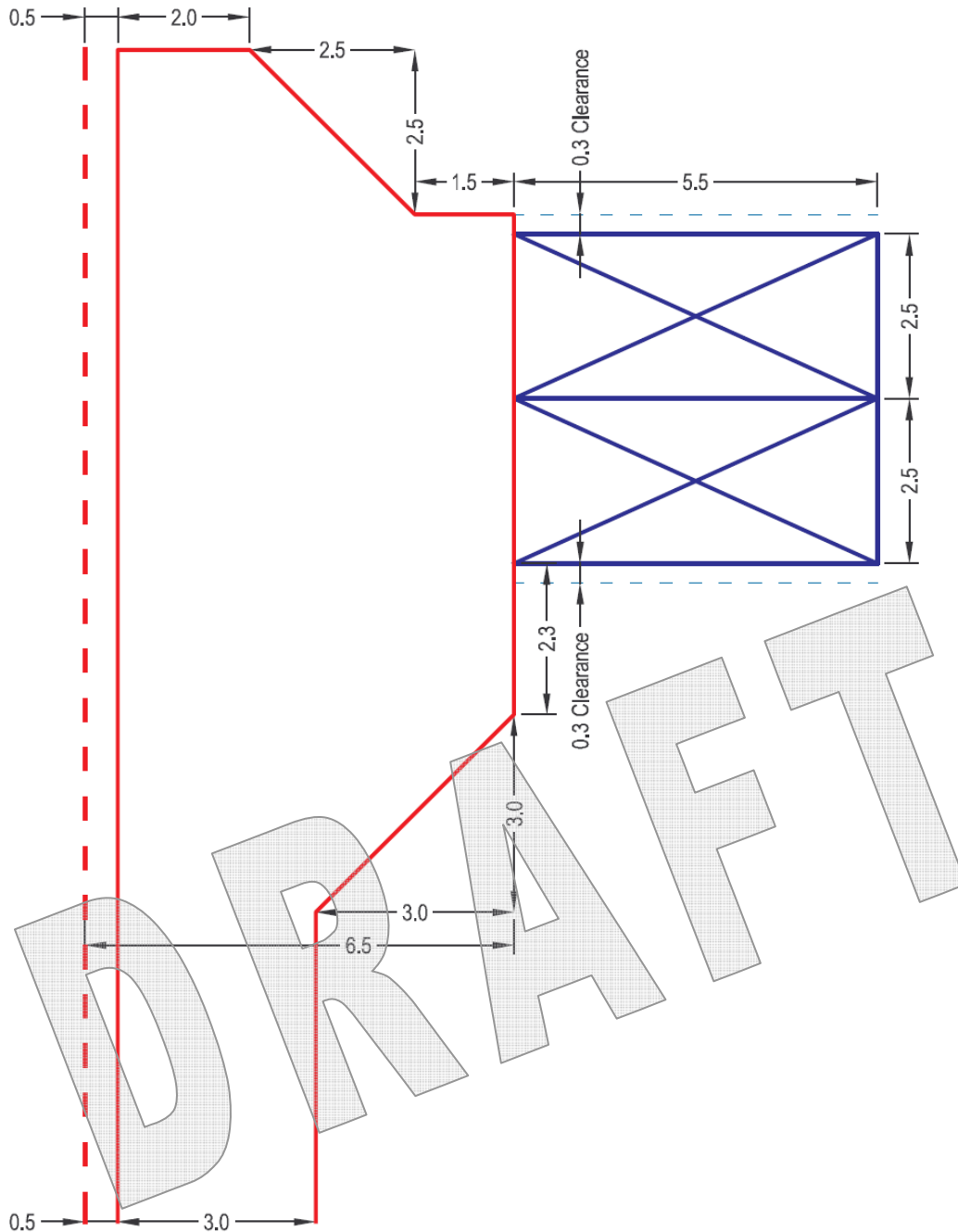


NOTES:

1. Not to scale.
2. All measurements are in metres.
3. Figure 3 is based on there being no wall, column, pier or fence within 0.3 metres of the sides of the car bay.
4. Nominated shape and dimensions of reversing area rely on formed driveway being set back 0.5 metres from boundary fence.

Figure 4
Parking bay manoeuvre 90° double - 6.5 metre reverse

(Refer to clause 10)



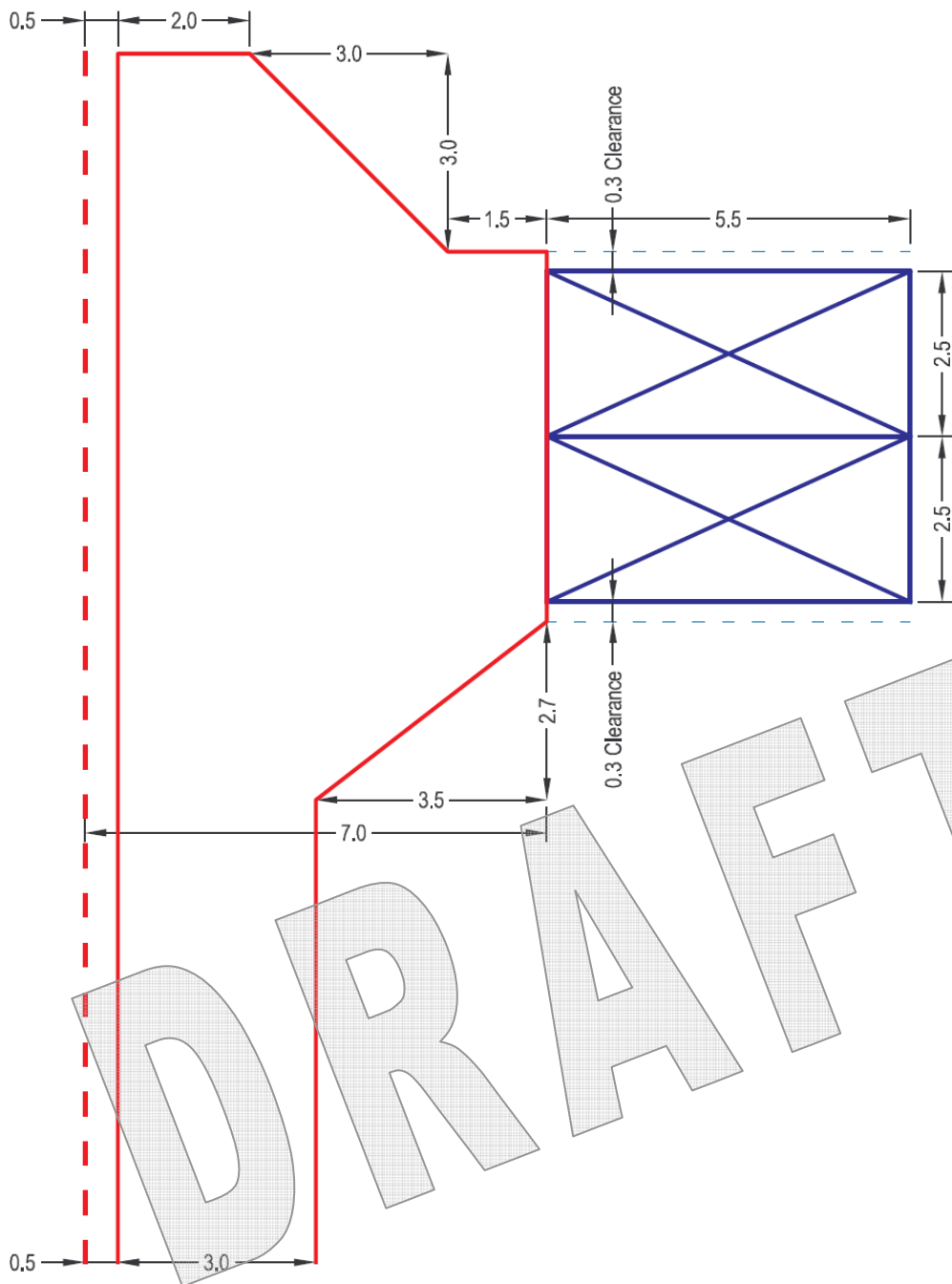
NOTES:

1. Not to scale.
2. All measurements are in metres.
3. Figure 4 is based on there being no wall, column, pier or fence within 0.3 metres of the sides of the car bay.
4. Nominated shape and dimensions of reversing area rely on formed driveway being set back 0.5 metres from boundary fence.

Figure 5

Parking bay manoeuvre 90° double - 7.0 metre reverse

(Refer to clause 10)

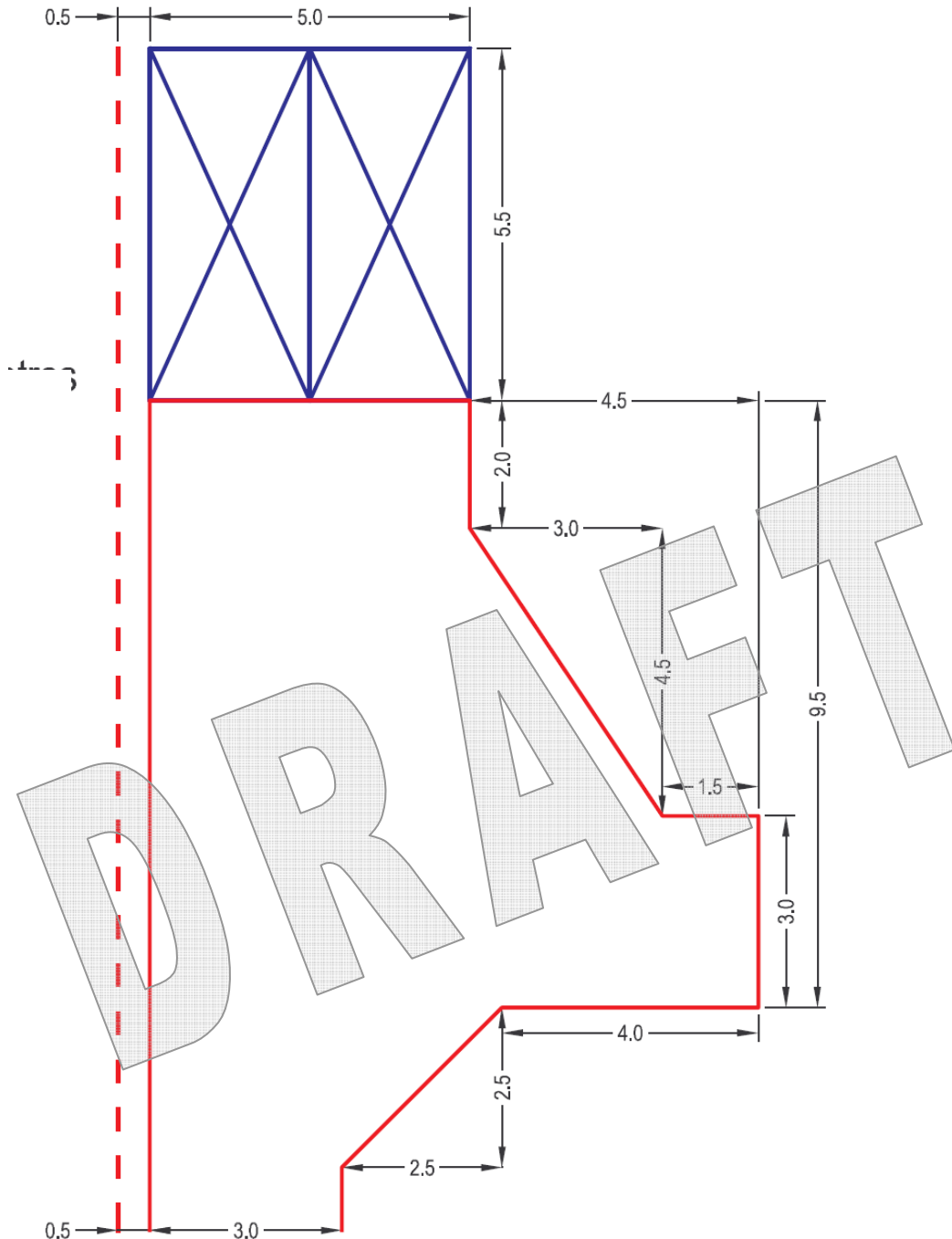


NOTES:

1. Not to scale.
2. All measurements are in metres.
3. Figure 5 is based on there being no wall, column, pier or fence within 0.3 metres of the sides of the car bay.
4. Nominated shape and dimensions of reversing area rely on formed driveway being set back 0.5 metres from boundary fence.

Figure 6
Parking bay manoeuvre 180° double

(Refer to clause 10)

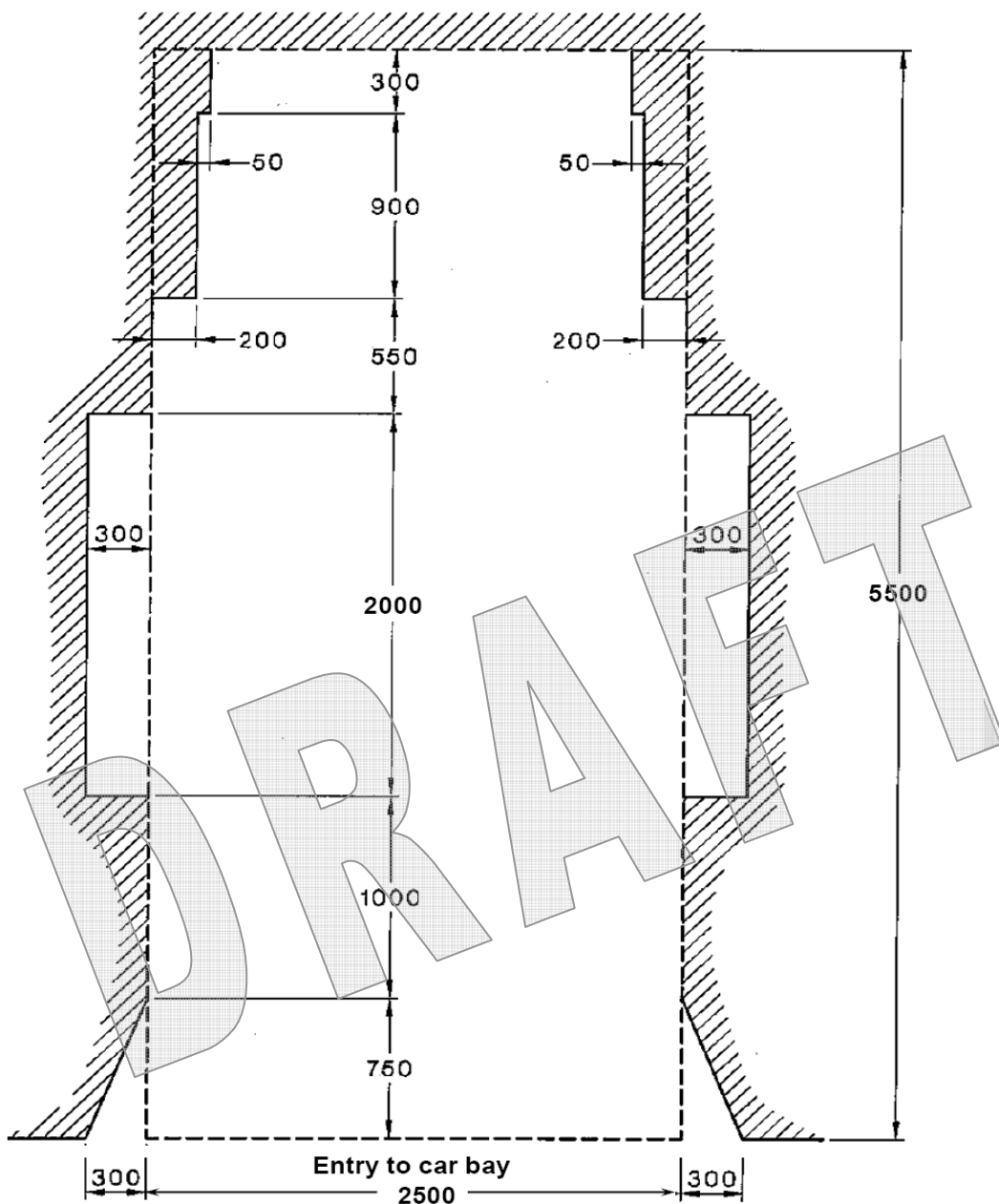


NOTES:

1. Not to scale.
2. All measurements are in metres.
3. Figure 6 is based on there being no wall, column, pier or fence within 0.3 metres of the sides of the car bay.
4. Nominated shape and dimensions of reversing area rely on formed driveway being set back 0.5 metres from boundary fence.

Figure 7
Design envelope for car bay with side obstructions

(Refer to clause 11)



NOTES:

1. Not to scale.
2. All measurements are in millimetres.
3. Figure 7 is based on Figure 5.2 of Australian Standard AS 2890.1.2004.
4. Broken line denotes a car bay of 2500mm width and 5500mm length as prescribed in Town Planning Scheme No. 6.

Other in Force Documents

- City of South Perth Town Planning Scheme No. 6
- Residential Design Codes

Other related Policies

- Policy P350 (1.2) 'Residential Boundary Walls'
- Policy P350 (1.5) 'Trees on Development Sites and Street Verges'
- Policy P350 (1.7) 'Fencing and Retaining Walls'
- Policy P350 (1.13) 'Strata Titling of Dwellings Constructed prior to Town Planning Scheme No. 6'
- Policy P350 (1.14) 'Use or Closure of Rights-of-Way'
- Other Policies within Policy P350 'Residential Design Policy Manual'

Other relevant Information

- City of South Perth 'Street Tree Management Plan'
- *Australian/New Zealand Standard AS/NZ 2890.1:2004 - Parking Facilities - Part 1: Off-Street Car Parking.*

Stakeholders

- Developers
- Immediate neighbours and the wider community
- Council and City officers
- Architects, designers and builders

Endorsement for community consultation

24 June 2008

Final adoption

2008

Last Review

Nil

Date of Next Review

2009

**Strategic Plan Goal 3**
Environmental Management**POLICY P350 (1.4)**
Additions to Existing Dwellings**Relevant Management Practice**
Nil**Relevant Delegation**
Delegations DC 342 and DM 342

Rationale

This Policy seeks to enhance residential amenity standards. The promotion of compatibility between existing dwellings and any additions to those dwellings contributes to this objective. To achieve compatibility, the City considers that, in the case of additions or alterations which would form part of an existing dwelling, the design, materials and external colours of the additions should match that dwelling.

In the case of development proposals involving the addition of detached dwellings behind an existing dwelling, the City considers that only the design needs to match in order to achieve a sufficient degree of compatibility. In this circumstance, it is not considered necessary for the dwellings to match one another in terms of external colours and materials.

This Policy contains provisions reflecting the City's expectations regarding compatibility where additions of various kinds are proposed.

Policy

1. Status

- (a) 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) This Policy has also been prepared pursuant to clause 5.3 of the Residential Design Codes (R-Codes) that expressly permits Local Planning Policies which:
 - (i) address building design; and
 - (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 the design, materials and colours of additions to an existing dwelling match, or are compatible with, the existing dwelling.
- (b) To achieve a sufficient degree of compatibility between an existing dwelling and any proposed dwelling situated at the rear of the existing dwelling.

3. Scope

- (a) This Policy applies to development proposals involving:
 - (i) any addition or alteration to any existing dwelling; and
 - (ii) any existing dwelling and any new dwelling where the new dwelling is to be constructed behind the existing dwelling and each dwelling gains access from the same street.
- (b) This Policy does not apply to proposals involving:
 - (i) garages and carports whether attached to, or detached from, a dwelling. Provisions relating to garages and carports are contained in Policy P350 (1.3) 'Car Parking Access, Siting, and Design'; and
 - (ii) any other detached outbuilding.

4. Definitions

patio

As defined in the R-Codes, the term means "*a water-impermeable roofed open-sided area which may or may not be attached to a dwelling*". For the purpose of this Policy, the term is deemed to include any 'alfresco' area with roof cover irrespective of the design form or the materials of construction.

heritage-listed dwelling

A dwelling listed in the City of South Perth Municipal Heritage Inventory, Heritage List, or the State Register of Heritage Places of the Heritage Council of Western Australia.

5. Additions forming part of an existing dwelling

- (a) **Additional rooms under main roof**

Subject to clauses 5(b) and 5(c), any proposed additions and alterations forming part of an existing dwelling are to match the existing dwelling with respect to design, materials and external colours.
- (b) **Additions involving skillion roofs**

Subject to clause 7(a)(ii), where a proposed addition forming part of an existing dwelling has a skillion or flat roof or another roof form which is different from the form of the existing roof:

 - (i) the depth of the addition shall not exceed 4.0 metres;
 - (ii) the addition shall be set back 12.0 metres from the street boundary;
 - (iii) the external materials and colours of the walls of the addition are to match those of the existing dwelling; and
 - (iv) the roofing material of the addition is not required to match that of the existing dwelling.
- (c) **Upper storey additions**

Where an upper storey addition is proposed to form part of an existing dwelling:

 - (i) the external materials and colours of the walls of the addition are not required to match those of the existing dwelling, provided that the upper storey walls are not in the same vertical plane as the ground storey walls or are separated from the ground storey walls by an intervening architectural feature;

Policy P350 (1.4) 'Additions to Existing Dwellings' (cont'd)

- (ii) the roof design, material and colour of the addition are required to match that of the existing dwelling.

(d) Patio addition to a Single House**(i) Where patios are required to match dwelling**

A patio is required to match the design, materials and external colours of the Single House to which it is attached, where the patio is visible from a public street and is set back less than 12.0 metres from the street boundary.

(ii) Where patios are not required to match dwelling

A patio is not required to match the design, materials and external colours of the Single House to which it is attached, where the patio is set back at least 12.0 metres from the street boundary.

(e) Patio addition to a Grouped Dwelling**(i) Where patios are required to match dwelling**

A patio is required to match the design, materials and external colours of the Grouped Dwelling to which it is attached in the following situations:

- (A) in the case of a dwelling facing directly onto a public street, where the patio is attached to the side of the dwelling and is set back less than 12.0 metres from the street boundary;
- (B) in the case of a dwelling facing directly onto a public street, where the patio is situated between the dwelling and a communal street serving any other dwelling in the same group;
- (C) in the case of a dwelling facing directly onto a communal street, where the patio is situated between the dwelling and the communal street, or is visible from the communal street.

(ii) Where patios are not required to match dwelling

A patio is not required to match the design, materials and external colours of the Grouped Dwelling to which it is attached in the following situations:

- (A) where the patio is set back at least 12.0 metres from the street boundary; and
- (B) where the patio is not visible from the communal street.

6. Addition of new dwelling to an existing dwelling

- (a) Where a dwelling is proposed to be added behind an existing dwelling and each is accessed from the same street:
 - (i) the design of any proposed dwelling is to be compatible with the existing dwelling; however
 - (ii) the dwellings are not required to match one another in terms of their external colours and materials.
- (b) Where a proposed additional dwelling fronts directly onto a public street, that dwelling is to comply with any applicable Precinct Streetscape Policy.

Policy P350 (1.4) 'Additions to Existing Dwellings' (cont'd)

- (c) Clause 6.2.9 A9 of the R-Codes requires any existing dwelling retained as part of a Grouped Dwelling development to be upgraded externally to a maintenance standard equivalent to that of the proposed additional dwelling or dwellings. This form of development is referred to as a 'built strata' proposal. In the case of a 'built strata' proposal, the City will determine the extent of required upgrading in order to comply with clause 6.2.9 A9 of the R-Codes. Among other works, the required upgrading could include any or all of the following:
- (i) Bagging or rendering and painting of the brickwork.
 - (ii) Repair of mortar joints.
 - (iii) Where the roof tiles are discoloured, replacement of all roof cladding with new tiles or metal sheeting, or the professional re-coating of the existing roof tiles subject to a 15 year guarantee against discolouration.
 - (iv) Repair or replacement of gutters and downpipes.
 - (v) Where flat-roofed, skillion-roofed or non-masonry portions of an existing dwelling are set back less than 12.0 metres from the street boundary, those portions of the dwelling are to be demolished.
 - (vi) Where flat-roofed, skillion-roofed or non-masonry portions of an existing dwelling are set back at least 12.0 metres from the street boundary, those portions of the dwelling are to be upgraded to a standard equivalent to the rest of the dwelling.
 - (vii) Concealment of plumbing fittings attached to the side wall of the existing dwelling alongside the communal street serving any proposed dwelling.
 - (viii) Substitution of glass blocks in place of glass panes for any toilet window where situated in the side wall of the existing dwelling alongside the communal street serving any proposed dwelling.
 - (ix) Other exterior repainting where necessary.
 - (x) Removal of any asbestos wall or roof sheeting.
- (d) Where a dwelling is proposed to be added behind an existing dwelling and each is accessed from the same street, the existing landscaping is to be upgraded.
- (e) Where an existing dwelling retained as part of a Grouped Dwelling development, or the existing landscaping, is required to be upgraded, the specified upgrading works are to be completed prior to either occupation of any new dwelling, or the issuing of Strata Titles, whichever occurs first.

7. Heritage-listed dwellings**(a) Additions forming part of an existing heritage-listed dwelling**

In the case of any proposed additions and alterations forming part of an existing heritage-listed dwelling in Management Categories A or B in the Municipal Heritage Inventory or Heritage List:

- (i) the provisions of clause 5(a), 5(c) and 5(d) apply;
- (ii) the roof of the additions is to form an extension of the main roof of the existing dwelling. Skillion roofs are not permitted for additions to heritage-listed dwellings.

(b) Addition of new dwelling to an existing heritage-listed dwelling

Clause 6.11 of TPS6 contains provisions designed to preserve and enhance heritage-listed places in Management Categories A or B in the Heritage List. In addition to those provisions, in the case of a dwelling proposed to be added behind an existing heritage-listed dwelling where each is accessed from the same street:

Policy P350 (1.4) 'Additions to Existing Dwellings' (cont'd)

- (i) the provisions of clause 6 apply; and
- (ii) any additional dwelling is to be designed and sited in a manner that will adequately safeguard the integrity, and complement the character of, the heritage-listed dwelling.

8. Application drawings to identify external materials and colours

Where proposed additions forming part of an existing dwelling or additional dwellings are required to match the existing dwelling in relation to external materials and colours, the application drawings relating to any such proposal are to identify the external materials and colours of both the existing dwelling and the proposed additions.

Other in Force Documents

- City of South Perth Town Planning Scheme No. 6
- Residential Design Codes
- *Heritage of Western Australia Act 1990*

Other related Policies

- Policy P350 (1.13) 'Strata Titling of Dwellings Constructed prior to Town Planning Scheme No. 6'
- Other Policies within Policy P350 'Residential Design Policy Manual'
- Precinct Streetscape Policies
- City of South Perth Heritage List

Other relevant Information

- City of South Perth Municipal Heritage Inventory

Stakeholders

- Developers
- Immediate neighbours and the wider community
- Council and City officers
- Architects, designers and builders

Endorsement for community consultation	24 June 2008
Final adoption	2008
Last Review	Nil
Date of Next Review	2009



Strategic Plan Goal 3
Environmental Management

POLICY P350 (1.5)

Trees on Development Sites and Street Verges

Relevant Management Practice

Nil

Relevant Delegation

Delegations DC 342 and DM 342

Rationale

Trees provide environmental, health and amenity benefits in relation to solar screening, microclimate, carbon absorption, bird and animal habitat, air quality and visual attractiveness. Due to these benefits, trees can also enhance the monetary value of individual properties and the enjoyment of residing in a green, leafy neighbourhood.

Town Planning Scheme No. 6 (TPS6) promotes urban infill which contributes to the City's sustainability commitment. However, while the City of South Perth is presently characterised by mature trees, an inevitable consequence of urban infill development is that only a very limited number of trees can be retained on development sites. While sharing the community concern about the loss of trees as a result of development, the City takes a balanced approach to both urban infill development and tree preservation, as reflected in this Policy. The Policy requires every development site with a sufficient street frontage to have at least one mature tree, being either a 'retained' tree or a newly planted tree.

Trees in road reserves are an essential part of the streetscape providing aesthetic appeal as well as the environmental benefits. Street trees are a valuable community and City asset. The amenity value of these trees is progressively increasing as the number of mature trees on development sites declines. The City therefore seeks to preserve most existing street trees. The City's 'Street Tree Management Plan' provides more detailed provisions relating to street trees.

Policy**1. Status**

- (a) This Policy is a planning policy prepared, advertised and adopted pursuant to clause 9.6 of TPS6. Under clause 1.5 of TPS6 all planning policies are documents supporting the Scheme.
- (b) This Policy has also been prepared pursuant to clause 5.3 of the Residential Design Codes (R-Codes) that expressly permits Local Planning Policies which address streetscape and building design.

2. 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.
- (c) To preserve street trees.

3. Scope

This Policy applies to any site where new dwellings or additions to an existing dwelling are proposed.

4. Definitions

existing tree

A tree situated on a development site at the time of submission of a development application.

street tree

A tree located within any part of a road reserve.

5. Method of measurement of distance from a tree

For the purpose of this Policy, a specified distance from a tree is to be measured from the centre of the tree trunk at ground level.

6. Development site plan to show all trees

The site plan submitted as part of a development application is to accurately show:

- (a) any existing tree 3.0 metres or more in height;
- (b) which existing trees 3.0 metres or more in height the applicant intends to retain and which are proposed to be removed;
- (c) any trees to be planted on the development site; and
- (d) all trees on the street verge adjoining the development site.

7. Trees on development sites

(a) Existing trees to be retained wherever possible

Unless the applicant satisfies the City under clause 7(c) that certain trees should be removed, all existing trees 3.0 metres or more in height are to be retained, provided that the trees are situated at least 3.0 metres from a side or rear boundary of a survey strata lot or a 'green title' lot. In the case of trees situated less than 3.0 metres from such a boundary, the applicant has the option as to whether to retain or remove those trees.

(b) Development design is to accommodate existing trees

(i) Distance between buildings and existing trees within communal open space

Acceptable Development clause 6.4.5 A5(vi) of the R-Codes requires any existing tree 3.0 metres or more in height to be retained if it is situated within communal open space for Grouped or Multiple Dwellings. Having regard to this requirement, any proposed building is to be situated not less than 3.0 metres from a tree being retained within a communal open space.

(ii) Design to retain existing trees not within communal open space

On any part of a development site that is not proposed to be communal open space, where an existing tree is to be retained, any proposed building is to be situated at least 3.0 metres from the tree.

(c) Requirements where applicant seeks approval to remove an existing tree

In the case of an existing tree 3.0 metres or more in height which is situated 3.0 metres or more from a side or rear boundary of a survey strata lot or a 'green title' lot, where the site plan indicates the proposed removal of the tree:

- (i) in respect of each such tree, the applicant is to pay a fee, calculated in accordance with the City's Schedule of Fees and Charges, for the cost of a replacement tree which is to be planted within a road reserve or recreation reserve. The fee includes the cost of the supply, planting and maintenance of a suitable tree. The maintenance period is to be two years. (Note: Where the applicant pays a fee for a replacement tree, the City will plant a tree in a location and of a species to be determined by the City. The replacement tree will be planted as close to the development site as the City considers practicable.)

or

- (ii) the applicant is to submit one of the following for consideration by the City:
 - (A) documentation demonstrating why it is not feasible to redesign the development in a manner that would ensure that the tree can flourish to maturity without detriment to the tree or structural damage to any adjacent building; or
 - (B) an arboriculturalist's report justifying why the tree ought to be removed having regard to its health, life expectancy, or structural stability.

In the case of either (ii)(A) or (ii)(B), the applicant is required to plant a replacement tree. In this regard, a plan is to be submitted detailing the location, type and height of another tree to be planted in a designated position elsewhere on the development site. The replacement tree is to be of a species approved by the City and not less than 3.0 metres in height at the time of planting. Each tree that is removed is to be replaced by one tree, but in no case are more than two replacement trees required.

(d) City to decide which trees are to be retained

When assessing the development application, after having considered the proposed design and any submission made by the applicant under clause 7(c), the City will decide which trees are required to be retained. Where the City does not support the applicant's request for removal of any tree, the development proposal is to be redesigned to preserve that tree.

(e) Planting of trees on development site

- (i) In the case of a development site:
 - (A) having a frontage of at least 10.0 metres onto a public street; and
 - (B) not containing any trees at the time of submission of the development application or where no existing trees are to be retained;at least one tree is to be planted within the street setback area or elsewhere on the site.
- (ii) Local species trees with broad canopies providing maximum shade and bird habitat are encouraged. Palms are not suitable for new planting on development sites.

(f) Dwelling density entitlement preserved

Subject to clause 7(g), the City does not seek to reduce the number of dwellings on a development site below the normal entitlement, and will permit the removal of trees which would prevent the construction of a dwelling which could otherwise be built.

Policy P350 (1.5) 'Trees on Development Sites and Street Verges' (cont'd)**(g) Registered trees not to be removed**

Notwithstanding clause 7(f), where a development site contains a tree which is included in the City's Register of Tree Preservation Orders pursuant to clause 6.13 of TPS6, any proposed development is to be designed to ensure that the tree will be preserved without detriment to the tree or structural damage to any adjacent building.

8. Street trees**(a) Retention of street trees**

The City requires the retention of all street trees unless:

- (i) the tree is dead;
- (ii) the tree is diseased and remedial treatment would not be effective;
- (iii) the tree is hazardous or is causing damage to public or private property where repair and specific treatment options are not appropriate;
- (iv) the tree has a limited life expectancy;
- (v) the City considers the tree to be of an unsuitable species;
- (vi) retention of the tree would:
 - (A) restrict the number of dwellings on the development site to less than the permissible number;
 - (B) result in a visually unacceptable development; or
 - (C) unreasonably restrict vehicular access to the development site.

(b) Street tree removal or replacement

The City will replace any removed street tree with another tree on the street verge adjoining the development site, where there is sufficient space to do so. The replacement species will be selected in accordance with the City's 'Street Tree Management Plan'.

(c) Street tree relocation

If a street tree would adversely affect a proposed development in relation to the matters referred to in clause 8(a)(vi), the City may decide to relocate that tree.

(d) Street tree pruning

Where a crossover is proposed to be within 3.0 metres of a street tree, the City will determine the impact on the tree. The City may decide to approve the proposed location of the crossover, subject to the tree being pruned to avoid damage to either the tree or vehicles using the crossover.

(e) New or Extended Crossovers

The distance between an existing street tree which is to be retained and a new or extended crossover, is to comply with the provisions of clause 6(a) of Policy P350 (1.3) 'Car Parking Access, Siting, and Design'.

(f) Development design to retain existing street trees

Where a proposed crossover is required to be relocated in order to retain a tree, the City may require modifications to the site plan or building design or both, in accordance with the provisions of clause 6(a)(ii) of Policy P350 (1.3) 'Car Parking Access, Siting, and Design'.

(g) Applicant to meet costs associated with disturbance of a street tree

Where a street tree is to be removed, replaced, relocated or pruned as a result of a development, the applicant is to pay a fee, calculated in accordance with the City's Schedule of Fees and Charges. The fee includes the following:

Policy P350 (1.5) 'Trees on Development Sites and Street Verges' (cont'd)

- (i) the amenity value of the tree calculated according to the City of South Perth Amenity Valuation Method;
- (ii) the cost of removal and stump grinding;
- (iii) the cost of pruning;
- (iv) the cost of supply and planting of a replacement '100 litre container' sized tree;
- (v) cost of maintenance for a period of two years; and
- (vi) administration costs.

10. Protection of trees which are to be retained

During construction of a development, every tree which is to be retained on a development site or within a road reserve must be protected from root, trunk and canopy damage.

Other in Force Documents

- City of South Perth Town Planning Scheme No. 6
- Residential Design Codes

Other related Policies

- Policy P305 'Tree Preservation Orders'
- Policy P308 'Street Trees'
- Policy P350 (1.3) 'Car Parking Access, Siting, and Design'
- Other Policies within Policy P350 'Residential Design Policy Manual'

Other relevant Information

- City of South Perth 'Street Tree Management Plan'
- City of South Perth Information Sheet: 'Encroaching Roots and Branches'
(www.southperth.wa.gov.au/docs/infosheets/EncroachingRootsAndBranchesRef145.doc)

Stakeholders

- Developers
- Immediate neighbours and the wider community
- Council and City officers
- Architects, designers and builders

Endorsement for community consultation	24 June 2008
Final adoption	2008
Last Review	Nil
Date of Next Review	2009



Strategic Plan Goal 3
Environmental Management

POLICY P350 (1.6)
Safety and Security

Relevant Management Practice
Nil

Relevant Delegation
Delegations DC 342 and DM 342

Rationale

Appropriate building design can facilitate opportunities for casual surveillance of public streets and communal spaces on development sites. This is an important element contributing to on-site and neighbourhood safety and security. This Policy promotes such opportunities and contains provisions reflecting the City's expectations in this respect.

Policy

1. Status

- (a) This Policy is a planning policy prepared, advertised and adopted pursuant to the provisions of 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) This Policy has also been prepared pursuant to clause 5.3 of the Residential Design Codes (R-Codes) that expressly permits Local Planning Policies which:
 - (i) address building design; and
 - (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. Objective

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.

3. Scope

- (a) This Policy applies to any proposed dwelling facing a public street or communal street.
- (b) This Policy is to be read in conjunction with Policy P350 (1.7) 'Fencing and Retaining Walls'.

4. Surveillance of public and communal streets

Acceptable Development clause 6.2.4 requires a front dwelling to have a clear view of the street and the approach to the dwelling, and a dwelling on a battle-axe lot to provide a clear view of the approach to the dwelling. In addition, this Policy requires the following:

(a) Grouped Dwellings facing onto a communal street

A Grouped Dwelling facing and having direct access solely from a communal street is to have at least one major habitable room window providing a clear view of the communal street and of the pedestrian approach to the dwelling.

(b) Single House on rear battle-axe lot

In addition to providing a clear view of the approach to the dwelling, a Single House on any battle-axe lot is to have a clear view of the access leg leading to the dwelling.

Other in Force Documents

- City of South Perth Town Planning Scheme No. 6
- Residential Design Codes

Other related Policies

- Other Policies within Policy P350 'Residential Design Policy Manual'

Stakeholders

- Developers
- Immediate neighbours and the wider community
- Council and City officers
- Architects, designers and builders

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

**Strategic Plan Goal 3**
Environmental Management**POLICY P350 (1.7)**
Fencing and Retaining Walls**Relevant Management Practice**
Nil**Relevant Delegation**
Delegations DC 342 and DM 342

Rationale

Boundary fencing and fencing within development sites are significant elements of any development which raise issues concerning streetscape, traffic safety, personal security, visual privacy and the impact of building bulk. High, solid fences on street boundaries are sometimes favoured in the belief that they enhance personal and property security. This is not necessarily the case and, in fact, security can be compromised by high front fences, as they isolate a dwelling from public surveillance. This Policy has been prepared with the object of addressing all of these issues by way of appropriate provisions relating to fencing in various locations.

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. The Policy augments and is to be read in conjunction with the provisions of TPS6 relating to fence heights.

(b) **Relationship to Residential Design Codes**

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

- (i) address streetscape;
- (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.

(c) **Relationship to State by-laws**

This Policy is complementary to the State Government's *Town Planning (Height of Obstructions at Corners) General By-laws 1975* (the State by-laws), continued under the *Planning and Development Act 2005*. Pursuant to sub-by-law (3) of By-law 1A of those By-laws, this Policy prevails as a substitute for sub-by-laws (1) and (2) of By-law 1A, as it deals with street corners with angles other than a right-angle which are not addressed by that By-law.

2. Objectives

- (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.
- (b) To preserve or re-establish a desired 'open front garden' streetscape character.

Policy P350 (1.7) 'Fencing and Retaining Walls' (cont'd)

- (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.
- (d) To regulate the height of side and rear boundary dividing fences in the interest of maintaining visual privacy.
- (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.
- (f) To regulate the height of retaining walls in the interests of maintaining streetscape compatibility and protecting neighbours' amenity.

3. Scope

- (a) This Policy applies to any fencing and retaining walls on the street, side or rear boundary of the site of any residential development.
- (b) In relation to corner truncation areas adjacent to formed driveways and at the intersection of streets and rights-of-way, the Policy also applies to other obstructions which could obscure the sight-lines of motorists.

4. Definitions

corner truncation area

A triangular area that is required to be kept clear of obstructions for the purpose of pedestrian and vehicular safety, situated:

- (i) at the point where a formed driveway on a development site intersects with a public street;
- (ii) at the corner of two streets; or
- (iii) at the corner of a right-of-way and a public street or another right-of-way.

fence

As defined in TPS6, the term 'fence' means "*a structure or hedge situated on the common boundary between adjoining lands in different occupancies or within 3.0 metres of that common boundary, forming a barrier between those lands. The term includes:*

- (a) *subsequent extensions which increase the effective height of the original barrier, whether attached to or detached from the structure or hedge; and*
- (b) *a structure or hedge forming a barrier between a lot and a thoroughfare or reserve; but does not include any structural part of a building.*"

front setback area

The portion of a lot situated between the primary street boundary and the front of the closest dwelling.

obstruction

A fence, free-standing wall, letter box, electricity installation, bin enclosure, planting or other object within a corner truncation area which could obscure the sight-line of motorists.

5. Fences within front setback area

In relation to a fence and any other obstruction to motorists' sight-lines within the front setback area, the following provisions apply:

(a) Obstruction adjacent to formed driveway**(i) Method of measuring height of obstructions**

Clause 6.2.6 A6 of the R-Codes restricts the height of obstructions to a maximum of 0.75 metres within a 1.5 metre x 1.5 metre triangular corner truncation area adjacent to the intersection of a formed driveway and the boundary of a public street.

Within the corner truncation area adjacent to a formed driveway, the height of any obstruction is measured as follows:

- (A) In the case of an obstruction on the street boundary of the lot, the height is measured from any point along the street footpath or verge adjacent to the obstruction.
- (B) In the case of an obstruction situated in any position other than on the street boundary of the lot, the height is measured from any point along the edge of the formed driveway closest to the obstruction.

(ii) Masonry pier within corner truncation area

Where the corner truncation area contains no more than one masonry pier with dimensions conforming to those specified in Table 1 of clause 5(c) of this Policy, the City will consider the alternative Performance Criteria prescribed in clause 6.2.6 P6 of the R-Codes to have been met.

(b) Obstruction at corner of street or right-of-way**(i) Method of measuring corner truncation areas**

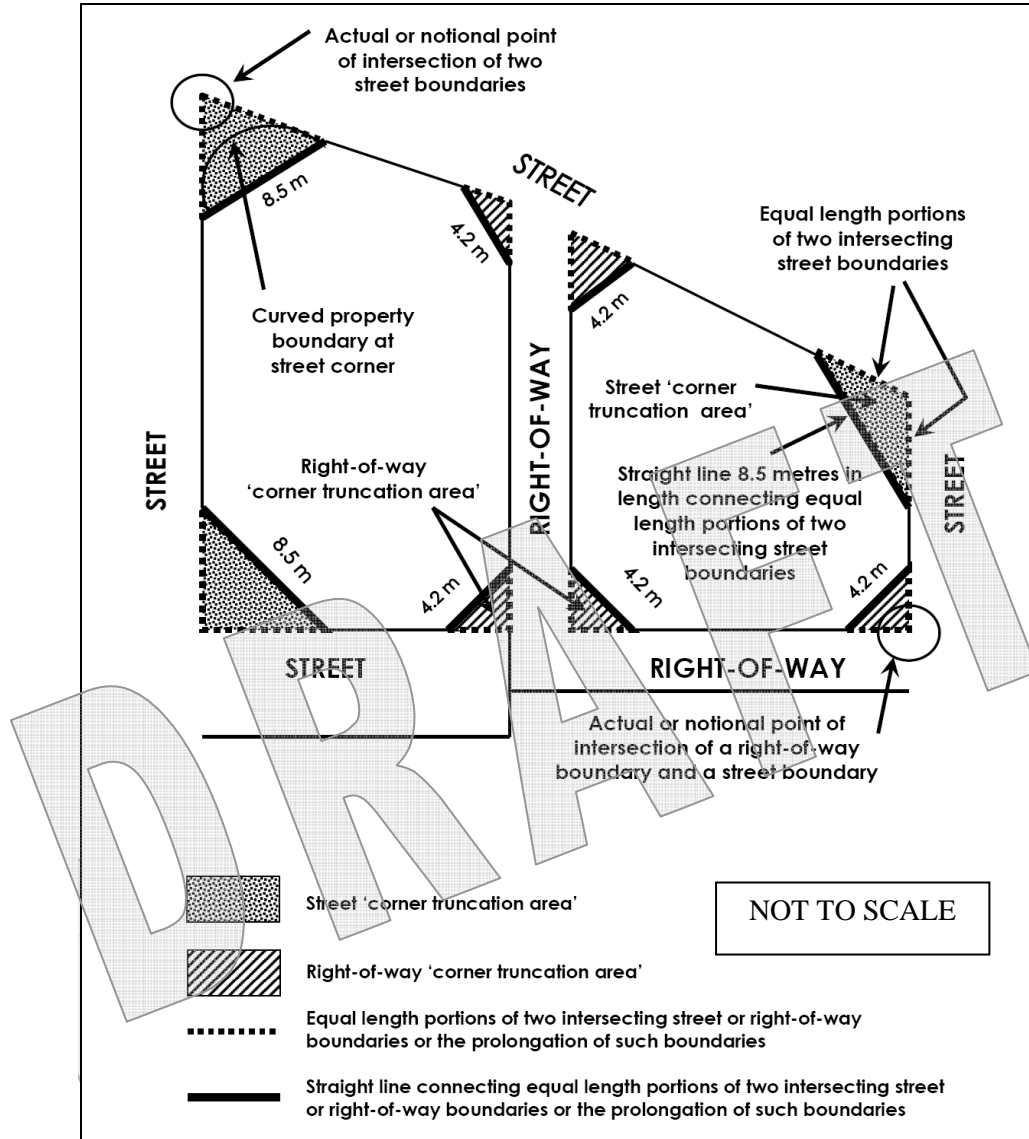
- (A) In the case of two intersecting streets, the corner truncation area is delineated by:
 - (1) equal length portions of the street boundaries, or the prolongation of those boundaries, extending from the actual or notional point of intersection, to the truncation line referred to in sub-paragraph (A)(2); and
 - (2) a straight line 8.5 metres in length which intersects both of the boundaries referred to in sub-paragraph (A)(1), thus forming a triangular area.
- (B) In the case of a right-of-way intersecting with a street or another right-of-way, the corner truncation area is delineated by:
 - (1) equal length portions of the street or right-of-way boundaries, or the prolongation of those boundaries, extending from the actual or notional point of intersection, to the truncation line referred to in sub-paragraph (B)(2); and
 - (2) a straight line 4.2 metres in length which intersects both of the boundaries referred to in sub-paragraph (B)(1), thus forming a triangular area.

The corner truncation area is measured in the manner described, irrespective of the angle of intersection of the two boundaries.

Figure 1 below depicts the 'corner truncation areas' described in clause 5(b)(i).

Figure 1
Street and right-of-way corner truncation areas

(Refer to clause 5(b)(i))



(ii) Method of measuring height of obstructions

Within street and right-of-way corner truncation areas, the height of any obstruction is not to exceed 0.75 metres, measured from any point along the street footpath or verge adjacent to the obstruction.

