

City of South Perth
Town Planning Scheme No. 6

Report on Submissions
Amendment No. 23
Child Day Care Centres and Consulting Rooms
in the Residential Zone



Civic Centre

Cnr Sandgate Street and South Terrace
SOUTH PERTH WA 6151

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TOWN PLANNING AND DEVELOPMENT ACT 1928**CITY OF SOUTH PERTH
TOWN PLANNING SCHEME NO. 6
AMENDMENT NO. 23****REPORT ON SUBMISSIONS****1. AMENDMENT PROPOSALS**

Amendment No. 23 to the City of South Perth Town Planning Scheme No. 6 (TPS6) was initiated for the purpose of removing the prescriptive lists of specified streets where Consulting Rooms and Child Day Care Centre are permitted within the Residential zone. For Consulting Rooms, additional development requirements are proposed, and for Child Day Care Centres, a complementary Planning Policy is being amended to provide increased consistency in decision-making when considering proposals for such land uses within the Residential zone.

2. STATUTORY POSITION TO DATE

At its October 2010 meeting, the Council resolved to initiate Amendment No. 23. This decision was made after receiving comments from Councillors, City Officers and private land owners, that the method of prescribing specific streets is not operating effectively. Council's report on the Amendment proposal, which was forwarded to the Western Australian Planning Commission for information on 8 November 2010, fully describes the background to, and the reasons for, the Amendment.

The Amendment proposals were advertised for a period of 46 days, between 25 January and 11 March, 2011.

3. ADVERTISING OF AMENDMENT NO. 23**3.1 Clearance from Environmental Protection Authority**

Amendment No. 23 was referred to the Environmental Protection Authority (EPA) for assessment on 30 July 2010. On 16 August, the EPA advised that it considers that the proposed Scheme Amendment should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* and that it is not necessary to provide any advice or recommendations.

3.2 Methods of advertising

Amendment No. 23 was advertised as required by the *Town Planning Regulations 1967*, the City of South Perth Town Planning Scheme No. 6 and Council Policy P355 'Consultation for Planning Proposals'. The form of advertising was as follows:

- o personally addressed Notices mailed to 91 neighbouring property owners, government agencies, and other interested parties, advising that the proposal was available for inspection and inviting comment;
- o two signs on the Amendment site;
- o Notices published in two issues of the local *Southern Gazette* newspaper, on 25 January and 8 February 2011;
- o Notices and Amendment documents displayed on the City's web site, in the City's Libraries and at the Civic Centre.

4. SUBMISSIONS ON AMENDMENT NO. 23

During the advertising period, two submissions were received. The full texts of these are contained in the Schedule of Submissions attached to this report. A summary of the submitters' comments, together with the Council's response and recommendations, are contained in the attached Schedule of Submissions.

The actual numbers of submissions is not the most important factor in assessing the response from the community. While numbers do give an indication of the strength and extent of interest, the actual comments are equally important. The two submissions received both support the Amendment proposal, one of them with certain qualifications.

A summary of the comments contained in the submissions and Council's responses to those comments are presented as follows:

Submission 1 supporting Amendment No. 23**(a) Non-specific support**

The submitter expresses unqualified support for the proposed Scheme Amendment.

For reasons contained in the Schedule of Submissions, this comment is UPHELD.

(b) Existing TPS6 provisions are too restrictive

The submitter observes that, following this amendment Council will have the discretion to evaluate each case on its own merits.

For reasons contained in the Schedule of Submissions, this comment is UPHELD.

Submission 2 conditionally supporting Amendment No. 23**(a) Background**

The submitter states that she is a long-time resident of the City of South Perth, and more recently has become a mother of three children between the ages of 1 and 4.5 years. Therefore she is aware of the shortage of long-day care places at Child Day Care Centres (Centres) within the City of South Perth. The submitter says that it is not uncommon for parents to wait 18 to 24

months to get their child in to one of the local Centres. Given the demand, she commends the City for pursuing options to remove barriers to the establishment of new Centres within the City.

For reasons contained in the Schedule of Submissions, this comment is NOTED.

(b) Difficulty in finding appropriate sites

The submitter makes the following comment:

"Residential zoned land provides a good opportunity for these smaller scale Centres. However, finding appropriately sized and located Residential zoned land will be difficult, and I would not be surprised if this proposed amendment in its current form did not have the desired effect of encouraging new Centres".

For reasons contained in the Schedule of Submissions, this comment is NOTED.

(c) TPS6 Zoning Table 1 and Table 4 location related requirements

The submitter says:

"I would strongly encourage the City to extend the amendment to allow Child Day Care Centres within or immediately adjacent to some of the commercial zonings under TPS6. Centres would be appropriately located at the periphery of areas zoned Local, Neighbourhood and Highway Commercial, and could provide appropriate transition between commercial and residential uses. One way this could be done is by changing the zoning table to allow Centres in these commercial zones. Consider allowing Child Day Care Centres as a use able to be approved (whether that be P, D or DC, or by way of an additional use on specified sites) in the Local Commercial, Neighbourhood Commercial and Highway Commercial zones".

For reasons contained in the Schedule of Submissions, this comment is PARTIALLY UPHELD.

(d) 'Additional Use' provisions

The submitter comments as follows:

"Amendment No. 23 should include additional use provisions specifically allowing a Centre on land immediately abutting or opposite these zones. Land surrounding existing educational facilities, community facilities, parks, and uses which have the capacity to accommodate complimentary car parking could also be individually identified and an additional use applied to those lots. Consider including additional uses on identified lots immediate adjacent to, or opposite complimentary land uses such commercial zoned land referred to above, or to other educational or community uses".

For reasons contained in the Schedule of Submissions, this comment is NOT UPHELD.

(e) 1000m² minimum lot size is too restrictive

The submitter makes the following comments.

"The reason for this is that most areas of the City do not have Residential zoned blocks of a size which will accommodate a Centre. While I have not undertaken an exhaustive review, it appears that the only area of the City which has lot sizes above 1000 sq. metres is the area of Como south of South Terrace and east of Canning Highway. In every other situation, it would be necessary to amalgamate the lots. The resultant lot size would be far greater than 1000 sq. metres (in some instances) if this was to occur, and the cost of acquiring these build-up lots would be expensive."

For reasons contained in the Schedule of Submissions, this comment is UPHELD.

(f) Maximum of 30 children per Centre is too low

The submitter says:

"My concern is that it would be very difficult to profitably run a Centre which was limited to only 30 children. I recommend that the City should Consider increasing the maximum number of children allowed to be accommodated in a Centre in the Residential zone".

For reasons contained in the Schedule of Submissions, this comment is NOTED but NOT UPHELD.

(g) Car parking requirements should be more flexible

The submitter comments as follows:

"Given the age of the City's population, it is likely that a number of children using these Centres will live close by – and therefore are likely to walk. Therefore, it is my submission that:

- Bays for carers be accommodated on-site; and*
- There be capacity for a reduction in car parking requirements for the children component to zero, where a circular driveway area is available or where on-street bays or safe on-street parking can be provided.*

In my opinion, a small amount of inconvenience in terms of people parking on the street for short durations of the day, for pick-up and drop-off, could mean a substantial improvement in the amount of open space available for children to play".

For reasons contained in the Schedule of Submissions, this comment is NOT UPHELD.

5. CONCLUSION

The proposed Amendment No. 23 has been advertised in the required manner. The two submissions received are both in favour of the proposals, one expressing unconditional support, and the other suggesting a number of improvements.

Submission 2 expressed concern regarding the existing TPS6 Zoning Table 1, in which Child Day Care Centres are listed as an X (prohibited) land use within the Neighbourhood Centre, Highway Commercial and Local Commercial zones. However, Child Day Care Centres are currently a 'D' (discretionary) use in the District Centre and Mends Street Centre Commercial zones, as well as being a 'DC' (discretionary with consultation) use in the Mixed Use Commercial Zone. Therefore listing Child Day Care Centres as 'DC' uses within the Neighbourhood Centre Commercial and Local Commercial zones will increase consistency within the TPS6 zoning Table 1 and also encourage the development of more Child Day Care Centres within the City of South Perth which are currently in short supply. It is now acknowledged to be illogical to allow Child Day Care Centres in Mends Street which is the City's busiest commercial area, but not within the Local or Neighbourhood Centre Commercial zones which are more low-key in nature and provide a walkable destination to surrounding residents.

It is proposed that Amendment No. 23 be modified to include changes to Table 1 Zoning - Land Use, specifically changing Child Day Care Centres to a DC use within both the Local Commercial and Neighbourhood Centre Commercial zones.

Submission 2 also raised as a concern regarding the restrictive nature of the proposed minimum 1000 sq. metres lot size requirement in Table 4 for any proposed Child Day Care Centre. The submitter makes a valid point that there are a low proportion of Residential zoned lots within the Scheme area which have a land area of 1000 sq. metre, largely attributed to the City of South Perth's inner City location and the resulting development pressures. The submission calls for a reduction in this minimum area requirement, however does not suggest any specific alternate figure. The 1000 sq. metre minimum requirement originates from WAPC Planning Bulletin 72/2009 "Child Care Centres". The Planning Bulletin states that, 'as a general rule', the minimum lot area should be 1000 sq. metres. However for the reasons contained within the City's response to Submission 2 in the Schedule of Submissions, it is now apparent that this 'general rule' is not suitable to the City of South Perth.

It is proposed that in Table 4 of TPS6, the minimum area requirement for Child Day Care Centres be reduced from 1000 sq. metres to 900 sq. metres. The figure of 900 sq. metres has been selected for the following reasons:

- 900 sq. metres is the minimum site area requirement for Consulting Rooms within the Residential zone under existing TPS6 provisions. A consistent approach is favoured. There are a significant number of lots within the City between 900 sq. metres and 1000 sq. metres in area.
- Existing and proposed provisions within the Scheme and related Policy P307 require sites to provide a suitable form of development which includes adequate indoor/outdoor play areas, car parking and landscaping. These are calculated on the number of children and staff, not site area.
- The 100 sq. metres reduction of the minimum land area will not have a measurable impact upon neighbours' amenity.

The final modification to Amendment No. 23 relates to an inconsistency in the amended Scheme Text, specifically Table 4. For Child Day Care Centres, currently the Scheme Amendment documents delete requirement No. 10 within column 5 'Other Development Requirements' which prescribes 'minimum outdoor playing space'. However, existing requirement No. 9 which relates to 'minimum indoor playing space' also needs to be deleted, as the proposed replacement provisions in Table 4 include requirements for both 'indoor and outdoor playing space'.

5. DETERMINATION OF SUBMISSIONS

Having regard to the preceding comments, Council recommends that Submission 1 unconditionally supporting the proposed Amendment No. 23 **be UPHELD**, and that Submission 2 conditionally supporting the proposal **be partially UPHELD** to the extent of the modifications detailed above (conclusion).

6. CONCLUDING ACTION

IT IS RECOMMENDED that:

- (a) Amendment No. 23 to the City of South Perth Town Planning Scheme No. 6 **be adopted with modifications, as follows:**

- (i) The minimum lot area in Table 4 be reduced from 1000 square metres to 900 square metres.
- (ii) The Zoning - Land Use Table 1 be modified to change Child Day Care Centre from an 'X' use to a 'DC' use in the Neighbourhood Centre Commercial and Local Commercial and zones.
- (iii) For Child Day Care Centre, in Table 4, requirements Nos. 9 and 10 be deleted from column 5 'Other Development Requirements' and the following wording be inserted in their place:

"Minimum indoor and outdoor playing space: as per the Regulations made under the Child Care Services Act 2007."

- (b) The Council of the City of South Perth under the powers conferred upon it by the Town Planning and Development Act 1928, hereby amends the above Town Planning Scheme by:

- 1. Modifying Column 5 'Other Development Requirements' of Table 4 for 'Child Day Care Centre' by:
 - (i) Inserting the following new requirements immediately before existing Requirement No. 1 'Maximum number of children':

"1. Minimum lot area: 900 square metres and of regular shape.

2. Minimum lot frontage: 20 metres.";

and renumbering the subsequent requirements accordingly.

(ii) Deleting Requirement No. 4 'Location' and renumbering the subsequent requirements accordingly.

(iii) Deleting Requirement No. 5 relating to suitable sites and inserting the following:

"Location: Sites adjoining schools, public open space or other non-residential uses are preferred. Sites with sole access from a cul-de-sac street, right-of-way, laneway or battleaxe access leg will not be approved by Council. In all other instances the suitability of a proposed site will be considered having regard to Council's planning policy on Child Day Care Centres."

