



## NOTES

### June Council Agenda Briefing and

- Fiesta 2010 Options
- draft Budget 2009/2010 Options

**Held in the Council Chamber**

**Tuesday 16 June 2009**

**commencing at 5.30pm**

Present:

Mayor J Best

(Chair)

Councillors:

I Hasleby

Civic Ward (from 5.41pm)

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 5.33pm)

D Smith

Mill Point Ward

S Doherty

Moresby Ward

K Trent, RFD

Moresby Ward (from 5.46pm)

Officers:

Mr C Frewing

Chief Executive Officer

Mr S Bell

Director Infrastructure

Mr M Kent

Director Financial and Information Services

Mr S Bercov

Acting Director Development Services

Mr M Taylor

Manager City Environment (until 6.30pm)

Ms D Gray

Manager Financial Services

Mr R Kapur

Manager Development Services

Ms H Doran-Wu

Acting Manager Community, Culture and Recreation

Mr P Roaen

Events Coordinator

Mrs K Russell

Minute Secretary

Apologies

Cr G W Gleeson

Civic Ward - Approved Leave of Absence

Cr R Wells, JP

McDougall Ward - Approved Leave of Absence

Gallery

There were 8 members of the public present and no member of the press.

OPENING

The Mayor opened the Agenda Briefing at 5.30pm and welcomed everyone in attendance.

**Note:** Cr Grayden arrived at 5.33pm

## DEPUTATIONS

### Opening of Deputations

The Mayor opened Deputations at 5.34pm

<b>Mr Andrew Dart, 123 Melville Parade, Como</b> (applicant )	<b>Agenda Item 10.3.2</b>
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Mr Dart spoke against the officer recommendation and gave a briefing powerpoint presentation on the Proposed Additional Uses of Café/Offices at 123 Melville Parade as follows:

- background of proposal
- reports refers to café/restaurant - proposal is for a kiosk
- benefits from proposal - to revitalize corner Melville Parade/Eric Street
- parking shortfall - agree to parking construction payment as detailed in report
- agree to making landscaping contribution of \$10,000
- consultation
- ask Councillors support proposal

**Note:** Cr Hasleby arrived at 5.41pm and Cr Trent at 5.46pm

<b>Mr Michael O'Brien, 33 Welwyn Avenue, Manning</b> (shop owner )	<b>Agenda Item 10.2.1</b>
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Mr O'Brien, a member of the Steering Committee for the Community Hub project and also representing six other land/shop owners, spoke in favour of the officer recommendation for Proposed Manning District Centre at Item 10.2.1 as follows:

- owners support Option 3 incorporating Welwyn Avenue Shopping Centre as a link to the Community Hub
- it is hoped the project will assist with the current anti-social behaviour
- project to develop the 'Hub' / clean up area will be good for shop owners and residents
- ask Council support Option 3 of the project

### Close of Deputations

The Mayor closed Deputations at 5.50pm

## JUNE COUNCIL REPORTS

The Chief Executive Officer presented a brief summary of the following June 2009 Council Reports. Questions and points of clarification were raised by Members and responded to by the officers.

### **8.4.1 - 8.4.3**

The CEO referred Members to the Delegate's Reports at Items 8.4.1 to 8.4.3 inclusive.

### **10.0.1 Planning Policy P355**

Following public advertising this report deals with submissions received in relation to proposed Planning Policy P355 "Consultation for Planning Proposals" which will supersede the existing P104 'Neighbour and Community Consultation in Town Planning Processes'

### **10.2.1 Manning District Centre**

This report considers the outcomes of consultation undertaken on the Manning District Centre. The aim of the consultation was to develop Concept Plans following a review of Manning Community Facilities and the relocation of the Manning Library.

### **10.3.1 Amendment No. 18 Increase in Building Height Limit for Penrhos College**

This report considers a request for an Amendment to TPS6 to increase the maximum permissible building height on the Penrhos College campus to 10.5 metres.

**10.3.2 Proposed Office / Cafe Additions 123 Melville Parade, Como**

This report considers an application for additional land uses of Office & Cafe with modified street parking which conflicts with the “Car Parking” requirements of TPS6.

**10.3.3 Water Action Plan**

As a participant in the ‘Water Campaign’ an international freshwater management program, the City is progressing through a series of Milestones to reduce water consumption and improve water quality. The City has already achieved Milestones 1 and 2. To achieve Milestone 3, Council is required to formally endorse a Water Action Plan.

**10.5.1 Applications for Planning Approval Determined Under Delegated Authority.**

The purpose of this report is to advise Council of applications for planning approval determined under delegated authority during the month of May 2009.

**10.5.2 Use of the Common Seal**

To provide a report to Council on the use of the Common Seal.

**10.6.1. Monthly Financial Management Accounts - May 2009**

This report presents the monthly management account summaries.

**10.6.2 Monthly Statement of Funds, Investments and Debtors at 31 May 2009**

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

**10.6.3 Listing of Payments**

This report lists accounts paid under delegated authority.

**Notices of Motion**

The Mayor reported that two ‘Notice of Motion’ had been received and that they would appear in the final Agenda.

**Note:** The June Council Agenda Briefing concluded at 6.40pm.

**MEETING CLOSED TO THE PUBLIC**

The ‘public attendance’ part of the Briefing concluded at 6.40pm and the members of the Public Gallery left the Chamber.

**Note:** A 10 minutes break was taken.

**MEETING RESUMED**

The meeting resumed at 6.50pm for the purpose of discussing two further issues.

**Fiesta 2010**

The Chief Executive Officer referred Members to the Briefing held on 2 June and in particular issues associated with organising Fiesta 2010. He stated that since that Briefing several alternative options had been investigated and that the purpose of the presentation tonight is to get some Elected Member feedback as to whether the options are supported. He then asked Peter Roan, the Events Coordinator to commence his presentation on the options proposed.

Peter commenced his presentation on the following topics:

- Background
- Options previously presented
- Options Investigated
- Proposed Partnership Events
  - Mellen Events
  - Town of Victoria Park
  - Timing/Format of Events

### **Where to From Here?**

Following discussion / points of clarification raised by Members and responded to by the officer in relation to the 2010 Fiesta, Elected Members unanimously supported proceeding with negotiations between the City of South Perth, Mellon Events and the Town of Victoria Park as outlined in the presentation.

### **2009/2010 Budget**

The Director Financial and Information Services acknowledged the feedback received from Elected Members following the draft Budget Briefing on 3 June and referred to the Memorandum circulated to Members on 5 June summarising that feedback. He then advised that he would 'refine' the Budget document accordingly and present the final Budget for adoption at the Special Council Meeting scheduled for 7 July 2009.

### **Rates on Vacant Land**

The Director Financial and Information Services referred Members to a recent issue in regard to rates on vacant land which related to a limited number of vacant properties in the City and usually only for a 'transitional' period of time. He said that as a consequence to the particular issue in question, 'differential rates' have been extensively considered and explored and are usually only relevant where a very different category of land use is involved, for example residential, industrial or rural land etc. The value from the Valuer General's Office has to be used in either calculation and the difference is very modest.

The Director Financial and Information Services further advised that following a complaint to the Ombudsman's Office in relation to this particular issue of 'rates on vacant land' that there is an expectation that Council give thought to differential rates. He said that for the reasons stated, in particular relating to 'different land uses' it is suggested to Council that there is no imperative to move to differential rates for vacant land next year. The Director Financial and Information Services then sought Elected Member feedback.

### **Outcome**

Following the discussion Councillors did **not** support the use of differential rates for vacant land.

### **Closure**

The Mayor closed the Agenda Briefing at 7.25pm and thanked everyone for their attendance.





# NOTES

## Concept Forum

- Millennium Kids
- South Perth Youth Network

Held in the Council Chamber

Wednesday 10 June 2009 at 5.30pm

### Present:

Mayor J Best (Chair)

### Councillors:

P Best	Como Beach Ward
S Doherty	Moresby Ward
K Trent, RFD	Moresby Ward

### Officers:

Ms Helen Doran-Wu	Acting Manager Community, Culture and Recreation
Ms S Dempsey	Community Development Officer
Ms Jodee Lysaght	Environmental Officer
Mr Roger Mellor	Travelsmart/Roadwise Officer

### Millennium Kids

Ms C Luz-Aniere  
Ms K Laurendi  
Mr B Jackson

### Youth Network Representatives

15 Youth Sustainability Ambassadors  
10 South Perth Youth Network Members

### Apologies

G W Gleeson	Civic Ward - Approved Leave of Absence
I Hasleby	Civic Ward - Approved Leave of Absence
B Hearne	Como Beach Ward
T Burrows	Manning Ward
L P Ozsdolay	Manning Ward
C A Cala	McDougall Ward
R Wells, JP	McDougall Ward - Approved Leave of Absence
R Grayden	Mill Point Ward
D Smith	Mill Point Ward

### OPENING

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

**1. Millennium Kids** (Representatives invited from all schools)

**2008 – 2009**

Penrhos Junior School	2
Penrhos Middle School	2
South Perth Primary	2
Aquinas College	1
Curtin Primary	2
Como Secondary College	2

Representatives from the City of South Perth Youth Sustainability Ambassadors gave a presentation on the following:

- **Background / Youth Sustainability Ambassadors**

The City of South Perth Sustainability Ambassadors meet once a month to plan sustainability activities and programs at for schools and the youth community. At the beginning of the year we reviewed our work from 2008 and made a plan. We needed to learn more about our river and Climate Change. Last year at the City of South Perth Vision event lots of kids said they were concerned about our river and climate change.

- **City of South Perth Ambassadors Camp**

On 13 March 2009, we travelled to New Norcia. The reason for our trip was to explore the Avon and Swan Rivers and do some experiments to see if the rivers were healthy.

- **Wyenning Mission**

We visited Wyenning Mission. As part of their sustainability project, Penrhos College have been planting trees there for the past ten years. About 70 Penrhos students go to Wyenning Mission to plant trees every year.

- **Toodyay – Avon River**

We visited the Avon River and saw that the area around the river had been cleared of trees. The Avon Catchment Group is doing lots of tree planting to help combat salinity.

- **Mundaring Weir**

We travelled down to Mundaring and followed the pipeline that goes to Kalgoorlie. The dam was really low.

- **Karakamia**

Karakamia is a special place set up by the Australian Wildlife Conservancy.

- **Impact on the Swan River**

We kayaked down the Swan River so that we could look at erosion and the vegetation along the banks. We helped clean up the foreshore.

- **What we want to achieve**

Following the adventure to New Norcia, Karakamia and the Kalgoorlie pipeline we came back to South Perth and discussed all our ideas. We have started planning the following projects:

1. **The Big Switch Experiment**

We have already launched the Big Switch Experiment for energy and it is becoming very successful with a SEDO grant of \$50,000. The idea is that every school does something to help the environment in our community.

So far we have:

- South Perth Primary School – planting at Milyu
  - Penrhos College – planting at Salter Point
  - Wesley College – Year 10 Community Service
    - Climate Change Messengers – helping business to audit their buildings
  - Como Secondary College – Year 10 Community Service
    - Climate Change Messengers – helping business to audit their buildings Como Secondary College
    - We want to create a series of mini voxpops that help the community understand why we need to make change and that every one can make a difference.
2. Develop Climate Change Media Messages  
We are developing characters to help us tell the community about the positive things we are doing in the community. We have a radio segment on HYPE 101.7fm and have interviewed the Mayor and COSP Ambassadors about their concerns
  3. We will present our river report to all schools in Term 3.
  4. A delegation of young people from COSP and SYN will represent the City of South Perth at Bright Green Future Conference in Denmark 8 – 13 August 2009.
  5. Students will report back to Council on actions taken by international delegation.

Follow our progress - log onto [www.thebigswitchexperiment.blogspot.com](http://www.thebigswitchexperiment.blogspot.com).

## 2. South Perth Youth Network

Representatives from the South Perth Youth Network gave a presentation on “*Youth for Resilient Futures*” and covered the following topics:

- **Background- YAC**

Youth Advisory Councils were designed to provide opportunities for young people to:

- Advise State and local government
- Assist in deciding funding priorities for youth
- Help to distribute information
- Develop and organise activities and events for local young people,
- Encourage greater youth participation
- Initiate and develop local grant proposals

In recent years the City of South Perth YAC had become stagnant and ineffective

Key issues:

- Limited representation
- Lack of clear direction or purpose
- Unsuccessful youth projects/ events
- No communication with Council
- Not engaged in decision-making process

- **Youth for Resilient Futures Project Proposal**

Aim: To review the existing Youth Advisory Council structure, overcome the issues it was facing, and develop a more successful and effective platform for youth leadership in the City of South Perth.

Current:

- November 2008 – March 2009
- 60 local young people
- Series of workshops facilitated by David Platt- Resilient Futures Network
- Focus on building resilience into the group

### **Resilient Futures Theory**

- Pioneered by Larry Quick- 1990s
- Framework of conceptual ideas
- Method of thinking AND acting
- Motivation to change

### **Future Focus**

After considering all of the identified issues, the **Youth** for Resilient Futures Project chose to focus on:

1. Lack of places/ activities/ events for young people;
2. Youth health issues eg drug and alcohol abuse, body image, mental health; and
3. Environment and sustainability

### **Taking Action**

Ideas for projects so far include:

- Locating and activating potential “youth spaces” within the community
- Involvement in planning for the Youth Zone at the 2010 Australia Day Event
- Development of a wallet card and/ or online resource for young people in the CoSP
- Involvement in planning for the new youth space in the redeveloped Civic Centre Library
- Creating a broad network of local young people- a group that provides opportunities through a membership card and regular online newsletter
- Create a website where young people in the City of South Perth can network and access information
- Coordinate an exciting drug and alcohol- free youth event
- Building relationships and working with organisations that are already helping young people to develop their knowledge, skills and passions

### **Where to from here?**

- Youth for Resilient Futures Project now has a strong team of 16 young people who attend regular meetings and are committed to taking action and making a positive impact in the City of South Perth community;
- Creation of “SPYN”- the South Perth Youth Network, to replace the old Youth Advisory Council
- Continue to grow and expand this network - to include more young people and gain support from other community members and stakeholders
- Work on project ideas and initiatives
- We hope to continue communicating with Council about our activities and that we can count on your support

SPYN is looking at developing a website and online newsletter to disseminate information and expand their network. They also felt that tonight had been a very valuable opportunity to learn about what Millennium Kids were doing and how their communication strategy worked. It was expressed that SPYN would like to communicate more with Millennium Kids in future and would be very open to collaboration between the two groups.

**Comments / Actions**

Mayor Best said that both groups had the full support of Council and that they did not need to ask permission to run their projects, but should take initiative and now turn their ideas into action.

Catrina of Millennium Kids announced that she would like to offer one of the two places that had been offered to Millennium Kids to attend the Youth Climate Change Conference in Copenhagen to a SPYN representative. In response to the offer, Mayor Best gave a commitment to cover the cost of airfares from his allowance so that these two young people- one from Millennium Kids and one from SPYN- can attend the conference.

**3. Closure**

The Mayor thanked everyone for their attendance and closed the Concept Forum at 6.30pm



# NOTES

## Concept Forum

### Old Mill Master Plan

**Held in the Council Chamber**  
**Wednesday 17 June 2009**  
**commencing at 5.30pm**

Present:

Mayor J Best (Chair)

Councillors:

P Best	Como Beach Ward
B Hearne	Como Beach Ward
L P Ozsdolay	Manning Ward
C A Cala	McDougall Ward
R Grayden	Mill Point Ward
S Doherty	Moresby Ward
K Trent, RFD	Moresby Ward

Officers:

Mr C Frewing	Chief Executive Officer
Mr R Bercov	Acting Director Strategic and Regulatory Services
Ms C Parrott	Manager Library and Heritage
Ms R Juhasz	Heritage Librarian

Presenters / Guests

Mr Garry Lawrence	Managing Director, Lawrence Associates
Ms Lyn O'Hara	President, South Perth Historical Society
Ms Audrey Sue	Vice President, South Perth Historical Society

Apologies

Cr G W Gleeson	Civic Ward	Approved Leave of Absence
Cr I Hasleby	Civic Ward	
Cr Cr T Burrows	Manning Ward	
Cr R Wells, JP	McDougall Ward	- Approved Leave of Absence
Cr D Smith	Mill Point Ward	

OPENING

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

The Mayor advised the purpose of the Briefing was to provide Garry Lawrence the opportunity to present the concept proposal to redevelop the Old Mill and to consider the next action to be undertaken to progress the proposal. He then invited Garry Lawrence to commence his presentation.

## 1. **Old Mill Master Plan**

Mr Lawrence commenced his presentation and covered the following topics:

- Background
  - Design Feature Studies
  - Site Level to Original
  - Cable Management
- Public Feedback Study
- History
  - Old Mill built in 1835
  - Miller's Pool; and
  - the Spur
  - 1850 - 1929
  - 1930 - 1959
  - Here and Now
- 2005 Public Consultation and Public Feedback
  - The Concept proposed in 2005 was published for Public Feedback from an exhaustive list which is still open for input.
  - All submissions from the Public Consultation were recorded into a Briefing Schedule and the Concept was revised to incorporate all key issues.
  - Broad Issues:
    - = Concept Revisions
    - = Master Planning
    - = Indigenous Collaboration
    - = Commercial Density Balanced from East to West
- Concept Revisions / Key Issues
  - Views are Unaffected.
  - Density of Commerce reduced on the east bank.
  - Heritage is Diversely Acknowledged
  - Community use priority
  - Accessibility significantly Improved
- Indigenous Significance / Indigenous European Histories
- Concept Proposal 2009
  - Design Elements
  - Mill Point Road Elevation
  - Restoration of Old Mill / Restoration options
  - Satan Brown's First Restaurant
  - Margaret Forrest's House and the Spur
  - Museum
    - Tram
    - Tram location
  - Miller's Pool Indigenous Interpretation and Public Amenity
  - Swan Sedges

- Western Foreshore
- Peninsula Overview / Collaboration on Western Foreshore and Perth Water
- Possible Project Outcomes
- Stakeholder Endorsement Status
- Next Steps

**Note:** During the presentation Elected Members raised questions / points of clarification which were responded to by the presenter.

The Mayor thanked Mr Lawrence for his comprehensive presentation.

**Where to from Here?**

The meeting generally supported the concept proposal to redevelop the Old Mill. It was agreed that a report on the proposal with recommended actions be presented to Council for consideration.

**2. Closure**

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





# NOTES

## Concept Forum

- Collier Park Golf Course Master Plan
- Fleet Vehicle Policy
- SJMP Revetment Wall

**Held in the Council Chamber  
Tuesday 30 June 2009  
commencing at 5.40pm**

Present:

Mayor J Best (Chair)

Councillors:

I Hasleby	Civic Ward (until 8.00pm)
P Best	Como Beach Ward
B Hearne	Como Beach Ward
T Burrows	Manning Ward (until 7.20pm)
L P Ozsdolay	Manning Ward
C A Cala	McDougall Ward
R Grayden	Mill Point Ward
S Doherty	Moresby Ward

Officers:

Mr C Frewing	Chief Executive Officer
Mr S Bell	Director Infrastructure (from 6.00pm)
Mr M Kent	Director Financial and Information Services
Mr S Bercov	Acting Director Development Services
Mr M Taylor	Manager City Environment (until 8.25pm)
Mrs K Russell	Minute Secretary

Apologies

Cr G W Gleeson	Civic Ward
Cr R Wells, JP	McDougall Ward - Approved Leave of Absence
Cr D Smith	Mill Point Ward
Cr K Trent, RFD	Moresby Ward

Presenters

Mr Stuart Pullyblank	Urbis (until 8.25pm)
Mr Brad Carey	DTZ (until 8.00pm)
Mr Ross Methereil	Rosetta Holdings (until 7.04pm)
Mr David Wilson	Rosetta Holdings (until 7.04pm)
Mr Edwin Wu	Project Architect - Rosetta Holdings (until 7.04pm)
Mr Greg Hazel	Project Accountant, Rosetta Holdings (until 7.04pm)
Mr Neil Watson	Video Pages, Rosetta Holdings (until 7.04pm)

## OPENING

The Mayor opened the Concept Forum at 5.40pm, welcomed everyone in attendance and advised that the purpose of the Briefing was to hear presentations on:

1. The draft Master Plan for Collier Park Golf Course;
2. A proposal from Rosetta Holdings to Upgrade Facilities at Collier Park Golf Course following which there would be feedback from the Consultant / Officers in relation to the proposal; and
3. the Sir James Mitchell Park Revetment Wall Proposed Landscaping and Deck

### **1. Collier Park Golf Course Master Plan**

The Manager, City Environment gave a powerpoint presentation on the Collier Park Golf Course Master Plan and covered the following topics:

- **Principal Objective:**

To operate a successful, profitable, aesthetically pleasing and environmentally sustainable public golf course

- **Background**

- Operating the Course is a major business undertaking for the City;
- Averaging 106,500 patrons per year over the last nine years
- Course originally opened in 1984 at that time, CPGC the leading public golf course in WA
- Principal infrastructure now 25 years old;
- Course generally well maintained - very little asset replacement since first opened - now looking 'tired'
- Playing standard deteriorated in recent years
- Course buildings showing their age - Irrigation system wearing out - Furniture generally old
- Increased competition from other public courses

- **Council Resolution June 2008**

- (a) *Council requests the Chief Executive Officer to enter into a two year extension of the lease with Rosetta Holdings Pty Ltd, as per Confidential Attachment 10.5.4, for the Pro Shop, Cart Store, Driving Range and Kiosk of the Collier Park Golf Course, commencing 1 July 2008;*
- (b) *a process be established with Rosetta Holdings to initiate longer term planning and development of the course facilities;*
- (c) *Council be appraised of this process through regular updates and specific Concept Briefings; and*
- (d) *a report be presented to Council by July 2009 detailing the outcome of the planning process and recommending options upon the expiration of the extended two year lease period on 30 June 2010.*

- **Implementing Council Resolution**

- **Proposed Master-Plan**

Course Layout  
Landscaping  
Irrigation

- **Landscaping Aims - Vision for the Course**

Mr Stuart Pullyblank of Urbis presented the 'vision' for the course on the following topics:

- The Pines
- The Island
- The Lake Course
- Entry Road / Car Park
- Perimeter Planting
- Signage / Furniture / Lighting

**Note:** The Director Infrastructure Services arrived at 6.00pm

At the conclusion of the presentation on the Collier Park Master Plan Members raised questions and points of clarification which were responded to by the Consultant / officers

**2. Proposal to Upgrade Collier Park Golf Course by Rosetta Holdings**

Mr Ross Metherall, principal of Rosetta Holdings and course lessee provided a DVD presentation on the proposed upgrade and spoke on the following topics:

background of current operation / facilities - courses provided

- proposed fully automated day/night driving range
- proposed new club house / kiosk facilities / pro-shop / cart store
- second to non chipping / putting facilities
- meeting demands of growing population within the area
- maintaining position as a quality golf facility in metro area

Mr Greg Hazel, Project Accountant, Rosetta Holdings gave a brief overview of the proposal in relation to the costings involved. A copy of the presentation including Financial Plan was circulated to Members present.

Members raised points of clarification and asked questions which were responded to by the presenters / officers. A copy of the presentation was circulated to those Members present.

**Note:** This part of the Concept Briefing concluded at 7.04pm. The Mayor thanked the speakers for their presentations. The representatives from Rosetta Holdings left the Council Chamber at 7.04pm.

**Feedback on Rosetta Holdings' Proposal for Collier Park Golf Course**

Mr Brad Carey, the Consultant appointed by Council to review the proposal from Rosetta Holdings provided a brief overview of his background and then spoke on the following points in relation to the proposal:

- Background of Rosetta Holdings' proposal
- Collier Park Golf Course Master-Plan
- Appraisal of Options 1 and 2 to upgrade the facility as presented by Rosetta Holdings
- Business Case presented / Income Expectations
- Where to from Here

**Note:** Cr Burrows retired from the meeting at 7.20pm.

**Where to From Here**

Following feedback from the Consultant a lengthy discussion was held and Members raised questions and points of clarification which were responded to by the Consultant and officers. A report on the Collier Park Golf Course Master-plan is scheduled to be presented to the July Council meeting.

The Mayor thanked Brad Carey for his presentation and input. Mr Carey left the meeting at 8.00pm.

**Note:** Cr Hasleby retired from the meeting at 8.00pm.

**MEETING ADJOURNED**

A ten minute break was taken at 8.00pm.

**MEETING RESUMED**

The meeting resumed at 8.10pm with all those in attendance before the adjournment.

## 2. **Sir James Mitchell Park Revetment Wall Proposed Landscaping and Deck**

The CEO provided a brief overview of the SJMP Revetment Wall proposal and the funding of the project from Infrastructure Australia.

The Manager City Environment and Stuart Pullyblank of Urbis gave a powerpoint presentation of the design of the proposed deck and landscaping treatment proposed for the section of foreshore riverside of the eastern South Perth Esplanade car park which is proposed to complement the rock revetment wall recently built to protect the eroding foreshore at this site.

Mr Pullyblank spoke on the following topics:

- Landscape Master Plan
- Cantilevered deck
- Existing / Proposed Trees
- Proposed paving - linking park to beach

### **Where to From Here?**

The CEO advised the next stage of the project was to call for quotes for the work.

This part of the Briefing concluded at 8.25pm and the Manager City Environment and Mr Pullyblank left the meeting.

## 2. **Light Fleet Vehicle Policy**

The Director Infrastructure Services advised that Council previously considered a report on the Motor Vehicle Purchasing Policy at its meeting in December 2008. At that meeting, the Council requested that additional information be provided prior to adoption of the Policy. To ensure that the City's light vehicle fleet meets responsible standards in regards to fuel consumption, greenhouse gas emissions, safety and whole of life costs, industry criteria has been used to support the realisation of these objectives. Mr Bell commenced his presentation and covered the following topics:

- Current Mayoral / CEO / Executive / Manager fleet
- Comparisons on current Vehicle Fleet
- Current Change-Over Practices
- Whole-of-Life Assessment Summaries
- Example Calculations (3 year modelling)
- Mayor / CEO/ Directors Vehicles Whole-of-Life ANCAP star rating
- Managers Vehicles - Whole-of-Life ANCAP star rating
- Fringe Benefits Tax
  - Operating Cost Method vs Statutory Method
- Vehicle contribution scheme
- Motor Vehicle Performance - 4 x Key Sustainability Principles
  - Economy
  - Functional
  - Environmental
  - Social
- Vehicle Rating Criteria
- Diversifying Executive Fleet - Environmental / Cost benefits
- Objectives of Policy - *To ensure new Policy meets responsible standards in regards to fuel consumption, greenhouse gas emissions, safety and whole of life costs.*

At the conclusion of the presentation Members raised questions / points of clarification which were responded to by the officers.

**Where to From Here?**

The Light Vehicle Fleet Policy will be the subject of a report to the July Council Meeting.

The Mayor commended the Director Infrastructure Services for his very comprehensive presentation.

**4. Closure**

The Mayor thanked everyone for their attendance and closed the Concept 9.12pm.



# NOTES

## MAJOR DEVELOPMENT CONCEPT FORUM

- Proposed 3 x Four Storey Multiple Dwellings  
26 Banksia Terrace, South Perth
- Proposed 5 Multiple Dwellings, 47 South Perth Esp.

Held in the Council Chamber

Wednesday 1 July 2009 at 5.30pm

### Present:

Mayor J Best (Chair)

### 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
S Doherty	Moresby Ward
K Trent, RFD	Moresby Ward

### Officers:

Mr R Bercov	Acting Director Development Services
Mr R Kapur	Manager Development Services
Mr M Stuart	Senior Planning Officer

### Apologies

Cr B Hearne	Como Beach Ward
Cr T Burrows	Manning Ward
Cr R Wells, JP	McDougall Ward
Cr R Grayden	Mill Point Ward
Cr D Smith	Mill Point Ward
Ms K Dyne	Secretary - approved leave

### Presenters

Mr S Allering  
Mr M Taddei  
Mr D Jones

### OPENING

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

## **1. Proposed 3 x Four Storey Multiple Dwellings, 26 Banksia Terrace, South Perth**

The Mayor introduced the presenters, Mr Steve Allering and Mr Mike Taddei. Mr Allering then provided a brief history of the development and an overview of the proposal on the following topics:

- Previous development application refused under delegated authority.
- The application addresses the existing streetscape character in terms of the building bulk perceived from the street. Overall lengths and heights of the boundary wall have been amended.
- Visual privacy compliance has been achieved.
- Performance criteria provisions have been addressed in the written justification provided to the City.

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

- The proposed wall along 24 Banksia Terrace.
- Removal of trees on the adjoining property and within the street verge.
- The proposed building height.

**2. Proposed 5 x Multiple Dwellings within a 4-Storey Building (plus Terrace). Lot 5 (No. 47) South Perth Esplanade, South Perth**

The Mayor introduced the presenter, Mr Danny Jones. Mr Jones then provided a brief history of the development and an overview of the proposal on the following topics:

- Noted louvers preventing overlooking (translucent glass finish)
- Frasers Lane setback does not comply.
- Height complies.

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

- Side setbacks
- Overshadowing to south of approximately 40%.
- Compliance of translucent sheeting.