(c) Other fences within front setback area

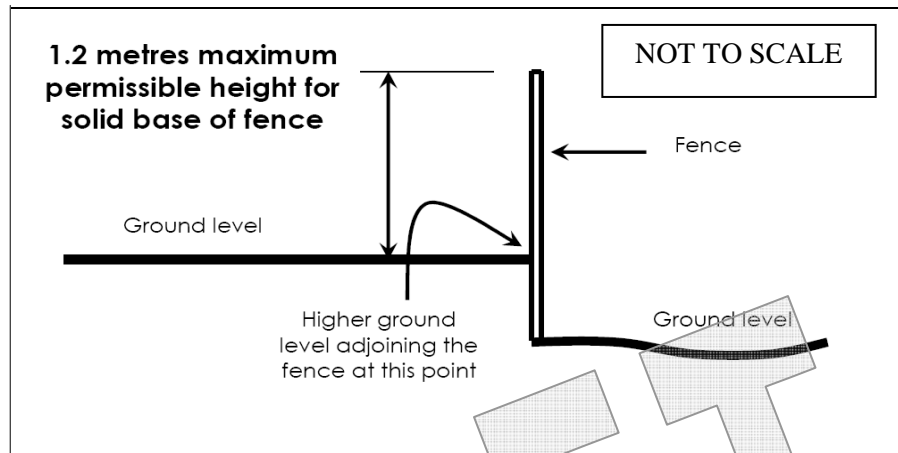
(i) Method of measuring fence height

Within the front setback area, other than the portion comprising a corner truncation area where greater restrictions apply, clause 6.2.5 A5 of the R-Codes restricts the height of visually impermeable (solid) fences to a maximum of 1.2 metres. The fence height is measured as follows:

- (A) The height of a fence on a primary street boundary, is measured from any point along the street footpath or verge adjacent to the fence.

- (B) The height of a fence on the portion of a side boundary within the front setback area other than within a corner truncation area, is measured from the level of the ground adjacent to the fence at any point. Where the ground level is higher on one side of the fence than on the other, the fence height is measured from the higher side. Figure 2 depicts the method of measuring fence height.

Figure 2 *(Refer to clause 5(c)(i)(B))*
Fence height measured above the higher ground level adjoining the fence



- (ii) **Requirements for fencing design**
Fences situated on either the primary street boundary or the portions of the side boundaries within the front setback area, are to comply with the requirements set out in Table 1 below:

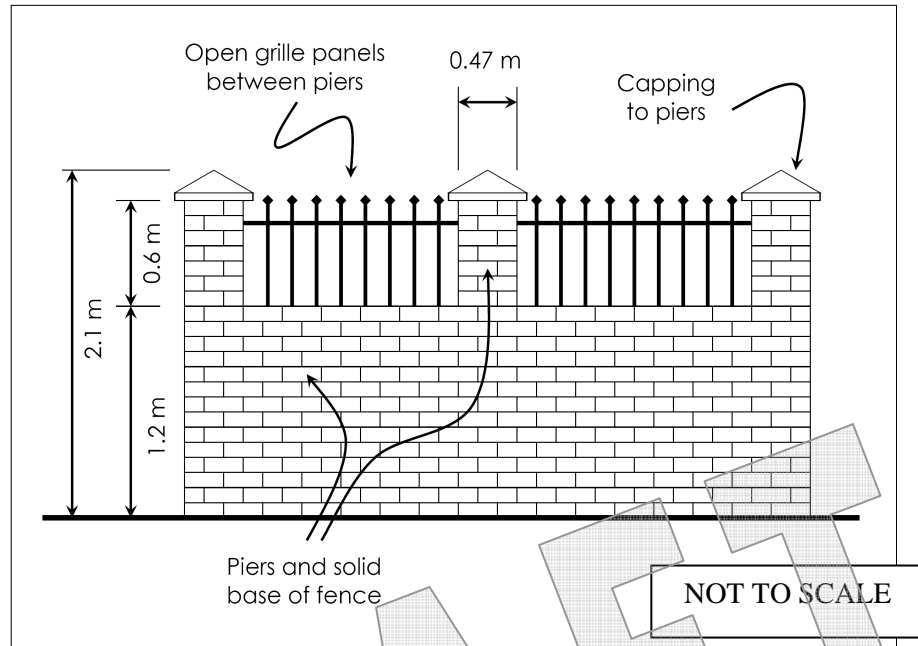
Table 1
Requirements for fencing design *(Refer to clause 5(c)(ii))*

Design Element	Requirements
Timber pickets	Maximum height: 1.2 metres.
Fibre cement or metal sheeting	Not permitted.
Solid base of fence	Maximum height: 1.2 metres. Materials: Face brickwork, rendered brick, limestone blocks, or similar masonry.
Piers	Maximum height: 1.8 metres to underside of capping; 2.1 metres to top of capping. Maximum width: 0.470 metres. Materials: Face brickwork, rendered brick, limestone blocks, or similar masonry.
Open grille panels between piers	Maximum height: 1.8 metres. Percentage open: 80% minimum. Percentage solid: 20% maximum.
Retaining walls	Maximum height: 0.5 metres. Materials: Design and finish to match solid base of fence.

Figure 3 below depicts the requirements relating to the fencing design elements referred to in Table 1 above.

Figure 3
Requirements for fencing design

(Refer to clause 5(c)(ii))



(iii) Solid fences up to 1.8 metres high within front setback area

Acceptable Development clause 6.2.5 A5 of the R-Codes restricts visually impermeable (solid) fences to a height of 1.2 metres above natural ground level. However, the R-Codes provide for the approval of higher solid fences where the Performance Criteria in clause 6.2.5 P5 of the R-Codes are met.

Having regard to the R-Codes fencing provisions and clause 6.7 of TPS6, but subject to clauses 5(a) and 5(b) of this Policy which relate to obstructions at the corners of formed driveways and streets, a solid fence to a maximum of 1.8 metres is permissible to the extent indicated below:

(A) The whole or any part of the primary street setback area may be enclosed where the development site fronts onto the following streets:

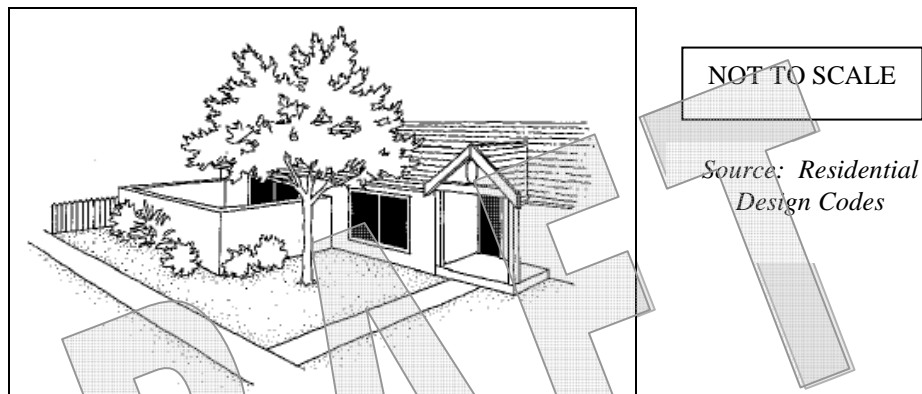
- Canning Highway
- Douglas Avenue
- George Street
- Hayman Road
- Kent Street
- Labouchere Road (Mill Point Road to Thelma Street)
- Manning Road
- Melville Parade
- Mill Point Road (Labouchere Road to Canning Highway)
- South Terrace
- Thelma Street (Labouchere Road to Canning Highway)
- Way Road.

(B) Where the development site fronts onto any street other than those listed in (A) above, having regard to any policy relating to streetscape, not more than 50% of the landscaped portion of the primary street setback area may be enclosed in the following circumstances:

- (1) where privacy screening is needed in the front setback area because there is no alternative outdoor living area; or
- (2) where privacy screening is needed for north-facing outdoor living areas.

The R-Codes Explanatory Guidelines illustrate one example of the permissible extent of fencing up to 1.8 metres in height within the front setback area, as shown in Figure 4, below:

Figure 4 (Refer to clause 5(c)(iii)(B))
Example of permissible extent of fencing up to 1.8 metres height within front setback area



6. Fences on secondary street boundaries

- (a) The height of a fence on a secondary street boundary is measured from any point along the street footpath or verge adjacent to the fence.
- (b) Subject to clauses 5(a) and 5(b) of this Policy, a solid fence up to 1.8 metres in height is permitted on a secondary street boundary.
- (c) A fence constructed of fibre cement or metal sheeting is not permitted on a secondary street boundary.

7. Fences on side and rear boundaries behind front setback area

(a) Requirement for provision of new fences

In conjunction with any proposed residential development, the applicant is to provide new fences on the rear boundary and all side boundaries of the site behind the front setback area, other than in the following circumstances:

- (i) where the proposal involves only additions, alterations or outbuildings appurtenant to an existing dwelling; or

- (ii) where an existing fence is structurally sound, on a straight alignment, 1.8 metres high, and free of damage or discolouration.

(b) Method of measuring fence height

In the case of:

- (i) fences on side boundaries behind the front setback area;
- (ii) fences on rear boundaries; and
- (iii) 'internal' fences;

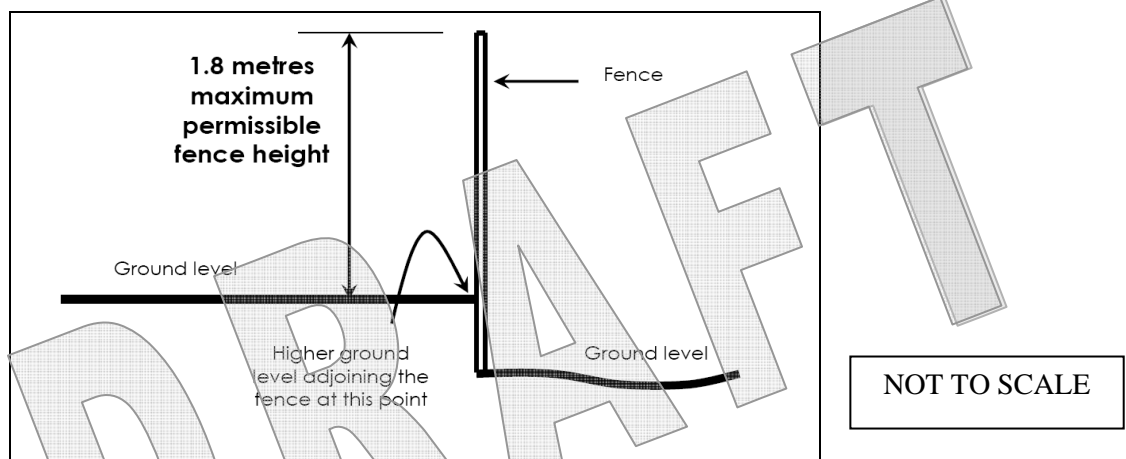
the height is measured from the level of the ground adjacent to the fence at any point. Where the ground level is higher on one side of the fence than on the other, the fence height is measured from the higher side.

Figure 5 below depicts the method of measuring fence height.

Figure 5

(Refer to clause 7(b))

Fence height measured above the higher ground level adjoining the fence



(c) Permissible fencing materials and height

Where clause 7(a) requires the provision of new fences, such fences are to comply with the following:

- (i) The fences are to be constructed of brick, timber, capped manufactured pre-coloured metal sheet, capped corrugated fibre-cement sheet or brushwood.
- (ii) The height is to be 1.8 metres unless:
 - (A) a greater height is approved under clause 8 of this Policy; or
 - (B) the adjoining property owner agrees in writing to a height less than 1.8 metres but in any case the height is to be not less than 1.6 metres.

(d) Existing boundary fencing to remain until replaced

Where an existing fence is to be replaced, the new fence is to be erected immediately following the removal of the existing fence.

8. Fences higher than 1.8 metres

Except in circumstances where higher fencing is employed to achieve compliance with the visual privacy requirements of the R-Codes, it is not generally necessary for a fence to exceed a height of 1.8 metres. A higher fence may have an adverse amenity impact in terms of:

- (a) excessively dominant and unattractive visual impact;
- (b) increased shadow effect;
- (c) restriction on sunlight penetration; and
- (d) restriction on views.

Clause 6.7 of TPS6 restricts fence height to a maximum of 1.8 metres unless approval is granted for a higher fence. A written request must be submitted to the City for any proposed fence exceeding 1.8 metres in height. In considering such a request, the City must be satisfied that the proposed fence will not adversely affect the amenity of any property in the locality and will not clash with the exterior designs of neighbouring buildings.

In recognition of the potential adverse amenity impacts of higher fences, the City will not normally approve a fence height greater than 1.8 metres without the written agreement of the affected adjoining neighbour. The City will consult the adjoining neighbour upon receipt of a written request for a higher fence.

9. Internal fencing

Where a development comprises two or more dwellings, the following provisions apply in respect of any 'internal' fence visible from any communal street, other common area or the front of any dwelling:

- (a) The fence is not to be constructed of fibre cement sheeting; and
- (b) Where the formed driveway serving a parking bay incorporates a 'corner' at any point, any 'internal' fence is to be aligned so as to provide a 4.25 metre truncation or larger, at such corner.

10. Retaining walls

Clause 7.2(2) of TPS6 requires the drawings submitted with every development application to show existing and proposed finished ground and floor levels on the development site. The levels of the adjoining lots and the street levels are also required to be shown. Where the nominated levels show that the applicant proposes cutting or filling of the development site, the following provisions apply:

(a) Requirement for retaining walls

Cutting or filling on any part of a site is not to exceed a depth of 150 mm unless retained by a structurally adequate wall. Details of any required retaining walls are to be shown on the site plan submitted as part of a development application.

Policy P350 (1.7) 'Fencing and Retaining Walls' (cont'd)**(b) Amenity impact determining maximum height of filling and retaining walls**

Clause 6.10 of TPS6 states that site levels and building floor levels are to be calculated to generally achieve equal cutting below and filling above the natural ground level, while also maintaining streetscape compatibility and protecting the amenity of the affected adjoining property. In deciding whether or not to approve the amount of filling and height of associated retaining walls proposed by an applicant, the City will have regard to the following:

- (i) The height of any retaining wall within 3.0 metres of a lot boundary should generally not exceed 1.0 metre as higher retaining walls have the potential to adversely impact on streetscape and neighbours' amenity.
- (ii) Where an applicant seeks approval for a retaining wall higher than 1.0 metre within 3.0 metres of a lot boundary, cross-section drawings are to be submitted showing the existing and proposed finished ground levels on each side of the retaining wall, together with the heights of the proposed retaining wall and the free-standing fence above it. The drawings are to demonstrate that the proposal:
 - (A) will maintain a visually balanced streetscape; and
 - (B) will not have an adverse impact on the amenity of the adjoining property in relation to visual impact, overshadowing and visual privacy.

(c) Timing of construction of retaining walls

Where a retaining wall is required, construction of the wall is to be completed prior to, or immediately after, any part of a site has been excavated or filled.

11. Requirement for a building licence

Having regard to the structural nature of masonry fences (eg. brick, stone, concrete) and retaining walls, a building licence is required to be obtained prior to the construction of such structures, regardless of where they are located. Every building licence application for a masonry fence or retaining wall is required to be accompanied by drawings certified by a structural engineer.

Other in force Documents

- City of South Perth Town Planning Scheme No. 6
- Residential Design Codes
- *Dividing Fences Act 1961* (State Law Publisher: [www.slp.wa.gov.au / statutes / swans.nsf](http://www.slp.wa.gov.au/statutes/swans.nsf))
- City of South Perth Local Law No. 21 'Relating to Streets and Footways'
- *Town Planning (Height of Obstructions at Corners) General By-Laws 1975*, continued under the *Planning and Development Act 2005*.

Other related Policies

- Policy P104 'Neighbour and Community Consultation in Planning Processes'
- Policy P350 (1.8) 'Visual Privacy'
- Policy P350 (1.14) 'Use or Closure of Rights-of-Way'
- Other Policies within Policy P350 'Residential Design Policy Manual'

Other relevant Information

- "Thinking of Erecting or Altering a Fence?" information sheet on City's web site
- "Applying for a Building Licence" information sheet on City's web site
- Dividing Fences Information ([www.dhw.wa.gov.au / 193_395.asp](http://www.dhw.wa.gov.au/193_395.asp))

Stakeholders

- Developers
- Immediate neighbours and the wider community
- Council and City officers
- Architects, designers and builders

Endorsement for community consultation	24 June 2008
Final adoption	2008
Last Review	Nil
Date of Next Review	2009

DRAFT

**Strategic Plan Goal 3**
Environmental Management**POLICY P350 (1.8)**
Visual Privacy**Relevant Management Practice**
Nil**Relevant Delegation**
Delegations DC 342 and DM 342

Rationale

The Residential Design Codes (R-Codes) contain requirements relating to visual privacy. In applying the R-Codes when the City approves residential development proposals, rather than totally preventing overlooking of an adjoining property, the aim is to ensure a reasonable level of visual privacy for the adjoining residents. In circumstances where a 'sensitive area' on an adjoining lot would be overlooked, applicants need to either achieve the required setback distance, or provide intervening screening to prevent overlooking. This Policy contains provisions relating to the design of screening devices which would achieve compliance with the visual privacy requirements of the R-Codes. The Policy also identifies the documents and information that applicants need to submit in relation to visual privacy.

Compliance with the express provisions of the R-Codes is deemed to provide a reasonable level of visual privacy for the adjoining residents. If the owners of an adjoining lot desired a higher level of privacy, it would be the responsibility of those adjoining owners to implement additional screening measures.

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 also been prepared pursuant to clause 5.3 of the R-Codes that expressly permits Local Planning Policies which address building design.

2. 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.

3. Scope

This Policy applies to any proposed new dwelling or additions to an existing dwelling.

4. Definitions

Active Habitable Space

As defined in the R-Codes, the term means *“any habitable room with a floor area greater than 10.0 sq. metres and any balcony, verandah, terrace or other outdoor living area raised more than 0.5 metres above natural ground level and greater than 1.0 metre in dimension and 3.0 sq. metres in area”*.

adjoining lot

A lot adjoining a development site.

awning window

An operable window hinged horizontally at the top ('top-hung window') and moving outwards at the bottom.

cone of vision

As defined in the R-Codes, the term means *“the limits of outlook from any given viewpoint for the purposes of assessing the extent of overlooking from that point illustrated in Design Element 6.8”*.

development site

As defined in TPS6, the term means *“a lot which is the subject of:*

- (a) *a request for informal preliminary support for a proposed development; or*
- (b) *an application for planning approval”*.

effective screening

A physical barrier which is not less than 1.6 metres high, visually obscure, permanent, structurally sound, aesthetically pleasing and designed to obstruct the line of sight between an active habitable space or outdoor living area on a development site and a sensitive area. Effective screening:

- (a) may include lattice or other perforated material where situated on or near a boundary of the development site;
- (b) does not include:
 - (i) lattice or other perforated material where situated on the perimeter of a balcony or terrace;
 - (ii) any existing or proposed vegetation, including trees, on either the development site or the adjoining lot.

sensitive area

In respect of an adjoining lot:

- (a) includes any private courtyard, swimming pool area, barbecue area, outdoor eating or entertaining area or other area used regularly or intensively for outdoor recreational purposes, or any habitable room window, not visible from the street.
- (b) does not include:
 - (i) any portion of the adjoining lot which is visible from the street;
 - (ii) any windows, balconies, terraces or front entrances which are visible from the street; or
 - (iii) extensive back gardens unless used in the manner described in (a) above.

5. Required documents to demonstrate compliance with R-Codes

- (a) In relation to any major openings to habitable rooms or elevated outdoor living areas on a development site, as one method of compliance with visual privacy requirements of the R-Codes, Acceptable Development clause 6.8.1 A1 prescribes certain minimum distances from a lot boundary.

Where an applicant proposes a lesser setback than prescribed, Performance Criteria clause 6.8.1 P1 provides an alternative path to approval, provided that, as specified in clause 3.6 of the R-Codes, written justification is submitted together with detailed drawings showing the relative positions of the sources of overlooking and sensitive areas of an adjoining lot, 'cone of vision' diagrams and details of proposed effective screening measures.

Where an applicant seeks approval via the Performance Criteria path, this Policy requires the written justification and detailed drawings to demonstrate that:

- (i) there is no sensitive area within a 25.0 metre 'cone of vision' from an active habitable space or outdoor living area on the development site; or
 - (ii) where there is a sensitive area within a 25.0 metre 'cone of vision' which would be overlooked, effective screening measures will be implemented to prevent overlooking of such area.
- (b) Where the applicant contends that the proposed development complies with Performance Criteria clause 6.8.1 P1 of the R-Codes, but the submitted drawings do not provide conclusive evidence in this respect the City will consult the owners of the affected adjoining lot in the manner prescribed in Council Policy P104. Where:
- (i) the owners of the adjoining lot advise the City in writing that they consider:
 - (A) the area being overlooked not to be a sensitive area; or
 - (B) that, due to existing effective screening or the proposed installation of effective screening, a sensitive area would not be directly overlooked;the proposal will be deemed to comply with the Performance Criteria;
 - (ii) the owners of the adjoining lot advise the City in writing that they consider:
 - (A) the area being overlooked to be a sensitive area; or
 - (B) that a sensitive area would be directly overlooked due to the inadequacy of existing or proposed screening;the proposal will be deemed not to comply with the Performance Criteria. In that event, alternative measures will need to be implemented in order to comply with Acceptable Development clause 6.8.1 A1 of the R-Codes and this Policy.

6. Compliance with R-Codes required, irrespective of adjoining neighbours' support

Every proposed development is required to comply with either the Acceptable Development provisions or the Performance Criteria of the R-Codes relating to visual privacy. Therefore, where an applicant's drawings demonstrate that a proposed development does not comply with the visual privacy requirements, the City is not authorised to accept a supporting letter from the owners of the affected adjoining lot as an alternative to compliance.

7. Design modifications to eliminate non-compliant windows

- (a) Where a proposed habitable room window would overlook a sensitive area contrary to the visual privacy requirements of the R-Codes, the application drawings are to be amended to incorporate one of the following measures to achieve compliance with Acceptable Development clause 6.8.1 A1 of the R-Codes:
 - (i) increasing the sill height to 1600mm above the floor level;
 - (ii) use of glass blocks or fixed obscure glass;
 - (iii) reducing the size of every non-compliant window to less than 1.0 sq. metre in aggregate; or
 - (iv) deletion of the non-compliant window.
- (b) Where fixed obscure glass is indicated on the approved drawings in order to achieve visual privacy compliance, such glass is to be installed and to remain in place permanently.

8. Use of louvres for effective screening

Where an applicant proposes to use horizontal or vertical louvres as intervening effective screening to prevent overlooking:

- (a) the louvres are to be fixed permanently in one position, or have a physical and permanent limitation on the angle to which they can be opened, to ensure that the extent of visual permeability cannot exceed that shown on the applicant's drawings referred to in clause 8(b);
- (b) drawings at a scale of 1:50 are to be submitted, demonstrating that the louvres will provide effective screening. Such drawings are to include:
 - (i) details of the screening material; and
 - (ii) cross-sections depicting the screening obstructing the critical line of sight between the source of overlooking and the affected sensitive area; and
- (c) the manufacturer's specification is to be submitted, providing details of the operating mechanism as evidence that the louvres will operate in the manner shown on the applicant's drawings.

9. Use of awning windows for effective screening

Where an applicant proposes to use an awning window as intervening effective screening to prevent overlooking:

- (a) the awning window is to be of obscure glass;
- (b) the maximum angle of opening of the awning window is to be mechanically restricted to ensure that the obstruction to the line of sight is maintained as shown on the applicant's drawings referred to in clause 9(c);
- (c) drawings at a scale of 1:50 are to be submitted, demonstrating that the awning window will provide effective screening. Such drawings are to include:
 - (i) details of the screening material; and
 - (ii) cross-sections depicting the screening obstructing the critical line of sight between the source of overlooking and the affected sensitive area; and

Policy P350 (1.8) 'Visual Privacy' (cont'd)

- (d) the manufacturer's specification is to be submitted, providing details of the operating mechanism as evidence that the awning window will operate in the manner shown on the applicant's drawings.

10. Use of lattice or other perforated material for effective screening

Lattice or other perforated material will only be approved as intervening effective screening to prevent overlooking of a sensitive area where the following requirements are met:

- (a) The proposed lattice or other perforated material complies with the provisions of:
- (i) Policy P350 (1.1) 'Sustainable Design' in relation to solar access for adjoining lots; and
 - (ii) Policy P350 (1.7) 'Fencing and Retaining Walls' in relation to fences higher than 1.8 metres.
- (b) The lattice or other perforated material is to be placed on or near a boundary of the development site and not on the perimeter of a balcony or terrace.
- (c) The lattice or other perforated material is to provide effective screening within the cone of vision, to the extent that it prevents recognition of persons or the precise nature of private activity within a sensitive area. In any case where the screening measure is lattice or other perforated material, the perforations are to constitute no more than 20% of the total surface area of the screen and the individual gaps or perforations are not to exceed 50 mm in any direction.
- (d) In order to demonstrate compliance with clause 10(c), drawings at a scale of 1:50 are to be submitted. Such drawings are to include:
- (i) details of the screening material, with reference to:
 - (A) the percentage of the total surface area of the screen comprising perforations; and
 - (B) the dimensions of the perforations; and
 - (ii) cross-sections depicting the screening obstructing the critical line of sight between the source of overlooking and the affected sensitive area.
- (e) In addition to the drawings referred to in clause 10(d), the applicant is to submit a letter from the owners of the affected adjoining lot, stating that those owners are satisfied that the proposed measure would provide effective screening.

Other in Force Documents

- City of South Perth Town Planning Scheme No. 6
- Residential Design Codes

Other related Policies

- Policy P350 (1.1) 'Sustainable Design'
- Policy P350 (1.7) 'Fencing and Retaining Walls'
- Other Policies within Policy P350 'Residential Design Policy Manual'

Stakeholders

- Developers
- Immediate neighbours and the wider community
- Council and City officers
- Architects, designers and builders

Endorsement for community consultation	24 June 2008
Final adoption	2008
Last Review	Nil
Date of Next Review	2009

DRAFT

**Strategic Plan Goal 3**
Environmental Management**POLICY P350 (1.9)**
Significant Views**Relevant Management Practice**
Nil**Relevant Delegation**
Delegations DC 342 and DM 342

Rationale

Many new developments, including additions to existing dwellings, consist of two or more storeys. This has potential to impact on existing significant views from neighbouring properties and on the streetscape.

Whilst giving some consideration to the effect of proposed development on a significant view, the City is also mindful of the fact that when people buy a house, they do not “buy the view”. At best, views currently enjoyed over neighbouring properties can only be regarded as “borrowed views”. The City’s approach is to give balanced consideration to the reasonable expectations of both existing residents and applicants proposing new development. Wherever possible, a significant view should be shared by all parties.

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 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. Objective

To give balanced consideration to the reasonable expectations of both existing residents and applicants proposing new development with respect to a significant view.

3. Scope

Clause 4.3(1)(f) of TPS6 contains provisions designed to preserve significant views from certain properties in Swanview Terrace, South Perth, by means of prescribing a minimum setback from the rear lot boundaries adjoining Sir James Mitchell Park. Clause 6.2(2) of TPS6 contains other provisions designed to preserve significant views of the Canning River from certain properties in River Way and Salter Point Parade, Salter Point. In addition to these TPS6 provisions relating to views, this Policy applies to all proposed residential development throughout the City which may affect existing significant views available from adjoining properties.

4. Definition**significant view**

For the purpose of this Policy, the term 'significant view' means a panorama or a narrower vista seen from a given vantage point, not obtainable from the majority of residential properties within the City. Examples of a 'significant view' include views of the Perth City skyline, the Swan or Canning River, suburban townscape, parkland or treescape.

5. Design considerations relating to a significant view

- (a) In the interest of preserving a significant view from a lot adjoining a development site, the City may require the design of a proposed development to be modified. In arriving at a decision regarding possible modifications, the City will have regard to the following factors, among others:
- (i) the applicant's normal development entitlements with respect to residential density and building height; and
 - (ii) the objective of maximising any significant view from existing or proposed dwellings.
- (b) Before granting a requested setback variation, the City will have due regard to the effect that the setback variation would have on a significant view. Where the City considers that a setback variation would adversely affect a significant view from a lot adjoining a development site, the requested setback variation will not be approved.
- (c) Clause 6.2(3) of TPS6 enables the City to impose a restriction on roof height where considered appropriate in the interests of streetscape character within the focus area. In addition, in order to protect a significant view, the City may require a roof pitch to be reduced, where such reduction:
- (i) would not compromise the architectural integrity of the proposed development; or
 - (ii) would not be contrary to the provisions of any applicable Precinct Streetscape Policy.

Other in Force Documents

- City of South Perth Town Planning Scheme No. 6
- Residential Design Codes

Other related Policies

- Other Policies within Policy P350 'Residential Design Policy Manual'
- Precinct Streetscape Policies

Stakeholders

- Developers
- Immediate neighbours and the wider community
- Council and City officers
- Architects, designers and builders

Endorsement for community consultation	24 June 2008
Final adoption	2008
Last Review	Nil
Date of Next Review	2009

**Strategic Plan Goal 3**
Environmental Management**POLICY P350 (1.10)**
Ancillary Accommodation**Relevant Management Practice**
Nil**Relevant Delegation**
Delegations DC 342 and DM 342

Rationale

Town Planning Scheme No. 6 (TPS6) has been formulated to give effect to a number of 'Scheme Objectives' which are set out in clause 1.6 of the Scheme. One of those objectives is to '*... facilitate a diversity of dwelling styles and densities in appropriate locations...*'. Ancillary Accommodation is one class of accommodation which caters to the specific needs of extended family groups. The City supports Ancillary Accommodation provided that it does not cause the completed development to have the appearance of two dwellings and the occupancy of such accommodation is restricted to family members. The Policy clarifies the City's design expectations where an applicant seeks approval under the Performance Criteria of the Residential Design Codes (R-Codes) for a plot ratio floor area exceeding 60 sq. metres.

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 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 address requirements relating to special purpose dwellings.

2. Objectives

- (a) To accommodate large or extended families on Single House sites.
- (b) To restrict the floor area of detached Ancillary Accommodation while supporting greater floor area where Ancillary Accommodation is located under the roof of the main dwelling.
- (c) To ensure that any future purchaser of a property containing Ancillary Accommodation is aware of the occupancy restriction.

3. Definition

Ancillary Accommodation

As defined in the R-Codes, the term 'Ancillary Accommodation' means "*Self-contained living accommodation on the same lot as a Single House that may be attached or detached from the Single House occupied by members of the same family as the occupiers of the main dwelling.*"

4. Scope

This Policy applies to Ancillary Accommodation in any zone where such use is permissible.

5. Occupancy restriction

- (a) Having regard to the occupancy restriction applicable under the R-Codes, any planning approval granted for Ancillary Accommodation would be conditional upon the applicant registering on the Certificate of Title for the lot, a notification informing prospective purchasers that the Ancillary Accommodation may only be occupied by members of the family who occupy the main dwelling, and that occupancy by any other persons would be an offence under the *Planning and Development Act*.
- (b) The City will not issue a building licence for proposed Ancillary Accommodation until such time as the applicants, at their cost, have registered the required notification on the Certificate of Title relating to the occupancy restriction.
- (c) When the Ancillary Accommodation is no longer independently occupied in the required manner described in paragraph (i), it is to be used as an extension of the main dwelling and is not to be occupied by any person who is not a member of the family who occupy the main dwelling.
- (d) The sole purpose of Ancillary Accommodation is to provide additional accommodation for family members. Having regard to the occupancy restriction, independent strata subdivision of the main dwelling and the Ancillary Accommodation will not be supported by the City.

6. Floor area restriction

- (a) Acceptable Development clause 7.1.1 A1 of the R-Codes prescribes a 60 sq. metre maximum plot ratio floor area for Ancillary Accommodation. Where proposed Ancillary Accommodation is contained in a separate building, the City would not be prepared to approve a greater floor area.
- (b) Under Performance Criteria clause 7.1.1 P1 of the R-Codes, a plot ratio floor area exceeding 60 sq. metres could be approved provided that the Ancillary Accommodation meets the needs of large or extended families without compromising the amenity of adjoining properties. Where an applicant seeks approval for a larger floor area than 60 sq. metres, the City will consider the alternative Performance Criteria to have been met, provided that the Ancillary Accommodation:
 - (i) is contained under the same roof as an integral part of the main dwelling;
 - (ii) is designed to match the main dwelling with respect to design, materials and external colours; and
 - (iii) complies with all other provisions of this Policy together with other relevant provisions of TPS6 and the R-Codes.

7. Design and siting criteria

In addition to complying with the provisions of clause 7.1.1 of the R-Codes relating to Ancillary Accommodation, this Policy requires proposals of this kind to comply with the following:

- (a) The design, materials and external colours of Ancillary Accommodation are to match those of the main dwelling.
- (b) As viewed from the street, Ancillary Accommodation is to be designed such that it does not have the appearance of a second dwelling.
- (c) Ancillary Accommodation shall be single level only. If the Ancillary Accommodation is under the roof of the main dwelling, it is to be located on the ground floor level unless a mechanical means of access is provided to such accommodation located above ground floor level.

Other in Force Documents

- City of South Perth Town Planning Scheme No. 6
- Residential Design Codes

Other related Policies

- Other Policies within Policy P350 'Residential Design Policy Manual'

Stakeholders

- Developers
- Immediate neighbours and the wider community
- Council and City officers
- Architects, designers and builders

Endorsement for community consultation	24 June 2008
Final adoption	2008
Last Review	Nil
Date of Next Review	2009

**Strategic Plan Goal 3**
Environmental Management**POLICY P350 (1.11)**

Aged or Dependent Persons' Dwellings

Relevant Management Practice

Nil

Relevant Delegation

Delegations DC 342 and DM 342

Rationale

In recognition of the diverse housing needs within the community, one of the objectives of Town Planning Scheme No. 6 (TPS6) is to '*... facilitate a diversity of dwelling styles and densities in appropriate locations...*'. Aged or Dependent Persons' Dwellings are one class of 'special purpose dwellings' provided for in TPS6 and the Residential Design Codes (R-Codes). Where such dwellings are a 'D' (discretionary) Use, this Policy provides guidance as to the City's approach to the exercise of its discretion when considering development applications for these special purpose dwellings.

In those zones where Aged or Dependent Persons' Dwellings are a 'P' (permitted) Use, this Policy only has effect in relation to the minimum permissible number of such dwellings.

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 TPS6. Under clause 1.5 of TPS6 all planning policies are documents supporting the Scheme.

In the Residential zone and certain non-residential zones, Aged or Dependent Persons' Dwellings are not permitted 'as of right', but are a 'D' (discretionary) Use in TPS6 and therefore, may be approved or refused at the Council's discretion. In such cases, this Policy provides guidance as to the circumstances under which the Council would be prepared to support development proposals of this kind.

(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 address requirements relating to the minimum number of Aged or Dependent Persons' Dwellings within any single development (clause 7.1.2 A2 (ii)).

2. Objectives

- (a) To ensure that Aged or Dependent Persons' Dwellings are conveniently located for easy access to public transport, convenience shopping and postal services.
- (b) To provide opportunities for aged or dependent persons to have social contact with one another.
- (c) To facilitate the development of accommodation meeting the special needs of aged or dependent persons.

- (d) To ensure that development proposals relating to Aged or Dependent Persons' Dwellings do not result in over-development of sites.

3. Scope

- (a) All provisions of this Policy apply in any zone where Aged or Dependent Persons' Dwellings is a 'D' (discretionary) Use within TPS6.
- (b) All provisions of this Policy other than clauses 7 and 9 apply in any zone where Aged or Dependent Persons' Dwellings is a 'P' (permitted) Use within TPS6.

4. Definitions

aged person

As defined in the R-Codes, 'aged person' means *"a person who is aged 55 years or over"*.

Aged or Dependent Persons' Dwelling

As defined in TPS6, 'Aged or Dependent Persons' Dwelling' means *"A dwelling, which, by incorporating appropriate provisions for the special needs of aged or dependent persons or both, is designed, and is used, for the permanent accommodation of a person who:*

- (a) is aged 55 years or more; or*
 - (b) has a recognised form of handicap requiring special accommodation;*
- and may also accommodate the spouse of that person and no more than one other person."*

dependent person

As defined in the R-Codes, 'dependent person' means *"a person with a recognised form of disability requiring special accommodation for independent living or special care"*.

5. Composition of developments containing Aged or Dependent Persons' Dwellings

- (a) Subject to compliance with the minimum number of dwellings specified in clause 5(b) of this Policy, Aged or Dependent Persons' Dwellings may be in the form of Single Houses, Grouped Dwellings or Multiple Dwellings. Being one class of special purpose dwellings, Aged or Dependent Persons' Dwellings may comprise:
 - (i) the whole of a proposed development; or
 - (ii) part of a proposed development, in combination with other dwellings which have no occupancy restriction.
- (b) Irrespective of whether Aged or Dependent Persons' Dwellings is nominated as a 'P' (permitted) or a 'D' (discretionary) Use for a particular site, a development including any dwellings of this kind is to contain a minimum of three such dwellings. This Policy provision prevails in place of 'Acceptable Development' clause 7.1.2 A2(ii) of the R-Codes.

6. Occupancy restriction

- (a) The occupancy of an Aged or Dependent Persons' Dwelling is restricted to a person:
- (i) who is aged 55 years or more; or
 - (ii) who has a recognised form of handicap requiring special accommodation;

and the dwelling may also accommodate the spouse of that person and no more than one other person.

Any planning approval granted for Aged or Dependent Persons' Dwellings would be conditional upon the applicant registering on the Certificate of Title for the lot, a notification informing prospective purchasers of the occupancy restriction, and that occupancy by any other persons would be an offence under the *Planning and Development Act 2005*.

- (b) The City will not issue a building licence for proposed Aged or Dependent Persons' Dwellings until such time as the applicants, at their cost, have registered the required notification on the Certificate of Title relating to the occupancy restriction.
- (c) Where any Aged or Dependent Persons' Dwelling is to be located on a strata lot, the registered strata plan is to be appropriately endorsed to restrict the use of the dwelling in the manner set out in clause 6(a). The endorsement on the strata plan is to be executed prior to the occupation of any Aged or Dependent Persons' Dwelling, and is to remain on the strata plan at all times thereafter.

7. Larger dwellings and 'density bonus'

Under clause 6.1.3 A3(i) of the R-Codes a reduction in site area per dwelling (density bonus) may be approved for a development proposal involving Aged or Dependent Persons' Dwellings. However, where Aged or Dependent Persons' Dwellings is a 'D' (discretionary) Use under TPS6, the City will have regard to the following provisions in deciding whether or not to approve a particular proposal of this kind:

(a) Density bonus combined with larger dwellings

The City would generally not approve Aged or Dependent Persons' Dwellings where:

- (i) a density bonus is sought; and
- (ii) the plot ratio area of any dwelling exceeds the maximum prescribed by Acceptable Development clause 7.1.2 A2(i) of the R-Codes (100 sq. metres for Single Houses and Grouped Dwellings; and 80 sq. metres for Multiple Dwellings).

(b) Density bonus but not larger dwellings

The City would be prepared to approve Aged or Dependent Persons' Dwellings involving a density bonus, provided that:

- (i) the plot ratio area of any dwelling does not exceed the 100 sq. metre or 80 sq. metre maximum prescribed by clause 7.1.2 A2(i) of the R-Codes; and
- (ii) the proposal complies with all other provisions of this Policy together with other relevant provisions of TPS6 and the R-Codes.

Policy P350 (1.11) 'Aged or Dependent Persons' Dwellings' (cont'd)**(c) Larger dwellings without density bonus**

The City would be prepared to approve Aged or Dependent Persons' Dwellings with the plot ratio area of any dwelling exceeding the 100 sq. metre or 80 sq. metre maximum prescribed by clause 7.1.2 A2(i) of the R-Codes, provided that:

- (i) a density bonus is not sought;
- (ii) the proposal complies with the maximum plot ratio prescribed in Table 1 of the R-Codes; and
- (iii) the proposal complies with all other provisions of this Policy together with other relevant provisions of TPS6 and the R-Codes.

8. Occupiers' car parking**(a) Roof cover to be provided**

Under clause 6.3(6)(d) of TPS6, the City may require some or all of the car parking bays on a development site to be provided with roof cover. Pursuant to that clause, in the case of proposals for Aged or Dependent Persons' Dwellings, one occupier's car bay for each dwelling is to be provided with roof cover. Additional roof cover is to be provided where necessary, to achieve complete weather protection from the occupier's vehicle to an entry to the dwelling.

(b) Width of parking bays without wheelchair access

In the case of proposals for Aged or Dependent Persons' Dwellings, the width of every occupiers' car bay is to be not less than 3.3 metres.

(c) Width of parking bays with wheelchair access

Where a dwelling is designed for the use of a person in a wheelchair, the width of the occupier's car bay is to be not less than 3.8 metres measured clear of the face of any column, pier or other obstruction on the side of the car bay.

9. Determination of applications where a 'D' (discretionary) Use

In any zone where Aged or Dependent Persons' Dwellings is a 'D' (discretionary) Use for a particular site, the City would favourably consider approving that Use subject to compliance with:

- (a) all provisions of 'Acceptable Development' clause 7.1.2 A2 of the R-Codes other than paragraph (ii) of that clause which has been replaced by clause 5(b) of this Policy relating to minimum number of dwellings; and
- (b) other relevant provisions of the R-Codes, TPS6 and City Policies.

10. Proposals submitted under 'Performance Criteria' of the R-Codes

Where a proposal does not comply with all of the provisions of Acceptable Development clause 7.1.2 A2 of the R-Codes, an applicant may submit a proposal under Performance Criteria clause 7.1.2 P2. In addressing the listed criteria, the applicant's written justification is to cite authoritative sources and demonstrate that, by alternative means, the proposed development meets or exceeds the expectations under Acceptable Development clause 7.1.2 A2.

Other in Force Documents

- City of South Perth Town Planning Scheme No. 6
- Residential Design Codes
- Building Code of Australia

Other related Policies

- Other Policies within Policy P350 'Residential Design Policy Manual'

Other relevant Information

- *Australian Standard AS 1428.1:2001 - Design for Access and Mobility*
- *Australian Standard AS 4299: 1995 - Adaptable Housing*

Stakeholders

- Developers
- Immediate neighbours and the wider community
- Council and City officers
- Architects, designers and builders

Endorsement for community consultation

24 June 2008

Final adoption

2008

Last Review

Nil

Date of Next Review

2009

**Strategic Plan Goal 3**
Environmental Management**POLICY P350 (1.12)**
Single Bedroom Dwellings**Relevant Management Practice**
Nil**Relevant Delegation**
Delegations DC 342 and DM 342

Rationale

In recognition of the diverse housing needs within the community, one of the objectives of Town Planning Scheme No. 6 (TPS6) is to '*... facilitate a diversity of dwelling styles and densities in appropriate locations...*'. Single Bedroom Dwellings are one class of dwelling which cater for the specific needs of small households comprising only one or two persons. Such households are becoming increasingly common. Therefore, the City supports development proposals relating to Single Bedroom Dwellings provided such proposals do not result in 'over-development' of sites.

In every zone apart from Mixed Use Commercial, Single Bedroom Dwellings are identified as a 'D' (discretionary) Use in TPS6. This Policy provides guidance as to the City's approach to the exercise of its discretion when considering development applications for these special purpose dwellings.

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 TPS6. Under clause 1.5 of TPS6 all planning policies are documents supporting the Scheme.

In every zone apart from Mixed Use Commercial, Single Bedroom Dwellings are not permitted 'as of right', but are a 'D' (discretionary) Use in TPS6 and therefore, may be approved or refused at the Council's discretion. In such cases, this Policy provides guidance as to the circumstances under which the Council would be prepared to support development proposals of this kind.

(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 address requirements relating to special purpose dwellings.

2. Objectives

- (a) To discourage development comprising Single Bedroom Dwellings where a 'density bonus' is being sought together with larger dwellings than the normal 60 sq. metre maximum prescribed by the R-Codes, in order to preclude the 'over-development' of sites.
- (b) To support appropriately designed Single Bedroom Dwellings with a plot ratio area larger than 60 sq. metres where density bonus is not being sought.

3. Scope

This Policy applies to Single Bedroom Dwellings in any zone where such use is a 'D' (discretionary) Use.

4. Larger dwellings and 'density bonus'

Under clause 6.1.3 A3(i) of the R-Codes a reduction in site area per dwelling (density bonus) may be approved for a development proposal involving Single Bedroom Dwellings. However, where Single Bedroom Dwellings is a 'D' (discretionary) Use under TPS6, the City will have regard to the following provisions in deciding whether or not to approve a particular proposal:

(a) Density bonus combined with larger dwellings

The City would generally not approve Single Bedroom Dwellings where:

- (i) a density bonus is sought; and
- (ii) the plot ratio area of any dwelling exceeds the 60 sq. metre maximum prescribed by clause 7.1.3 A3 of the R-Codes.

(b) Density bonus but not larger dwellings

The City would be prepared to approve Single Bedroom Dwellings involving a density bonus, provided that:

- (i) the plot ratio area of any dwelling does not exceed the 60 sq. metre maximum prescribed by clause 7.1.3 A3 of the R-Codes;
- (ii) the proposal complies with the maximum plot ratio prescribed in Table 1 of the R-Codes; and
- (iii) the proposal complies with all other provisions of this Policy together with other relevant provisions of TPS6 and the R-Codes.

(c) Larger dwellings without density bonus

The City would be prepared to approve Single Bedroom Dwellings with the plot ratio area of any dwelling exceeding the 60 sq. metre maximum prescribed by Acceptable Development clause 7.1.3 A3 of the R-Codes, provided that:

- (i) a density bonus is not sought;
- (ii) the dwellings are not suitable for accommodating more than two persons in accordance with R-Codes Performance Criterion 7.1.3 P3;
- (iii) the proposal complies with the maximum plot ratio prescribed in Table 1 of the R-Codes; and
- (iv) the proposal complies with all other provisions of this Policy together with other relevant provisions of TPS6 and the R-Codes.

Other in Force Documents

- City of South Perth Town Planning Scheme No. 6
- Residential Design Codes

Other related Policies

- Other Policies within Policy P350 'Residential Design Policy Manual'

Stakeholders

- Developers
- Immediate neighbours and the wider community
- Council and City officers
- Architects, designers and builders

Endorsement for community consultation	24 June 2008
Final adoption	2008
Last Review	Nil
Date of Next Review	2009

DRAFT

**Strategic Plan Goal 3**
Environmental Management**POLICY P350 (1.13)**Strata Titling of Dwellings Constructed prior to
Town Planning Scheme No. 6**Relevant Management Practice**

Nil

Relevant Delegation

Delegations DC 342 and DM 342

Rationale

The City of South Perth contains many 'old' buildings comprising Grouped and Multiple Dwellings which are currently held under single ownership. From time to time, the owners of such buildings lodge applications for strata subdivision to facilitate the sale of individual dwellings. Those owners are required to obtain a certificate from the City under section 23 of the *Strata Titles Act 1985* before strata titles are issued. Among other requirements, the Act states that, before issuing the section 23 certificate, the City must be of the opinion that the building is of a 'sufficient standard' to be divided into strata lots. In relation to Grouped and Multiple Dwellings approved prior to Town Planning Scheme No. 6 (TPS6) coming into operation, this Policy identifies the extent of required works to raise such buildings to a sufficient standard to allow a 'Planning' clearance to be issued towards strata title certification.

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 TPS6. Under clause 1.5 of TPS6 all planning policies are documents supporting the Scheme.