(iv) Deleting Requirement No. 6 'Corner Sites' and inserting the following:

"Corner sites: The Child Day Care Centre shall be designed to address the primary street. When considering any application involving a corner site, Council's assessment will place strong emphasis on the effect of the increased traffic and parking."

(v) Deleting paragraph (a) of Requirement No. 7 'Canning Highway' and inserting the following:

"(a) the proposed development is situated on a corner site;"

(vi) Deleting Requirements No. 9 'Minimum indoor playing space' and No. 10 'Minimum outdoor playing space' and inserting the following:

"Minimum indoor and outdoor playing space: as per the Regulations made under the Child Care Services Act 2007."

(vii) Replacing the word "street" with the word "road" at the end of Requirement No. 11 'Signs'.

2. Modifying Column 5 'Other Development Requirements' of Table 4 for 'Consulting Rooms' by:
 - (i) Deleting Requirement No. 6 and inserting the following:

"Consulting Rooms will not be approved on land abutting a cul-de-sac road unless the proposed development site is situated on a corner of the cul-de-sac and a 'through' road."
 - (ii) Deleting Requirement No. 7 and inserting the following:

"Corner sites: The Consulting Rooms shall be designed to address the primary street. When considering any application involving a corner site, Council's assessment will place strong emphasis on the effect of the increased traffic and parking."
 - (iii) Deleting paragraphs (a) and (b) of Requirement No. 8 'Canning Highway' and inserting the following:

"(a) the proposed development is situated on a corner site;"

and

"(b) vehicular access is confined to a street other than Canning Highway; and"
3. Replacing the 'Child Day Care Centre' definition within Schedule 1 with the following:

"'Child Day Care Service' : means premises used for the daily or occasional care of children in accordance with the regulations for child care under the Child Care Services Act 2007, but does not include a Family Day Care."
4. Modifying the Zoning - Land Use Table 1 as follows:
 - (i) In the 'Zones' columns headed 'Neighbourhood Centre Commercial' and 'Local Commercial' alongside the use 'Child Day Care Centre', the symbol 'X' is deleted and replaced by the symbol 'DC'.

The full text of the Amendment in its finally modified form is contained in the Amendment No. 23 document accompanying this report on submissions.

ROD BERCOV
STRATEGIC URBAN PLANNING ADVISER

City of South Perth
Town Planning Scheme No. 6

Schedule of Submissions
Amendment No. 23

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Amendment No. 23 to Town Planning Scheme No. 6**Schedule of Submissions**

COMMENT CONTAINED IN SUBMISSION	COUNCIL'S COMMENTS AND RECOMMENDATION	COMMISSION'S RECOMMENDATION
Submission 1 unconditionally supporting Amendment No. 23		
1. Non-specific support for Amendment No. 23 We support the proposed Scheme Amendment.	The submitter's support is noted. Having regard to all of the relevant considerations, the Council recommends that: (a) the comments be UPHELD ; however (b) Amendment No. 23 be modified in the manner indicated in response to consideration of Submission 2.	
2. Existing TPS6 provisions are too restrictive With this amendment Council will have the discretion to evaluate each case on its own merits	The submitter's support is noted. Having regard to all of the relevant considerations, the Council recommends that: (a) the comments be UPHELD ; and (b) Amendment No. 23 be modified in the manner indicated in response to consideration of Submission 2.	

COMMENT CONTAINED IN SUBMISSION	COUNCIL'S COMMENTS AND RECOMMENDATION	COMMISSION'S RECOMMENDATION
Submission 2 conditionally supporting Amendment No. 23		
<p>1. Background I am a long-time resident of the City of South Perth, and more recently have become a mother. I have three children between the ages of 1 and 4.5 years, and I am therefore well aware of the shortage of long day care places at Child Day Care Centres (Centres) within the City of South Perth. It is not uncommon for parents to wait 18 to 24 months to get their child in to one of the local Centres.</p> <p>Given the demand, I commend the City for pursuing options to remove barriers to the establishment of new Centres within the City.</p>	The submitter's comments are NOTED .	
<p>2. Difficulty finding appropriate sites Residential zoned land provides a good opportunity for these smaller scale Centres. However, finding appropriately sized and located Residential zoned land will be difficult, and I would not be surprised if this proposed amendment in its current form did not have the desired effect of encouraging new Centres.</p> <p><i>NOTE: The submitter's more specific comments in sections (a) to (e) below provide specific suggestions as to how Amendment No. 23 should be modified to address the difficulty in finding suitable sites.</i></p>	The submitter's comments are NOTED .	

Submission 2.1 conditionally supporting Amendment No. 23 (cont'd)

COMMENT CONTAINED IN SUBMISSION	COUNCIL'S COMMENTS AND RECOMMENDATION	COMMISSION'S RECOMMENDATION
<p>(a) TPS6 Zoning Table 1 and Table 4 location related requirements:</p> <p>I would strongly encourage the City to extend the amendment to allow Child Day Care Centres within or immediately adjacent to some of the commercial zonings under TPS6. Centres would be appropriately located at the periphery of areas zoned Local, Neighbourhood and Highway Commercial, and could provide appropriate transition between commercial and residential uses. One way this could be done is by changing the zoning table to allow Centres in these commercial zones. Consider allowing Child Day Care Centres as a use able to be approved (whether that be P, D or DC, or by way of an additional use on specified sites) in the Local Commercial, Neighbourhood Commercial and Highway Commercial zones.</p>	<p>The current form of the proposed Amendment text to be inserted into Table 4 already encourages the establishment of Child Day Care Centres on sites adjoining schools, public open space or other non-residential uses. However the submitter's suggestion of making Child Day Care Centres a 'P', 'D' or 'DC' use in the Local, Neighbourhood Centre and Highway Commercial zones was not considered in the preparation of this Amendment. It is now recommended that TPS6 Zoning Table 1 be modified as part of the proposed Amendment No. 23 to make Child Day Care Centres a DC (discretionary with consultation) use within the Neighbourhood Centre and Local Commercial zones, but not the Highway Commercial zone, for the following reasons:</p> <ul style="list-style-type: none"> • It would make TPS6 even less restrictive and encourage more Child Day Care Centres within the City, taking into account the current shortage of such Centres. • Child Day Care Centres are currently a 'D' use in the District Centre and Mends Street Centre Commercial zones, as well as being a 'DC' use in the Mixed Use Commercial Zone. Allowing Child Day Care Centres as a 'DC' use in the Local and Neighbourhood Centre Commercial zones would provide increased consistency. It is now seen to be illogical to allow Child Day Care Centres in Mends Street which is the City's busiest commercial area, but not within the Local or Neighbourhood Centre Commercial zones which are more low-key in nature. • Local and Neighbourhood Centre Commercial zones are generally in a walkable and central suburban locality which would have a large catchment of surrounding residents with young families. <p style="text-align: right;">(cont'd)</p>	
(a) TPS6 Zoning Table 1 and Table 4 location related requirements (cont'd)		

Submission 2.1 conditionally supporting Amendment No. 23 (cont'd)

COMMENT CONTAINED IN SUBMISSION	COUNCIL'S COMMENTS AND RECOMMENDATION	COMMISSION'S RECOMMENDATION
	<ul style="list-style-type: none"> Lots zoned Highway Commercial are not deemed suitable to accommodate Child Day Care Centres due to safety issues in relation to traffic generation during peak hours and the risk of young children potentially wandering onto Canning Highway. <p>Having regard to all of the relevant considerations, the Council recommends that:</p> <p>(a) the submitter's comments be PARTIALLY UPHELD; and</p> <p>(b) Amendment No. 23 be modified in this regard.</p>	
<p>(b) 'Additional Use' provisions:</p> <p>Amendment No. 23 should include additional use provisions specifically allowing a Centre on land immediately abutting or opposite these zones. Land surrounding existing educational facilities, community facilities, parks, and uses which have the capacity to accommodate complimentary car parking could also be individually identified and an additional use applied to those lots. Consider including additional uses on identified lots immediate adjacent to, or opposite complimentary land uses such commercial zoned land referred to above, or to other educational or community uses.</p>	<p>The submitter's comments are noted. However the Council is of the view that additional use rights should only be conferred on particular lots when the landowner has made such a request. Amendment No. 23 already encourages the establishment of Child Day Care Centres next to non-residential land uses such as those listed by the submitter.</p> <p>Having regard to all of the relevant considerations, the Council recommends that Amendment No. 23 not be modified in this regard.</p>	

Submission 2.1 conditionally supporting Amendment No. 23 (cont'd)

COMMENT CONTAINED IN SUBMISSION	COUNCIL'S COMMENTS AND RECOMMENDATION	COMMISSION'S RECOMMENDATION
<p>(c) 1000m² minimum lot size is too restrictive:</p> <p>The reason for this is that most areas of the City do not have Residential zoned blocks of a size which will accommodate a Centre. While I have not undertaken an exhaustive review, it appears that the only area of the City which has lot sizes above 1000 sq. metres is the area of Como south of South Terrace and east of Canning Highway. In every other situation, it would be necessary to amalgamate the lots. The resultant lot size would be far greater than 1000 sq. metres (in some instances) if this was to occur, and the cost of acquiring these build-up lots would be expensive.</p>	<p>The submitter makes a valid point that there is a low proportion of Residential zoned lots within the Scheme area which have of a minimum area of 1000 sq. metres. The 1000 sq. metre minimum requirement is derived from WAPC Planning Bulletin 72/2009 'Child Care Centres' which advocates this minimum lot area 'as a general rule'. However it is recommended that the minimum area requirement in Table 4 of TPS6 be reduced from 1000 sq. metres down to 900 sq. metres for the following reasons:</p> <ul style="list-style-type: none"> • The City of South Perth is an inner city locality with smaller lot sizes (typically under 1000 sq. metres) than many other Local Government areas within the Perth Metropolitan Region. • 900 sq. metres is the minimum site area requirement for Consulting Rooms in the residential zone under existing TPS6 provision. A consistent approach is favoured. • Existing and proposed provisions within the Scheme and related Policy require sites to provide a suitable form of development which includes adequate indoor/outdoor play areas, car parking and landscaping. These are calculated on the number of children and staff, not site area. • The proposed Scheme Amendment text requires specified areas of both indoor and outdoor play areas to be supplied per child, in accordance with regulations made under the <i>Child Care Services Act 2007</i>. • The reduction of 100 sq. metres will not have a measurable impact upon neighbours' amenity. <p>Having regard to all of the relevant considerations, the Council recommends that:</p> <p>(a) the comments be UPHELD; and</p> <p>(b) Amendment No. 23 be modified in this regard.</p>	

Submission 2.1 conditionally supporting Amendment No. 23 (cont'd)

COMMENT CONTAINED IN SUBMISSION	COUNCIL'S COMMENTS AND RECOMMENDATION	COMMISSION'S RECOMMENDATION
<p>(d) Max number of 30 children per Centre is too low:</p> <p>My concern is that it would be very difficult to profitably run a Centre which was limited to only 30 children. I recommend that the City should Consider increasing the maximum number of children allowed to be accommodated in a Centre in the Residential zone.</p>	<p>The submitter's comments are noted. However the existing limit of 30 children per Child Day Care Centre within TPS6 Table 4 may be relaxed at Council's discretion in the case where Council sees it appropriate to approve a higher number of children. The discretionary power is conferred by inclusion of the words: "Unless otherwise approved by Council". Therefore potential already exists within the Scheme for exceptional cases (e.g. a 2000 sq. metre lot) to be considered for approval with more than 30 children. The Council is of the view that generally, residential zoned lots within the City of South Perth are not of a suitable size to accommodate more than 30 children without adverse amenity impacts on neighbours (noise and traffic).</p> <p>Having regard to all of the relevant considerations, the Council recommends that:</p> <p>(a) the comments be NOT UPHELD; and</p> <p>(b) Amendment No. 23 not be modified in this regard.</p>	
<p>(e) Car parking requirements should be more flexible:</p> <p>Given the age of the City's population, it is likely that a number of children using these Centres will live close by – and therefore are likely to walk. Therefore, it is my submission that:</p> <ul style="list-style-type: none"> • Bays for carers be accommodated on-site; • There be capacity for a reduction in car parking requirements for the children component to zero, where a circular driveway area is available or where on-street bays or safe on-street parking can be provided. <p>In my opinion, a small amount of inconvenience in terms of people parking on the street for short durations of the day, for pick and drop off, could mean a substantial improvement in the amount of open space available for children to play.</p>	<p>Whilst the City encourages alternate modes of transport to motor vehicles, walking is an unlikely occurrence unless the child lives within approximately 100 metres of a Child Day Care Centre, as parents who require child care facilities are commonly on tight time schedules due to the combination of both employment and parental responsibilities.</p> <p>In addition, Clause 6.3(4) of TPS6 already provides Council with the discretion to approve an application which proposes a shortfall in car parking spaces if Council is satisfied that the number of car bays proposed is sufficient. This Clause allows for reciprocal car parking and drop off arrangements to be considered as alternatives to on-site bays where suitable, in line with the suggestions from the submitter.</p> <p>Having regard to all of the relevant considerations, the Council recommends that:</p> <p>(a) the comments be NOT UPHELD; and</p> <p>(b) Amendment No. 23 not be modified in this regard.</p>	

Having regard to all of the relevant considerations, the Council recommends that:

- (a) the submissions be **PARTIALLY UPHELD**; and
- (b) Amendment No. 23 be **modified** as follows:
 - (i) The minimum land area requirement to be incorporated into Table 4 of TPS6 be reduced from 1000 sq. metres to 900 sq. metres.
 - (ii) The Zoning - Land Use Table 1 be modified by changing Child Day Care Centre to a DC (discretionary with consultation) use within the Local Commercial and Neighbourhood Centre Commercial zones.