**3. Closure**

The Mayor thanked everyone for their attendance and closed the Concept Forum at 6.45pm



**CITY OF SOUTH PERTH  
50<sup>TH</sup> ANNIVERSARY  
RE-ENACTED OF 1959 COUNCIL  
MEETING**

**Held in the Council Chamber  
Tuesday 7 July 2009 at 6.15pm**

Present:

Mayor J Best (Chair)

Councillors:

G W Gleeson	Civic Ward
I Hasleby	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
D Smith	Mill Point Ward
S Doherty	Moresby Ward
K Trent, RFD	Moresby Ward

Officers:

Mr C Frewing	Chief Executive Officer
Mr M Kent	Director Financial and Information Services
Mr L Croxford	Acting Director Infrastructure Services
Mr S Bercov	Acting Director Development Services
Ms D Gray	Manager Financial Services
Mrs K Russell	Minute Secretary

Apologies

Cr R Wells, JP	McDougall Ward - ill health
Mr S Bell	Director Infrastructure - ill health

Gallery

There were 25 members of the public present and no member of the press.

OPENING

The Mayor opened the 'Briefing' held for the purpose of re-enacting the 1959 Council Meeting and welcomed everyone in attendance. He said that for the next 45 minutes Council will be back in 1959. He then read aloud the Attendance List from the 1959 Council Meeting and advised that Mr Ian McNabb the Senior Health and Building Surveyor at the time and present at the 1959 Council Meeting is also present at this meeting. He further stated that in 1959 the City had 16 Elected Members. Council subsequently reduced this number to 13 and is now being asked by the Minister to further reduce to nine.



**Note:** *Italics represents re-enactment by the 2009 current Elected Members*

## **CITY OF SOUTH PERTH**

### **RE-ENACTMENT FIRST MEETING OF THE COUNCIL OF THE CITY OF SOUTH PERTH HELD IN THE COUNCIL ROOM ON WEDNESDAY, 22<sup>ND</sup> JULY 1959, at 8.30PM**

**PRESENT:** His Worship the Mayor, Mr W C G Thomas JP

Councillors	J H Davidson	Civic Ward
	W C Newman	“
	S L Sharpe	“
	L J Palmer	Como Ward
	J Sweet	“
	F W French	Kensington Ward
	H A Gibbons	“
	W H McGrath	“
	R A Broadbent	Manning Ward
	J R Miller	“
	F G Nicolay	“
	J M Smith	Mill Point Ward
	G Strickland	“

Messrs E J Johnson (Town Clerk, J Harrington (Assistant Town Clerk), E M Forman (Engineer), I S L McNabb (Senior Health Inspector/Building Surveyor), and Mrs M Stephens (Minute Clerk)

**APOLOGIES:** Crs J G Burnett (Owing to ill health) and CEJ Sangster (absent in the Eastern States)

#### **MAYOR BEST:**

#### **ANNOUNCEMENTS - BY THE MAYOR, WCG THOMAS, JP**

**Re Gift of books to Lending Library** The Mayor stated that together with Cr French he had this evening visited professor Walter Murdoch, further to a letter received from the Professor with regard to his intention to give between 500-600 volumes from his personal library to the Council's lending library.

**Re Elevation of Municipality to Status of a City** The Mayor thanked all Councillors for their assistance with regard to the memorable festivities held on 1<sup>st</sup> July - special thanks were extended to the Town Clerk concerning the excellent arrangements which contributed so largely to the success of the day.

**Re School Ceremonies, 1<sup>st</sup> July 1959** “That a letter of commendation with reference to the organisation and control of the children and the fine displays presented be forwarded to the Head Teachers of all the schools in the district.

*The City in 2009 is progressing with a new library/Hall with a \$12m Budget. The new library which is about to be constructed will hold 20 000 items for borrowing.*

*The City also has an excellent relationship with schools within the district and continues to meet regularly with representatives of the schools.*

#### OFFICIAL OPENING

*Mayor Best officially opened the Meeting at 6.20pm*

## **REPORTS**

### **CR GLEESON:**

#### **Library Management Committee**

RE purchase of metal ends for use on shelves 7 wooden tray for charge desk

#### **Min 22507 re Library Equipment**

“That approval be granted for purchase of metal ends for use on shelves and wooden tray for charge desk, Children’s Section, estimated cost £7.”

*Looks like the newly formed City had a few budget problems in 1959.*

### **CR TRENT:**

#### **Min 22575 RE KERBING, MILL POINT RD**

“That a letter be forwarded to Mr Grayden MLA advising him the Council has received numerous complaints with regard to the presence of arris on the kerbing laid by the Main Roads Department in Mill Point Road in connection with the Narrows Bridge approaches, and that as the Council has been unsuccessful in its approaches to the Main Roads Department for an improvement to be made to the rough right-angled kerbing supplied, it is requested he pursue the matter on the Council’s behalf, as it has been ascertained the present sharp edge could be removed at a reasonable figure”.

*“Arris” is the edge of the kerb and is not now a commonly used term.*

### **CR HASLEBY:**

#### **Min 22592 Re Free Telephones - Swan Taxis Pty Ltd**

“That the Company also be advised when no further use is to be made of the telephones, the posts concerned are to be removed either by the Company or the Council at the Company’s cost.”

*No need for posts for phones now when everyone has a mobile - however taxis are still as scarce*

### **CR DOHERTY:**

#### **Min 22694 Proposed Hotel**

“Should it prove necessary to amend the Council’s Building ByLaws to permit the erection of multi-storey buildings, the Council would endeavour to hasten the promulgation of such amendment in order that the construction of the proposed hotel would not be delayed unduly.”

*Council wanting to ‘fast-track’ the development of multi-storey buildings*

**CR HEARNE:**  
**DELEGATES REPORTS**

**Elevation of Municipality To Status of a City** - Cr Sweet Attended A Function At The Depot.

**St John Ambulance** - South/Canning Bridge Subcentre - Cr Palmer Advised Centre Will Be Opened In August 1959.

**Local Government Association Business** - Cr Newman Advised That The Association had Dealt With The Following:

- Appeals Against Valuations
- Free Licenses To Guide Dogs
- Supervision Charges
- Plans & Specifications Submitted By Government Departments
- Aquatic Centre In Kings Park

*Some things still haven't changed - Government Departments even now do not need to comply with Local Government Planning Regulations.*

**CORRESPONDENCE**

**CR SMITH:**

**Min 22603      Re Mends Street, Hall - SP Dramatic Club**

Correspondence seeking the Council to finance necessary repairs and alterations to the hall.

“That the Club be advised their comments regarding the use of the Mends Street Hall as a place of training and catering for the many elderly residents of the Mill Point area after the proposed Town Hall has been erected, is noted for consideration.

*It is noted that renovations to the Old Mill theatre have recently been completed and the rededication of the building will take place on 7 August 2009 which is the 110<sup>th</sup> Anniversary.*

**CR BEST:**

**Min 22604      Re Kwinana Freeway Lighting      State Electricity Commission**

- a. “That the State Electricity commission be informed the Council’s main concern regarding the lighting of the Freeway is the possible effect of the unnecessary spill of light upon the residences in Melville Parade, and for this purpose it is again requested that a demonstration be held at the earliest possible date as the Council is anxious to view the situation with the lights turned on so that it may ascertain whether complaints are justified and whether further action should be taken to alleviate the position.”
- b. “That failing a satisfactory reply being received from the Commission prior to the next meeting of the Council, the Hon Minister for Works be requested to receive a deputation to further the Council’s request that arrangements be made for a demonstration of the present installations on the Freeway.”
- c. “That the deputation comprise The Mayor, Cr Strickland and the Town Clerk.”
- d. “That copies of all relevant correspondence concerning the above matter be forwarded to Members of Parliament for the District.”

*In 1959 light spill from Freeway lighting was the main concern, today it is train and traffic noise.*

**CR GRAYDEN:**

**Re Proposed Town Hall**

Letters were received from Mr J Oldham, 13-7-59, advising after inspection he will submit his views to the Council, and Messrs Duncan, Stephen and Mercer, 15-7-59, containing comments on various sites in the district and submitting an opinion that the town Hall site should be at the Civic Centre.

*The Civic Hall was constructed as part of the Civic Centre complex.*

**CR BURROWS:**

**Min 22606 Re Function, Narrows Bridge Opening - Main Roads Dept.**

Correspondence from Main Roads Department referring to letter from Melville Chamber of commerce seeking opinion to hold a freeway opening ceremony at Canning Bridge.

“That the Main Roads Department be advised this Council has no objection to the proposed function being held but desires to be advised of the details of same, and to be assured it will not conflict with any arrangements which may be made in connection with the official opening of the Narrows Bridge.”

*A question of competing opening ceremonies?*

**CHIEF EXECUTIVE OFFICER, CLIFF FREWING, IN THE ABSENCE OF CR WELLS**

**Min 22608 Re Impact of Television Perth Junior Chamber of Commerce**

Letter and brochure was received giving details of a series of lectures to be held in August next.

“That in view of the serious nature of the impact television will have on the district and in order that Councillors may be made aware of its full implications, five tickets for admission to the series be purchased by the Council at a cost of £10.10.0.”

*Concern being expressed at new technology about to be thrust upon the community. I wonder what Council of the day would think of computers, face-book and the like.*

**CR OZSDOLAY:**

**Min 22610 Re Junction Canning Hwy and Mill Point Road - Main Roads Department -**

Letter advising no new facts have been provided by the Council regarding installation of traffic light signals at the above intersection, consequently it is considered there is no need to revise the views already expressed by the Department.

*The traffic lights are still there, but the junction has been closed and moved.*

**CR CALA:**

**Min 22611 Re Crosswalk, Canning Hwy near Henley St - Main Roads Department**

Letter stating as the pedestrian volume at the time of survey does not meet the minimum requirements for a crosswalk, the Department is not prepared to provide a pedestrian crosswalk at the above location at present.

*It is noted that Main Roads WA responds in a similar fashion today for requests of this nature.*

**CR GLEESON:**

**Min 22612 Re Lighting of Crosswalks, Canning Hwy Main Roads Department**

Letter advising the Department is investigating methods of lighting and identifying crosswalks but it may be some time before firm conclusions are reached.

*Even now there are no crosswalks on Canning Highway other than at intersections where traffic lights are located.*

**CR TRENT:**

**Min 22616 Re Aerial Photograph Department of Lands & Surveys**

Letter was received advising the preparation of a mosaic cannot be undertaken for at least 12 months - the cost, mounted and battened for hanging on a wall, will be £206.5.0.

*Obviously Google Earth and Google Street View were not available in 1959.*

**CR HASLEBY:**

**Min 22717 Re Satellite Library, Mends Street Mrs K B Palmer**

Letter requesting that when the present library is transferred to the Civic Centre, a sub branch be established at Mends Street.

*The Civic Centre Library will be relocated back to Mends Street on a temporary basis whilst the main library is renovated.*

**CR DOHERTY:**

**Min 22619 Re Grassing of Area of Ground South Perth Community Centre Hospital**

Letter requesting the council to grass the area around the new maternity section of the Hospital was received.

*While there is no longer a maternity section the City is still working closely with the Hospital today.*

**CR HEARNE:**

**Min 22620 Re Lots 1, 2 & 3 Cnr Melville Pde & Preston St BP Australia Ltd**

Letter expressing concern that the construction of a motel opposite (including petrol pumps) will prejudice the company's future interests in the area, was received.

**Resolved Min 22620** "That the Company be advised one of the conditions attached to the permit for the establishment of a motel precludes the provision of petrol pumps; and further, the Council's ByLaws prohibit the installation of a petrol pump for the supply of petrol to the public within a half mile radius of premises where petrol is sold to the public."

*A touch of anti-competitiveness in Council's by-laws - probably couldn't do this today!*

**CR SMITH:**

**Min 22625 Re Elevation of Municipality to City Status**

Letters of congratulations from the WA Cricket Association, SP Cricket Club, Manning Kindergarten Committee, Headmaster Wesley College and Senator S Paltridge also from Industrial Sales Holdings (WA) Ltd requesting the Council to accept a gift in the form of an oil painting by a well known West Australia artist, to commemorate the occasion.

*Congratulations all round from local organisations.*

**CR BEST:**

**Min 22631 Re Intersection Ley St and Manning Rd Mrs P Harvey**

Letter requesting that the above corner be policed at the appropriate times for the protection of school children crossing at the intersection, and the erection of additional white posts in the roadway at the entrance to the shopping area.

**Resolved Min 22631** “That Mrs Palmer be informed -

- a. The Council has requested the Main Roads Department to erect traffic warning signs at the above intersection.
- b. Her request with regard to policing the intersection at appropriate times for the protection of school children will be forwarded to the Police Department for consideration.

*Protection of children at school crossings considered important in 1959 - nothing has changed in 2009.*

**CR GRAYDEN:**

**Min 22632 Re Vandalism, Manning Area Sgt in Charge, Canning Bridge Police Station**

Letter advising the staff at the Station have been instructed to pay more attention to the Manning area with a view to abating the nuisance, was received.

**Resolved - Min 22632** That the Sgt in Charge be thanked for his co-operation in the matter.”

*Interesting to note we still have an occasional anti-social behavioural issue in Manning today.*

**CR BURROWS:**

**Re Lighting, Canning Highway**

Advice was received that Messrs Grayden & O’Neil MLA, the Hon FRH Lavery and the Hon GE Jeffery, MsLC have all indicated their assurance that they will stress the urgency of the above matter in the respective Houses of Parliament.

*The message was clear ‘Let there be light on Canning Highway’.*

**CHIEF EXECUTIVE OFFICER, CLIFF FREWING, IN THE ABSENCE OF CR WELLS:**

**Min 22633 Re Elevation to City Status City of Nedlands**

Acknowledgement of this Council’s communication conveying congratulations to Nedlands upon its elevation in status to City.

*A similar letter will be forwarded to the City of Nedlands congratulating that City in attaining its 50<sup>th</sup> Anniversary.*

**CR OZSDOLAY**

**Min 22636      Re Various Matters Raised by Deputation from the Council on June 4<sup>th</sup> - Hon Minister for Works**

- a.      Reinstatement by the Government of amenities on the East and West Sides of the Kwinana Freeway.
- b.      Water Sleeves
- c.      Sewerage Crossings
- d.      Resolved Min 22637 - "That a copy of the above communication be forwarded to Messrs Grayden and O'Neil MsLA, and expressing the Council's disappointment at the lack of success as a result of its recent representations with the Hon Minister."

*Some things just don't seem to change - no luck with deputations to State Ministers in 1959 either!*

**CR CALA:**

**Min 22638      re Beach, Mill Point, W Grayden, MLA**

Letter together with enclosure advising the Minister for Works has stated no sand is available in the river adjacent to Mill Point Road for the provision of a beach.

**Resolved - Min 22638** "That this matter be referred for consideration to the next meeting of the appropriate committee, and Mr Grayden thanked for making the information available to the Council."

*The beaches were eventually constructed 49 years later in 2008.*

**MAYOR BEST**

**Min 22646      Re Composite Photograph, His Worship the Mayor, Councillors & Executive Staff**

**Resolved Min 22646** "That

- a.      A facsimile of the photograph now being prepared be obtained for each Councillor and Staff;
- b.      The Coat of Arms of the City be featured centrally in the photograph.
- c.      If the cost is not excessive (say within £50), the coat of Arms be coloured in each copy; and the decision as to whether such cost is excessive be referred to His Worship the Mayor to finalise."

*The practice of taking photographs of each new Council is continued today.*

**Closure**

Mayor Best thanked the Chief Executive Officer and staff for organising the recent Pioneer Lunch and for tonight's re-enactment which provided a 'snapshot' of life in 1959. He then closed the Meeting at 6.45pm

## DELEGATES' REPORT

### Rivers Regional Council Ordinary General Meeting

The Rivers Regional Council Meeting was held at the City of Mandurah on Thursday, 18 June 2009 commencing at 6.00 pm.

The agenda (Copy of Table of Contents attached) contains a number of routine items with the exception of the following:

#### **Item 15.3 2009/10 Budget**

The adoption of the Budget is an important action and the proposed Budget for the 2009/10 financial year is detailed in statement form at this item. There is nothing unusual or controversial in the Budget worthy of special attention. One impact of admitting additional members to the Regional Council during the year is that the City's contribution to the revenue of the Regional Council has reduced from approximately \$133 000 in 2008/09 to \$97 500 for 2009/10.

The largest items of expenditure involve payment in relation to the Department of Environment and Conservation (\$227 000) for the Regional Investment Plan which is also recouped from the Department. Another significant expenditure item relates to legal services (\$220 000) and tender process (\$150 000) both of which are related to progressing the Alternate Waste Treatment Plant.

#### ***Regional Council Recommendation:***

*The Council adopt the transfer of \$107 000 to Reserves and the Budget for the period 1 July 2009 to 30 June 2010.*

The Regional Council adopted the recommendation.

#### **Item 15.6 Report by the Standing Committee on Environmental and Public Affairs - Municipal Waste Management in WA**

The report by the Standing Committee on Environmental and Public Affairs entitled "Municipal Waste Management in WA" dated May 2009 has been included on the agenda, although at this time no report has been finalised for consideration. It is therefore difficult to provide additional comment.

The Terms of Reference of the Inquiry are as follows:

*Considering the ongoing community concerns about the odour emanating from the Regional Resource Recovery Centre in Canning Vale (RRRC) the Committee resolves to use the issues surrounding the RRRC as an illustrative practical case study to conduct a broader inquiry into:*

1. *Current municipal waste management practice and methods in Western Australia, and in particular:*
  - (a) *The function, effectiveness and efficiency of rural and Metropolitan Regional Councils with respect to the management of waste; and*



(b) *The role of the Waste Authority under the Waste Avoidance and Resource Recovery Act 2007 in municipal waste management.*

2. *Resource recovery technologies; and*

3. *Any other relevant matter.*

Notwithstanding this, the report has the potential to have major implications for the Rivers Regional Council and Local Governments generally. Attention will no doubt be focused on the findings and recommendations contained in the report. It is noted there are 23 findings and 15 recommendations made by the Legislative Council Standing Committee and these are attached for information.

The Government is required to respond to the report within four months of it being tabled in the Legislative Council. It is therefore important that the Regional Council and individual Local Governments, if necessary, have a position on the contents of the report and if those views are strong, either in a positive or negative fashion these views should be communicated to the relevant Minister. In this respect I do not see that there is any great urgency to arrive at a final position on the contents of the report at this meeting.

It is interesting to note that there were some 68 submissions in total made to the Inquiry. Many of the submissions were from individuals. It is also interesting to note that although most Regional Councils and other waste authority groups made submissions, the only individual Local Governments to make submissions apart from the City of Canning and City of Cockburn were those Councils from the Rivers Regional Council, ie Armadale, Gosnells, Mandurah, Murray, Serpentine-Jarrahdale and South Perth.

***Regional Council Recommendation:***

*Nil at this time.*

The Regional Council agreed not to make a formal response at this time and will in future meetings take into account the recommendations of the Municipal Waste Advisory Committee which is currently finalising its position on this topic.

The Minutes of the meeting are available to be read in full on iCouncil.

**Delegates:**                      **Mayor Best**  
   **Cr Trent (Deputy)**  
   **Cliff Frewing, Chief Executive Officer**

**22 June 2009**

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## **DELEGATE'S REPORT**

### **LGMA CONFERENCE – DARWIN “LOCAL GOVERNMENT – CREATING OUR FUTURE” 24 – 27 MAY 2009**

Ray Pinacombe outgoing LGMA President opened the conference by welcoming participants and Tom Pauling AO QC the Administrator of the NT who was to conduct the official opening.

Ray took the time to reflect on achievements of the past year of LGMA at a national level which included the following:-

- LGMA recognised the difficulties with the skill shortages problem and developed strategies to address the issue which included:-
  - Apprenticeship / Traineeship programs
  - Innovation / Best practice models
  - Developed a proposal for a Centre of Excellence for Local Government and based at a University with national links to all States. A decision was expected to be made in the near future on this subject
- Formed a Regional Alliance program – which is a partnership with Local Government's in regional areas – particularly with the workforce affected by the economic downturn in relation to the commodity markets;
- Had been involved with the increasingly important subject of Climate change and liaised the Commonwealth Department of the Environment;
- Had been proactive on the subject of promoting the role of Women in Local Government. Ray mentioned that approximately half the workforce was made up with women yet there were only 5% of CEO's across the country. He noted that 2010 was to be promoted as the year of Women in Local Government;
- The LGMA was also involved in many International Aid programs in the South Eastern Asia region;
- LGMA was also a participant in the Australian Council of Local Government initiative and a member of the Steering Committee to oversee initiatives involving all three levels of Government;
- Conducted the LGAM Management Challenge which is a highly regarded management training program for future executives in Local Government. This year 119 Local Government's took part (including the City of South Perth) as well as Local Government's in New Zealand. The challenge was won by the Morton Bay Council in Queensland (which is now made up of 3 amalgamated Local Government's); and
- Recognised that last year there were some 60 international guests at the same conference but not as many have attended this years event because of the economic downturn.

**The Keynote Speaker was Natasha Stott Despoja, former Senator and leader of the Australian Democrats and spoke on the subject of "Leadership in our Political Future"**

Natasha mentioned that in her view, Australia need "divine & visionary leadership" during these economically uncertain times – particularly in the following areas:

- Increased participation of women at the representative and executive levels of Local Government and also in indigenous people; Some 30 % of Commonwealth politicians were women. This compared with 20% of senior positions in the Local Government were occupied by women and as noted, only 5% of CEO's were women.
- Climate Change;
- Greening Australia;
- Aging Australia; and
- Recycling;

Natasha recognised that Local Government was generally at the forefront of these issues and often the driving force and recognising the challenges that these issues created. As a result, Local Government led the Commonwealth and States in addressing many of these issues. She also recognised the role of Local Government in delivering many of the economic stimulus packages that were contained in the Rudd Governments budget. In her view, Local Government was held in high esteem by other spheres of Government.

In terms of future direction, the area of 'digital democracy' was seen as important by providing relevant information to members of the community. One of the main areas identified as being a real issue related to the short term nature of our electoral cycles. It was noted that many of our long term issues do not conveniently fit into current electoral cycles.

One of the greatest assets of Local Government was that it has the key strengths of diversity and visibility and Natasha identified the following future for Local Government:

- Saw an increasing and leading role for Local Government Australian political system;
- Saw an increasing level of recognition and power for Local Government;
- Deserved Constitutional recognition; and
- Expected Local Government to receive an improved funding relationship with the Commonwealth Government.

The Australian Democrats had learned five important lessons over time:

- The importance of unity - "Disunity is death". Collaboration should be embraced and a united front should be presented at all times;
- Diversity of representation – there is much to be done;
- Harness the media. Council affairs are and always will be under scrutiny. The media should be used to sell the good things Local Government does well;
- Work with other tiers of Government – ie the Australian Council of Local Government is an excellent example; and
- Maintain integrity – always aim to be held in high esteem by other levels of Government and the community.

## **Bernard Salt, Demographer and Consultant with KPMG – Shaping our demographic future**

Bernard referred to the significant 'Growth Councils' and the significant population growth that had occurred in Australia in the last 30 years. Interestingly, 6 out of the top 10 growth Councils were in Queensland, 3 in Victoria and 1 in WA – (Wanneroo). It was noted that none of the top growth councils came from NSW.

The main reason why population increased so much in Melbourne was the finalisation of construction of the Western Ring road. Population will always follow major transportation routes – as is being experienced in metropolitan Perth.

There had been a record growth in the Australian population of 354,000 people in the year to June 2008 and this figure was expected to be surpassed in the year to June 2009 with an increased population of 380,000. This is due in a large part to immigration replacing baby boomers in the workforce.

As we know, all the major growth is occurring in the or near the coastal areas at the expense of inland rural areas. The same population dispersment of population growth is the same in the US. For example, the population of the County of Maricopa, Phoenix increased by 95,000 people in one year.

Growth in Australia is largely occurring in 'Seachange' and 'Tree change' areas. Growth rates for year ending June 2009 are expected to result in population changes of:

- 4.5% for Hervey Bay
- 3.6% in Mandurah; and
- 3.5% in Bunbury

An exception is Mount Barker in the Adelaide Hills which is likely to experience an increased growth rate of 2.2%.

Importantly, in the age range 50 – 65 there is a growth of 1 million over the next ten years. High growth rates can also be expected in the 0 – 9, 20 -35 and 60 -75 year old groups. This will impact on services provided by Local Government in the areas of school kindergartens and aged care services.

Other areas of Local Government services expected to be impacted include:- exercise parks, volunteer activities, bike paths, health facilities, climate change, local transport, affordable housing, safety and security on streets, neighbourhood watch advising on retirement planning.

The main anticipated features of the immediate population could be categorised into the following headings:-

- Security – both financial and personal;
- Sense of 'connectedness' and
- Relationships.

A great deal of time was spent on life expectancy. In 1929 the life expectancy was 63, the pension age was 65 and old was reached at the age of 52. In 1969 the life expectancy was 71 and old age was attained at 60ish. At about this time, the "teenage concept" was born. Now, in 2009, the life expectancy is 82 and we get "old" at age 72.

In 1971, the average age of a person getting married was 21 – it is now 29. There has been a change in attitude to 'work around life' from "life around work" .

Gen Y – deals with the age group born between 1976 – 1991. This group was raised in an era of prosperity and is unfazed by authority. The group has a culture of volunteering but the group will be flipped by the recession. In 2011 there will be more baby boomers leave the workforce than Gen Y people arrive. The workforce will continue to increase but at a reduced rate.

There are therefore implications for employers as the demand for employees will increase impacting on the workforce available. There will also be implications for the Commonwealth Government as the growth in PAYE will start to slow.

This situation will result in an increased focus in migration. Currently there are 100,000 migrants allowed into Australia each year - but this is expected to increase to 180,000 in the short term and is the reason why population growth rates will continue to rise over the next decade.

Local Government administration levels increased by 34% throughout Australia during the period partly because of the growth issues as well as increased compliance activities. It was noted however that 31% of the workforce is over 50. (In the case of the City of South Perth the figure is 34%).

Leading up to the Global Financial Crisis has seen the following developments:-

- High consumerism
- High technology
- Larger and higher house prices
- Confidence in the future

The recession has seen the rise of the moral consumer, ie anti-drinking / smoking, gambling and speeding, obesity and corporate excess. The period has also seen a rise in green and ethical issues and a retreat to more security.

The Global Financial Crisis is changing the generations:

#### **Baby Boomers**

- There goes my retirement – "have I saved enough?"
- There is little time to recover from the financial losses
- May need to extend time at work to compensate.

#### **Gen X**

- It is the wrong time to be 33 – 43, ie mortgage, kids, single income – now known as the "unlucky generation"
- They are however moving into more leadership roles as baby boomers exit the workforce.

#### **GenY**

- This group has never experienced a recession.
- They are coming up against employment situations where the answer is "No" for the first time.
- They will learn lessons from the downturn see value in assets and commitment.

#### **Gen Z**

- These are children of Gen X and will be prudent, connected and technophile.

On the subject of housing affordability, there will be impacts on demand for services. This will cause housing / supply / rental stress, demographic changes "liveability" social cohesion and issues for the labour market. The challenge will be to price housing at levels so that low or moderate increases can be met to pay for the increased costs.

The Commonwealth Government has been active in this area, ie \$20,000 allocated for new social housing program from the \$6.4B Housing Fund. In addition, \$50,000 has been made available for "affordable rental loans" over a period of 4 years from a fund of \$623M. There is a further Housing affordability fund of \$512M available. The Commonwealth Government is setting the national housing policy – providing funds for building construction and at the same time by creating a workforce to service the demand.

Two magazine articles on this presentation have recently been published and are attached for information.

### **Paul Kearsley, Director City Development, City of Monash – Housing Affordability – the role for Local Government?**

Paul mentioned that the City of Monash has increased its involvement in providing housing by management of State controlled land. Other initiatives include those introduced in San Francisco within the City of Dublin. Examples of these initiatives are:

- Targeted income development
- Tax exemptions
- Mixed use / mixed income communities
- Inclusionary Zoning

There is a trend towards applying a percentage of units in developments to be made available for different levels of income earners. For example, from a development of 305 housing units which are available for rental or purchase, 10% must be available for 'moderate income' earners.

From a development of 112 units, the units are targeted towards low / very low income earners and are available for rent. Aged Care Centres are positioned at the centre of housing developments rather than as 'stand alone' developments.

Seattle has developed a "Homes within Reach" Project and receives the benefit of a 12 year tax exemption. The developments target particular areas of Seattle where up to 20% of properties are available for rent.

There was a recent developer / union forum in Melbourne regarding the cost of construction of major housing projects. The current breakdown of costs of a single residential unit is as follows:

- |                            |     |
|----------------------------|-----|
| • Site Purchase            | 33% |
| • Construction             | 25% |
| • Commonwealth taxes       | 12% |
| • Net profit               | 11% |
| • State charges            | 8%  |
| • Other                    | 8%  |
| • Local Government charges | 3%  |

There is clearly little room for either the Commonwealth or States to complain about the level of income that Local Government derives from approving new developments as the Commonwealth nets four times the charges Local Government receives and the States almost three times.

Local Government should aim to work out what its role is in the provision of housing, ie advocacy or facilitation. Local Government should actively seek out partnerships with State Housing Authorities, Community and Housing Associations. Local Government should challenge current practices and create new policy direction. Again for example, the City of London has a 50% inclusive Zoning practice.

### **Mark McKenzie McHarg and Matt Pfahlert Consultants, Mach 11 Consulting - Social Entrepreneurs and community enterprises**

The presenters challenged the maxim "Social and Economic goals don't mix". In response to this it was advised that business models have been created to satisfy community needs, ie Co-operative associations, Mutuals and Charitable Fundraising Foundations.