(b) Relationship to Residential Design Codes

This Policy has also been prepared pursuant to clause 5.3 of the Residential Design Codes (R-Codes) that expressly permits Local Planning Policies which 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. Objective

In respect of any building to which this Policy applies, to identify the extent of upgrading required in order to satisfy the City that the building is of a sufficient standard for strata subdivision.

3. Scope

This policy applies to any Grouped or Multiple Dwelling developments approved prior to TPS6 coming into operation on 29 April 2003, where those developments are proposed to be strata titled.

4. Definition**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; or
- (c) service vehicle access to commercial premises.

5. Planning clearance towards strata title certification

- (a) Subject to sub-clause (b), where an existing Grouped Dwelling or Multiple Dwelling development approved prior to TPS6 coming into operation on 29 April 2003, does not comply with TPS6, R-Codes or provisions of another Council Policy, including those relating to dwelling density, plot ratio, building height and setbacks, among others, such non-compliance would not preclude the issuing of a 'Planning' clearance towards strata title certification.
- (b) Where:
 - (a) an existing building contains Grouped or Multiple Dwellings approved prior to TPS6 coming into operation on 29 April 2003; and
 - (b) pursuant section 23 of the Strata Titles Act, an application for a strata title certificate is lodged for such building;a 'Planning' clearance towards strata title certification will not be issued until the building has been brought into compliance with all of the provisions of this Policy.

6. Provision of required facilities**(a) Open space and landscaping**

- (i) In the case of Grouped Dwelling and Multiple Dwelling developments:
 - (A) where the existing area of open space meets or exceeds the minimum required by the R-Codes, the area of open space is not to be reduced below the prescribed minimum; or
 - (B) where the existing area of open space is less than the minimum required by the R-Codes, the existing area of open space is not to be reduced.
- (ii) In the case of any Grouped Dwelling:
 - (A) where the existing Outdoor Living Area meets or exceeds the minimum area required by the R-Codes, the Outdoor Living Area is not to be reduced below the prescribed minimum; or
 - (B) where the existing Outdoor Living Area is less than the minimum area required by the R-Codes, the existing Outdoor Living Area is not to be reduced.
- (iii) Wherever possible, proposed additions or alterations to an existing building, including any car parking modifications, are to be designed in a manner that will preserve existing trees.

(b) Car parking, vehicular and pedestrian access

- (i) Where the existing number of occupiers' car parking bays is less than the number required by the R-Codes, at least one bay per dwelling is to be provided.

Policy P350 (1.13) 'Strata Titling of Dwellings Constructed prior to Town Planning Scheme No. 6' (cont'd)

- (ii) Where the existing number of occupiers' car bays meets or exceeds the number required by the R-Codes, the existing number of bays is not to be reduced.
 - (iii) Visitors' car bays are to be provided to the number specified in the R-Codes where:
 - (A) the number of occupiers' car bays meets or exceeds the prescribed minimum and the surplus bays are able to be converted to visitors' use; or
 - (B) sufficient space is available on the site to construct new visitors' car bays.
 - (iv) Where visitor car bays are required, the location of those bays is to comply with the provisions of Policy P350 (1.3) 'Car Parking Access, Siting and Design'.
 - (v) If car bays are to be re-configured, or new bays are proposed, the dimensions are to comply with the provisions of TPS6 or a related Council Policy.
 - (vi) Any new parking bays located within the street setback area are to be screened by a landscaping strip at least 1.5 metre wide, in order to comply with the requirements of clause 4.3(1)(j) of TPS6.
 - (vii) Where, pursuant to clause 6.6(2)(b) of TPS6 or clause 6.5.4 A4.4 of the R-Codes, vehicular access is to be designed to facilitate entry onto a public street in forward gear, the applicant is to provide a drawing as required by Policy P350 (1.3) 'Car Parking Access, Siting and Design', demonstrating functional vehicular turning movements.
 - (viii) The siting and design of any proposed garage or carport, is to comply with the provisions of Policy P350 (1.3) 'Car Parking Access, Siting and Design'.
 - (ix) Arrangements for vehicular and pedestrian access are to be in accordance with the provisions clauses 6.5.4 and 6.5.5 of the R-Codes.
- (c) **Storerooms**
Each Grouped or Multiple Dwelling is to be provided with a store room in accordance with the provisions of the R-Codes.
- (d) **Laundry facilities**
- (i) Each dwelling is to be provided with its own laundry facilities including a minimum of a wash trough, space for a washing machine and space for an electric clothes dryer.
 - (ii) External clothes drying facilities are to be provided for ground floor dwellings or alternatively an electric clothes dryer is to be provided within each ground floor dwelling. Each other dwelling is to be provided with an electric clothes dryer.
 - (iii) External clothes drying facilities shall be screened from view in accordance with clause 6.4.5 A5 (ix) of the R-Codes.
- (e) **Bin storage areas**
Each Multiple Dwelling development comprising more than 10 dwellings is to be provided with a bin storage area towards the front of the site.

7. Upgrading of buildings, other facilities and street verge**(a) Upgrading of buildings**

The external appearance of the building is to be upgraded. The extent of any required upgrading works will depend upon the condition of the existing building, and may include the following, among other works:

- (i) Replacement of any portion of, or all of, the roofing material with new material, where the existing material has become faded or discoloured.
- (ii) Recoating of existing roof tiles by a professional roof coater who provides a minimum 15 year guarantee against discolouration.
- (iii) Restoration of existing external face brickwork and repair of mortar joints, for any external wall including boundary walls.
- (iv) Bagging and painting, or rendering and painting, of all external walls, including boundary walls, inclusive of any balustrades of any communal pedestrian accessway, private balcony, or stairwell.
- (v) Repairing and painting, or replacement and painting, of gutters, downpipes, fascias, eaves linings, rafters, bargeboards, windows and doors.
- (vi) Concealment of plumbing fittings and cables by chasing them into walls of buildings, or by other means.
- (vii) Demolition of external laundries and other redundant structures.
- (viii) Replacement of all asbestos roof sheeting with an alternative material.

(b) Upgrading involving site works

The portion of the site surrounding any building is to be upgraded. The extent of any required upgrading works will depend upon the condition of the existing improvements, and may include the following, among other works:

- (i) **Car parking and accessways**
 - (A) Resurfacing and kerbing of existing car parks.
 - (B) Clear delineation of all car bays by line marking.
 - (C) Identification of visitors' bays on site for visitors' exclusive use at all times.
 - (D) Resurfacing of existing pedestrian paths.
 - (E) Where space permits, provision of pedestrian pathways from the street to the entry of each unit, separate from any car bay or formed driveway.
 - (F) Lighting of any pedestrian pathway which is separate from any car bay or formed driveway.
 - (G) Where insufficient space is available to provide pedestrian pathways which are separate from any car bay or formed driveway, lighting in accordance with clause 6.5.5 A5.2 of the R-Codes.
- (ii) **Sewerage and drainage**
 - (A) Connection to the Water Corporation sewer for disposal of sewage and waste water, as required by clause 6.8(1) of TPS6.
 - (B) Grading and drainage of car bays and formed driveways into soak wells to prevent water flowing onto adjoining land, into garages or carports on the site, or onto a public street, as required by clause 6.3(10)(b) of TPS6.

Policy P350 (1.13) 'Strata Titling of Dwellings Constructed prior to Town Planning Scheme No. 6' (cont'd)

- (C) Disposal of storm water from the site generally into soak wells to prevent water flowing onto adjoining land or onto a public street, as required by clause 6.8(2) of TPS6.
- (iii) Communal open space**
Upgrading of landscaping and provision of amenities within areas of common property and communal open space.
- (iv) Fencing and retaining walls**
Repair or replacement of boundary fences and retaining walls and compliance with requirements relating to fence heights adjacent to formed driveways, in accordance with Policy P350 (1.7) 'Fencing and Retaining Walls'.
- (c) Upgrading of street verge and crossovers**
 - (i) The street verge adjoining the development site is to be reticulated and upgraded.
 - (ii) Where an existing crossover is of an unsatisfactory standard, it is to be either re-constructed or repaired and any damaged footpaths are to be repaired.
- (d) Upgrading of adjoining essential right-of-way**
Where access to car bays is gained via an essential right-of-way of unsatisfactory standard:
 - (i) the portion of the right-of-way abutting the development site is to be either re-constructed or repaired. The works in this respect are to include forming, grading, finishing with hard standing bitumen surface and kerbing, sufficient to sustain the loadings of heavy service vehicles and drainage for disposal of surface water from the right-of-way; and
 - (ii) the portion of the right-of-way referred to in clause 6(d)(i) is to be maintained at all times in a satisfactory condition. If and when by reason of wear and tear it may become necessary to do so, that portion of the right-of-way is to be re-surfaced and re-formed with materials equivalent to those originally used.

8. Building and Environmental Health requirements

In addition to compliance with the provisions of this Policy, applicants are to comply with the requirements of:

- (a) the City's Building Services Department in relation to:
 - (i) the need for the building to be constructed in accordance with the approved drawings, specifications and Building Licence conditions;
 - (ii) any necessary upgrading to a structurally sound condition where structural defects are identified;
 - (iii) conformity with all current-day fire safety requirements of the Building Code of Australia.
- (b) the City's Environmental Health Services Department in relation to:
 - (i) laundries, kitchens, bathrooms, and toilets;
 - (ii) lighting and ventilation;
 - (iii) bin storage areas; and
 - (iv) disposal of asbestos sheeting.

Other in Force Documents

- City of South Perth Town Planning Scheme No. 6
- Residential Design Codes
- Building Code of Australia
- *City of South Perth Health Local Laws 2002*
- *Health Act (Laundries and Bathrooms) Regulations*
- *Sewerage Lighting Ventilation and Construction Regulations 1971*

Other related Policies

- Policy P350 (1.3) 'Car Parking Access, Siting and Design'
- Policy P350 (1.7) 'Fencing and Retaining Walls'
- Policy P350 (1.14) 'Use or Closure of Rights-of-Way'
- Other Policies within Policy P350 'Residential Design Policy Manual'

Stakeholders

- Developers
- Immediate neighbours and the wider community
- Council and City officers
- Architects, designers and builders

Endorsement for community consultation

24 June 2008

Final adoption

2008

Last Review

Nil

Date of Next Review

2009

**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 and were also perceived to pose a security risk to the abutting properties. Since 1991, a dedicated closure program has been progressively implemented by the City 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. This Policy explains the Council'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 and are therefore considered to be 'obsolete'. These rights-of-way are generally not paved and drained and they 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 privately-owned right-of-way (private road) in the City and to any proposed residential development on land adjoining a right-of-way. The Policy does not apply to any right-of-way held in freehold by the Crown or the State of Western Australia.

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; or
- (c) service vehicle access to commercial premises.

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; or
- (c) service vehicle access to commercial premises.

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.

Policy P350 (1.14) 'Use or Closure of Rights-of-Way' (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. Vehicular access via rights-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.

6. 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.

7. 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.**8. 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.

9. 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.

10. 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 City 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.

11. 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 No. 2 of 2002 (re petitions: Clause 3.9(a), (i) to (vi))
- *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 (re petition pro forma: Schedule 5)
- 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)

Stakeholders

- Developers
- Immediate neighbours and the wider community
- Council and City officers
- Architects, designers and builders

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

Part 2

Precinct-Based Streetscape Policies

(To be presented at a later date)

DRAFT



NOTES

Residential Design Policy Manual Policies

Held in the Council Chamber

Tuesday 5 February 2008

Commencing at 5.30pm

Present

Mayor J Best

Chairman

Councillors

I Haselby

Civic Ward

P Best

Como Beach Ward

B Hearne

Como Beach Ward

T Burrows

Manning Ward

L P Ozsdolay

Manning Ward

C A Cala

McDougall Ward

R Grayden

Mill Point Ward (from 5.40pm)

S Doherty

Moresby Ward

K R Trent, RFD

Moresby Ward

Officers

Mr S Cope

Director Development and Community Services

Mr R Kapur

Acting Manager, Development Assessment

Mr R Bercov

Strategic Urban Planning Adviser

Mrs G Fraser

Senior Strategic Planning Officer

Mrs K Russell

Minutes Secretary

Apologies

Cr D S Smith

Mill Point Ward

Cr R Wells, JP

McDougall Ward - leave of absence

OPENING

The Mayor opened the Concept Forum at 5.30pm, welcomed everyone in attendance and briefly outlined the purpose of the Briefing dealing with the on-going process relating to the Residential Design Policy Manual.

1. Residential Design Policy Manual

The Strategic Urban Planning Adviser commenced the presentation with background of the review process and subsequent modifications to the documents that have taken place since 2005, as follows:

Background

- draft Policy Manual last considered at May 2005 Council meeting
- Bulletin update in October 2005 explaining why additional work required on Policy Manual
- Periodic updates since October 2005
- Concept Forum held 7 August 2007.
- Copies of each policy provided to Members between 14.9.07 and 7.12.07 via Bulletin

- Policy material streamlined to be more useful – simple, clear presentation for easy reference.
- Manual presented in two parts: Part 1: City-wide policies; Part 2: Precinct-based streetscape policies.
- Further action deferred pending October 2007 Council Elections.
- Revised Policy Manual provided prior to this Concept Forum - no feedback or comments to date
- Part 1 comprises 13 policies, now presented.
- Policies deal with design requirements, largely augmenting TPS6 and R-Codes.
- Policies cover single-issue design elements.
- Part 2 will be presented at a later time and will deal with Precinct-based streetscape issues.
- Preparation will involve detailed local community engagement, and professional assistance.

Modifications undertaken since 2005

- Examined as a ‘working document’ and substantially modified.
- Reformatted to reflect City’s corporate policy style and image.
- Policies re-ordered and re-named.
- Extensive superfluous text and images deleted.
- New policy added re *Sustainable Design*.
- New content added to better reflect Council’s position on each matter.
- Generic statements on streetscape have been removed – will be covered at ‘Precinct’ level in Part 2 of the Policy Manual where appropriate.
- Additional provisions inserted from various sources, including City’s Standard Conditions, and other City Departments.
- Right-of-way and subdivision policies removed until WAPC position is clarified.
- **Introduction Page** - Reduced from 13 to 2 pages – superfluous administrative and procedural material removed.

2. Policies

The Strategic Urban Planning Adviser continued his presentation by going through each of the 13 policies, comprising Part 1 of the Manual being “City-Wide Policies” . He identified the rationale, in the case of the new sustainability policy and the modifications made to the existing policies. Following each policy presentation Members asked questions and provided input including suggestions for further modifications to various policies. It was requested by Members that changes made be clearly identified in the document presented to Council.

Policy 1 ‘Sustainable Design’ (New policy)

- Position in Policy Manual reflects importance.
- Provisions on solar access to augment R-Codes.
- New provisions to reflect Council position adopted in August 2007 sustainability report.
- Strongly recommends use of listed solar design elements.

Policy 2 ‘Residential Boundary Walls’

- Largely includes provisions from previous policies and to augment R-Codes.
- Policy contains specifications and provisions for boundary walls.
- Amenity is the dominant consideration, not compliance with specified dimensions.

Policy 3 ‘Car Parking Access, Siting and Design’

- Contains a wide range of technical compliance matters.
- Supplements TPS6 and R-Codes by introducing minimum dimensions for manoeuvre into and out of car bays.
- Introduces minor car bay size variation under TPS6 clause 7.8, modelled on widely applied AS 2890 dealing with car bay dimensions, as endorsed by Council in December 2007.

Policy 4 ‘Additions to Existing Dwellings’

- Relates to additional dwellings, additions to existing dwellings, and heritage listed dwellings.
- Incorporates provisions of P397 - no need for matching materials in ‘battle-axe’ developments.

Policy 5 ‘Trees on Development Sites and Street Verges’

- Emphasises that trees 3.0m high or higher should be kept, or new trees planted.
- Where tree is removed from a site, applicant is to:
pay a fee for Council to replace tree on the verge; OR
demonstrate why not feasible to keep tree; OR
demonstrate poor health of tree; OR
replace the tree elsewhere on site.
- New provisions re trees on street verges.
- Where tree is removed from street verge, applicant is to pay a fee for Council to replace tree on the verge. Fee includes amenity value of tree and maintenance for 2 years.
- Strong support and input from City Environment Department.

Policy 6 ‘Safety and Security’

- Augments R-Codes provisions.
- Requires habitable room (ie. viewing) windows to face communal or public streets.

Policy 7 ‘Fences and Retaining Walls’

- Includes provisions relating to truncations at corners of streets, rights-of-way and driveways.
- Contains provisions for boundary and internal fences, and retaining walls.
- Predominantly provisions already in use.

Policy 8 ‘Visual Privacy’

- Augments R-Codes requirements.
- Deals with effective screening, including louvres, awnings, lattice.
- Applicants to demonstrate compliance.

Policy 9 ‘Significant Views’

- ‘Significant view’ is defined as:
“... a valued panorama or a narrower vista seen from a given vantage point, not obtainable from the majority of residential properties within the City. Examples of a ‘significant view’ include views of the Perth City skyline, a river, suburban townscape, parkland or treescape
- City may restrict roof height, or require plans to be otherwise modified, so as to preserve neighbours’ views where practicable, without depriving applicant of normal entitlements.

Policy 10 ‘Ancillary Accommodation’

- Augments existing R-Codes provisions.
- Occupancy restriction is to be noted on the Certificate of Title.
- Floor area could be larger than 60 sq.m, subject to amenity considerations being met.
- Should match the house and not have the appearance of a second dwelling.

Policy 11 ‘Aged or Dependent Persons’ Dwellings’

- Augments existing R-Codes requirements.
- May comprise the whole or part of a development.
- Occupancy restriction is to be noted on the Certificate of Title.
- Density bonus not supported for -
 - Multiple Dwellings larger than 80 sq. metres; or
 - Grouped Dwellings larger than 100 sq. metres.
- Numerous design provisions.

Policy 12 'Single Bedroom Dwellings'

- Augments existing R-Codes requirements.
- Density bonus not supported for dwellings larger than 60 sq. metres.

Policy 13 'Strata Titling of Dwellings Constructed prior to TPS6'

- Dwellings approved prior to TPS6 and not complying with TPS6, may still be strata titled.
- Requirements for open space, car parking, store rooms, laundry facilities, bin store areas.
- Requirements for upgrading of buildings, parking areas, fencing, open space, street verge.

Where to from here ?

- February Agenda Briefing 19 February – presentation of report presenting modified policies
- February Council meeting 26 February – endorsement of policies for public advertising.
- Community consultation 28 days minimum
- Consideration of submissions, if any, and final report to Council to adopt policies which is anticipated to be to the May 2008 Council meeting.

Commendation

On behalf of the Councillors the Mayor commended the Strategic Urban Planning Adviser, Rod Bercov and Senior Strategic Planning Officer, Gina Fraser, on all their hard work in preparing the Residential Design Policy Manual policy document which he stated was a great effort.

3. Closure

The Mayor thanked everyone for their attendance and closed the Concept Forum 8.20pm.



NOTES OF 'SPECIAL' MEETING

A 'SPECIAL' MEETING OF THE DESIGN ADVISORY CONSULTANTS WAS HELD IN
THE TRAINING ROOM AT THE CITY OF SOUTH PERTH CIVIC CENTRE
ON MONDAY, 25 FEBRUARY 2008 AT 5:00 PM

1. ATTENDANCE - Peter Jodrell (Architect)
Fred Zuideveld (Architect)
Bill Hames (Architect)
Rod Bercov (Strategic Urban Planning Adviser)
Rajiv Kapur (Acting Manager, Development Assessment)
Gina Fraser (Strategic Senior Planning Officer)
Narelle Cecchi (Secretary, Planning Services)

APOLOGIES - Ian Harris (Architect)

2. MATTERS REFERRED TO COUNCIL

POLICY P350 "RESIDENTIAL DESIGN POLICY MANUAL" - Rod Bercov

The Design Advisory Architects' comments were invited on the policies within the draft revised Policy P350 "Residential Design Policy Manual" at its meeting held on 11 February 2008. The notes of that meeting record the following:

Rod Bercov distributed copies of the Policy Manual and advised that the Advisory Architects' comments on the policies would be sought at a later meeting. He also advised that a Powerpoint presentation would be delivered at that meeting, highlighting the significant changes incorporated into the policies.

Advisory Architects' Comments at meeting held on 11 February 2008

The Advisory Architects indicated their agreement to attend a special DAC meeting to provide comment on the Policy Manual. It was agreed that this meeting should be held at 5:00 pm on Monday, 25 February 2008. The Advisory Architects requested that the forthcoming Powerpoint presentation be emailed to them as soon as possible.

Advisory Architects' Comments at meeting held on 25 February 2008

Policy 1 - Sustainable Design

- Clause 6(c) is ambiguous and should be reworded to make it very clear that, when calculating the shadow impact on the adjoining lot:
 - only the shadow of the building will be calculated;
 - there will be no reduction allowed for the shadow cast by a boundary fence where the fence shadow and the building shadow overlap; and
 - any fence shadow outside of the building shadow will not be calculated.

NOTES OF 'SPECIAL' MEETING OF DESIGN ADVISORY CONSULTANTS 25 FEBRUARY 2008

- Clause 6(b) and related R-Codes provisions will not work in the high-rise Mill Point area.
- An east-west facing lot with a building to the north will be overshadowed and cannot comply.
- The policy should offer alternative Acceptable Development provisions to meet the R-Codes Performance Criteria for situations where it is impossible to comply with the prescribed R-Codes' Acceptable Development provisions.
- Even a 1.8 metre high fence could cast a shadow over $\frac{2}{3}$ of an adjoining lot.
- Overshadowing should not apply to multi-storey buildings.

Policy 2 - Residential Boundary Walls

- Clause 6(a) - 2.3 metres is too restrictive for a habitable room. Suggest change 2.3 to 2.7 metres, or delete clause 6(a) entirely.
- Table 1 should be deleted and stay with amenity criteria only (clause 5).
- Clause 10 - Boundary walls should not have to match neighbour's house where the boundary wall contributes to the streetscape. Rather, the surface of the boundary wall visible from the neighbour's property should match the rest of the building on the development site.

Policy 3 - Car Parking Access, Siting, and Design

- Clause 7(b)(ii)(B) - Should be amended by the inclusion of reference to certification from an architect as an alternative to a traffic engineer.
- In addition to the reference to windows, clause 8(a)(ii)(B) should be expanded to permit other architectural design features in the garage wall facing the street.
- TPS6 should be amended to prescribe car bay dimensions which are identical to those in the R-Codes and Australian Standards AS2890.1.2004. All car parking standards should be consistent with the Australian Standard, recognizing that motor vehicle dimensions are no different in the City of South Perth from elsewhere.

Policy 4 - Additions to Existing Dwellings

The Advisory Architects supported this policy.

Policy 5 - Trees on Development Sites and Street Verges

- Clause 7(a) should clarify that a developer is not required to remove trees situated within 3.0m of a lot boundary, but only that retention is not mandatory.
- Delete clauses 7(c)(ii)(A) and (B) as these options would lead to the loss of too many trees and are likely to cause disputes between applicants and the City.
- Clause 7(c)(ii)(C) - Specify minimum 3.0 metre high replacement tree of a species approved by the City.
- As a condition of development approval, where there is no verge tree on the development site, a tree should be planted, preferably at the applicant's cost. Such verge trees should be planted prior to completion of construction.

Policy 6 - Safety and Security

The Advisory Architects supported this policy.

Policy 7 - Fencing and Retaining Walls

The Advisory Architects supported this policy.

NOTES OF 'SPECIAL' MEETING OF DESIGN ADVISORY CONSULTANTS 25 FEBRUARY 2008

Policy 8 - Visual Privacy

The Advisory Architects supported this policy.

Policy 9 - Significant Views

The Advisory Architects supported this policy.

Policy 10 - Ancillary Accommodation

The Advisory Architects supported this policy.

Policy 11 - Aged or Dependent Persons' Dwellings

- Small unit size does not meet market expectations.
- Where there is a plot ratio limit, developments should be permitted to reach the full allowable plot ratio, while utilizing the available density bonus and also incorporating larger dwellings than the sizes prescribed under the Acceptable Development provisions.
- Where there is no plot ratio limit, the number of dwellings is limited by open space requirements. Therefore, in this situation, applicants should be allowed to utilize the available density bonus and also incorporate larger dwellings than the sizes prescribed under the Acceptable Development provisions.
- Do not want a lot of 80 sq. metre units in South Perth, which will remain for many years because these do not meet occupiers' needs.
- Clause 9(c) and (d) need to be modified. The numerous detailed requirements should be deleted and instead, there should be a reference to the need to comply with the Disability Code AS 1428.
- Disability Code AS 1428 should be listed as an item of 'Other Related Information'.

Policy 12 - Single Bedroom Dwellings

- Should encourage SBDs as they meet a need within the community. Therefore, applicants should be allowed to utilize the available density bonus and also incorporate larger dwellings than the sizes prescribed under the Acceptable Development provisions, provided that the prescribed plot ratio limit, where applicable, is met.

Policy 13 - Strata Titling of Dwellings Constructed prior to Town Planning Scheme No. 6

The Advisory Architects supported this policy.

3. THE MEETING CLOSED AT 9:05 PM.



Department for Planning and Infrastructure
Government of Western Australia

METROPOLITAN SOUTH EAST

CITY OF SOUTH PERTH		
15 APR 2008		
Doc ID No:	
File No: ROW	
Original To: ES	
.....		
Action <input checked="" type="checkbox"/>	Info <input type="checkbox"/>	File <input type="checkbox"/>

Your ref: ROW's - new policy 14
Our ref: 402-2-11-3P3
Enquiries: Simon Wilkes (9264 7689)

10 April 2008

Mr C Frewing
Chief Executive Officer
City of South Perth
Civic Centre, Cnr Sandgate Street & South Tce
South Perth WA 6151

Attention: Mr R Bercov

Dear Mr Frewing

DRAFT # 3 - POLICY 14 USE OR CLOSURE OF RIGHTS-OF-WAY

I refer to a meeting held with City of South Perth staff on 20 February 2008 regarding the above matter and apologise for the delay in providing this advice.

It is understood that within the City of South Perth there were 140 or so rights-of-way created through earlier subdivisions and over the years about 50 have been since been closed. It is further understood that due to the typical urban form in many areas, the potential for 'rights-of-way' to facilitate possible future increases in residential density is very limited. It is in this context that the Department for Planning and Infrastructure offers comments below on the draft policy.

The 'rights-of-way' within the City of South Perth range in status and tenure and that the draft policy only covers those defined as a 'private road' under the *Land Administration Act 1997*. Chapter 5 of the *Crown Land Administration & Registration Practice Manual 2003* (the manual) produced by the Department for Planning and Infrastructure) outlines the administrative processes for the closure of private roads and this document can be obtained from the Department's website at www.dpi.wa.gov.au The steps and responsibilities outlined in the draft policy seem to be generally consistent with those outlined in the manual.

An earlier version of the draft policy suggested that the City of South Perth should seek the 'in-principle' approval of the Department for Planning and Infrastructure as part of closure proceedings. In the absence of community comment, the agreement of public utility service providers and a full evaluation of possible alternatives, it would have been difficult for the Department to provide in-principle support for a right-of-way closure. Draft version #3 of the policy appears to have addressed this matter.

The provisions of the draft policy relating to the partial closure of rights-of-way are noted and are generally consistent with the Department's recommendations to the Western Australian Planning Commission for reasons of limited passive surveillance.

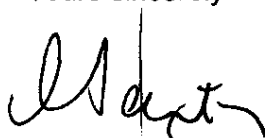
It is critical that landowners properly understand the timeframes, risk and costs involved prior to requesting the commencement of closure proceedings for a right-of-way. The City's efforts to date, through the publication of an information sheet, should be commended, encouraged and possibly expanded through future updates.

In conclusion, the draft policy seems to generally be in accordance with the *Crown Land Administration & Registration Practice Manual 2003* and not inconsistent with the policies of the Western Australian Planning Commission. Each application for the closure of a right-of-way will need clearly need to be assessed by the Western Australian Planning Commission on its individual merits.

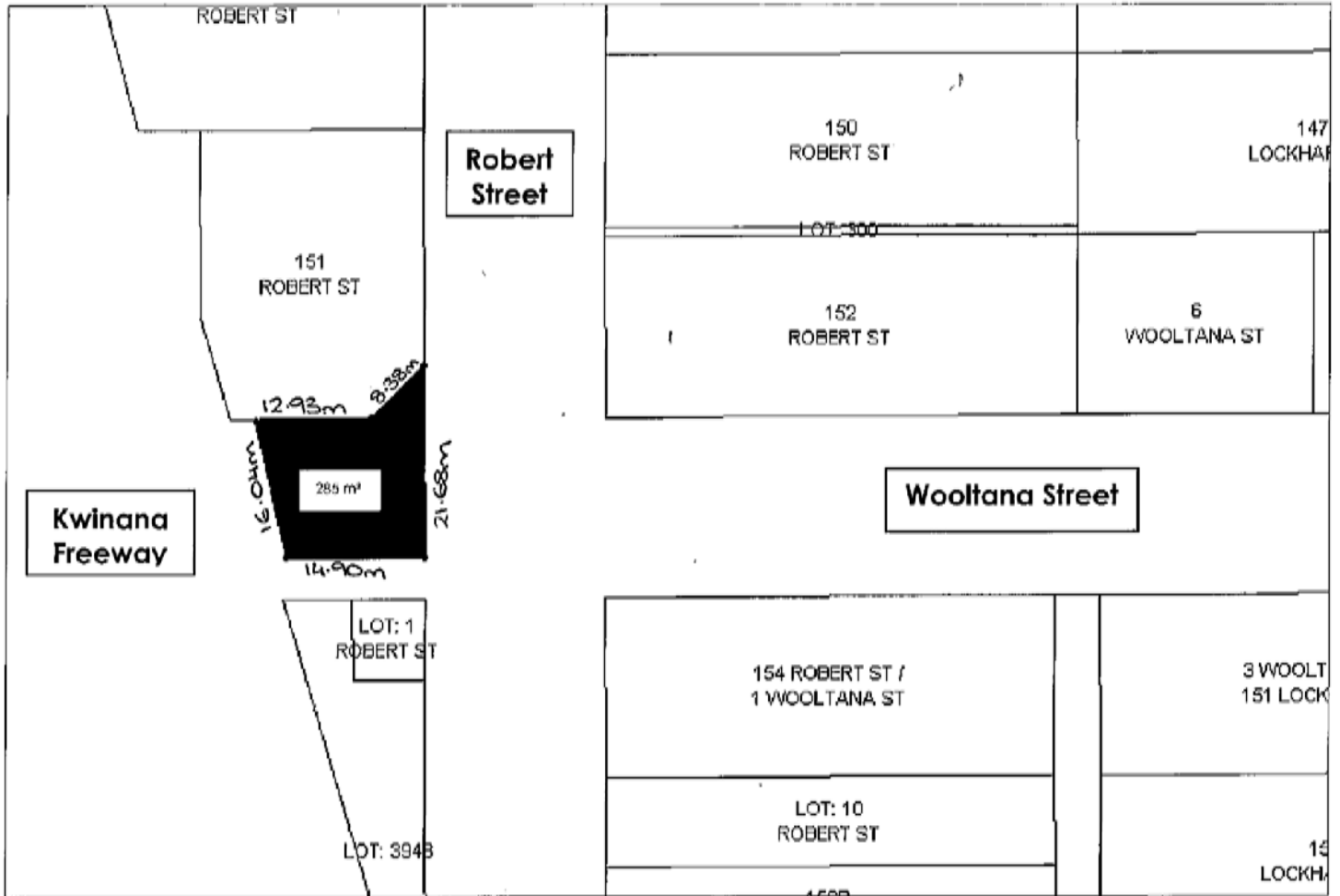
I would like to thank the City of South Perth for providing the Department for Planning and Infrastructure with the opportunity to comment on the draft policy. I trust the comments offered are of assistance to the City with finalising the policy.

The Department acknowledges receipt of a letter from the City of South Perth dated 11 February 2008, requesting the attendance of Department staff to explain the Western Australian Planning Commission's position on right-of-way closures. Should you feel that the comments provided in this correspondence do not provide sufficient information, please do not hesitate to contact the undersigned to discuss further.

Yours sincerely

A handwritten signature in black ink, appearing to read 'L. Baxter', written over a vertical line.

(Ms) Lindsay Baxter
Team Leader
Metropolitan South East



PROPOSED CLOSURE PLAN

**SURPLUS ROAD RESERVE
PORTION OF ROBERT STREET AND WOOLTANA STREET, COMO**

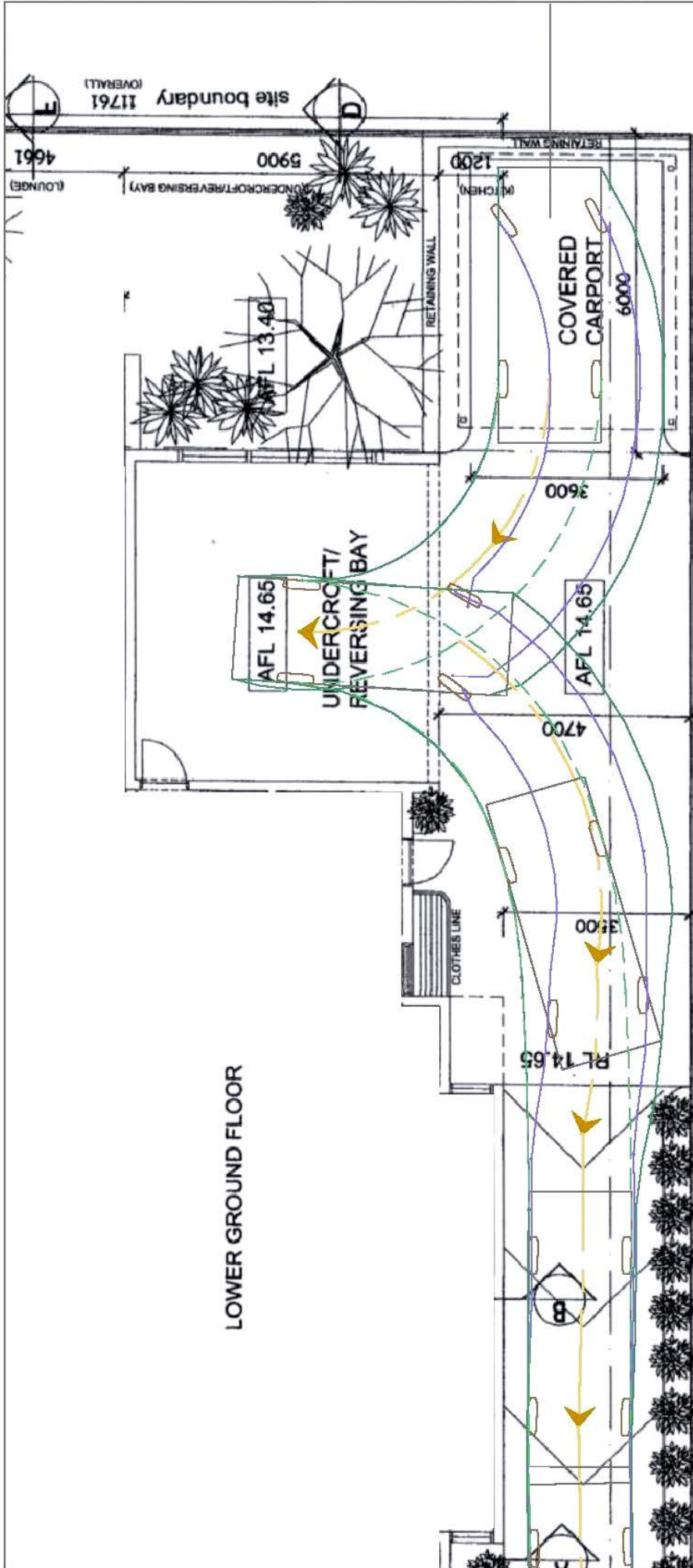
FEBRUARY 2008

Note:

- Dimensions and areas indicating individual lot allocations are approximations only.

KEY:

- SURPLUS ROAD RESERVE (TOTAL AREA = 285 m²)
- ▭ PROPOSED PROPERTY BOUNDARY

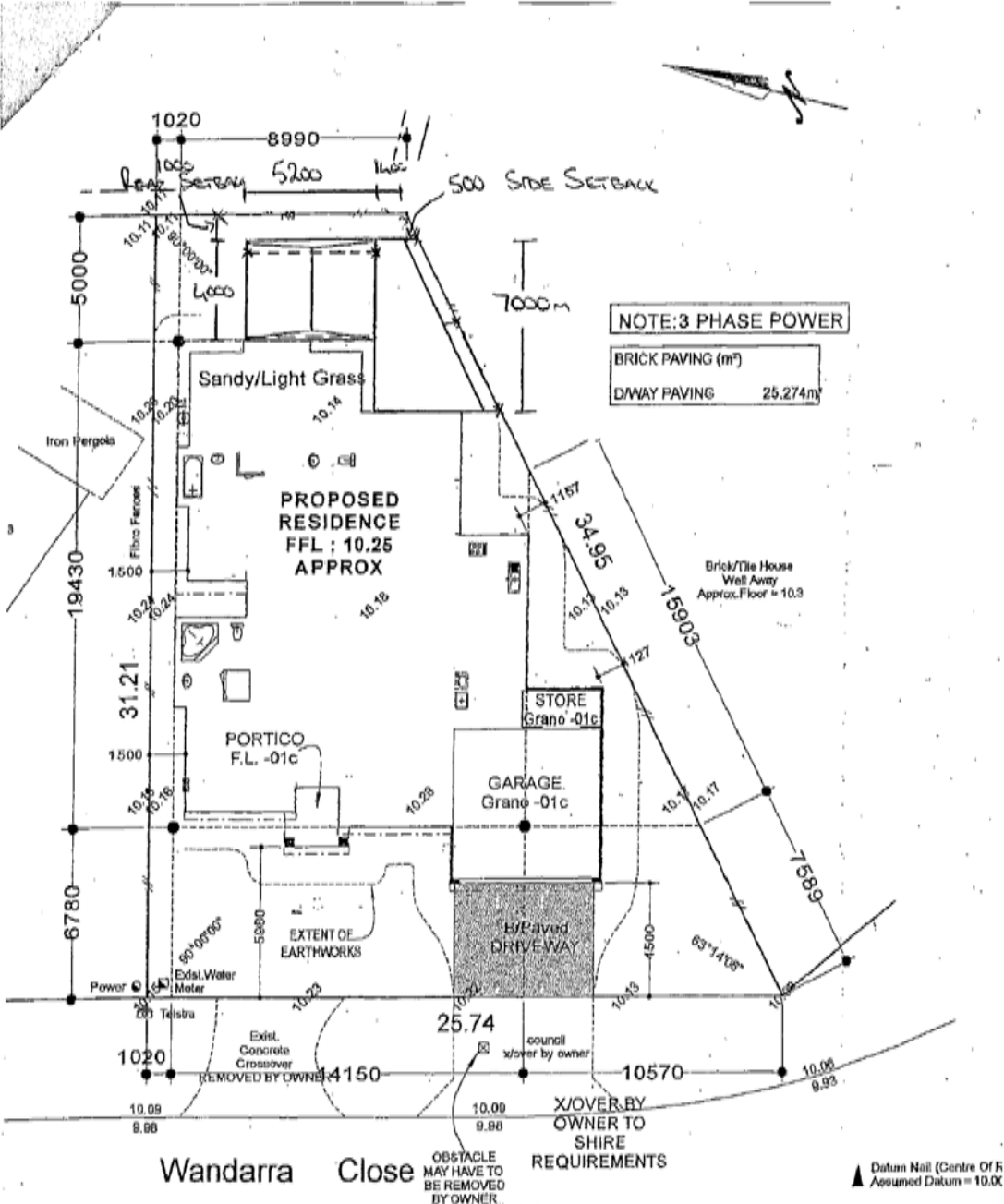


LOWER GROUND FLOOR

N.B. DRAWINGS
NOT TO BE USED
FOR CONSTRUCTION
45 Currong Way, Nollamara WA 6051
Mob: 0403 517 962 Fax:
© COPYRIGHT CHERIE KAPTEIN



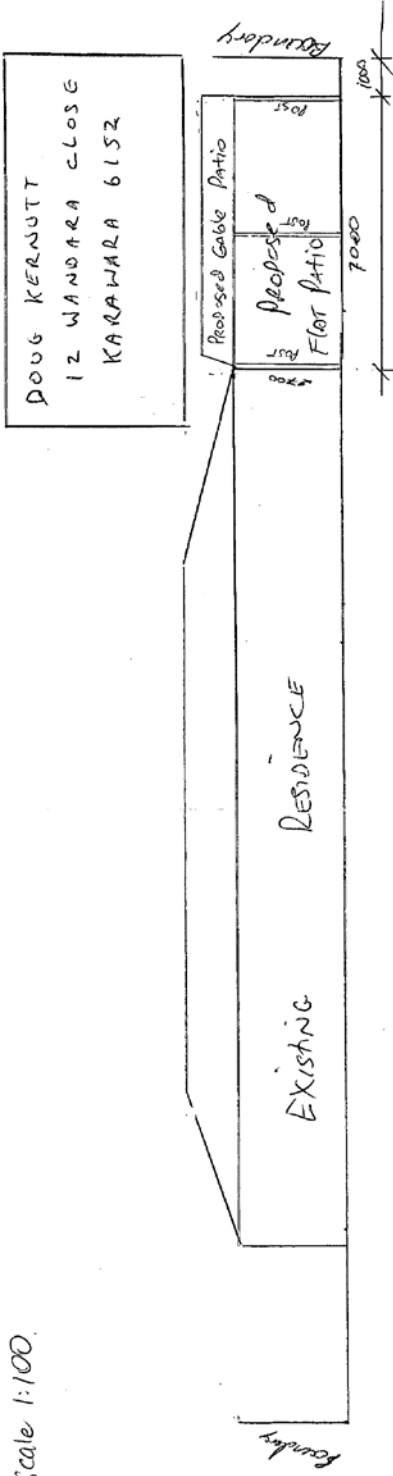
PROPOSED RESIDENTIAL DEVELOPMENT
FOR STUART DOUGLAS & JUSTINE GILES
64 BRANDON STREET, KENSINGTON



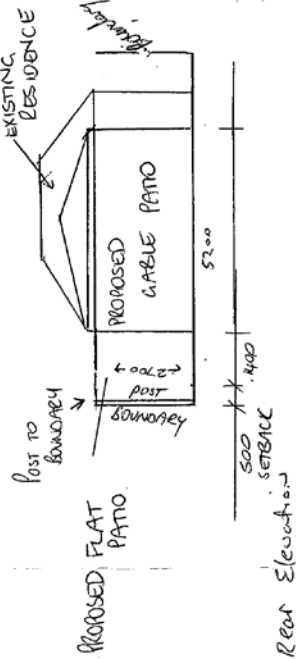
for easements etc. This plan is a site contour survey only. Boundary peg positions and location of fences or walls, in relation to the boundary, is not guaranteed. From W.A.W.A. plans. Check minimum clearances, as no liability can be accepted. Earthworks/set out dimensions may vary on site at builder's discretion.



Scale 1:100



Side Elevation



Rear Elevation

E.L. & D.R. Kernutt
12 Wandarra Close
Karawara
WA 6152

Date: 14-May-2008

Mr. Rajiv Kapur
City of South Perth
Civic Centre
Cnr Sandgate St & South Tce
South Perth
WA 6151

Re: Application No. 11.2008.155

Dear Rajiv Kapur,

As per our conversation on 12-May-2008, my wife and I would like to summarise the reasons why we feel that approval should be given for our application to build a patio at the rear of our property at 12 Wandarra Close.

Due to the small size of our block we were unable to position our house in a North/South orientation. We are trying to reduce the amount of heat generated by the sunlight that comes in through the eastern facing windows of our property. In addition we would like to provide our son with a covered outdoor area given the high risk of skin cancer in the W.A. sun.

We feel that a five metre wide patio would provide us with an adequate functional entertainment/play area. In previous discussions with Laurence we were advised that a patio set back of three metres from the fence would be acceptable however this would mean the patio would be two metres wide which would not be functional.

It is our understanding that the council has considered closing the greenways in Karawara as they are moving away from the Radburn design principles (e.g. refer Council Meeting Minutes dated 19-December 2006). If these greenways are no longer an important feature in the estate then we believe that they should not impact on our ability to have a usable outdoor area. We would also be extremely disappointed if we were to build a less usable area only to have the greenway closed in the future.

The letter we received from the City of South Perth on 12-May-2008 (Ref: WA3/12 11.2008.155.LIM) advised that the patio colour and materials should match the existing structure. The colour Surf Mist (White) was chosen for the roof as it has higher reflective

properties which will reduce the heat transfer making our house more energy efficient. It will also be brighter than a dark coloured roof therefore reducing the amount of additional lighting required. Please note that the colour of the posts and gutters was chosen to match the existing roof.

There are other houses in the area that have patios with roofs that do not match the house colour. Some of these are close to the greenway but all are clearly visible from the greenway. Refer examples 035 (visible from our property), 038 (next door to our property), and 039 (directly opposite our property). We would also like to bring to your attention that the gable opening on our proposed patio is facing the greenway, so the visual impact will be less than the examples provided above.

In regards to the proximity to the rear fence we have found many examples where properties within Karawara are within a metre of the boundary and facing a greenway of greater than five metres in width. Refer examples 043, 046. Given the size and shape of our block it is unrealistic to set the house back six metres from the front and rear of our property. We also do not believe that we are affecting the aesthetics of the greenway given that it is not a well maintained area and is a narrow and unusable. Please refer to picture 037.

We appreciate any efforts made by the council to ensure the estate is aesthetically pleasing however in reality the "old" part of Karawara is not well maintained and we are in fact trying to create a safe and tidy environment for our family. We would be grateful if you could reconsider our application and advise us at your earliest convenience.

Yours Sincerely,

Estelle and Doug Kernutt.

PETER BEYER RAI A ARCHITECT

Lloyd Anderson
Planning Officer
The City of South Perth
Civic Centre, Cnr Sandgate St & South Tce
South Perth 6151
Tel: 9474 0713
Fax: 9474 2425
Email: lloyd@southperth.wa.gov.au
Web: www.southperth.wa.gov.au

CITY OF SOUTH PERTH		
26 MAY 2008		
Doc ID No:	
File No:	EL3/32	
Original To:	PS	
Action <input checked="" type="checkbox"/>	Info <input type="checkbox"/>	File <input type="checkbox"/>

Your ref: EL3/32

11.2008.128.LRA

PROPOSED Additions / Alterations to Single House. LOT 49 (No. 32) Elizabeth Street SOUTH PERTH 6151.

Dear Lloyd,

Thank you for your reply. In response to your request for information.

1. Front Setback Variation

Demonstrate compliance with Clause 6.2.3 "Set Back of Garages and Carports" of the R-Codes.

6.2.3 Setback of garages and carports

P3 The setting back of carports and garages so as not to detract from the streetscape or appearance of dwellings, or obstruct views of dwellings from the street and vice versa.

Response: Achieved by virtue of the open carport design, in keeping with existing examples in the streetscape, and the in keeping traditional architectural quality of the design. Refer A3.4 below.

A3.4 Carports within the street setback area, provided that the width of carport does not exceed 50 per cent of the frontage at the building line and the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent.

2. Street Surveillance - Permeability of Street Fences

Amended plans to depict proposed front fences compliant with Acceptable Development element 6.2.5 A5 (Surveillance of the Street) of the R-Codes, or demonstrate compliance with Performance Criteria (via a relevant justification) of clause 6.2.5 P5. Specifically, issues relate to demonstrating on plans the visually permeable sections as per the definition; and solid sections no higher than 1.2 metres above approved retaining levels.