PLANNING AND DEVELOPMENT ACT 2005



**Town Planning Scheme No. 6
Amendment No. 23**

**MODIFIED BY COUNCIL IN
RESPONSE TO SUBMISSIONS**

3 May 2011

The Council of the City of South Perth under the powers conferred upon it by the *Planning and Development Act 2005*, hereby amends the above local planning scheme as follows:

1. Modifying Column 5 'Other Development Requirements' of Table 4 for 'Child Day Care Centre' by:

- (i) Inserting the following new requirements immediately before existing Requirement No. 1 'Maximum number of children':

- “1. Minimum lot area: 900 square metres and of regular shape.
 2. Minimum lot frontage: 20 metres.”;

and renumbering the subsequent requirements accordingly.

- (ii) Deleting Requirement No. 4 'Location' and renumbering the subsequent requirements accordingly.

- (iii) Deleting Requirement No. 5 relating to suitable sites and inserting the following:

“Location: Sites adjoining schools, public open space or other non-residential uses are preferred. Sites with sole access from a cul-de-sac street, right-of-way, laneway or battleaxe access leg will not be approved by Council. In all other instances the suitability of a proposed site will be considered having regard to Council’s planning policy on Child Day Care Centres.”

- (iv) Deleting Requirement No. 6 'Corner Sites' and inserting the following:

“Corner sites: The Child Day Care Centre shall be designed to address the primary street. When considering any application involving a corner site, Council’s assessment will place strong emphasis on the effect of the increased traffic and parking.”

- (v) Deleting paragraph (a) of Requirement No. 7 'Canning Highway' and inserting the following:

"(a) the proposed development is situated on a corner site;"

- (vi) Deleting Requirements No. 9 'Minimum indoor playing space' and No. 10 'Minimum outdoor playing space' and inserting the following:

"Minimum indoor and outdoor playing space: as per the Regulations made under the *Child Care Services Act 2007*."

- (vii) Replacing the word "street" with the word "road" at the end of Requirement No. 11 'Signs'.

2. Modifying Column 5 'Other Development Requirements' of Table 4 for 'Consulting Rooms' by:

- (i) Deleting Requirement No. 6 and inserting the following:

"Consulting Rooms will not be approved on land abutting a cul-de-sac road unless the proposed development site is situated on a corner of the cul-de-sac and a 'through' road."

- (ii) Deleting Requirement No. 7 and inserting the following:

"Corner sites: The Consulting Rooms shall be designed to address the primary street. When considering any application involving a corner site, Council's assessment will place strong emphasis on the effect of the increased traffic and parking."

- (iii) Deleting paragraphs (a) and (b) of Requirement No. 8 'Canning Highway' and inserting the following:

"(a) the proposed development is situated on a corner site;"

and

"(b) vehicular access is confined to a street other than Canning Highway; and"

3. Replacing the 'Child Day Care Centre' definition within Schedule 1 with the following:

"**Child Day Care Service** : means premises used for the daily or occasional care of children in accordance with the regulations for child care under the *Child Care Services Act 2007*, but does not include a Family Day Care."

4. Modifying the Zoning - Land Use Table 1 as follows:

- (i) In the 'Zones' columns headed 'Neighbourhood Centre Commercial' and 'Local Commercial' alongside the use 'Child Day Care Centre', the symbol 'X' is deleted and replaced by the symbol 'DC'.

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Town Planning Scheme No. 6

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Web: www.southperth.wa.gov.au

TOWN PLANNING AND DEVELOPMENT ACT 1928**CITY OF SOUTH PERTH
TOWN PLANNING SCHEME NO. 6
AMENDMENT NO. 23****REPORT ON SUBMISSIONS****1. AMENDMENT PROPOSALS**

Amendment No. 23 to the City of South Perth Town Planning Scheme No. 6 (TPS6) was initiated for the purpose of removing the prescriptive lists of specified streets where Consulting Rooms and Child Day Care Centre are permitted within the Residential zone. For Consulting Rooms, additional development requirements are proposed, and for Child Day Care Centres, a complementary Planning Policy is being amended to provide increased consistency in decision-making when considering proposals for such land uses within the Residential zone.

2. STATUTORY POSITION TO DATE

At its October 2010 meeting, the Council resolved to initiate Amendment No. 23. This decision was made after receiving comments from Councillors, City Officers and private land owners, that the method of prescribing specific streets is not operating effectively. Council's report on the Amendment proposal, which was forwarded to the Western Australian Planning Commission for information on 8 November 2010, fully describes the background to, and the reasons for, the Amendment.

The Amendment proposals were advertised for a period of 46 days, between 25 January and 11 March, 2011.

3. ADVERTISING OF AMENDMENT NO. 23**3.1 Clearance from Environmental Protection Authority**

Amendment No. 23 was referred to the Environmental Protection Authority (EPA) for assessment on 30 July 2010. On 16 August, the EPA advised that it considers that the proposed Scheme Amendment should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* and that it is not necessary to provide any advice or recommendations.

3.2 Methods of advertising

Amendment No. 23 was advertised as required by the *Town Planning Regulations 1967*, the City of South Perth Town Planning Scheme No. 6 and Council Policy P355 'Consultation for Planning Proposals'. The form of advertising was as follows:

- o personally addressed Notices mailed to 91 neighbouring property owners, government agencies, and other interested parties, advising that the proposal was available for inspection and inviting comment;

- o two signs on the Amendment site;
- o Notices published in two issues of the local *Southern Gazette* newspaper, on 25 January and 8 February 2011;
- o Notices and Amendment documents displayed on the City's web site, in the City's Libraries and at the Civic Centre.

4. SUBMISSIONS ON AMENDMENT NO. 23

During the advertising period, two submissions were received. The full texts of these are contained in the Schedule of Submissions attached to this report. A summary of the submitters' comments, together with the Council's response and recommendations, are contained in the attached Schedule of Submissions.

The actual numbers of submissions is not the most important factor in assessing the response from the community. While numbers do give an indication of the strength and extent of interest, the actual comments are equally important. The two submissions received both support the Amendment proposal, one of them with certain qualifications.

A summary of the comments contained in the submissions and Council's responses to those comments are presented as follows:

Submission 1 supporting Amendment No. 23**(a) Non-specific support**

The submitter expresses unqualified support for the proposed Scheme Amendment.

For reasons contained in the Schedule of Submissions, this comment is UPHELD.

(b) Existing TPS6 provisions are too restrictive

The submitter observes that, following this amendment Council will have the discretion to evaluate each case on its own merits.

For reasons contained in the Schedule of Submissions, this comment is UPHELD.

Submission 2 conditionally supporting Amendment No. 23**(a) Background**

The submitter states that she is a long-time resident of the City of South Perth, and more recently has become a mother of three children between the ages of 1 and 4.5 years. Therefore she is aware of the shortage of long-day care places at Child Day Care Centres (Centres) within the City of South Perth. The submitter says that it is not uncommon for parents to wait 18 to 24 months to get their child in to one of the local Centres. Given the demand, she commends the City for pursuing options to remove barriers to the establishment of new Centres within the City.

For reasons contained in the Schedule of Submissions, this comment is NOTED.

(b) Difficulty in finding appropriate sites

The submitter makes the following comment:

"Residential zoned land provides a good opportunity for these smaller scale Centres. However, finding appropriately sized and located Residential zoned land will be difficult, and I would not be surprised if this proposed amendment in its current form did not have the desired effect of encouraging new Centres".

For reasons contained in the Schedule of Submissions, this comment is NOTED.

(c) TPS6 Zoning Table 1 and Table 4 location related requirements

The submitter says:

"I would strongly encourage the City to extend the amendment to allow Child Day Care Centres within or immediately adjacent to some of the commercial zonings under TPS6. Centres would be appropriately located at the periphery of areas zoned Local, Neighbourhood and Highway Commercial, and could provide appropriate transition between commercial and residential uses. One way this could be done is by changing the zoning table to allow Centres in these commercial zones. Consider allowing Child Day Care Centres as a use able to be approved (whether that be P, D or DC, or by way of an additional use on specified sites) in the Local Commercial, Neighbourhood Commercial and Highway Commercial zones".

For reasons contained in the Schedule of Submissions, this comment is PARTIALLY UPHELD.

(d) 'Additional Use' provisions

The submitter comments as follows:

"Amendment No. 23 should include additional use provisions specifically allowing a Centre on land immediately abutting or opposite these zones. Land surrounding existing educational facilities, community facilities, parks, and uses which have the capacity to accommodate complimentary car parking could also be individually identified and an additional use applied to those lots. Consider including additional uses on identified lots immediate adjacent to, or opposite complimentary land uses such commercial zoned land referred to above, or to other educational or community uses".

For reasons contained in the Schedule of Submissions, this comment is NOT UPHELD.

(e) 1000m² minimum lot size is too restrictive

The submitter makes the following comments.

"The reason for this is that most areas of the City do not have Residential zoned blocks of a size which will accommodate a Centre. While I have not undertaken an exhaustive review, it appears that the only area of the City which has lot sizes above 1000 sq. metres is the area of Como south of South Terrace and east of Canning Highway. In every other situation, it would be necessary to amalgamate the lots. The resultant lot size would be far greater than 1000 sq. metres (in some instances) if this was to occur, and the cost of acquiring these build-up lots would be expensive."

For reasons contained in the Schedule of Submissions, this comment is UPHELD.

(f) Maximum of 30 children per Centre is too low

The submitter says:

"My concern is that it would be very difficult to profitably run a Centre which was limited to only 30 children. I recommend that the City should Consider increasing the maximum number of children allowed to be accommodated in a Centre in the Residential zone".

For reasons contained in the Schedule of Submissions, this comment is NOTED but NOT UPHELD.

(g) Car parking requirements should be more flexible

The submitter comments as follows:

"Given the age of the City's population, it is likely that a number of children using these Centres will live close by – and therefore are likely to walk. Therefore, it is my submission that:

- Bays for carers be accommodated on-site; and*
- There be capacity for a reduction in car parking requirements for the children component to zero, where a circular driveway area is available or where on-street bays or safe on-street parking can be provided.*

In my opinion, a small amount of inconvenience in terms of people parking on the street for short durations of the day, for pick-up and drop-off, could mean a substantial improvement in the amount of open space available for children to play".

For reasons contained in the Schedule of Submissions, this comment is NOT UPHELD.

5. CONCLUSION

The proposed Amendment No. 23 has been advertised in the required manner. The two submissions received are both in favour of the proposals, one expressing unconditional support, and the other suggesting a number of improvements.