A couple of examples of "social entrepreneurs" were cited (although there are many):

- Jeffrey Skoll first President of eBay - appointed in early 1996.  
He is a philanthropist and formed the Skoll Foundation which supports social entrepreneurship. His largest charitable donation was a \$30M contribution to the Alliance for Climate Protection Campaign and he has received numerous awards for his generosity.
- A good local example is Bendigo Bank –
  - Balanced passion with financial result
  - Takes risks that otherwise wouldn't be taken
  - For every \$X invested, \$Y dollars is returned by way of social dividend
  - Social procurement – choosing to acquire a particular social outcome.
- Parramatta City Council
  - Provide real employment opportunities (real wages, real jobs, real choices) for local residents from the prioritised target groups - refugees or recently arrived migrants, Indigenous people, people with mental health issues, young people at risk and other long term unemployed. In addition, they usually have social objectives relating to providing a service or product that addresses an identified community need that is not being met by the commercial market; and/or
  - developing income streams that allow Non-profit organisations to become self-sustaining and independent over time.

### **Panel session – Financial Sustainability – The Henry Tax Review and what it means to Local Government**

Jason McDonald, Manager, Australia's Future Tax System, referred to a recent PWC study which revealed a \$14.5B infrastructure backlog which may have resulted in the Local Community Infrastructure Fund being established by the Commonwealth Government.

The LGMA National and the ALGA has made submissions to the Commonwealth Government on the financial sustainability of Local Government.



Adrian Beresford Wylie CEO of ALGA and Jason McDonald spoke about the Australian Future Tax Review Act Progress to date includes an initial paper issued in August 2008 followed by a Consultation paper in December 2008. A final paper is expected to be issued by December 2009.

The broad Terms of Reference of the Inquiry was to :-

- Enhance the demographic, social economic and environmental outcomes for the 21<sup>st</sup> Century;
- Review to recommend the simplification of the tax system;
- Each level of Government should raise revenue and make expenditure decisions on a sustainability basis (without having to rely on the same amount of grants from other tiers of Government which is currently the case).

By sustainable it is meant to be institutionally acceptable, be flexible to changing circumstances and conceptually coherent.

The Tax review is the most comprehensive review since World War 2. It is very important to Local Government in relation to Intergovernmental transfers – especially General Purpose Grants and Financial Assistance Grants.

There is an insufficient amount of FAGS and its calculation and distribution is based on outdated methodology. There are 260 taxes Australia wide – Local Government has basically 1!

Local Government rates amount to only 3% of the national tax cake. Interestingly a total of 9% of tax is levied by the States in relation to Property Tax also in relation to land.

In certain States there are Rate capping and exemption issues imposed on Local Government by State Governments which affects their ability to raise revenue at the level they desire. The imposition of State property taxes also impacts on Local Government's ability to raise rates. Constraints are therefore directly and indirectly imposed on Local Government by the States.

Other factors include:

- Reducing interest rates reduces revenue;
- Capacity to borrow restricted ie, assets that cannot be sold cannot be used as security; and
- FAG's are 40% less than what they would otherwise be.

It was generally conceded that the tax system is efficient but Local Government needs more equitable access to funding.

Marianne De Giallonardo, Director Corporate Services, City of Maroonda believed that LG should take a long term view in its financial planning – up to 2050 and beyond if necessary principally because this period coincided with the life of its infrastructure assets.

The LGMA was working on a long term position that emanated from the national conference in Queensland in 2007 along the following themes:-

- Defining the LG structure, role and purpose;
- Establishing the link between autonomy and self-levied taxation;
- Determining LG taxes needed by LG in the future;
- Principles / models for distribution of funds ; and
- Geographically demographic scale & diversity.

The following table was presented as evidence of the fiscal imbalance in revenue raising in Australia by the three spheres of Government:

Sphere	Taxes	Expenditure	Assets
	(%)	(%)	(%)
Commonwealth	81.7	35.0	12.0
State	15.3	54.0	51.6
Local Government	3.0	11.0	35.6
Total	100.0	100.0	100.0

The total tax income from all levels of government is approximately \$320 Billion where Local Government generates only 3%. In terms of asset value, the total is approximately \$1.2 Trillion and Local Government controls about one third of the value – resulting in an imbalance.

**Steve Harrison, Director for Economic Development, City of Prospect – Strategy for a global economy engagement**

Steve commenced by saying that the internet had significant potential to deliver socially inclusive wealth generation and improved well-being for communities. A high priority for this country was the roll-out of high speed Broadband and optical fibre to all population centres. Distance however is a problem in this country because of its vast size. Australia is ranked sixth in the OECD rankings, but is bottom when it comes to use of fibre optics.

He mentioned that one trillion dollars was spent on the internet and that up to one third of the population's leisure time was spent on the internet.

Steve referred to the recent announcement by the Rudd Government to commit \$43 billion to the National Broadband network (NBN) as a start to bringing the nation's infrastructure up to an improved standard. Steve also referred to the City of Prospect website 'Future Prospect' where it has created a digital strategy for its community. Examples of this strategy include:

- o Optical Fibre Run-out
- o Free wireless access at key hotspots;
- o Expand on line entrepreneurship training for small and medium enterprises;
- o Expand on line training program for senior citizens;
- o Build internet kiosks;
- o Develop new business web portal that showcases latest technology.
- o Establish CCTV over optical fibre;
- o Develop on line training to secondary schools; and
- o Begin on line streaming of Council meetings over the internet.

**Stewart Moore EC<sup>3</sup> Global, Ian Kean CEO Sustainable Tourism Co-operative Research Centre - Local Government Pathways to Sustainable Tourism**

It was claimed that the Sustainable Tourism Co-operative Research centre was the largest dedicated tourism research centre in the world. Benefits of sustainable tourism include the following:

- o Makes a positive economic and social contribution to communities;
- o Makes a positive environmental contribution;
- o Community, visitors and industry expectations of participants have grown resulting in improved quality of destinations;

- Attracts investment in infrastructure services and facilities;
- Can increase 'return on investment' through target and efficient activities;
- Contributes to improving lifestyle values;
- Can encourage greater participation; and
- Engaging communities on tourism features can reduce negative perception of involvement.

The website [www.crctourism.com.au](http://www.crctourism.com.au) was referred to as a good site to conduct a health check which includes tools such as a 'holiday carbon calculator'. A detailed examination of this website would be beneficial in due course.

### **Elliott McAdam former Northern Territory Minister for Local Government - Creating our Communities**

Mr McAdam regrettably took a fair portion of his address in 'dumping' on the Government in which he was a part until his resignation. It was a pity that the background to the issues was not explained although of course it would have made a lot of sense to the Northern Territory participants at the conference. Some statistics however were mentioned during the course of his address which makes interesting reading.

- Northern Territory is made up of a number of 61 municipal and community councils;
- Twenty six were recently assessed recently as being financially unsustainable Seventeen Local Governments had intervention measures taken by the Northern Territory Government Major restructuring of Local Government had occurred and there are now only 16 municipal governments in the Territory;
- There were 22 CEO vacancies in the past 12 months;
- There are 11 intervention actions pending by the Northern Territory Government;
- In 2006 the Local Government Advisory Board appointed well known Aboriginal Leader Pat Dobson as the chair of the committee.

### **Panel Session: Future Proofing local Communities**

#### **Prof Rolf Gerritsen, Research Leader, Charles Darwin University**

Professor Gerritsen talked about the population imbalance between coastal and inland communities and noted there were three important features:

1. The basic economic structure of Australia is static and any effects caused by the Global Financial Crisis IS temporary.
2. The employment status was not subject to any great fluctuations;
3. Local Government will remain important as an employer with a focus on developments.

In terms of demography only 2% of the population lived in inland areas which accounted for 70% of the land area. Australia is experiencing high birth rates and a high immigration rate resulting in record population growth and this is likely to continue in the foreseeable future.

As a consequence of the population movements, the settlement patterns have the following features:

- We are seeing an economic decline of inland mining, agricultural and service centres;
- There is a rise in Aboriginal settlements;

- There are significant differences in urban growth patterns distinguished by features such as tourism, ie Broome is growing and is becoming more popular compared with inland towns such as Meekatharra.

In terms of the economy, inland settlement areas are becoming permanently marginalised, ie:

- Increasing high welfare dependency;
- Inefficient labour market;
- Inefficient public sector;
- Impoverished and social problems in Aboriginal communities; and
- Socio - political incapacity to urgently address declining circumstances.

Professor Gerritsen did not think that the mining boom and increasing demand for mineral extraction would be the saviour of many of the country areas. The reasons for this was that it was unlikely that mining companies would build towns with facilities for its employees and families (Roxsby Downs was the last such 'mining town' to be built). Secondly mining camps were likely to be favoured to reduce upfront capital construction costs of a project. 'Fly in Fly Out' is here to stay.

#### **Bob Beadman Chair, Northern Territory Grants Commission**

Bob spoke about various issues associated with local NT Aboriginal communities and the imbalance of wealth, health and living conditions between indigenous groups and non indigenous groups.

#### **Ross McLeod CEO Hastings District Council [New Zealand] and also Deputy President of the New Zealand Society of Local Government Managers**

Ross gave an overview of the economic situation in New Zealand and that country's response to the Global Financial Crisis.

Ross advised that economic stimulatory packages had been made by the Central Government which focused on long term economic investment and competitiveness. Expenditure focused on infrastructure, in particular roads, broadband and electricity generation stations and in terms of public facilities for schools and hospitals.

In terms of Local Government Reform, further amalgamations are planned to occur in the near future which includes amalgamating eight councils in the Auckland area, creating a single Local Government. It was anticipated that service levels would not only be maintained but improved and that the new larger Local Government would be in a better position to target better investment opportunities.

In terms of Ross's own Local Government, the Hastings District Council, he advised that it was in an excellent financial condition, but was suffering from drought conditions. Whilst the country was suffering from significant economic degradation, Hastings was experiencing increased resource activity and was sustaining economic growth and enjoying increased liveable affordability.

New Zealand Local Governments are required to prepare a long term Council Community Plan and the review of this plan having regard for the Global Financial Crisis, has resulted in a need for long term flexibility, cost review, a desire to minimise rates and to use debt to stimulate investment.

#### **John Ravlic CEO, LGMA National**

John talked about issues that he felt was important from the Global Financial Crisis. These included:

- o The need for a long term financial plan, but recognised the need for flexibility;
- o The need for a diverse revenue stream.
- o The benefits of a balanced and adequate level of reserves; and
- o The benefits of having appropriate communication policies in place to communicate strategies, particularly when plans are changed because of uncontrollable forces such as the financial crisis.

He referred to the European Union of Local Governments which suggested that incremental improvement is not enough - Local Government needs to transform itself if it is to improve significantly. He concluded by saying the Global Financial Crisis is merely a blink on the horizon - changing demographics in the country was the main issue and that there needed to be new ways of addressing issues to transform Local Government to make it more efficient and effective.

### **Peter Sheahan (Australian Expert in Workforce Trends and Generational Change)**

Peter is an internationally recognised workforce trends and generational change professional. His presentation was full of energy and very interactive with the audience. He presented many facts and different scenarios and tied this in with the above mentioned theme.

He spoke extensively on the various generations (babyboomer's, X, Y, etc) where they are now, where they will be in 10 and 20 years time, the sorts of changes to expect and the sorts of changes that will need to be made to accommodate everyone particularly the 'Y' generation.

Some of the topics he covered were:

- Branding of various companies' and service we want and expect.
- Leading edge trends
- Generation Y: Thriving and surviving with generation Y at work
- Strategies to attract, manage, and retain the new generation

He made the point that the world demands a dynamic attitude to management and marketing. We need to remain on the leading edge with innovative, important and influential views on changing consumer expectations and global workforce trends.

### **Trisha Broadbridge (Keynote Address – Recreating Communities)**

As most people will know Trisha is a survivor of the 2004 Boxing Day Tsunami in Thailand in which her husband of about 8 days was killed; one of approximately 300,000. Her address started with a short video of the lead up to the Tsunami, including her wedding, her honeymoon in Thailand, the moments before the Tsunami struck, the devastation of the Tsunami, her fight for life and her resilience in coming to terms with the loss of her husband and getting her life back on track with her decision to make a difference.

After this she spoke of her life growing up and her work with the Reach Foundation which looks to help teenagers at risk of suicide or depression. Reach was established by former Melbourne Football Club player and now President Jim Stynes back in the 1990's. Trisha

was one of the first half dozen school kids to get involved. On leaving school she continued working for Reach and as it was all in a volunteer capacity Jim helped get her a job at the Melbourne Football Club where she subsequently met her husband.

In Thailand for their honeymoon the day the Tsunami struck they decided to go to Phi Phi Island. Trisha described the force of the Tsunami and they estimate that at one stage she was under the water for 3 ½ minutes and travelled some 950 metres across the island. The only thing that stopped her getting sucked out to sea was she became lodged under one of the few bungalows that was not destroyed by the Tsunami. Unfortunately her husband was not so lucky. It would be some days before his body was found.

Trisha suffered horrific injuries to the extent that when they found her they did not think she was going to live; she subsequently spent eight days in an intensive care unit and had a major operation on each of those days.

On return to Australia she was amongst many things put under suicide watch and found it very hard to cope. About six weeks after the Tsunami she decided she wanted to return to Thailand to search for some answers. This in itself was very difficult and most of her friends and family did not want her to go due to her fragile state.

Once in Thailand she spoke to many people, who like her had lost family and friends. She visited a school near where she had been when the Tsunami hit and even thought she could not speak their language (she proudly points out she can now), was encouraged to join in a game of soccer. This in itself was difficult because she was still recovering from her injuries. This was the turning point for her and she said that the 20 or so minutes she played soccer with the children was the first time since the Tsunami she had been able to laugh and forget about the tragedy and importantly got her thinking about life and what she was going to do.

So with the help of Jim Stynes Trisha founded the Broadbridge Foundation, in 2005, after the loss of husband Troy Broadbridge and with help from Troy's teammates from the Melbourne Football Club, returned to Ko Phi Phi Don, where the couple were when the Tsunami struck, to build the Broadbridge Education Centre for children. She made the point that the footballers were not very good builders, but very enthusiastic.

In 2005, her book titled 'Beyond the Wave', about her life prior to, during and after the Tsunami, was published. Trisha was the 2006 recipient of the Young Australian of the Year Award, for her work in Thailand and with Australian youth.

Trisha was a contestant on the Nine Network's Australian version of Torvill and Dean's Dancing on Ice, but was the first contestant, to be voted off the show.

Trisha was the official ambassador for the 2007 Moomba Festival, held annually in Melbourne. She has also recently completed a Bachelor of Arts degree.

In summary a very good keynote address.

### Other Features of the visit

The Darwin Convention Centre is situated on land that was formerly used for docks and presumably in a derelict condition, very much like the surrounding land is now. Most large cities these days are undergoing rejuvenation involving projects of a large scale and Darwin is no exception. This part of the Darwin docklands is in the process of redevelopment as the following pictures illustrate.

*Picture no 1 - Wave Pool*



This picture shows a recently constructed wave pool with the Darwin Convention Centre in the background. The picture was taken on a weekday and is obviously attractive to residents and visitors alike. It is understood that there is a cycle of waves which last for 15 - 20 minutes and then there is calm before the cycle recommences.





Picture no 2 is taken from the Darwin Convention Centre end of the wave pool. On the right hand side is a four star hotel and the buildings opposite are residential units in the final stage of construction.



Picture no 3 is also taken at the Darwin Convention Centre of the wave pool and looking in the direction of the remaining wharf and out to the ocean showing further residential buildings being constructed. The Darwin Convention Centre is situated on land to the left of the pool.





Picture no 4 shows a very serious rock and concrete retaining wall which provides a buffer to the ocean. This allows safe swimming in the area in the foreground as blue stingers and crocs cannot access this area. The rock wall and wharf buildings in the picture are just visible in picture no 3 showing how close the ocean swimming area is to the wave pool.



Picture no 5 is a closer view of the rock and concrete retaining wall and shows how significant it is with the partly completed residential buildings in the background and the wharf area on the left. There is also a floating pedestrian access way from the wall to land in front of the new buildings which rises and falls with tidal increases.



Finally, picture no 6 shows the width of the pedestrian access way on top of the rock retaining wall which is very popular for people walking within this area.

TRAVIS BURROWS  
COUNCILLOR

CLIFF FREWING  
CHIEF EXECUTIVE OFFICER

30 June 2009



# Balancing infrastructure, demographics and economics

The Local Government Managers Australia (LGM<sub>A</sub>) National Congress was staged from 24 to 27 May. With the theme 'Creating Our Future - Messages with Solutions', this was the first time LGM<sub>A</sub> had selected Darwin as the venue.

In opening the Congress, Administrator for the Northern Territory, Tom Pauling, said that Local Government, however competent, cannot predict the future.

"Creating our future requires balancing questions of infrastructure, demographics and economics," he said. "Innovation is critical for the future, as against closed mind opposition."

"Cooperation, informed design and proper respect for the exchange of ideas are critical for the future."

Keynote speaker Natasha Stott Despoja, former Senator and Leader of the Democrats, told delegates that after 16 years of economic growth and now close to recession, Australia needs diverse and visionary leadership to tackle the social and economic challenges ahead.

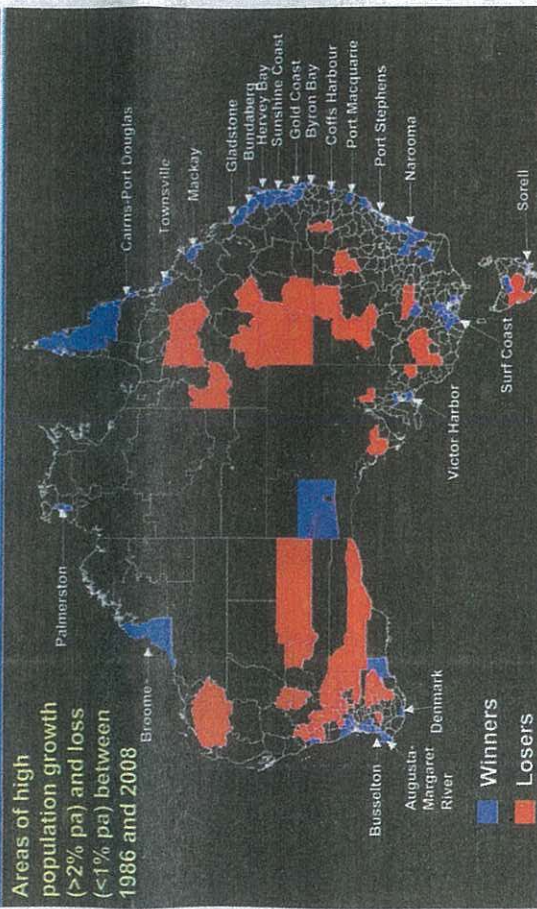
"Australians are looking for leadership to provide sustainable solutions," she said. "They are looking to governments and particularly Local Government to do this."

"You describe yourselves as community leaders. From reconciliation to climate change you have already demonstrated this. You are on the front line in providing a raft of essential services from meeting the needs of an ageing population, youth and family services, to the e-revolution."

"You are expected to show leadership on the national stage. Surveys have found that you are held in higher regard by people - considered to be more honest and trustworthy - than your State and Federal colleagues."

She said that with the quantity of information readily available, the public have become players in a digital democracy and this unprecedented level of scrutiny has led to short term and poll driven responses - that is what politicians think will get them elected.

## Australians are on the move ... to the coast



One of the maps Bernard Salt presented to illustrate how we are resettling the continent, with the red areas losing population between 1986 and 2008 while the blue areas gained residents.

"But many issues need long term solutions," she said. "Climate change does not fit into a government's term or a manager's contract period."

Demographic trends forecaster Bernard Salt told delegates that there are three key issues shaping our nation's future. These are:

- Australians are resettling the continent with seachange and treechange shifts in population
- there has been a shift in thinking of baby boomers as they move towards retirement
- the global economic crisis is changing our cultural values and our mindsets.

Looking at where Australians are now living, Bernard Salt said that in recent years Wyndham and Melton on the western rim of Melbourne

phenomenon but the drought is impacting on the ability of some inland centres to grow.

"Treechange and seachange councils will come under pressure with an increased demand for services," he said.

"With baby boomers the fastest growing age group all councils will be under pressure for increased services, such as financial security seminars, opportunities for preventative health programs, security and safety within the community, and connectiveness (particularly a sense of worth and being needed)."

He said that over the past 80 years there has also been a major change in life expectations and councils need to be aware of this in planning their services. In 1929 average life expectancy was 63 years. You were a child until you reached 14 years then an adult until 50. At 51 you were considered old age.

By 1969 life expectancy had increased to 71 years. You were a teenager from 13 to 19 years, then an adult, and by 60 had reached old age.

In 2009 life expectancy is now averaging 82 years. Adolescence is now much longer, from 13 years to 29 years, and adulthood from 30 to 54 years. Between 55 to 64 years is considered your lifestyle years, 65 to 74 retired and over 75 years old age.

"But with the current economic climate many baby boomers are discovering they have not enough money to support the lifestyle they want in retirement," Bernard Salt said. "But they are organising work around their lives, working more years but less hours per week."

He said that in 2011 the first of the baby boomers will turn 65, and from then with a steady decline of people in the 15 to 64 years age group - the tax base group - there will be more power to employees to pick and choose and less for employers.

"Local Government is the seventh fastest growing industry sector, but with one third of all staff aged over 50 years, councils need to be preparing now for their imminent retirement," he warned.

have joined the list of the ten fastest growing Australian municipalities, ranked fourth and ninth respectively.

"The reason is the completion of the Western Ring Road making the commute much faster," he said. "Once this happens Australians will always put lifestyle before other considerations as to where they will live."

"Mount Barker in the Adelaide Hills is also experiencing rapid growth, with the completion of a new tunnel reducing the commute into Adelaide to around 20 minutes."

He said that since 1986 many Australians have been on the move, with people shifting from the land resulting in the amalgamation of farms into larger holdings, and a rapid growth in coastal areas. Some areas are benefiting from the treechange



# Councils will 'bear brunt' of generational change

By ROB O'BRIEN

Local governments are facing a decade of strain on their services thanks to a two-pronged attack by huge population growth and an ageing nation, leading KPMG demographer Bernard Salt has said.

Addressing the Local Government Managers Australia (LGMA) national congress in Darwin, Mr Salt said the impact of population growth on local government areas would be exacerbated as the Baby Boomer generation left the workforce.

The hardest hit would be traditional seachange destinations on the eastern seaboard, such as



"The point is that Baby Boomers have aged over the last 40 years and it hasn't really mattered because they've been ageing within the workforce," he said.

"Over the next decade they'll start to exit.

"That will be an issue for that generation, as they haven't provisioned sufficiently for retirement, they've had their retirement nest egg eroded by the GFC. The way around it is for them to remain in the workforce but on a part-time basis."

Work practices would have to adapt, he said, to accommodate retirees.

"There will be a pressure on business and authorities to structure work so that it can be completed in two days a week rather than five days a week, or to restructure tasks so they don't over-work a 62- to 67-year-old worker.

"Ultimately it will be local government bearing the brunt of generational change with the Boomers and accelerated migration."

However, Mr Salt said that the ongoing financial crisis had helped local government by developing a stronger sense of community in Australians.

"As a consequence we no longer value individuality, we actually seek out the security of the family, the home, the community.

"The community, the suburb and the local community become like the home ... renewed emphasis on community will be the one output from the global financial crisis."

## AUSTRALIA NEEDS TO IMPORT WORKERS AT A RAPID RATE TO OFFSET THE NUMBER OF BABY BOOMERS EXITING THE WORKFORCE.

KPMG demographer Bernard Salt

the Gold Coast, which face rising populations and an increase in retirees, he told *Government News*.

"This translates into the demand for housing services and infrastructure that must be delivered on the ground into key high-growth municipalities – places like Wyndham and Melton in Melbourne, Blacktown in Sydney, the Gold Coast and Moreton [Bay] in Brisbane."

Australia's population is growing at a record rate of 354,000 people a year. According to recent figures released by the Australian Bureau of Statistics (ABS) booming local government areas include

Wyndham in Victoria, increasing by 8900 in the 12 months to June 30, 2008, and Wanneroo in Western Australia and Blacktown in NSW, increasing by 8600 and 5300 respectively.

ABS figures showed that in smaller states and territories, the largest growth was in outer-suburban local government areas such as Salisbury in South Australia (2400), Palmerston in the Northern Territory (1500) and Kingborough in Tasmania (630).

"It's the leading edge of population growth: these key municipalities, at the coalface of development, will have to provide

these services," Mr Salt said.

"This is not really going to slow up, as Australia needs to import workers at a rapid rate to offset the number of Baby Boomers exiting the workforce. This is going to drive high levels of population growth and therefore heightened demand for service provision in local council areas ... certainly for another 10 years."

Mr Salt said retiring Baby Boomers would drive a seachange shift along the eastern seaboard, with the south coast of Victoria and the south-west cape of Western Australia all on the forefront of population swells over the next decade.

## Call for national container deposit scheme

Local government is urging federal and state environment ministers to introduce a national container deposit scheme to take financial pressure off councils and communities

plans to introduce a national container deposit legislation (CDL) at its latest meeting in May.

"We were hoping that we would get some clear directions from that meeting that they would move

containers from the waste stream.

"Kerbside collection of recyclables currently costs well over \$300 million a year nationally to run and our communities are the ones to bear this cost." Cr McCaffery said

"The Commonwealth must introduce the kind of legislation that has proven so environmentally and financially effective in Europe, the US, Canada and, of course, in South Australia."

## DELEGATES REPORT

### Australian Council of Local Government Summit

24 and 25 June 2009  
Parliament House, Canberra

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#### **Background**

Held in November 2008 the inaugural meeting of the Australian Council of Local Government (ACLG) highlighted the Australian Government's agenda for forging a new and stronger partnership with local government.

This theme continued at the second summit held in June 2009 where more than 400 mayors and shire presidents across Australia (of 550) attended the summit to build on the issues of concern to both levels of government. Two workshops were also held to develop action plans.

At the meeting, the Prime Minister announced further funding of \$220 million to councils and shires to build and improve community infrastructure and boost local economies through the \$800M Regional and Local Community Infrastructure Program (RLCIP).

Australian Government Cabinet Ministers attended, along with heads of local government representative organisations' (such as WALGA) and many members of Parliament.

The Prime Minister gave a commitment that the outcomes of these discussions will inform the future work of the Australian Council of Local Government.

#### **Summit Process**

The Summit focused on developing action plans for the issues identified in November 2008 where dialogue and partnership can build inclusive and resilient communities to help improve the quality of life in Australia.

The issues include local, regional and national infrastructure, local government efficiency, improving the liveability of our major cities, strengthening regional economies, adapting to climate change, housing affordability, tackling Indigenous disadvantage and improving community wellbeing.

On the second day workshops were held on two themes:

1. The economy. How partnerships between local and federal spheres of government will assist in achieving resilience in local and national economies
2. Responding to Climate Change. The role for local government in managing the impacts of climate change and natural disasters in a local and national context.

## Prime Minister's opening

The Prime Minister provided a comprehensive presentation of the impact of the global economic recession on the Australian economy, and the national strategies that have helped place Australia in a relatively strong position by international standards.

I have a copy of the speech if interested.

### *Further Community Infrastructure Investment*

The Prime Minister then announced a further \$220 million for the Regional and Local Community Infrastructure Program that will be delivered in two ways:

- \$100 million is being allocated to all 565 of Australia's councils on a formula basis; and
- \$120 million for larger Strategic Projects will be available on a competitive basis.

The Government will commence the next round of community infrastructure funding at the end of 2009.

Guidelines for the additional funding will be available in the near future.

### *Local Government Reform Fund*

The other element of the new funding is the establishment of a \$25 million Local Government Reform Fund to fast-track the implementation of nationally consistent local government infrastructure financial and asset management and planning.

The Fund will also support collaborations between councils to improve their capacity to serve their local communities.

Further information is available on the Australian Government Department of Infrastructure, Transport, Regional Development and Local Government website.

### *Centre of Excellence for Local Government*

The Prime Minister announced the successful applicant to establish the Centre of Excellence for Local Government with an \$8 million grant from the Commonwealth.

The consortium partners are the University of Technology, Sydney, the Australian and New Zealand School of Government, the University of Canberra, Local Government Managers Australia and the Institute of Public Works Engineering Australia.

The Government's funding for the Centre recognises the need to encourage innovative practices and solutions in local government, including improving workforce capability.

The Centre will deliver programs nationally to maximise access across all local government authorities, including through online services.

## Opening Plenary

### *Australian Local Government Association (ALGA) – Overview*

Cr Geoff Lake, President of ALGA, summarised the recommendations and outcomes from the ALGA National General Assembly.

The ACLG also received an update from Cr Lake on the local government sector's progress with the matter of Constitutional recognition of local government.

Cr Lake spoke about the positive benefits of the Government's \$800 million RLCIP funding and the lasting impact it would have on local communities.

### *Dr Ken Henry AC, Secretary to the Treasury – The Global Economic Recession*

Dr Henry outlined the impact of the global economic recession on the Australian economy and at the local community level.

On community infrastructure projects, he stressed the short-term stimulatory effects and asked how each council was translating that effect into longer term, ongoing economic development in their region.

He highlighted the need to examine balance sheets, reliability to access finance, appropriate risk assessments with investments in financial assets and discussed ongoing work on taxation reform.

He stressed that unemployment does not affect regions uniformly and asked delegates to consider what measures councils should take in their community to target emerging unemployment.

### *Cr Lisa Price, Mayor of Latrobe Council – Climate Change, Natural Disasters and Resilience*

Cr Price, who is also Chair of Latrobe City Council's Climate Change Committee, provided an overview of local experiences and lessons from the bushfires in February 2009.