Response: The proposal is a low level design with an open railing, with base sections of brickwork 2-4 courses in height and with piers all less than 1.2m in height, (and in this case of the order of 1.0m.)

3. Please amend the plans to comply with R-Codes clause 6.2.6 A6:

"Walls and fences truncated or reduced to no higher than 0.75m within 1.5m of where walls and fences adjoin vehicle access points..."

In reference to the vehicle access point for the garage the City of South Perth only allows one 470 x 470 pillar within this area.

Response: this will be adhered to by virtue of setting back the low level fence design and/ or with the open railing all as per revised design and presented perspectives.



4. Council Policy P370_T "General Design Guidelines Variation

a) Demonstrate compliance with Council Policy P370_T "General Design Guidelines for Residential Development" requires that:

"In the case of existing dwellings which do have space behind the front setback line to accommodate car parking, the siting of carports within the front setback area will not be permitted unless:

(i) *such siting is consistent with the established streetscape character attributable to the existence of other carports within the front setback area, in the section of the street in which the new carport is proposed to be located; and*

(ii) *the design and construction materials of the proposed carport are compatible with the existing dwelling."*

Response: (i) *the design siting is consistent with the established streetscape character; and the design and construction materials of the proposed carport are compatible with the existing dwelling all as per the design and presented perspectives*

(Photo note the enclosed record of every house in the street section, showing the range of houses, carports and garages.)

b) In addition demonstrate compliance with a secondary element of design compatibility as per Council Policy P370_T "General Design Guidelines for Residential Development" being the extent and nature of site landscaping visible from the street.

Response: *Conformity as a result of the retention of the existing lawn and succulent planting landscaping design concepts.*

5. Building on the Boundary (parapet walls)

Demonstrated compliance with either the provisions (via amended plans) of City Planning Policy P376 (Residential Boundary Walls); or the objectives of the policy (via a relevant justification). Boundary walls will normally only be permitted to abut one side boundary of a lot.

Response in conformity of the design intentions of the R Codes; also: Refer Council Policy Note:

STREETSCAPE CHARACTER

All residential development shall be designed in a manner that will preserve or enhance desired streetscape character. In order to satisfy the Council in this respect, the drawings of any proposed development are required to demonstrate **design compatibility** between the proposed building and the existing buildings within the focus area. In assessing the design compatibility of a proposed development, the Council will have regard to the **primary** and **secondary** contributing elements as identified in the preceding definition of the term "**design compatibility**".

(f) **Design of Carports, Garages and Outbuildings**

The design and materials of construction of carports, garages and habitable outbuildings shall be compatible with the existing or proposed dwelling. Where a proposed carport is designed with a pitched roof, either half-height or full-height brick piers are required to be used to support the roof.

Please Note; we believe that:

- (i) the proposal demonstrates that it dominantly complies with the Policy Provisions;

Please Note:: *There is only single file uncovered parking on the site at present. This is a large two storey residence suitable for a family with in this case 2 teenagers where the adults plus 2 studying*

children will eventuate in a four car requirement for parking, which cannot be achieved by the current unroofed single file arrangement.

The elegant solution creates a suitable and attractive design resolution to the parking requirements.

6. Driveways & Crossovers- Max.

Amended plans to demonstrate Acceptable Development standards for a driveway and crossover (not including the splayed apron) at no point greater than 40 percent of frontage (with the frontage width measured at the street setback line), or a 6.0 metre wide driveway (whichever is the lesser).

Response: The Council 40% frontage standard conformity is achieved.

7. Essential facilities

Demonstrated compliance with either the Acceptable Development standards (via amendments to plans), or Performance Criteria 6.10.3 (Essential facilities) of the R-Codes (via a relevant justification), with regards to siting of the bin storage within the front setback area.

Response: The bin storage area arrangement will be located behind the front setback line.

8. Note

The proposed development conflicts with the provisions of the R-Codes, Council Policy P370_T as the carport is proposed to be located within the street setback area and approved car parking already exists behind the prescribed street setback line.

Response: There is only single file uncovered parking on the site at present which is proving to be unsatisfactory. This is a large two storey residence suitable with a family where with 2 studying young adults there will be a four car parking requirement, (which cannot satisfactorily be achieved by the current unroofed single file arrangement.)

The elegant solution creates a suitable and attractive design resolution to the parking requirements.

The aims of the RCodes have been addressed by a sensitive high quality design, by designing the best, appropriate response to the client wishes in accordance with R Code intentions and Council Planning officer consultations.

Further information: the fine aesthetic quality of the modest proposals include design reference to the existing "bungalow" period style with the open and low nature of the proposals.

In order to expedite planning approval, please note these comments, submitted plans, perspectives and the photos.

Regards
Peter Beyer



City of South Perth Vision 2004-2008:
"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".

City of South Perth

Attachment 10.5.1

List of Application for Planning Consent Determined Under Delegated Authority for the Period 1/05/2008 to 31/05/2008

Application #	Ext. Ref.	PC Date	Address	Applicant	Status	Description
011.2007.0000012.001	CO6/18	7/05/2008	186 Coode ST COMO	Zuideveld HUR Architects	Approved	Additions / Alterations to Single House
011.2007.00000404.001	BA2/11	6/05/2008	110 Banksia TCE KENSINGTON	Mrs K Czajko	Approved	Additions / Alterations to Single House
011.2007.00000458.001	CR5/24	9/05/2008	Crossman PS SALTER POINT	Mr Z F Bishop	Approved	TWO STOREY SINGLE HOUSE
011.2007.00000584.001	FI3/10	13/05/2008	10 First AVE KENSINGTON	Mr G B Pauli	Refused	TWO STOREY GROUPED DWELLING
011.2007.00000589.001	TO1/76	14/05/2008	76 Todd AVE COMO	JWH Group Pty Ltd	Approved	TWO STOREY GROUPED DWELLING
011.2007.00000623.001	DY1/30	19/05/2008	30 Dyson ST SOUTH PERTH	Mr M J Douglas	Approved	PATIO ADDITION TO GROUPED DWELLING
011.2007.00000663.001	FO2/4	28/05/2008	4 Fortune ST SOUTH PERTH	Ms A J Cooper	Approved	Additions / Alterations to Single House
011.2007.00000666.001	RO1/17	27/05/2008	170 Robert ST COMO	Mr D S Thompson	Approved	GROUPED DWELLING(S)
011.2008.0000027.001	AN1/49	29/05/2008	149 Angelo ST SOUTH PERTH	Capital Build & Design	Approved	TWO STOREY SINGLE HOUSE
011.2008.0000036.001	SO2/11	26/05/2008	115 South TCE COMO	Boss Shopfitting Pty Ltd	Refused	TWO GROUPED DWELLINGS
011.2008.0000041.001	VI3/9 -	9/05/2008	9 Vista ST KENSINGTON	Paluch Homes	Approved	Additions / Alterations to Single House
011.2008.0000042.001	RY1/74	8/05/2008	74 Ryrie AVE COMO	Mr R D Jordan	Approved	Carport Addition to Single House
011.2008.0000044.001	CA6/26	8/05/2008	262 Canning HWY COMO	Computertrans Aust. Pty Ltd	Approved	ALTERATIONS TO RETAIL PREMISES
011.2008.0000063.001	RI3/38	9/05/2008	38 River WY SALTER POINT	Mr D W Nicholson	Approved	PATIO ADDITION TO SINGLE HOUSE
011.2008.0000083.001	HA6/35	20/05/2008	35 Hazel ST COMO	Kane GC Parker & Parkers BCA Pty Lt	Approved	ADDITIONS/ALTERATIONS TO GRPED
011.2008.0000092.001	KL1/22	2/05/2008	22 Klem AVE SALTER POINT	Newforms Landscape Architecture	Approved	Additions / Alterations to Single House
011.2008.00000100.001	GW1/57	7/05/2008	57 Gwenyfred RD KENSINGTON	Mr G J Warne	Approved	OUTBUILDING
011.2008.00000101.001	NE1/8 -	21/05/2008	8 Nenagh GR WATERFORD	Kalmar Factory Direct	Approved	PATIO ADDITION TO SINGLE HOUSE
011.2008.00000103.001	CL3/36	21/05/2008	36 Cloister AVE MANNING	Westral Outdoor Centre	Approved	PATIO ADDITION TO SINGLE HOUSE
011.2008.00000110.001	OM1/13	7/05/2008	13 Omagh GR WATERFORD	APG Homes	Approved	TWO STOREY SINGLE HOUSE
011.2008.00000118.001	CA6/25	8/05/2008	252 Canning HWY COMO	Mr V De Luca	Approved	Patio Addition to
011.2008.00000127.001	NE1/2 -	2/05/2008	2 Nenagh GR WATERFORD	Westral Outdoor Centre	Approved	PATIO ADDITION TO SINGLE HOUSE

List of Application for Planning Consent Determined Under Delegated Authority for the Period 1/05/2008 to 31/05/2008

Application #	Ext. Ref.	PC Date	Address	Applicant	Status	Description
011.2008.00000129.001	RI3/5	29/05/2008	5 River WY SALTER POINT	Outdoor World	Approved	Carport Addition to Single House
011.2008.00000131.001	TH6/9	23/05/2008	9 Thurles CT WATERFORD	Tangent Nominees Pty Ltd	Approved	Additions / Alterations to Single House
011.2008.00000136.001	GL1/43	2/05/2008	43 Gladstone AVE SOUTH PERTH	Mr M Ford	Approved	Additions / Alterations to Single House
011.2008.00000138.001	MA8/47	27/05/2008	47 Mary ST COMO	Oasis Patios	Approved	PATIO ADDITION TO GROUPED DWELLING
011.2008.00000142.001	RI4/22 -	26/05/2008	22 Riverview ST SOUTH PERTH	Webb & Brown-Neaves Pty Ltd	Approved	SINGLE HOUSE TWO STOREY
011.2008.00000143.001	LO1/55	5/05/2008	55 Lockhart ST COMO	Mr I Thomson	Approved	Additions / Alterations to Single House
011.2008.00000144.001	CO5/43	19/05/2008	43 Conochie CRES MANNING	Nulook Homes Pty Ltd	Approved	Single House
011.2008.00000146.001	CO10/1	15/05/2008	13 Cornish CRES MANNING	Dale Alcock Home Improvement	Approved	Single House
011.2008.00000152.001	RE1/3 -	20/05/2008	3 Rea ST SOUTH PERTH	KMC Group	Approved	Additions / Alterations to Single House
011.2008.00000154.001	BII/7A	15/05/2008	7A Bickley CRES MANNING	One Stop Patio Shop	Approved	PATIO ADDITION TO GROUPED DWELLING
011.2008.00000161.001	EL1/6 -	12/05/2008	6 Elderfield RD MANNING	Manor Home Builders	Approved	Additions / Alterations to
011.2008.00000169.001	SU2/45	30/05/2008	45A Sulman AVE SALTER POINT	Build West Pty Ltd	Approved	ADDITIONS/ALTERATIONS TO GRPED
011.2008.00000172.001	MU1/7	5/05/2008	7 Mullingar CL WATERFORD	Mrs L R Burgess	Approved	PATIO ADDITION TO SINGLE HOUSE
011.2008.00000174.001	BL1/44	8/05/2008	44 Blamey PL COMO	Mrs S K Subramaniam	Approved	PATIO ADDITION TO SINGLE HOUSE
011.2008.00000185.001	PA2/8 -	16/05/2008	8 Parker ST SOUTH PERTH	Vergola WA	Approved	PATIO ADDITION TO GROUPED DWELLING
011.2008.00000186.001	AR3/11	12/05/2008	11 Arundel ST KENSINGTON	Ms M White	Approved	Additions / Alterations to Single House
011.2008.00000194.001	CA6/14	21/05/2008	142 Canning HWY SOUTH PERTH	Mr A Hiscox	Approved	CHANGE IN USE TO SERVICE INDUSTRY
011.2008.00000207.001	CL3/26	26/05/2008	26 Cloister AVE MANNING	Apollo Patios WA	Approved	PATIO ADDITION TO GROUPED DWELLING
011.2008.00000209.001	AR1/62	26/05/2008	62 Arlington AVE SOUTH PERTH	Riverview Patios	Approved	PATIO ADDITION TO SINGLE HOUSE

CONSTITUTIONAL RECOGNITION FOR LOCAL GOVERNMENT

EXPLANATORY NOTES

CONSTITUTIONAL RECOGNITION FOR LOCAL GOVERNMENT

**Explanatory Notes for fact sheets contained in the
Council Resource Kit**

A Resource for the Facilitators of Council Conversations



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Prologue – Determining what Constitutional Recognition of Local Government is

Local government fulfils a significant and increasingly important role within the Australian Federation, a fact acknowledged by the Commonwealth through local government's inclusion in the Council of Australian Government (COAG), and in other key Ministerial Councils.

Despite this, Australia is yet to follow the lead of many other nations and recognise the roles and functions of local government in our national constitution.

The failure to recognise local government remains one of the significant omissions of the Australian Constitution.

This failure to recognise local government and its role as the primary institution of local democracy has been highlighted in recent times by unilateral state government action without appropriate consultation.

Local government views the 2006 Federal Parliament Resolution on Local Government as an important stepping stone towards the longer-term goal of full constitutional recognition.

In this context, the election of a new Federal Government on 24 November 2007 was an important development.

The Australian Labor Party went into the election with a platform commitment to constitutional recognition of local government.

It promised:

An important aspect of reform of the federation is to recognise and make more efficient the work of the third tier: **local government**. Labor has committed to a Council of Australian Local Governments to assist local government representatives to have a more effective voice at COAG. One of the first tasks of the new Council will be to develop a plan for a national referendum on the constitutional recognition of local government.¹

This offers a golden opportunity for the local government sector to achieve some degree of constitutional recognition – something long wished by the sector.

Members of the Australian Local Government Association (ALGA) have reaffirmed ALGA's wish to have local government recognised in the Australian Constitution, a view activated at successive general assemblies.

For example, the 2003 National General Assembly of Local Government resolved:

That the ALGA seek support for the principle from all political parties and the cooperation of the State and Federal Governments in achieving constitutional recognition for local government and

further that the Australian Local Government Association approach the Federal Government with a view to having a referendum held in conjunction with the next Federal election to canvass the constitutional recognition of local government.²

It also passed the *Principles of Local Democracy*. They included:

1. Local Government seek constitutional recognition in the Australian Constitution
2. Local Government calls for the immediate establishment of a national *constitutional convention* to specifically consider constitutional recognition of local government and review the efficiency, effectiveness and responsibilities of the three spheres of government.
3. A broad competence power must be granted to all local government authorities in Australia so that those authorities may respond to the needs of their communities in the most appropriate manner. There must be no limits imposed by other governments on the performance of local government's legitimate activities.
4. The Federal Government should recognise the legitimacy and independence of local government and must not interfere directly or indirectly in local government boundary issues.
5. State governments should not have the right to dismiss duly elected councils. Where the report of a properly constituted investigation so recommends, a Council may be suspended provided it has been afforded the opportunity to respond to such a report, but a duly elected council must be reinstated as soon as possible and no later than six months from the time of the suspension.

Australian states have recognised local government in their respective constitutions in this manner:

New South Wales	Victoria	Queensland
<p>Part 8 Local Government</p> <p>51. Local Government</p> <p>(1) There shall continue to be a system of local government for the State under which duly elected or duly appointed local government bodies are constituted with responsibilities for acting for the better government of those parts of the State that are from time to time subject to that system of local government.</p> <p>(2) The manner in which local government bodies are constituted and the nature and extent of their powers, authorities, duties and functions shall be as determined by or in accordance with laws of the Legislature.</p> <p>(3) The reference in subsection (2) to laws of the Legislature shall be read as a reference to laws that have been enacted by the Legislature, whether before or after the commencement of this section, and that are for the time being in force.</p> <p>(4) For the purposes of this section, the Western Lands Commissioner, the Lord Howe Island Board, and an administrator with all or any of the functions of a local government body, shall be deemed to be local government bodies.</p>	<p>Part IIA Local Government</p> <p>74A. Local Government</p> <p>(1) Local government is a distinct and essential tier of government consisting of democratically elected Councils having the functions and powers that the Parliament considers are necessary to ensure the peace, order and good government of each municipal district.</p> <p>(1A) Subject to section 74B, each Council-</p> <p>(a) is responsible for the governance of the area designated by its municipal boundaries; and</p> <p>(b) is constituted by democratically elected Councillors as the governing body which is-</p> <p>(i) accountable for its decisions and actions; and</p> <p>(ii) responsible for ensuring good governance; and</p> <p>(c) includes an administration which</p> <p>(i) implements the decisions of the Council; and</p> <p>(ii) facilitates the performance of the duties and functions of the Council.</p> <p>(2) An elected Council does not have to be</p>	<p>Chapter 7 – Local Government</p> <p>Part 1 – System of Local Government</p> <p>70 System of Local Government</p> <p>(1) There must be a system of local government in Queensland.</p> <p>(2) The system consists of a number of local governments.</p> <p>71 Requirements for a Local Government</p> <p>(1) A local government is an elected body that is charged with the good rule and local government of a part of Queensland allocated to the body.</p> <p>(2) Another Act, whenever made, may provide for the way in which a local government is constituted and the nature and extent of its functions and powers.</p> <p>(3) Despite subsection (1), another Act, whenever made, may provide for the appointment of 1 or more bodies or persons to perform all or any of a local government’s functions and to exercise all or any of a local government’s powers and to be taken to be a local government—</p> <p>(a) during a suspension of a local</p>

	<p>constituted in respect of any area in Victoria-</p> <p>(a) which is not significantly and permanently populated; or</p> <p>(b) in which the functions of local government are carried out by or under arrangements made by a public statutory body which is carrying on large-scale operations in the area.</p> <p>74B. Local Government Laws</p> <p>(1) Parliament may make any laws it considers necessary for or with respect to-</p> <p>(a) the constitution of Councils; and</p> <p>(b) the objectives, functions, powers, duties and responsibilities of Councils; and</p> <p>(c) entitlement to vote and enrolment for elections of Councils; and</p> <p>(d) the conduct of and voting at elections of Councils; and</p> <p>(e) the counting of votes at elections of Councils; and</p> <p>(f) the qualifications to be a Councillor; and</p> <p>(g) the disqualification of a person from being or continuing to be a Councillor; and</p> <p>(h) the powers, duties and responsibilities of Councillors and Council staff; and</p>	<p>government’s councillors under section 74; or</p> <p>(b) if a local government is dissolved or unable to be properly elected—until a local government has been properly elected.</p> <p>(4) In subsection (3)— “local government” includes a joint local government.</p> <p>Part 2 – Procedure Limiting Dissolution of Local Government and Interim Arrangement</p> <p>72 Definition for pt 2,</p> <p>In this part—</p> <p>“Minister” means the Minister who administers the provision under which the local government may be dissolved.</p> <p>73 Dissolution of local government must be tabled</p> <p>The Minister must, within 14 days after an instrument purporting to dissolve a local government is made, table a copy of the instrument in the Legislative Assembly.</p> <p>74 Suspension until dissolution ratified</p>
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	<p>(i) any other act, matter or thing relating to local government administration.</p> <p>(2) A Council cannot be dismissed except by an Act of Parliament relating to the Council.</p> <p>(3) Parliament may make laws for or with respect to-</p> <p>(a) the suspension of a Council; and</p> <p>(b) the administration of a Council during a period in which the Council is suspended or dismissed; and</p> <p>(c) the re-instatement of a Council which has been suspended; and</p> <p>(d) the election of a Council if a suspended Council is not re-instated; and</p> <p>(e) the election of a Council where a Council has been dismissed.</p>	<p>From the time an instrument purporting to dissolve a local government is made until it is ratified under section 75 or its effect ends under section 76, it has the effect only of suspending the local government's councilors from office.</p> <p><i>Note—</i> Section 71 permits another Act to provide for the appointment of 1 or more bodies or persons to perform all or any functions and exercise all or any powers of the local government and to be taken to be the local government during the suspension.</p> <p>75 Ratification of dissolution</p> <p>(1) The Legislative Assembly, on the Minister's motion, may ratify the dissolution of the local government within 14 sitting days after a copy of the instrument purporting to dissolve the local government is tabled.</p> <p>(2) If the Legislative Assembly ratifies the dissolution, the local government is dissolved in accordance with the instrument from the time of ratification.</p> <p>76 No tabling or ratification of dissolution</p> <p>(1) This section applies if—</p> <p>(a) a copy of the instrument purporting to dissolve the local government is not tabled under section 73; or</p>
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		<p>(b) the Legislative Assembly refuses to ratify the dissolution of a local government moved by the Minister; or</p> <p>(c) at the end of 14 sitting days after a copy of the instrument purporting to dissolve the local government is tabled</p> <p>(i) the Minister has not moved that the dissolution be ratified; or</p> <p>(ii) the Legislative Assembly has not ratified the dissolution, even though the Minister has moved that it be ratified.</p> <p>(2) The effect of the instrument purporting to dissolve the local government ends.</p> <p>(3) The suspension from office of the local government’s councilors ends and they are reinstated in their respective offices.</p> <p>(4) The appointment of a body or person appointed to perform all or any functions and exercise all or any powers of the local government because of its purported dissolution ends.</p> <p>Part 3 – Special Procedures for Particular Local Government Bills</p> <p>77 Procedure for Bill affecting a local government</p> <p>(1) This section applies for a Bill for an Act that would—</p>
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		<p>(a) be administered by a Minister who administers a provision of the <i>Local Government Act 1993</i>; and</p> <p>(b) affect local governments generally or any of them.</p> <p>(2) The member of the Legislative Assembly who proposes to introduce the Bill in the Legislative Assembly must, if the member considers it practicable, arrange for a summary of the Bill to be given to a body representing local governments in the State a reasonable time before the Bill is introduced in the Legislative Assembly.</p> <p>78 Procedure for Bill ending system of local government</p> <p>(1) This section applies for a Bill for an Act ending the system of local government in Queensland.</p> <p>(2) The Bill may be presented for assent only if a proposal that the system of local government should end has been approved by a majority vote of the electors voting on the proposal.</p> <p>(3) The Bill has no effect as an Act if assented to after presentation in contravention of subsection (2).</p> <p>(4) The vote about the proposal must be</p>
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		<p>taken on a day that is more than 1 month but less than 6 months before the Bill is introduced in the Legislative Assembly.</p> <p>(5) The vote must be taken in the way prescribed by an Act.</p> <p>(6) An elector may bring a proceeding in the Supreme Court for a declaration, injunction or other remedy to enforce this section either before or after the Bill is presented for assent.</p> <p>(7) In this section— “elector” means a person entitled to vote at a general election for members of the Legislative Assembly.</p>
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South Australia	Western Australia	Tasmania
<p>64A—Constitutional guarantee of continuance of local government in this State</p> <p>(1) There shall continue to be a system of local government in this State under which elected local governing bodies are constituted with such powers as the Parliament considers necessary for the better government of those areas of the State that are from time to time subject to that system of local government.</p> <p>(2) The manner in which local governing bodies are constituted, and the nature and extent of their powers, functions, duties and</p>	<p>52. Elected local governing bodies</p> <p>(1) The Legislature shall maintain a system of local governing bodies elected and constituted in such manner as the Legislature may from time to time provide.</p> <p>(2) Each elected local governing body shall have such powers as the Legislature may from time to time provide being such powers as the Legislature considers necessary for the better government of the area in respect of which the body is constituted.</p> <p>53. Certain laws not affected</p>	<p>Part IVA – Local Government</p> <p>45A. Elected municipal councils</p> <p>(1) There shall be in Tasmania a system of local government with municipal councils elected in such manner as Parliament may from time to time provide.</p> <p>(2) Each municipality shall have such powers as Parliament may from time to time provide, being such powers as Parliament considers necessary for the welfare and good government of the area in respect of which the municipality is constituted.</p>

<p>responsibilities shall be determined by or under Acts of the Parliament from time to time in force.</p> <p>(3) No Bill by virtue of which this State would cease to have a system of local government that conforms with subsection (1) of this section shall be presented to the Governor for assent unless the Bill has been passed by an absolute majority of the members of each House of Parliament.</p>	<p>Section 52 does not affect the operation of any law —</p> <p>(a) prescribing circumstances in which the offices of members of a local governing body shall become and remain vacant; or</p> <p>(b) providing for the administration of any area of the State —</p> <p>(i) to which the system maintained under that section does not for the time being extend; or</p> <p>(ii) when the offices of all the members of the local governing body for that area are vacant; or</p> <p>(c) limiting or otherwise affecting the operation of a law relating to local government; or</p> <p>(d) conferring any power relating to local government on a person other than a duly constituted local governing body.</p>	<p>45B. Certain laws not affected</p> <p>Section 45A does not affect the operation of any law –</p> <p>(a) prescribing circumstances in which the offices of members of a municipal council shall become and remain vacant;</p> <p>(b) providing for the administration of any area of the State –</p> <p>(i) to which the system referred to in that section does not for the time being extend; or</p> <p>(ii) when the offices of all the members of the municipal council for that area are vacant; or</p> <p>(c) conferring any power relating to local government on a person other than a municipal council.</p> <p>45C. Municipal areas</p> <p>Any division of Tasmania into municipal areas is not to be altered without the recommendation of the Local Government Board established under the Local Government Act 1993.</p>
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However, despite these provisions, the sector has always suffered from the spectre of forced amalgamations or dismissals by State Governments. The recent amalgamations in Queensland illustrate this.

Local government has also suffered significantly from cost shifting – where state and federal governments expect local government to provide infrastructure and services ranging from roads to services provided under schemes such as the Health and Community Care Program (HACC). This was something recognised by the now well known Hawker Report.³

Now is the time for local government to take the best chance in a generation to have the sector recognised in the Constitution.

It is therefore incumbent on local government to determine precisely what it would like to see reflected in the Constitution – would it like to see:

- symbolic recognition – a reference in the preamble to the Constitution recognising the existence of local government in local government;
- institutional recognition – imposing a duty on States to retain a system of local government, and that a council ought not be amalgamated or dissolved without fair hearing; or
- financial recognition – a recognition that local government requires a more secure revenue stream from the Commonwealth to provide the services and infrastructure expected by the community.

This resource document:

- is designed to assist the conversations to be held within the local government sector as it determines how it wishes to see local government recognised in Australia's most important political document;
- sets out some basic facts about the Constitution, as well as how constitutional amendments can be made; and
- finally, provides some information and some things to bear in mind when considering precisely what change should be proposed to the Constitution.

What is the Constitution?

The Australian Constitution commenced operation on 1 January 1901, it:

- creates a new set of central government authorities – starting with the Parliament, the Public Service and the Armed Forces - and outlines their functions and powers;
- recognises the existence of the six Australian colonies of Great Britain as they were in 1900, and confers on these colonies the status of States. It also allows for the continuation of the States, their constitutions, government arrangements and bodies of law, except as these are changed by the new constitution;
- regulates the relations between the Commonwealth and the States;
- establishes an Australian common market – free trade between the States and a common external customs tariff; and
- makes some express and implied provisions concerning the relation of the individual citizen to the Commonwealth government, and to a lesser extent, State governments. An example of this sort of power is the acquisition of property by the government on just terms.⁴

The way the Constitution is drafted gives rise to three classes of powers:

- the **exclusive powers** of the Commonwealth, which gives the Commonwealth a monopoly to make laws, or do things. An example of this is the power to coin money;⁵
- the **concurrent powers** – section 51 lists subject areas where both the Australian and states can make laws. However, if the Commonwealth makes a law, the state law yields. An example of this is how the WorkChoices legislation, in which the previous government used the power to regulate corporations to largely supersede state level workplace relations legislation⁶; and
- the **residuary legislative powers** – everything else which is not listed. These remain the responsibility of the States.

Responsibility for local government is not mentioned anywhere in the Constitution, and is therefore the responsibility of the states.

The High Court has read the concurrent powers contained in section 51 widely.⁷

This means the Commonwealth has the power to make laws in many areas that are not immediately apparent on a first reading of the document.

For example, the power to make laws with respect to ‘foreign affairs’ was used by the Commonwealth to pass a law allowing the Australian Electoral Commission to conduct plebiscites to measure support for council amalgamations in Queensland to protect the human rights of:

- holding opinions without interference;

- to ensure a right of freedom of expression and
- to take part in the conduct of affairs, directly or through freely chosen representatives.⁸

The Commonwealth has also used its powers to make laws with respect to taxation to effectively squeeze out the capacity of the States to impose taxes on incomes.

This has created what is called ‘vertical fiscal imbalance’ – where central government controls revenue raising while spending responsibilities rest with other spheres of government.

Finally, the Commonwealth can use the Budget to directly fund projects, on the basis of terms determined by the Commonwealth.

The Roads to Recovery program is an example.⁹

All this has meant:

- that the states and local government are largely dependent upon the Commonwealth’s allocation of funds to fulfil their responsibilities; with,
- this funding dependence allowing the Commonwealth to implement policies in areas where it cannot directly legislate.¹⁰

It is in this context that local government seeks to be recognised by Australia’s paramount political document – the Constitution.

How to change the Constitution

The Constitution can only be changed in the following manner.

A Bill must pass through the House of Representatives and the Senate by an absolute majority – that is, 50% of all members of the House of Representatives and the Senate must approve the proposed constitutional amendment.

This practically means that there can be no constitutional change without the support of the government of the day, as it controls the business of the parliament.

The question must then go to a referendum.

A majority of voters in a majority of Australian voters must support the measure.

A majority of states must also support the measure – that is 4 out of the 6 states must vote yes. The two territories do not count as states for this purpose, although votes in the territories do count towards the overall majority. This is what is called the double majority.

The referendum is to be held throughout Australia on the same day.¹¹

Within 4 weeks of a referendum question being passed by the Parliament, the Electoral Commissioner must publish a booklet containing:

- an argument of less than 2000 words approved by: the majority of parliamentarians who voted ‘yes’ to the proposed referendum question; and
- an argument of less than 2000 words approved by: the majority of parliamentarians who voted ‘no’ to the proposed referendum question.¹²

The Australian Government is otherwise prevented by law from supporting either the yes or no case. So the government cannot spend money to advocate either a ‘yes’ or ‘no’ case.

The voter must vote either ‘yes’ or ‘no’ to the question put in the ballot paper, which is the title of the Bill that passed the Parliament.

This is what a ballot paper looks like:

Commonwealth of Australia

BALLOT-PAPERS

[*Here insert name of State or Territory*]

Referendums on proposed Constitution alterations

DIRECTIONS TO VOTER

Write 'YES' or 'NO' in the space provided opposite each of the questions set out below.

1. [*Here set out the title of the first proposed law*]

DO YOU APPROVE THIS PROPOSED ALTERATION?

2. [*Here set out the title of the second proposed law*]

DO YOU APPROVE THIS PROPOSED ALTERATION?

Voting is compulsory.

If the double majority is achieved, the Constitution is amended.

There have been previous attempts to recognise local government in the Constitution. They are discussed in the next chapter.

The Track Record of Constitutional Recognition of Local Government

1973/1974

The first attempt at amending the *Constitution* to recognise local government was made on 8 November 1973, when the Whitlam Government introduced the *Constitutional Alteration (Local Government Bodies) Bill* into Federal Parliament.

The Bill proposed adding a pl. 51(ivA) to the *Constitution*, which read:

(ivA.) The borrowing of money by the Commonwealth for local government bodies.

It also proposed adding a new s.96A, which read:

96A. The Parliament may grant financial assistance to any local government body on such terms and conditions as the Parliament thinks fit.

These provisions would allow the Commonwealth to fund local government in the same way it can the states.

Whilst not giving local government taxing powers, it:

- implicitly recognised the fact that there are local government areas; and
- unambiguously allowed the Federal Government to directly fund local government, without ‘passing’ grants through state governments and Local Government Grants Commissions.¹³

In introducing the measure, the Prime Minister (Mr Whitlam) said:

It was high time an Australian Government used its authority and resources to make it easier for local governments to have access to the funds they need to help the people in relation to their streets, drains, sewerage and other local civic services to which as taxpayers they are entitled. The Australian Government is wholly committed to this. As I said in my policy speech last year:

Let there be no mistake about Labor’s determination to make local government a genuine partner in the Federal system.¹⁴

The Bill was opposed by the Liberal and Country parties in the House of Representatives.

The position of the Opposition is made clear in the House of Representatives speech of the Leader of the Opposition (Mr Snedden) when he said:

The third Bill, the Constitutional Alteration (Local Government Bodies) Bill 1974 (No.2) is fraudulent because it states that the proposed alteration is just a mere provision to borrow money for local government and to grant money for local government. If honourable members read the title of the Bill it indicates nothing about conditions being imposed, interest rates being high or for wiping out State governments. For that reason, it is fraudulent.¹⁵

The following table sets out the result:

Result

<i>State</i>	<i>Number on rolls</i>	<i>Ballot papers issued</i>	<i>For</i>	<i>%</i>	<i>Against</i>	<i>%</i>	<i>Informal</i>
New South Wales	2 834 558	2 702 903	1 350 274	50.79	1 308 039	49.21	44 590
Victoria	2 161 474	2 070 893	961 664	47.38	1 068 120	52.62	41 109
Queensland	1 154 762	1 098 401	473 465	43.68	610 537	56.32	14 399
South Australia	750 308	722 434	298 489	42.52	403 479	57.48	20 466
Western Australia	612 016	577 989	229 337	40.67	334 529	59.33	14 123
Tasmania	246 596	237 891	93 495	40.03	140 073	59.97	4 323
Total	7 759 714	7 410 511	3 406 724	46.85	3 864 777	53.15	139 010

Obtained majority in one State and an overall minority of 458 053 votes

1976, 1985 and 1988

There was a Constitutional Convention in 1976.

It passed a resolution which, amongst other things, invited the States to consider formal recognition of local government in State Constitutions.

By 1985, three of the six states had recognised local government in their constitutions.

In that year, a constitutional convention was convened by the Hawke Government.

The Convention had before it a proposed *Declaration as to the Principles to be Applied in the Constitutional Operation and Regulation of Local Government Authorities in Australia*, that was attached to Local Government Report of the Convention Structure of Government Sub-Committee.¹⁶

The declaration read:

Recognising the fundamental role of local government in the system of local government in Australia:

Recognising the value of local government in ensuring that local communities may participate to the maximum extent in the management and regulation of their districts:

Desiring to promote continuing intergovernmental co-operation and further to acknowledge the principles which should be applicable to local government do hereby declare that:-

- (1) Within every jurisdiction in Australia there be a system of local government.

- (2) The system extend to all areas in which a sufficient number of people reside to warrant a local authority in their area.
- (3) Except in special circumstances the local authority be elected by all adults resident – but not as to exclude property owners – in the area administered by the local authority.
- (4) Local authorities be granted adequate powers and the right to manage and regulate the affairs of the local community within the framework of the laws applying to such local authorities.
- (5) Each local authority be provided with access to adequate funds to enable it to perform its function with equity and efficiency.
- (6) A local authority not be subject to arbitrary dismissal or suspension

The declaration set out the issues that still face local government today.

The Convention endorsed a constitutional amendment proposed by the Australian Council of Local Government Associations (as ALGA was then called), which read:

Subject to such terms and conditions as the Parliament of a State or the Northern Territory or in respect of any other Territory the Parliament of the Commonwealth may from time to time determine every State and Territory of the Commonwealth shall provide for the establishment and continuance of Local Government bodies elected in accordance with such laws and charged with the peace order and good government of the local areas for which they are elected. Each such Local Government body shall have the powers to make by-laws for the peace order and goods government of its area to the extent and in accordance with the laws prescribed by the respective Parliaments in that behalf.¹⁷

A Constitutional Commission was created after the Convention. The Government accepted the recommendation from it suggesting that local government be constitutionally recognised.

This is because the Commission advised:

- it was time for local government to be recognised as the third sphere of government;
- local government had been in existence since Federation; and
- its scope had grown markedly in scope and importance since.¹⁸

The Government accordingly proposed a section 119A be added to the Constitution, reading:

119A. Each State shall provide for the establishment and continuance of a system of local government, with local government bodies elected in accordance with the laws of the State and empowered to administer, and make by-laws for, their respective areas in accordance with the laws of the State.

The explanatory memorandum to the *Constitution Alteration (Local Government) Bill 1988* said:

The constitutional obligation will be to establish and continue a system of local government. The essential elements of the system will be elected local government bodies empowered to administer and to make by-laws for their respective areas. It will be a matter for State Parliaments to determine the manner of elections, the area to be covered by each local government body, the manner of administration and the manner of exercise and the extent of the power to make by-laws. Section 119A is not intended to preclude local government bodies to be amalgamated with other such bodies. Nor is it intended to preclude laws providing for the dismissal of a local government in appropriate circumstances, subject to a new local government body being elected within a reasonable period. (emphasis in the original)

It proposed 'institutional' protection:

- similar in structure to; and
- as practically effective as

the recognition offered local government in state constitutions.

The Liberal/National Party opposed the amendment.

Presenting a no case on behalf of the Opposition in 1988, Senator Alston (Lib Vic) quoted an observation of the (then) recently retired Chief Justice of the High Court (Sir Harry Gibbs) as saying:

The history of constitutional interpretation in Australia and the United States shows that it is impossible to predict what meaning will, in the future, be given to any provision of the Constitution which is expressed in words of generality. That is not necessarily bad but gives the courtroom to adapt the Constitution as philosophies and situations alter. But it also means that one cannot safely assume that any general provision will have no more than a symbolic effect. One can understand how some may feel that a constitutional provision may in time prove to be the nether millstone on which the power of the States will be ground exceedingly small; the upperstone, the Commonwealth, being held firmly in place.¹⁹

The proposed amendment laws were put forward in a referendum on 3 September 1988 and lost heavily. This was the result:

Result

State	Number on rolls	Ballot papers issued	For		Against		Informal
				%		%	
New South Wales	3 564 856	3 297 246	1 033 364	31.70	2 226 529	68.30	37 353
Victoria	2 697 096	2 491 183	882 020	36.06	1 563 957	63.94	45 206
Queensland	1 693 247	1 542 293	586 942	38.31	945 333	61.69	10 018
South Australia	937 974	873 511	256 421	29.85	602 499	70.15	14 591
Western Australia	926 636	845 209	247 830	29.76	584 863	70.24	12 516
Tasmania	302 324	282 785	76 707	27.50	202 214	72.50	3 864
Australian Capital Territory	166 131	149 128	58 755	39.78	88 945	60.22	1 428
Northern Territory	74 695	56 370	21 449	38.80	33 826	61.20	1 095
Total	10 362 959	9 537 725	3 163 488	33.61	6 248 166	66.39	126 071

Obtained majority in no State and an overall minority of 3 084 678 votes.

Some lessons learnt:

- there have been 44 Referendums since 1906
- the success rate is 8/36 (22%)
- whilst times might have changed, most unsuccessful referenda have failed because they centralise power in ‘Canberra’.

A document, which excellently discusses the reasons why referenda failed, is the Parliamentary Research Service publication called *The Politics of Constitutional Amendment*.²⁰

It notes some of the reasons referenda lose including:

- government clumsiness – proposing a number of reforms in one question so that if you don’t like one of them, you are obliged to vote against the lot;
- party politics – with the ALP generally supporting enlarged Commonwealth powers, and the coalition parties (as constituted from time to time) opposing them;
- asking too many questions at once – prompting naysayers to suggest to voters to just vote NO;

- trying to do too much at the one time;
- strong political opponents (including States) advocating opposition; and
- political context (or perhaps the wrong question at the same time) – it was suggested the 1944 ‘14 powers’ referendum, which proposed significant transfers of power to the Commonwealth was defeated because of waning support for wartime controls and a concern about ‘too much bureaucracy’.

Therefore, to maximise the chances of success at a constitutional referendum, it is incumbent on local government to find a set of words that:

- can be supported by both sides of politics – it is noted that whilst the Liberal Party platform supports the right for local government to have taxing powers commensurate with their responsibilities, they have never expressly supported constitutional recognition of local government;²¹
- can be explained to the community; and
- preferably put separate from other proposed amendments to the Constitution.

Earlier, three types of constitutional recognition were identified:

- symbolic recognition – a reference in the preamble to the Constitution recognising the existence of local government in local government;
- institutional recognition – imposing a duty on States to retain a system of local government, and that a council ought not be amalgamated or dissolved without fair hearing; or
- financial recognition – a recognition that local government requires a more secure revenue stream to provide the services and infrastructure expected by the community.

These are now discussed in greater detail.

Styles of Constitutional Recognition

Symbolic

The current preamble to the Constitution reads:

WHEREAS the people of New South Wales, Victoria, South Australia, Queensland and Tasmania, humbly relying on the blessing of almighty God, have agreed to unite in one indissoluble Federal Commonwealth under the Crown of the United Kingdom of Great Britain and Ireland, and under the Constitution hereby established:

It clearly illustrates the fact that federation was all about bringing together five (and, after WA subsequently agreed to join the Commonwealth after the presentation of the *Commonwealth of Australia Bill* to the Imperial Parliament, six) colonies into one body politic under the Crown.

And that's all. It is a specific clause designed to declare one thing: the federation of a number of British colonies into one commonwealth.

A reference to local government in the current preamble would appear out of place – it would need to be rewritten.

A new preamble was proposed as part of the 1999 republic referendum package.

That read:

With hope in God, the Commonwealth of Australia is constituted as a democracy with a federal system of government to serve the common good.

We the Australian people commit ourselves to this Constitution:

- proud that our national unity has been forged by Australians from many ancestries;
- never forgetting the sacrifices of all who defended our country and our liberty in time of war;
- upholding freedom, tolerance, individual dignity and the rule of law;
- honouring Aborigines and Torres Strait Islanders, the nation's first people, for their deep kinship with their lands and for their ancient and continuing cultures which enrich the life of our country;
- recognising the nation-building contribution of generations of immigrants;
- mindful of our responsibility to protect our unique natural environment;
- supportive of achievement as well as equality of opportunity for all;
- and valuing independence as dearly as the national spirit which binds us together in both adversity and success.

A new preamble would probably look something like that, with a particular bit directly referring to local government.

The last parliament passed a parliamentary resolution recognising the role of local government. It read:

That the House/Senate:

- 1) recognises that local government is part of the governance of Australia, serving communities through locally elected councils
- 2) values the rich diversity of councils around Australia, reflecting the varied communities they serve.
- 3) acknowledges the role of local government in governance, advocacy, the provision of infrastructure, service delivery, planning, community development and regulation.
- 4) acknowledges the importance of cooperating with and consulting with local government on the priorities of their local communities.
- 5) acknowledges the significant Australian Government funding that is provided to local government to spend on locally determined priorities, such as roads and other local government services.
- 6) commends local government elected officials who give their time to serve their communities.

The first two paragraphs are of a style suitable for incorporation into a preamble.

The effect of a symbolic reference to local government in the preamble

The general role of a preamble in legislation is to provide the reasoning behind the passing of a piece of legislation, and can therefore be used sometimes in working out how an ambiguous piece of legislation should be interpreted.

A preamble **usually** does not create rights and obligations.²²

On that presumption, recognition of local government in the Constitution would have no legal effect.

That said, some **could** argue that recognition in the preamble could give rise to an implied constitutional right – that is, rights that are implied from the wording or concept within an express provision of the Constitution.²³

The High Court has found that some implied rights are contained in the Constitution.

It is for that reason that when a new preamble to the Constitution was proposed as part of the 1999 republic referendum, a new provision was also to be inserted making clear that the terms of the preamble were not to be used when interpreting the Constitution.

A proposed section 125A was to be added to the Constitution, reading:

125A Effect of preamble

The preamble to this Constitution has no legal force and shall not be considered in interpreting this Constitution or the law in force in the Commonwealth or any part of the Commonwealth.

Therefore, whilst the better view is that recognition of local government in the preamble **probably** is only symbolic, and has no legal effect, over the long term the High Court **could** decide that such a reference may have some legal consequences. Only time will tell.

Institutional Recognition of Local Government

One can have institutional recognition of local government, in which states are required to maintain a system of local government in a way similar to proposal put to the Australian people in 1988.

This would impose a duty on the states to maintain some sort of local government structure.

The Constitution already imposes other duties on states. For example, the states must make space in their prisons for Commonwealth prisoners.²⁴

The proposal therefore:

- adopts a legislative design already contained in the Constitution;
- leaves the detail of how local government is structured in a particular state to that state.

However, it is noted that the 1988 referendum question only required the retention of ‘a’ system of local government.

It was silent on whether procedural fairness should be shown prior to amalgamating or dismissing a council.

Read literally, a state government could remove a council in the manner permitted by the law of the state. And as was recently discovered in Queensland, the presence of an established mechanism is no protection if a state government intends to rationalise the local government sector.

The issue, therefore, is whether institutional recognition of local government can or should expressly provide that procedural fairness should apply before a local government area is amalgamated or a Council dismissed.

Finally, there are grounds to argue that the Constitution could provide that local government not be amalgamated without a referendum. There is some constitutional precedent for this proposal.

For example, section 123 of the Constitution permits the change of state boundaries, but only after the consent of the state parliament and the approval by voters at a referendum.

However, both the last two proposals could draw opposition from state governments as unduly affecting their capacity to administer the state.

Financial Recognition of Local Government

Some argue that local government requires a more secure revenue stream from the Commonwealth to provide the services and infrastructure expected by the community.

While local government receives Financial Assistance Grants from the Commonwealth, the payments are made as grants via the States, largely because of doubt about the legal ability of the Commonwealth to make direct payments to local government.

The creation of a direct financial relationship lay at the heart of the proposed 1974 referendum on constitutional recognition of local government.

Despite this, payments are made direct to local government for the Roads to Recovery Program, although there have been indications in the past that one or more states might challenge this arrangement in court.

Any further strengthening of the direct financial relationship between the Commonwealth and local government could result in a legal challenge.

Taxing Powers

Some argue that local government should have the right to levy its own levels of taxation.

Some federations in other countries permit this.

In Germany, for example, Article 28 of the *Basic Law* provides a degree of constitutional protection and recognition of the communes in the German Federation. It reads:

(1) The constitutional order in the States must conform to the principles of the republican, democratic, and social state under the rule of law, within the meaning of this Constitution. In each of the States, counties, and communes, the people has to be represented by a body chosen in general, direct, free, equal and secret elections. During elections in counties and communes, persons who possess the citizenship of a European Community country are eligible to vote and being elected according to the *laws* of the European Community. In communes, the communal assembly can take the place of an elected body.

(2) The communes must be guaranteed the right to regulate, on their own responsibility, all the affairs of the local community within the limits set by statute. Within the framework of their statutory functions, the associations of communes have such right to self-government as may be provided by statute. **The right to self-government also encompasses the foundations of financial accountability; part of this foundation is the communes' right to raise their tax shares according to local economic performance.**

While this appears attractive at first look, a major disadvantage is that a council with a limited population or industry base would have little capacity to raise the revenue necessary to maintain services and infrastructure.

A Share of Taxation

Others have suggested that a fixed proportion of taxation revenue (say 1% of Commonwealth tax revenue, excluding the GST) should be provided to local government. This is called hypothecation.

Many economists have opposed hypothecation of taxation revenue for any purpose.

As Michael Keating, a former Secretary of the Australian Treasury said:

In the past, however, hypothecation of taxation has been opposed by many economists for the very good reason that hypothecation limits the fiscal freedom of governments to adjust to changing priorities. It is argued that in our system of representative democracy such choices are best made by our elected representatives who are better able to comprehend the necessary trade-offs involved and who will thus limit the chances of a policy change having unforeseen consequences.²⁵

This proposal that local government receive a fixed share of taxation revenue would require the Australian Government to give up some of its revenue stream, which could be controversial, particularly as the states do not have a similar constitutional guarantee.²⁶

There is also a question of who and how should revenue be allocated through local government areas:

- by way of population?
- by way of need? If so, who determines need? Should it be the Australian Government or a Grants Commission applying something like the National Principles established under the *Local Government (Financial Assistance) Act 1995*?