Submission 2 expressed concern regarding the existing TPS6 Zoning Table 1, in which Child Day Care Centres are listed as an X (prohibited) land use within the

Neighbourhood Centre, Highway Commercial and Local Commercial zones. However, Child Day Care Centres are currently a 'D' (discretionary) use in the District Centre and Mends Street Centre Commercial zones, as well as being a 'DC' (discretionary with consultation) use in the Mixed Use Commercial Zone. Therefore listing Child Day Care Centres as 'DC' uses within the Neighbourhood Centre Commercial and Local Commercial zones will increase consistency within the TPS6 zoning Table 1 and also encourage the development of more Child Day Care Centres within the City of South Perth which are currently in short supply. It is now acknowledged to be illogical to allow Child Day Care Centres in Mends Street which is the City's busiest commercial area, but not within the Local or Neighbourhood Centre Commercial zones which are more low-key in nature and provide a walkable destination to surrounding residents.

It is proposed that Amendment No. 23 be modified to include changes to Table 1 Zoning - Land Use, specifically changing Child Day Care Centres to a DC use within both the Local Commercial and Neighbourhood Centre Commercial zones.

Submission 2 also raised as a concern regarding the restrictive nature of the proposed minimum 1000 sq. metres lot size requirement in Table 4 for any proposed Child Day Care Centre. The submitter makes a valid point that there are a low proportion of Residential zoned lots within the Scheme area which have a land area of 1000 sq. metre, largely attributed to the City of South Perth's inner City location and the resulting development pressures. The submission calls for a reduction in this minimum area requirement, however does not suggest any specific alternate figure. The 1000 sq. metre minimum requirement originates from WAPC Planning Bulletin 72/2009 "Child Care Centres". The Planning Bulletin states that, 'as a general rule', the minimum lot area should be 1000 sq. metres. However for the reasons contained within the City's response to Submission 2 in the Schedule of Submissions, it is now apparent that this 'general rule' is not suitable to the City of South Perth.

It is proposed that in Table 4 of TPS6, the minimum area requirement for Child Day Care Centres be reduced from 1000 sq. metres to 900 sq. metres. The figure of 900 sq. metres has been selected for the following reasons:

- 900 sq. metres is the minimum site area requirement for Consulting Rooms within the Residential zone under existing TPS6 provisions. A consistent approach is favoured. There are a significant number of lots **zoned 'Residential'** within the City between 900 sq. metres and 1000 sq. metres in area (7%). **(The Schedule of Submissions contains more detailed statistics in this respect).**
- Existing and proposed provisions within the Scheme and related Policy P307 require sites to provide a suitable form of development which includes adequate indoor/outdoor play areas, car parking and landscaping. These are calculated on the number of children and staff, not site area.
- The 100 sq. metres reduction of the minimum land area will not have a measurable impact upon neighbours' amenity. **However it is generally the case that the amenity impact on neighbours increases as the lot area**

reduces. The selected area, being 900 sq. metres, is seen as a suitable compromise.

- On a case by case basis, under Clause 7.8 (1)(a)(i) of TPS6, the Council will still be able to approve Child Day Care Centre proposals on sites having an area of less than 900 sq. metres.

The final modification to Amendment No. 23 relates to an inconsistency in the amended Scheme Text, specifically Table 4. For Child Day Care Centres, currently the Scheme Amendment documents delete requirement No. 10 within column 5 'Other Development Requirements' which prescribes 'minimum outdoor playing space'. However, existing requirement No. 9 which relates to 'minimum indoor playing space' also needs to be deleted, as the proposed replacement provisions in Table 4 include requirements for both 'indoor and outdoor playing space'.

5. DETERMINATION OF SUBMISSIONS

Having regard to the preceding comments, Council recommends that Submission 1 unconditionally supporting the proposed Amendment No. 23 **be UPHELD**, and that Submission 2 conditionally supporting the proposal **be partially UPHELD** to the extent of the modifications detailed above (conclusion).

6. CONCLUDING ACTION

IT IS RECOMMENDED that:

- (a) Amendment No. 23 to the City of South Perth Town Planning Scheme No. 6 **be adopted with modifications, as follows:**

- (i) The minimum lot area in Table 4 be reduced from 1000 square metres to 900 square metres.
- (ii) The Zoning - Land Use Table 1 be modified to change Child Day Care Centre from an 'X' use to a 'DC' use in the Neighbourhood Centre Commercial and Local Commercial and zones.
- (iii) For Child Day Care Centre, in Table 4, requirements Nos. 9 and 10 be deleted from column 5 'Other Development Requirements' and the following wording be inserted in their place:

"Minimum indoor and outdoor playing space: as per the Regulations made under the Child Care Services Act 2007."

- (b) The Council of the City of South Perth under the powers conferred upon it by the Town Planning and Development Act 1928, hereby amends the above Town Planning Scheme by:

1. Modifying Column 5 'Other Development Requirements' of Table 4 for 'Child Day Care Centre' by:
 - (i) Inserting the following new requirements immediately before existing Requirement No. 1 'Maximum number of children':

"1. Minimum lot area: 900 square metres and of regular shape.
2. Minimum lot frontage: 20 metres.";

and renumbering the subsequent requirements accordingly.
 - (ii) Deleting Requirement No. 4 'Location' and renumbering the subsequent requirements accordingly.
 - (iii) Deleting Requirement No. 5 relating to suitable sites and inserting the following:

"Location: Sites adjoining schools, public open space or other non-residential uses are preferred. Sites with sole access from a cul-de-sac street, right-of-way, laneway or battleaxe access leg will not be approved by Council. In all other instances the suitability of a proposed site will be considered having regard to Council's planning policy on Child Day Care Centres."
 - (iv) Deleting Requirement No. 6 'Corner Sites' and inserting the following:

"Corner sites: The Child Day Care Centre shall be designed to address the primary street. When considering any application involving a corner site, Council's assessment will place strong emphasis on the effect of the increased traffic and parking."
 - (v) Deleting paragraph (a) of Requirement No. 7 'Canning Highway' and inserting the following:

"(a) the proposed development is situated on a corner site;"
 - (vi) Deleting Requirements No. 9 'Minimum indoor playing space' and No. 10 'Minimum outdoor playing space' and inserting the following:

"Minimum indoor and outdoor playing space: as per the Regulations made under the Child Care Services Act 2007."

- (vii) Replacing the word "street" with the word "road" at the end of Requirement No. 11 'Signs'.
- 2. Modifying Column 5 'Other Development Requirements' of Table 4 for 'Consulting Rooms' by:

- (i) Deleting Requirement No. 6 and inserting the following:

"Consulting Rooms will not be approved on land abutting a cul-de-sac road unless the proposed development site is situated on a corner of the cul-de-sac and a 'through' road."

- (ii) Deleting Requirement No. 7 and inserting the following:

"Corner sites: The Consulting Rooms shall be designed to address the primary street. When considering any application involving a corner site, Council's assessment will place strong emphasis on the effect of the increased traffic and parking."

- (iii) Deleting paragraphs (a) and (b) of Requirement No. 8 'Canning Highway' and inserting the following:

"(a) the proposed development is situated on a corner site;"

"(b) vehicular access is confined to a street other than Canning Highway; and"

- 3. Replacing the 'Child Day Care Centre' definition within Schedule 1 with the following:

"'Child Day Care Service' : means premises used for the daily or occasional care of children in accordance with the regulations for child care under the Child Care Services Act 2007, but does not include a Family Day Care."

- 4. Modifying the Zoning - Land Use Table 1 as follows:

- (i) In the 'Zones' columns headed 'Neighbourhood Centre Commercial' and 'Local Commercial' alongside the use 'Child Day Care Centre', the symbol 'X' is deleted and replaced by the symbol 'DC'.

The full text of the Amendment in its finally modified form is contained in the Amendment No. 23 document accompanying this report on submissions.

ROD BERCOV
STRATEGIC URBAN PLANNING ADVISER

City of South Perth
Town Planning Scheme No. 6

Schedule of Submissions
Amendment No. 23

**Child Day Care Centres and Consulting Rooms
in the Residential Zone**



Civic Centre

Cnr Sandgate Street and South Terrace
SOUTH PERTH WA 6151

Monday to Friday: 8.30am to 5.00pm
Enquiries: Emmet Blackwell, Strategic Planning Officer
Telephone: 9474 0745
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Amendment No. 23 to Town Planning Scheme No. 6**Schedule of Submissions**

COMMENT CONTAINED IN SUBMISSION	COUNCIL'S COMMENTS AND RECOMMENDATION	COMMISSION'S RECOMMENDATION
Submission 1 unconditionally supporting Amendment No. 23		
1. Non-specific support for Amendment No. 23 We support the proposed Scheme Amendment.	The submitter's support is noted. Having regard to all of the relevant considerations, the Council recommends that: (a) the comments be UPHELD ; however (b) Amendment No. 23 be modified in the manner indicated in response to consideration of Submission 2.	
2. Existing TPS6 provisions are too restrictive With this amendment Council will have the discretion to evaluate each case on its own merits	The submitter's support is noted. Having regard to all of the relevant considerations, the Council recommends that: (a) the comments be UPHELD ; and (b) Amendment No. 23 be modified in the manner indicated in response to consideration of Submission 2.	

COMMENT CONTAINED IN SUBMISSION	COUNCIL'S COMMENTS AND RECOMMENDATION	COMMISSION'S RECOMMENDATION
Submission 2 conditionally supporting Amendment No. 23		
<p>1. Background I am a long-time resident of the City of South Perth, and more recently have become a mother. I have three children between the ages of 1 and 4.5 years, and I am therefore well aware of the shortage of long day care places at Child Day Care Centres (Centres) within the City of South Perth. It is not uncommon for parents to wait 18 to 24 months to get their child in to one of the local Centres.</p> <p>Given the demand, I commend the City for pursuing options to remove barriers to the establishment of new Centres within the City.</p>	The submitter's comments are NOTED .	
<p>2. Difficulty finding appropriate sites Residential zoned land provides a good opportunity for these smaller scale Centres. However, finding appropriately sized and located Residential zoned land will be difficult, and I would not be surprised if this proposed amendment in its current form did not have the desired effect of encouraging new Centres.</p> <p><i>NOTE: The submitter's more specific comments in sections (a) to (e) below provide specific suggestions as to how Amendment No. 23 should be modified to address the difficulty in finding suitable sites.</i></p>	The submitter's comments are NOTED .	

Submission 2.1 conditionally supporting Amendment No. 23 (cont'd)

COMMENT CONTAINED IN SUBMISSION	COUNCIL'S COMMENTS AND RECOMMENDATION	COMMISSION'S RECOMMENDATION
<p>(a) TPS6 Zoning Table 1 and Table 4 location related requirements:</p> <p>I would strongly encourage the City to extend the amendment to allow Child Day Care Centres within or immediately adjacent to some of the commercial zonings under TPS6. Centres would be appropriately located at the periphery of areas zoned Local, Neighbourhood and Highway Commercial, and could provide appropriate transition between commercial and residential uses. One way this could be done is by changing the zoning table to allow Centres in these commercial zones. Consider allowing Child Day Care Centres as a use able to be approved (whether that be P, D or DC, or by way of an additional use on specified sites) in the Local Commercial, Neighbourhood Commercial and Highway Commercial zones.</p>	<p>The current form of the proposed Amendment text to be inserted into Table 4 already encourages the establishment of Child Day Care Centres on sites adjoining schools, public open space or other non-residential uses. However the submitter's suggestion of making Child Day Care Centres a 'P', 'D' or 'DC' use in the Local, Neighbourhood Centre and Highway Commercial zones was not considered in the preparation of this Amendment. It is now recommended that TPS6 Zoning Table 1 be modified as part of the proposed Amendment No. 23 to make Child Day Care Centres a DC (discretionary with consultation) use within the Neighbourhood Centre and Local Commercial zones, but not the Highway Commercial zone, for the following reasons:</p> <ul style="list-style-type: none"> • It would make TPS6 even less restrictive and encourage more Child Day Care Centres within the City, taking into account the current shortage of such Centres. • Child Day Care Centres are currently a 'D' use in the District Centre and Mends Street Centre Commercial zones, as well as being a 'DC' use in the Mixed Use Commercial Zone. Allowing Child Day Care Centres as a 'DC' use in the Local and Neighbourhood Centre Commercial zones would provide increased consistency. It is now seen to be illogical to allow Child Day Care Centres in Mends Street which is the City's busiest commercial area, but not within the Local or Neighbourhood Centre Commercial zones which are more low-key in nature. • Local and Neighbourhood Centre Commercial zones are generally in a walkable and central suburban locality which would have a large catchment of surrounding residents with young families. <p style="text-align: right;">(cont'd)</p>	

Submission 2.1 conditionally supporting Amendment No. 23 (cont'd)