She outlined how the bushfires had affected the local community and the council and emphasised the importance of establishing strong relationships within and between communities.

Cr Price noted that it is vital to build strong relationships during good times, because those relationships determine success in the face of unforeseen challenges.



## Workshop Sessions

### 1. Responding to the Global Financial Crisis

During this workshop, groups\* discussed the characteristics needed for resilient local governments in the current economic climate, including the importance of planning for the future and effective economic management. (\* I was in the inner metropolitan group -- one of three groups of about 30 councils in each group)

Participants commented on the positive community impact of the Government's investment in local government infrastructure. We discussed how councils can show leadership in local economic recovery and examples were provided of strategies and actions, to build local community resilience.

Strategies included cooperation and collaboration between councils and other sectors such as industry, private sector, the training sector. Participants also highlighted the importance of cooperation between local and federal governments to assist in achieving resilience in local and national economies.

A key theme was the need for better partnerships between all levels of government to address community needs, especially best practice models in order to encourage collaboration and regional planning and avoiding duplication.

Our group was facilitated by Hon Kate Ellis - Minister for Sport and Youth who said:

- New ideas are needed
- The need to share experiences - Australian Government keen to hear from LG
- How build resilience
  - stronger communities
  - diversify, protect, & support access to all
  - manage across government and jurisdictions

#### Question 1:

**What are the characteristics of a resilient local government and community in the current economic climate?**

Key Messages:

- Partnerships & relationships
- mobilising assets and investing for replacement
- consultation on infrastructure needs
- Equity = funding & resourcing

#### Question 2:

**What strategies and actions have you taken, alone or in conjunction with councils in your region, to build economic resilience?**

Key Messages:

- Vision = Council knowing where they're going with vision developed bottom up
- Focus on financial sustainability
- Integrated communication with residents, stakeholders and governments
- Group effort with all networks in the community participating
- Developing education, training & job opportunities
- Universal understanding of complex processes of Service provision.



### **Question 3:**

**What kinds of innovative partnerships between the local and federal spheres of government will assist in achieving resilience in local, and through them the national, economies?**

#### **Key Messages**

- Recognising local government leadership & expertise
- Financial Partnerships -- continue Community Investment Program
- Funding equity between communities and groups within each community
- Tax benefits -- direct and support for philanthropic deductibility
- Stimulating local job growth
- State Government needs to provide more support to Local Government

## **2. Responding to Climate Change and Natural Disasters**

In this workshop groups discussed the potential impacts of climate change on their communities and identified adaptation strategies that may reduce the economic, environmental and social cost to communities.

Participants highlighted the emerging economic opportunities for regional communities through renewable energy and other green industries. We also discussed ways of building more sustainable and resilient communities through community partnerships and networks, such as through Community Visioning processes.

Many of the participants talked about work they were already undertaking to reduce the impacts of climate change by reducing greenhouse gas emissions. Such as better management of waste, reusing sewerage for watering parks and gardens, better water management systems, improving energy efficient housing design was highlighted. Innovative strategies for water management included sophisticated bore & groundwater management, collection of stormwater, recycling water and new energy technologies.

The groups also discussed local government's role in managing the impacts of climate change and natural disasters and resource constraints in preparing for, managing and responding to the impact of extreme events.

Common to all groups, participants stressed the need to get work in a more coordinated way with state and federal governments and their communities to adapt to climate change.

Areas for greater coordination included managing risk and liability and agreement between different spheres of government on roles and responsibilities.

### **Question 4:**

**What strategies and actions have you taken, alone or in partnership, to adapt and respond to the impacts of climate change and natural disasters?**

### **Question 5:**

**What do you see as the future role for Local Government in managing the impacts of climate change and natural disaster in a local and national context?**

### Key Messages

- national strategy -- roll out local level with appropriate tools and support
- Council leadership recognised
- strategic plan -- council level focus on national and local conditions
- Council enabled to manage local issues -- state and national governments to support
- Local government recognised for excellence

## Closing Plenary

During the closing session, the Hon Anthony Albanese MP, Minister for Infrastructure, Transport, Regional Development and Local Government, stressed the importance of delivering infrastructure funding quickly to maximise economic stimulus.

He also emphasised that councils should continue to select projects that offer the best opportunities for creating local employment. The Minister noted the importance of co-contributions for the Strategic Projects.

### Resilience

- how make more resilient?
- what can we learn from each other?
- how strengthen partnership? Start with mutual respect - PM & all ministers here!

### Economy stimulation now \$1B since November

- \$100m Based on grants formula (South Perth \$78K) Focus on growth/ stimulus projects  
Make submissions on new projects for community Infrastructure  
Joint funding favourably
- \$800m still rolling out - ACLG steering group will be engaged  
Job creation focus
- \$120m co-contribution investment regiment  
Priority to those that have acquired the first grant (official opening needed as want projects expedited!)
- Can reapply original projects that weren't successful (1 in 4: 800 applied, 150 successful)
- \$25m Centre of excellence. ALGA coordinating the conversation best way to achieve reform.

### Urban Issues

- neighbouring councils working together + State and Australian government
- involving local residents in change

### Regional

- partnerships with neighbouring councils and business and Regional groupings

### **Opportunities**

- community resilience
- financial sustainability
- collaboration
- aging population
- relationships at Local - State - National

### **Climate change issues**

- co-ordination
- risk and liability
- uniformity in building codes
- planning for emerging conditions
- national disaster management co-ordination
- new greener industry - solar water treatment
- share costs with Local Government/business/Australian government
- protecting interests of community

Minister Albanese advised delegates that the ideas and proposals generated by delegates at the summit would help shape the Government's future policy agenda, and the ongoing work program of the ACLG Steering Committee.

The Minister also advised that the scheduling of future ACLG plenary meetings will continue to be linked to the timing of the ALGA National General Assembly (NGA).

The Hon Maxine McKew MP, Parliamentary Secretary for Infrastructure, Transport, Regional Development and Local Government, spoke about the constructive nature of dialogue during the day. She spoke about this summit as a serious partnership, serious discussion and good feedback to the Australian Government. She supported the many of powerful ideas generated over the two days, and what can happen with sharing positive stories.

**James Best**  
MAYOR  
City of South Perth

July 2009

**POLICY P560**

Motor Vehicles

**Relevant Management Practice M560**

Motor Vehicles

**Relevant Delegation**

Nil

**Strategic Plan Goal**

Goal 5: Organisational Effectiveness

**Rationale**

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

The light vehicle fleet will meet responsible standards in regards to fuel consumption, greenhouse gas emissions, safety and whole of life costs. This Policy establishes the principles by which the light vehicle fleet will be purchased and operated.

**Policy****General**

1. When acquiring and disposing of light vehicles, the City will apply a structured test, based on four key sustainability principles, to comply with the Policy. All of the principles carry equal weighting or as determined by the Chief Executive Officer on an as needs basis.
  - **Economic** – Whole of life costs will be estimated from the best available data and the highest preference will be given to those vehicles with the lowest optimised whole of life cycle cost.
  - **Functional** (tool of trade vehicle test) – Highest preference will be given to the vehicle that best fits the functional requirements of the position for which the vehicle is being acquired. It is acknowledged however that the vehicle must accommodate the needs of the employee, particularly those employees on negotiated salary packages.
  - **Environmental** – Highest preference will be given to those vehicles that cause the least amount of environmental damage with greenhouse emissions, air pollution and fuel efficiency being the primary performance indicators.
  - **Social** – Highest preference will be given to those vehicles that confirm a responsible and accountable image compatible with the City's corporate objectives.
2. To underpin the structured test noted in Part 1 above, the following criteria will be applied to new light vehicle purchases:
  - (a) Using the Green Vehicle Guide, only vehicles with a combined score of 12 out of 20 or more for both the greenhouse and air pollution ratings will be purchased;
  - (b) Using the ADR 81A testing regime, vehicles will not be considered if the fuel consumption exceeds 10 litres per 100 kilometres travelled;
  - (c) Using the Green Vehicle Guide, carbon emissions (CO<sub>2</sub>) should not exceed 220 grams per kilometre;
  - (d) Purchasing evaluations to use the most economical cost per kilometre calculated using:

- The capital cost;
  - The depreciation verified by Industry standards (e.g. Red Book, Glass's or similar); and
  - The cost of fuel based on specified fuel consumption.
- (e) All vehicles to carry a 4 star minimum ANCAP (safety) rating.
3. The annual budget provides allocations for each category of vehicle within the light vehicle fleet that is consistent with and complementary to the needs of the organisation and Officer. The Mayor will be assigned a vehicle of comparable standard to that allocated to the Chief Executive Officer.
4. Fleet vehicles are allocated to the Directorates and the Officers contained therein. The conditions of use that apply will be determined by the relevant Management Practice.

### **CATEGORIES OF VEHICLES**

The Light Vehicle Fleet is categorised as follows:

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

### **TYPES OF VEHICLES**

For all categories of vehicle, the City will satisfy the criteria for an economical, functional, environmental and socially responsible light vehicle fleet by:

- Generally purchasing only four cylinder petrol or diesel powered sedans or sports wagons;
- Meeting the criteria specified in Part 1 and 2 (General) above;
- Purchasing the required vehicles through the State Government Common Use Agreement, by Tender or formal quotation; and
- For Category 4 vehicles, the City may purchase six cylinder Liquid Petroleum Gas powered vehicles where the operational needs of the Organisation is best served by that type of vehicle.

#### **Other Relevant Policies**

Nil

#### **Other Relevant Documents**

Nil

*This policy was adopted by resolution of Council at its meeting 28 July 2009*



PLANNING DEPARTMENT  
CITY OF SOUTH PERTH  
South Terrace cnr Sandgate Street  
SOUTH PERTH WA 6151

24 February 2009

ATTENTION : LLOYD ANDERSON  
REGARDING : 11.2008.243.MAS  
APPLICATION FOR DEVELOPMENT APPROVAL  
NEW DWELLING  
Lot 80 Hse No 33 Crawshaw Crescent, Manning, WA 6152

CITY OF SOUTH PERTH	
25 FEB 2009	
Doc ID No:	
File No:	CL3/33
Original To:	PS
Action <input checked="" type="checkbox"/>	Info <input type="checkbox"/> File <input type="checkbox"/>

Dear Lloyd,

Thank you for your reply and comments in regard to our Development Application to the above mentioned property.

We have attached 3 copies of revised drawings and colour perspective image of the proposed development and of the existing streetscape.

ITEM 1.

**REVIEW OF COMMENTS RECEIVED TO DATE**

Since the original Development Application dated 29 May 2008, the proposal has received a number of comments that require the design to be modified, including –

- DAC comments, 7 July 2008

*"The proposed development was observed to be incoherent due to a range of different roof forms proposed within the same dwelling. The proposal was also seen to be incompatible with the existing streetscape character. The proposed mono-pitch roof over the two storey portion of the dwelling was also seen to be of concern. As a result of the mono-pitch roof, a concern was raised that the height of the two storey wall at one of its ends could well be above the permissible building height limit. It was observed that the site layout of the proposed building and the associated outdoor living areas could be improved to achieve a sustainable design."*

The focus of these comments is based on the City of South Perth's Policy 370 – General Design Guidelines for Residential Development and the TPS No. 6, Clause 1.6 and Clause 7.5.

- Comments received via email dated 10 November 2008 – Lloyd Anderson

*"Thankyou for your Development Application in regards to the above property. Before the City can proceed, the following issues need to be resolved by the Applicant:*

**BEILBY DESIGN**

1



1. Replaced the skillion roof portions with pitched roof portions over the dwelling. As the roof pitches vary between 15 degrees and 35 degrees slight modifications to these roof pitches will be necessary to make them appear more uniform, thus enhancing the visual aesthetics of the built form.

2. Drawings still do not demonstrate a required a clear distance of 2.3 metres between the street tree and the crossover.

3. The proposed height of the boundary wall is 3.5 metres instead of the 3.0 metre height marked on the plan. Noting that the ground level of the adjoining property No. 31 Crawshaw Crescent is lower than the ground level of the subject property, and that additional 2 to 3 brick courses will be placed above the 3.0 metre high boundary wall to conceal the gutter and meet with the fire separation standards of Building Codes of Australia, the actual boundary wall height is calculated to be 3.5 metres. With a view to confine the wall height to the lowest practical and minimise the visual impact on the streetscape and on the adjoining property, the actual boundary wall height will need to be lowered to a maximum of 3.0 metres.

Once the revised plans have been received by City Officers the adjoining owner will have the right to view the plans and then provided comment before a recommendation and determination is made. "

As we discussed at our last meeting, the clients and I have decided that the comments and required revisions have had a detrimental effect on the success of the design in meeting with the Owners brief and results in form with poor architectural quality.

The reservations received in regard to the boundary wall, roof layout, form and overall design, have presented an opportunity to revitalise the proposal to achieve the Owners brief and present a design with architectural integrity.

The proposal addresses all of the comments received and takes into account the objectives of the City of South Perth's Policy 370 – General Design Guidelines for Residential Development and the TPS No. 6, Clause 1.6 and Clause 7.5.

#### **PRECINCT**

Precinct 10 - McDougall Park – R20  
Building Height Limit – 7 metres

#### **EXISTING STREETScape**

The existing streetscape, see attached photos, is an older area of the 'City' that has been undergoing redevelopment over the past 15 years. The focus area is a section of a wide curved street, where the five adjacent houses comprise of four different styles of construction reflecting the period of time when they were built –

1. 1940's post war painted rendered brick and tiled hipped roof house No. 31.
2. 1950-60's painted rendered brick and tiled gable roof house No. 34.
3. 1980's face brick and tiled hipped roof project home No. 35.
4. 1980's face brick and colourbond hipped roof project home, with dominant face brick solid panel front fence and garage built onto the boundary, No. 36.



5. 1990's 'Tuscan' style painted render and tiled hipped roof project home with garage built onto the boundary No. 38.

In review, the only dwelling with some architectural merit is No. 34 the 1950-60's painted rendered brick and tiled gable roof house. It is duly noted the original 1940-60s dwellings are centrally located on their sites with a spacious layout, generous side setbacks and area simple 'block' shapes with reasonable ceiling heights, raised floor levels and steeper pitched roofs with excellent street surveillance.

The recently built project homes are low in architectural quality and 'unremarkable' in character, two have garage boundary walls which cramp an otherwise spacious streetscape. These homes also have limited street surveillance qualities and are dominated by the garage doors or carport. The lower cost of these dwellings also impacts on the minimal ceiling heights and lower pitched roofs, all adding to their uninspiring street presence.

TPS Clause 1.6 Scheme Objectives (1) states '*The overriding objective of the Scheme is to require and encourage performance-based development in each of the 14 precincts of the City in a manner which retains and enhances the attributes of the City and recognises individual precinct objectives and desired future character as specified in the Precinct Plan for each precinct*'.

There are two recent developments with a short distance to this focus area. One development currently nearing completion is about 100 metres to the east – 71 / 71a Crawshaw Crescent, see attached photos. This development is a contemporary styled project home, grey painted rendered brickwork and colourbond hipped roof duplex with feature 'block' limestone walls. The duplex is attached with boundary walls and is single level. The only remarkable characters are the contemporary block limestone parapet walls and attractive colour scheme. The adjoining boundary walls cramp the streetscape as two dwellings now stand where they would have been only one dwelling.

A little further west on Talbot Avenue, see attached photos, a new large residential development is very near completion. The development comprises of two very large two storey duplex structures with face brick and tiled roofs and minimal side setbacks. The scale of this development is in quite contrast to the existing structures and clearly demonstrates a recently approved two storey structure of substantial streetscape impact.

The adjacent dwellings are an existing 1960's face brick and tile to the south and a new traditional style single level dwelling to the north.

The examples described outline a streetscape of varying scale, form and shape, rhythm, colour, construction materials, setbacks from the side boundary and architectural details. This is critical in consideration of the TPS No. 6 Clause 7.5 (j) and (n).

## **PROPOSED DESIGN REVISIONS AND JUSTIFICATION**

### **ROOF DESIGN**

Before designing the roof the building structure must be attained. A two storey dwelling is the only reasonably viable structure as the lot is wedge shaped and narrows





considerably to the rear, limiting the space available for building. The wedge shape site has the advantage of a wide frontage and we have utilised this with the positioning of the two storey element well clear of the adjacent dwellings, and concurrent with the original dwellings in the focus area.

An important factor in deciding on a roof design for the dwelling was the fact of the single level dwellings either side, by incorporating a pitched roof, additional building bulk would be added to the proposal and overpower the adjacent dwellings as demonstrated in the photo examples of 71/71a Talbot Avenue, Manning. Although the pitched roof element may be a repeated form / shape it does not appear to address Policy P370\_T Policy Objectives (a) and (b) and TPS No. 6 Clause 1.6 Scheme Objectives (1) *'...which retains and enhances the attributes of the City...'* Clause 7.5 (j) *'...height, bulk...'*

The revised design proposes a single roof style – flat roof with a reference to 1950-60's modernist architecture. This is not out of place with the adjacent 1950-60s dwellings due to their architectural values – form and shape and is relevant to the age of the original subdivision of the locality and, pays homage to other original modernist dwellings scattered throughout the City of South Perth.

The flat roof design allows the building to be contained in height and scale with respect to the adjacent dwellings and to follow the terrain of the site; this is a Primary element in design compatibility.

The flat roof design also has a reference to the feature parapet walls at 37/37a Crawshaw Crescent, Manning

This is compatible with Policy P370\_T Policy Objectives (a) *'To preserve or enhance desired streetscape character...'* and (b) and TPS No. 6 Clause 1.6 Scheme Objectives (1) *'The overriding objective of the Scheme is to require and encourage performance-based development in each of the 14 precincts of the City in a manner which retains and enhances the attributes of the City and recognises individual precinct objectives and desired future character as specified in the Precinct Plan for each precinct'* and (2).

#### BUILDING FORM

The proposed building form complies with Policy P370\_T Policy Objectives (a) and (b) and TPS No. 6 Clause 1.6 Scheme Objectives (1) and (2) and Clause 7.5.

The dwelling has greater street surveillance than the more recent single level dwellings. The windows are located to suit this purpose and allow for privacy to internal rooms where required.

As explained in 'Roof Design' the flat roof allows a cubist concept that minimises the height of the design to the generally single storey streetscape.

The cubist 'box' concept allows the street elevation to be broken down and expressed in smaller 'single level' parts with an equivalent scale to the adjacent dwellings i.e., the coloured bedroom balcony, the double height entry and coloured garage door. This avoids the overpowering streetscape impact experienced at 71/ 71a Talbot Avenue.

#### GARAGE

The garage has been relocated to the east side of the site, negating any need for a boundary wall. This revision has also greatly improved the entry to the dwelling and the layout of the adjacent bedrooms.

This location also responds to the adjacent dwellings with the proposed garage located adjacent to the neighbour's carport and is compatible in scale, evident in the photograph with the dark rectangular shadow of the neighbour's carport reflecting the shape of the proposed garage.



#### GENERAL LAYOUT

Generally, the layout has retained the Owners brief of how the rooms relate to each other and the desired layout of the kitchen, laundry and living areas. Minor amendments have been incorporated to respond to the sustainability comments received from the original DAC meeting.

#### MASTER BED

The master bed is relocated to improve the balance of the architectural structure in the streetscape, provides an opportunity to improve the room arrangement and create a void over the entry with street surveillance from the upper floor 'bridge'. This also improves the quality of the amenity to the adjacent neighbour with the reduction in the length and height of the 2 storey wall adjacent to the east boundary and complies with Policy P370\_T Policy Objectives (a) and (b) and TPS No. 6 Clause 1.6 Scheme Objectives (1) and (2) and Clause 7.5.

#### SUMMARY

The Owner desires a contemporary dwelling and we have proposed a building that fulfils the Owners brief while enhancing the streetscape value of the focus area and complying with the City's governing criteria.

We are convinced that this proposal is compatible with the existing streetscape, will be a forward looking design solution that will be an asset to the streetscape and fulfils the Policy P370\_T Policy Objectives (a) To preserve and enhance desired streetscape character, and to promote strong design compatibility between existing and proposed residential buildings.

#### ITEM 2

This has been complied with and the revised drawings are attached.

#### ITEM 3

The dwelling floor level is in accordance with the BCA 2008 Part 3.1.1 Earthworks and Part 3.2 Footings and Slabs.

The floor level shall be 150mm above the crown of the road for drainage purposes.

#### ITEM 4

Overshadow diagram attached.

#### ITEM 5

The DAC comments would appear to be positive towards the architectural merit of the project ie *'As viewed from the front elevation the design of the house, in isolation, is considered acceptable'*.



As discussed in depth in this and previous correspondence, we have provided evidence that the City of South Perth have a policy and mandate for Approving skillion (contemporary) dwellings anywhere within the city. I would hope that we shall not split hairs between the aesthetic of skillion and flat roof design.

Therefore I fail to see how this project can be rejected on aesthetic grounds.

CONCLUSION

We look forward to this project meeting a favourable decision by the City.

If you have any queries or require clarification of any items, do not hesitate to call.

Yours sincerely,

Paul Wilson  
BEILBY DESIGN



**PLANNING DEPARTMENT  
CITY OF SOUTH PERTH**  
South Terrace cnr Sandgate Street  
SOUTH PERTH WA 6151

<b>CITY OF SOUTH PERTH</b>	
- 2 FEB 2009	
Doc ID No:	
File No:	CR3/23
Original To:	PS
Action <input checked="" type="checkbox"/>	Info <input type="checkbox"/> File <input type="checkbox"/>

29 January 2009

**ATTENTION : LLOYD ANDERSON**

**REGARDING : 11.2008.243.MAS**  
**APPLICATION FOR DEVELOPMENT APPROVAL**  
**NEW DWELLING**  
Lot 80 Hse No 33 Crawshaw Crescent, Manning, WA 6152

Dear Lloyd,

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We have attached 4 copies of revised drawings (1 colour copy) and colour photographs of the existing streetscape with this correspondence.

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**BEILBY DESIGN**

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TPS Clause 1.6 Scheme Objectives (1) states '*The overriding objective of the Scheme is to require and encourage performance-based development in each of the 14 precincts of the City in a manner which **retains** and **enhances** the attributes of the City and recognises individual precinct objectives and desired **future character** as specified in the Precinct Plan for each precinct*'.

There are two recent developments with a short distance to this focus area. One development currently nearing completion is about 100 metres to the east – 71 / 71a Crawshaw Crescent, see attached photos. This development is a contemporary styled project home, grey painted rendered brickwork and colourbond hipped roof duplex with feature 'block' limestone walls. The duplex is attached with boundary walls and is single level. *The only remarkable characters are the contemporary block limestone parapet walls and attractive colour scheme.* The adjoining boundary walls cramp the streetscape as two dwellings now stand where they would have been only one dwelling.

A little further west on Talbot Avenue, see attached photos, a new large residential development is very near completion. The development comprises of two very large two storey duplex structures with face brick and tiled roofs and minimal side setbacks. The scale of this development is in quite contrast to the existing structures and clearly demonstrates a recently approved two storey structure of substantial streetscape impact.

The adjacent dwellings are an existing 1960's face brick and tile to the south and a new traditional style single level dwelling to the north.

The examples described outline a streetscape of varying scale, form and shape, rhythm, colour, construction materials, setbacks from the side boundary and architectural details. This is critical in consideration of the TPS No. 6 Clause 7.5 (j) and (n).

## **PROPOSED DESIGN REVISIONS AND JUSTIFICATION**

### **ROOF DESIGN**

Before designing the roof the building structure must be attained. A two storey dwelling is the only reasonably viable structure as the lot is wedge shaped and narrows considerably to the rear, limiting the space available for building. The wedge shape site has the advantage of a wide frontage and we have utilised this with the positioning of the



two storey element well clear of the adjacent dwellings, and concurrent with the original dwellings in the focus area.

An important factor in deciding on a roof design for the dwelling was the fact of the single level dwellings either side, by incorporating a pitched roof, additional building bulk would be added to the proposal and overpower the adjacent dwellings as demonstrated in the photo examples of 71/71a Talbot Avenue, Manning. Although the pitched roof element may be a repeated form / shape it does not appear to address Policy P370\_T Policy Objectives (a) and (b) and TPS No. 6 Clause 1.6 Scheme Objectives (1) *'...which retains and enhances the attributes of the City...'* Clause 7.5 (j) *'...height, bulk...'*

The revised design proposes a single roof style – flat roof with a reference to 1950-60's modernist architecture. This is not out of place with the adjacent 1950-60s dwellings due to their architectural values – form and shape and is relevant to the age of the original subdivision of the locality and, pays homage to other original modernist dwellings scattered throughout the City of South Perth.

The flat roof design allows the building to be contained in height and scale with respect to the adjacent dwellings and to follow the terrain of the site; this is a Primary element in design compatibility.

The flat roof design also has a reference to the feature parapet walls at 37/37a Crawshaw Crescent, Manning

This is compatible with Policy P370\_T Policy Objectives (a) *'To preserve or enhance desired streetscape character...'* and (b) and TPS No. 6 Clause 1.6 Scheme Objectives (1) *The overriding objective of the Scheme is to require and encourage performance-based development in each of the 14 precincts of the City in a manner which retains and enhances the attributes of the City and recognises individual precinct objectives and desired future character as specified in the Precinct Plan for each precinct'* and (2).

#### BUILDING FORM

The proposed building form complies with Policy P370\_T Policy Objectives (a) and (b) and TPS No. 6 Clause 1.6 Scheme Objectives (1) and (2) and Clause 7.5.

The dwelling has greater street surveillance than the more recent single level dwellings. The windows are located to suit this purpose and allow for privacy to internal rooms where required.

As explained in 'Roof Design' the flat roof allows a cubist concept that minimises the height of the design to the generally single storey streetscape.

The cubist 'box' concept allows the street elevation to be broken down and expressed in smaller 'single level' parts with an equivalent scale to the adjacent dwellings i.e., the coloured bedroom balcony, the double height entry and coloured garage door. This avoids the overpowering streetscape impact experienced at 71/ 71a Talbot Avenue.

#### GARAGE

The garage has been relocated to the east side of the site, negating any need for a boundary wall. This revision has also greatly improved the entry to the dwelling and the layout of the adjacent bedrooms.

This location also responds to the adjacent dwellings with the proposed garage located adjacent to the neighbours carport and is compatible in scale, evident in the photograph with the dark rectangular shadow of the neighbour's carport reflecting the shape of the proposed garage.

#### GENERAL LAYOUT



Generally, the layout has retained the Owners brief of how the rooms relate to each other and the desired layout of the kitchen, laundry and living areas. Minor amendments have been incorporated to respond to the sustainability comments received from the original DAC meeting.

#### **MASTER BED**

The master bed is relocated to improve the balance of the architectural structure in the streetscape, provides an opportunity to improve the room arrangement and create a void over the entry with street surveillance from the upper floor 'bridge'. This also improves the quality of the amenity to the adjacent neighbour with the reduction in the length and height of the 2 storey wall adjacent to the east boundary and complies with Policy P370\_T Policy Objectives (a) and (b) and TPS No. 6 Clause 1.6 Scheme Objectives (1) and (2) and Clause 7.5.

#### **SUMMARY**

The Owner desires a contemporary dwelling and we have proposed a building that fulfils the Owners brief while enhancing the streetscape value of the focus area and complying with the City's governing criteria.

We are convinced that this proposal is compatible with the existing streetscape, will be a forward looking design solution that will be an asset to the streetscape and fulfils the Policy P370\_T Policy Objectives (a) To preserve and **enhance** desired streetscape character, and to promote strong design compatibility between existing and proposed residential buildings.

If you have any queries or require clarification of any items, do not hesitate to call.

Yours sincerely,

Paul Wilson  
BEILBY DESIGN





**PLANNING DEPARTMENT**  
**CITY OF SOUTH PERTH**  
South Terrace cnr Sandgate Street  
SOUTH PERTH WA 6151

<b>CITY OF SOUTH PERTH</b>	
21 JAN 2009	
Doc ID No:	
File No:	CR3/33
Original To:	PS
Action <input checked="" type="checkbox"/>	Info <input type="checkbox"/> File <input type="checkbox"/>

20 December 2008

**ATTENTION : LLOYD ANDERSON**

**REGARDING : 11.2008.243.MAS**  
**APPLICATION FOR DEVELOPMENT APPROVAL**  
**NEW DWELLING**  
Lot 80 Hse No 33 Crawshaw Crescent, Manning, WA 6152

Dear Lloyd,

Thank you for your reply and comments in regard to our Development Application to the above mentioned property.

We have attached 4 copies of revised drawings (1 colour copy) and colour photographs of the existing streetscape with this correspondence.

**REVIEW OF COMMENTS RECEIVED**

As we discussed at our last meeting, the clients and I have decided that the last series of comments and required revisions have had a detrimental effect on the design as proposed.

The reservations received in regard to the boundary wall, roof layout and overall design, compounded with the latest requests for revisions have presented an opportunity to stand back and revitalise the proposal to achieve a design with integrity and addresses all of the comments received

**REVIEW OF PROPOSED DESIGN**

The revised design caters for the following points of concern –

- Roof design - The new roof design proposes a single roof style – flat roof.
- Garage location – The garage has been relocated to the east side of the site, negating any need for a boundary wall. This revision has also greatly improved the entry to the dwelling and that layout of the adjacent rooms. This also improves the quality of the amenity to the adjacent neighbour with the reduction in the length and height of the 2 storey wall.
- General layout – Generally, the layout has retained the Owners brief of how the rooms relate to each other and the desired layout of the kitchen, laundry and living areas.