Moving Forward

It is clear that local government enjoys the goodwill of the Australian community.

A survey conducted by the Local Government Association of South Australia during 2003 found that people trusted local councils more than state or Commonwealth politicians and that councils perform better and provide better value for money than other governments, the same result as in NSW.

The same survey indicated that the majority of people want councils to take on more service delivery from Commonwealth governments and have a greater say in state and Commonwealth services.

If local government is to have a stable platform to provide the services that the Australian community deserves, local government requires a stable flow of revenue as well as a stable institutional structure.

The recommendations contained in this paper suggest possible changes to the Australian Constitution.

However, to achieve the goals of financial and institutional security for local government, broad community support is required.

This requires a clear articulation of *what* is meant by constitutional recognition and *why* it is necessary.

Frequently Asked Questions

Current powers of the Australian Government

Q. Can the Australian Government pass a Local Government Act like a state government can?

A. Not directly. Local government is not a subject matter set out as a matter over which the Australian Parliament can legislate. It would take a most expansive reading of the Australian parliament's constitutional power to even suggest that it could.

Conducting a referendum

Q. Can my local government area run a constitutional referendum?

A. No. The Australian Electoral Commission runs constitutional referenda.

Q. We can have the issue of constitutional referenda considered pretty quickly in our local government area. Do we have to wait for everyone else?

A. Yes. A referendum must be held on the same day throughout Australia.

Q. Can a constitutional amendment be conducted at the same time as a federal election?

A. Yes

Q. Who writes the amendment to the Constitution we are voting on?

A. The Government. It is contained in a Bill that must pass an absolute majority of both Houses of Parliament before a referendum is put to the people.

Q. Can we expect public funding for the referendum?

A. It depends on the Government. Usually, the answer would be no. In particular, referendum legislation restricts what the Government can spend money on once the mechanism to change the Constitution commences.

However, the Government funded a neutral education campaign prior to the republic referendum, and provided the non-party political 'yes' and 'no' groups with \$7.5m each to fund advertisements. It should be noted that the republic debate

was different to most referendum questions as there was no division on party lines as to whether or not there should be a republic.

Q. What rules apply to a referendum campaign?

A. As a general proposition, the rules that apply to federal election campaigns also apply to referendum questions.

Q. Can we prevent other proposals to amend the Constitution at the same time as a constitutional amendment recognising local government?

A. It all depends on the Government. If they want to, they can ask any number of questions proposing any number of constitutional amendments on the one day, so long as they are able to have Bills passed with an absolute majority of both houses of parliament.

Q. When can we expect the referendum to be conducted?

A. This depends on the Government. However, it is unlikely to have a referendum soon if local government is not clear on what it would like to see contained in the Constitution.

Q. Why didn't previous referenda succeed?

A. A number of reasons:

- **government clumsiness – proposing a number of reforms in one question so that if you don't like one of them, you are obliged to vote against the lot;**
- **party politics – with the ALP generally supporting enlarged Commonwealth powers, and the coalition parties (as constituted from time to time) opposing them;**
- **asking too many questions at once – prompting naysayers to suggest to voters to just vote NO;**
- **trying to do too much at the one time;**
- **strong political opponents (including States) advocating opposition; and**
- **political context (or perhaps the wrong question at the same time)**

Q. What do we need to do to maximise the chance of success of any constitutional amendment recognising local government?

A. To maximise the chance of success at a constitutional referendum, it is incumbent on local government to find a set of words that:

- **can be supported by both sides of politics – it is noted that whilst the Liberal Party platform supports the right for local government to have taxing powers commensurate with their responsibilities, they have never expressly supported constitutional recognition of local government;**
- **can be explained to the community; and**

- **preferably is put separate from other proposed amendments to the Constitution.**

Moreover, local government's will need to spend time and resources to make their constituents aware of the benefits of constitutional recognition, so they are more likely to support the proposal.

Symbolic recognition of local government in the Constitution

Q. What is a preamble?

A. A preamble generally establishes the context that led to a law being made.

Q. Would constitutional recognition of local government in the preamble mean that my council could not be sacked?

A. Probably not.

Q. Would constitutional recognition of local government in the preamble mean that my Council could expect to receive more money from other tiers of Government?

A. Probably not.

Q. So, does recognition in the preamble achieve anything?

A. Not in a legal sense. A preamble usually does no more than establish the context by which legislation is made. It does not create any rights or obligations.

In the long term, the High Court might decide that the preamble could create an implied right to say, a right not to be dissolved or dismissed without a hearing, but it would depend on how the preamble was drafted. It certainly would have no legal impact if the Constitution was amended to make clear that the preamble does not create any rights or obligations, as was the case in 1999.

Q. So, why recognise local government in the constitution? After all, in 1901 the subject matter of local government was left to the states.

A. Because local government existed prior to Federation. It is appropriate for local government to be recognised in the Constitution, which is the paramount political document in the Federation given the increased role the sector has in providing services and infrastructure to Australians.

It certainly removes any doubt that local government is one of the three spheres of government.

Q. Are there any political risks in proposing amendments to the preamble?

A. It would not necessarily impact on the role of the states. However, if the preamble was amended in a way that removed a reference to the Crown could be argued by some to be ‘republicanism by stealth’.

Institutional recognition of local government in the Constitution

Q. The role of local government was recognised by the Federal Parliament. Isn’t that enough?

A. Technically, a resolution of a parliament is no more than an expression of opinion of that particular parliament. It has no legal effect.

Q. Would recognition of a system of local government in the Constitution mean that the Australian Government can pass something like a Local Government Act?

A. No. The structure of local government would remain a state responsibility.

Q. Would recognition of a system of local government mean that my Council could be sacked or amalgamated?

A. The law of the state relating to dissolution, dismissal or amalgamation would apply.

Q. Would recognition of a system of local government mean that my Council could expect to receive more money from other tiers of Government?

A. Probably not.

Q. So, does recognition of a system of government in the manner proposed in 1988 achieve anything?

A. The states must retain ‘a’ system of local government. At its narrowest, that probably means retaining at least two local government areas, although the High Court could construe the requirement to require the states to retain a ‘meaningful’ system of local government.

Although in the long term the High Court might decide that retaining a system of local government could create an implied right to, for instance, require some sort of consultation before a council is dissolved or amalgamated, much would depend on

how the provision was drafted.

If this is desired, it should be specified in the proposed amendment. However, the more requirements contained in the proposed amendments, the more likely that states would object on the grounds that it would affect their capacity to discharge their responsibilities to efficiently administer the state.

Q. So, why recognise local government in the constitution?

A. Because local government existed prior to Federation. It is appropriate for local government to be recognised in the Constitution, which is the paramount political document in the Federation given the increased role the sector has in providing services and infrastructure to Australians.

Q. Are there any political risks?

A. Broad recognition of a system of local government in the Constitution was proposed in 1988. It was heavily defeated. There are risks in proposing something that has already been rejected once.

Furthermore, the more requirements that any constitutional amendment imposes before a local government area can be dissolved/amalgamated (eg. requiring a referendum to be held before proceeding) the more states could oppose the proposal on the basis that the preconditions can damage the efficient management of the state.

Financial recognition of local government in the Constitution

Q. What is ‘taxation’?

A. Taxation is the compulsory exaction of money by a public authority for public purposes, enforceable by law, and not a payment for services rendered.²⁷

Q. 1% of taxation is only a small amount of the overall tax take? This isn’t unreasonable, is it?

A. It could be controversial because as a general rule, governments do not like hypothecation as it means that funds cannot be used to deal with unexpected circumstances. It also provides a constitutional guarantee of revenue that states don’t have.

Q. Are there any political risks in asking for taxing powers?

A. The Australian Government may object on the grounds that it could affect the manner by which it manages the Australian economy. States may object on the ground that it provides local government with a constitutionally guaranteed stream of revenue that they themselves do not possess.

Including symbolic, institutional and financial recognition into the Constitution

Q. Finally, you have mentioned three types of constitutional recognition – symbolic, institutional, and financial. Can't we have the lot?

A. The more complex the proposal, the greater the chance of opposition as either the Federal Government or the states may think their capacity to discharge their responsibilities could be affected.

Therefore, the more local government requests, the more time and resources it must find to make the case to the Australian people.

Endnotes

1 Bob McMullan MP: Federation Reform Program media statement 6 September 2007

2 Resolution 59.0 moved by Great Lakes Council

3 House of Representatives Standing Committee on Economics, *Finance and Public Administration Rates and Taxes: A Fair Share for Responsible Local Government* (the Fair Share Report)

4 Aitkin and Orr, Sawyer's *The Australian Constitution* Third edition p.23

5 Section 115 of the Constitution

6 Section 109 of the Constitution provides that where there is any inconsistency between a Commonwealth and State Act in an area where the entities have concurrent power, the Commonwealth law prevails

EXAMPLE: Both the Commonwealth and NSW Governments passed laws relating to racial discrimination. The NSW Government acted under its plenary powers, the Commonwealth under the External Affairs power, to give effect to the Convention Against all Forms of Racial Discrimination. The High Court held the Commonwealth had legislated so comprehensively in the area, it intended to 'cover the field'. This meant the State could not legislate in the area. - . *Viskauskas v. Niland* 153 CLR 280. The Commonwealth changed its legislation, to make clear the Commonwealth hadn't covered the field, and so if it was possible to follow both State and Federal laws, that part of State legislation could remain.

This has had a significant, yet anticipated, effect on the relative strength of the state and federal governments. Two of the founders of Federation John Quick, and Sir Robert Garran (Australia's first public servant) wrote *The Annotated Constitution of the Australian Commonwealth*.

It was effectively Australia's first constitutional law text. In describing the effect of s.107 of the Constitution (which saves the powers of State Parliaments), they say:

The Parliament of each State is a creation of the Constitution of the State. The constitution of each State is preserved, and the parliamentary institutions of each State are maintained without any structural alteration, but deprived of power to the extent to which their original legislative authority and jurisdiction has been transferred to the Commonwealth Parliament. In the early history of the Commonwealth the States will not seriously feel the deprivation of legislative power intended by the Constitution, but as Commonwealth legislation becomes more active and extensive the powers contemplated by the Constitution will be gradually withdrawn from the State Parliaments and be absorbed by the Commonwealth Parliament. The powers to be so withdrawn may be divided into two classes – 'exclusive and concurrent'. Exclusive powers are those absolutely withdrawn from State Parliaments and placed solely within the jurisdiction of the Federal Parliament. Concurrent powers are those that may be exercised by the State Parliaments simultaneously with the Federal Parliament, subject to the condition that, if there is any conflict or repugnancy between the Federal law and the State law relating to the subject, the Federal law prevails, and the State law to the extent of its inconsistency is invalid – see Quick and Garran *The Annotated Constitution of the Australian Commonwealth*. The relevant discussion is at pp.933 – 937 of the 1995 Legal Books reprint of the 1901 edition of the text.

7 As early as 1908 in the case of *Jumbunna Coal Mine, No Liability v, Victorian Coal Miners' Association* 6 CLR 309 at 367-8, the High Court said:

It must be remembered that we are interpreting a Constitution broad and general in its terms.....the question is whether the Constitution has used an expression in the wider or the narrower sense, the Court should.....always lean to the broader interpretation unless there is something in the context or the rest of the Constitution to indicate that the narrower interpretation will best carry out its object or purpose.

8 Commonwealth Electoral Amendment (Democratic Plebiscites) Act 2007 (Act 157,2007). The then Government argued that the legislation was necessary to ensure that rights contained in the International Covenant on Civil and Political Rights - a foreign treaty entered into by the Commonwealth - were protected.

9 Section 81 of the Constitution reads:

All revenues or moneys raised or received by the Executive Government of the Commonwealth shall form one Consolidated Revenue Fund, to be appropriated for the purposes of the Commonwealth in the manner and subject to the charges imposed by this Constitution.

s. 61 reads:

The executive power of the Commonwealth is vested in the Queen and is exercisable by the Governor-General as the Queen's representative, and extends to the execution and maintenance of the Constitution, and of the laws of the Commonwealth.

As Gareth Evans has said:

The Whitlam Government did embark upon a genuine adventure with the Constitution in relation to its so-called 'spending' power, founded upon ss 81 and 61 of the Constitution. Given the financial dominance of the Commonwealth in the Australian Federal System, it was obvious that the establishment of an unlimited power to appropriate and disburse Federal funds would signify a vital shift in the balance of power, relieving the Commonwealth of the necessity to involve the States in non-regulatory programmes." Evans and Crommelin in *Explorations and Adventures with Commonwealth Powers* in Gareth Evans (ed) *Labor and the Constitution 1972-1975* at 41.

In 1974, the *Appropriation Act (No.1) 1974-1975* appropriated money for the Australian Assistance Plan.

Money was to be spent through Regional Councils for Social Development. The Plan was neither established nor regulated by legislation.

Victoria claimed it was unconstitutional. However, the net result of a very complex judgement was that the appropriation (and thus the scheme) was constitutional. *Victoria v. Commonwealth and Hayden* (also known as the AAP case) 134 CLR 338

The High Court has also held the Commonwealth can legislate using s.61 where the proposed legislation cannot be said to affect the Commonwealth distribution of powers.

Hence legislation facilitating the celebration of the bicentenary was declared constitutional as something prominently the business and concern of the Commonwealth, *Davis v. Commonwealth* 166 CLR 79

It is through this construction of the Constitution that local government can get funding through legislation such as the Roads to Recovery Act 2000.

As Professor Lane has remarked:

Thus, by simply using its appropriation and expenditure powers, the Commonwealth appropriated, expended, planned and administered an on-going scheme in general social and community welfare.....So now the Commonwealth Government can appropriate and spend federal moneys on social and community welfare, local government and education and similar general programmes. It is only when the Commonwealth attempts to back up this spending by a regulatory law that it will run the risk of invalidity..... Hence in the field of public moneys (see s.81), but not in the field of regulative power (for example, sections 51 and 61) the Commonwealth can disregard the federal division of power and the enumerated powers doctrine. P.H. Lane *A Manual of Australian Constitutional Law* pp.85-6

10 As academic observers have noted,; "The Commonwealth was and is in a much stronger financial position than the States. The problem is further amplified because the High Court has assisted in bolstering the Commonwealth's fiscal dominance by gradually expanding the scope of s.90 of the Constitution and upholding the Commonwealth's quasi income tax monopoly as constitutional **South Australia v. Commonwealth* (1942) 65 CLR 373. This monopoly on income taxes ensued because the Commonwealth decided to impose income taxes at a level which made it effectively impossible for the States to maintain their own income tax regimes. Thus the Commonwealth went financially from strength to strength while the States retained many of their original responsibilities including, for example, law enforcement, education and health. Consequently, Australia today has a significant vertical fiscal imbalance in favour of the Commonwealth. Ratnapala, John, Karean and Koch *Australian Constitutional Law Commentary and Cases* p .522

11 Section 15 of the *Referendum (Machinery Provisions) Act 1984*

12 Section 11

13 State Governments must establish Local Government Grants Commissions, that distributes funds to local government areas under National Principles determined by the Australian Government – see sections 5 and 6 of the *Local Government (Financial Assistance) Act 1995*

14 House of Representatives *Hansard* 8 November 1973 p.3057

15 House of Representatives *Hansard* 5 March 1974 p.52

16 Appendix D to the Australian Constitutional Convention Structure of Government Sub-Committee Local Government Report April 1984

17 The *Final Report of the Constitutional Commission* Volume 1 paragraph 8.13

18 *Ibid* paragraphs 8.42 and 8.43

19 Richard Alston, The No Case, in Galligan and Nethercote (eds) *The Constitutional Commission and the 1988 Referendums* Centre for Research on Federal Financial Relations and Royal Australian Institute of Public Administration (ACT Division)

20 PRS Research Paper 11 2002-2003

21 The Liberal Party of Australia Federal Platform reads (at p.12):

Australian federalism reflects the fact that, while some tasks of government are best performed nationally, many responsibilities are better carried out by other spheres of government. Liberals strongly support federalism.

- Federalism, including the territories and local governments established under State legislation, takes government closer to local people, creating higher levels of democratic participation and government more closely reflecting the people's wishes and regional needs. Federalism reduces the chance of laws appropriate only to one area being imposed on another.
- Federalism allows for policy experiments, so that governments can learn from each other's successes and failures and can compete with each other for citizens and business by offering the best possible policy frameworks.
- A strong federal system requires commitment from the governments of the States and the Commonwealth. Responsibilities should be divided according to federal principles, without the Commonwealth taking advantage of powers it has acquired other than by referendum. All spheres of government should possess and exercise taxing powers commensurate with their responsibilities.

At the 2004 election, it promised to pass the parliamentary resolution contained in appendix 6, which parliament passed during 2007. The Party took no specific promise relating to constitutional recognition to the 2007 election.

22 *Wacando v. Commonwealth* (1981) 37 ALR 317 at 333; also Pearce and Geddes *Statutory Interpretation of Legislation in Australia* 5th edition para 4.39

23 According to one constitutional text, "implied rights refer to those rights which do not have an existence owing to a clearly expressed right in a constitution but are implied from the wording or concept within an express provision of the Constitution. These implied rights are discovered through judicial reasoning. *Ratnapala et.al op.cit* p.693

An example of this is the implied right of free political communication, implied from the fact that the Constitution established a system of representative democracy and responsible government –see *Lange v. Australian Broadcasting Corporation* (1997) 189 CLR 520.

24 See section 120 of the Constitution

25 Michael Keating *The Case for Increased Taxation* Academy of the Social Sciences in Australia Occasional Paper 1/2004 p.23

26 The states have a right to receive a proportion of the GST. However, the right is only contained in an intergovernmental agreement, endorsed by a statute. This could be changed if the Australian Parliament passed an Act of Parliament

27 *Matthews v. Chicory Marketing Board (Vic)* (1938) 60 CLR 263 at 276; *State of Victoria v. The Commonwealth (Pay-Roll Tax)* (1971) 122 CLR 353 at 416

**CITY OF SOUTH PERTH
BALANCE SHEET AS AT 31 MAY 2008**

	2008 YTD	2007 YTD	2007
	\$	\$	\$
CURRENT ASSETS			
Cash	839,514	499,156	193,681
Investments	27,698,497	25,371,316	23,995,289
Receivables	8,467,889	1,073,888	958,451
Inventories	83,656	97,167	87,594
Other Current Assets	432,026	459,452	317,642
TOTAL CURRENT ASSETS	<u>\$ 37,521,582</u>	<u>\$ 27,500,980</u>	<u>\$ 25,552,657</u>
NON-CURRENT ASSETS			
Receivables	617,992	674,673	687,043
Property, Plant and Equipment	179,285,315	170,495,407	184,534,672
TOTAL NON-CURRENT ASSETS	<u>\$ 179,903,307</u>	<u>\$ 171,170,080</u>	<u>\$ 185,221,715</u>
TOTAL ASSETS	<u>\$ 217,424,890</u>	<u>\$ 198,671,059</u>	<u>\$ 210,774,372</u>
CURRENT LIABILITIES			
Payables	2,186,513	2,354,578	2,643,838
Interest Bearing Loans and Borrowings	47,598	44,876	298,707
Provisions	1,733,917	1,807,489	1,719,723
TOTAL CURRENT LIABILITIES	<u>\$ 3,968,028</u>	<u>\$ 4,206,942</u>	<u>\$ 4,662,268</u>
NON-CURRENT LIABILITIES			
Payables	316,692	521,807	524,110
Interest Bearing Loans and Borrowings	2,390,939	2,689,646	2,390,939
CPV Leaseholder Liability	23,053,308	21,017,957	21,214,773
Provisions	406,276	297,705	406,276
TOTAL NON-CURRENT LIABILITIES	<u>\$ 26,167,215</u>	<u>\$ 24,527,114</u>	<u>\$ 24,536,099</u>
TOTAL LIABILITIES	<u>\$ 30,135,243</u>	<u>\$ 28,734,056</u>	<u>\$ 29,198,367</u>
NET ASSETS	<u>\$ 187,289,647</u>	<u>\$ 169,937,001</u>	<u>\$ 181,576,005</u>
EQUITY			
Retained Earnings	120,541,030	117,976,169	120,741,000
Reserves	66,748,617	51,960,831	60,835,004
TOTAL EQUITY	<u>\$ 187,289,647</u>	<u>\$ 169,937,001</u>	<u>\$ 181,576,005</u>

**CITY OF SOUTH PERTH
STATEMENT OF CHANGE IN EQUITY
AS AT 31 MAY 2008**

	2008 YTD	2007 YTD	2007
	\$	\$	\$
RESERVES			
Cash Backed			
Balance at beginning of reporting period	17,330,510	15,890,895	15,890,895
Aggregate transfers to Retained Earnings	(5,762,018)	(3,899,105)	(4,594,642)
Aggregate transfers from Retained Earnings	11,675,628	5,213,464	6,034,257
Balance at end of reporting period	<u>\$ 23,244,120</u>	<u>\$ 17,205,254</u>	<u>\$ 17,330,510</u>
Non - Cash Backed			
Asset Revaluation Reserve	43,504,496	34,755,577	43,504,496
Balance at end of reporting period	<u>\$ 43,504,496</u>	<u>\$ 34,755,577</u>	<u>\$ 43,504,496</u>
TOTAL RESERVES	<u>\$ 66,748,616</u>	<u>\$ 51,960,831</u>	<u>\$ 60,835,006</u>
RETAINED EARNINGS			
Balance at beginning of reporting period	120,741,000	119,898,365	119,898,365
Initial adjustments to comply with accounting standards	-	-	
Change in Net Assets from Operations	5,713,642	(607,836)	2,282,250
Aggregate transfers to Reserves	(11,675,628)	(5,213,465)	(6,034,257)
Aggregate transfers from Reserves	5,762,018	3,899,105	4,594,642
Balance at end of reporting period	<u>\$120,541,032</u>	<u>\$ 117,976,169</u>	<u>\$120,741,000</u>
TOTAL EQUITY	<u>\$187,289,648</u>	<u>\$ 169,937,001</u>	<u>\$181,576,005</u>

CITY OF SOUTH PERTH
2007/2008 OPERATING REVENUE & EXPENDITURE - BUDGET VERSUS ACTUAL
May-2008

Attachment 10.6.1(2)

Key Responsibility Areas	MONTH					YEAR TO DATE					
	Month Budget	Month Actual	Variance \$	Var F/U	Var %	YTD Budget	YTD Actual	Variance \$	Var F/U	Var %	Total Budget
REVENUE											
Chief Executive's Office											
City Administration	0	0	0	U		21,500	21,725	225	F	1	21,500
Human Resources Admin Revenue	0	0	0	U		16,000	16,039	39	F	0	16,000
City Communications	0	0	0	U		0	0	0	U		0
Governance - Elected Members	0	0	0	U		34,250	31,675	2,575	U	8	34,250
Total Revenue - Chief Executive's Office	0	0	0	U		71,750	69,439	2,311	U	3	71,750
Directorate - Financial & Information Services											
Administration	0	0	0	U		0	0	0	U		0
Financial Services											
Administration	171,250	172,497	1,247	F	1	953,000	957,949	4,949	F	1	953,000
Investment Activities	149,916	202,563	52,647	F	35	2,058,584	2,208,156	149,572	F	7	2,195,000
Rating Activities	11,000	10,292	708	U	6	19,756,021	19,781,176	25,155	F	0	19,795,021
Property Management	16,840	16,542	298	U	2	201,910	219,959	18,049	F	9	235,000
Total Revenue - Financial Services	349,006	401,893	52,887	F	15	22,969,515	23,167,239	197,724	F	1	23,178,021
Information Services											
Information Technology	0	0	0	U		0	0	0	U		21,250
Customer Services Admin Revenue	0	0	0	U		0	0	0	U		0
Total Revenue - Information Services	0	0	0	U		0	0	0	U		21,250
Library & Heritage Services											
Administration	727	1,272	545	F	75	28,023	34,334	6,311	F	23	28,750
Civic Centre Library	854	818	36	U	4	9,396	8,769	627	U	7	10,250
Manning Library	229	290	61	F	27	2,522	2,872	350	F	14	2,750
Heritage House	0	0	0	U		0	0	0	U		0
Old Mill	125	288	163	F	131	1,375	2,180	805	F	59	1,500
Total Revenue - Library Services	1,935	2,669	734	F	38	41,316	48,156	6,840	F	17	43,250
Total Revenue - Dir Financial & Info Services	350,941	404,562	53,621	F	15	23,010,831	23,215,395	204,564	F	1	23,242,521
Directorate - Planning & Community Services											
Administration	0	0	0	U		0	0	0	U		0
Planning	25,191	30,019	4,828	F	19	320,909	355,193	34,284	F	11	368,030
Building Services	33,140	34,667	1,527	F	5	398,360	454,840	56,480	F	14	431,500

CITY OF SOUTH PERTH
2007/2008 OPERATING REVENUE & EXPENDITURE - BUDGET VERSUS ACTUAL
May-2008

Attachment 10.6.1(2)

Key Responsibility Areas	MONTH					YEAR TO DATE					
	Month Budget	Month Actual	Variance \$	Var F/U	Var %	YTD Budget	YTD Actual	Variance \$	Var F/U	Var %	Total Budget
Community, Culture & Recreation											
Administration	500	13,612	13,112	F	2,622	43,477	46,680	3,203	F	7	43,977
Community Events	0	0	0	U		5,000	4,682	318	U	6	5,000
Fiesta	0	0	0	U		110,000	98,000	12,000	U	11	110,000
Recreation	8,150	17,234	9,084	F	111	95,600	107,289	11,689	F	12	103,500
Senior Citizens	0	0	0	U		0	0	0	U		0
Safer City Program	0	0	0	U		0	0	0	U		0
Halls & Public Buildings	5,585	5,287	298	U	5	73,415	73,564	149	F	0	79,000
Total Revenue - Community, Culture & Recreation	14,235	36,133	21,898	F	154	327,492	330,215	2,723	F	1	341,477
Collier Park Retirement Complex											
Collier Park Village	54,535	48,509	6,026	U	11	600,463	585,363	15,100	U	3	666,468
Collier Park Hostel	101,780	141,760	39,980	F	39	1,142,866	1,182,974	40,108	F	4	1,306,500
Collier Park Community Centre	250	344	94	F	38	2,750	3,937	1,187	F	43	3,000
Total Revenue - Collier Park Complex	156,565	190,613	34,048	F	22	1,746,079	1,772,273	26,194	F	2	1,975,968
Health & Regulatory Services											
Administration	125	55	70	U	56	26,170	19,677	6,493	U	25	26,295
Preventative Services	1,000	651	349	U	35	19,000	14,239	4,761	U	25	20,000
Total Revenue - Health Services	1,125	705	420	U	37	45,170	33,916	11,254	U	25	46,295
Waste Management											
Refuse Collection	38,773	45,476	6,703	F	17	3,586,273	3,522,014	64,259	U	2	3,597,773
Recycling	833	0	833	U		652,667	660,328	7,661	F	1	653,500
Other Sanitation	208	0	208	U		2,292	1,250	1,043	U	45	2,500
Total Revenue - Waste Management	39,814	45,476	5,662	F	14	4,241,232	4,183,592	57,640	U	1	4,253,773
Ranger Services											
Animal Control	1,616	3,035	1,419	F	88	42,384	46,207	3,823	F	9	44,000
Fire Prevention	0	0	0	U		6,500	9,635	3,135	F	48	6,500
Parking Management	48,946	51,763	2,817	F	6	592,110	640,375	48,265	F	8	636,000
District Rangers	0	8,314	8,314	F		90,000	116,704	26,704	F	30	90,000
Total Revenue - Ranger Services	50,562	63,112	12,550	F	25	730,994	812,920	81,926	F	11	776,500
Total Revenue - Health & Regulatory Services	91,501	109,294	17,793	F	19	5,017,396	5,030,428	13,032	F	0	5,076,568
Total Revenue - Dir Planning & Community	320,632	400,725	80,093	F	25	7,810,236	7,942,949	132,713	F	2	8,193,543
TOTAL REVENUE - ADMIN BUSINESS UNITS	671,573	805,286	133,713	F	20	30,892,817	31,227,783	334,966	F	1	31,507,814

CITY OF SOUTH PERTH
2007/2008 OPERATING REVENUE & EXPENDITURE - BUDGET VERSUS ACTUAL
May-2008

Attachment 10.6.1(2)

Key Responsibility Areas	MONTH					YEAR TO DATE					
	Month Budget	Month Actual	Variance \$	Var F/U	Var %	YTD Budget	YTD Actual	Variance \$	Var F/U	Var %	Total Budget
EXPENDITURE											
Chief Executive's Office											
City Administration											
Corporate Support	41,290	49,654	8,364	U	20	562,149	515,845	46,304	F	8	623,608
Building Operating Costs	3,207	9,076	5,869	U	183	38,193	52,333	14,140	U	37	41,300
Human Resources Administration	10,093	25,859	15,766	U	156	238,908	229,029	9,879	F	4	238,528
Corp Administration	11,226	5,042	6,184	F	55	279,255	241,197	38,058	F	14	291,893
Governance - Elected Members	59,326	61,182	1,856	U	3	832,272	817,280	14,992	F	2	888,396
City Communications											
Community Promotions	15,345	19,905	4,560	U	30	227,888	223,264	4,624	F	2	242,752
Publications	11,450	6,483	4,967	F	43	63,150	41,117	22,033	F	35	64,000
Total Expense - Chief Executive's Office	151,937	177,200	25,263	U	17	2,241,815	2,120,064	121,751	F	5	2,390,477
Director Financial & Info Services											
Administration	10,571	11,802	1,231	U	12	137,445	134,064	3,381	F	2	149,265
Financial Services											
Administration	22,216	22,386	170	U	1	266,173	226,836	39,337	F	15	262,798
Rating Activities	12,655	9,566	3,089	F	24	134,721	110,983	23,738	F	18	203,866
Investment Activities	32,500	5,919	26,581	F	82	171,500	127,142	44,358	F	26	245,000
Property Management	8,548	6,361	2,187	F	26	119,247	130,546	11,299	U	9	127,795
Unallocated	0	0	0	F		0	0	0	F		0
Total Expense - Financial Services	86,490	56,034	30,456	F	35	829,086	729,571	99,515	F	12	988,724
Information Technology	32,090	25,795	6,295	F	20	378,209	317,923	60,286	F	16	412,035
Customer Services Team	13,395	16,152	2,757	U	21	144,159	138,723	5,436	F	4	156,214
Library Services											
Library Administration	18,399	21,339	2,940	U	16	145,451	158,113	12,662	U	9	153,850
Civic Centre Library	62,084	67,595	5,511	U	9	682,031	721,889	39,858	U	6	743,140
Manning Library	39,312	38,621	691	F	2	431,030	441,685	10,655	U	2	469,006
Heritage House	9,572	11,504	1,932	U	20	131,970	144,814	12,844	U	10	141,288
Old Mill	2,619	3,040	421	U	16	28,859	35,438	6,579	U	23	31,393
Total Expense - Library Services	131,986	142,100	10,114	U	8	1,419,341	1,501,938	82,597	U	6	1,538,677
Total Expense - Dir Finance & Info Services	263,961	240,081	23,880	F	9	2,770,795	2,688,154	82,641	F	3	3,095,650

CITY OF SOUTH PERTH
2007/2008 OPERATING REVENUE & EXPENDITURE - BUDGET VERSUS ACTUAL
May-2008

Attachment 10.6.1(2)

Key Responsibility Areas	MONTH					YEAR TO DATE					
	Month Budget	Month Actual	Variance \$	Var F/U	Var %	YTD Budget	YTD Actual	Variance \$	Var F/U	Var %	Total Budget
Directorate - Planning & Community Services											
Administration	15,898	29,778	13,880	U	87	200,255	192,154	8,101	F	4	216,881
Planning	89,759	87,443	2,316	F	3	1,081,758	971,376	110,382	F	10	1,185,592
Building Services	35,749	46,206	10,457	U	29	399,809	376,684	23,125	F	6	436,415
Community, Culture & Recreation											
Administration	49,932	53,871	3,939	U	8	585,335	577,905	7,430	F	1	634,810
Cultural Activities											
Community Events	850	1,089	239	U	28	117,150	107,849	9,301	F	8	134,500
Civic Functions	19,144	28,079	8,935	U	47	211,529	211,675	146	U	0	230,422
Donations	2,000	1,200	800	F	40	174,000	160,653	13,347	F	8	175,000
Fiesta	3,434	8,427	4,993	U	145	262,541	299,618	37,077	U	14	265,858
Safer City Program	8,218	10,897	2,679	U	33	104,582	91,678	12,904	F	12	112,589
Senior Citizens	18,449	22,628	4,179	U	23	207,413	247,198	39,785	U	19	225,373
Recreation	30,824	58,864	28,040	U	91	348,226	378,321	30,095	U	9	377,429
Halls & Public Buildings	22,225	28,618	6,393	U	29	278,223	315,949	37,726	U	14	300,195
Total Expense - Community, Culture & Recreation	155,076	213,673	58,597	U	38	2,288,999	2,390,846	101,847	U	4	2,456,176
Dir - Planning & Community Services (cont'd)											
Collier Park Retirement Complex											
Collier Park Village	91,939	93,653	1,714	U	2	1,008,165	1,030,516	22,351	U	2	1,100,177
Collier Park Hostel	117,881	111,948	5,933	F	5	1,283,002	1,292,337	9,335	U	1	1,397,068
Collier Park Community Centre	250	0	250	F		2,750	3,684	934	U	34	3,000
Total Expense - Collier Park Complex	210,070	205,600	4,470	F	2	2,293,917	2,326,536	32,619	U	1	2,500,245
Health Services											
Administration	32,016	26,855	5,161	F	16	373,711	380,709	6,998	U	2	405,503
Infant Health Services	1,155	1,689	534	U	46	13,898	25,155	11,257	U	81	15,050
Preventative Services	3,275	2,526	749	F	23	47,746	46,423	1,323	F	3	51,329
Total Expense - Health Services	36,446	31,070	5,376	F	15	435,355	452,287	16,932	U	4	471,882
Waste Management											
Refuse Collection	279,861	188,598	91,263	F	33	2,935,401	2,854,771	80,630	F	3	3,180,011
Recycling	31,923	33,122	1,199	U	4	383,077	399,230	16,153	U	4	415,000
Other Sanitation	739	461	278	F	38	115,880	119,663	3,783	U	3	116,395
Transfer Station	33,565	30,698	2,867	F	9	377,005	383,549	6,544	U	2	409,205
Total Expense - Waste Management	346,088	252,879	93,209	F	27	3,811,363	3,757,213	54,150	F	1	4,120,611

CITY OF SOUTH PERTH
2007/2008 OPERATING REVENUE & EXPENDITURE - BUDGET VERSUS ACTUAL
May-2008

Attachment 10.6.1(2)

Key Responsibility Areas	MONTH					YEAR TO DATE					
	Month Budget	Month Actual	Variance \$	Var F/U	Var %	YTD Budget	YTD Actual	Variance \$	Var F/U	Var %	Total Budget
Ranger Services											
Animal Control	10,310	7,607	2,703	F	26	116,176	97,241	18,935	F	16	126,185
Fire Prevention	584	406	178	F	31	54,379	53,442	937	F	2	54,941
Parking Management	20,692	27,408	6,716	U	32	251,495	233,911	17,584	F	7	271,719
District Rangers	16,306	12,134	4,172	F	26	183,784	154,287	29,497	F	16	199,622
Other Law & Order	0	3,428	3,428	U		176,939	194,891	17,952	U	10	176,939
Total Expense - Ranger Services	47,892	50,981	3,089	U	6	782,773	733,772	49,001	F	6	829,406
Total Expense - Health & Regulatory Services	430,426	334,930	95,496	F	22	5,029,491	4,943,272	86,219	F	2	5,421,899
Total Expense - Dir Planning & Community Service	936,978	917,631	19,347	F	2	11,294,229	11,200,869	93,360	F	1	12,217,208
TOTAL EXPENDITURE - ADMIN BUSINESS UNITS	1,352,876	1,334,913	17,963	F	1	16,306,839	16,009,087	297,752	F	2	17,703,335
COLLIER PARK GOLF COURSE											
Collier Park Golf Course - Revenue	144,749	131,342	13,407	U	9	1,623,989	1,579,526	44,463	U	3	1,768,738
Total Revenue - Collier Park Golf Course	144,749	131,342	13,407	U	9	1,623,989	1,579,526	44,463	U	3	1,768,738
Collier Park Golf Course - Expense	119,799	96,072	23,727	F	20	1,220,401	1,165,686	54,715	F	4	1,328,438
Total Expense - Collier Park Golf Course	119,799	96,072	23,727	F	20	1,220,401	1,165,686	54,715	F	4	1,328,438

DIRECTORATE - INFRASTRUCTURE SERVICES
2007/2008 OPERATING REVENUE & EXPENDITURE - BUDGET VERSUS ACTUAL
May-2008

Attachment 10.6.1(3)

Key Responsibility Areas	MONTH					YEAR TO DATE					
	Month Budget	Month Actual	Variance \$	Var F/U	Var %	YTD Budget	YTD Actual	Variance \$	Var F/U	Var %	Total Budget
REVENUE											
Infrastructure Support											
Administration Revenue	0	0	0	U		27,000	27,039	39	F	0	27,000
Total Revenue - Infrastructure Support	0	0	0	U		27,000	27,039	39	F	0	27,000
City Environment											
Contributions	22,707	6,996	15,711	U	69	147,293	147,945	652	F	0	160,000
Nursery Revenue	2,500	5,922	3,422	F	137	27,500	30,987	3,487	F	13	30,000
Asset Control Revenue	0	0	0	U		35,728	30,237	5,491	U	15	58,861
Environmental Services Revenue	0	0	0	U		22,500	15,821	6,679	U	30	30,000
Total Revenue - City Environment	25,207	12,918	12,289	U	49	233,021	224,990	8,031	U	3	278,861
Engineering Infrastructure											
Design Office Revenue	0	0	0	U		16,364	14,857	1,507	U	9	16,364
Construction & Maintenance											
Road Grants	98,750	92,458	6,292	U	6	342,500	329,596	12,904	U	4	342,500
Contributions to Works	2,766	3,930	1,164	F	42	67,234	63,258	3,976	U	6	70,000
Reinstatement Revenue	833	2,121	1,288	F	155	9,167	11,687	2,520	F	27	10,000
Crossover Revenue	0	0	0	U		0	604	604	F		0
Asset Control Revenue	0	0	0	U		17,818	15,311	2,507	U	14	116,796
Other Revenue	0	2,219	2,219	F		27,500	34,939	7,439	F	27	27,500
Sub Total - Construction & Maint	102,349	100,728	1,621	U	2	464,219	455,394	8,825	U	2	566,796
Total Revenue - Engineering Infrastructure	102,349	100,728	1,621	U	2	480,583	470,251	10,332	U	2	583,160
TOTAL REV - INFRASTRUCTURE SERVICES	127,556	113,646	13,910	U	11	740,604	722,280	18,324	U	2	889,021
EXPENDITURE											
Infrastructure Support & Administration											
Governance Cost	6,885	(7,551)	14,436	F		123,256	77,290	45,966	F	37	131,057
Total Expense - Infrastructure Support	6,885	(7,551)	14,436	F		123,256	77,290	45,966	F	37	131,057

DIRECTORATE - INFRASTRUCTURE SERVICES
2007/2008 OPERATING REVENUE & EXPENDITURE - BUDGET VERSUS ACTUAL
May-2008

Attachment 10.6.1(3)

Key Responsibility Areas	MONTH					YEAR TO DATE					
	Month Budget	Month Actual	Variance \$	Var F/U	Var %	YTD Budget	YTD Actual	Variance \$	Var F/U	Var %	Total Budget
City Environment											
Sustainability	5,984	4,078	1,906	F	32	65,283	58,007	7,276	F	11	70,998
Reserves & Parks Maintenance	217,921	218,338	417	U	0	2,397,194	2,392,098	5,096	F	0	2,615,114
Miscellaneous Parks Programmes	4,166	1,414	2,752	F	66	45,834	44,636	1,198	F	3	50,000
Grounds Maintenance	14,764	12,815	1,949	F	13	162,486	134,377	28,109	F	17	177,250
Streetscape Maintenance	92,666	114,801	22,135	U	24	1,271,834	1,312,819	40,985	U	3	1,334,500
Environmental Services	21,429	39,669	18,240	U	85	254,308	271,678	17,370	U	7	275,352
Plant Nursery	12,024	9,638	2,386	F	20	132,291	136,089	3,797	U	3	144,315
Overheads	29,785	50,693	20,908	U	70	347,870	514,058	166,188	U	48	376,322
Asset Holding Costs	48,331	48,301	30	F	0	531,669	529,957	1,712	F	0	580,000
Building Maintenance	26,107	26,028	79	F	0	364,780	328,722	36,058	F	10	379,887
Reserve Building Maintenance & Operations	6,815	4,250	2,565	F	38	78,185	75,660	2,525	F	3	85,000
Public Convenience Maintenance & Operations	9,803	9,041	762	F	8	114,197	131,037	16,840	U	15	124,000
Operations Centre Maintenance	10,327	9,130	1,197	F	12	114,267	133,259	18,992	U	17	124,452
Jetty Maintenance	1,664	2,078	414	U	25	18,336	8,431	9,905	F	54	20,000
Total Expense - City Environment	501,786	550,273	48,487	U	10	5,898,534	6,070,828	172,294	U	3	6,357,190
Engineering Infrastructure											
Design Office Overheads	19,305	13,398	5,907	F	31	241,902	153,747	88,155	F	36	261,183
Sub Total - Design Office	19,305	13,398	5,907	F	31	241,902	153,747	88,155	F	36	261,183
Construction & Maintenance											
Reinstatements	1,791	2,733	942	U	53	19,709	13,869	5,840	F	30	21,500
Crossovers	3,333	6,442	3,109	U	93	36,667	65,049	28,382	U	77	40,000
Asset Holding Costs	284,585	285,134	549	U	0	3,130,415	3,135,811	5,396	U	0	3,415,000
Roads, Paths & Drains	135,761	100,133	35,628	F	26	1,495,262	1,479,132	16,130	F	1	1,629,000
Fleet Operations	36,781	58,447	21,666	U	59	292,867	280,498	12,369	F	4	336,796
Overheads	35,098	51,609	16,511	U	47	409,060	551,863	142,803	U	35	443,458
Sub Total - Construction & Maintenance	497,349	504,499	7,150	U	1	5,383,980	5,526,221	142,241	U	3	5,885,754
Total Expense - Engineering Infrastructure	516,654	517,897	1,243	U	0	5,625,882	5,679,968	54,086	U	1	6,146,937
TOTAL EXP - INFRASTRUCTURE SERVICES	1,025,325	1,060,619	35,294	U	3	11,647,672	11,828,086	180,414	U	2	12,635,184

CITY OF SOUTH PERTH
2007/2008 CAPITAL SUMMARY - BUDGET VERSUS ACTUAL
May-2008

Attachment 10.6.1(4)

Key Responsibility Areas	MONTH					YEAR TO DATE					
	Month Budget	Month Actual	Variance \$	Var F/U	Var %	YTD Budget	YTD Actual	Variance \$	Var F/U	Var %	Total Budget
CAPITAL REVENUE											
Directorate - Financial & Info Services											
Building Grants	300,000	0	300,000	U		300,000	0	300,000	U		300,000
Library & Heritage Services	0	0	0	U		0	0	0	U		0
Information Technology	0	0	0	U		0	0	0	U		0
Total Revenue - Financial & Info Services	300,000	0	300,000	U		300,000	0	300,000	U		300,000
Directorate - Planning & Community Services											
Admin Capital Revenue	0	0	0	U		0	0	0	U		0
Community, Culture & Recreation	0	0	0	U		0	0	0	U		0
Collier Park Retirement Complex											
Collier Park Village	0	101,577	101,577	F		410,000	561,307	151,307	F	37	450,000
Collier Park Hostel	0	0	0	U		0	0	0	U		0
Total Revenue - Collier Park Retirement Complex	0	101,577	101,577	F		410,000	561,307	151,307	F	37	450,000
Total Revenue - Dir Planning & Community	0	101,577	101,577	F		410,000	561,307	151,307	F	37	450,000
Collier Park Golf Course											
Collier Park Golf Course	0	0	0	U		0	0	0	U		0
Total Revenue - Collier Park Golf Course	0	0	0	U		0	0	0	U		0
Directorate - Infrastructure Services											
Roads, Paths & Drains	73,500	(17,727)	91,227	U		854,427	744,212	110,215	U	13	924,427
Traffic Management	0	0	0	U		0	0	0	U		0
City Environment	0	0	0	U		697,500	609,636	87,864	U	13	697,500
Building Management	0	0	0	U		0	0	0	U		0
Total Revenue - Dir Infrastructure Services	73,500	(17,727)	91,227	U		1,551,927	1,353,849	198,078	U	13	1,621,927
Underground Power											
Underground Power	6,865,000	6,787,588	77,412	U	1	6,865,000	6,787,588	77,412	U	1	6,865,000
Total Revenue - Underground Power	6,865,000	6,787,588	77,412	U	1	6,865,000	6,787,588	77,412	U	1	6,865,000
TOTAL CAPITAL REVENUE	7,238,500	6,871,438	367,062	U	5	9,126,927	8,702,744	424,183	U	5	9,236,927

CITY OF SOUTH PERTH
2007/2008 CAPITAL SUMMARY - BUDGET VERSUS ACTUAL
May-2008

Attachment 10.6.1(4)

Key Responsibility Areas	MONTH					YEAR TO DATE					Total Budget
	Month Budget	Month Actual	Variance \$	Var F/U	Var %	YTD Budget	YTD Actual	Variance \$	Var F/U	Var %	
CAPITAL EXPENDITURE											
Administration Projects											
Chief Executive's Office											
Administration	25,000	0	25,000	F		105,000	6,968	98,032	F	93	180,000
Discretionary Ward Funding	0	9,295	9,295	U		115,000	57,427	57,573	F		115,000
Total Expense - Chief Executive's Office	25,000	9,295	15,705	F	63	220,000	64,395	155,605	F	71	295,000
Directorate - Financial & Info Services											
Information Technology	34,500	241	34,259	F	99	234,500	189,555	44,945	F	19	310,000
Finance Capital Expense	0	0	0	F		0	0	0	F		0
Library & Heritage Services											
General Capital Expense	0	0	0	F		25,000	21,399	3,601	F	14	25,000
Heritage Capital Expense	0	0	0	F		25,000	5,000	20,000	F	80	25,000
Total Expense - Library & Heritage Services	0	0	0	F		50,000	26,399	23,601	F	47	50,000
Total Expense - Dir Financial Services	34,500	241	34,259	F	99	284,500	215,954	68,546	F	24	360,000
Unclassified Capital											
General Capital Expense	190,000	0	190,000	F		635,500	385,469	250,031	F	39	635,500
Total Expense - Unclassified Capital	190,000	0	190,000	F		635,500	385,469	250,031	F	39	635,500
Directorate - Planning & Community Services											
Strategic Urban Planning	0	0	0	F		100,000	0	100,000	F		100,000
Community Culture & Recreation											
Community, Culture & Recreation	0	0	0	F		107,500	43,801	63,699	F	59	107,500
Total Expense - Community, Culture & Recreation	0	0	0	F		107,500	43,801	63,699	F	59	107,500
Collier Park Retirement Complex	54,166	58,774	4,608	U	9	341,667	356,634	14,967	U	4	350,000
Health & Regulatory Services											
Preventative Services	0	0	0	F		0	0	0	F		0
Waste Management	5,000	1,821	3,179	F	64	85,000	79,502	5,498	F	6	90,000
Ranger Services	186,000	6,594	179,406	F	96	356,000	6,594	349,406	F	98	556,000
Total Expense - Health & Regulatory Services	191,000	8,415	182,585	F	96	441,000	86,096	354,904	F	80	646,000
Total Expense - Planning & Community Services	245,166	67,190	177,976	F	73	990,167	486,531	503,636	F	51	1,203,500

CITY OF SOUTH PERTH
2007/2008 CAPITAL SUMMARY - BUDGET VERSUS ACTUAL
May-2008

Attachment 10.6.1(4)

Key Responsibility Areas	MONTH					YEAR TO DATE					Total Budget
	Month Budget	Month Actual	Variance \$	Var F/U	Var %	YTD Budget	YTD Actual	Variance \$	Var F/U	Var %	
Collier Park Golf Course											
Collier Park Golf Course	60,000	4,621	55,379	F	92	373,478	147,127	226,351	F	61	373,478
Total Expense - Golf Course	60,000	4,621	55,379	F	92	373,478	147,127	226,351	F	61	373,478
Directorate - Infrastructure Services											
Roads, Paths & Drains											
Roadworks	0	31,118	31,118	U		1,899,000	1,720,465	178,535	F	9	1,899,000
Drainage	0	21,668	21,668	U		460,000	178,431	281,569	F	61	460,000
Paths	120,000	27,882	92,118	F	77	850,000	811,549	38,451	F	5	990,000
Other	0	42,326	42,326	U		276,000	264,050	11,950	F	4	276,000
Total - Roads, Paths & Drains	120,000	122,995	2,994	U	2	3,485,000	2,974,495	510,505	F	15	3,625,000
Traffic Management	45,000	97,133	52,133	U	116	418,000	319,264	98,736	F	24	418,000
City Environment											
Streetscape Projects	15,000	5,136	9,864	F	66	391,000	292,752	98,248	F	25	391,000
Park Development	300,000	45,542	254,458	F	85	1,206,750	313,313	893,437	F	74	1,586,750
Street & Reserve Lighting	0	245	245	U		101,000	18,374	82,626	F	82	101,000
Environmental Projects	110,000	45,055	64,945	F	59	482,500	231,277	251,223	F	52	507,500
Sustainability	20,000	1,517	18,483	F	92	143,750	112,454	31,296	F	22	143,750
Other Projects	5,000	58	4,942	F	99	20,000	1,535	18,465	F	92	20,000
Total - City Environment	450,000	97,553	352,447	F	78	2,345,000	969,704	1,375,296	F	59	2,750,000
Recoverable Works	0	70,177	70,177	U		59,000	136,538	77,538	U	131	59,000
Building Management	125,000	54,748	70,252	F	56	918,750	356,628	562,122	F	61	918,750
Fleet Management	193,310	29,909	163,401	F	85	963,310	482,008	481,302	F	50	963,310
Total Expense - Dir Infrastructure Services	933,310	472,515	460,795	F	49	8,189,060	5,238,638	2,950,422	F	36	8,734,060
Underground Power											
Underground Power Project	802,500	801,755	745	F	0	1,615,000	1,615,485	485	U	0	1,615,000
Total - Underground Power	802,500	801,755	745	F	0	1,615,000	1,615,485	485	U	0	1,615,000
TOTAL CAPITAL EXPENDITURE	2,290,476	1,355,616	934,860	F	41	12,307,705	8,153,597	4,154,108	F	34	13,216,538

SCHEDULE OF SIGNIFICANT VARIANCES

Departmental Area	Month Budget	Month Actual	Month Var %	F U	YTD Budget	YTD Actual	YTD Var %	F U	Comment on Variances disclosed
<u>Revenue</u>									
Investment Revenue	149,916	202,563	35%	F	2,058,584	2,208,156	7%	F	YTD performance continues to be ahead of expectations due to higher cash volumes held and higher interest rates. Expected to continue to generate additional revenue in the short term. Refer to Item 10.6.2 for further comment.
Rates Revenue	11,000	10,292	6%	U	19,756,021	19,781,176	0%	F	Continuing good performance on interim rates. Refer to Item 10.6.2 for further comment.
Library Revenue	21,934	2,399		U	39,381	45,487	16%	F	Numerous small favourable variances on overdue fines, recoups photocopying revenues etc.
Planning Revenue	25,191	30,019	19%	F	320,909	355,193	11%	F	Favourable variance relates to one large development at 20 Salter Point Parade.
Building Services Revenue	33,140	34,667	5%	F	398,360	454,840	14%	F	Approx 1/3 of the May revenue relates to the building license fee for Metro on Canning.
Community Culture Rev.	500	13,612		F	43,477	46,680	7%	U	Grant funds received for various crime prevention initiatives to be implemented at GBLC.
Recreation	8,150	17,234	111%	F	95,600	107,289	12%	F	Increased level of facility hire at GBLC.
Collier Park Village Revenue	54,535	48,509	11%	U	600,463	585,363	3%	U	Mostly relates to forgone revenues from vacant independent living units and lesser recoup of utilities costs.
Collier Park Hostel Revenue	101,780	141,760	39%	F	1,142,866	1,182,974	4%	F	Higher level of subsidy and fees for more frail residents.
Waste Mgt Revenue	39,814	45,476	14%	F	4,241,232	4,183,592	1%	U	Audit of charges has revealed some additional charges that have now been brought to account.
Parking Management	48,946	51,763	6%	F	592,110	640,375	8%	F	Continuing good result on meter parking & infringement revenue.
District Rangers	0	8,313		F	90,000	116,704	30%	F	Actual billing re Skyshow was more than had been accrued.
Collier Park Golf Course	144,749	131,342	9%	U	1,623,989	1,579,526	3%	U	Green fees continue to lag behind budget (currently 4% under)
City Env Contributions	22,707	6,996	69%	U	147,293	147,945	0%	F	Reflects budget amendment for amenity value of trees removed.