COMMENT CONTAINED IN SUBMISSION	COUNCIL'S COMMENTS AND RECOMMENDATION	COMMISSION'S RECOMMENDATION
(a) TPS6 Zoning Table 1 and Table 4 location related requirements (cont'd)		
	<ul style="list-style-type: none"> Lots zoned Highway Commercial are not deemed suitable to accommodate Child Day Care Centres due to safety issues in relation to traffic generation during peak hours and the risk of young children potentially wandering onto Canning Highway. <p>Having regard to all of the relevant considerations, the Council recommends that:</p> <p>(a) the submitter's comments be PARTIALLY UPHELD; and</p> <p>(b) Amendment No. 23 be modified in this regard.</p>	
<p>(b) 'Additional Use' provisions:</p> <p>Amendment No. 23 should include additional use provisions specifically allowing a Centre on land immediately abutting or opposite these zones. Land surrounding existing educational facilities, community facilities, parks, and uses which have the capacity to accommodate complimentary car parking could also be individually identified and an additional use applied to those lots. Consider including additional uses on identified lots immediate adjacent to, or opposite complimentary land uses such commercial zoned land referred to above, or to other educational or community uses.</p>	<p>The submitter's comments are noted. However the Council is of the view that additional use rights should only be conferred on particular lots when the landowner has made such a request. Amendment No. 23 already encourages the establishment of Child Day Care Centres next to non-residential land uses such as those listed by the submitter.</p> <p>Having regard to all of the relevant considerations, the Council recommends that Amendment No. 23 not be modified in this regard.</p>	

Submission 2.1 conditionally supporting Amendment No. 23 (cont'd)

COMMENT CONTAINED IN SUBMISSION	COUNCIL'S COMMENTS AND RECOMMENDATION	COMMISSION'S RECOMMENDATION
<p>(c) 1000m² minimum lot size is too restrictive:</p> <p>The reason for this is that most areas of the City do not have Residential zoned blocks of a size which will accommodate a Centre. While I have not undertaken an exhaustive review, it appears that the only area of the City which has lot sizes above 1000 sq. metres is the area of Como south of South Terrace and east of Canning Highway. In every other situation, it would be necessary to amalgamate the lots. The resultant lot size would be far greater than 1000 sq. metres (in some instances) if this was to occur, and the cost of acquiring these build-up lots would be expensive.</p>	<p>The submitter makes a valid point that there is a low proportion of Residential zoned lots within the Scheme area which have of a minimum area of 1000 sq. metres. The 1000 sq. metre minimum requirement is derived from WAPC Planning Bulletin 72/2009 'Child Care Centres' which advocates this minimum lot area 'as a general rule'. However it is recommended that the minimum area requirement in Table 4 of TPS6 be reduced from 1000 sq. metres down to 900 sq. metres for the following reasons:</p> <ul style="list-style-type: none"> • The City of South Perth is an inner city locality with smaller lot sizes (typically under 1000 sq. metres) than many other Local Government areas within the Perth Metropolitan Region. • 900 sq. metres is the minimum site area requirement for Consulting Rooms in the residential zone under existing TPS6 provision. A consistent approach is favoured. • Existing and proposed provisions within the Scheme and related Policy require sites to provide a suitable form of development which includes adequate indoor/outdoor play areas, car parking and landscaping. These are calculated on the number of children and staff, not site area. • The proposed Scheme Amendment text requires specified areas of both indoor and outdoor play areas to be supplied per child, in accordance with regulations made under the <i>Child Care Services Act 2007</i>. • The reduction of 100 sq. metres will not have a measurable impact upon neighbours' amenity. • Reducing the area requirement from 1000 sq. metres to 900 sq. metres will increase the supply of residential lots with development potential as a Child Day Care Centre by 7.2%, as per the following lot statistics: 	

Submission 2.1 conditionally supporting Amendment No. 23 (cont'd)

COMMENT CONTAINED IN SUBMISSION	COUNCIL'S COMMENTS AND RECOMMENDATION	COMMISSION'S RECOMMENDATION
	<ul style="list-style-type: none"> • Number of lots zoned 'Residential' within the City of South Perth by lot area: <ul style="list-style-type: none"> ○ Equal to or greater than 1000 sq. metres: 2,618 (24%); ○ 900-999 sq. metres: 788 (7%); ○ 800-899 sq. metres: 1,108 (10%); and ○ Total Residential zoned lots: 11,009 (100%) • A lesser area requirement than 900 sq. metres is not recommended due to the potentially increased of amenity impact on neighbouring residents. • Council will still be able to approve Child Day Care Centre proposals on sites less than 900 sq.metres on a case by case basis under Clause 7.8 (1)(a)(i) of TPS6. <p>Having regard to all of the relevant considerations, the Council recommends that:</p> <p>(a) the comments be UPHELD; and</p> <p>(b) Amendment No. 23 be modified in this regard.</p>	

Submission 2.1 conditionally supporting Amendment No. 23 (cont'd)

COMMENT CONTAINED IN SUBMISSION	COUNCIL'S COMMENTS AND RECOMMENDATION	COMMISSION'S RECOMMENDATION
<p>(d) Max number of 30 children per Centre is too low: My concern is that it would be very difficult to profitably run a Centre which was limited to only 30 children. I recommend that the City should Consider increasing the maximum number of children allowed to be accommodated in a Centre in the Residential zone.</p>	<p>The submitter's comments are noted. However the existing limit of 30 children per Child Day Care Centre within TPS6 Table 4 may be relaxed at Council's discretion in the case where Council sees it appropriate to approve a higher number of children. The discretionary power is conferred by inclusion of the words: "Unless otherwise approved by Council". Therefore potential already exists within the Scheme for exceptional cases (e.g. a 2000 sq. metre lot) to be considered for approval with more than 30 children. The Council is of the view that generally, residential zoned lots within the City of South Perth are not of a suitable size to accommodate more than 30 children without adverse amenity impacts on neighbours (noise and traffic).</p> <p>Having regard to all of the relevant considerations, the Council recommends that:</p> <p>(a) the comments be NOT UPHELD; and</p> <p>(b) Amendment No. 23 not be modified in this regard.</p>	

Submission 2.1 conditionally supporting Amendment No. 23 (cont'd)

COMMENT CONTAINED IN SUBMISSION	COUNCIL'S COMMENTS AND RECOMMENDATION	COMMISSION'S RECOMMENDATION
<p>(e) Car parking requirements should be more flexible:</p> <p>Given the age of the City's population, it is likely that a number of children using these Centres will live close by – and therefore are likely to walk. Therefore, it is my submission that:</p> <ul style="list-style-type: none"> • Bays for carers be accommodated on-site; • There be capacity for a reduction in car parking requirements for the children component to zero, where a circular driveway area is available or where on-street bays or safe on-street parking can be provided. <p>In my opinion, a small amount of inconvenience in terms of people parking on the street for short durations of the day, for pick and drop off, could mean a substantial improvement in the amount of open space available for children to play.</p>	<p>Whilst the City encourages alternate modes of transport to motor vehicles, walking is an unlikely occurrence unless the child lives within approximately 100 metres of a Child Day Care Centre, as parents who require child care facilities are commonly on tight time schedules due to the combination of both employment and parental responsibilities.</p> <p>In addition, Clause 6.3(4) of TPS6 already provides Council with the discretion to approve an application which proposes a shortfall in car parking spaces if Council is satisfied that the number of car bays proposed is sufficient. This Clause allows for reciprocal car parking and drop off arrangements to be considered as alternatives to on-site bays where suitable, in line with the suggestions from the submitter.</p> <p>Having regard to all of the relevant considerations, the Council recommends that:</p> <p>(a) the comments be NOT UPHELD; and</p> <p>(b) Amendment No. 23 not be modified in this regard.</p>	

Having regard to all of the relevant considerations, the Council recommends that:

- (a) the submissions be **PARTIALLY UPHELD**; and
- (b) Amendment No. 23 be **modified** as follows:
 - (i) The minimum land area requirement to be incorporated into Table 4 of TPS6 be reduced from 1000 sq. metres to 900 sq. metres.
 - (ii) The Zoning - Land Use Table 1 be modified by changing Child Day Care Centre to a DC (discretionary with consultation) use within the Local Commercial and Neighbourhood Centre Commercial zones.

City of South Perth

**Report on Submission
Further Modification To
Policy P307
Family Day Care and Child Day Care Centres**



Civic Centre

Cnr Sandgate Street and South Terrace
SOUTH PERTH WA 6151

Monday to Friday: 8:30am to 5.00pm
Enquiries: Planning Officer, Emmer Blackwell
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TOWN PLANNING AND DEVELOPMENT ACT 1928**CITY OF SOUTH PERTH
AMENDMENT TO POLICY P380****REPORT ON SUBMISSION****1. AMENDMENT PROPOSALS**

Amendments to Policy P380 were initiated for the purpose of aligning policy provisions to reflect the changes proposed by Amendment No. 23 to Town Planning Scheme No. 6 (TPS6). For this purpose, additional provisions have been introduced into Policy P380 to provide a wider range of location and development requirements for Child Day Care Centres and Family Day Care.

2. STATUTORY POSITION TO DATE

At its October 2010 meeting, the Council resolved to endorse the recommended modifications to Policy P380 for the purpose of advertising. Council's report on the Policy, fully describes the background to, and the reasons for, the modifications.

The modified Policy P380 was advertised for a period of 42 days, between 25 January and 11 March, 2011. The timeframe was extended so as to run concurrently with the advertising of Amendment No. 23 to Town Planning Scheme No. 6.

3. ADVERTISING OF MODIFIED POLICY P380**3.1 Methods of advertising**

Modified Policy P380 was advertised as required by clause 9.6(2) of the City of South Perth Town Planning Scheme No. 6 and Council Policy P355 'Consultation for Planning Proposals'. The form of advertising was as follows:

- Advertisements published in the Southern Gazette newspaper on 25 January and 8 February 2011, inviting inspection and comment until 11 March;
- Advertisement and modified Policy P380 displayed at the Civic Centre, City Libraries and on the City's website;

4 SUBMISSIONS ON MODIFIED POLICY P380

During the advertising period, a total of 1 submission was received. The full text of the submission is attached to this report. A summary of the submitters' comments, together with the Council's response and recommendations, are contained in the attached Schedule of Submissions.

The actual numbers of submissions is not the most important factor in assessing the response from the community. While numbers do give an indication of the strength and extent of interest, the actual comments are equally important. The submission received supports the Amendment proposal subject to further revisions.

A summary of the comments contained in the submission and Council's responses to those comments are presented as follows:

Submission 1 conditionally supporting modified Policy P380**(a) Background****Submitter's Comment**

I am a long-time resident of the City of South Perth, and more recently have become a mother. I have three children between the ages of 1 and 4.5 years, and I am therefore well aware of the shortage of long day care places at Child Day Care Centres (Centres) within the City of South Perth. It is not uncommon for parents to wait 18 to 24 months to get their child in to one of the local Centres. Given the demand, I commend the City for pursuing options to remove barriers to the establishment of new Centres within the City.

City's Response

The submitter's comments are NOTED.

(b) Restrictive front landscaping requirement**Submitter's Comment**

A Centre of 30 children would require approximately 6-8 carers, depending upon the age of the children being cared for. The number of staff varies from Centre to Centre depending upon the age of the children being cared for, and as required by the Child Care Services (Child Care) Regulations 2006, however working on the premise of 8 carers, and 3 bays required for children, there is a requirement for 11 bays onsite. This would require the following:

- A minimum frontage of 29.5 metres (being 2.5 metres width per car bay (as required by Policy P350) x 11 bays + 2 metres for side setback landscaping);
- The frontage before the actual building could commence would be approximately 14.5 metres (being 5.5 metres for the car bay length + 6 metres for manoeuvring space/ as well as the access area (as required by Policy P350) + 2 metres landscaping);

Based upon these two rough calculations, the amount of space required for parking alone would be 398.25 m². In order to accommodate the building, the play space would have to be severely restricted. Therefore, it is my submission that the amount of front setback landscaping required be reduced to 1 metre.

City's Response

The submitter makes a valid point in relation to the proportionally larger car parking areas required for Child Day Care Centres. The inconsistency between the landscaping strip width requirements adjacent to primary and secondary street boundaries, being 2 metres and 1 metre respectively, is acknowledged. The 2 metre width requirement imposes an unnecessary burden on potential sites. The policy rationale of P307 recognises the need for

more Child Day Care Centres within the City of South Perth as demand currently exceeds the availability of child care placements.