**BEILBY DESIGN**

1



- Master bed – The master bed is relocated to improve the streetscape and architectural structure of the dwelling, and provides an opportunity to improve the room arrangement and create a void over the entry with street surveillance from the upper floor 'bridge'.

### **STREETSCAPE**

The design offers a new streetscape proposal. To describe the existing streetscape, see attached photos, we see a wide curved street, with several post war brick and tile houses and several recent project style dwelling developments. In review, the architectural quality of the dwellings is low with the existing streetscape being project style.

The client desires a contemporary dwelling and we have an opportunity to raise the standard of the streetscape with this new building. It would be unfortunate to interpret the Council's Policy 'complementing the streetscape' as mimicking the existing styles. We have proposed a style that will add character and interest to an otherwise mono character.

The architectural structure of the new proposal reflects the immediate streetscape - the centrally placed entry, no boundary walls, the side setbacks to offer the greatest possible setbacks, the location of the front balcony to balance the elevation. The design of the windows are deliberate to allow for light egress, street surveillance and occupant privacy.

We are convinced that this proposal does complement the streetscape and is a forward looking design solution that will be an asset to the streetscape.

### **SUMMARY**

As the proposed works are without detriment to the surrounding amenity, addresses all the comments received to date, we request Development Approval.

If you have any queries or require clarification of any items, do not hesitate to call.

Yours sincerely,



Paul Wilson  
BEILBY DESIGN

Allerding  
Associates

It is understood, to some extent, that where an intact streetscape exists and may be supported through some other form of heritage retention mechanism, that the application of roof design controls may be appropriate. However, that is not the case here. Crawshaw Crescent is characterised as a mixed streetscape providing a combination of inter war homes on single larger allotments with modern designs both on single allotments or as part of subdivided allotments in a battleaxe or town house configuration. It could not reasonably be characterised as a "intact" streetscape for the purpose of singling out a particular form of design as inappropriate in our opinion. Photos showing the streetscape character of Crawshaw Crescent are included as Attachment 2.

The design of the proposed dwelling has been undertaken by an award winning designer and provides an innovative use of design features and architectural treatments that, we contend, are consistent with the features of many of the other dwellings both within Crawshaw Crescent and in the immediate locality. It is of concern that innovative creative designs that enhance the streetscape character would be overridden by a desire for sameness or by the continuation of monotonous development which would simply encourage a proliferation of "project type" homes within the City of South Perth. We contend that position is inconsistent with the intent of Council's design guidelines which encourage innovation and streetscape enhancement rather than replication and a lack of diversity for built form. In this instance, it is also specifically contrary to Council's stated position of May 2008 in relation to roof form. In all other respects, the development is fully compliant with the Residential Design Codes and therefore capable of approval.

We note that Council has allowed other skillion roof developments in adjacent developments and we believe that the proposed design promotes an enhancement of what is an already mixed streetscape with a design which is fully compliant with the Residential Design Codes other than the very minor variations outlined below which are capable of simple resolution by way of conditions.

**2 The proposed setback of the garage and supporting structure conflicts with the acceptable development provisions of Clause 6.2.3 of the R-Codes. Council Policy P350.3 "Car Parking Access Siting and Design", which requires a 4.5m setback from a primary street where vehicles are parked at 90° to the street in lieu of the proposed 4m setback.**

The Applicant's plans show the primary element of the garage structure set back from the street a minimum of 4.5m to 6.4m with an average overall setback of 5.45m. This is fully consistent with Council's standards as outlined in its policy.

Allerding  
Associates

Only a very small protrusion of a door feature extends into the 4.5m setback as shown in Attachment 3. Given the size of the protrusion and the average setback being exceeded under the development, it is contended that this very minor feature has absolutely no streetscape implications that would warrant it not being supported by the City. Although it is only a small feature, if compelled to comply, it would warrant setting back the garage which is not preferred because it has consequential impact on the balance of the dwelling and the preference to retain a significant peppermint tree located in the rear yard which sits immediately adjacent to the rear of the dwelling. The tree adds to the character of the site and the area in general and it is considered that, on performance criteria, the minor protrusion is insignificant in the overall streetscape and is predicated in part by the peculiar shape of the lot which is not truly rectangular in nature. It does not detract from the streetscape or the appearance of dwellings because, overall it exceeds the average setbacks nor does it obstruct vies of the dwelling from the street or vice versa.

We contend that it is a matter that Council could reasonably exercise discretion on because the development would be consistent with streetscape objectives and the nature of the streetscape. However, whilst it is not the preferred position of our client, if Council deem it necessary in order to support the development, then the applicant would be prepared (without prejudice) to accept a condition seeking the garage to be set back.

**3 The proposed floor level of the dwelling conflicts with the provision of Clause 6.10 (1) to the Town Planning Scheme number 6 which requires the floor level to be lowered to 9.25m relative to the datum shown on the site plan in lieu of the proposed level of 9.428m.**

The proposed floor level excess notified by Council relative to its policy is less than 18cm. In discussions with Council staff through mediation we were asked to provide a rationale for the increase in floor level having regard to streetscape and building considerations. In response, we advise that:

1. The house is situated on a sloping site which is situated lower than the crown of Crawshaw Crescent. If Council standards were to be adhered to the proposed building would sit lower than the crown of the road which gives rise to the potential for flooding to occur and would be inconsistent with building regulation BCA 2008, Volume Two. Section 3.1.2.3(b). The treatment therefore is necessary in order to properly respond to these concerns.

**10.3.7 Proposed two storey Single House - Lot 80 (No. 33) Crawshaw Crescent, Manning**

Location:	Lot 80 (No. 33) Crawshaw Crescent, Manning
Applicant:	Beilby Design
Lodgement Date:	29 May 2008; revised plans received on 25 February 2009
File Ref:	11.2008.243          CR3/33
Date:	3 March 2009
Author:	Lloyd Anderson, Senior Planning Officer
Reporting Officer:	Steve Cope, Director, Development and Community Services

**Summary**

The subject application for planning approval relates to a proposed two storey Single House on Lot 80 (No. 33) Crawshaw Crescent, Manning. Council's determination is sought in relation to streetscape compatibility with the existing buildings within the focus area in terms of roof form and compliance with the provisions of Council Policy P370\_T "General Design Guidelines for Residential Development". The Design Advisory Consultants consider that the proposed development does not comply with Council Policy P370\_T "General Design Guidelines for Residential Development" requirements and this view is supported by City officers. Other areas of non-compliance have also been dealt with in the report. The officer recommendation is for refusal.

### Background

The development site details are as follows:

Zoning	Residential
Density coding	R20
Lot area	812 sq. metres
Building height limit	7.0 metres
Development potential	One (1) Single House
Maximum plot ratio	Not applicable

This report includes the following attachments:

**Confidential Attachment 10.3.7(a)** Amended plans of the proposal dated 25 February 2009.

**Attachment 10.3.7(b)** Letters from Beilby Design dated 24 February 2009, 29 January 2009 and 20 December 2008.

### History of application

This application has been the subject of a review by the Council and City officers since May 2008, and the following is the timeline of events:

- 29 May 2008 - Application lodged for planning approval;
- 18 July 2008 - Revised plans requested by the City;
- 10 September 2008 - Revised plans received by the City;
- 1 October 2008 - Item referred to Council meeting to determine streetscape compatibility;
- 22 October 2008 - Revised plans received, item withdrawn from Council meeting;
- 10 November 2008 - Revised plans requested by the City to address planning issues;
- 20 December 2008 - Revised plans submitted to the City of a dwelling with totally new design (plan and elevations) and built form;
- 13 February 2009 - Revised plans requested by the City following Design Advisory Consultants' meeting in February; and
- 25 February 2009 - Revised plan received by the City.

The site is adjoined by residential zoned land and has street frontage to Crawshaw Crescent. The location of the development site is shown below:



In accordance with Council Delegation DC342, the proposal is required to be referred to a Council meeting for determination as the recommendation of refusal involves Council exercising discretion in relation to a variation from a provision of Council Policy P370\_T “General Design Guidelines for Residential Development”.

#### **Comment**

**(a) Description of the proposal**

The proposed development is a two storey Single House. The applicant’s letter, **Attachment 10.3.7(b)**, describes the proposal in more detail.

The proposal complies with the requirements of the City’s Town Planning Scheme No. 6 (TPS6), the Residential Design Codes (R-Codes) and relevant Council Policies with the exception of the variations discussed below.

**(b) Design - Council Policy P370\_T “General Design Guidelines for Residential Development” (P370\_T)**

The main objective of Council Policy P370\_T is as follows:

*“To preserve or enhance desired streetscape character, and to promote strong design compatibility between existing and proposed residential buildings.”*

The proposal does not comply with the overriding objective of P370\_T. Policy P370\_T provides, under Clause 3 “Streetscape Character” that:

*“All residential development shall be designed in such a manner that will preserve or enhance the desired streetscape character...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 ‘design compatibility’.”*

**Design compatibility** means the extent to which a proposed residential building is visually in harmony with neighbouring existing buildings within the focus area. **Primary** elements contributing to design compatibility are generally scale, colour form and shape; and rhythm. **Secondary** elements include construction materials; setbacks from the street and side boundaries; the extent and nature of site landscaping visible from the street; and architectural details.”

The ‘focus area’ means the section of a street extending from one cross intersection to the next cross intersection, together with the residential properties fronting on to that section of the street.

Predominant characteristics of the focus area are as follows:

- Single storey Single Houses;
- Roof form - pitched; and
- Roof materials - Tiled / Colourbond.



The proposed Single House is designed with a flat roof over the main dwelling and blank walls with some windows on both sides of the house; a 'cubic' appearance. The design is not consistent with the predominant character of housing with pitched roofing contributing to the amenity of the focus area. The issue is whether the flat roof design and blank walls are acceptable with respect to streetscape. The recommendation is for refusal based upon the incompatible design.

**(c) Minimum setback of garage to the front street alignment**

The garage has a minimum setback of 4.0 metres to the street. The Acceptable Development Clause 6.2.3 of the R-Codes and Council Policy P350.3 'Car Parking Access, Siting and Design' prescribe a minimum setback of 4.5 metres from a primary street where vehicles are parked at 90 degrees to the street. City officers consider there no reason why the garage can not be setback 4.5 metres from the street and therefore consider that a minimum setback of 4.5 metres should be the minimum that the Council should support. It is recommended that the garage and supporting infrastructure should be setback a minimum of 4.5 metres.

**(d) Finished floor levels of the dwelling**

The proposed floor levels of the dwelling are 9.428 metres relative to the datum shown on the site plan. The floor level of the building (not including the garage) shall be lowered to a level of 9.25 metres relative to the datum shown on the site plan in order to avoid unreasonably adversely affecting the amenity of neighbouring properties in relation to visual impact and overshadowing, having regard to the provisions of Clause 6.10(1) of Town Planning Scheme No. 6. Following a discussion with the City's Building Department there is no structural reason why the building can not be lowered to the level by the City's Scheme.

**(e) Other planning controls**

The proposal has no plot ratio implications. Planning controls in relation to building height, setbacks, visual privacy, ground and floor levels meet the relevant requirements.

**(f) Scheme Objectives: Clause 1.6 of No. 6 Town Planning Scheme**

Scheme Objectives are listed in Clause 1.6 of TPS6. The proposal has also been assessed under, and has been found *not to meet*, the following relevant general objectives listed in Clause 1.6(2) of TPS6:

*Objective (f) Safeguard and enhance the amenity of residential areas and ensure that new development is in harmony with the character and scale of existing residential development;*

The proposed dwelling has few features or characteristics in keeping with the character and scale of existing residential development. It is therefore, determined that the proposal does not comply with Clause 1.6 of TPS6.

**(g) Other Matters to be Considered by Council: Clause 7.5 of No. 6 Town Planning Scheme**

In addition to the issues relating to technical compliance of the project under TPS6, as discussed above, in considering an application for planning approval, the Council is required to have due regard to, and may impose conditions with respect to the matters listed in Clause 7.5 of TPS6 which are, in the opinion of the Council, relevant to the proposed development. Of the 24 listed matters, the following are particularly relevant to the current application and require careful consideration:

- (j) *all aspects of design of any proposed development, including but not limited to, height, bulk, orientation, construction materials and general appearance;*
- (n) *the extent to which a proposed building is visually in harmony with neighbouring existing buildings within the focus area, in terms of its scale, form or shape, rhythm, colour, construction materials, orientation, setbacks from the street and side boundaries, landscaping visible from the street, and architectural details.*

The listed matters above are relevant to the subject application. In relation to listed matter (j) and (n) the proposal is not in keeping with the dominant streetscape character and is therefore, inconsistent with the abovementioned listed matters. It is therefore, determined that the proposal does not comply with Clause 7.5 of TPS6.

### **Consultation**

#### **(a) Design Advisory Consultants' comments**

The proposal was considered by the City's Design Advisory Consultants at their meeting held on 9 February 2009. The proposal was not well received by the Consultants. Their specific comments are summarised below:

*"The design is not considered compatible with the existing development within the focus area. A pitched roof design would be more in keeping with the streetscape of Crawshaw Crescent. As viewed from the front elevation the design of the house, in isolation, is considered acceptable. The side elevations are not consistent with the front elevation displaying a mixture of roof styles and variety of wall detailing."*

Issues relating to the roof design and sustainability are still outstanding, however issues relating to the building height have been resolved.

#### **(b) Neighbour consultation**

Neighbour consultation has been undertaken for this proposal to the extent and in the manner required by Policy P104 "Neighbour and Community Consultation in Town Planning Processes". The proposal has been referred to the adjoining neighbour, however the boundary wall has been removed from this design, therefore the boundary wall is not an issue.

### **Policy and Legislative Implications**

Comments in relation to various relevant provisions of the No. 6 Town Planning Scheme, the R-Codes and Council policies have been provided elsewhere in this report.

#### **Financial Implications**

The issue has a minor impact on this particular area, to the extent of payment of the required planning fee by the applicant.

#### **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**

The location of the outdoor living area could have been located to the north of the development site to maximise solar access.

<b>OFFICER RECOMMENDATION ITEM 10.3.7</b>
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That pursuant to the provisions of the City of South Perth Town Planning Scheme No. 6 and the Metropolitan Region Scheme, this application for planning approval for proposed two storey Single House on Lot 80 (No. 33) Crawshaw Cresecent, Manning **be refused**, for the following reasons:

- (a) The proposed dwelling is incompatible to the existing streetscape character and conflicts with the provisions of Policy P370\_T “General Design Guidelines for Residential Development” which requires all new development to be designed in such a way so as to preserve or enhance the desired streetscape character.
- (b) The proposed setback of the garage and supporting structure conflicts with the Acceptable Development provisions of Clause 6.2.3 of the R-Codes, Council Policy P350.3 ‘Car Parking Access, Siting and Design’, which require a 4.5 metre setback from a primary street where vehicles are parked at 90 degrees to the street in lieu of the proposed 4.0 metre setback.
- (c) The proposed floor level of the dwelling conflicts with the provisions of Clause 6.10(1) of Town Planning Scheme No. 6, which requires the floor level to be lowered to 9.25 metres relative to the datum shown on the site plan in lieu of the proposed level of 9.428 metres.
- (d) Having regard to the above reasons, the proposed development does not comply with objective (f) listed within Clause 1.6 “Scheme Objectives” of the City of South Perth Town Planning Scheme No. 6.
- (e) Having regard to the above reasons, the proposed development does not comply with matters (j) and (n) listed within Clause 7.5 “Matters to be Considered by Council” of the City of South Perth Town Planning Scheme No. 6.

#### **Important Note**

- (a) If you are aggrieved by aspects of the decision where discretion has been exercised, you may lodge an appeal with the State Administrative Tribunal within 28 days of the Determination Date recorded on this Notice.

#### **MOTION**

Cr Cala moved the officer recommendation. Sec Cr Best

**FORESHADOWED MOTION**

Cr Hasleby foreshadowed he would be moving to approve the application if the current Motion is Lost.

<p><b>OFFICER RECOMMENDATION AND COUNCIL DECISION ITEM 10.3.7</b></p>
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The Mayor put the Motion

That pursuant to the provisions of the City of South Perth Town Planning Scheme No. 6 and the Metropolitan Region Scheme, this application for planning approval for proposed two storey Single House on Lot 80 (No. 33) Crawshaw Crescent, Manning **be refused**, for the following reasons:

- (a) The proposed dwelling is incompatible to the existing streetscape character and conflicts with the provisions of Policy P370\_T “General Design Guidelines for Residential Development” which requires all new development to be designed in such a way so as to preserve or enhance the desired streetscape character.
- (b) The proposed setback of the garage and supporting structure conflicts with the Acceptable Development provisions of Clause 6.2.3 of the R-Codes, Council Policy P350.3 ‘Car Parking Access, Siting and Design’, which require a 4.5 metre setback from a primary street where vehicles are parked at 90 degrees to the street in lieu of the proposed 4.0 metre setback.
- (c) The proposed floor level of the dwelling conflicts with the provisions of Clause 6.10(1) of Town Planning Scheme No. 6, which requires the floor level to be lowered to 9.25 metres relative to the datum shown on the site plan in lieu of the proposed level of 9.428 metres.
- (d) Having regard to the above reasons, the proposed development does not comply with objective (f) listed within Clause 1.6 “Scheme Objectives” of the City of South Perth Town Planning Scheme No. 6.
- (e) Having regard to the above reasons, the proposed development does not comply with matters (j) and (n) listed within Clause 7.5 “Matters to be Considered by Council” of the City of South Perth Town Planning Scheme No. 6.

**Important Note**

- (a) If you are aggrieved by aspects of the decision where discretion has been exercised, you may lodge an appeal with the State Administrative Tribunal within 28 days of the Determination Date recorded on this Notice.

CARRIED (7/6)

Carried on the Casting Vote of the Mayor

ATTACHMENT 10.2.2

**COMMUNITY DEVELOPMENT GRANTS  
ROUND 1 2009/2010**

**Summary of Applications**

<b>ORGANISATION</b>	<b>Carson Street School P &amp; C</b>
Location	19 Carson St, EAST VICTORIA PARK
Purpose of Org	Carson Street School is the state's only Primary Education Support School. It caters for students whose disabilities are such that they are not able to fit into the regular system and who require extensive therapy and educational services.
Request from Council	\$2,000
<b>PROJECT TITLE</b>	<b>Summer Holiday Recreation and Respite Program</b>
Description	Provides summer holiday recreation for children with severe and multiple disabilities, and respite for their parents.
Dates	11- 15 January 2010
Objectives and Benefits	The program allows the children to be in a familiar environment, with the appropriate level of care and supervision they need. They participate in recreational and leisure activities suited to their conditions. Parents of these children are relieved of their stressful duties for part of the holidays.
Target Group	Children with severe and multiple disabilities and their parents. 15 children to participate, with 6 of these living in the City of South Perth.
Project Costs	\$12,975

**COMMENT**

The City has supported this initiative for a number of years. The program provides valuable support and respite for families of children with disabilities during the school holidays.

**RECOMMENDATION**

To provide \$2,000 in funding to the Carson Street Summer Holiday Recreation and Respite Program.

ATTACHMENT 10.2.2

**COMMUNITY DEVELOPMENT GRANTS  
ROUND 1 2009/2010**

**Summary of Applications**

<b>ORGANISATION</b>	<b>YouthCARE WA- Como District Council</b>
Location	Cnr Murray St and McNabb Loop, COMO
Purpose of Org	Provision and support of Chaplaincy services at Como Secondary College, South Perth Primary School, Curtin Primary School, Wilson Primary School and Collier Primary School.
Request from Council	\$14,000
<b>PROJECT TITLE</b>	<b>Como YouthCARE Chaplaincy Program</b>
Description	The Chaplain provides a supportive role within the school to students, parents and staff. The funding being requested from CoSP is to go towards the Chaplain roles at Como Secondary College and South Perth Primary School.
Dates	1 September 2009 - 31 August 2010
Objectives and Benefits	This non-denominational service has a significant impact upon the welfare of students and staff, and also in the wider community through programs that support families. The Chaplaincy program provides the benefits of helping staff, students and families to work through significant issues in their lives, and encouraging them in personal development and growth in the community.
Target Group	Students, teachers, staff and families of the two schools, and the wider community. In excess of 1,500 people, the majority of who whom live in the City.
Project Costs	\$52,160

**COMMENT**

Chaplaincies are recognised as a very important strategy in providing support for the school community, and the City has supported the Chaplaincy program at Como Secondary College for several years. This request is for the same level of funding as in previous years.

**RECOMMENDATION**

ATTACHMENT 10.2.2

**COMMUNITY DEVELOPMENT GRANTS  
ROUND 1 2009/2010**

**Summary of Applications**

To provide a \$14, 000 funding for Como District Council.

<b>ORGANISATION</b>	<b>Churches Commission on Education on behalf of the Kent St District Council</b>
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Location	1/103 Catherine St, MORLEY
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Purpose of Org	To ensure the provision of a Chaplain at Kent Street Senior High School. The Kent Street District Council fundraises for the Chaplaincy program and provides support to the Chaplain.
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Request from Council	\$4,900
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<b>PROJECT TITLE</b>	<b>Chaplaincy program at the Kent St High School</b>
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Description	Provision of a Chaplain at the Kent Street High School.
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Dates	1 September 2009 - 31 January 2010
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Objectives and Benefits	To provide a caring Christian presence in the school and provide a supporting role to the school community to ensure all students maximise their learning opportunities through counselling, support and activities
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Target Group	Over 900 students and 80 staff plus their families. 74 students reside in the City of South Perth.
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Project Costs	\$48,875
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**COMMENT**

As with the Como Secondary College Chaplaincy, this valuable service has been supported by the City for several years. Historically a lesser amount has been provided to Kent St High as the school is located outside the City and has significantly fewer students who are residents of the City. In 2008 the City provided \$4,400. The recommended amount represents a modest increase in that figure.

**RECOMMENDATION**

To provide \$4,900 in funding to the Kent St District Council.

ATTACHMENT 10.2.2

**COMMUNITY DEVELOPMENT GRANTS  
ROUND 1 2009/2010**

**Summary of Applications**

<b>ORGANISATION</b>	<b>Australian Red Cross (WA)</b>
Location	110 Goderich St, EAST PERTH
Purpose of Org	Part of the International Red Cross and Red Crescent Movement, the largest humanitarian organisation in the world. Red Cross services seek to build the capacity and resilience of individuals and communities to reduce vulnerability.
Request from Council	\$5020
<b>PROJECT TITLE</b>	<b>Community First Aid Talks and Pandemic Infection Control Talks</b>
Description	A series of 5 Community First Aid Talks and 5 Pandemic Infection Control talks to parents and carers in the City of South Perth. Up to 20 people can attend each talk, free of charge.
Dates	1 September 2009 - 30 June 2010
Objectives and Benefits	To provide community groups with a practical demonstration of the key aspects of First Aid. The talks aim to raise awareness of emergency medical situations and to instil confidence in parents and carers to manage such situations.
Target Group	Local schools, Child Health Centres, Volunteer Organisations and Community Groups.
Project Costs	\$6920

**COMMENT**

These talks will be beneficial to a large number of community members. Red Cross have noted that due to their Victorian Bush Fires Appeal, they did not run their annual door knock appeal, which has impacted on their current resources and ability to deliver programs such as this.

The budget that Red Cross initially submitted was not accepted by the assessment panel, featuring large costs and minimal in-kind support. Officers have worked with the Red Cross to develop a satisfactory budget, which includes a higher level of contribution from their organisation.

**RECOMMENDATION**

To provide \$3,500 in funding to Australian Red Cross (WA).



ATTACHMENT 10.2.2

**COMMUNITY DEVELOPMENT GRANTS  
ROUND 1 2009/2010**

**Summary of Applications**

<b>ORGANISATION</b>	<b>South Perth Bridge Club</b>
Location	Cnr Barker Ave and Brittain St, COMO
Purpose of Org	Provides facilities, training, special events and regular activities to support contract bridge for all ages.
Request from Council	\$4,400
<b>PROJECT TITLE</b>	<b>Installation of Disabled Access Door to Building</b>
Description	To modify an existing door into a dedicated all weather disabled access/ egress door for members and visitors as required.
Date	6- 20 October 2009
Objectives and Benefits	These works will allow disabled persons easy access to an enjoyment/ pastime/ hobby that would otherwise be denied to them.
Target Group	Club membership ranges between 380- 420 people, with the vast majority of these being middle aged to aged.
Project Costs	\$4,400

**COMMENT**

Because this request is to cover the costs of capital expenditure, it is not eligible for support through the City's Community Development Program. Officers have spoken with the South Perth Bridge Club to discuss the situation and have made a commitment to help explore other possibilities for funding.

**RECOMMENDATION**

No funding to be provided- project is ineligible, according to the program guidelines.

ATTACHMENT 10.2.2

**COMMUNITY DEVELOPMENT GRANTS  
ROUND 1 2009/2010**

**Summary of Applications**

<b>ORGANISATION</b>	<b>Communicare Inc (VIP Plus)</b>
Location	28 Cecil Ave, CANNINGTON
Purpose of Org	Communicare provides a range of support services to the community, one of which is the VIP Plus program. This is an education and training service for young people who are disengaged from school.
Request from Council	\$15,000
<b>PROJECT TITLE</b>	<b>Experience Australia!</b>
Description	A program that will help to improve VIP Plus participants' understanding about the cultural, social and historical aspects of living and working in Australia. It also aims to develop their social skills, competencies and capacity for employment.
Dates	1 September 2009 - 31 January 2010
Objectives and Benefits	To develop appropriate behaviours and attitudes in at-risk young people, while enhancing their education, skills and life options.
Target Group	14- 18 year olds who are unable to engage in mainstream education and have social/ life skill issues. Up to 15 participants are expected to be from the City of South Perth.
Project Costs	\$38,500

**COMMENT**

VIP Plus is a great program for seriously at risk young people with many flow on effects to the wider community, as well as the participants. The amount of funding recommended is a reduction from last year's grant. This is due to the increased pressure on the funding program and also the panel's assessment that Communicare should approach other funding sources besides the City of South Perth, in order to make the program more sustainable.

**RECOMMENDATION**

To provide \$10,000 in funding to the VIP Plus Experience Australia! program at Communicare.

ATTACHMENT 10.2.2

**COMMUNITY DEVELOPMENT GRANTS  
ROUND 1 2009/2010**

**Summary of Applications**

<b>ORGANISATION</b>	<b>Southside Penrhos Wesley Swimming Club</b>
Location	Wesley College Sports Club, SOUTH PERTH
Purpose of Organisation	To develop, encourage, support and promote the sport of swimming for all age groups from beginners to elite.
Request from Council	\$2,000
<b>PROJECT TITLE</b>	<b>Schools Challenge</b>
Description	Swimming competition for local primary schools including Como, South Perth, Kensington, Mt Pleasant, Applecross, St Plus, Penrhos, Wesley, Vic Park and St Columbas.
Dates	October 2009
Objectives and Benefits	Encouragement and support for participants, building positive self esteem. The event also promotes school and community spirit.
Target Group	Primary school students year 4 to 7. Approximately 300 participants are expected.
Project Expenditure	\$10,400

**COMMENT**

An excellent program for primary aged children, providing benefits to the participants, their schools and the wider community. The City has supported this event for a number of years. The assessment panel would like to encourage the Club to approach other sources for funding and in-kind support, in order to make the program more sustainable.

**RECOMMENDATION**

To provide \$1,500 in funding to the Southside Penrhos Wesley Swimming Club.

ATTACHMENT 10.2.2

**COMMUNITY DEVELOPMENT GRANTS  
ROUND 1 2009/2010**

**Summary of Applications**

<b>ORGANISATION</b>	<b>South Perth Playgroup Inc.</b>
Location	EJ Scout Hall, Allen St SOUTH PERTH
Purpose of Organisation	Provides opportunities for children to play and learn together, plus a forum for parents/ caregivers to meet and share ideas, information and experiences.
Request from Council	\$1,522
<b>PROJECT TITLE</b>	<b>South Perth Playgroup Christmas Fair</b>
Description	The event involves rides, activities and entertainment for the playgroup's children and their families. New families interested in joining are encouraged to attend to learn more about the playgroup, its benefits and opportunities.
Dates	6 December 2009
Objectives and Benefits	For children, the Fair is a fun event that provides them with an opportunity to interact with other children of various ages, enabling a new/ different learning and leisure experience. For parents, the event enhances the development of new and alternative social support networks
Target Group	Approximately 120 adults and 80+ children, mainly aged 0 - 4 years.
Project Expenditure	\$2,515

**COMMENT**

A very positive event for young children and their families. This is the first year that The City has been approached to provide support. The recommendation is for a similar amount of funding to that provided to other community groups such as the Senior Citizens' Centres for their Christmas events.

**RECOMMENDATION**

To provide \$700 in funding to the South Perth Playgroup Inc.

ATTACHMENT 10.2.2

**COMMUNITY DEVELOPMENT GRANTS  
ROUND 1 2009/2010**

**Summary of Applications**

<b>ORGANISATION</b>	<b>South Perth Senior Citizens Centre Inc</b>
Location	53 Coode Street, SOUTH PERTH
Purpose of Org	A centre for senior citizens, providing them with activities, friendship and congeniality.
Request from Council	\$680
<b>PROJECT TITLE</b>	<b>Christmas Luncheon</b>
Description	A Christmas celebration for the senior citizens and centre volunteers.
Date	1 December 2009
Objectives and Benefits	The luncheon brings all members and volunteers together and shows appreciation for their contribution to the community. It is an opportunity for them to celebrate the year's achievements and share the Christmas spirit.
Target Group	Senior citizens 55 years and older. 140 to participate.
Project Costs	\$4,160

**COMMENT**

The City has supported Christmas Celebrations at the South Perth Seniors Centre for many years. This event is eagerly anticipated by members as it provides opportunities for them to socialise at an important time of year.