SCHEDULE OF SIGNIFICANT VARIANCES

Departmental Area	Month Budget	Month Actual	Month Var %	F U	YTD Budget	YTD Actual	YTD Var %	F U	Comment on Variances disclosed
Road Grants	98,750	92,458	6%	U	342,500	329,596	4%	U	Street lighting grant was for 23% less than expected.
<u>Expenditure</u>									
CEO Office	55,723	63,772	14%	U	879,597	809,357	8%	F	Significant savings on legal costs and consultants - due to the Business Excellence initiative being deferred until 2008/2009.
HR Admin (after allocations outwards)	10,093	25,859	156%	U	238,908	229,029	4%	F	Reversal of earlier timing adjustments for training and recruiting.
Council Members	59,326	61,182	3%	U	832,272	817,280	2%	F	Relates to favourable variance on conference expenditure.
Financial Services Admin (after allocations outwards)	86,490	56,034	35%	F	829,026	729,571	12%	F	Savings from vacant staff positions. Unpaid work being done out of hours to maintain service standards. Savings on loan interest as borrowings did not occur this year for UGP project.
Information Services (after allocations outwards)	32,090	25,795	20%	F	378,209	317,923	16%	F	Savings on salaries from vacant positions - partly offset by extra software licensing and maintenance costs.
Customer Service Team	13,395	16,152	21%	U	144,159	138,723	4%	F	Additional staffing levels to handle UGP related calls.
Library Services	131,986	142,100	8%	U	1,419,341	1,501,938	6%	U	Mainly due to higher than budgeted corporate costs, cleaning allocations and utilities.
Planning Services	89,759	87,443	3%	F	1,081,758	971,376	10%	F	Salary savings from vacant positions partly offset by higher legal costs & subscription services.
Building Services	35,749	46,206	29%	U	399,809	376,684	6%	F	Budgeted but vacant staff position being partly offset by increase in use of consultants.
Civic Functions	19,144	28,079	47%	U	211,529	211,675	0%	U	Reversal of earlier timing differences on supplier invoicing.
Fiesta	3,434	8,427		U	262,541	299,618	14%	U	Expended beyond allocation - but partly offset by funds to be re-deployed from the Community Arts budget.
Senior Citizens Centres	18,449	22,628	23%	U	207,413	247,198	19%	U	Cleaning costs - will be the subject of a correction to the allocation at the end of the year.
Halls & Public Buildings	22,225	28,618	29%	U	278,223	315,949	14%	U	Cleaning costs currently being investigated.

SCHEDULE OF SIGNIFICANT VARIANCES

Departmental Area	Month Budget	Month Actual	Month Var %	F U	YTD Budget	YTD Actual	YTD Var %	F U	Comment on Variances disclosed
Collier Park Village	91,939	93,653	2%	U	1,008,165	1,030,516	2%	U	Higher than expected expenditure on minor maintenance. Manager has been asked to scale back for balance of year.
Collier Park Hostel	117,881	111,948	5%	F	1,283,002	1,292,337	1%	U	Catering and minor building maintenance are both very slightly over budget.
Waste Management	346,088	252,879	27%	F	3,811,363	3,757,213	1%	F	Adjustment to landfill costs after resuming normal arrangements.
Ranger Services	47,892	50,981	6%	U	782,773	733,772	6%	F	Savings on salaries from vacant positions.
Collier Park Golf Course	119,799	96,072	20%	F	1,220,401	1,165,686	4%	F	Savings on salaries, timing difference on consultancy for lease renewal options and delays with reticulation maintenance program and to dressing. Promotional funds not yet used.
Reserves & Parks Maint.	217,921	218,338	0%	F	2,397,194	2,392,098	0%	F	Whilst individual variations exist, park maintenance overall is in line with budget expectations at present.
Streetscape Maintenance	92,666	114,801	24%	U	1,271,834	1,312,819	3%	F	Slightly more tree pruning has been required than was allowed for in the budget. Necessary to manage risk from damage.
Environmental Services	21,429	39,699	85%	U	254,308	271,678	7%	U	Extensive use of temp staff and invoices from Feb & March only being now provided to Financial Services.
City Environment Overheads (after allocations outwards)	29,785	50,693	70%	U	347,870	514,058	48%	U	Lower level of allocation of overheads than was budgeted plus unplanned vehicle repair costs (outside insurance excesses). Will be reviewed & adjusted appropriately for year end.
Building Maintenance	26,107	26,028	0%	F	364,780	328,722	10%	F	Significant reversal of earlier timing difference on a variety of maintenance activities.
Reserves Building Maint.	6,815	4,250	38%	F	78,185	75,660	3%	F	Reversal of earlier timing difference.
Public Convenience Maint.	9,803	9,041	8%	F	114,197	131,037	15%	U	Additional cleaning costs due to events and heavy usage.
Operations Centre Maint.	10,327	9,130	12%	F	114,267	133,259	17%	U	Previous unbudgeted modifications to partitions / workstations.
Design Office Overheads (after allocations outwards)	19,305	13,398	31%	F	241,902	153,747	36%	F	Salary savings from several vacant positions and timing difference on software upgrade and traffic survey costs.

SCHEDULE OF SIGNIFICANT VARIANCES

Departmental Area	Month Budget	Month Actual	Month Var %	F U	YTD Budget	YTD Actual	YTD Var %	F U	Comment on Variances disclosed
Roads, Paths & Drains	135,761	100,133	26%	F	1,495,262	1,479,132	1%	F	Reversal of previously noted timing differences in billing for drainage maintenance and path maintenance programs.
Fleet Operations (after allocations outwards)	36,781	58,447	59%	U	292,867	280,498	4%	F	Higher fuel costs are being offset by savings on staff costs and repair / servicing costs. Also a correction was made to the allocation of plant costs to operational works.
Overheads - Eng Infra (after allocations outwards)	35,098	51,609	47%	U	409,060	551,863	35%	U	Mainly under recovery of overheads against jobs using direct labour hours. Has been jointly investigated by Eng Infrastructure and Finance and partially adjusted . Overheads will be further adjusted as necessary for year end.
<u>Capital Revenue</u>									
Building Grant	300,000	0		U	300,000	0		U	Will now not occur in this year. Re-budgeted for a larger amount in next year's budget.
Collier Park Village	0	101,577		F	410,000	561,307	37%	F	Accelerated rate of turnover of units has caused a favourable timing variance. Is transferred to CSV Reserve.
Roads, Paths & Drains	73,500	(17,727)		U	854,427	744,212	13%	U	City has been required to pay back grant revenue provided for Mend St crossing as this is no longer to occur.
UGP Levies	6,865,000	6,787,588	1%	U	6,865,000	6,787,588			More billing is yet to occur - for the CPV etc and some further adjustments will be required as issues are corrected.
<u>Capital Expenditure</u>									
CEO - Admin Projects	25,000	9,295	63%	F	105,000	6,968	93%	F	Timing difference on City Visioning Project.
Discretionary Ward Funds	0	9,295		U	115,000	57,427	50%	F	Timing difference - DFIS has followed up with Council Members and is now awaiting progression of agreed actions.
Info Tech Capital Expense	34,500	241		F	234,500	189,555	19%	F	Timing difference on billing - will be fully expended by 30 June.
Library Capital Expense	0	0		U	50,000	26,399	47%	F	Timing difference on remedial works at the Old Mill.
Unclassified Capital Exp	190,000	0		F	635,500	385,469	39%	F	Consultants fees for building project - to be carried forward.

SCHEDULE OF SIGNIFICANT VARIANCES

Departmental Area	Month Budget	Month Actual	Month Var %	F U	YTD Budget	YTD Actual	YTD Var %	F U	Comment on Variances disclosed
Strategic Urban Planning	0	0		F	100,000	0		F	Precinct studies relating to train stations were delayed by the late appointment of a consultant by City of Melville. Unlikely to be completed this year and a likely carry forward project.
Comm, Culture & Rec	0	0		F	107,500	43,801	59%	F	Timing differences other than public art monies which will be carried forward as it relates to the library building project.
Ranger Services	186,000	6,594	96%	F	356,000	6,594		F	Still investigating suitable hand held infringement devices (\$40K). Also parking management projects have not yet commenced.
Collier Park Retire Complex	54,166	58,774	9%	U	341,667	356,634	4%	U	Program is now very close to budget expectations - is influenced by the rate of turnover of units in the CPV.
Collier Park Golf Course	60,000	4,621	92%	F	373,478	147,127	61%	F	Major maintenance activities have not been progressed pending the outcome of the lease deliberations. Will be deferred and the funds returned to the CPGC Reserve.
Roads, Paths & Drains	120,000	122,995	2%	U	3,485,000	2,974,495	15%	F	About half of this relates to road and drainage works that have previously been identified as likely carry forward works. The rest relates to works that must be completed in June 2008.
Traffic Management	45,000	97,133	116%	U	418,000	319,264	24%	F	Reversal of earlier timing difference - will reverse further in June as the YTD budget is now the full year budget. Approx \$50K will be carried forward to the new year.
City Environment	450,000	97,553	78%	F	2,345,000	969,704	59%	F	A significant portion of the variance is due to the delayed start to the SJMP / River Foreshore project - contractor delays. The carry forward for this and the Cloisters foreshore will exceed \$700K.
Building Management	125,000	54,748	56%	F	918,750	356,628	61%	F	Impacted by late starts to several significant building projects. The variance will reduce in June as this is the full year budget. Anticipating around \$400K in carry forward works for Old Mill Theatre, Challenger Pavilion & Collier Pavilion
Plant Replacement	193,310	29,909	85%	F	963,310	482,008	50%	F	Timing difference on replacement of large plant items that are the subject of tenders or vehicles that are already on order.
UGP Project	0	130	0%	U	812,500	813,730	0%	U	First cash call on the project paid in accordance with the project timetable.

**CITY OF SOUTH PERTH
SUMMARY OF BUDGET MOVEMENTS 2007/2008**

Attachment 10.6.1 (6) (A)

Key Responsibility Areas	2006/2007 Amended	2007/2008		Variance		Budget Adjustment Details	
		Adopted	Amended	F/U	%		
REVENUE							
Chief Executive's Office							
City Administration	31,727	0	21,500	✓		Reconciliation Schedule Items marked	R1
Human Resources Admin Revenue	18,773	0	16,000	✓		Reconciliation Schedule Items marked	R2
Corp Support	0	0	0			Reconciliation Schedule Items marked	R3
Governance - Elected Members	58,955	34,250	34,250		0%	Reconciliation Schedule Items marked	R4
Total Operating Revenue - Chief Executive's Office	109,455	34,250	71,750	✓	109%		
Directorate - Financial Services							
Administration	31,300	0	0			Reconciliation Schedule Items marked	R10
Financial Services	21,316,826	22,250,021	22,943,021	✓	3%	Reconciliation Schedule Items marked	R11
Property Management	245,000	235,000	235,000		0%	Reconciliation Schedule Items marked	R12
Information Technology	0	21,250	21,250		0%	Reconciliation Schedule Items marked	R13
Customer Services Admin Revenue	0	0	0			Reconciliation Schedule Items marked	R14
Library & Heritage Services	59,562	23,250	43,250	✓	86%	Reconciliation Schedule Items marked	R6
Total Operating Revenue - Dir Financial Services	21,652,688	22,529,521	23,242,521	✓	3%		
Directorate - Planning & Community Services							
Health Administration	33,091	26,295	26,295		0%	Reconciliation Schedule Items marked	R15
Health	19,000	20,000	20,000		0%	Reconciliation Schedule Items marked	R16
Waste Management	3,631,909	4,303,773	4,253,773	✗	(1%)	Reconciliation Schedule Items marked	R17
Ranger Services	774,750	713,500	776,500	✓	9%	Reconciliation Schedule Items marked	R18
Planning	322,500	348,030	368,030	✓	6%	Reconciliation Schedule Items marked	R19
Building Services	453,000	431,500	431,500		0%	Reconciliation Schedule Items marked	R20
Community Culture & Recreation	340,500	353,977	341,477	✗	(4%)	Reconciliation Schedule Items marked	R5
Collier Park Village	659,209	667,468	669,468	✓	0%	Reconciliation Schedule Items marked	R7
Collier Park Hostel	1,229,000	1,231,500	1,306,500	✓	6%	Reconciliation Schedule Items marked	R8
Total Operating Revenue - Dir Strategic Develop	7,462,959	8,096,043	8,193,543	✓	1%		
TOTAL ADMINISTRATION OPERATING REVENUE	29,225,102	30,659,814	31,507,814	✓	3%		

CITY OF SOUTH PERTH
SUMMARY OF BUDGET MOVEMENTS 2007/2008

Attachment 10.6.1 (6) (A)

Key Responsibility Areas	2006/2007 Amended	2007/2008		Variance		Budget Adjustment Details
		Adopted	Amended	F/U	%	
REVENUE						
Infrastructure Support						
Administration Revenue	32,273	0	27,000	✓		Reconciliation Schedule Items marked R21
Total Operating Revenue - Infrastructure Support	32,273	0	27,000	✓		
City Environment						
Contributions	138,500	142,500	160,000	✓	12%	Reconciliation Schedule Items marked R22
Nursery Revenue	45,000	30,000	30,000		0%	Reconciliation Schedule Items marked R23
Asset Control Revenue	119,703	58,861	58,861		0%	Reconciliation Schedule Items marked R24
Environmental Services Revenue	30,000	30,000	30,000		0%	Reconciliation Schedule Items marked R25
Total Operating Revenue - City Environment	333,203	261,361	278,861	✓	7%	
Golf Course						
Collier Park Golf Course	1,722,638	1,768,738	1,768,738		0%	Reconciliation Schedule Items marked R9
Total Operating Revenue - Golf Course	1,722,638	1,768,738	1,768,738		0%	
Engineering Infrastructure						
Design Office Revenue	0	16,364	16,364		0%	Reconciliation Schedule Items marked R26
Construction & Maintenance						
Road Grants	325,000	342,500	342,500		0%	Reconciliation Schedule Items marked R27
Contributions to Works	108,000	31,000	70,000	✓	126%	Reconciliation Schedule Items marked R28
Reinstatement Revenue	10,000	10,000	10,000		0%	Reconciliation Schedule Items marked R29
Crossover Revenue	20,000	20,000	0	✗	(100%)	Reconciliation Schedule Items marked R30
Asset Control Revenue	81,096	116,796	116,796		0%	Reconciliation Schedule Items marked R31
Other Revenue	7,000	5,500	27,500	✓	400%	Reconciliation Schedule Items marked R32
Total Operating Revenue - Engineer Infrastructure	551,096	542,160	583,160	✓	8%	
TOTAL INFRASTRUCTURE SERVICES OP REVENUE	2,639,210	2,572,259	2,657,759	✓	3%	
TOTAL OPERATING REVENUE	31,864,312	33,232,073	34,165,573	✓	3%	

**CITY OF SOUTH PERTH
SUMMARY OF BUDGET MOVEMENTS 2007/2008**

Attachment 10.6.1 (6) (A)

Key Responsibility Areas	2006/2007 Amended	2007/2008		Variance		Budget Adjustment Details	
		Adopted	Amended	F/U	%		
EXPENDITURE							
Chief Executive's Office							
City Administration	627,943	645,908	664,908	x	3%	Reconciliation Schedule Items marked	E1
Human Resources Administration (after allocation)	145,896	155,028	238,528	x	54%	Reconciliation Schedule Items marked	E2
Corporate Support	254,671	296,893	291,893	✓	(2%)	Reconciliation Schedule Items marked	E3
Governance - Elected Members	709,300	870,396	888,396	x	2%	Reconciliation Schedule Items marked	E4
Community Promotions	262,492	257,752	242,752	✓	(6%)	Reconciliation Schedule Items marked	E5
Publications	64,500	64,000	64,000		0%	Reconciliation Schedule Items marked	E6
Total Operating Expense - Chief Executive's Office	2,064,802	2,289,977	2,390,477	x	4%		
Director Financial Services							
Administration (after allocations out))	167,534	139,265	149,265	x	7%	Reconciliation Schedule Items marked	E18
Financial Services (after allocations outwards)	704,580	688,464	716,464	x	4%	Reconciliation Schedule Items marked	E19
Property Management	131,732	127,795	127,795		0%	Reconciliation Schedule Items marked	E20
Information Technology (after allocations out)	382,222	397,035	412,035	x	4%	Reconciliation Schedule Items marked	E21
Customer Services Team	143,153	156,214	156,214		0%	Reconciliation Schedule Items marked	E22
Library Services	1,472,117	1,512,677	1,538,677	x	2%	Reconciliation Schedule Items marked	E13
Total Operating Expense - Dir Financial Services	3,001,338	3,021,450	3,100,450	x	3%		
Directorate - Planning & Community Services							
Administration	256,508	206,881	216,881	x	5%	Reconciliation Schedule Items marked	E23
Planning	1,029,222	1,133,092	1,185,592	x	5%	Reconciliation Schedule Items marked	E24
Building Services	461,959	436,415	436,415		0%	Reconciliation Schedule Items marked	E25
Health	429,727	464,881	471,882	x	2%	Reconciliation Schedule Items marked	E26
Waste Management	3,597,059	4,010,610	4,120,611	x	3%	Reconciliation Schedule Items marked	E27
Ranger Services	860,877	816,406	829,406	x	2%	Reconciliation Schedule Items marked	E28
Community Culture & Recreation Admin	590,840	634,810	634,810		0%	Reconciliation Schedule Items marked	E7
Cultural Activities	757,380	780,780	805,780	x	3%	Reconciliation Schedule Items marked	E8
Safer City Program	117,801	112,589	112,589		0%	Reconciliation Schedule Items marked	E9
Senior Citizens	215,218	225,373	225,373		0%	Reconciliation Schedule Items marked	E10
Recreation	378,730	372,429	377,429	x	1%	Reconciliation Schedule Items marked	E11
Halls & Public Buildings	323,345	300,195	300,195		0%	Reconciliation Schedule Items marked	E12
Collier Park Village	1,062,406	1,090,677	1,100,177	x	1%	Reconciliation Schedule Items marked	E14

**CITY OF SOUTH PERTH
SUMMARY OF BUDGET MOVEMENTS 2007/2008**

Attachment 10.6.1 (6) (A)

Key Responsibility Areas	2006/2007 Amended	2007/2008		Variance		Budget Adjustment Details	
		Adopted	Amended	F/U	%		
Collier Park Hostel	1,382,055	1,377,068	1,397,068	x	1%	Reconciliation Schedule Items marked	E15
Collier Park Community Centre	3,000	3,000	3,000		0%	Reconciliation Schedule Items marked	E16
Total Operating Expense - Dir Strategic & Reg	11,466,127	11,965,206	12,217,208	x	2%		
TOTAL ADMINISTRATION OPERATING EXPENDITURE	16,532,267	17,276,633	17,708,135	x	2%		
Infrastructure Support & Administration							
Governance Cost (after allocations outwards)	137,062	99,057	131,057	x	32%	Reconciliation Schedule Items marked	E29
Total Operating Expense - Infrastructure Support	137,062	99,057	131,057	x	32%		
City Environment							
Sustainability	62,027	70,998	70,998		0%	Reconciliation Schedule Items marked	E50
Reserves & Parks Maintenance	2,486,375	2,615,114	2,615,114		0%	Reconciliation Schedule Items marked	E30
Miscellaneous Parks Programmes	60,000	50,000	50,000		0%	Reconciliation Schedule Items marked	E31
Grounds Maintenance	207,300	177,250	177,250		0%	Reconciliation Schedule Items marked	E32
Streetscape Maintenance	1,240,000	1,334,500	1,334,500		0%	Reconciliation Schedule Items marked	E33
Environmental Services	292,012	275,352	275,352		0%	Reconciliation Schedule Items marked	E34
Plant Nursery	141,877	144,315	144,315		0%	Reconciliation Schedule Items marked	E35
Overheads	366,028	376,322	376,322		0%	Reconciliation Schedule Items marked	E36
Asset Holding Costs	515,000	530,000	580,000	x	9%	Reconciliation Schedule Items marked	E37
Building Maintenance	365,894	369,887	379,887	x	3%	Reconciliation Schedule Items marked	E38
Reserve Building Maintenance & Operations	78,000	85,000	85,000		0%	Reconciliation Schedule Items marked	E39
Public Convenience Maintenance & Operations	122,700	124,000	124,000		0%	Reconciliation Schedule Items marked	E40
Depot Maintenance	117,297	124,452	124,452		0%	Reconciliation Schedule Items marked	E41
Jetty Maintenance	5,000	20,000	20,000		0%	Reconciliation Schedule Items marked	E42
Total Operating Expense - City Environment	6,059,510	6,297,190	6,357,190	x	1%		
Golf Course							
Collier Park Golf Course	1,278,218	1,328,438	1,328,438		0%	Reconciliation Schedule Items marked	E17
Total Operating Expense - City Environment	1,278,218	1,328,438	1,328,438				

**CITY OF SOUTH PERTH
SUMMARY OF BUDGET MOVEMENTS 2007/2008**

Attachment 10.6.1 (6) (A)

Key Responsibility Areas	2006/2007 Amended	2007/2008		Variance		Budget Adjustment Details
		Adopted	Amended	F/U	%	
Engineering Infrastructure						
Design Office Overheads (after allocations outwards)	220,096	261,182	261,182		0%	Reconciliation Schedule Items marked E43
Sub Total - Design Office	220,096	261,182	261,182		0%	
Construction & Maintenance						
Reinstatements	17,000	21,500	21,500		0%	Reconciliation Schedule Items marked E44
Crossovers	80,000	80,000	40,000	✓	(50%)	Reconciliation Schedule Items marked E45
Asset Control	3,506,000	3,605,000	3,415,000	✓	(5%)	Reconciliation Schedule Items marked E46
Roads Footpaths & Drains	1,498,000	1,629,000	1,629,000		0%	Reconciliation Schedule Items marked E47
Fleet Operations	313,644	336,796	336,796		0%	Reconciliation Schedule Items marked E48
Overheads	445,869	443,458	443,458		0%	Reconciliation Schedule Items marked E49
Total Operating Expense - Engineer Infrastructure	6,080,609	6,376,936	6,146,936	✓	(4%)	
TOTAL OPERATING EXPENSE - INFRASTRUCTURE	13,555,399	14,101,621	13,963,621	✓	(1%)	
TOTAL OPERATING EXPENDITURE	30,087,666	31,378,254	31,671,756	x	1%	
CAPITAL REVENUE						
Directorate - Financial & Information Services						
Capital Revenue	0	300,000	300,000		0%	Reconciliation Schedule Items marked CR1
Total Revenue - Dir Finance & Information Services	0	300,000	300,000			
Directorate - Strategic & Regulatory Services						
Capital Revenue	0	0	0			Reconciliation Schedule Items marked CR5
Collier Park Village	350,000	325,000	450,000	✓	38%	Reconciliation Schedule Items marked CR3
Total Revenue - Dir Strategic & Regulatory Services	350,000	325,000	450,000	✓		
Directorate - Infrastructure Services						
Roads, Drains & Streets	1,045,184	625,427	823,427	✓	32%	Reconciliation Schedule Items marked CR6
Traffic Management	226,667	101,000	101,000		0%	Reconciliation Schedule Items marked CR7
City Environment	20,000	257,500	697,500	✓	171%	Reconciliation Schedule Items marked CR8
Building Management	0	0	0			Reconciliation Schedule Items marked CR9
Underground Power	0	4,800,000	6,865,000	✓	43%	Reconciliation Schedule Items marked CR10
Total Revenue - Dir Infrastructure Services	1,291,851	5,783,927	8,486,927	✓	47%	
TOTAL CAPITAL REVENUE	1,641,851	6,408,927	9,236,927	✓	44%	

CITY OF SOUTH PERTH
SUMMARY OF BUDGET MOVEMENTS 2007/2008

Attachment 10.6.1 (6) (A)

Key Responsibility Areas	2006/2007 Amended	2007/2008		Variance		Budget Adjustment Details
		Adopted	Amended	F/U	%	
CAPITAL EXPENDITURE						
Chief Executive's Office						
Administration Building	1,405,000	2,575,000	180,000	✓	(93%)	Reconciliation Schedule Items marked CX1
Discretionary Ward Funding	90,000	70,000	115,000	✗	64%	Reconciliation Schedule Items marked CX2
Total Expense - Chief Executive's Office	1,495,000	2,645,000	295,000	✓	(89%)	
Directorate - Financial Services						
Information Technology	442,000	300,000	310,000		3%	Reconciliation Schedule Items marked CX3
Financial Services	0	0	0			Reconciliation Schedule Items marked CX4
Library & Heritage Services	25,000	25,000	50,000	✗	100%	Reconciliation Schedule Items marked CX6
Total Expense - Dir Financial Services	467,000	325,000	360,000	✗	11%	
Directorate - Strategic & Regulatory Services						
Strategic Urban Planning	50,000	50,000	100,000	✗	100%	Reconciliation Schedule Items marked CX27
Waste Management	126,500	90,000	90,000		0%	Reconciliation Schedule Items marked CX9
Ranger Services	40,000	480,000	556,000	✗	16%	Reconciliation Schedule Items marked CX10
Community, Culture & Recreation	196,000	42,500	107,500	✗	153%	Reconciliation Schedule Items marked CX5
Collier Park Retirement Complex	842,000	325,000	350,000	✗	8%	Reconciliation Schedule Items marked CX8
Total Expense - Strategic & Regulatory	1,254,500	987,500	1,203,500	✗	22%	
Unclassified Capital						
General Capital Expense	608,000	75,000	635,500	✗	747%	Reconciliation Schedule Items marked CX11
Total Expense - Unclassified Capital	608,000	75,000	635,500	✗	747%	
Directorate - Infrastructure Services						
Roads, Drains & Streets						
Roadworks	1,709,808	1,641,500	1,899,000		16%	Reconciliation Schedule Items marked CX12
Drainage	309,000	250,000	460,000		84%	Reconciliation Schedule Items marked CX13
Paths	900,000	1,390,000	990,000		(29%)	Reconciliation Schedule Items marked CX14
Other	220,000	105,000	276,000		163%	Reconciliation Schedule Items marked CX15
Total Exp - Roads, Drains & Streets	3,138,808	3,386,500	3,625,000			
Traffic Management	671,617	311,000	418,000	✗	34%	Reconciliation Schedule Items marked CX16
City Environment						
Streetscape Projects	312,000	282,000	391,000		39%	Reconciliation Schedule Items marked CX17
Park Development	525,000	500,000	1,586,750		217%	Reconciliation Schedule Items marked CX18

**CITY OF SOUTH PERTH
SUMMARY OF BUDGET MOVEMENTS 2007/2008**

Attachment 10.6.1 (6) (A)

Key Responsibility Areas	2006/2007 Amended	2007/2008		Variance		Budget Adjustment Details
		Adopted	Amended	F/U	%	
Street & Reserve Lighting	100,000	85,000	101,000		19%	Reconciliation Schedule Items marked CX19
Environmental Projects	173,500	480,000	507,500		6%	Reconciliation Schedule Items marked CX20
Sustainability	120,000	110,000	143,750		31%	Reconciliation Schedule Items marked CX26
Other Projects	0	20,000	20,000		0%	Reconciliation Schedule Items marked CX21
Total Capital Expense - City Environment	1,230,500	1,477,000	2,750,000			
Collier Park Golf Course	113,454	373,478	373,478		0%	Reconciliation Schedule Items marked CX7
Recoverable Works	35,000	0	59,000			Reconciliation Schedule Items marked CX22
Building Management	891,000	650,000	918,750		41%	Reconciliation Schedule Items marked CX23
Fleet Management	1,141,074	943,310	963,310	x	2%	Reconciliation Schedule Items marked CX24
Underground Power Project	20,000	4,800,000	1,615,000	✓	(66%)	Reconciliation Schedule Items marked CX25
Total Expense - Dir Infrastructure Services	7,241,453	11,941,288	10,722,538	✓	(10%)	
TOTAL CAPITAL EXPENDITURE	11,065,953	15,973,788	13,216,538	✓	(17%)	

2007/2008 BUDGET RECONCILIATION SCHEDULE - SHOWING MOVEMENTS BETWEEN ADOPTED AND AMENDED BUDGET

Attachment 10.6.1 (6)(B)

Account No	Account Details	Fund	Month Approved	Agenda Item No	Adjustment Amount	Line Total Affected	Budget Impact
	Budget Position as estimated at adoption						3,104,603
	(Including Carry Forward Funds)						
8504.5831	Community Facility Funding Grants	Muni	Aug-07	Item 10.6.5	15,000	CX5	(15,000)
8912.5831	Heritage Tram	Muni	Aug-07	Item 10.6.5	5,000	CX6	(5,000)
8830.5831	Heritage Works - Old Mill	Muni	Aug-07	Item 10.6.5	20,000	CX6	(20,000)
8731.5831	Discretionary Ward Funds	Muni	Aug-07	Item 10.6.5	10,000	CX2	(10,000)
8732.5831	Discretionary Ward Funds	Muni	Aug-07	Item 10.6.5	7,000	CX2	(7,000)
8734.5831	Discretionary Ward Funds	Muni	Aug-07	Item 10.6.5	15,000	CX2	(15,000)
8733.5831	Discretionary Ward Funds	Muni	Aug-07	Item 10.6.5	7,000	CX2	(7,000)
8736.5831	Discretionary Ward Funds	Muni	Aug-07	Item 10.6.5	6,000	CX2	(6,000)
8750.5831	Library Refurbishment Project	Muni	Aug-07	Item 10.6.5	500,000	CX1	(500,000)
8728.5831	EDMS Project	Muni	Aug-07	Item 10.6.5	10,000	CX3	(10,000)
8805.5831	Collier Park Hostel	Muni	Aug-07	Item 10.6.5	500,000	CX8	(500,000)
8930.5831	Precinct Studies	Muni	Aug-07	Item 10.6.5	50,000	CX27	(50,000)
8945.5831	Parking Infringement Devices	Muni	Aug-07	Item 10.6.5	40,000	CX10	(40,000)
5999.0104	Specific Purpose Grants	Muni	Aug-07	Item 10.6.5	(88,000)	CR6	88,000
5314.5831	Labouchere Rd (Angelo - Hensman)	Muni	Aug-07	Item 10.6.5	181,000	CX12	(181,000)
5315.5831	Labouchere Rd (Thelma - Saunders)	Muni	Aug-07	Item 10.6.5	12,000	CX12	(12,000)
5999.0105	Local Roads Grant	Muni	Aug-07	Item 10.6.5	(40,000)	CR6	40,000
7099.1500.30	Manning / Elderfield Rd Intersection	Muni	Aug-07	Item 10.6.5	97,000	CX16	(97,000)
7100.1500.30	South Perth Esplanade / Mends St	Muni	Aug-07	Item 10.6.5	48,000	CX16	(48,000)
5338.1500.30	ROW 133	Muni	Aug-07	Item 10.6.5	19,500	CX12	(19,500)
5296.1500.30	Lyall St Pump Station	Muni	Aug-07	Item 10.6.5	69,000	CX13	(69,000)
5297.1500.30	Integrated Catchment Plan	Muni	Aug-07	Item 10.6.5	58,000	CX13	(58,000)
5355.1500.30	Drainage Basins	Muni	Aug-07	Item 10.6.5	35,000	CX13	(35,000)
5356.1500.30	Ryrie / Throssel Drainage Upgrade	Muni	Aug-07	Item 10.6.5	48,000	CX13	(48,000)
5357.1500.30	Waterford Shared Use Path	Muni	Aug-07	Item 10.6.5	95,000	CX14	(95,000)
5061.1519.30	Bus Shelters	Muni	Aug-07	Item 10.6.5	45,000	CX15	(45,000)
5365.4719	River Wall Assessment	Muni	Aug-07	Item 10.6.5	20,000	CX15	(20,000)
6135.5831	Cities for Climate Protection	Muni	Aug-07	Item 10.6.5	10,500	CX20	(10,500)
6177.1500.30	Preston St Streetscape Project	Muni	Aug-07	Item 10.6.5	119,000	CX17	(119,000)
6181.2500.30	Community Garden	Muni	Aug-07	Item 10.6.5	8,750	CX18	(8,750)
6182.1500.30	David Vincent Reserve	Muni	Aug-07	Item 10.6.5	14,500	CX18	(14,500)
6185.2500.30	Manning Rd Entry Statement	Muni	Aug-07	Item 10.6.5	16,000	CX19	(16,000)
6190.5831	Sustainability Education	Muni	Aug-07	Item 10.6.5	22,750	CX26	(22,750)

2007/2008 BUDGET RECONCILIATION SCHEDULE - SHOWING MOVEMENTS BETWEEN ADOPTED AND AMENDED BUDGET

Attachment 10.6.1 (6)(B)

Account No	Account Details	Fund	Month Approved	Agenda Item No	Adjustment Amount	Line Total Affected	Budget Impact
6192.5831	Sustainability Management System	Muni	Aug-07	Item 10.6.5	11,000	CX26	(11,000)
8070.5831	James Millar Pavillion	Muni	Aug-07	Item 10.6.5	34,000	CX23	(34,000)
8090.5831	Manning Senior Citizens Centre	Muni	Aug-07	Item 10.6.5	22,000	CX23	(22,000)
8092.6500.30	Collier Pavillion	Muni	Aug-07	Item 10.6.5	105,000	CX23	(105,000)
8093.6500.30	Sewage Connection - Thomas Pavillion	Muni	Aug-07	Item 10.6.5	110,000	CX23	(110,000)
8096.6500.30	Salter Point Sea Scout Hall.	Muni	Aug-07	Item 10.6.5	11,750	CX23	(11,750)
8915.5831	Como Beach Project	Muni	Aug-07	Item 10.6.5	345,500	CX11	(345,500)
8000.5831	Plant Replacement	Muni	Aug-07	Item 10.6.5	80,000	CX24	(80,000)
8737.5831	Mayoral Portrait	Muni	Aug-07	Item 10.6.5	5,000	CX1	(5,000)
8920.5831	Architects / Consultant Fee - Bdg Refurb	Muni	Aug-07	Item 10.6.5	150,000	CX11	(150,000)
5001.1519.30	Prior Year Residuals	Muni	Aug-07	Item 10.6.5	15,000	CX12	(15,000)
7001.1519.30	Prior Year Residuals	Muni	Aug-07	Item 10.6.5	15,000	CX16	(15,000)
6001.2519.30	Prior Year Residuals	Muni	Aug-07	Item 10.6.5	5,000	CX17	(5,000)
6186.2500.30	Prior Year Residuals	Muni	Aug-07	Item 10.6.5	10,000	CX20	(10,000)
8001.4519.30	Prior Year Residuals	Muni	Aug-07	Item 10.6.5	5,000	CX23	(5,000)
	Balance at Month End						204,353
0206.0440	CEO Office - Proceeds on Sale of Asset	Muni	Nov-07	Item 10.6.5	(21,500)	R1	21,500
0207.5850	CEO Office - Carrying Amt Sale of Asset	Muni	Nov-07	Item 10.6.5	22,000	E1	0
2691.0357	GBLC - Facility Hire	Muni	Nov-07	Item 10.6.5	(7,500)	R5	7,500
1004.0102	Financial Serv - General Purpose Grant	Muni	Nov-07	Item 10.6.5	(10,000)	R11	10,000
1046.0435	Interest Revenue - Reserve	Muni	Nov-07	Item 10.6.5	(70,000)	R11	70,000
1103.0001	General Rates	Muni	Nov-07	Item 10.6.5	(100,000)	R11	100,000
1103.0002	Interim Rates	Muni	Nov-07	Item 10.6.5	(20,000)	R11	20,000
1103.0003	Minimum Rates	Muni	Nov-07	Item 10.6.5	(15,000)	R11	15,000
3325.0468	Planning Application Fees	Muni	Nov-07	Item 10.6.5	(20,000)	R19	20,000
3326.2810	Planning Legal Fees	Muni	Nov-07	Item 10.6.5	20,000	E24	(20,000)
3326.2820	Planning Consultants	Muni	Nov-07	Item 10.6.5	12,500	E24	(12,500)
4027.0440	Infrast Admin - Proceeds Sale of Asset	Muni	Nov-07	Item 10.6.5	(27,000)	R21	27,000
4028.5850	Infrast Admin - Carrying Amt Sale Asset	Muni	Nov-07	Item 10.6.5	27,000	E29	0
4033.0428	Contributions - Drainage Works	Muni	Nov-07	Item 10.6.5	(10,000)	R28	10,000
5995.0426	Contributions - Roadworks	Muni	Nov-07	Item 10.6.5	(20,000)	CR6	20,000
6999	Recoverable Works	Muni	Nov-07	Item 10.6.5	30,000	CX22	(30,000)
8504.5831	CSRFF	Muni	Nov-07	Item 10.6.5	25,000	CX5	(25,000)

2007/2008 BUDGET RECONCILIATION SCHEDULE - SHOWING MOVEMENTS BETWEEN ADOPTED AND AMENDED BUDGET

Attachment 10.6.1 (6)(B)

Account No	Account Details	Fund	Month Approved	Agenda Item No	Adjustment Amount	Line Total Affected	Budget Impact
8086.6500.30	Manning Bowling Club - Kitchen Upgrade	Muni	Nov-07	Item 10.6.5	17,000	CX23	(17,000)
8102.4500.30	Civic Centre Roof Replacement	Muni	Nov-07	Item 10.6.5	85,000	CX23	(85,000)
8915.5831	Como Beach River Wall	Muni	Nov-07	Item 10.6.5	50,000	CX11	(50,000)
5392.1500.30	Mends St Pedestrian Crossing	Muni	Nov-07	Item 10.6.5	30,000	CX12	(30,000)
8703.5831	IT Acquisitions	Muni	Nov-07	Item 10.6.5	(48,000)	CX3	48,000
8704.5831	IT Network Enhancements	Muni	Nov-07	Item 10.6.5	30,000	CX3	(30,000)
8707.5831	IT Security Upgrades	Muni	Nov-07	Item 10.6.5	6,000	CX3	(6,000)
8726.5831	Technology for Council Chamber	Muni	Nov-07	Item 10.6.5	12,000	CX3	(12,000)
0205.5915	Depreciation - Council Members	Muni	Nov-07	Item 10.6.5	35,000	E4	0
0207.5915	Depreciation - CEO Office	Muni	Nov-07	Item 10.6.5	7,000	E1	0
1006.5915	Depreciation - Financial Services	Muni	Nov-07	Item 10.6.5	115,000	E19	0
1306.5915	Depreciation - Information Services	Muni	Nov-07	Item 10.6.5	15,000	E21	0
3215.5915	Depreciation - Environ Health & Reg	Muni	Nov-07	Item 10.6.5	7,000	E26	0
3422.5915	Depreciation - Refuse Collection	Muni	Nov-07	Item 10.6.5	(20,000)	E27	0
4910.5915	Depreciation - Parks Infrastructure	Muni	Nov-07	Item 10.6.5	50,000	E37	0
4912.5915	Depreciation - Roads, Drains & Paths	Muni	Nov-07	Item 10.6.5	(190,000)	E47	0
4028.5915	Depreciation - Infrastructure Admin	Muni	Nov-07	Item 10.6.5	5,000	E29	0
2419.0304	CPV - Telephone Recoups	Muni	Nov-07	Item 10.6.5	37,500	R7	(37,500)
2420.1710	CPV - Telephones	Muni	Nov-07	Item 10.6.5	(30,000)	E14	30,000
2420.3628	CPV - Sanitation	Muni	Nov-07	Item 10.6.5	4,500	E14	(4,500)
1045.9923	Transfer from CPV Reserve	Muni	Nov-07	Item 10.6.5	(12,000)	TRANS	12,000
9923.7802	Transfer to Muni Fund	Muni	Nov-07	Item 10.6.5	12,000	TRANS	0
2520.0101	CPH - Commonwealth Subsidy	Muni	Nov-07	Item 10.6.5	(30,000)	R8	30,000
1045.9908	Transfer from CPH Capital Reserve	Muni	Nov-07	Item 10.6.5	30,000	TRANS	(30,000)
9908.7802	Transfer to Muni Fund	Muni	Nov-07	Item 10.6.5	(30,000)	TRANS	0
3451.0256	State Govt Rebate - Recycling	Muni	Nov-07	Item 10.6.5	50,000	R17	(50,000)
3442.3933	SEMRC Contribution	Muni	Nov-07	Item 10.6.5	(20,000)	E27	20,000
9912.7801	Transfer from Muni	Muni	Nov-07	Item 10.6.5	(30,000)	TRANS	0
1044.9912	Transfer to Waste Management Reserve	Muni	Nov-07	Item 10.6.5	30,000	TRANS	(30,000)
6209.2500.30	River Wall Maintenance	Muni	Nov-07	Item 10.6.5	120,000	CX20	(120,000)
1045.9924	Transfer from River Wall Reserve	Muni	Nov-07	Item 10.6.5	(90,000)	TRANS	90,000
9924.7802	Transfer to Muni Fund	Muni	Nov-07	Item 10.6.5	90,000	TRANS	0
5998.0108	Grant Revenue - River Wall	Muni	Nov-07	Item 10.6.5	(30,000)	CR8	30,000
5393.1500.30	Street Lighting - Karawara	Muni	Nov-07	Item 10.6.5	56,000	CX15	(56,000)
1045.9921	Transfer from UGP Reserve	Muni	Nov-07	Item 10.6.5	(56,000)	TRANS	56,000

2007/2008 BUDGET RECONCILIATION SCHEDULE - SHOWING MOVEMENTS BETWEEN ADOPTED AND AMENDED BUDGET

Attachment 10.6.1 (6)(B)