Clause 4.4(g)(i) of Policy P307 has now been revised to require the provision and subsequent maintenance of a dense landscaping strip of 1 metre width adjacent to both primary and secondary street boundaries, designed to the satisfaction of Council.

Although the minimum width of landscaping strips adjacent to primary street boundaries has been reduced to 1 metre, the modified wording of the Policy gives the Council greater control over how the landscaping strip is planted and therefore how effectively it acts as a visual buffer.

Having regard to all of the relevant considerations:

- (a) the comments be **UPHELD**; and
- (b) Policy P380 **be modified** in this regard.

(c) Restrictive limit on child numbers

Submitter's Comment

The modifications to Policy P380 propose limiting the number of children able to be cared for in a Centre in the Residential zone to 30. It is my submission that this is too low. My concern is that it would be very difficult to profitably run a Centre which was limited to only 30 children. For this reason, the number of children able to be accommodated within a Centre in a Residential zoned area needs to be dealt with other than by a strict limit on numbers – the limit of 30 children will result in no further Centres be constructed. In summary, I support the concept of the proposed amendment, but suggest the following modification be made: Consider increasing the maximum number of children allowed to be accommodated in a Centre in the Residential zone.

City's Response

The submitters' comments are noted. However, while the existing limit is 30 children per Child Day Care Centre, the wording in TPS6 Table 4 currently provides the Council with discretionary power to allow a greater number of children where the Council sees it as appropriate. Therefore potential already exists within the Scheme to deal appropriately with exceptional cases (e.g. a 2000 sq. metre lot) and to allow a greater number of children. However in general, the Council considers that residential zoned lots within the City of South Perth are not of a suitable size to accommodate more than 30 children without adverse amenity impacts on neighbours (noise and traffic).

Having regard to all of the relevant considerations:

- (a) the comments be **NOT UPHELD**; and
- (b) Policy P380 **not** be modified in this regard.

5. CONCLUSION

The proposed modifications to Policy P307 (previously P380) have been advertised in the required manner. The single submission received was generally in favour of the proposal, however also offered two suggested improvements, one of which is supported.

The submitter's first suggestion is that the required minimum width of a landscaping strip adjacent to the primary street boundary should be reduced from 2 metres to 1 metre. The Council supports this suggestion and Policy P307 has been modified accordingly.

The submitter's second suggestion is that the maximum permissible number of children in care be increased above 30 children. However, for the reasons explained above, this suggestion is not supported.

6. DETERMINATION OF SUBMISSIONS AND CONCLUDING ACTION

Having regard to the preceding comments, the single submission received, conditionally supporting the proposed modifications to Policy P307 **is partially UPHELD** to the extent described above.

In addition to the advertised modifications to Council Policy P307 (previously P380), the Policy is further modified, as follows:

Clause 4.4(g)(i) is modified to require the provision and maintenance of a dense landscaping strip of minimum 1 metre width adjacent to both the primary and secondary street boundaries, to the satisfaction of Council.

EMMET BLACKWELL
STRATEGIC PLANNING OFFICER

City of South Perth

**Report on Submission
Further Modification To
Policy P307
Family Day Care and Child Day Care Centres**



Civic Centre

Cnr Sandgate Street and South Terrace
SOUTH PERTH WA 6151

Monday to Friday: 8:30am to 5.00pm
Enquiries: Planning Officer, Emmer Blackwell
Telephone: 9474 0745
Facsimile: 9474 2425
Email: emmetb@southperth.wa.gov.au
Web: www.southperth.wa.gov.au

TOWN PLANNING AND DEVELOPMENT ACT 1928

**CITY OF SOUTH PERTH
AMENDMENT TO POLICY P380**

REPORT ON SUBMISSION

1. AMENDMENT PROPOSALS

Amendments to Policy P380 were initiated for the purpose of aligning policy provisions to reflect the changes proposed by Amendment No. 23 to Town Planning Scheme No. 6 (TPS6). For this purpose, additional provisions have been introduced into Policy P380 to provide a wider range of location and development requirements for Child Day Care Centres and Family Day Care.

2. STATUTORY POSITION TO DATE

At its October 2010 meeting, the Council resolved to endorse the recommended modifications to Policy P380 for the purpose of advertising. Council's report on the Policy, fully describes the background to, and the reasons for, the modifications.

The modified Policy P380 was advertised for a period of 42 days, between 25 January and 11 March, 2011. The timeframe was extended so as to run concurrently with the advertising of Amendment No. 23 to Town Planning Scheme No. 6.

3. ADVERTISING OF MODIFIED POLICY P380

3.1 Methods of advertising

Modified Policy P380 was advertised as required by clause 9.6(2) of the City of South Perth Town Planning Scheme No. 6 and Council Policy P355 'Consultation for Planning Proposals'. The form of advertising was as follows:

- Advertisements published in the Southern Gazette newspaper on 25 January and 8 February 2011, inviting inspection and comment until 11 March;
- Advertisement and modified Policy P380 displayed at the Civic Centre, City Libraries and on the City's website;

4 SUBMISSIONS ON MODIFIED POLICY P380

During the advertising period, a total of 1 submission was received. The full text of the submission is attached to this report. A summary of the submitters' comments, together with the Council's response and recommendations, are contained in the attached Schedule of Submissions.

The actual numbers of submissions is not the most important factor in assessing the response from the community. While numbers do give an indication of the strength and extent of interest, the actual comments are equally important. The submission received supports the Amendment proposal subject to further revisions.

A summary of the comments contained in the submission and Council's responses to those comments are presented as follows:

Submission 1 conditionally supporting modified Policy P380**(a) Background****Submitter's Comment**

I am a long-time resident of the City of South Perth, and more recently have become a mother. I have three children between the ages of 1 and 4.5 years, and I am therefore well aware of the shortage of long day care places at Child Day Care Centres (Centres) within the City of South Perth. It is not uncommon for parents to wait 18 to 24 months to get their child in to one of the local Centres. Given the demand, I commend the City for pursuing options to remove barriers to the establishment of new Centres within the City.

City's Response

The submitter's comments are NOTED.

(b) Restrictive front landscaping requirement**Submitter's Comment**

A Centre of 30 children would require approximately 6-8 carers, depending upon the age of the children being cared for. The number of staff varies from Centre to Centre depending upon the age of the children being cared for, and as required by the Child Care Services (Child Care) Regulations 2006, however working on the premise of 8 carers, and 3 bays required for children, there is a requirement for 11 bays onsite. This would require the following:

- A minimum frontage of 29.5 metres (being 2.5 metres width per car bay (as required by Policy P350) x 11 bays + 2 metres for side setback landscaping);
- The frontage before the actual building could commence would be approximately 14.5 metres (being 5.5 metres for the car bay length + 6 metres for manoeuvring space/ as well as the access area (as required by Policy P350) + 2 metres landscaping);

Based upon these two rough calculations, the amount of space required for parking alone would be 398.25 m². In order to accommodate the building, the play space would have to be severely restricted. Therefore, it is my submission that the amount of front setback landscaping required be reduced to 1 metre.

City's Response

The submitter makes a valid point in relation to the proportionally larger car parking areas required for Child Day Care Centres. The inconsistency between the landscaping strip width requirements adjacent to primary and secondary street boundaries, being 2 metres and 1 metre respectively, is acknowledged. The 2 metre width requirement imposes an unnecessary burden on potential sites. The policy rationale of P307 recognises the need for

more Child Day Care Centres within the City of South Perth as demand currently exceeds the availability of child care placements.

Clause 4.4(g)(i) of Policy P307 has now been revised to require the provision and subsequent maintenance of a dense landscaping strip of 1 metre width adjacent to both primary and secondary street boundaries, designed to the satisfaction of Council.

Although the minimum width of landscaping strips adjacent to primary street boundaries has been reduced to 1 metre, the modified wording of the Policy gives the Council greater control over how the landscaping strip is planted and therefore how effectively it acts as a visual buffer.

Having regard to all of the relevant considerations:

- (a) the comments be **UPHELD**; and
- (b) Policy P380 **be modified** in this regard.

(c) Restrictive limit on child numbers

Submitter's Comment

The modifications to Policy P380 propose limiting the number of children able to be cared for in a Centre in the Residential zone to 30. It is my submission that this is too low. My concern is that it would be very difficult to profitably run a Centre which was limited to only 30 children. For this reason, the number of children able to be accommodated within a Centre in a Residential zoned area needs to be dealt with other than by a strict limit on numbers – the limit of 30 children will result in no further Centres be constructed. In summary, I support the concept of the proposed amendment, but suggest the following modification be made: Consider increasing the maximum number of children allowed to be accommodated in a Centre in the Residential zone.

City's Response

The submitters' comments are noted. However, while the existing limit is 30 children per Child Day Care Centre, the wording in TPS6 Table 4 currently provides the Council with discretionary power to allow a greater number of children where the Council sees it as appropriate. Therefore potential already exists within the Scheme to deal appropriately with exceptional cases (e.g. a 2000 sq. metre lot) and to allow a greater number of children. However in general, the Council considers that residential zoned lots within the City of South Perth are not of a suitable size to accommodate more than 30 children without adverse amenity impacts on neighbours (noise and traffic).

Having regard to all of the relevant considerations:

- (a) the comments be **NOT UPHELD**; and
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5. CONCLUSION

The proposed modifications to Policy P307 (previously P380) have been advertised in the required manner. The single submission received was generally in favour of the proposal, however also offered two suggested improvements, one of which is supported.

The submitter's first suggestion is that the required minimum width of a landscaping strip adjacent to the primary street boundary should be reduced from 2 metres to 1 metre. The Council supports this suggestion and Policy P307 has been modified accordingly.

The submitter's second suggestion is that the maximum permissible number of children in care be increased above 30 children. However, for the reasons explained above, this suggestion is not supported.

6. DETERMINATION OF SUBMISSIONS AND CONCLUDING ACTION

Having regard to the preceding comments, the single submission received, conditionally supporting the proposed modifications to Policy P307 **is partially UPHELD** to the extent described above.

In addition to the advertised modifications to Council Policy P307 (previously P380), the Policy is further modified, as follows:

Clause 4.4(g)(i) is modified to require the provision and maintenance of a dense landscaping strip of minimum 1 metre width adjacent to both the primary and secondary street boundaries, to the satisfaction of Council.

EMMET BLACKWELL
STRATEGIC PLANNING OFFICER

Policy P307 Family Day Care and Child Day Care Centres

Responsible Business Unit/s	Development Services
Responsible Officer	Manager Development Services
Affected Business Unit/s	Development Services

POLICY OBJECTIVES

There is an increasing demand for child care services, as the trend continues for parents to work more. Throughout Perth, child care services are growing in size to cater for larger catchments. In the City of South Perth, demand exceeds the availability of child care placements. The Western Australian Planning Commission and Department for Communities recognise that these services perform a necessary community function, and form a valuable component of community infrastructure. This policy focuses on matters pertaining to the proper location and development of a Family Day Care or Child Day Care Centre within the City of South Perth district.

Therefore the objectives of this policy are to:

- minimise the impact a Family Day Care or Child Day Care Centre has on its surrounds, in particular on the amenity of existing residential areas, with regard to noise, traffic, visual appearance and design;
- minimise the impact the surrounds may have on the Family Day Care or Child Day Care Centre;
- safeguard the health and safety of children attending the Family Day Care or Child Day Care Centre within the confines of the planning system; and
- express 'in principle' support for the establishment of Child Day Care Centres on freehold land in the care and control of the City of South Perth, or suitable reserved land.

POLICY SCOPE

This policy applies to Family Day Care on zoned land within the City of South Perth district and to Child Day Care Centres on reserved or zoned land, including land owned in freehold by the City of South Perth.

In determining applications for planning approval for Child Day Care Centres and Family Day Care, the Council will have regard to the provisions of this policy.

Table 1 of Town Planning Scheme No. 6 (TPS6) indicates the permissibility of Child Day Care Centres and Family Day Care in the various zones, as set out in the following extract from that table:

Table 1 TPS6 extract

ZONES	Residential	District Centre Commercial	Mends Street Centre Commercial	Neighbourhood Centre Commercial	Highway Commercial	Mixed Use Commercial	Local Commercial	Public Assembly	Private Institution	Technology Park
Child Day Care Centre	DC	D	D	X	X	DC	X	DC	P	P
Family Day Care	DC	X	X	X	X	DC	X	X	X	X

Note refer to clause 3.3(3) of TPS6:

P = Permitted Use D = Discretionary Use DC = Discretionary Use with Consultation X = Prohibited Use

All provisions of this policy apply to any proposal for a Child Day Care Centre or Family Day Care in any zone where that land use is a 'P' (permitted), 'D' (discretionary), or 'DC' (discretionary with consultation) use under TPS6.