**RECOMMENDATION**

To provide \$680 in funding for the South Perth senior Citizens Centre Christmas Luncheon.

Nicole Francois,  
30 Anketell Street,  
Kensington WA 6151  
[thenicsfamily@gmail.com](mailto:thenicsfamily@gmail.com)  
(08) 9368 5641 (H)

DATE: 21<sup>st</sup> May 2009

Mr Laurence Mathewson,  
Planning Officer, Development Services  
City of South Perth,  
Civic Centre,  
Sandgate Street  
South Perth WA 6151

Dear Mr Mathewson,

RE: APPLICATION FOR PLANNING APPROVAL  
TO 30 ANKETELL STREET (LOT 14), KENSINGTON WA 6151  
Submitted 18.03.09

In response to your letter of 18<sup>th</sup> May 2009, please find further information in regard to the 'non-complying' issues listed. Please also refer to the attached drawings:

- A01 Existing and Demolition Plan rev -
- A02 Existing Elevations rev -
- A03 New Site Plan rev A
- A04 New Floor Plan rev A
- A05 New Elevations rev A
- A06 Shadow Diagrams rev A

**A) Main Items:**

**i) Compatibility of Additions:**

Please refer to Planning Approval Submission: Anketell Street Residence, submitted to Council 18.03.09.

Section 5.0 Design Compatibility:

- i) Generally
- ii) Roof and Building Form
- iii) Streetscape Issues and Neighbourhood Context iv) Compatible Materials

a) Generally:

i) Design Compatibility:

Please refer to modified roof-form, as discussed at our meeting of June 3, for your consideration. It presents a more conventional cottage roof form to the street, and lowers the height of the boundary wall to the neighbour. Please note that the natural slope of the site combined with the 20m setback to the addition foreshortens the height of the proposed addition from the street (please refer attached drawings and photos). The setback of the addition behind the cottage also means that the full width of the addition is not perceived from the street. It is only from the rear elevation that the full width of the addition is seen.

ii) Impact on the Streetscape:

By retaining the existing dwelling, despite its inadequacies and the constraints it imposes, the design seeks to preserve and enhance the 'streetscape character' in accordance with council policy P370T clause 3.

We note that the addition is setback over 20 metres from the street boundary (more than the 12.0 metre setback required for skillion roofs under council policy 350.4 Clause 5 ii) and is obscured by the front garden, Deck 01 and several large trees. It is unlikely that the proposed addition would be visible from the street or have any significant impact on it.

b) The colour of the proposed carport to match the existing building:

The intention is that the steel structure of the carport will be painted in a colour (probably off-white) to match the colour of the painted brickwork of the existing house.

c) The colour and materials of the addition to match the existing dwelling:

Materials to the addition are as noted on the drawings and match those used in the existing building. Please refer drawings A01 - A06. It is the intention that any paint or colorbond colours used will match the existing building.

d) The skillion roof depth of 8.65m reduced to 4.0m in accordance with City PolicyP350.4 'Additions to Existing Dwellings' Clause 5 (b)(i):

Please refer to modified roof-form.

ii) **Boundary Wall:**

Please refer to Planning Approval Submission: Anketell Street Residence, submitted to Council 18.03.09.

Section 4.0 Proposed Boundary Wall:

1) Amenity factors of the Boundary Wall:

i) Streetscape Character

ii) Outlook

a) Outlook from the front of an adjoining dwelling or front garden

b) Outlook from any habitable room window of an adjoining dwelling

iii) Visual impact on an adjoining outdoor living area

iv) Amount of overshadowing of a habitable room window or outdoor living area of any adjoining dwelling

2) Maximum Permissible Height of the Boundary Wall.

We seek a variation to the maximum permissible height of 2700mm for the boundary wall due to the following reasons:

- **Agreement of the neighbour:**  
I note that the adjoining neighbour to the proposed boundary wall has provided their full written agreement and support. Please refer to letter from Pete and Lorraine Glover, of 32 Anketell St, included in the original Planning Application documents.
- **Visual impact on the neighbouring outdoor living area:**  
Far from seeing the boundary wall as a negative impact on their property, the neighbours like the way the proposed wall forms a 'courtyard-style' wall or boundary to their garden. The materials of the proposed boundary wall will match the face brickwork of the pre-existing boundary wall formed by the neighbours' garage.

- Desire to maintain consistent ceiling heights throughout the dwelling: Ceiling heights in the existing cottage are 2900mm. In order to maintain consistent ceiling heights in the addition, it is difficult not to exceed the 2700mm height limit imposed by the policy, particularly once an allowance is made for ceiling space and roof structure.
- Shadows do not impact the bedroom window or paved living area: Please refer to A06 Shadow Diagrams, which indicate that shadows cast at 12pm 21 June, do not impact the neighbours paved outdoor living area or adjoining bedroom window.
- The neighbour feels the proposed boundary wall will complement their future plans for their own house.

**B) Minor Items and Clarifications:**

**iii) Trees on development sites:**

*Policy P350.5 Clause 7(a) "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 '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."*

As shown in drawing A01 Existing and Demolition Plan, several trees over 3.0m high need to be removed from the site due to the larger footprint of the proposed addition. Most of these trees are within 3.0metres of a side boundary and are not required to be retained under Council policy. These include the:

- Almond tree, located to the south-east of the existing dwelling: this tree is very old and has been substantially damaged by termites. It is no longer structurally sound and is located 1750mm from the side boundary.
- Bottlebrush tree, located near the eastern corner of the existing building, is only 500mm from the side boundary and overhangs the fenceline.
- Jacaranda tree, located near the eastern corner of the existing building, has been lopped by previous owners to the ground and consists of large 'sucker-like' trunks. It is only 2800mm from the side boundary.

The Queensland Box tree, located near the northern corner of the existing building, is located 3900mm from the side boundary and is required to be retained, if possible, under Council policy. However, it has also been lopped by previous owners with the resulting branches subsequently weakened.

As shown in the drawings, we plan to plant a new replacement tree located at Deck 01 in accordance with Council policy P350 (1.5) 7 (c) (ii). An arboriculturalist's report on the existing Queensland Box tree will be provided, pending the determination of the planning application.

**iv) Finished ground levels:**

*Town Planning Scheme No.6 clause 6.10.3 (Maximum Ground and Floor Levels) "The finished ground level beyond the external walls of the building shall be calculated to generally achieve equal cutting below and filling above the natural ground level at the perimeter of the site..."*

When designing an addition to an existing dwelling, the proposed floor and ground levels of the new works are to a large degree dictated by those of the existing dwelling. Rules and regulations with regard to equal cut and fill of a site need to be moderated by this understanding. Where possible, I have tried to maintain existing site levels, in order to retain as much of the existing garden as possible.



Please refer to attached drawing A04 New Floor Plan revA, revised to show more detailed site levels.

Garden 02 has an RL of 12.54 at its boundary with Deck 02, but then falls away towards the garden at approx 1 in 35 fall to achieve site drainage, with an RL of 12.38 at its boundary with the retaining wall. The garden level of RL 12.54 at the edge of the deck has been set by the floor level of the existing house.

The garden at the rear boundary, is actually a split level garden, and is now denoted into Garden 03 and Garden 04 for greater clarity. It generally maintains existing site levels in order to retain the existing garden. The upper level, Garden 04, has a nominal RL of 13.35, and the lower level, Garden 03, has a nominal RL of 12.97.

**v) Dividing Fence:**

*Please refer to Planning Approval Submission: Anketell Street Residence, submitted to Council 18.03.09, 7.0 Side Fences over 1800mm, and 8.0 Appendix, Letters from adjoining neighbours.*

I note that both adjoining neighbours have provided written agreement for the side fences as shown to exceed 1800mm as included in the Planning Approval submission, 18.03.09, 8.0 Appendix.

South-east boundary fence to No.32 Anketell St:

Please refer to drawing A06 Shadow Diagrams, rev A, amended to show shadow effect of 'New Masonry fence.'

As previously noted, this side fence assists in achieving visual privacy between neighbouring bedrooms where both windows align, in accordance with Council policy P350 (1.7) 8. Fencing and retaining walls. As shown in A06 Shadow Diagrams revA, 'Anketell St Elevation and Part section', the proposed masonry fence does not cast a shadow on the neighbours facing bedroom window at 12pm on June 21 (Vertical Shadow angle 32 degrees).

North-west boundary fence to No 28 Anketell St:

Please refer to DA Submission: Anketell St Residence, 7.0 Side Fences over 1800 and 8.0 Appendix.

**vi) Carport/Pergola roofing material:**

The 'translucent' roof cladding proposed to the New Carport is Ampelite Webglass GC, as it is stronger with better maintenance properties than clear or translucent Polycarbonate.

I note that the carport area has been included into site density and open space calculations (refer drawing A03 New Site Plan rev A) and its inclusion or otherwise into site density calculations should not adversely affect compliance with open space requirements.

**vii) Driveway setback:**

*Residential Design Codes of WA, 3.5.4 Vehicular Access, A4.3 Driveways: "no closer than 0.5m to a side boundary or street pole..."*

The existing driveway paving has been setback 500mm from the side boundary in accordance with R-code requirements. Please refer drawing A03 Site Plan rev A.

**viii) DAC comments:**

The opinions of the Design Advisory Committee are noted. .

**ix) Neighbour consultation:**

We note that no objections were received during the neighbour consultation period. Instead the two adjoining neighbours at 28 and 32 Anketell St provided written support for the proposal. Council has the original letters on file and copies are included in Planning Approval Submission: Anketell Street Residence, 8.0 Appendix, submitted to Council 18.03.09.

I have discussed the plans extensively with adjoining Anketell St neighbours throughout the design process, obtaining their full agreement and support. As the property overlooks George Street Reserve, no further neighbours were consulted.

**C) Other Matters:**

We would like to invite the City to view the design model and drawings on site for a better understanding of the design and its intentions in the neighbourhood context, particularly with regard to maintaining and enhancing the local streetscape character.

Please feel free to contact me if you have any further queries or issues to discuss,

Kind Regards,

Nicole Francois, Nicholas Churchill  
No 30 Anketell St, Kensington





Existing street elevation showing deep vegetated front garden and site slope



An impression of the streetscape showing proposed new works  
(front fence excluded for clarity)

**NOT REPRODUCED**



## ANKETELL STREET RESIDENCE

PLANNING APPROVAL SUBMISSION

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PLANNING APPROVAL SUBMISSION  
Date: 090318  
Doc: DA submission 090318  
thorncfamily@gmail.com

ANKETELL STREET RESIDENCE,  
30 Anketell St Kensington WA 6151  
ph 93685641

## **Contents**

- 1.0 Background**
- 2.0 Existing Streetscape and Neighbourhood Context**
- 3.0 Design Objectives**
- 4.0 Proposed Boundary Wall**
- 5.0 Design Compatibility**
- 6.0 Carport Design**
- 7.0 Side Fences over 1800**
- 8.0 Appendix 1**

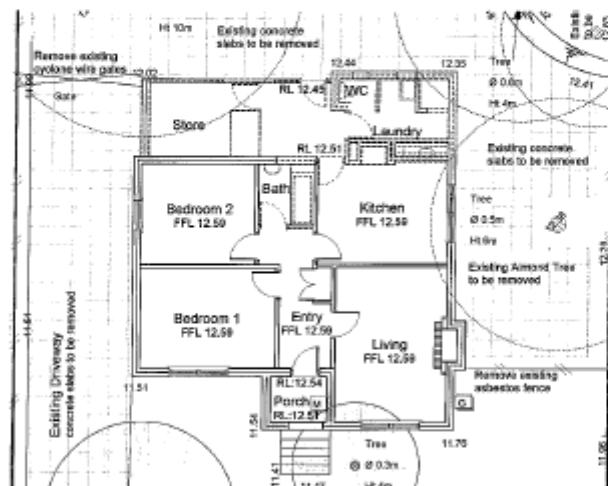


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1. Ankettell Street Elevation
2. North-West Elevation

## 1.0 Background

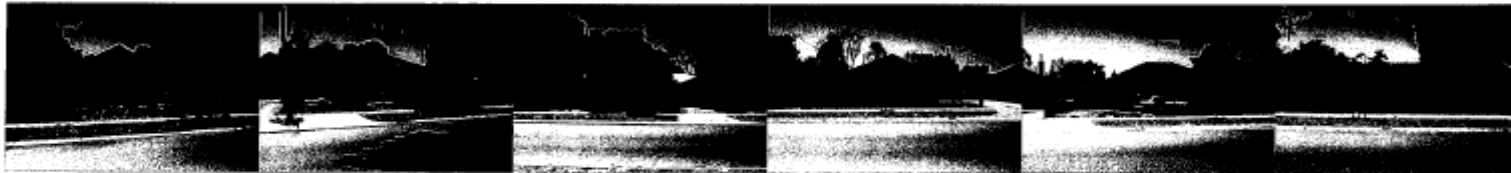
The existing Ankettell Street dwelling is a small brick and tile cottage, built in the early 1950's and typical to the area. It has two bedrooms with sleepout and has been minimally modified since its construction. It is now home to a four-person family and is desperately undersized for their needs.

The design proposes to retain the existing dwelling, expending and updating it to suit the needs of modern family living.

3. South-East Elevation
4. North-East Elevation (Back)
5. Existing and Demolition Plan



No. 30 ANKETELL STREET



5

## 2.0 Existing Streetscape and Neighbourhood Context

The 24-56 Anketell St (between George St and Rathay St) comprises a mix of public and privately owned homes, and is composed of predominantly unrenovated 1950's war veterans' homes. They are typically simple, unadorned brick and tile cottages with hip roofs, and large established gardens with no front fences. Side and back fences are generally corrugated asbestos. Carports added to the sides of the existing dwellings are typically steel-framed with colorbond roof sheeting, without brick piers.

On the opposite side of Anketell St is a series of parks, including: the George Street Reserve; Kensington Bushland; and the Harold Rossiter Reserve. There are also a series of public buildings including the: Kensington Police Station; Kensington Police and Citizens Youth Club; and Kent Street High School. These buildings have been constructed over several different periods and show a range of modern and contemporary roof-forms and building shapes. They comprise skillion and curved roofs as well as more traditional hip and gable roof-forms, and a range of wall cladding materials.

PLANNING APPROVAL SUBMISSION

Date: 090318

Doc: DA submission 090318

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ANKETELL STREET RESIDENCE,

30 Anketell St Kensington WA 6151

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5 NORTH-EAST Anketell St streetscape, No. 24 -56  
(cnr George St – Rathay St)



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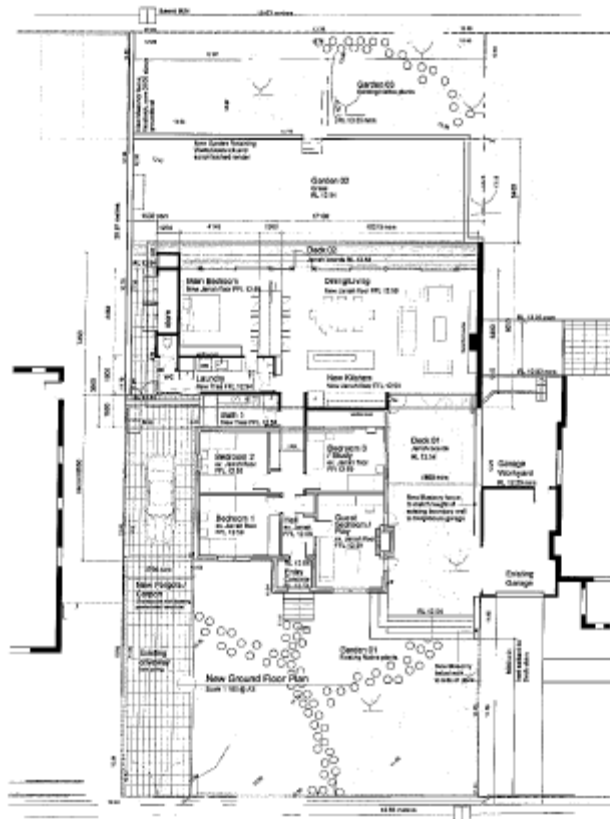
SOUTH-WEST ANKETELL ST

- 6 George St Reserve
- 7 Kensington Police Station
- 8 Kensington PCYC
- 9 Kensington PCYC
- 10 Kensington Police Station
- 11 Kensington PCYC
- 12 Kent Street SHS
- 13 Harold Rossiter Reserve
- 14 Harold Rossiter Reserve

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ANKETELL STREET RESIDENCE,  
30 Anketell St Kensington WA 6151  
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- 15 Kent Street SHS aviation centre  
16 Kent Street SHS pool building



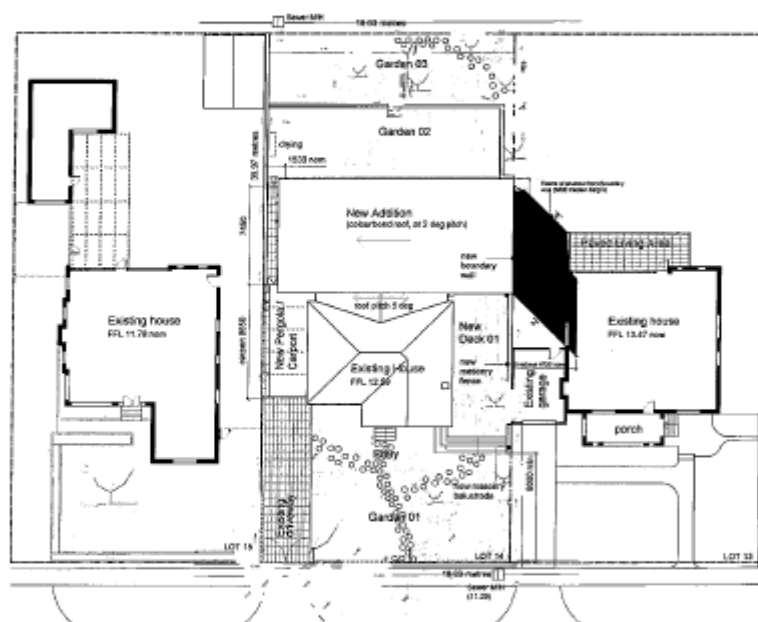
18. New Floor Plan

### 3.0 Design Objectives

The design intention of the proposed development is to retain the original dwelling, updating and expanding it to suit the needs of modern family living.

Design objectives as follows:

- Retain the existing dwelling, converting it into bedrooms.
- Provide a modern open plan living/dining area adjoining the existing cottage and opening into the garden.
- Make efficient use of the existing site by building to the boundary.
- Retain the existing floor and ceiling heights of the original dwelling to achieve internal continuity.
- Respond to the existing boundary wall condition provided by the neighbours' garage by creating a new courtyard space linking the front and back gardens.
- Maintain and enhance the existing streetscape by retaining the existing dwelling and providing new siteworks.
- Provide a contemporary building style to the new addition that blends and merges sympathetically into the more traditional cottage form of the original dwelling.



PLANNING APPROVAL SUBMISSION  
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thenicksfamily@gmail.com

Refer City of South Perth, Policy P350(1.2) Residential Boundary Walls

**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.

This wall:

- Makes efficient use of the existing site by building to the boundary
- Responds to the existing boundary wall condition provided by the neighbours' garage by creating a new courtyard space linking the front and back gardens.
- Would be finished in facebrick to match the existing garage boundary wall and adjacent dwellings.

**Amenity Factors of the Boundary Wall:**

- b) Streetscape character:*

The visual impact of the proposed boundary wall on the streetscape is minimal as the proposed wall is setback the full depth of the existing house from the street boundary, and would be screened by the existing garden and new plantings. A new masonry fence is proposed along the boundary, built against the neighbours' existing boundary wall and matching it in height.

- #### ii) Outlook:

- A) Outlook from the front of an adjoining dwelling or front garden

The proposed boundary wall and masonry fence do not project past the existing neighbours' boundary wall and so do not affect the outlook from their front garden or dwelling.

- B) Outlook from any habitable room window of an adjoining dwelling:

The proposed masonry fence adjacent Deck 01 would help to improve current privacy issues between the neighbours' existing bedroom window and the existing window to Bedroom 03. Currently these windows are directly aligned and look into each other. It is the neighbours' and our own preference that this view is screened by a masonry wall matching the existing boundary wall.

- ii) Visual impact on an adjoining outdoor living area;

The proposed boundary wall would be visible from the neighbours' paved outdoor living area, and can be considered to help to form one 'wall' of an outdoor room. The new wall is of a comparable height to the neighbours' existing eaves line, which combined with the natural fall of the site, helps to reduce its visual impact.

- iv) Amount of overshadowing of a habitable room window or outdoor living area of any adjoining dwelling:

The new Boundary wall does not overshadow the adjoining neighbours' paved outdoor living area, or bedroom window as shown in the shadow diagram for 12pm 21 June. Overshadowing occurs largely to the garage workyard (below natural groundlevel) and to the unused sloping garden adjacent to the fence.

## Maximum Permissible Height of the Boundary Wall:

The height of the proposed boundary wall is 3600mm above natural ground level, and exceeds the 2700mm height limit described in Council Policy P350(1.2) 6. This is in part due to limitations imposed by the new addition matching floor and ceiling heights of the existing dwelling, and the desire to keep the roofline low by using a skillion roof. We note that the new wall height is comparable to the eaves line of the neighbouring dwelling and that the neighbour has given their consent to the new boundary wall and masonry fence as they complement the future development of their own block.



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20 Design Model showing new roof-forms

## 5.0 Design Compatibility

Refer City of South Perth, Policy P350(1.4) Additions to Existing Dwellings:

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.

### Generally

The existing cottage is not heritage-listed and is a basic 1950's war veterans' brick and tile cottage, typical to the area. It has been unmodified and is inadequate to suit the needs of modern family living.

The design proposes to retain the existing cottage, updating and modernising it to provide more contemporary open-plan living space at the rear of the dwelling. The design seeks to be 'compatible' with the existing dwelling, without being directly imitative of it. The aim is to provide an addition contemporary in character, that blends with, and complements the existing traditional cottage form.

### Roof and Building Form

The new addition is setback the full depth of the existing dwelling from the front street (over 20 metres from the front boundary). It has a skillion roof form separate to the existing hip/gable roof of the existing cottage with a small intermediate bridging building (at Bath 01) linking the two. The skillion roof allows a lower roof height to the building, reducing its visual bulk and impact on the street, while maximizing internal ceiling heights. It also minimizes the valleys and ridges that are weak-points in waterproofing and maintenance.

Each elevation of the building has a slightly different character, allowing the contemporary building form to blend and merge with the older dwelling. From the street only sections of the new addition will be visible, in keeping with the scale of the existing cottage. These will be further screened by the existing garden, and the natural fall of the site down to the street. The north-west elevation is characterized by the articulation of old and new buildings, both of a similar dimension and scale, with separate roof-forms, and linked by a bridging building (at Bathroom 01). The south-east elevation is characterized by the new deck and courtyard, and the view through the new living/dining area to the back garden behind. It is only from the rear elevation that the full width of the addition and new skillion roof is visible.

This design seeks to challenge the assumption that a new addition may only be 'compatible' with an existing dwelling if the roof forms match exactly (ie; in this case the recreation of a hip roof). I note that the skillion roof form is the traditional roof form used when extending cottages at the rear of the dwelling. In this case, the traditional skillion roof form has been reinterpreted to run in a different direction from the traditional 'lean-to' solution.

### Streetscape Issues and Neighbourhood context.

The existing buildings in Anketell St, show a variety of traditional and more contemporary roof-forms including skillion roofs to the Kensington PCYC, Kensington Police Station, and Kent St High School. The proposed skillion roof to this addition is not out of character to the existing Anketell St streetscape and local area.

The design aims to reduce the visual impact of the new building on the streetscape by a setting it back over 20m from front street boundary. A skillion roof form has been proposed to achieve a lower roof height and minimize the visual bulk and impact on the streetscape. The proposed addition will be further screened by the existing front garden on one side and a proposed carport on the other.

### Compatible Materials

The materials to the proposed addition are compatible and complementary to the existing dwelling. Roofs to the main buildings are colorbond, with translucent roof sheeting to the Carport/pergola. Wall materials to the new addition include facebrick, compressed fibre cement sheets, and Jarrah boarding. Windows are to be clear-anodised aluminium. The proposed carport/pergola has a simple painted steel structure in keeping with existing carports in the street.

## 6.0 Carport Design

Refer City of South Perth, Policy P350(1.3) Carparking Access, Siting and Design:

Objectives:

- a) to provide for parking and associated structures in a manner which contributes positively to the streetscape, and is compatible with dwelling design and materials.
- b) to have regard for the safety and welfare of pedestrians walking along public footpaths and other road users when designing vehicle access and parking.

The proposed carport maintains the existing streetscape pattern by providing a simple painted steel structure affixed to the side of the existing dwelling. It will have translucent roof cladding to minimize its bulk and retain existing light levels to adjacent bedroom and bathroom windows. The intention is to provide a simple elegant steel structure that is practical and functional, with a minimal plan footprint to maximize car manoeuvrability and driver visibility.

(To provide brick piers in accordance with Policy P370-T 6(f) would not be in keeping with the existing streetscape character, and would reduce driver visibility and manoeuvrability. I note that the requirements of the more recent Council Policy P350 (1.3) differ from those of the earlier P370-T policy in that it does not require brick piers to be provided to all new carports. I also note that the existing dwelling, while it is a brick and tile cottage, has no existing brick piers.)

## 7.0 Side Fences over 1800

Refer City of South Perth, Policy P350(1.7) Carparking Fencing and Retaining Walls:

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
- 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 1.8metres 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.

The adjoining neighbours in No 32 and No 28 Anketell have both given consent to raising side fences over 1800 high above natural ground level as follows:

- South East Boundary to No. 32: Proposed boundary wall as outlined and new masonry fence to match the height of existing boundary wall to the neighbours' garage, as shown in the drawings. This wall also will also assist privacy issues between existing neighbouring bedroom windows.
- North-West Boundary to No. 28: proposed masonry wall to be 2100 nom above natural ground level as shown in the drawings, and agreed by the adjoining neighbour. I note that due to the orientation of this side fence, any increased overshadowing would fall on Lot 14, No 30 Anketell St, and not the adjoining neighbour at No.28 ( Lot 15).

## 8.0 Appendix 1

## Letters from adjoining neighbours

Kimberly Geoffrey Dixon,  
(The Owner,  
No 28 Anketell St, Kensington)  
45 Anketell Street,  
Kensington WA 6151

DATE: 7<sup>th</sup> March 2009

City of South Perth,  
Civic Centre,  
Sandgate Street  
South Perth WA 6151

To:  
WHOM IT MAY CONCERN

RE: APPLICATION FOR PLANNING APPROVAL  
TO 30 ANKETELL STREET (LOT 14), KENSINGTON WA 6151

I am writing to express my satisfaction with the proposed development of No 30 Anketell Street, Kensington, a neighbouring property adjoining my own, having viewed the application drawings A01 – A05.

In particular, I wish to address the following issue:

- i) **New Side Fence to exceed 1800mm high:**  
I advise that the proposed side fence (nom 2100-2400 high above ground level) on the south-east of our property is acceptable to me, providing that no cost of its construction is to be borne by myself. It does not overshadow my property due to its orientation and helps to improve privacy between neighbouring properties.

I am satisfied with the proposed form of the new addition and believe it will help to add value to the street and enhance the existing streetscape.

Please feel free to contact me if you have any further queries or issues to discuss.

Kind Regards,



Kimberly Geoffrey Dixon,  
The Owner, No 28 Anketell St, Kensington

Witnessed,  
Lee Crenny

Pete and Lorraine Glover,  
32 Anketell Street,  
Kensington WA 6151

DATE: 12<sup>th</sup> February 2009

City of South Perth,  
Civic Centre,  
Sandgate Street  
South Perth WA 6151

To:  
WHOM IT MAY CONCERN

RE: APPLICATION FOR PLANNING APPROVAL  
TO 30 ANKETELL STREET (LOT 14), KENSINGTON WA 6151

We are writing to express our satisfaction with the proposed development of No 30 Anketell Street, Kensington, a neighbouring property adjoining our own. We have been consulted by our neighbours with regard to their new design throughout the design process, and are happy that our concerns have been considered and incorporated into the final design.

In particular, we wish to address the following issues:

- i) **Proposed Boundary Wall nom 3600 high above natural ground level:**  
We wish to advise that the proposed boundary wall (3650 wide by 3500 high nom) on the north-west of our property is acceptable to us. It does not overshadow our paved outdoor living area or bedroom window and is of a similar height to our existing eave/line. Its 'visual bulk' is not overbearing but would help to form one side of a new 'outdoor room' or courtyard at the rear of our house. We are happy that the new proposed wall would match the facebrick finish of our existing dwelling.
- ii) **New Masonry Fence to match height of existing garage boundary wall:**  
We wish to advise that the proposed masonry fence (nom 2400 high above ground level) on the north-west of our property is acceptable to us. It matches the height and finish of our existing garage boundary wall and would solve the overlooking privacy issues that currently exist between aligned bedroom windows. We are happy that the new proposed wall would match the facebrick finish of our existing dwelling.

We are satisfied with the proposed form of the new addition and believe it will help to add value to the street and enhance the existing streetscape.

Please feel free to contact us if you have any further queries or issues to discuss.