Account No	Account Details	Fund	Month Approved	Agenda Item No	Adjustment Amount	Line Total Affected	Budget Impact
9921.7802	Transfer to Muni Fund	Muni	Nov-07	Item 10.6.5	56,000	TRANS	0
9910.0435	Interest - CPH Loan Offset Reserve	Muni	Nov-07	Item 10.6.5	92,930	TRANS	0
1044.9910	Transfer to CPH Loan Offset Reserve	Muni	Nov-07	Item 10.6.5	(92,930)	TRANS	92,930
9908.0435	Interest - CPH Capital Reserve	Muni	Nov-07	Item 10.6.5	(92,930)	TRANS	0
1044.9908	Transfer to CPH Capital Reserve	Muni	Nov-07	Item 10.6.5	32,930	TRANS	(32,930)
9908.7801	Transfer to CPH Capital Reserve	Muni	Nov-07	Item 10.6.5	60,000	TRANS	0
	Balance at Month End						255,853
0207.1901	Salaries - CEO Office	Muni	Dec-07	Reallocation	10,000	E1	(10,000)
0306.1901	Salaries - Directorate Planning & Community	Muni	Dec-07	Reallocation	10,000	E23	(10,000)
	Balance Sheet	Muni	Dec-07	Reallocation	(20,000)	Reallocation	20,000
	Balance at Month End						255,853
1205.0440	Human Resources - Proceeds Sale Asset	Muni	Feb-08	Item 10.6.5	(16,000)	R2	16,000
1206.5850	Human Res - Carrying Amt Sale Asset	Muni	Feb-08	Item 10.6.5	13,500	E2	0
1206.1980	Human Res - Recruitment Advertising	Muni	Feb-08	Item 10.6.5	52,000	E2	(52,000)
1206.1981	Human Res - Pre-employment Medicals	Muni	Feb-08	Item 10.6.5	3,000	E2	(3,000)
1206.1941	Training	Muni	Feb-08	Item 10.6.5	5,000	E2	(5,000)
3015.1951	Corporate & Comm Services Conference	Muni	Feb-08	Item 10.6.5	(5,000)	E3	5,000
1005.0499	Financial Services Miscellaneous Rev	Muni	Feb-08	Item 10.6.5	(231,000)	R11	231,000
1046.0431	Interest Revenue - Municipal Fund	Muni	Feb-08	Item 10.6.5	(30,000)	R11	30,000
1046.0435	Interest Revenue - Reserve Funds	Muni	Feb-08	Item 10.6.5	(30,000)	R11	30,000
1103.0002	Interim Rates Revenue	Muni	Feb-08	Item 10.6.5	(40,000)	R11	40,000
1103.0013	ESL Processing Fee	Muni	Feb-08	Item 10.6.5	10,000	R11	(10,000)
2326.1868	Library - Childrens Books	Muni	Feb-08	Item 10.6.5	3,000	E13	(3,000)
2326.2840	Library - Miscellaneous	Muni	Feb-08	Item 10.6.5	3,000	E13	(3,000)
2105.4802	Catering - Council Mtgs & Briefings	Muni	Feb-08	Item 10.6.5	12,000	E8	(12,000)
2233.0440	Ranger Serv - Proceeds Sale of Asset	Muni	Feb-08	Item 10.6.5	(23,000)	R18	23,000
4991.0452	Crossovers Revenue	Muni	Feb-08	Item 10.6.5	20,000	R30	(20,000)
4992.1500.30	Crossovers Expense	Muni	Feb-08	Item 10.6.5	(40,000)	E45	40,000
8932.5831	WAAMI Asset Mgt Initiative	Muni	Feb-08	Item 10.6.5	15,000	CX11	(15,000)
5350.4719	Road Asset Mgt Data Pickup	Muni	Feb-08	Item 10.6.5	25,000	CX12	(25,000)
5998.0427	Contribution to Environmental Works	Muni	Feb-08	Item 10.6.5	100,000	CR8	(100,000)

2007/2008 BUDGET RECONCILIATION SCHEDULE - SHOWING MOVEMENTS BETWEEN ADOPTED AND AMENDED BUDGET

Attachment 10.6.1 (6)(B)

Account No	Account Details	Fund	Month Approved	Agenda Item No	Adjustment Amount	Line Total Affected	Budget Impact
6206.2500.30	Foreshore Erosion Control	Muni	Feb-08	Item 10.6.5	(100,000)	CX20	100,000
8838.5831	Public Art	Muni	Feb-08	Item 10.6.5	25,000	CX5	(25,000)
5998.0108	City Environment - Grant Revenue	Muni	Feb-08	Item 10.6.5	(510,000)	CR8	510,000
6129.2500.30	Neil McDougall Park	Muni	Feb-08	Item 10.6.5	(71,500)	CX18	71,500
8070.6500.30	James Millar Pavillion	Muni	Feb-08	Item 10.6.5	(34,000)	CX23	34,000
8093.1500.30	WCG Thomas Pavillion Sewerage Works	Muni	Feb-08	Item 10.6.5	(100,000)	CX23	100,000
6183.1500.30	George Burnett Entry Statement	Muni	Feb-08	Item 10.6.5	(45,000)	CX18	45,000
6198.2500.30	Murray St Verge	Muni	Feb-08	Item 10.6.5	(15,000)	CX17	15,000
6116.2500.30	SJMP Foreshore Project	Muni	Feb-08	Item 10.6.5	880,000	CX18	(880,000)
1044.9926	Transfer to Buildings Reserve	Muni	Feb-08	Item 10.6.5	100,000	TRANS	(100,000)
9926.7801	Transfer from Muni Fund	Muni	Feb-08	Item 10.6.5	100,000	TRANS	0
2419.0435	CPV Reserve Interest Reinvested	Muni	Feb-08	Item 10.6.5	(12,500)	R7	12,500
8811.0205	CPV Lease Premiums	Muni	Feb-08	Item 10.6.5	(25,000)	CR3	25,000
8809.3715	CPV Refurbishments	Muni	Feb-08	Item 10.6.5	25,000	CX8	(25,000)
1044.9923	Tsfr to CPV Reserve	Muni	Feb-08	Item 10.6.5	12,500	TRANS	(12,500)
9923.0435	CPV Reserve Interest Tsfr from Muni Fund	Muni	Feb-08	Item 10.6.5	(12,500)	TRANS	0
2520.0101	CPH Commonwealth Subsidy	Muni	Feb-08	Item 10.6.5	(30,000)	R8	30,000
2520.0201	CPH Maintenance Fees	Muni	Feb-08	Item 10.6.5	(15,000)	R8	15,000
2523.1901	CPH Carers Salaries	Muni	Feb-08	Item 10.6.5	20,000	E15	(20,000)
9908.7802	CPH Capital Works Tsfr from Reserve	Muni	Feb-08	Item 10.6.5	(25,000)	TRANS	0
1045.9908	CPH Capital Works Tsfr to Muni Fund	Muni	Feb-08	Item 10.6.5	25,000	TRANS	(25,000)
6116.2500.30	SJMP Foreshore Project	Muni	Feb-08	Item 10.6.5	300,000	CX18	(300,000)
1045.9906	Tsfr from Future Muni Works Reserve	Muni	Feb-08	Item 10.6.5	(300,000)	TRANS	300,000
9906.7802	Future Muni Works Res Tsfr to Muni Fund	Muni	Feb-08	Item 10.6.5	300,000	TRANS	0
7100.1500.30	SPerth Esplanade Mini Roundabout	Muni	Feb-08	Item 10.6.5	(48,000)	CX16	48,000
7110.5831	Engineering Total Station	Muni	Feb-08	Item 10.6.5	(30,000)	CX16	30,000
1044.9927	Tsfr to Future Transport Proj Reserve	Muni	Feb-08	Item 10.6.5	78,000	TRANS	(78,000)
9927.7801	Future Transport Proj Tsfr from Muni Fund	Muni	Feb-08	Item 10.6.5	(78,000)	TRANS	0
5357.1500.30	Waterford Shared Use Path	Muni	Feb-08	Item 10.6.5	(495,000)	CX14	495,000
1044.9906	Tsfr to Future Muni Works Reserve	Muni	Feb-08	Item 10.6.5	495,000	TRANS	(495,000)
9906.7801	Future Muni Wks Res Tsfr from Muni Fund	Muni	Feb-08	Item 10.6.5	(495,000)	TRANS	0
8750.5831	Civic Building Refurbishment	Muni	Feb-08	Item 10.6.5	(3,000,000)	CX1	3,000,000
1044.9926	Tsfr to Future Bldg Works Reserve	Muni	Feb-08	Item 10.6.5	3,000,000	TRANS	(3,000,000)
9926.7801	Future Bldg Wks Res Tsfr from Muni Fund	Muni	Feb-08	Item 10.6.5	(3,000,000)	TRANS	0
8000.5831	Mobile Plant Replacement	Muni	Feb-08	Item 10.6.5	(60,000)	CX24	60,000

2007/2008 BUDGET RECONCILIATION SCHEDULE - SHOWING MOVEMENTS BETWEEN ADOPTED AND AMENDED BUDGET

Attachment 10.6.1 (6)(B)

Account No	Account Details	Fund	Month Approved	Agenda Item No	Adjustment Amount	Line Total Affected	Budget Impact
1045.9901	Tsfr from Plant Replacement Reserve	Muni	Feb-08	Item 10.6.5	60,000	TRANS	(60,000)
9901.7802	Plant Replacement Res Tsfr to Muni Fund	Muni	Feb-08	Item 10.6.5	(60,000)	TRANS	0
8804.5831	CPV Capital Initiative	Muni	Feb-08	Item 10.6.5	(500,000)	CX8	500,000
1044.9906	Tsfr to CPV Reserve	Muni	Feb-08	Item 10.6.5	500,000	TRANS	(500,000)
9906.7801	CPV Reserve Tsfr from Muni Fund	Muni	Feb-08	Item 10.6.5	(500,000)	TRANS	0
5990.0015	UGP Project Revenue	Muni	Feb-08	Item 10.6.5	(2,065,000)	CR10	2,065,000
8740.5831	UGP Project	Muni	Feb-08	Item 10.6.5	2,065,000	CX25	(2,065,000)
8740.5831	Underground Power Project	Muni	Feb-08	Item 10.6.5	250,000	CX25	(250,000)
9921.7802	UGP Reserve Tsfr to Muni Fund	Muni	Feb-08	Item 10.6.5	250,000	TRANS	0
1045.9921	Tsfr from UGP Reserve	Muni	Feb-08	Item 10.6.5	(250,000)	TRANS	250,000
5367.1500.30	Roberts St (Davailak - Cul de Sac)	Muni	Feb-08	Item 10.6.5	(23,000)	CX12	23,000
5374.1500.30	Hayman St West Carriageway	Muni	Feb-08	Item 10.6.5	(25,000)	CX12	25,000
5376.1500.30	Manning Rd North Carriageway	Muni	Feb-08	Item 10.6.5	(17,000)	CX12	17,000
5377.1500.30	Manning Rd North Carriageway	Muni	Feb-08	Item 10.6.5	(10,000)	CX12	10,000
5379.1500.30	Glyde St (Ridge - Labouchere)	Muni	Feb-08	Item 10.6.5	13,000	CX12	(13,000)
5382.1500.30	Rose Ave (Angelo - Victoria)	Muni	Feb-08	Item 10.6.5	11,000	CX12	(11,000)
5378.1500.30	Murray St (to McNabb Loop)	Muni	Feb-08	Item 10.6.5	20,000	CX12	(20,000)
5370.1500.30	Addison St (Angelo - Hampden)	Muni	Feb-08	Item 10.6.5	6,000	CX12	(6,000)
7109.1500.30	Patterson St - Lockhart Roundabout	Muni	Feb-08	Item 10.6.5	25,000	CX16	(25,000)
	Balance Sheet	Muni	Feb-08	Item 10.6.5	250,000	Accrual	(250,000)
	Balance at Month End						43,353
0205.4705	Election Expenses	Muni	Apr-08	Item 10.6.5	(17,000)	E4	17,000
2132.1815	Advertising	Muni	Apr-08	Item 10.6.5	(15,000)	E5	15,000
1005.0499	Financial Services Misc Revenue	Muni	Apr-08	Item 10.6.5	(7,000)	R11	7,000
1046.0431	Interest Revenue - Municipal	Muni	Apr-08	Item 10.6.5	(50,000)	R11	50,000
1046.0435	Interest Revenue - Reserve	Muni	Apr-08	Item 10.6.5	(100,000)	R11	100,000
1006.1705	Postage	Muni	Apr-08	Item 10.6.5	13,000	E19	(13,000)
1047.2835	Interest Expense	Muni	Apr-08	Item 10.6.5	(100,000)	E19	100,000
2325.0108	Library Services - Grant	Muni	Apr-08	Item 10.6.5	(20,000)	R6	20,000
2326.2829	Library Events	Muni	Apr-08	Item 10.6.5	20,000	E13	(20,000)
2131.0108	CCR Grant Funding	Muni	Apr-08	Item 10.6.5	25,000	R5	(25,000)
2105.4801	Civic Functions	Muni	Apr-08	Item 10.6.5	10,000	E8	(10,000)
2105.4811	Citizenship Ceremonies	Muni	Apr-08	Item 10.6.5	3,000	E8	(3,000)

2007/2008 BUDGET RECONCILIATION SCHEDULE - SHOWING MOVEMENTS BETWEEN ADOPTED AND AMENDED BUDGET

Attachment 10.6.1 (6)(B)

Account No	Account Details	Fund	Month Approved	Agenda Item No	Adjustment Amount	Line Total Affected	Budget Impact
2691.0357	GBLC Hire Fees	Muni	Apr-08	Item 10.6.5	(5,000)	R5	5,000
2692.2840	GBLC Programs	Muni	Apr-08	Item 10.6.5	5,000	E11	(5,000)
2210.0499	Rangers Miscellaneous Revenue	Muni	Apr-08	Item 10.6.5	(40,000)	R18	40,000
2251.2840	Skyworks Miscellaneous	Muni	Apr-08	Item 10.6.5	13,000	E28	(13,000)
4034.0425	Street Tree Contributions	Muni	Apr-08	Item 10.6.5	(17,500)	R22	17,500
6999.7001.30	Street Tree Recoverable	Muni	Apr-08	Item 10.6.5	15,000	CX22	(15,000)
4033.0428	Contributions - Drains	Muni	Apr-08	Item 10.6.5	(15,000)	R28	15,000
4033.0426	Contributions - Roadworks	Muni	Apr-08	Item 10.6.5	(14,000)	R28	14,000
6999.7105.30	Recoverable Expense	Muni	Apr-08	Item 10.6.5	14,000	CX22	(14,000)
8948.5831	Parking Studies	Muni	Apr-08	Item 10.6.5	36,000	CX10	(36,000)
8751.5831	City Visioning	Muni	Apr-08	Item 10.6.5	100,000	CX1	(100,000)
5061.1519.30	Bus Shelters	Muni	Apr-08	Item 10.6.5	50,000	CX15	(50,000)
5999.0105	Local Road Grants	Muni	Apr-08	Item 10.6.5	(50,000)	CR6	50,000
4304.4500.30	Heritage House Signage	Muni	Apr-08	Item 10.6.5	10,000	E38	(10,000)
8740.5831	UGP Stage 3	Muni	Apr-08	Item 10.6.5	(5,500,000)	CX25	5,500,000
4050.0454	Insurance Recoveries	Muni	Apr-08	Item 10.6.5	(22,000)	R32	22,000
1044.9916	Transfer to Insurance Reserve	Muni	Apr-08	Item 10.6.5	22,000	TRANS	(22,000)
9916.7801	Transfer from Muni Fund	Muni	Apr-08	Item 10.6.5	(22,000)	TRANS	0
8811.0205	CPV Ingoing Lease Premiums	Muni	Apr-08	Item 10.6.5	(100,000)	CR3	100,000
1044.9923	Transfer to CPV Reserve	Muni	Apr-08	Item 10.6.5	100,000	TRANS	(100,000)
9923.7801	Transfer from Muni Fund	Muni	Apr-08	Item 10.6.5	(100,000)	TRANS	0
2419.0304	CPV Utilities Recoup	Muni	Apr-08	Item 10.6.5	(35,000)	R7	35,000
2420.1710	CPV Telephone Expense	Muni	Apr-08	Item 10.6.5	35,000	E14	(35,000)
2419.0499	CPV Miscellaneous Revenue	Muni	Apr-08	Item 10.6.5	8,000	R7	(8,000)
9923.7802	Transfer to Muni Fund	Muni	Apr-08	Item 10.6.5	8,000	TRANS	0
1045.9923	Transfer from CPV Reserves	Muni	Apr-08	Item 10.6.5	(8,000)	TRANS	8,000
3422.3931	Rubbish Site Charges	Muni	Apr-08	Item 10.6.5	150,000	E27	(150,000)
9912.7801	Transfer from Muni Fund	Muni	Apr-08	Item 10.6.5	150,000	TRANS	0
1044.9912	Transfer to Waste Mgt Reserve	Muni	Apr-08	Item 10.6.5	(150,000)	TRANS	150,000
0205.1941	Elected Members Training	Muni	Apr-08	Item 10.6.5	(10,000)	E4	10,000
0205.2840	Elected Members Mediation/Mentoring	Muni	Apr-08	Item 10.6.5	10,000	E4	(10,000)
0207.2810	CEO Office Legal Fees	Muni	Apr-08	Item 10.6.5	(20,000)	E1	20,000
3326.2810	Planning Services Legal Fees	Muni	Apr-08	Item 10.6.5	20,000	E24	(20,000)
8708.5831	EDMS System	Muni	Apr-08	Item 10.6.5	(10,000)	CX3	10,000
8704.5831	Network Enhancements	Muni	Apr-08	Item 10.6.5	16,000	CX3	(16,000)

2007/2008 BUDGET RECONCILIATION SCHEDULE - SHOWING MOVEMENTS BETWEEN ADOPTED AND AMENDED BUDGET

Attachment 10.6.1 (6)(B)

Account No	Account Details	Fund	Month Approved	Agenda Item No	Adjustment Amount	Line Total Affected	Budget Impact
8705.5831	Electrical Equipment / Phones	Muni	Apr-08	Item 10.6.5	(13,000)	CX3	13,000
8721.5831	Software Acquisition	Muni	Apr-08	Item 10.6.5	15,000	CX3	(15,000)
8729.5831	Compactus Unit	Muni	Apr-08	Item 10.6.5	(8,000)	CX3	8,000
BAL SHEET	Borrowings	Muni	Apr-08	Item 10.6.5	3,000,000	Accrual	(3,000,000)
BAL SHEET	Increase in Debtors	Muni	Apr-08	Item 10.6.5	2,500,000	Accrual	(2,500,000)
8095.6500.30	Old Mill Theatre	Muni	Mar-08	Item 10.4.1	13,000	CX23	(13,000)
6176.2500.30	Green Plan Implementation	Muni	Mar-08	Item 10.4.1	(13,000)	CX20	13,000
0500.1901	Financial & Info Admin Salaries	Muni	Apr-08	Re-Allocation	10,000	E18	(10,000)
1208.1901	Payroll Salaries	Muni	Apr-08	Re-Allocation	10,000	E2	(10,000)
BAL SHEET	Balance Sheet	Muni	Apr-08	Re-Allocation	(20,000)	Accrual	20,000
	Balance at Month End						179,853

**CITY OF SOUTH PERTH
RATE SETTING STATEMENT
FOR THE PERIOD ENDED 31 MAY 2008**

Attachment 10.6.1(7)

	YTD BUDGET \$	YTD ACTUAL \$	2008 BUDGET \$
REVENUE (Excluding Rates)			
General Purpose Funding	3,091,584	3,246,228	3,267,000
Governance	268,000	268,439	268,000
Law, Order & Public Safety	138,884	172,545	140,500
Education	0	0	0
Health	20,375	15,605	21,500
Welfare	0	0	0
Housing	2,199,214	2,390,566	2,473,060
Community Amenities	4,533,518	4,537,478	4,578,750
Recreation & Culture	2,960,242	2,847,958	3,162,750
Transport	7,293,277	7,187,152	7,340,500
Economic Services	425,860	485,826	461,500
Other Property & Services	94,734	98,197	97,500
	<u>21,025,688</u>	<u>21,249,994</u>	<u>21,811,060</u>
OPERATING EXPENDITURE			
General Purpose Funding	(306,221)	(238,125)	(448,866)
Governance	(3,870,085)	(3,443,604)	(4,193,092)
Law, Order & Public Safety	(531,380)	(454,679)	(571,837)
Education	(59,509)	(62,067)	(63,900)
Health	(488,262)	(493,674)	(524,740)
Welfare	(266,580)	(298,282)	(286,373)
Housing	(2,665,388)	(2,716,278)	(2,880,290)
Community Amenities	(5,604,530)	(5,309,688)	(6,070,145)
Recreation & Culture	(9,324,922)	(8,893,983)	(10,019,228)
Transport	(8,903,909)	(8,693,707)	(9,474,659)
Economic Services	(552,100)	(533,595)	(600,730)
Other Property & Services	(958,143)	(1,187,343)	(1,007,047)
	<u>(33,531,029)</u>	<u>(32,325,025)</u>	<u>(36,140,907)</u>
NET RESULT	<u>(12,505,341)</u>	<u>(11,075,031)</u>	<u>(14,329,847)</u>
Add back Non Cash Items	5,899,278	5,856,135	6,469,805
Proceeds from Disposal of Assets	303,701	245,983	468,992
Contributions for Acquisition of Assets	1,646,927	1,303,794	1,714,427
FUNDS DEMAND FROM OPERATIONS	<u>(4,655,435)</u>	<u>(3,669,119)</u>	<u>(5,676,623)</u>
ACQUISITION OF NON CURRENT ASSETS			
Purchase of Buildings	(673,000)	(221,105)	(673,000)
Purchase of Furniture & Fittings	(54,500)	(27,340)	(54,500)
Purchase of Technology	(84,500)	(57,322)	(150,500)
Purchase of Plant & Equipment	(95,000)	(109,644)	(100,000)
Purchase of Mobile Plant	(993,310)	(514,117)	(993,310)
Construction of Infrastructure Assets	(5,922,800)	(3,834,050)	(6,642,800)
Purchase of Equipment	(128,478)	(67,855)	(128,478)
	<u>(7,951,588)</u>	<u>(4,831,433)</u>	<u>(8,742,588)</u>

Figures contained on this statement necessarily include accounting estimates and accruals

**CITY OF SOUTH PERTH
RATE SETTING STATEMENT
FOR THE PERIOD ENDED 31 MAY 2008**

Attachment 10.6.1(7)

	YTD BUDGET \$	YTD ACTUAL \$	2008 BUDGET \$
FINANCING ACTIVITIES			
Incoming Accomodation Bonds	620,000	1,838,107	460,000
New Loan Proceeds	0	0	0
Repayment of Loan Borrowings (Principal)	(389,583)	(250,839)	(425,000)
Self Supporting Loan Proceeds	20,833	26,036	25,000
Transfers from Reserves	5,453,149	5,762,018	5,918,076
Transfers to Reserves	(9,169,104)	(11,675,628)	(9,331,161)
Movement in Accruals / Restricted Assets	348,097	(133,310)	115,200
Movement in Non Current Debtors (UGP)	(5,150,000)	0	(5,150,000)
	<u>(8,266,608)</u>	<u>(4,433,616)</u>	<u>(8,387,885)</u>
DEMAND - NON OPERATING RESOURCES	<u>(16,218,196)</u>	<u>(9,265,049)</u>	<u>(17,130,473)</u>
Opening Position Brought Forward	3,583,928	3,583,928	3,583,928
Closing Position to be Carried Forward (Includes Committed Assets)	(2,118,318)	(10,082,373)	(184,853)
AMOUNT TO BE MADE UP FROM RATES	<u>19,408,021</u>	<u>19,432,613</u>	<u>19,408,021</u>
COMPOSITION OF CLOSING POSITION			
Current Assets			
Cash & Cash Equivalents		28,538,011	28,934,895
Trade & Other Receivables			
Rates		358,706	239,618
Sundry Debtors		8,167,837	843,832
Provision for Doubtful Debts		(58,653)	(55,000)
Inventories		83,656	77,594
Accrued Interest & Prepayments		432,026	277,642
Total Current Assets		<u>37,521,583</u>	<u>30,318,581</u>
Current Liabilities			
Trade & Other Liabilities			
Creditors		(1,622,570)	(2,140,799)
Income in Advance		(40,835)	(15,737)
Bonds / Trust Liability		(274,660)	(288,074)
Other Liabilities		(248,448)	(294,228)
Loans - Current		(47,598)	(323,707)
Employee Provisions - Current		(1,733,917)	(1,744,723)
Total Current Liabilities		<u>(3,968,028)</u>	<u>(4,807,268)</u>
Net Current Assets		<u>33,553,555</u>	<u>25,511,313</u>
Add Back			
Interest Bearing Liabilities		47,598	323,707
Employee Provisions		1,733,917	1,744,723
		<u>33,335,070</u>	<u>27,579,743</u>
Less			
Restricted Cash - Reserves, Current Trust & Emp Entitlements		(25,252,697)	(22,244,890)
Increase in Non Current Debtors (UGP)		0	(5,150,000)
		<u>10,082,373</u>	<u>184,853</u>

Figures contained on this statement necessarily include accounting estimates and accruals

**STATEMENT of ALL COUNCIL FUNDS
AS AT 31 MAY 2008**

Municipal Fund	\$ 4,248,545
Represented by:	
Investments	4,190,140
Current Account at Bank	55,370
Cash on Hand	3,035
Transfers to Reserves	0
	<u>4,248,545</u>
Trust Fund	\$ 482,880
Represented by:	
Investments	450,000
Current Account at Bank	32,880
	<u>482,880</u>
Cash Backed Reserves	\$ 23,244,123
Plant Replacement Reserve	790,268
Future Municipal Works Reserve	1,450,832
CPV Residents Loan Offset Reserve	7,782,535
CPH Capital Works Reserve	684,126
Hostel Loan Offset Reserve	1,209,920
Collier Park Golf Course Reserve	1,834,659
Waste Management Reserve	3,297,761
Reticulation and Pump Reserve	206,674
Information Technology Reserve	255,555
Insurance Risk Reserve	42,267
Footpath Reserve	112,243
Underground Power Reserve	62,835
Parking Facilities Reserve	133,033
Collier Park Village Reserve	1,424,821
River Wall Reserve	336,016
Railway Station Precincts Reserve	395,731
Future Building Projects Reserve	3,145,697
Future Transport Projects Reserve	79,150
Future Streetscapes Reserve	0
Future Parks Works Reserve	0
Represented by:	
Investments	23,058,357
Accrued Interest	185,766
Transfers to / from Muni to be funded	0
	<u>23,244,123</u>
TOTAL COUNCIL FUNDS	\$ 27,975,548

SUMMARY OF CASH INVESTMENTS AS AT 31 MAY 2008

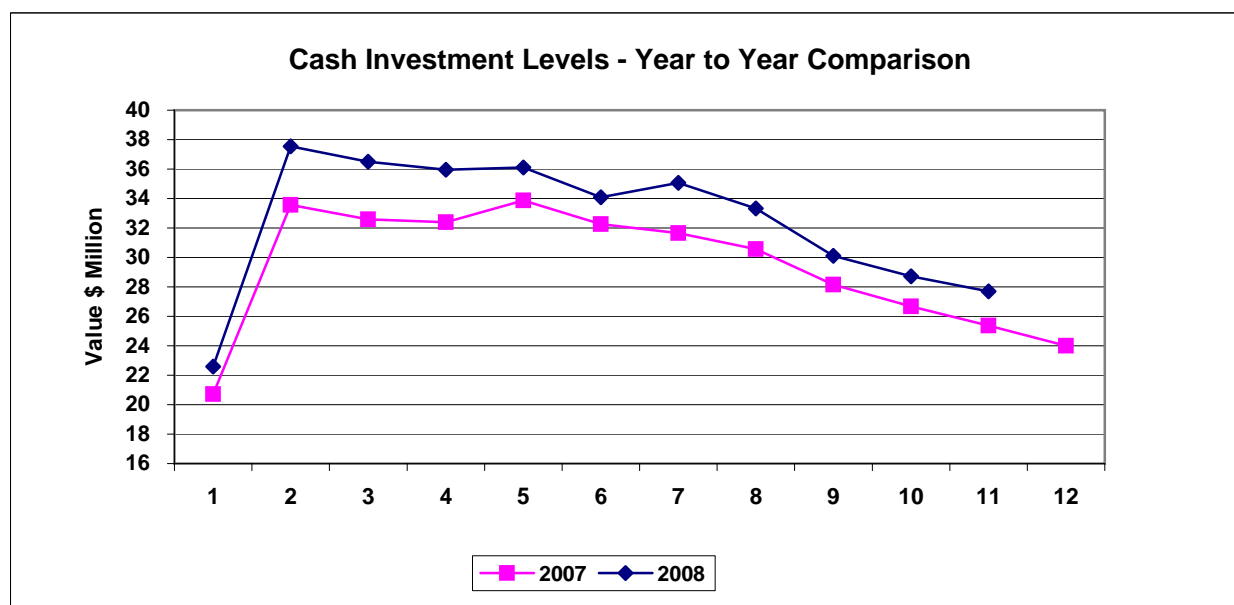
Investments - Disclosed by Fund	\$	%
Municipal	4,190,140	15.13%
Restricted - Trust	450,000	1.62%
Reserves	<u>23,058,357</u>	<u>83.25%</u>
	<u>27,698,497</u>	<u>100.00%</u>

Investments - Disclosed by Financial Institution	\$	%
Bankwest	6,593,502	23.80%
Commonwealth Bank	2,384,371	8.61%
ANZ Bank	450,000	1.62%
St George Bank	500,000	1.81%
Suncorp Metway Bank	6,088,448	21.98%
National Australia Bank	-	0.00%
Home Building Society	6,130,659	22.13%
Citibank	5,051,517	18.24%
Grange Securities	500,000	1.81%
	<u>27,698,497</u>	<u>100.00%</u>

Interest Earned on Investments for Year to Date	2008	2007
Municipal Fund	914,007	813,199
Reserves	<u>1,191,647</u>	<u>898,182</u>
	<u>2,105,653</u>	<u>1,711,381</u>

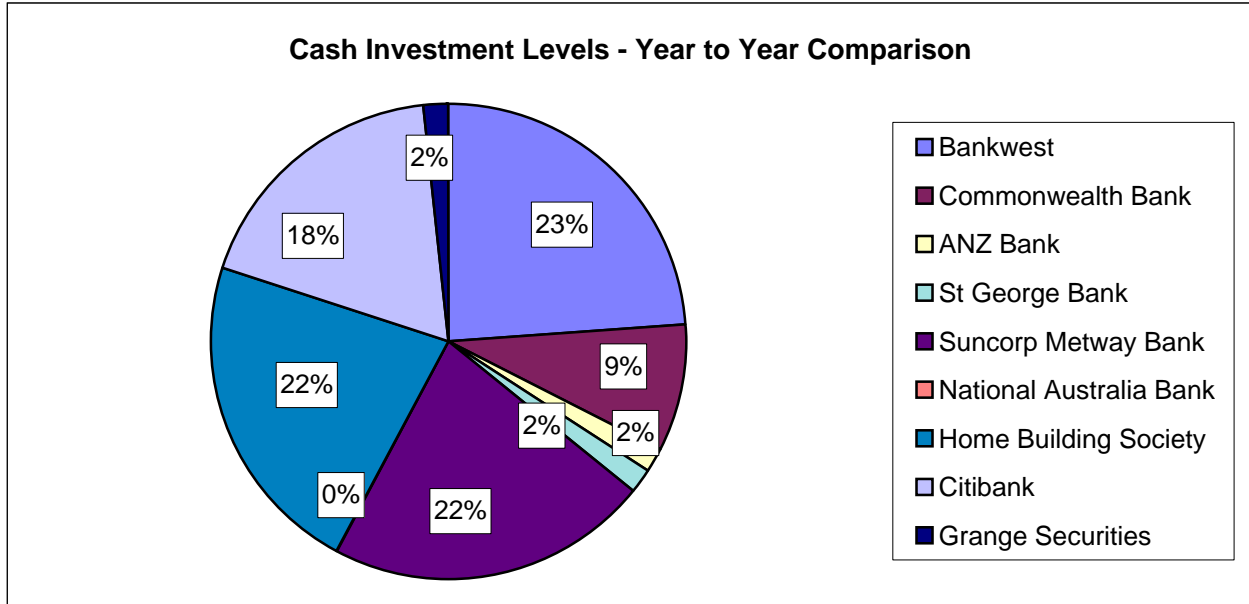
The anticipated yield on funds currently invested is expected to be 7.76%

Cash Investment Levels

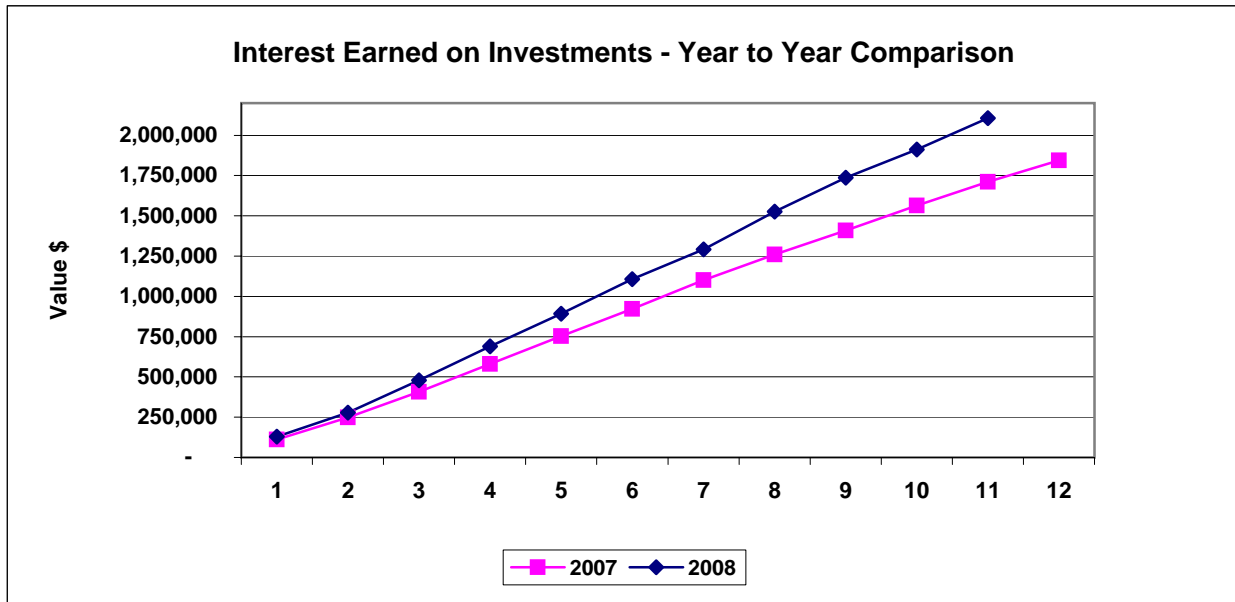


SUMMARY OF CASH INVESTMENTS AS AT 31 MAY 2008

Investments - Disclosed by Institution



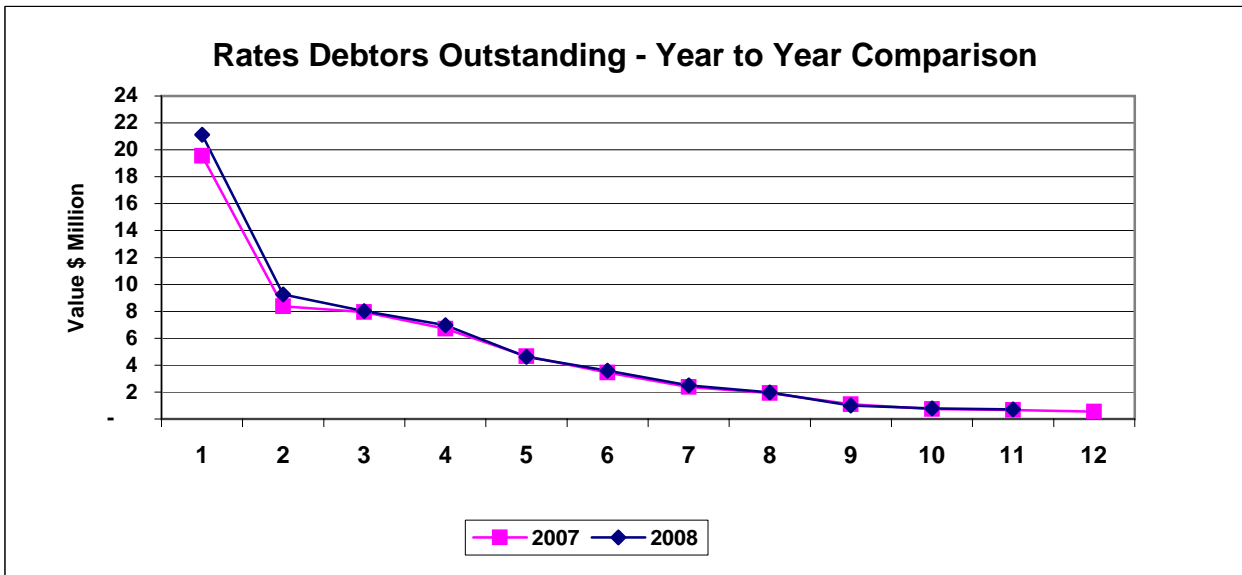
Interest Earned on Investments



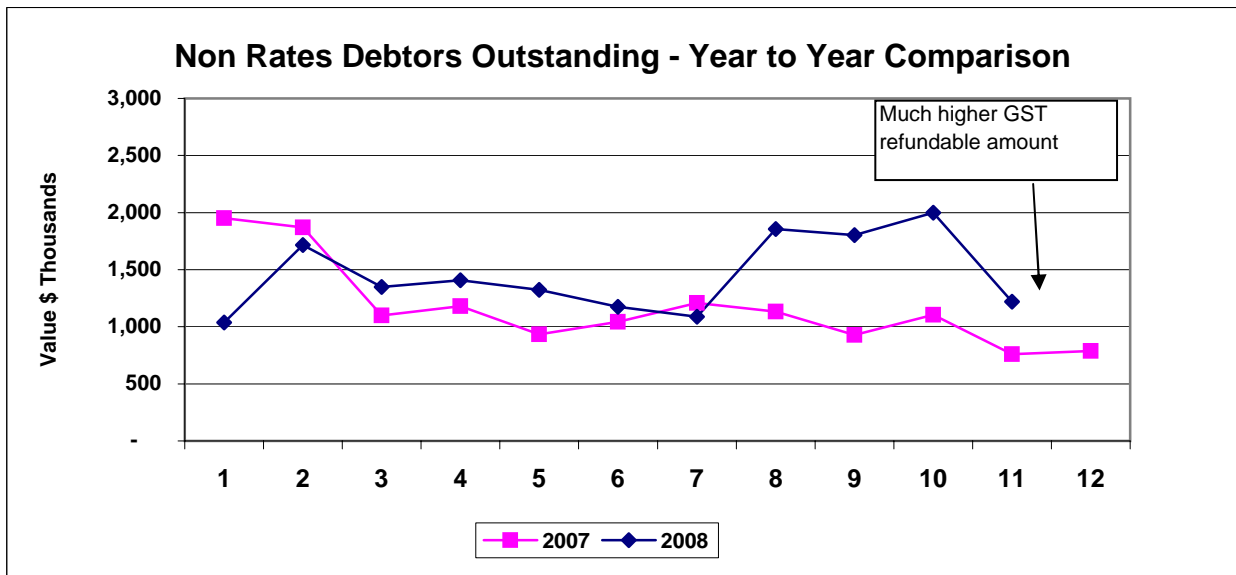
**STATEMENT OF MAJOR DEBTOR CATEGORIES
AS AT 31 MAY 2008**

Rates Debtors Outstanding	2008	2007
Outstanding - Current Year & Arrears	358,706	231,752
Pensioner Deferrals	343,553	358,805
	702,258	590,557

Rates Outstanding as a percentage of Rates Levied	2008	2007
Percentage of Rates Uncollected at Month End (No further instalment yet to fall due)	3.02%	2.73%



Non Rates Debtors Outstanding



ITEM 10.6.3 WARRANT OF PAYMENTS LISTING

CITY OF SOUTH PERTH

REPORT OF THE DIRECTOR FINANCIAL AND INFORMATION SERVICES - LIST OF ACCOUNTS PAID DURING THE MONTH OF MAY 2008 TO BE PLACED BEFORE THE MEETING OF COUNCILLORS TO BE HELD ON 24 JUNE 2008

CERTIFICATE OF THE DIRECTOR FINANCIAL AND INFORMATION SERVICES

This Schedule of Accounts reflects payments (other than Payroll Transactions) made during the month of May 2008.

	CHEQUE NO.	MAY
MUNICIPAL ACCOUNT	67329 - 67739	2,783,377.32
ELECTRONIC FUNDS TRANSFER	688 - 691	1,085,601.20
TRUST FUND	13895 - 13938	18,785.00
TOTAL		3,887,763.52

The above Schedule which was submitted to each Councillor prior to the meeting date has been checked and is fully supported by vouchers and invoices which have been duly certified as to the receipt of goods and rendition of services and as to prices, computations and costing.

M J KENT

DIRECTOR FINANCIAL AND INFORMATION SERVICES

I hereby certify that the Schedule of Accounts covering the above vouchers was submitted to the meeting of Councillors on 24 June 2008 and that the payments made were endorsed by that meeting.