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

DEFINITIONS

For the purposes of this policy, 'Family Day Care' and 'Child Day Care Centres' have the same meaning as expressed in TPS6.

APPLICATION REQUIREMENTS

In addition to the information normally required for an application for planning approval, an applicant seeking approval for Family Day Care or a Child Day Care Centre is to provide the City with details on the proposed number and ages of children, hours of operation and proposed number of staff.

POLICY STATEMENT

1. Staff and Children Numbers

(a) Family Day Care

The maximum number of children who may attend a Family Day Care shall be in accordance with the *Child Care Services Act 2007* and applicable regulations made under that act, or otherwise an appropriate number of children as determined by the City of South Perth.

Note: The Department for Communities currently limits Family Day Care licenses to a maximum of seven children. Refer to the Department for Communities Child Care Licensing and Standards Unit for further information.

(b) Child Day Care Centre

A maximum of 30 children may attend a Child Day Care Centre if the development site is in the Residential zone. Where the development site is in any other zone, the maximum number of children shall be in accordance with the *Child Care Services (Child Care) Regulations 2006*.

2. Location

(a) Family Day Care

Permissible sites for Family Day Care shall be in accordance with the provisions of TPS6 and in particular, Table 4: Development Requirements for Non-Residential Uses in the Residential Zone.

(b) Child Day Care Centre

In the case of a proposed Child Day Care Centre in the Residential zone, the TPS6 provisions in Table 4 pertaining to Canning Highway and Corner Sites prevail over the following policy provisions. Table 4 also requires the site to be of regular shape with a minimum lot area of 1,000 sq. metres and a frontage of 20 metres, in order to facilitate an optimal design of the Child Day Care Centre while minimising its impact on surrounding properties.

The appropriate siting of a Child Day Care Centre is a crucial factor in limiting its impact on surrounding activities, and in meeting the needs of the children in care and their families. These objectives may be achieved by locating Child Day Care Centres on sites that are:

- (i) within 400 metres (equivalent to a five minute walk) of or part of an appropriate commercial, recreation or community node or education facilities;
- (ii) located in areas where adjoining uses are compatible with a Child Day Care Centre (including consideration of all permissible uses under the zoning of adjoining properties);
- (iii) serviced by public transport (where available); and

- (iv) considered suitable from a traffic engineering/safety point of view.

Child Day Care Centres generally would not be suitable where:

- (i) the site may be subject to contamination or subject to external impacts that may be harmful to the staff or children;
- (ii) access is from a major road or is in close proximity to a major intersection where there may be safety concerns;
- (iii) access is from a local access street, leading to adverse impact on the amenity of the area due to traffic and parking; and/or
- (iv) the current use or any permissible use under the zoning of the adjoining premises produces unacceptable levels of noise, fumes or emissions or poses a potential hazard by reason of activities or materials stored on site.

3. Design Requirements for Family Day Care

(a) Car parking

No additional car parking bays are required for a Family Day Care beyond those required for a Single House or Grouped Dwelling under the R-Codes.

(b) Visual appearance

The visual appearance of a dwelling used for the purpose of Family Day Care shall be in accordance with the provisions concerning streetscape compatibility in any local planning policy. In the absence of any specific provisions, the visual appearance should reflect the character of the focus area and enhance its amenity.

(c) Playing Space

In the Residential zone, an outdoor playing space 40 sq. metres in area and having minimum dimensions of 6.0 metres shall be provided, in accordance with Table 4 of TPS6. In any other zone, indoor and outdoor playing spaces shall be provided in accordance with the relevant child care services regulations.

Note: Under current regulations, this includes a minimum indoor playing space of 3.25 sq. metres per child and 1.0 sq. metres for each child up to two years of age, and a minimum 9.3 sq. metres outdoor playing space per child. Refer to the Department for Communities Child Care Licensing and Standards Unit for further information.

For indoor playing spaces, the applicant must demonstrate that the internal layout of a Family Day Care is arranged to minimise noise penetration on neighbouring dwellings. In deciding whether an applicant has satisfied this requirement, the City will have regard to:

- (i) the location of internal playing spaces;
- (ii) the setback of internal playing spaces from the property boundaries; and
- (iii) the location and orientation of any major openings in the external walls of the playing space.

Outdoor playing spaces shall be:

- (i) for the exclusive use of the dwelling in which the Family Day Care is situated;
- (ii) fully fenced; and
- (iii) arranged so as to minimise noise penetration on neighbouring dwellings.

(d) Signage

Signage may be provided for a Family Day Care in accordance with TPS6 and Policy P382 *Signs*.

4. Design Requirement for Child Day Care Centres

(a) Car parking

For a Child Day Care Centre, the following provisions apply:

- (i) The applicable car parking ratios are as prescribed in Table 6 of TPS6.
- (ii) Car parking areas are to be clearly visible and accessible for pedestrians from the entry to the site. Safe pedestrian routes are to be defined in car parks.
- (iii) Car parking areas are to be laid out, finished and landscaped in a manner that minimises the visual impact on the streetscape, whilst providing for safe vehicle and pedestrian circulation.
- (iv) Open air car parking areas for staff use are to have adequate shade through the provision of trees, with the ratio of trees to parking bays being determined by TPS6 or otherwise by the Council on a case-by-case basis.
- (v) For setting down or picking up children, on-street parking may be provided for day-time use or after-hours use, where considered suitable by the Council.
- (vi) Provision shall be made for vehicles to enter and exit the site in a forward gear. Where a traffic impact assessment is required, there may be additional requirements regarding the location of vehicle crossovers providing access to on-site parking bays.
- (vii) Where practicable, the number of vehicle crossovers may be minimised through the interconnection of customer car parking areas on adjoining lots, with reliance upon easements in gross for reciprocal rights of access for vehicles and pedestrians. Easements in gross are generally acceptable where car parking areas are situated adjacent to each other, thus enabling access and parking movements to be shared across property boundaries.
- (viii) Loading bays are to be effectively screened (visually and acoustically where necessary) from any adjoining street, and their siting is to have regard to the development on adjoining land.

(b) Traffic impacts

In accordance with clause 7.6 of TPS6, the Council may require a traffic impact assessment report to be prepared and submitted when lodging an application for planning approval for a Child Day Care Centre. The report shall address:

- (i) the characteristics of the development site and surrounding area;
- (ii) the expected trip generation and peak times for traffic movement to and from the development site;
- (iii) parking requirements, including the design of parking areas, and any drop-off and pick-up facilities;
- (iv) existing traffic conditions and any future changes expected to the traffic conditions;
- (v) current road safety conditions, including any accident and crash history in the locality; and
- (vi) the expected impact of the proposed development on the existing and future traffic conditions.

A Child Day Care Centre will only be approved where the Council is satisfied that the proposed development will have a minimal impact on the functionality and amenity of the area, and will not create or exacerbate any unsafe conditions for children and families using the centre, or for pedestrians or road users.

(c) Noise impacts

An Acoustic Consultant's Report may be required for the development of any Child Day Care Centre and in particular where the centre provides care for 10 or more children.

The *Environmental Protection (Noise) Regulations 1997* indicate what is required for noise attenuation assessments.

The objective is to limit the noise impact on adjacent properties, and also to limit the impact of noise from external sources on the Child Day Care Centre. While noise can be objectively measured, the intent is to also minimise nuisance which is subjective by nature. A sufficient degree of noise attenuation may be achieved either by a physical separation, design and layout of the premises or by implementing other measures such as acoustic treatments to buildings.

The hours of operation of a Child Day Care Centre will also need to be taken into consideration in the Acoustic Consultant's Report to address potential noise impacts.

Although each application for planning approval will need to be assessed on its merits, the following basic principles apply:

- (i) Where a Child Day Care Centre is located adjacent to a noise-sensitive premises, the noise-generating areas of the development site such as the outdoor playing spaces, parking areas and any plant and equipment are to be located away from the noise-sensitive premises;
- (ii) Where, due to design limitations or safety considerations, noise-generating areas such as outdoor play spaces are located close to noise-sensitive premises, appropriate noise attenuation measures are to be undertaken; and
- (iii) The design and construction of buildings may include noise attenuation measures to reduce impact from external sources and to achieve acceptable indoor noise limits for the noise-sensitive premises.

The content of an Acoustic Consultant's Report shall include, but not be limited to the following:

- (i) In relation to proposed developments which may emit noise:
 - (A) the identification of all noise sources to be addressed, and determination of noise source levels and character;
 - (B) the noise impacts on surrounding land uses (existing and potential); and
 - (C) the noise attenuation measures to be implemented to address the noise impacts of the proposed development.
- (ii) In relation to proposed developments which may receive noise (i.e. be adversely impacted by noise):
 - (A) existing ambient noise levels which may impact on the amenity of the development; and
 - (B) the noise attenuation measures to be implemented to address the noise impacts on the development.
- (iii) The impact of proposed land uses and other associated noise sources, including mechanical plant or equipment (e.g. air conditioners) on the proposed development; and
- (iv) Such other matters concerning the noise impacts of the proposed development as may be determined by the City which may include likely future increases in noise levels.

Upon the completion of the development, written confirmation will be required that construction has been completed in accordance with the approved drawings and the accompanying Acoustic Consultant's Report and that any mechanical equipment such as air conditioners have been installed so that noise regulations are not exceeded. This documentation will also be required for installations that occur after the building is complete, where it is readily available from manufacturers, retailers and installers.

A verification report may also be required to confirm that the noise attenuation measures are satisfactory.

(d) Visual appearance

The visual appearance of a Child Day Care Centre shall be in accordance with the provisions concerning streetscape compatibility in any local planning policy. In the absence of any specific provisions, the visual appearance should reflect the character of the focus area and enhance its amenity.

(e) Boundary setbacks

Setbacks from street frontages and from other lot boundaries are to be as required by TPS6.

(f) Playing Spaces

Indoor and outdoor playing spaces are to be provided in accordance with the relevant child care services regulations.

Note: Under current regulations, this includes a minimum indoor playing space of 3.25 sq. metres per child and 1.0 sq. metres for each child up to two years of age, and a minimum 9.3 sq. metres outdoor playing space per child. Refer to the Department for Communities Child Care Licensing and Standards Unit for further information.

For indoor playing spaces, the applicant must demonstrate that the internal layout of a Child Day Care Centre is arranged to minimise noise penetration on neighbouring dwellings. In deciding whether an applicant has satisfied this requirement, the City will have regard to:

- (i) the location of internal playing spaces;
- (ii) the setback of internal playing spaces from the property boundaries; and
- (iii) the location and orientation of any major openings in external walls of the playing space.

Outdoor playing spaces shall be:

- (i) in a safe location on the site, and away from any adjoining noise-sensitive premises;
- (ii) north-facing and/or accessible to the winter sun;
- (iii) designed and sited so as to create opportunities for casual surveillance from the premises building(s), adjacent land uses and the public domain where appropriate and safe; and
- (iv) regular in shape in order to avoid the creation of poorly surveyed spaces.

(g) Landscaping

Landscaping is to be provided in accordance with TPS6, and the submitted landscaping plan is to also demonstrate compliance with the following:

- (i) Provision of landscaping along the street frontage(s) of the development site to an equivalent standard to that required or provided for other properties in the focus area. A landscaping strip of 2.0 metres width is to be established and maintained adjacent to the primary street boundary and 1.0 metre width adjacent to any secondary street boundary.
- (ii) In cases where required by the Council, a dual-use path is to be provided on the street verge adjacent to the premises to improve pedestrian access. This may be required where no path exists and the provision of a path would result in greater connectivity and accessibility of the site to the local path network.

(h) Fencing

Fencing is required pursuant to the relevant child care regulations. The City requires fencing around outdoor playing spaces to maintain security for the children, and privacy for adjoining residents.

Outdoor playing spaces are to be enclosed by a 1.8 metre high unscaleable fence constructed of:

- (i) brick;
- (ii) timber of a design satisfactory to the Council (open picket fences are not appropriate);
- (iii) corrugated fibre-cement sheeting; or
- (iv) another suitable material approved by the Council.