Kind Regards,



Pete and Lorraine Glover  
No 32 Anketell St, Kensington

PLANNING APPROVAL SUBMISSION  
Date: 090318  
Doc: DA submission 090318  
thenicsfamily@gmail.com

ANKETELL STREET RESIDENCE,  
30 Anketell St Kensington WA 6151  
ph 93685641



10 June 2009

**ATTN: EMMET BLACKWELL**

PLANNING DEPARTMENT  
CITY OF SOUTH PERTH  
SOUTH TERRACE  
SOUTH PERTH WA 6151

Dear Emmet,

**DEVELOPMENT APPLICATION 11.2008.416.1  
LOT 245 (No. 144) LOCKHART STREET, COMO**

The owner of the property subject to the above development application has requested that I provide further justification for removing or amending the condition of planning approval which asks for the provision of screening to the side of the proposed front balcony. Please find below justification with reference to the relevant performance criteria of the 2008 R-Codes.

The City has previously stated in an email to Irina at Dale Alcock that the removal of the screening to the side of the balcony would not comply with the performance criteria of the R-Codes, and notes that neighbour consultation in this instance is not a substitute for compliance with the R-Code requirements. We feel that there is no benefit to any party from such an inflexible application of the R-Codes, and detracts from the intent of the R-Codes in providing a performance-based approach to dwelling design. In signing the minor variation for the screening to be removed, the neighbouring owner is agreeing that such a variation will have no impact on their amenity or privacy, or future resale value of their property. It will not provide further protection for future owners, who are able to make their decision to buy the neighbouring dwelling with full knowledge of the balcony being present.

The R-Codes explanatory guidelines for the relevant clause, which outline how the clauses are to be interpreted and applied, specifically states:

***“In some cases, there may be mutual benefit to be gained by a relaxation of the privacy standards, and subject to consultation with potentially affected property owners, departures should be considered in this light”.***

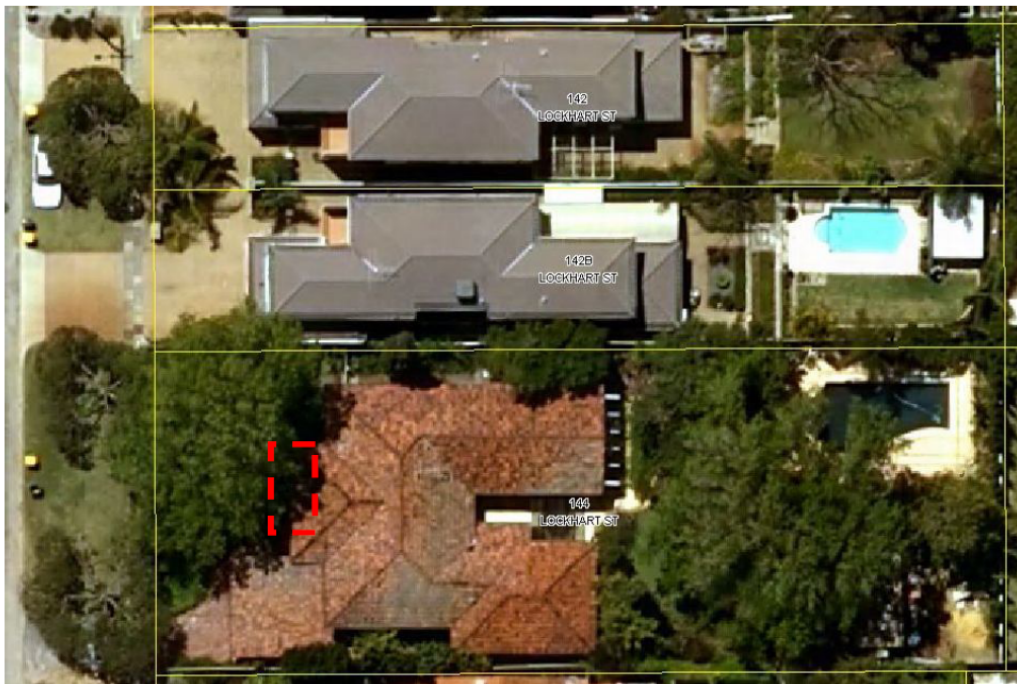
As such, the neighbour's approval for the variation has been provided to the City. The explanatory guidelines also make the point that:

***“Minimisation of overlooking should not be interpreted as an absolute prohibition on visual interaction”.***

The insistence in the email that the screening could be reduced to merely 600mm implies a rigid application of the clause, without considering the clarification provided by the explanatory guidelines, that complete visual privacy is not the intent. The guidelines further note:

***“With reference to the application of the performance criterion in circumstances where an applicant seeks a departure from the acceptable development provisions, the focus should be on what constitutes a reasonable level of privacy in the circumstances”.***

Given the location of the neighbours' pool, balcony and outdoor living area along the northern side, the location of our client's proposed balcony on the southern side does not impact on a reasonable level of privacy in this case. The photo below demonstrates the extensive backyard, north-facing alfresco and north-facing balcony of the neighbouring dwelling, which will not be impacted by the location of our client's proposed balcony, as marked.



Further, the City of South Perth regularly accepts mature vegetation as a form of screening along boundaries. The aerial photo also shows the profuse amount of visual privacy which is afforded the neighbouring dwelling by the dense mature vegetation along the majority of the side boundary.

With regards to the overlooking of the neighbouring dwelling, the small recess in the side of the dwelling at 142B Lockhart should not realistically be considered an 'active habitable space', at risk of a loss of privacy. The recess has only been included in the design to provide a 4.0m separation between the front and rear sections of the neighbouring house, thereby allowing a reduced side setback in accordance with figure 2d of the R-Codes, as the relevant setbacks for the front and rear portions are thus calculated independently. This is very common with narrow lots which result in an original lot being subdivided down the middle. To refer to the resulting recess as an active habitable space is nonsensical, particularly given the extensive back yard, and the location of the large alfresco and balcony on the opposite side of the dwelling. It should not be considered a drying courtyard, as the recess is on the southern side of a two-storey wall, and the drying area of the neighbouring house is located in the rear yard.



### Attachment 10.3.2(b)

The screening located on the balconies on the neighbouring dwellings (circled below) is necessary as the two balconies form active habitable spaces which are effectively at the same floor level with no fencing between them, and only metres apart.



However, there is no such corresponding active habitable space opposite our client's proposed balcony, as can be seen in the photo below:



Although clause 6.8.1 A1(i) offers suggested setback distances for habitable areas, these are not mandatory, as the 'or' suggests acceptable development by means of part (ii) or (iii) of the clause. Part (iii) notes:

***“(or) Are provided with permanent vertical screening or equivalent, preventing direct line of sight within the cone of vision to the ground level of the adjoining property if closer than 25m to the opening or equivalent”.***

The photo below shows that the neighbouring dwelling's boundary wall and dividing fence provide permanent vertical screening (or the equivalent) which prevent a direct line of sight to the neighbouring ground level. Normally, a dividing fence of 1.8m height provides more than adequate screening of the ground level between the neighbouring dwelling and fence, given that the setback is only 1.0m wide. In this situation, however, the neighbouring lot is at a lower level, effectively making the top of the dividing fence and retaining approximately 2.5m above the neighbouring ground level. Further, all windows along this neighbouring wall, being stairs, bathroom, toilet and ensuite, are all glazed with obscure glass.



The notion that 600mm of screening to the side of our client's balcony will provide additional privacy to this area, above what is already afforded it by a 2.5m dividing fence, obscure glazing and mature vegetation, is again nonsensical, and places burden on our client in excess of that intended by the R-Code requirements.

The relevant Performance Criteria are listed and justified below:

<b>6.8.1 Visual Privacy</b>	
<b>Criteria</b>	<b>Comment</b>
Direct overlooking of active habitable spaces and outdoor living areas of other dwellings is minimised by building layout, location and design of major openings.	The building layout and design of the neighbouring dwelling means that the extensive back yard, alfresco and balcony are afforded complete visual privacy from our

	client's proposed balcony.
Effective location of major openings and outdoor active habitable spaces to avoid overlooking is <i>preferred to the use of screening devices or obscured glass</i> .	The very intent of the performance criteria is to reduce the need for ugly screening devices, particularly when visible from the street, and given the location of the neighbouring primary outdoor active habitable spaces.
Where these are used, they should be integrated with the building design.	The suggestion of adding a panel of obscure glass or lattice is completely incompatible with the character of the existing dwelling, which the City of South Perth usually prides itself on.
Where opposite windows are offset from the edge of one window to another, the distance of the offset should be sufficient to limit views into adjacent windows.	All of the windows along the affected side of the neighbouring dwelling have obscure glass, and therefore there is no view into these windows from our client's proposed balcony.

Given the above justification and support of the Performance Criteria of the 2008 R-Codes, it is respectfully requested that the condition of planning approval requesting screening to the side of the balcony be removed. The proposed addition will be a further complement to the Como streetscape, completely in harmony with the overall character of the surrounding area. Neither our client nor the neighbouring owner will benefit further from the addition of the requested screening. The obvious intent of the proposed balcony is to appreciate the views to the west and north-west from our client's dwelling, and not to impact the privacy or amenity of the neighbouring dwelling in any way. In accordance with the relevant explanatory guidelines, the proposed design constitutes more than a reasonable level of privacy in the circumstances.

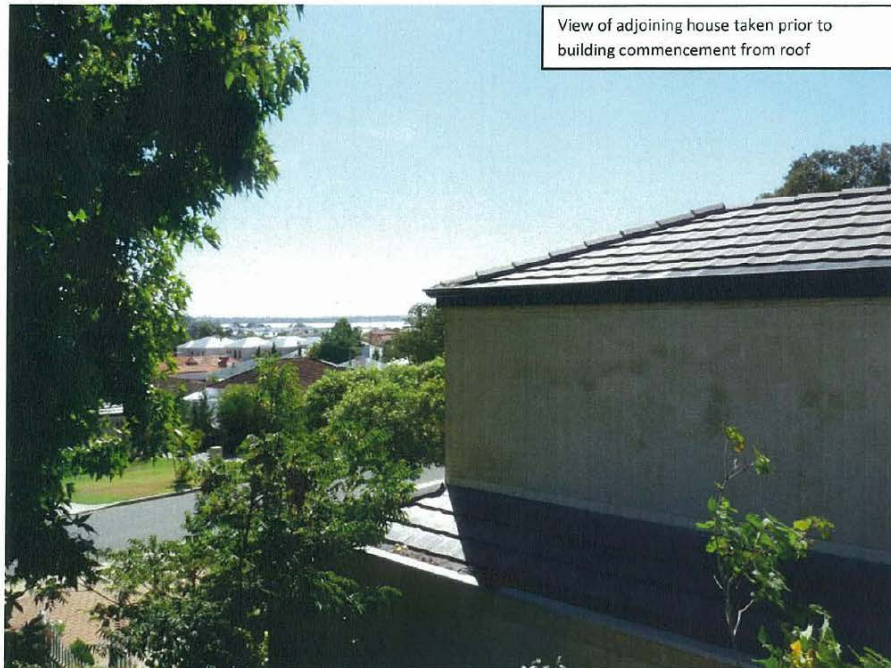
The variation sought is minor, and should be considered to represent a reasonable entitlement for the landowner. As such, it is respectfully requested that the minor variations outlined above be approved as proposed. If you require anything further please contact me on 6461 5259, or via the email below.

Yours sincerely,

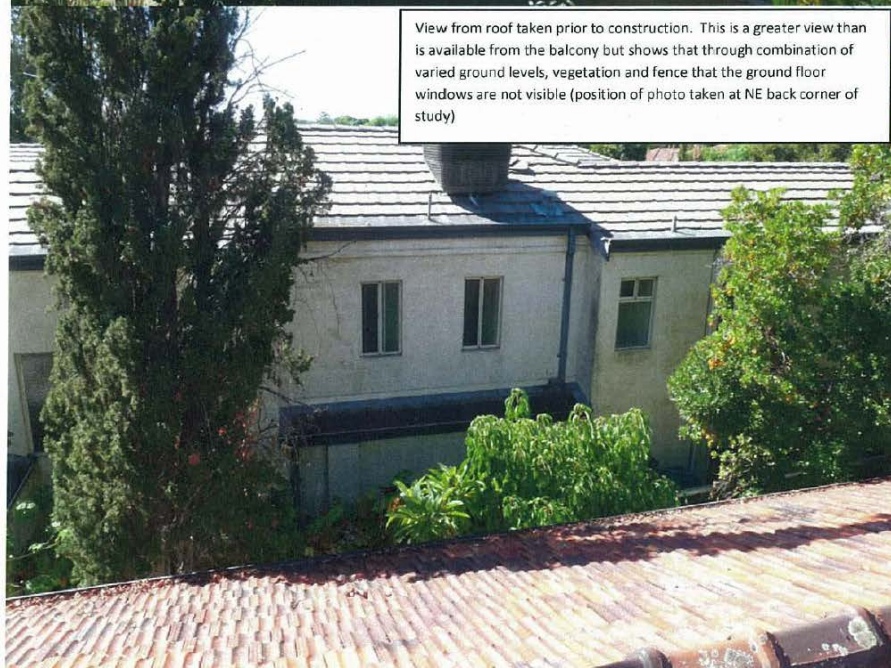


ANDREW CARVILLE  
 Director  
 Red Door Planning Group  
 andrew@rdpg.com.au





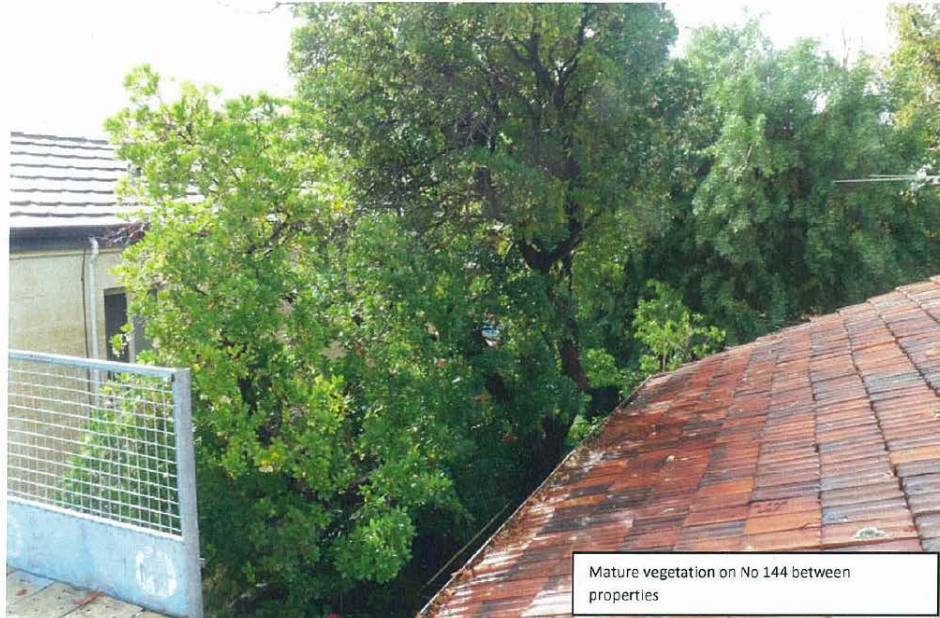
View of adjoining house taken prior to building commencement from roof



View from roof taken prior to construction. This is a greater view than is available from the balcony but shows that through combination of varied ground levels, vegetation and fence that the ground floor windows are not visible (position of photo taken at NE back corner of study)







Mature vegetation on No 144 between properties



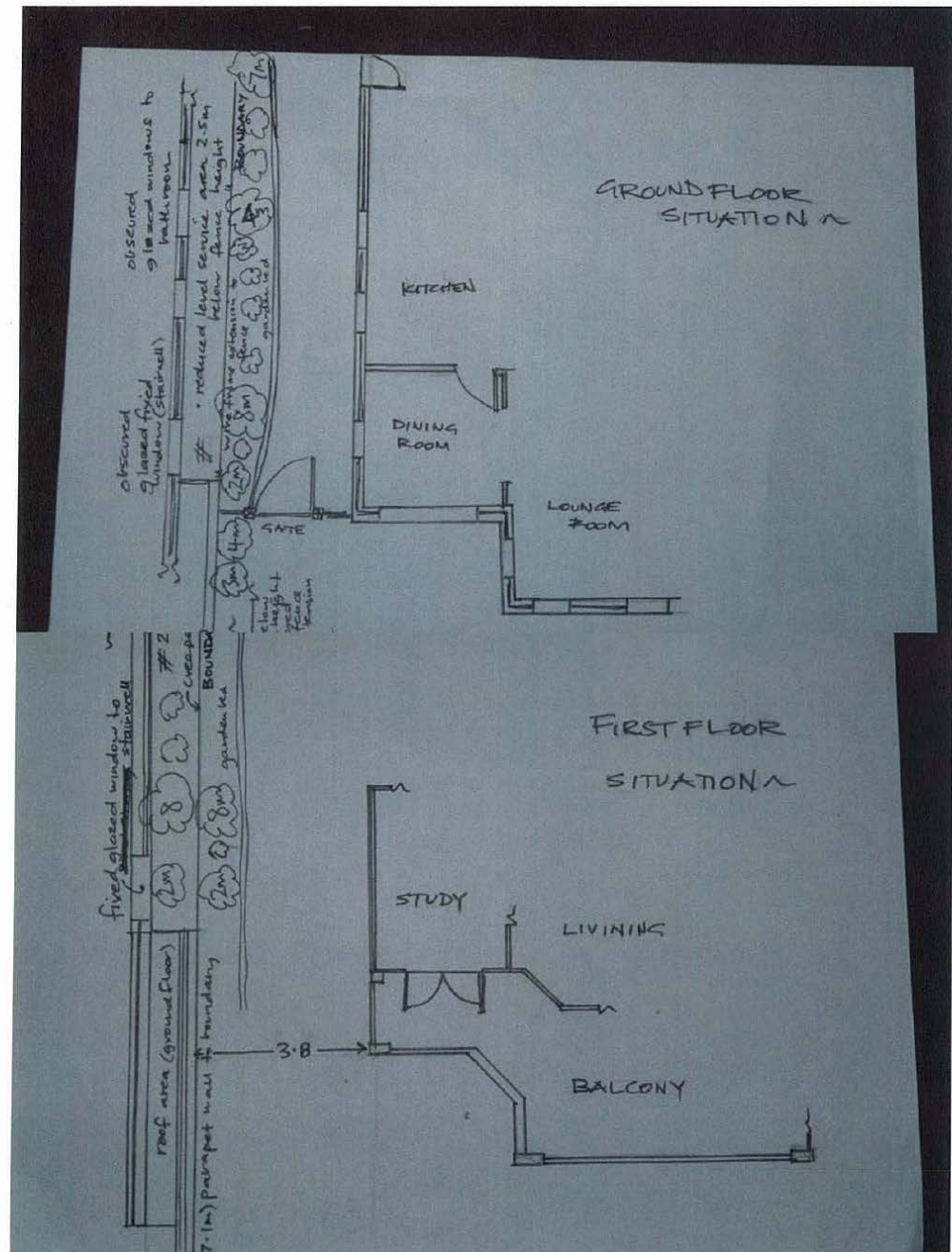
Showing mature screening vegetation on subject site - looking east













Lot 89 (No. 25) Klem Ave, Salter Point- southern neighbours existing parapet wall



Lot 89 (No. 25) Klem Ave, Salter Point- southern neighbour boundary





Lot 89 (No. 25) Klem Ave, Salter Point- affected major opening (bedroom)



Lot 89 (No. 25) Klem Ave, Salter Point- affected major opening (bedroom)





Lot 89 (No. 25) Klem Ave, Salter Point- outdoor living area of southern neighbour

**a&ebottega**

3, 144 Robert Street  
COMO WA 6152

Phone: (08) 9450 2079 , 0418 947 570

Fax: (08) 9474 3498

18 June 2009

CITY OF SOUTH PERTH	
23 JUN 2009	
DocID No:	
File No:	KL1/23A
Original To:	PS
Action <input checked="" type="checkbox"/>	Info <input type="checkbox"/> File <input type="checkbox"/>

DEVELOPMENT SERVICES

**CITY OF SOUTH PERTH**

Cnr Sandgate Street & South Terrace  
SOUTH PERTH W.A. 6152

ATTENTION : Mr Rajiv Kapur

**RE: LOT 12, No. 23A KLEM AVENUE SALTER POINT**

Planning Approval Serial No. 11/5949

Planning Application No. 11.2009.74

Correspondences (letters) on File Ref. KL1/23A

Dear Rajiv,

Thank you for sparing your valuable time to meet us last Friday.

I enclose another planning application, with supporting information as discussed, recommended and instructed. I have updated the 'Performance Criteria' submission herewith, made on 16 May, demonstrating scenarios all as discussed of overshadowing by the new proposed residence onto the ground floor major opening of the existing neighbour's residence.

*Previous submission 16 May with amendments :*

As directed by clause (1)(ii) of the planning approval, subsequent letters dated 3 (copy enclosed), 23 and 26 March 2009, the '**Performance Criteria**' path is hereby chosen and is demonstrated as follows, in accordance with the 6.9.1 of the R-Codes.

***P1 ; outdoor living areas***

The shadow cast at noon 21 June by the existing fence and the single storey midsection of the new proposed residence, into the neighbour's outdoor living area, is shown shaded on the enclosed drawings. The single storey parapet of the new proposed residence has been deliberately designed to sit low into the site to ensure that any additional shadow, cast over and above the existing fence, is negligible. This is also demonstrated by the drawings.

An existing fabric awning is also shown on the drawings and by photos demonstrating shadows being cast into the outdoor living area at all times.

***P1 ; major openings to habitable rooms***

The enclosed documentation also demonstrates that the above mentioned shadow, cast at noon 21 June into the neighbour's outdoor courtyard, does not reach the major opening to the habitable room on the ground floor. The existing fabric awning is also shown casting shadow onto this opening.

*Amendment 18 June :*

The enclosed revised drawings show a major opening on the ground floor, between the garage and the outdoor courtyard, of the neighbour's residence. The drawings show that over half of this opening will be in shadow cast by the existing fence and the scenario of a *single storey* new residence. Thus, this clearly demonstrates, all as discussed, that shadow casting onto this opening at noon on 21 June, either by a single or two storey development, is unavoidable.

With all respect to this, the Design Advisory Committee has repeatedly approved the actual two storey design proposal, as originally submitted, to be in keeping with and honour the existing streetscape. Also, as notified by Emmet Blackwell's attached email that, the neighbour at No. 25 Klem Avenue has not responded with objection, on no less than two opportunities, to the two storey design application.

The shadow onto the neighbour's blank parapet wall is shown cast by the new garage parapet wall, deliberately designed to be placed hard up against this existing wall.

The shadow onto the neighbour's upper storey blank wall and the tiled roof over the it's garage is shown cast by the upper storey of the new proposed residence. There are no major openings in the neighbour's upper storey.

The shadow onto the single storey rear section of the neighbour's house is cast onto a blank wall deficient of any openings, predominately by the existing fence, as demonstrated by the drawings but cannot be seen on the photos.

***P1 ; solar collectors***

There are no solar collectors known or visible on the neighbour's residence.

***P1 ; solar collectors***

There are no neighbouring balconies or verandahs affected by this proposal

We hope this satisfies the requirements of 6.9.1 of the R-Codes and all correspondences received from Planning Services and discussion at our recent meeting. We appreciate your recommendation for approval to full Council on 28 July, which will enable for us to start building our new house without further delay.

Please do not hesitate to contact me direct should you have any further queries with this matter

Regards,



Enzo Bottega

Encl.