J BEST

MAYOR

Creditor Number	Payee	Cheque No	Date	Details	Amount
	For Bank: 1 Commonwealth Bank			Account : 066-124 16-0011	
23324.01	Cooper & Dysart Pty Ltd	67329	15/05/2008	Diesel, Unleaded Fuel	31277.16
204316.01	Mrs C I Parrott	67330	15/05/2008	Expense Reimbursement	417.10
202645.01	ACAA - WA	67331	16/05/2008	ACFI Seminar - CPH 2 x attendees	539.00
203306.01	AGS Metalwork	67332	16/05/2008	Ends of Nursery Greenh, Various Repairs	9476.50
201783.01	Air Torque Refrigeration	67333	16/05/2008	CPV U42 - Daikin Air Conditioner	2687.30
203925.01	Airco	67334	16/05/2008	Electrical Works x 4	1749.68
84133.01	Alinta Gas	67335	16/05/2008	Gas Usage CPV/CPH 8/2-6/5/08	1502.25
203146.01	Ausmic Boomerang Pest & W	67336	16/05/2008	Treat Weeds - Fpaths, Cycleways, Bus Stops	11779.99
72842.01	Australia Post	67337	16/05/2008	Postage, BillPay Transaction Fees - Apr	4431.80
202193.01	Battery World Welshpool	67338	16/05/2008	Motorcycle, Greens Mowers Battery x 5	688.70
201589.01	Blomfield General Contrac	67339	16/05/2008	Case Tractor Transportation	220.00
204164.01	Borders Australia Pty Ltd	67340	16/05/2008	Library Books	3120.13
204739.01	Bynorm Pty Ltd	67341	16/05/2008	Stroke, Chain Bar Oil & Trimline - CPGC	487.12
204416.01	C.E. Nicholls & Son Pty L	67342	16/05/2008	Inspection - 70 Labouchere Rd	29.00
204708.01	Cash & Carry	67343	16/05/2008	Sunscreen & Lollies - Skyshow, CPH Provis	603.56
204726.01	Castledine Legal And Medi	67344	16/05/2008	Mediation Services	3712.50
200730.01	Century Air Conditioning	67345	16/05/2008	CPV U113 Replace Ducted Aircon	1567.00
203962.01	Chair Guru	67346	16/05/2008	Chair Repairs x 2	156.20
85216.01	Challenger TAFE	67347	16/05/2008	Apprenticeship Books x 2 employees	42.20
76359.01	Coates Hire	67348	16/05/2008	Generator - Old Mill Antiques Rdshow 8 Mar	313.64
202988.01	Commercial Antenna System	67349	16/05/2008	CPV Install Cabling Digital TV, Headends	10389.48
73229.01	Como Plumbing Services	67350	16/05/2008	CPV Admin, Hairdress, U47	1828.20
203801.01	Como Towing	67351	16/05/2008	Towing of Loader after repair to OpsCentre	165.00
200454.01	Courier Australia	67352	16/05/2008	Courier - Workshop Parts	18.72
204947.01	Dennis Haskell	67353	16/05/2008	Poem - Poetry Park Project	300.00

Creditor Number	Payee	Cheque No	Date	Details	Amount
203670.01	Direct Bins	67354	16/05/2008	Truck Hire - Transport Bins at Tsfr Stat	561.00
83929.01	Dowsing Concrete	67355	16/05/2008	Vista, Lockhart/Paterson, CPGC	36503.94
204769.01	Dux Cafe Restaurant	67356	16/05/2008	Catering - Meetings	175.00
84833.01	Eastern Metropolitan Regi	67357	16/05/2008	OHS Consultancy Services	1280.40
202681.01	Ecojobs	67358	16/05/2008	Casual Staff - Murray St 28-30/04/2008	3061.58
85429.01	Ecosystem Management Serv	67359	16/05/2008	Baumea Articulata Tubestock x 894	983.40
201800.01	Eighty Nine Enterprises	67360	16/05/2008	CPV U41, 113, 25, 37 Repairs to Doors	2440.00
203873.01	Federation Tuckpointing	67361	16/05/2008	Old Mill Theatre Progress Claim 1	45873.00
201044.01	Forestvale Trees	67363	16/05/2008	100 Litre Jacaranda x 10	1848.00
83130.01	GHD Pty Ltd	67364	16/05/2008	Prep Line Drawings Electrical Diagram CCentre	1320.00
204948.01	GR & DR Contractors	67365	16/05/2008	Roof Leakage - CPGC	220.00
200639.01	Green's Electrical Servic	67366	16/05/2008	Water Check - Collins St Hall	88.00
203752.01	Hillarys Plumbing & Gas	67367	16/05/2008	Plumbing Works x 13	3137.85
202272.01	ICLEI	67368	16/05/2008	Climate Change Breakfast Regist, CEO	30.00
202355.01	IPWEA	67369	16/05/2008	Annual Parks Forum x 2 Attend 2 May	825.00
203103.01	Jackson McDonald Barriste	67370	16/05/2008	Prof Services - Heppinstone St	4618.90
200776.01	John Banks & Associates	67371	16/05/2008	Pruning Recom 6 x LemonScentGums MMundy	990.00
201840.01	Key 2 Design	67372	16/05/2008	Printing of Trust Fund Cheques	809.60
73342.01	Landgate - Western Austra	67373	16/05/2008	Land Enquiries, Registration of Leases	364.70
76403.01	Landmark Operations Ltd	67374	16/05/2008	Rain Jacket x 4 - CPGC	157.50
200885.01	Leigh Mardon Australasia	67375	16/05/2008	Library - Card Base Stock x 3000	2178.00
200118.01	Liquor Barons	67376	16/05/2008	Beverages for Council Functions	2263.99
202249.01	Local Government Managers	67377	16/05/2008	Working w Elected MbrsRegistr x3 Attend 4 Jun	1800.00
202874.01	Local Govt Community Serv	67378	16/05/2008	Community Development Conference x 1 Attend	660.00
204950.01	M P Rogers & Assoiates P	67379	16/05/2008	SJMP Beaches Project Prog Claim	1242.95
202490.01	McLeods Barristers & Soli	67380	16/05/2008	Prof Serv- Appointment of Deputy Members	741.10

Creditor Number	Payee	Cheque No	Date	Details	Amount
202699.01	Media Monitors Australia	67381	16/05/2008	Broadcast Summary, Retainer 1-31/05/2008	247.39
204223.01	Mends Street News	67382	16/05/2008	HHouse Newspaper Subsc	64.05
25522.01	Mercury Messengers	67383	16/05/2008	Courier Services - Apr 2008	455.48
204335.01	Messagemedia	67384	16/05/2008	SMS for Contacting the YAC - Apr 08	12.87
200473.01	Millpoint Caffé Bookshop	67385	16/05/2008	Library Books x 47	1038.09
204946.01	Miriam Lo	67386	16/05/2008	Poem - Poetry Park Project	300.00
204064.01	MMM WA Pty Ltd	67387	16/05/2008	Star/Cohn, Star/Oats-TOVP, CPark Angelo St	30664.92
81390.01	Mowfix Mowers	67388	16/05/2008	Spool Inserts & Chains For Pole Saws	362.90
76599.01	New Town Toyota	67389	16/05/2008	Fleet Vehicle Service x 1	276.20
203824.01	Norma Paice	67390	16/05/2008	Collation of Data for Fiesta Survey 2008	462.50
201499.01	Oce-Australia Limited	67391	16/05/2008	Plan Copier Charge- 1-31/05/2008	544.25
200856.01	Officemart	67392	16/05/2008	Cartridge Ink, Plotter Roll & Bond Paper	463.91
201837.01	Pavement Analysis Pty Ltd	67393	16/05/2008	Prepare MRRG Funding Submission 2009/10	5060.00
203473.01	Pedersens Hire	67394	16/05/2008	Equip - Anzac Day Service, Mediation @ CPV	1824.36
76261.01	Peter Jodrell Architect	67395	16/05/2008	Attend Design Adv Consult Mtg 12/05/08	180.00
202511.01	Pirtek Welshpool	67396	16/05/2008	Hose Assembly, Steering Hose Rep, Grease Gun	429.27
202359.01	Plant & Soil Management	67397	16/05/2008	Richardson Pk/Como Croquet/EJ Oval Turf Maint	16571.50
200914.01	Preservation Services	67398	16/05/2008	Library Scans - Exhib, Gibbs Images, Photos	3044.00
204553.01	Psyco Sand	67399	16/05/2008	Revegetation/Tree Watering Feb, Mar	20924.75
200518.01	Quality Comics	67400	16/05/2008	Library - Graphic Novels x 9	217.35
202080.01	Quality Traffic Managemen	67401	16/05/2008	Labouchere, Welwyn, Canning, Ley	5471.10
203701.01	Ray Scarce & Associates	67402	16/05/2008	Building Surveying - 1-30/04/2008	14520.00
204949.01	Rod Moran	67403	16/05/2008	Poem - Poetry Park Project	330.00
74233.01	Rosetta Holdings Pty Ltd	67404	16/05/2008	Commiss on Takings, Reimb Centri Chill	12245.09
74314.01	Sanax Medical & F/aid Sup	67405	16/05/2008	First Aid Supplies - Ranger Services	211.13
202328.01	SecurePay Pty Ltd	67406	16/05/2008	Website Payments Trans Fee - Apr 2008	248.93

Creditor Number	Payee	Cheque No	Date	Details	Amount
204760.01	Skadada	67407	16/05/2008	Fiesta Perf Fee - Voltage Youth Workshops	3652.00
204410.01	Skipper Truck Parts	67408	16/05/2008	Hazard Switches x 2	223.37
202862.01	Southern Metro Regional C	67409	16/05/2008	Rubbish Site Charg MSW, Greenwaste Apr	100907.36
203106.01	State Library of WA	67410	16/05/2008	Library - Lost & Damaged Books	317.90
203371.01	Sunline Press	67411	16/05/2008	Library Books x 3	70.00
84059.01	Synergy	67412	16/05/2008	Power Usage, St & Decorative Lighting	57171.60
74527.01	Telstra	67413	16/05/2008	Mobiles, Telephones (Includ CPV/CPH)	27955.49
203706.01	The Nutcote Trust	67414	16/05/2008	Annual Membership Renewal-Heritage House	70.00
200544.01	TJ & J Sheppard	67415	16/05/2008	Reimb Materials for Collier Park Pavillion	4292.70
83969.01	Town Of Victoria Park	67416	16/05/2008	Road Sweeping	23100.00
77031.01	Tudor House	67417	16/05/2008	CPV - Shade Cloth Pergola	144.00
204939.01	Uloth And Associates	67418	16/05/2008	Richardson Pk Car Park Study Progr Claim1	7253.40
82332.01	Valli Reticulation	67419	16/05/2008	Retic - Star/ Cohn, Lockhart/Paterson	750.00
202003.01	Vet House Calls Pty Ltd	67420	16/05/2008	CPH Cat Seattle, Euthanased	350.00
24166.01	Victoria Park Veterinary	67421	16/05/2008	Dog Pound Euthanasia & Crem	91.85
203495.01	Wanneroo Agricultural Mac	67422	16/05/2008	Hydraulic, Oil, Fuel, Air Filters	548.94
21476.01	Western Aust Treasury Cor	67423	16/05/2008	Loan Principal & Int - L220,222,218	17575.92
204457.01	Western Australian Sustai	67424	16/05/2008	Annual Subscription Aug 07 - Jul 08	550.00
81399.01	Western Educting Service	67425	16/05/2008	Educt - Welwyn Ave & OpsC Wash Down Bays	247.50
81916.01	Westral	67426	16/05/2008	Patio Mann SnrCitz, CPV U66 Screens	6866.00
202672.01	Wide Open Space	67427	16/05/2008	Services - City Landscapes Offic Feb/Mar	7350.00
76258.01	Mr F Zuideveld	67428	16/05/2008	Attend Design Adv Consult Mtg 12/05/08	180.00
204158.01	Western Power Networks	67429	16/05/2008	Como East Underground Power Cash Call 2	880000.00
77059.01	Collier Park Hostel Petty	67430	16/05/2008	Petty Cash Reimbursement	441.70
84403.01	Operation Centre Petty Ca	67431	16/05/2008	Petty Cash Reimbursement	265.75
9110	Ms S T Bangun & Mr J Par	67432	19/05/2008	Refund of Overpayment, Rates Interim	662.50

Creditor Number	Payee	Cheque No	Date	Details	Amount
9110	Ms L C Lee	67433	19/05/2008	Refund Planning Appl 2/219 Mill Pt, Not Reqd	60.00
9110	Al Pools Pty Ltd	67434	19/05/2008	Refund Building Licence 17 Howard Pde, Canc	63.00
9110	Mr B J Aldrich	67435	19/05/2008	Cat Sterilisation Subsidies- 1 Male & 1 Femal	50.00
9110	Lunnscapes	67436	19/05/2008	Refund Amend Bldg Fee 54 Melville, Not Reqd	40.00
9110	Lorie Jennings	67437	19/05/2008	Reimb Third Party Hire Vehicle, Insur	231.00
9110	Mr G F Walker	67438	19/05/2008	Crossover Subsidy - 22 Third Ave	577.00
9110	Mr & Mrs A French	67439	19/05/2008	Crossover Subsidy - 10 Wattle St	571.00
9110	The Owners Of Strata Plan	67440	19/05/2008	Crossover Subsidy - 25 Renwick St	529.00
9110	Mr John Keesing	67441	19/05/2008	Crossover Subsidy - 16 Monash Ave	499.00
9110	Mrs A Dalton	67442	19/05/2008	Refund Cat Sterilisation, Male	20.00
9110	Alexander Hey	67443	19/05/2008	Individual Fund Prog, Internat Music Tour	300.00
9110	Luke Keesing	67444	19/05/2008	Individ Fund Prog, Aust Youth Dev Lacrosse	300.00
9110	Ms A K Thompson	67445	19/05/2008	Refund of Overpayment, Rates Interim	15.57
9110	Mr S M Gibson & Mrs K L	67446	19/05/2008	Refund of Overpayment, Rates Interim	52.34
9110	Mr W H Goes & Mrs K J Go	67447	19/05/2008	Refund of Overpayment, Rates Demolition	20.20
9110	Mr P V Abernethy & Mrs S	67448	19/05/2008	Refund of Overpayment, Rates Demolition	43.16
9110	Atrium Homes	67449	19/05/2008	Refund Overpay Bldg Lic Fee L101 Wooltana	20.00
9110	Miss Irene Leslie Bertoli	67450	19/05/2008	Refund To Departing Resident, CPV U133	114819.57
73970.03	Australian Services Union	67451	21/05/2008	Payroll Deduction PPE 5 & 19/5/2008	519.40
76670.03	Deputy Child Support Regi	67452	21/05/2008	Payroll Deduction PPE 5 & 19/5/2008	508.86
73636.03	Hospital Benefit Fund	67453	21/05/2008	Payroll Deduction PPE 5 & 19/5/2008	1995.10
21425.03	Liquor, Hospitality & Mis	67454	21/05/2008	Payroll Deduction PPE 5 & 19/5/2008	80.40
202999.03	Local Gov't Racecourses &	67455	21/05/2008	Payroll Deduction PPE 5 & 19/5/2008	691.46
202589.03	WA Local Govt Superannuat	67456	21/05/2008	Payroll Deduction PPE 5 & 19/5/2008	80.00
21545.01	City of South Perth	67457	21/05/2008	Planning Applic Fees - Challenger Pavil	676.20
204054.01	Ms B M Pearson	67458	21/05/2008	Expense Reimbursement	305.00

Creditor Number	Payee	Cheque No	Date	Details	Amount
203850.01	Advance Press Pty Ltd	67459	23/05/2008	TravelSmart Access Guides x 7500	1982.46
204595.01	Affordable Pest Control	67460	23/05/2008	Bait Ants - Ops Centre	220.00
204251.01	Aged Care Staffing Agency	67461	23/05/2008	Temps - CPH Carers	1213.12
203306.01	AGS Metalwork	67462	23/05/2008	Gate - Narrows/Clont/Clyd, Drain Gullies	2986.50
203925.01	Airco	67463	23/05/2008	Elect - Bill Grayden/Libr/RichPk/MannH/Zoo	4657.39
84133.01	Alinta Gas	67464	23/05/2008	McDougall Pk - Gas Usage 12/2-8/5	244.95
204228.01	All Earth Group Pty Ltd	67465	23/05/2008	Remove Mixed Inert Waste, StSweep, Clean Conc	9587.11
204865.01	All Suburbs Tree Surgeons	67466	23/05/2008	Prune 8 Trees - Old Mill	2200.00
204951.01	Allwest Turfing	67467	23/05/2008	Reinstate Verge - Onslow/Labouchere	1331.00
204966.01	Andrew Lansdwon	67468	23/05/2008	Poem - Poetry Park Project	300.00
204862.01	APHS Pharmacy Belmont	67469	23/05/2008	CPH - Medical Supplies	325.50
204485.01	Artsource	67470	23/05/2008	Consult Fee - Artworks Civic Admin Bldg	1692.35
201082.01	Assured Tree Services	67471	23/05/2008	Thelma-Gard, Melville, Pether, Pre-Sch, Godwi	12281.00
203985.01	Audee Pty Ltd	67472	23/05/2008	Timber Seat, Wind, Shower Pan Collier Pavill	5302.00
203510.01	Aurora Painting	67473	23/05/2008	Painting - Collins St Hall	209.00
201648.01	Aus Record	67474	23/05/2008	Records - System Files, Lables Alpha/Num/Slash	399.86
204660.01	Australian Native Nurseri	67475	23/05/2008	Carex Appressa Tube Stock x 1400	1232.00
76388.01	Australian Plant Wholesal	67476	23/05/2008	CPV - Assorted Natives	730.20
76423.01	Baileys Fertilisers	67477	23/05/2008	Fertilisers - Blood & Bone, Rose & Citrus	1991.00
204737.01	Bale Data Services	67478	23/05/2008	Cashiers - Rolls Of Thermal Paper	113.85
204802.01	Mr WJE Bannister	67479	23/05/2008	Library - Oral History Interv, CD, Tape	1910.00
202422.01	Beeman	67480	23/05/2008	Thelma, Omagh, Brandon, Angelo Sump	510.00
200866.01	Besam Australia	67481	23/05/2008	Repair & Adjust Roller Door Ops Centre	1681.90
204496.01	BG & E Pty Ltd	67482	23/05/2008	Catchment Analy -Sump Rationalisation Prog Cl	12287.00
202493.01	Bicycle Transportation Al	67483	23/05/2008	T- Shirts - Cycle Instead x 7	140.00
202172.01	Bin Bath Australia Pty Lt	67484	23/05/2008	Bin Cleaning Service - CPV & CPH	206.15

Creditor Number	Payee	Cheque No	Date	Details	Amount
72834.01	Blackwoods, Atkins	67485	23/05/2008	Cabinet for PPE, Hose Reels	1556.25
83878.01	BOC Gases	67486	23/05/2008	Industrial Gas Container Hire	176.91
202731.01	Bollinger & Co Pty Ltd	67487	23/05/2008	10 Remotes, Service Boom Gate	978.02
201823.01	Boral Construction Materi	67488	23/05/2008	7 Mill Asphalt	984.84
204164.01	Borders Australia Pty Ltd	67489	23/05/2008	Library - Books x 69	1772.42
20212.01	Boya Equipment	67490	23/05/2008	Oil, Fuel, Hydraulic & Air Filters	494.90
203410.01	Brightwater Care Group	67491	23/05/2008	CPH Laundry Service 7-29/4/08	1143.18
72990.01	Bunnings Building Supplie	67493	23/05/2008	Building Supplies	1877.32
200088.01	Carpet Hotline	67494	23/05/2008	CPV U25, 5 - Carpet/Vinyl	5760.00
204248.01	CBC Australia Pty Ltd WA	67495	23/05/2008	V Belts x 6	287.29
204458.01	Central Fire Services Pty	67496	23/05/2008	CPV U103, 107 - Fit Smoke Alarm	484.00
81983.01	Chamber Of Commerce & Ind	67497	23/05/2008	CCI Annual Membership Subscription 08/09	11120.19
201216.01	Chemform	67498	23/05/2008	CPH - Chux, Bin Liner, Napkins, Towel	996.84
201907.01	Chris Rowett	67499	23/05/2008	Photog - Tompkins on Swan PioneerLunch	210.00
204556.01	City Subaru	67500	23/05/2008	Fleet Vehicle Service x 1	295.70
76586.01	CJD Equipment Pty Ltd	67501	23/05/2008	Filter Element, Pin, Air/Oil Filter	330.81
200489.01	Clean Sweep	67502	23/05/2008	Sweeping - Various Locations	2552.55
73148.01	Cleanaway	67503	23/05/2008	Rubbish Bin Collections, Replac Bins, Grease	166123.46
76470.01	Comestibles	67504	23/05/2008	Catering-Abiding Passions GibbsExhib HH 23 Ap	2058.00
202618.01	Commercial Tyre Service	67505	23/05/2008	Turf & Green's Tyres	1148.84
73229.01	Como Plumbing Services	67506	23/05/2008	CPV U80,46,47 - Cistern, Taps, Water Hammer	1765.50
204181.01	Compass Group (Australia)	67507	23/05/2008	CPH Catering - 31/3-27/4/08	23432.84
204373.01	Complete Portables	67508	23/05/2008	DDoor Shed- OMill Theatre, Transp James Milla	303.52
204380.01	Conservation Volunteers A	67509	23/05/2008	Hayman Rd Verge	3025.00
201034.01	Corporate Express	67510	23/05/2008	Meetings & Functions Supplies, Stationary	2149.41
204524.01	Coventry Fasteners	67511	23/05/2008	Zinc Plated Bolts x 600	274.34

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76231.01	Crommelins Australia	67512	23/05/2008	Water Tank and Pump	363.00
76267.01	Daytone Printing	67513	23/05/2008	Order Requis, Libr Reserv, Hall Rec, Bus Card	2030.60
204655.01	Della's Group Pty Ltd	67514	23/05/2008	Peninsula, NWatch Newsl, RWisE Flyer	6987.20
202926.01	Department of Justice	67515	23/05/2008	CPV - Copy of Death Certificate	40.00
203671.01	Department of Premier & C	67516	23/05/2008	Residential Design Codes 2008 x 5	206.95
204162.01	Diamond Industries Pty Lt	67517	23/05/2008	Repair AirCon - Heritage House	500.50
21655.01	Digital Telecommunication	67518	23/05/2008	CPV U109 - Install Smartlink Help Phone	555.50
202340.01	Digrite	67519	23/05/2008	Rock Breaker - Atlas Copco	12320.00
200519.01	DORMA Automatics Pty Ltd	67520	23/05/2008	Auto Door Call Out - Manning Library	198.00
204678.01	Downer EDI Works Pty Ltd	67521	23/05/2008	Patterson, Star/Cohn	10727.07
84865.01	Drake Australia Pty Ltd	67522	23/05/2008	Temps - CPH Carers	2258.72
84649.01	Driver Training Education	67523	23/05/2008	Library - 1st Aid Training for Par & Children	250.00
84833.01	Eastern Metropolitan Regi	67524	23/05/2008	Design & Devel Site Safety Manag Plan	245.00
204662.01	Efficient Communication S	67525	23/05/2008	CPH - Dect Phone Repairs	198.00
204960.01	Enviroplus Water Quality	67526	23/05/2008	Test Water Washdown Bay - CPGC	203.50
21011.01	Farinosi & Sons Pty Ltd	67527	23/05/2008	Stormwater Pipe, Bend, Joiner	139.75
204927.01	Fluid Electrical Pty Ltd	67528	23/05/2008	Lights Mann Rd Entry Stat, Dosing Pump - CPGC	11541.43
204527.01	Fremantle Steam Laundry P	67529	23/05/2008	Linen Service - Functions & Mtgs, Apr 08	3411.79
74187.01	Fuji Xerox	67530	23/05/2008	Copier Charges and Paper Supplies	8485.30
204965.01	Fun And Fitness For Kidz	67531	23/05/2008	Flexability Program Apr, May - GBLC	225.00
203602.01	G Greive Panelbeaters	67532	23/05/2008	Panel Beating Repairs - Fleet Vehicle	705.43
204379.01	Gel Group	67533	23/05/2008	Temps - Engin Infrast, Bldg, Fin Serv Payroll	10812.44
204959.01	George's Bike Shop	67534	23/05/2008	Bikes - Fiesta Prizes	615.00
203822.01	Mr B Gleeson	67535	23/05/2008	Exp Reimb - Mileage, Conference	524.44
203328.01	Greenway Enterprises	67536	23/05/2008	Secateur x 6, Soil Tester, Pick Up Tools	1453.32
21759.01	Gronbek Security	67537	23/05/2008	Keys x 8 - Store Room	52.00

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203314.01	Grout Expectations	67538	23/05/2008	CPV U5 - Tile & Grout Clean	121.00
202644.01	Harrison Electrics Pty Lt	67539	23/05/2008	Lighting Inspection & Repairs	3980.35
200974.01	Hays Personnel Services P	67540	23/05/2008	Temps - Engin Infrast, Fin Serv A/C's Payable	6873.43
202372.01	Heatley Sales Pty Ltd	67541	23/05/2008	Bench Grinder, Rivet Gun, Protect Cloth	4360.72
201119.01	Hoseco Welshpool	67542	23/05/2008	Hose & Fittings	75.05
22070.01	Hydro Engineering Pty Ltd	67543	23/05/2008	Submersible Pump - Lake Gillon	16813.72
76426.01	Ian Harris Architects	67544	23/05/2008	Attend Design Adv Consult Mtg 12/05/08	180.00
203504.01	Imperial Glass	67545	23/05/2008	Bus Shelters, GBLC, Mann Snr Cit	8315.42
204641.01	Inhouse Catering Solution	67547	23/05/2008	Catering - Functions and Council Mtgs & Brief	17171.45
204675.01	Insight Call Centre Servi	67548	23/05/2008	Mthly Service Fee	548.02
203847.01	Insight Communication & D	67549	23/05/2008	Design & Manuf Poetry Walktrail Plaques x 25	15312.00
73709.01	Jason Signmakers	67550	23/05/2008	Supply 4 Bus Shelters Final Claim	32136.50
203917.01	JBA (John Bullock and Ass	67551	23/05/2008	Survey - Morris/Allen/Swan/Com/Star/Ley	12635.00
200776.01	John Banks & Associates	67552	23/05/2008	Tree Surg Instr Morris Mundy Res	264.00
204372.01	John Hughes Park Ford Ser	67553	23/05/2008	Fleet Vehicle Service x 2	728.50
204967.01	John Kinsella	67554	23/05/2008	Poem - Poetry Park Project	300.00
201984.01	John Papas Trailers Pty L	67555	23/05/2008	Custom Tailer toTransport Out Front Mower	17712.00
204942.01	John Pausey	67556	23/05/2008	Over Seeding of Rye Grass- GB Reserve	796.00
204955.01	Katherine Lee	67557	23/05/2008	Expense Reimbursement	11.00
203184.01	Kennards Hire	67558	23/05/2008	Sludge Pump Hire, Hoses - CPV	477.00
200275.01	Kleenit	67559	23/05/2008	Graffiti Removal - Apr 08	1122.00
84791.01	Lamp Replacements Pty Ltd	67560	23/05/2008	CPV - Globes	342.38
76403.01	Landmark Operations Ltd	67561	23/05/2008	Jacket & Trousers - CPGC, Chemicals	999.02
200704.01	Lawn Doctor	67562	23/05/2008	Re-Turfing - EJ & Bill Grayden Reserve	2728.00
204685.01	Lina Mustapah	67563	23/05/2008	Services Water Campaign 11/3 - 22/05/08	2657.50
200118.01	Liquor Barons	67564	23/05/2008	Beverages - Council Functions & Meetings	3336.00

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201562.01	Local Government Planners	67565	23/05/2008	Breakfast Forum- Sexual Services Act2000	315.00
202452.01	Lock, Stock & Farrell Loc	67566	23/05/2008	Repairs to Park Pad Locks	755.39
73822.01	Lovegrove Turf Services P	67567	23/05/2008	Mowing - SJMP, GBurn, Neil McDoug	6160.00
204950.01	M P Rogers & Assoiates P	67568	23/05/2008	Consultancy - SJMP Beaches Project	1456.92
204713.01	Manning / Salter Point De	67569	23/05/2008	Library - Magazines	294.80
204858.01	Marcel Roofing	67570	23/05/2008	Gutters - CPGC/Mam Kind, Roof - Scout Hall	1133.00
80788.01	McIntosh & Son WA	67571	23/05/2008	Ignition Switch	221.78
204415.01	Mechanical Project Servic	67572	23/05/2008	CCentre Airconditioning - Maint	843.33
204613.01	MetroCount	67573	23/05/2008	Vehicle Classifier, Repairs, Batteries	12900.80
203076.01	Micro Control Engineering	67574	23/05/2008	Repair Radio - EJ & SJMP Retic	765.22
204064.01	MMM WA Pty Ltd	67575	23/05/2008	McDougall Pk Lake, CBeach River Wall	23952.50
202000.01	Mobile Phone Installation	67576	23/05/2008	Install Original Bluetooth Fleet Vehicle	356.50
82720.01	Moonlight & Roses Florist	67577	23/05/2008	Anzac Day Wreath	80.00
204961.01	Move Clothing	67578	23/05/2008	Shirts & Embroidery - Rangers	107.25
204936.01	Mower City	67579	23/05/2008	Mower Blades x 4	160.00
81390.01	Mowfix Mowers	67580	23/05/2008	Chainsaw Chain, Stroke Oil, Bar & Cutter Lube	143.35
204407.01	MPL Laboratories	67581	23/05/2008	Water Analysis - Mt Henry Bore	300.30
204953.01	Mr A Paolino	67582	23/05/2008	Install Street Name Plates x 11	580.80
201444.01	Mulford Plastics Pty Ltd	67583	23/05/2008	Coreflute x 5 - South Perth Primary Sch	145.92
23486.01	Municipal Contractors WA	67584	23/05/2008	Collect & Dispose Kerbs Litter, Fiesta Mends	2503.91
200780.01	Nashtec Auto Electrics	67585	23/05/2008	AirCond/Elect Repairs and Re-gas	845.00
204742.01	Office Comforts	67586	23/05/2008	Book Shelves - Mayors Office	470.00
204875.01	Oxfords Carpentry and Ren	67587	23/05/2008	Fit Door, Shower Partitions - Collier Pavil	1380.50
203817.01	Ozlite Pty Ltd	67588	23/05/2008	Globes & Starters	2166.85
21922.01	P & J Paving	67589	23/05/2008	Crack Sealing - Victoria/Mabel/Monash	10175.00
204926.01	Parallax Productions Pty	67590	23/05/2008	Artist Fees- Footprints Community Art Pr	66.00

Creditor Number	Payee	Cheque No	Date	Details	Amount
21416.01	Parker Black & Forrest Pt	67591	23/05/2008	Automatic Door Stop	63.12
203591.01	Parkland Mazda	67592	23/05/2008	Fleet Vehicle Service x 1, Aerial	505.30
202388.01	Party Plus Cannington	67593	23/05/2008	Lighting Hire - Poetry Park Launch	120.00
203889.01	Perlex Holdings Pty Ltd	67594	23/05/2008	Entertainment - Youth Activ Area- Skyworks	3160.00
204954.01	Peter Roaen	67595	23/05/2008	Expense Reimbursment	151.89
204969.01	Philip Salom	67596	23/05/2008	Poem - Poetry Park Project	300.00
203511.01	Phone Forward Pty Ltd	67597	23/05/2008	Training Best Tel Courtesy & Etiquette x 1 At	20.00
204844.01	Placer Management Group	67598	23/05/2008	Temp - Human Resource Services	4168.38
202962.01	Planning Institute Austra	67599	23/05/2008	Transect Plann & Form Based Codes x 4 Attend	55.00
202959.01	Playright Australia Pty L	67600	23/05/2008	Playground Maintenance - Mar 2008	385.00
20852.01	Prime Health Group	67601	23/05/2008	Pre-employment Medical x 3	363.00
201329.01	Pro Core	67602	23/05/2008	Passive Coring of Practice Tee - CPGC	440.00
201068.01	Progressive Brick Paving	67603	23/05/2008	Lockhart/Pat, Tracey, WPower Poles	13327.00
201996.01	Prospero Civil & Cadd Des	67604	23/05/2008	Roads To Recovery Design & Drafting Work	5060.00
200518.01	Quality Comics	67605	23/05/2008	Library - Graphic Novels x 1	19.95
21497.01	R & L Hiab Services	67606	23/05/2008	Pick Up & Deliver Plant for Repairs	591.24
204970.01	R. Francis	67607	23/05/2008	Library - Books x 2	60.00
74357.01	RA Shopland	67608	23/05/2008	CPV U5, 4, 57, 88, 109 Paint/Repairs	4625.50
204745.01	Rainscape Waterwise Solut	67609	23/05/2008	CPV - Garden Supplies	408.07
74217.01	Rentokil Initial Pty Ltd	67610	23/05/2008	CPV U30, W/Shop Termite Barrier, Ants U6	3799.98
204964.01	Republican Party Of Austr	67611	23/05/2008	17th Republican Ann Dinner - Mayor	95.00
204185.01	Retravisision - Carlisle	67612	23/05/2008	CPH/CPV Kettles & Bench Top Oven	438.00
74446.01	Richgro Garden Products	67613	23/05/2008	Plant Tags x 3000, Ezi-Wet	3190.00
203192.01	Robert Lea Painting Servi	67614	23/05/2008	Paint - Mann Health Clin, Graff Remov	3835.05
72796.01	Rocla Pipeline Products	67615	23/05/2008	Well Liner - CPV Gardens	140.80
72818.01	Rocla Quarry Products	67616	23/05/2008	Turf Sand - CPGC, Yellow Fill Sand	1902.24

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204952.01	Rollex Medical Pty Ltd	67617	23/05/2008	CPH - Medical Chair Scale	2233.00
204539.01	RSS Signs & Safety	67618	23/05/2008	Removal Of Signs- RBull Air Race, Signs	11388.85
85089.01	SAI Global Limited	67619	23/05/2008	Online Subscription Download	119.02
204712.01	Salmat Print on Demand Pt	67620	23/05/2008	Departmental Quarterly Rpts - Mar 08	235.40
73563.01	Scottish Pacific Bus Fina	67622	23/05/2008	Hiring Roller - Davilak/Ley, Star/Cohn	1751.09
204917.01	SJR Civil Consulting Pty	67623	23/05/2008	Mary/Saun, Hen/Ley, Todd/Thr R/Bout, Kent/Jac	3498.00
201343.01	Sledgehammer Concrete Cut	67624	23/05/2008	Bitumen Cutting, Grinding	3292.00
21374.01	Snap Printing	67625	23/05/2008	Club Development Newsletter x 200 Apr-Jun	375.00
204789.01	South City News	67626	23/05/2008	Newspaper Subscrip - Mayor	47.68
204606.01	Specialised Product Servi	67627	23/05/2008	CPV U25 - Full Clean Service	451.00
204962.01	Stadia Instruments Pty Lt	67628	23/05/2008	Topcan Robotic Total Station	32109.00
203106.01	State Library of WA	67630	23/05/2008	Library - Lost & Damaged	463.10
76491.01	Supa Pest & Weed Control	67631	23/05/2008	Weed Control Spray - Melville, Haym/Kent	1499.89
200933.01	Sure Personnel	67632	23/05/2008	Temps - Infrastructure Services	10391.81
200124.01	Surgical House	67633	23/05/2008	CPH - Medical Supplies	97.82
203366.01	T-Quip	67634	23/05/2008	Hire of Ride on Mower, Repairs & Parts	3867.50
204330.01	Taborda Contracting	67635	23/05/2008	Traffic Control - Star/Cohn 11-21/4	7102.44
204549.01	TFH Temporary Fence Hire	67636	23/05/2008	Fence Re-Hire - Collier Pavillion	316.25
204963.01	The Heat Bag Company	67637	23/05/2008	CPH - Heat Bags x 7	119.90
204593.01	The Lonely Brothers	67638	23/05/2008	Perform Fee - Poetry Park Launch 15 May	500.00
201590.01	The Pressure King	67639	23/05/2008	Graffiti Cleaning - Bus Shel, Priv & Counc	2042.15
200597.01	TJ Boiler Service	67640	23/05/2008	CPH - Water Hammer Report	110.00
201273.01	Total Digital Solutions P	67641	23/05/2008	Parking Plans - Photoc & Printing	93.50
76773.01	Total Eden	67642	23/05/2008	Irrigation and Reticulation Supplies	8938.39
200510.01	Totally Workwear - Victor	67643	23/05/2008	Safety Boots x 2	285.58
204823.01	Totally Workwear - Oxford	67644	23/05/2008	Trousers, Safety Boots, Belts - Rangers	317.48

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83969.01	Town Of Victoria Park	67645	23/05/2008	50% Cost- Club Development Officer	26125.00
204968.01	Tracy Kinsella	67646	23/05/2008	Poem - Poetry Park Project	300.00
204195.01	TransPacific Industrial S	67647	23/05/2008	Traffic Management - Kwinana Freeway	3018.75
24182.01	Trees Need Tree Surgeons	67648	23/05/2008	Prune McDougall, Manning Ward	57220.80
84337.01	Turf Tec Australia	67649	23/05/2008	Crank Handle, Repair Roller	588.56
204681.01	Urbis	67650	23/05/2008	Preston St - Cinema Seating	442.75
25544.01	Vertical Telecoms (WA) Pt	67651	23/05/2008	Two Way Battery	79.42
200606.01	WA Library Supplies	67652	23/05/2008	AV Shelves & Display Shelves - Mann Libr	1196.14
73806.01	WA Local Government Assoc	67653	23/05/2008	Advertising - Apr	23623.43
204956.01	WA Paint City	67654	23/05/2008	Paint - GBLC	469.70
201959.01	WA Ranger Association	67655	23/05/2008	Ranger Caps, Key Ring, Notebook	160.90
201440.01	Waste Stream Management	67656	23/05/2008	Asbestos Disposal	431.19
200691.01	Water Corporation	67657	23/05/2008	Water Usage	1310.95
203982.01	Water Dynamics - Quinti &	67658	23/05/2008	80mm Aluminium Couplings x 8	715.18
204933.01	Mr A Watson	67659	23/05/2008	Building Surveying Consultancy30/4-13/5	3060.00
23289.01	Wattleup Tractors	67660	23/05/2008	Filter, Front Jockey Wheel Pins & Bushes	857.95
74764.01	Western Lockservice	67661	23/05/2008	Fitting Locks - Civic Centre Cupboards	315.80
204158.01	Western Power Networks	67662	23/05/2008	Street Light Relocation, Kent St	889.00
81916.01	Westral	67663	23/05/2008	CPV U27, 41 - Blinds, Awning	612.00
201683.01	Westside Concrete Contrac	67664	23/05/2008	Park - Barker to Alston, Monash - Murr to Thr	30548.32
21521.01	Williams Electrical Servi	67665	23/05/2008	CPV U20, CPH, Admin - Lighting	1013.43
204654.01	Wilson Security	67666	23/05/2008	Mobile Patrols, Service Calls	4079.06
84314.01	Work Clobber	67667	23/05/2008	Safety Boots x 2	203.40
203428.01	Wrightway Road Training	67668	23/05/2008	Training - Medium Rigid Driving Lesson	150.00
76354.01	Yakka Pty Ltd	67669	23/05/2008	Protective Clothing Supplies - Infrass Serv	669.20
76787.01	Zipform Pty Ltd	67670	23/05/2008	Underground Power Notices Base Stock	1930.50

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21545.01	City of South Perth	67671	23/05/2008	BRB Levy Retained - April	308.00
202397.01	Builders' Registration Bo	67672	23/05/2008	BRB Levies - April	1764.00
73091.01	Administration Petty Cash	67673	23/05/2008	Petty Cash Reimbursement	996.85
21776.01	Gunns Limited	67674	26/05/2008	Jarraah Green	1092.80
9110	Mr P McQue & Mrs T M McQ	67675	26/05/2008	Refund of Overpayment, Rates Interim	44.42
9110	Mr P Z Capararo	67676	26/05/2008	Refund of Overpayment, Rates Interim	33.76
9110	Dale Alcock Homes	67677	26/05/2008	Refund Cancelled Bldg Lic 56 Talbot Ave	1016.64
9110	P Fitzgerald	67678	26/05/2008	Refund Dog Registration (Part)	19.00
9110	Margaret Major	67679	26/05/2008	Refund - Library Lost Item Charge	7.15
9110	Ms C T Elliott	67680	26/05/2008	Refund of Dog Registration (Part)	4.17
202547.01	Beaurepaires	67681	27/05/2008	Tyre Fitting & Balancing Fleet Vehicle	419.00
204256.01	HARVEY NORMAN APPLIANCES	67682	27/05/2008	X-Box 360, Corded Controllers - Mam Library	824.00
204402.01	Beaurepaires	67683	27/05/2008	New Tyres For Walker Mower	154.00
9110	Lisa Sebo	67684	23/05/2008	Honorarium Serv Manning Snr Citizens Centre	500.00
9110	Jornada Nominees Pty Ltd	67685	29/05/2008	Refund of Overpayment, Rates	1719.73
9110	Miss I Bertoli	67686	29/05/2008	Refund of Overpayment, Debtor	81.22
9110	Seaview Settlements	67687	29/05/2008	Refund of Overp, Prop Enq 5&6/191-199 Cann	70.00
9110	Emma Joubert	67688	29/05/2008	Individ Fund Progr - Royal Ballet London	300.00
9110	Jack Montgomery-Parks	67689	29/05/2008	Individ Fund Progr - Perth Modern Sch Music T	300.00
9110	Mr Kevin Gould	67690	29/05/2008	Crossover Subsidy - 6 Bickley Cresc	455.00
9110	Ms Margaret Horne	67691	29/05/2008	Crossover Subsidy - 33 York St	427.00
201882.01	AEC Systems	67692	29/05/2008	Training - Autocad 14-16 May x 2 Attendees	1650.00
204716.01	Bannister Downs Dairy Com	67693	29/05/2008	Milk Supplies - Ops Centre	112.00
204538.01	Cardno BSD Pty Ltd	67694	29/05/2008	Serv - Kwinana Freeway Drainage Catchment	10382.75
204564.01	CB Garage Doors	67695	29/05/2008	CPV U103 - Fit Garage Door/Remote	5302.00
82825.01	City Of Perth	67696	29/05/2008	Parking Meter Repairs	389.80

Creditor Number	Payee	Cheque No	Date	Details	Amount
204145.01	CK Woodwork	67697	29/05/2008	Roof Timbers - Collier Pavillion	5607.80
201859.01	Como IGA	67698	29/05/2008	Consumables - Meetings & Functions	179.18
204061.01	Discus	67699	29/05/2008	Fiesta - Mends St Carn A Frames, Signage	2320.45
202588.01	Electrolux Home Products	67700	29/05/2008	CPV U24 - Oven Grill Switch	194.50
202367.01	Flexi Staff Pty Ltd	67701	29/05/2008	Temp - CPH Gardener	947.10
203622.01	Harvey Fresh	67702	29/05/2008	Milk and OJ Supplies	659.28
204088.01	ID Consulting Pty Ltd	67703	29/05/2008	Atlas and Profile ID Qtly Subsc May-Jul 08	1650.00
204466.01	Landgate - Western Austra	67704	29/05/2008	Interim Valuation Schedule x 2	525.88
204223.01	Mends Street News	67705	29/05/2008	HHouse Newspaper Subsc	64.05
200870.01	Mindarie Regional Council	67706	29/05/2008	Rubbish Site Charges 16/4 - 15/5	34753.47
204875.01	Oxfords Carpentry and Ren	67707	29/05/2008	Materials for Toilet Partit - Collier Pavil	3300.00
204800.01	P Barry, P Bell, P Watson	67708	29/05/2008	Brickwork - Collier Pavillion	5390.00
204104.01	Pumps Australia Pty LTD	67709	29/05/2008	Repairs Lyall St Pump Station	11914.50
22027.01	Raeco International Pty L	67710	29/05/2008	Library - Puppets Caterpillar	29.95
201391.01	Refresh Pure Water	67711	29/05/2008	15 Litre Refills, Water Bottles, Cooler Hire	482.50
204973.01	Ross Straker	67712	29/05/2008	Wooden Gavel - Council Chamber	850.00
204971.01	Scutti- A Taste Of Europe	67713	29/05/2008	Skyworks - Youth Area Give Away's	210.00
202410.01	Specialised Security Shre	67714	29/05/2008	Casual Bin Delivery & Collection	10.84
84059.01	Synergy	67715	29/05/2008	Supply Usage - CPV Units	220.20
200544.01	TJ & J Sheppard	67716	29/05/2008	Collier Pk Club 50% Claim, Superv OMT	10461.00
21545.01	City of South Perth	67717	31/05/2008	BRB Levy Retained - May	258.50
73849.01	Main Roads Western Austra	67718	31/05/2008	Refund of Blackspot Claim	22440.00
76773.01	Total Eden	67719	31/05/2008	Reticulation Supplies	11875.46
83398.01	Fines Enforcement Registr	67720	31/05/2008	Unpaid Infringements Replac #67362	10879.00
200395.01	Lists Cleaning Services	67721	31/05/2008	Cleaning - BBQs/Pub Toil/Admin, Comm Facilit	51251.48
200452.01	South Perth Newspaper & M	67722	31/05/2008	Newspaper Delivery Civic Library/Centre	1294.60

Creditor Number	Payee	Cheque No	Date	Details	Amount
201414.01	Globe Australia Pty Ltd	67723	31/05/2008	Chemicals - CPGC	8421.60
202397.01	Builders' Registration Bo	67724	31/05/2008	BRB Levies - May	1480.50
204109.01	Vision Cabling Services	67725	31/05/2008	RCD Circuit, Cabling - CCentre	6943.66
204363.01	Expanse IT	67726	31/05/2008	Net APP San Maintenance - 12 Months	7865.00
204373.01	Complete Portables	67727	31/05/2008	Fiesta -Toilets Mends St Carn, James Millar P	2007.61
204629.01	Alphawest Services Pty Lt	67728	31/05/2008	Trend Micro Neatsuite, URL Filtering, Spam Pr	6149.00
204653.01	Ultimo Catering and Liquo	67730	31/05/2008	Catering - Meetings and Functions	2622.30
204713.01	Manning / Salter Point De	67731	31/05/2008	Newspaper Delivery - Mann Library	280.30
204941.01	Aussie Telecom Pty Limite	67732	31/05/2008	Deep Freeze Std Software- Libr/CPV	734.91
200901.01	A Better Class Lawns & Ga	67733	31/05/2008	Lawnmowing- Mann, Dick Perry & Waterf	5250.00
204976.01	Andrea Callaghan	67734	31/05/2008	Expense Reimbursement	52.76
204958.01	CPD Group Pty Ltd	67735	31/05/2008	Bldg Challenger Ave Prog Claim 1	23648.39
76420.01	Forpark Australia	67736	31/05/2008	Playground Struct - David Vincent Res	14907.20
204974.01	Gutter Gobbler Kinross	67737	31/05/2008	CPV -Vacuum Clean Gutter, Valley & Downpipes	7436.00
204975.01	Moonlight & Roses Floirst	67738	31/05/2008	Floral Arrangement - Council Recept Area	341.00
73806.01	WA Local Government Assoc	67739	31/05/2008	Advertising -Director Infrastructure, Mgr HRS	17898.25
	Total Confirmation Cheques				2783377.32
73350.03	Deputy Commissioner Of Ta	688.73350	20/05/2008	PAYG PPE 05/05/2008	75013.80
202612.01	Fleetcare	689.20261220/05/2008		Fuel - April	10495.00
202939.01	Mr I J Hasleby	689.20293920/05/2008		Expense Reimbursement - 5/2/08-29/4/08	92.40
201242.01	SunCorp - Metway Ltd	690.20124230/05/2008		New Reserve Fund Investment	500000.00
203256.01	Bankwest	691.20325630/05/2008		New Reserve Fund Investment	500000.00
	Total Approval Cheques				1085601.20
	Total Bank Cheques				3868978.52

Creditor Number	Payee	Cheque No	Date	Details	Amount
	For Bank: 3 Commonwealth Bank			Account : 066-124 16-0038	
9110	Ms H Lynn	13895	21/05/2008	Refund Reserve Bond Deposit	500.00
9110	Ms K J Nowak	13896	21/05/2008	RefundBal.RdReserveAccessBd 51A Arlingto	400.00
9110	J Duff	13897	21/05/2008	RefundBal.RdReserveAccessBd 12 Lenna Crt	400.00
9110	Advanced Roof Restoration	13898	21/05/2008	RefundBal.RdReserveAccessBd 45 Robert	400.00
9110	Mrs C A Brook	13899	21/05/2008	RefundBal.RdReserveAccessBd 11 Crawshaw	400.00
9110	Mr G D Leach	13900	21/05/2008	RefundBal.RdReserveAccessBd 56 Preston	400.00
9110	Ms H B Hill	13901	21/05/2008	RefundBal.RdReserveAccessBd 1 Lowan Loop	600.00
9110	K Doble	13902	21/05/2008	RefundBal.RdReserveAccessBd 38 Conochie	400.00
9110	Patio Living	13903	21/05/2008	RefundBal.RdReserveAccessBd 23 Third Ave	400.00
9110	The Allnut Family Trust	13904	21/05/2008	RefundBal.RdReserveAccessBd 2/177Melvill	400.00
9110	GMF Contractors	13905	21/05/2008	RefundBal.RdReserveAccessBd 50 Gardner	400.00
9110	Perth Outdoor Centre Pty	13906	21/05/2008	RefundBal.RdReserveAccessBd 57 Campbell	400.00
9110	Mr J Hardianto	13907	21/05/2008	RefundBal.RdReserveAccessBd 3 Drogheda Way	400.00
9110	Mr M D Sarich	13908	21/05/2008	RefundBal.RdReserveAccessBd 3 Roseberry	400.00
9110	Eden Home Improvements	13909	21/05/2008	RefundBal.RdReserveAccessBd 21 Gladstone	400.00
9110	Mrs K L Gibson	13910	21/05/2008	RefundBal.RdReserveAccessBd 1/52 Preston	400.00
9110	Finished Konstruction	13911	21/05/2008	RefundBal.RdReserveAccessBd 110 Brandon	400.00
9110	Oasis Patios	13912	21/05/2008	RefundBal.RdReserveAccessBd 6A Paterson	400.00
9110	P &A Arnell-Smith	13913	21/05/2008	RefundBal.RdReserveAccessBd 34 Darlot Cr	400.00
9110	Mike McCourt Homes Pty Lt	13914	21/05/2008	RefundBal.RdReserveAccessBd 31 Birdwood	400.00
9110	M A Smith	13915	21/05/2008	RefundBal.RdReserveAccessBd 1D Scott St	400.00
9110	Invogue Living Pty Ltd	13916	21/05/2008	RefundBal.RdReserveAccessBd 10 Renwick	300.00
9110	Buildwise Corporation Pty	13917	21/05/2008	RefundBal.RdReserveAccessBd 11 Wonil Way	340.00
9110	Mr E J Eisenmann	13918	21/05/2008	RefundBal.RdReserveAccessBd 40 Elizabeth	400.00
9110	Mr G F Walker	13919	21/05/2008	RefundBal.RdReserveAccessBd 22 Third Ave	400.00

Creditor Number	Payee	Cheque No	Date	Details	Amount
9110	Palazzo Homes Pty Ltd	13920	21/05/2008	RefundBal.RdReserveAccessBd 34 Hopetoun	340.00
9110	J Ford	13921	21/05/2008	RefundBal.Dog Collar Bond	35.00
9110	Ms C Bushby	13922	21/05/2008	Refund Hall Bond Deposit	600.00
9110	Ms C Bushby	13923	21/05/2008	Refund Key Bond Deposit	25.00
9110	Penrhos College	13924	21/05/2008	Refund Reserve Bond Deposit	500.00
9110	Penrhos College	13925	21/05/2008	Refund Reserve Bond Deposit	500.00
9110	WA Sleddog Sports Associa	13926	21/05/2008	Refund Reserve Bond Deposit	500.00
9110	BHPB	13927	21/05/2008	Refund Reserve Bond Deposit	500.00
9110	Ms A Byers	13928	21/05/2008	Refund Reserve Bond Deposit	500.00
9110	Hughes Christensen A Divi	13929	21/05/2008	Refund Reserve Bond Deposit	500.00
9110	Traffic Photography	13930	21/05/2008	Refund Reserve Bond Deposit	1000.00
9110	Chung Wah Association Inc	13931	21/05/2008	Refund Reserve Bond Deposit	1000.00
9110	Mr S Barry	13932	21/05/2008	Refund Reserve Bond Deposit	1000.00
9110	Mrs N R White	13933	21/05/2008	Refund Dog Collar Bond	70.00
9110	Aspect Constructions	13934	29/05/2008	RefundBal.RdReserveAccessBd 251 Coode	400.00
9110	New Room Renovations Pty	13935	29/05/2008	RefundBal.RdReserveAccessBd 4/54 Coode	500.00
9110	New Homes By Fusion	13936	29/05/2008	RefundBal.RdReserveAccessBd 7A Cale St	580.00
9110	Mrs C F Bates	13937	29/05/2008	Refund Key Bond Deposit	25.00
9110	Mr A J Liebenberg	13938	29/05/2008	Refund Possum Trap Bond	70.00
	Total Confirmation Cheques				18785.00
	Total Bank Cheques				18785.00