Lot 397 (No. 89) Manning Road, Manning- backyard



Lot 397 (No. 89) Manning Road, Manning- backyard



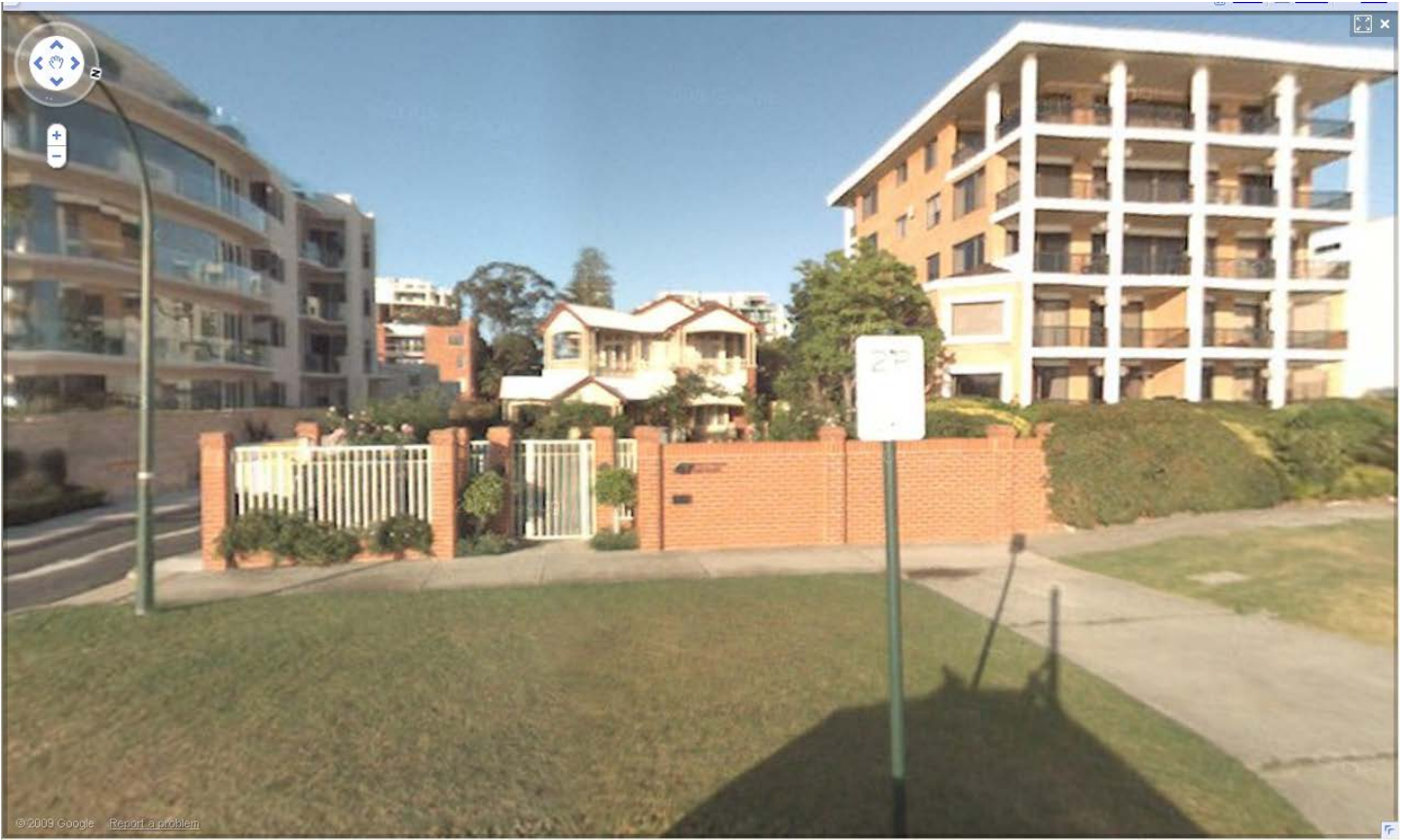


Lot 397 (No. 89) Manning Road, Manning- backyard

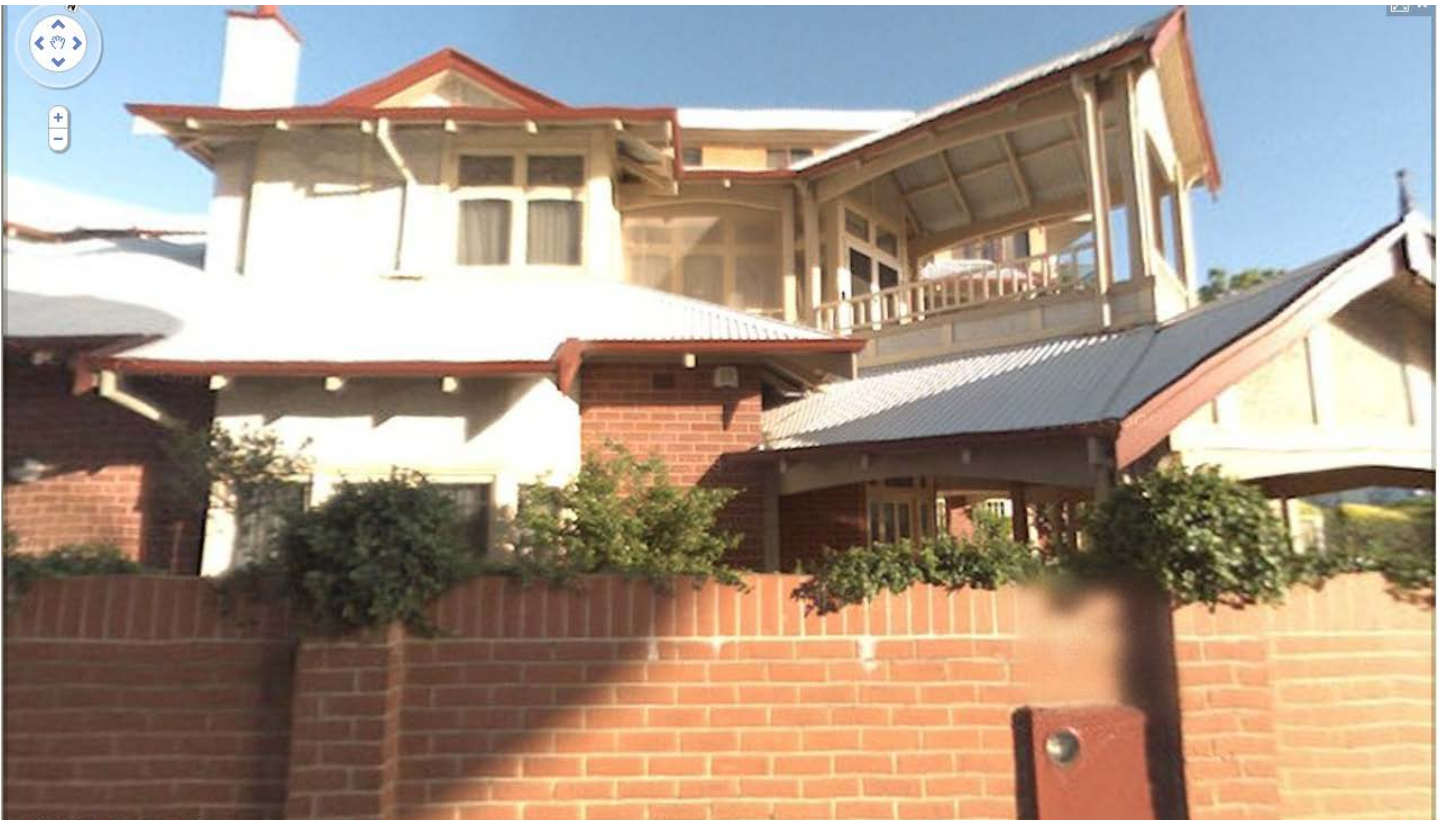


Lot 397 (No. 89) Manning Road, Manning- front yard





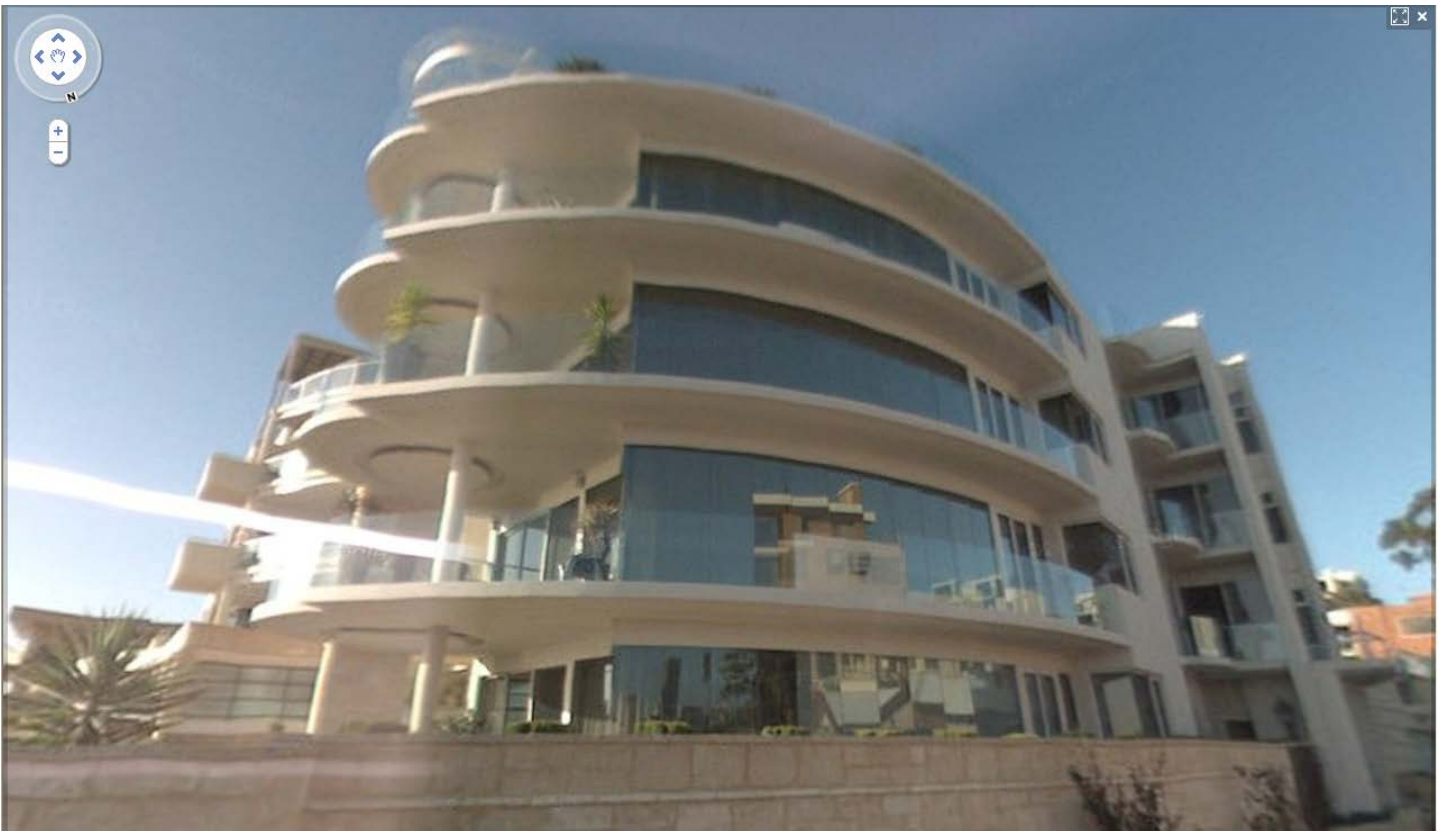
Lot 5 (No. 47) South Perth Esplanade, South Perth- Front



Lot 5 (No. 47) South Perth Esplanade, South Perth- Secondary Frontage



Lot 5 (No. 47) South Perth Esplanade, South Perth- Left



Lot 5 (No. 47) South Perth Esplanade, South Perth- Opposite





Lot 5 (No. 47) South Perth Esplanade, South Perth- Right



Lot 19 (No. 26) Banksia Terrace, South Perth - front (east)



Lot 19 (No. 26) Banksia Terrace, South Perth - neighbour to south-east





Lot 19 (No. 26) Banksia Terrace, South Perth - rear



Lot 19 (No. 26) Banksia Terrace, South Perth - north-western boundary



Lot 19 (No. 26) Banksia Terrace, South Perth - neighbour to north-west



Lot 19 (No. 26) Banksia Terrace, South Perth - neighbour to west





Banksia Terrace, South Perth - west



Banksia Terrace, South Perth - typical housing form



Banksia Terrace, South Perth - typical housing form



Banksia Terrace, South Perth - typical housing form





Banksia Terrace, South Perth - typical streetscape form



**POLICY P405**  
Asset Management

**Relevant Management Practice**  
Nil

**Strategic Plan Goal**  
Goal 4: Infrastructure

**Relevant Delegation**  
Nil

**1. Rationale**

The objective of this Policy is to ensure that the City has systems and processes in place to maximise its ability to continue to deliver services on a sustainable basis. Services delivered by the City will depend on Infrastructure Assets provided to a Level of Service determined by the Council, that is affordable to the community in the long term.

**2. Policy**

The City considers that management of its Infrastructure Assets is a major corporate function that requires an organisation-wide approach. To achieve this, the City will:

- Incorporate Asset Management into the City's Strategic Plan, Strategic Financial Plan and Annual Budget.
- Allocate resources to ensure sustainable continuous improvement in relation to asset management practices within the resource and financial constraints of the organisation.
- Develop an Asset Management Improvement Strategy to guide the City's improvements in Asset Management practices.
- Develop Asset Management Plans for infrastructure asset classes, such as roads, pathways, cycle-ways, drainage systems, buildings, coastal structures, minor structures (including sheds and workshops), parks and reserves (including the Collier Park Golf Course).
- Define and document within each Asset Management Plan the functional and operational Level of Service for each infrastructure asset class, underpinned by a long term (10 year) (infrastructure asset) financial plan and based on risk management principles.
- Incorporate a consideration of risk management requirements in decision making processes.
- Involve and consult with the community and key stakeholders when determining Level of Service for infrastructure assets.
- Prior to consideration of any major works, renewal or improvement to or creation of an asset, give appropriate consideration to the need for the asset including capital, maintenance, operating, renewal, refurbishment, and upgrade costs based on the following key principles:
  - "Whole of life" cost from creation to divestment of the asset.
  - Options to renew before creating new assets.
  - Asset forms part of an overall financial strategy.
  - Origin and sustainability of funding sources.

and that the outcomes of this consideration be included in any subsequent report to Council.

**Other Relevant Policies**

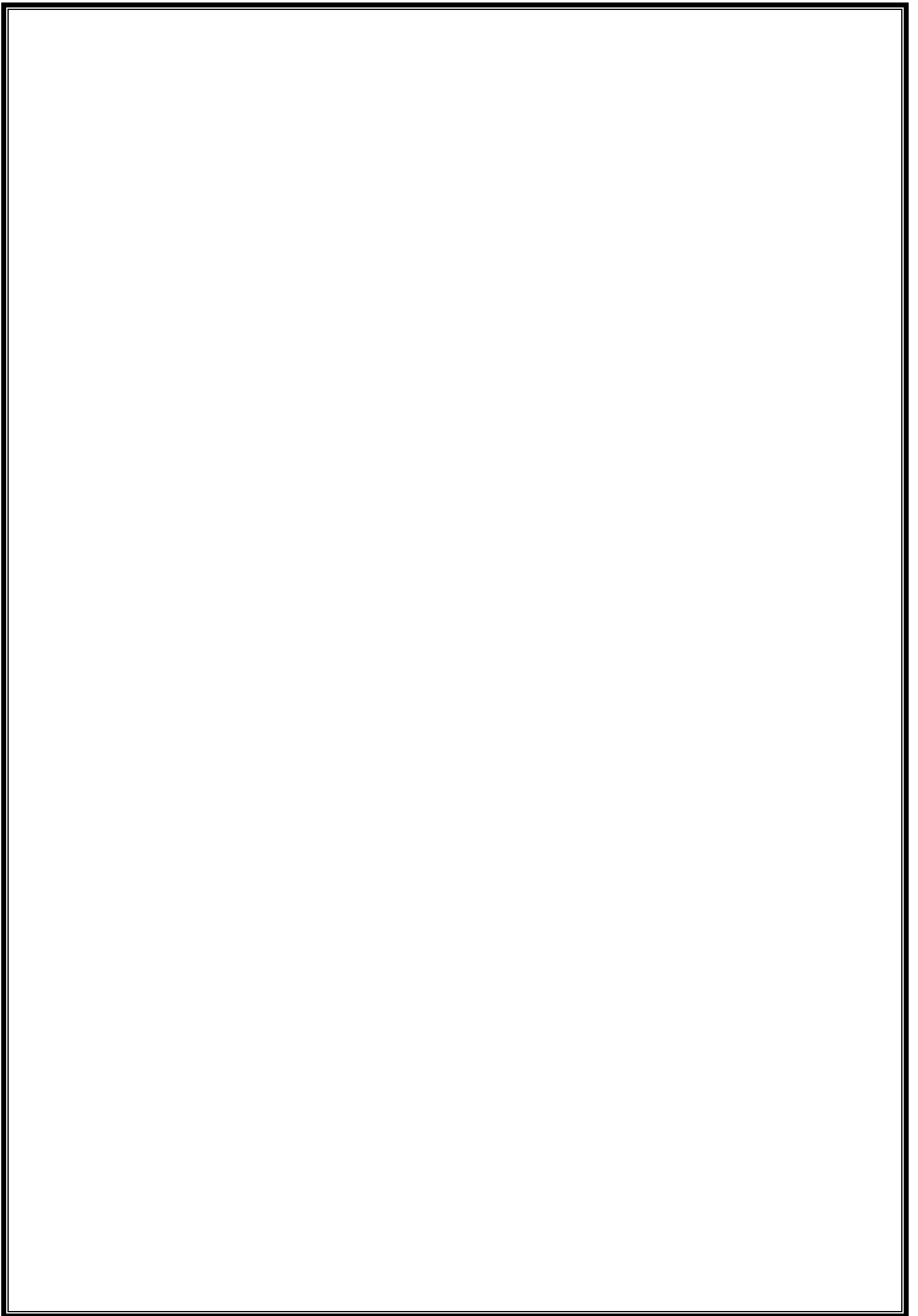
P103 Communication and Consultation Policy  
P401 Paths - Provision and Construction  
P402 Cycling Infrastructure  
P412 Road Rehabilitation Prioritisation  
P413 Path Replacement

P414 Bus Shelter Provision and Replacement  
P504 Business Excellence Framework  
P607 Tenders and Expressions of Interest  
P609 Lease of City Owned Buildings  
P613 Capitalisation of Fixed Assets

**Other Relevant Documents**

Strategic Plan , Strategic Financial Plan , Risk Management Strategy

*This Policy was adopted by resolution of Council at its meeting on 28 July 2009 .*



## City of South Perth

### List of Application for Planning Consent Determied Under Delegated Authority for the Period 1/06/2009 to 30/06/2009

Application #	Ext. Ref.	PC Date	Address	Applicant	Status	Description
011.2008.00000496.001		18/06/2009	3 Forrest ST SOUTH PERTH	Grandwood Homes Pty Ltd	Approved	THREE STOREY SINGLE HOUSE
011.2008.00000616.001	RY1/98	10/06/2009	Ryrie AVE COMO	Mr M Szigligeti	Approved	TWO STOREY SINGLE HOUSE
011.2009.00000006.001	RO2/11	2/06/2009	11 Roebuck DR SALTER POINT	Escape Garden Design and Construction	Approved	BOUNDARY SCREEN WALL
011.2009.00000008.001	SA2/51	23/06/2009	51 Salter Point PDE SALTER POINT	Gary Keen Building Design	Approved	Additions / Alterations to Single House
011.2009.00000023.001	RO5/26	10/06/2009	26 Roseberry AVE SOUTH PERTH	Mr B Tran	Approved	TWO STOREY SINGLE HOUSE
011.2009.00000039.001	MA3/51	16/06/2009	51 Manning RD COMO	G Z Yin	Approved	TWO STOREY SINGLE HOUSE
011.2009.00000047.001	PR1/25	8/06/2009	25 Preston ST COMO	Ms K Slessor	Approved	CHANGE IN ADDED USE
011.2009.00000066.001	CR5/22	24/06/2009	22 Crossman PS SALTER POINT	Total Homes Pty Ltd	Approved	TWO STOREY SINGLE HOUSE
011.2009.00000105.001	AN1/93	8/06/2009	93 Angelo ST SOUTH PERTH	Atrium Homes	Approved	TWO STOREY SINGLE HOUSE
011.2009.00000112.001	AX1/28	19/06/2009	48 Saunders ST COMO	Mr M Thompson	Approved	OUTBUILDING
011.2009.00000128.001	TH1/61	23/06/2009	61 Thelma ST COMO	Mr K Spargo	Approved	SINGLE HOUSE TWO STOREY
011.2009.00000136.001	CL3/76	2/06/2009	76 Cloister AVE MANNING	Mrs P J O'Garr	Approved	Single House
011.2009.00000149.001	GW1/91	16/06/2009	3 Glyde ST SOUTH PERTH	Mr T M Andrews	Approved	SINGLE HOUSE TWO STOREY
011.2009.00000151.001	MI3/11	18/06/2009	112 Mill Point RD SOUTH PERTH	Oldfield Knott Architects Pty Ltd	Approved	Additions / Alterations to Tavern
011.2009.00000153.001	BE2/12	8/06/2009	12 Bessell AVE COMO	Design & Construct	Approved	ONE STOREY SINGLE HOUSE
011.2009.00000154.001		2/06/2009	37 Kennard ST KENSINGTON	LMCO Holdings Pty Ltd	Approved	Additions / Alterations to Single House
011.2009.00000167.001	CA6/39	18/06/2009	393 Canning HWY COMO	Gull Como	Approved	SIGNS
011.2009.00000169.001	LO1/11	9/06/2009	116 Lockhart ST COMO	Mr R J Van Dongen	Approved	PATIO ADDITION TO SINGLE HOUSE
011.2009.00000172.001	KE4/21	18/06/2009	211 Kent ST KENSINGTON	Mr J R Bates	Approved	ADDITIONS TO CHURCH
011.2009.00000175.001	KE2/12	18/06/2009	12B Kelsall CRES MANNING	Concept Steel Constructions	Approved	PATIO ADDITION TO GROUPED DWELLING
011.2009.00000184.001		2/06/2009	2 Susan ST KENSINGTON	Patio Living	Approved	PATIO ADDITION TO SINGLE HOUSE
011.2009.00000185.001		9/06/2009	25 Westland PL WATERFORD	One Stop Patio Shop	Approved	PATIO ADDITION TO SINGLE HOUSE

**List of Application for Planning Consent Deterimed Under Delegated Authority for the Period 1/06/2009 to 30/06/2009**

Application #	Ext. Ref.	PC Date	Address	Applicant	Status	Description
011.2009.00000188.001		29/06/2009	101 Thelma ST COMO	Overman & Zuideveld Pty Ltd	Approved	Additions / Alterations to Educational E
011.2009.00000189.001	MA3/95	19/06/2009	95 Manning RD MANNING	Mr N J Xavier	Approved	OUTBUILDING
011.2009.00000190.001	TH/101	16/06/2009	101 Thelma ST COMO	Overman & Zuideveld Pty Ltd	Approved	Additions / Alterations to Educational E
011.2009.00000196.001	PA4/47	10/06/2009	47 Parsons AVE MANNING	Interpave	Approved	BOUNDARY SCREEN WALL
011.2009.00000205.001		16/06/2009	10 Roebuck DR SALTER POINT	Outdoor World	Approved	Additions / Alterations to Aged or Depen
011.2009.00000206.001	RO1/2	24/06/2009	2 Robert ST COMO	West Coast Patios	Approved	PATIO ADDITION TO GROUPED DWELLING
011.2009.00000208.001	CO6/18	30/06/2009	189 Coode ST COMO	Mr M Devenish	Approved	BOUNDARY SCREEN WALL
011.2009.00000211.001	CA6/33	25/06/2009	338 Canning HWY COMO	Mr I G Harris	Approved	OTHER TYPE OF SIGN
011.2009.00000212.001	CL6/12	24/06/2009	12 Clonmel ME WATERFORD	Mrs L S Scantlebury	Approved	BOUNDARY SCREEN WALL
011.2009.00000221.001		16/06/2009	Manning RD WATERFORD	City Of South Perth	Approved	Use Not Listed -
011.2009.00000222.001	CO3/39	30/06/2009	39 Comer ST COMO	Ms G A Warren	Approved	BOUNDARY SCREEN WALL
011.2009.00000223.001		16/06/2009	38 Gillon ST KARAWARA	Trojan Outdoor Creations	Approved	PATIO ADDITION TO SINGLE HOUSE
011.2009.00000224.001	DAP	30/06/2009	33 Hopetoun ST SOUTH PERTH	Mrs A A Rayney	Approved	Additions / Alterations to Single House
011.2009.00000225.001		22/06/2009	67 Coode ST SOUTH PERTH	Allweather Patios	Approved	PATIO ADDITION TO SINGLE HOUSE
011.2009.00000236.001		30/06/2009	80 Ley ST COMO	Department of Treasury and Finance	Approved	Additions / Alterations to Educational E
011.2009.00000237.001		30/06/2009	Hobbs AVE COMO	DEPT OF TREASURY AND FINANCE	Approved	Additions / Alterations to Educational E
011.2009.00000238.001		30/06/2009	Thelma ST COMO	DEPT OF TREASURY AND FINANCE	Approved	Additions / Alterations to Educational E
011.2009.00000239.001		30/06/2009	73 Banksia TCE KENSINGTON	DEPT OF FINANCE AND TREASURY	Approved	Additions / Alterations to Educational E



# Australian Mayoral Aviation Council

## 27th Annual Conference

### 2-4 September 2009

Hyatt Regency, Coolum Queensland

#### ***“Council’s furious over Qantas curfew call***

*Two inner Sydney councils have expressed anger at Qantas’ call to relax Sydney Airport’s 11:00pm to 6:00am curfew.”*

ABC News 7/7/08

#### **Direct Factory Outlet at Hobart Airport**

*“The current approval system of development on airport land does not allow proper metropolitan planning to occur when a significant developer can operate outside the jurisdiction of proper planning processes.”*

PIA TAS Division Media  
Release 10/12/07

#### ***“Dying breed: Minter Ellison sells off the last major publicly owned airport***

*Publicly owned airports have been a dying breed, following the full privatisation of Brisbane Airport and the sale of long-term leasing arrangements at both Mackay and Cairns...The last time a major Australian airport sale occurred was in late 2007 when the Tasmanian government privatised Hobart Airport. Prior to that, the Commonwealth’s airport privatisation program was completed in 2001 with the sale of Brisbane, Melbourne, Perth and Sydney airports...”*

ALB Legal News 4/2/09

#### ***“Calls for light rail to Adelaide Airport***

*... the roads, particularly Sir Donald Bradman Drive and Tapleys Hill Road, are vulnerable to traffic jams during peak times.”*

ABC News 3/4/08

#### **Response to National Aviation Policy Green Paper**

*“...There has been little to no consultation with regard to land use planning for the airport and non-aeronautical land, yet all traffic generated by the additional uses passes through local authority road networks and impacts existing infrastructure, none of which is offset by developer contributions.”*

PAMG response to NAPS Green Paper 2008 dated 25/2/09 P2

#### ***“Airport masterplan strengthens Sunbury road upgrade plea***

*...The airport’s draft master plan for 2008-2028, which has been approved by the Federal Government, raises the possibility of constructing a new 3km runway and extending existing runways, which could affect Sunbury Rd and Tullamarine Freeway.”*

Sunbury Leader 22/12/08



**“And we think Australia has airport problems!”**

Program and  
Registration Form



# THE AUSTRALIAN MAYORAL AVIATION COUNCIL (AMAC)

## HISTORY AND OBJECTIVES

The Australian Mayoral Aviation Council was initiated through consensus by a number of local authorities meeting at Canberra in December 1982. Due to the nature of elected representation, it was agreed that membership be open to the mayor, warden and/or councillor (or an appropriate nominee) of local authorities throughout Australia affected, or potentially affected, by airport operations or aircraft noise.

The current membership is organised on a regional basis wherein members from each State and Territory elect a representative to the Executive Committee at the Annual General Meeting.

Currently the President is Councillor Ron Hoenig, Mayor, Botany Bay City, New South Wales.

AMAC's primary objective through its Constitution is to ensure that all reasonable measures are taken by relevant authorities to minimise the deleterious effect of aircraft and airport operations on local communities.

The organisation, therefore, seeks to develop an effective aviation system which serves the needs of the Nation while ensuring the rights of residents in communities adjacent to airports are respected and protected.

Although one of its prime objectives is to progress noise abatement, AMAC is not an anti-aviation organisation. Rather it seeks to co-operate with the appropriate authorities and the airline industry, to achieve an acceptable and balanced solution to the obvious problems associated with the movement of aircraft.

Currently, some twenty seven local authorities throughout Australia are members of AMAC and given the evolutionary nature of the industry, membership is growing annually.

## COMMUNICATION WITH AVIATION ORGANISATIONS

AMAC has, since its inception, pursued a course which has resulted in its acceptance by relevant Federal Ministers and authorities so that it is, in practice, the umbrella organisation representing the community views on aviation issues throughout Australia.

In response, the major authorities concerned with aviation, including the Department of Transport and Regional Services, Airservices Australia and the various airport lessee-operators correspond and pursue negotiations with AMAC regarding legislative amendments and operational requirements prior to and following, the introduction of measures which may have an effect on community well-being.

Due to membership of a number of important forums, AMAC also has the ability to discuss and negotiate issues with the airline industry representatives on a face to face basis which has been beneficial to both par-

On the international scene, AMAC has established a strong working relationship with a 'sister' organisation in the United States of America, the National Organisation to Insure a Sound Controlled Environment (NOISE). Through this relationship, AMAC has the opportunity of rapid notification of major overseas development and procedures which have proved an advantage in submissions and presentations from AMAC.

An example of this is the introduction of a 'ticket tax' in the United States over recent years and its adoption in funding current noise management plans in Australia. A liaison with the former US FAA Aircraft Noise Ombudsman has also assisted in governmental and industry contacts in the United States.

## PRINCIPAL ISSUES

The question of land use planning adjoining airports has long been a contentious issue and has been the subject of examination by AMAC and Federal, State and Territory administrations over recent years. Land use planning and its relationship to airport operations, was a major element of a comprehensive submission to Airservices Australia examining a revised air management plan for Sydney Airport and development of a prototype for other principal Australian airports.

Another principal aim of AMAC since its inception has been the obvious need to prevent a common and understandable phenomenon, the practice of all sections of government tending to re-examine issues which may well have been considered in detail previously. This was certainly the issue within local government prior to inception of AMAC, involving duplication of research and process on many aviation oriented issues.

## INFORMATION SOURCE

Understandably, AMAC over its years of operation has acquired a significant library of reports, studies and surveys undertaken by constituent authorities, overseas bodies, local government and private organisations. All references are freely available to member councils on request. It is because of the accumulation of references that AMAC has now become a major source of aviation information not only for local government but for other organisations with an interest in aircraft and airport operations.

In terms of advising members of activities, both current and future, AMAC produces a quarterly newsletter and convenes its most important forum, the National Conference, on an annual basis. The Conferences are designed to provide delegates with the opportunity to meet and discuss issues, to hear and examine speakers on a wide variety of subjects and to determine the future of the organisation through the forum of the Annual General Meeting.





**WEDNESDAY**  
**2 September 2009**

**VENUE:**

Yaroomba Room  
Hyatt Regency, Coolum QLD

11:30am -  
1:30pm **Registration**

1:30pm **Welcome to delegates and  
Official Opening by  
President Ron Hoenig**

**Annual General Meeting  
President Ron Hoenig**

2:00pm **Airport Inspection (Sunshine Coast)  
Depart Hotel**

***EVENING FREE***

**THURSDAY**  
**3 September 2009**

**VENUE:**

Yaroomba Room  
Hyatt Regency, Coolum QLD

10:00am **"GPS Flight Paths"**  
Address by: **Captain Alex Passerini**  
(Qantas Technical Pilot)

**10:45am MORNING TEA**

11:00am Key Note Address - **"Aviation for Australia"**

11:45am **"Council owned, Council run joint facility"**  
Address by: **David Nye**  
(Newcastle Airport Manager, Corporate Affairs)

**12:30pm LUNCH**

2:00pm **"Regional Airports for Communities"**  
Address by: **Paul Tyrrell**  
(CEO, Regional Aviation Association of Aust.)

**2:45pm AFTERNNON TEA**

3:00pm **"Open Rotor Engines - the next big step"**  
Address by: **Tony Davis**  
(CEO, Rolls-Royce Australia Services Pty Ltd)

3:45pm **"Sunshine Coast Airport"**  
Address by: **Peter Pallot**  
(General Manager, Sunshine Coast Airport)

**7:30pm OFFICIAL DINNER**  
Banquet Lawn II  
Hyatt Regency, Coolum QLD

**FRIDAY**  
**4 September 2009**

**VENUE:**

Yaroomba Room  
Hyatt Regency, Coolum QLD

9:30am **"Web Trak Interactive Session"**  
Conducted by: **Paula McMahon and  
Ian Mcleod**  
(Airservices Australia)

**10:45am MORNING TEA**

11:00am **"State of the Union - today and tomorrow"**  
Address by: **State AMAC Representaives**

***CONFERENCE CLOSE***

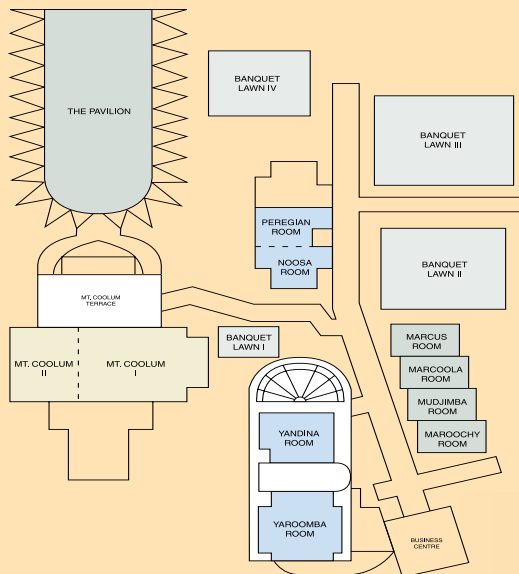


## ACCOMMODATION

Accommodation is the responsibility of participants. Block reservations have been made in the name of the Australian Mayoral Aviation Council at the Hyatt Regency, Warran Road, Cooloom. Please ensure all reservations are made directly with the Hyatt Regency using the enclosed Booking Form.

If you require any assistance with your accommodation bookings, please contact the Reservations Department, Hyatt Regency, Cooloom on:

Ph: (07) 5446 1234  
Fax: (07) 5446 2957



CONVENTION CENTRE GROUND LEVEL

## VENUE

The Yaroomba Room at the Hyatt Regency, Cooloom will be the venue for the 2009 AMAC Conference and AGM. **The entrance to the Hyatt Regency is 150 metres along Warran Road.**

Hyatt Regency  
Warran Road  
Cooloom Beach  
QUEENSLAND  
[www.cooloom.regency.hyatt.com](http://www.cooloom.regency.hyatt.com)

## LOCATION

The Resort is located 7 minutes from Sunshine Coast Airport and 90 minutes from Brisbane Airport.

## PARKING

Complimentary self parking is available at the resort carpark. Alternatively a valet car parking service is available at the resort for a fee.

## CONFERENCE ENQUIRIES

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