Outdoor playing spaces adjacent to a street are to be enclosed by a 1.8 metre high fence set back from the street boundary. The setback area is to accommodate sufficient landscaping, in the Council's opinion, to ensure that the fence is not visually dominant when viewed from the street and that it does not detract from the harmony of the streetscape.

(i) Signage

Signage for a Child Day Care Centre shall be compatible with and sympathetic to adjoining land uses, in accordance with TPS6 and Policy P382 *Signs*. In the Residential zone, signage shall comply with the provisions of Table 4 of TPS6.

(j) Bin storage areas

Applications for planning approval for a Child Day Care Centre must include details for bin storage and cleaning areas.

5. Child Day Care Centres on City-owned Freehold Land or on Reserved Land

While placing restrictions on privately funded Child Day Care Centres on zoned land, the City would be prepared to support the establishment of publicly or privately funded Child Day Care Centres on appropriate school sites or other public reserves and land owned in freehold by the City. The City will have regard to clause 2.2 of TPS6 when considering any application on reserved land.

LEGISLATION/ LOCAL LAW REQUIREMENTS

- City of South Perth Town Planning Scheme No. 6
- Residential Design Codes of Western Australia
- Building Code of Australia
- *Child Care Services Act 2007*
- *Child Care Regulations 2007*
- *Child Care Services (Child Care) Regulations 2006*
- *Child Care Services (Family Day Care) Regulations 2006*

OTHER RELEVANT POLICIES/ KEY DOCUMENTS/ INFORMATION

- Policy P301 *Consultation for Planning Proposals*
- Policy P308 *Signs*
- Western Australian Planning Commission, Planning Bulletin 72 *Child Care Centres* (August 2009)

The Department for Communities (Child Care Licensing and Standards Unit) is located at:

Level 1, 111 Wellington Street
East Perth WA 6004
<http://www.community.wa.gov.au/>

Record of Adoption of Policy P380 Family Day Care and Child Day Care Centres

<i>Revision No</i>	<i>Description</i>	<i>Endorsed by Council</i>
0 (04.04)	<i>Adopted by Council for final approval (Consolidation of former separate policies relating to Family Day Care and Child Day Care Centres)</i>	23 April 2004

Record of Modifications to approved Policy P307 Family Day Care and Child Day Care Centres

<i>Amendment No</i>	<i>Description</i>	<i>Endorsed by Council</i>
1 (02.11)	<i>Adoption of reformatted and renumbered version</i>	<i>Item 10.7.1 22 February 2011</i>
1 (10.10)	<i>Modified to complement the provisions of draft Scheme Amendment No. 23 to Town Planning Scheme No. 6</i>	3 May 2011

Attachment 10.2.1

CITY OF SOUTH PERTH

CLIMATE CHANGE STRATEGY 2010 - 2015

(Compiled August 2010)

Climate Change is one of the greatest threats to Western Australia's natural environment (excerpt from the WA Greenhouse Strategy)

sustainable south perth



leading the way to a sustainable future

City of
SouthPerth



Executive Summary

The world's climate system has such long response times that experts now agree that climate change can no longer be halted completely. Hence the adverse experiences with weather extremes – floods, storms, extreme heat and drought – are a clear sign of the severe impacts of climate change. Even if we were to stop all green house gas emissions today, we would still feel the impacts of climate change for decades to come. If we do not stop increasing the amount of carbon dioxide in the atmosphere we run the risk of changing the climate in unforeseen ways that we will be unable to adapt to (Climate Alliance, European Secretariat, Amica)

One of the most significant findings of the AR4 (Fourth Assessment Report of the IPCC (Intergovernmental Panel on Climate Change)) was conveyed by two simple but profound statements: “Warming of the climate system is unequivocal as is now evident from observations of increases in global average air and ocean temperatures, widespread melting of snow and ice and rising global sea level”; and “most of the observed increase in temperatures since the mid-20th century is very likely due to the observed increase in anthropogenic [human induced] GHG concentrations”.

Societies must now respond to climate change by adapting to its impacts and reducing GHG (greenhouse gas) emissions..There are viable adaptation options that can be implemented in several sectors at low cost and/or with high benefit-cost ratios. Also, empirical research suggests that higher benefit-cost ratios can be achieved by implementing some adaptation measures at an early stage compared to long-lived infrastructure at a later date. Based on this reality this conference must put in place measures for financing adaptation projects in some of the most vulnerable regions in the world (Welcoming speech to the COP 15 Conference in Copenhagen December 2009, by the Chairman of the Intergovernmental Panel on Climate Change, Dr. Rajendra Pachauri).

Addressing climate change and its effects presents a twofold challenge: firstly, “mitigation”, that is limiting further climate change by reducing the production of greenhouse gases and secondly “adaptation”, which means preparing for the impacts of inevitable climate change. The City also recognizes the importance of ‘leadership’ in addressing this issue.

It is essential that climate change be tackled in an integrated and strategic way. This Climate Change Strategy sets out such an approach to climate change over the next five year period, in pursuit of the following goals:

1. **ADAPTATION:** To ensure the City of South Perth is prepared for and resilient to climate change.
2. **LEADERSHIP:** To provide leadership and build capacity within the City and community, and through partnering with other Local Governments, to manage climate change risk and opportunity.
3. **MITIGATION:** To reduce the City's greenhouse gas emissions and carbon footprint.

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Contents

EXECUTIVE SUMMARY	2
CONTENTS	4
INTRODUCTION	6
PURPOSE.....	6
STRATEGIC THEMES AND OBJECTIVES	6
SCIENCE OF CLIMATE CHANGE	7
CONTEXT.....	8
<i>National & International Perspectives.....</i>	<i>8</i>
LOCAL DRIVING FORCES	9
DRIVING FORCES AT THE CITY OF SOUTH PERTH.....	9
<i>Sustainable Communities - Visioning.....</i>	<i>9</i>
<i>Strategic Directions 2010-2015</i>	<i>10</i>
<i>Sustainability Strategy.....</i>	<i>10</i>
<i>Sustainability Policies.....</i>	<i>10</i>
<i>Cities for Climate Protection®.....</i>	<i>11</i>
<i>Sustainable Purchasing</i>	<i>11</i>
<i>Vehicle Management Practice.....</i>	<i>12</i>
<i>Data Management - Planet Footprint</i>	<i>12</i>
<i>NaturalPower™</i>	<i>13</i>
<i>Switch your thinking!.....</i>	<i>13</i>
<i>Rivers Regional Council.....</i>	<i>13</i>
CITY OF SOUTH PERTH'S GREENHOUSE EMISSIONS & ENERGY CONSUMPTION.....	14
<i>City's Progress Towards Reducing Greenhouse Emissions.....</i>	<i>14</i>
<i>The City's Climate Change Vision.....</i>	<i>17</i>
<i>Cost & Benefits.....</i>	<i>17</i>
MANAGEMENT OF THIS STRATEGY.....	18
HISTORY OF ACHIEVEMENTS	17
CLIMATE CHANGE RISK MANAGEMENT & ADAPTATION	19
CLIMATE CHANGE LEADERSHIP & EDUCATION	21
<i>Residential.....</i>	<i>21</i>
<i>City Staff and Councillors</i>	<i>22</i>
<i>Business/Education Sector.....</i>	<i>22</i>
<i>Partnerships.....</i>	<i>22</i>
CLIMATE CHANGE MITIGATION.....	23
STRATEGY MANAGEMENT.....	23
ENERGY CONSERVATION	24
WASTE	24
SUSTAINABLE PROCUREMENT.....	24
SUSTAINABLE DESIGN.....	26
TRANSPORT	26
WATER (AQUA)	26
GLOSSARY	29
REFERENCES	30
APPENDIX ONE	31
Figure 1: National Waste Report 2010 - page 32	14
Figure 2: Indicative Corporate GHG & Energy Sustainability Objectives and Targets.....	15
Figure 3: Corporate Average (estimated) Greenhouse Gas Emissions	16
Table 1: City (organisation) Greenhouse Gas Emissions (CO2 equivalent) in tonnes	13
Table 2: City (organisational) Greenhouse Gas Emissions - targets for reduction	15

Table 3: Annual Abatements of Greenhouse Gas Emissions.....	16
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~~Table 1 – City (organisation) Greenhouse Gas Emissions (CO2 equivalent) in tonnes – 10~~

~~Table 2 – Annual Abatements – 13~~

~~Graph 1 – Greenhouse gas emissions reductions – 13~~

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Introduction

Purpose

The City of South Perth has committed to pursuing sustainability outcomes at both community and corporate levels. The City's Sustainability Strategy enunciates the aims and obligations that the City has committed to for the coming years. The Climate Change Strategy is a component of that obligation and aims to assimilate all of the City's related plans, policies and strategies relating to energy and climate change. The Strategy not only sets out to demonstrate the work achieved by the City to date but lays the groundwork for action.

This document sets out a strategic approach to climate change over the next five year period, in pursuit of the following goals and targets:

1. ADAPTATION:

To ensure the City of South Perth is prepared for and resilient to the impacts of climate change - refer to [page 16](#).

Target: (1) Conduct a comprehensive vulnerability assessment by 2013 and,
(2) Endorse a climate change adaptation plan by 2011 - 2012.

Measurement[CL1]: Making publicly available the Climate Change Risk Assessment Reports.

2. LEADERSHIP:

To provide leadership and build capacity within the City and community, and through partnering with other Local Governments, to manage climate change risk and opportunity - refer to [page 16](#) ~~page 18~~.

Target: Increasing community understanding and activity in relation to climate change impacts and response by 2015.

Measurement: Survey the community on their attitudes and perceptions of the City's efforts in regard to demonstrating leadership and building capacity within the community to understand, adapt and mitigate (**reduce**) the impacts of climate change.

3. MITIGATION:

To reduce the City's (corporate) greenhouse gas emissions, carbon footprint and energy consumption - refer to [page 20](#).

Target: (1) 4% reduction per year to 2015, in greenhouse emission from 2007-2008
(2) 5% reduction per year to 2015, in energy consumption from 2007-2008.

Strategic Themes and Objectives

Following from above, strategic themes and objectives of the three goal areas provide context and direction for the Strategy, in particular, the commitment over the long term as goals and targets change over time. An Action Plan for the three areas is tabled under each relevant section in this document (refer pages 16-22).

ADAPTATION - to climate change impacts:

- Undertake a risk assessment for adaptation to climate change impacts (City)
- Implement the adaptation risk assessment - develop an Adaptation Strategy
- Forward plan and budget for adaptation activities
- Education and awareness (City and Community)
- Collaborate and partner with neighbouring Councils.

LEADERSHIP - build capacity within the City and the Community and partner with other Local governments, to manage climate change risk and opportunity:

- Commit to the purpose and intended outcomes (requirements) of this Strategy
- Active participation and commitment by all City staff and elected members
- Allocate resources to ensure the Strategy is managed across the City and Community
- Active participation by City staff and elected members across the local government sector, State, Federal and other agencies
- Research and innovation - finding future solutions, develop a process to capture changing science, conditions, legislation, regulations etc
- Engage directly with the Community.

MITIGATION - reduction of greenhouse gas emissions and carbon footprint:

- Develop a reduction target
- Develop and implement a Mitigation Action Plan (City and Community)
- Develop and implement education and awareness (City and Community)
- Develop, manage and monitor data management (City and Community)
- Evaluate, review, and report outcomes of above (City and Community).

Science of Climate Change

Greenhouse gases are a natural part of the atmosphere. They absorb and re-radiate the Sun's warmth, and maintain the Earth's surface temperature at a level necessary to support life. The problem we now face is that human actions - particularly burning fossil fuels (coal, oil and natural gas), agriculture and land clearing - are increasing the concentrations of the gases that trap heat. This is the enhanced greenhouse effect, which is contributing to a warming of the Earth's surface.

Water vapour is the most abundant greenhouse gas. Its concentration is highly variable and human activities have little direct impact on its amount in the atmosphere. Humans have most impact on increasing the levels of carbon dioxide, methane and nitrous oxide. Various artificial chemicals such as halocarbons also make a small contribution to the enhanced greenhouse effect.

Context

The 'enhanced greenhouse effect' is an alteration of the world's climate system caused by increasing levels of certain gases in the Earth's atmosphere. Scientists believe the enhanced greenhouse effect is already causing higher average air temperatures in the lower atmosphere, changed rainfall patterns and rising sea levels resulting from warmer oceans and ice melting from glaciers and Arctic and Antarctic ice sheets. Climate change due to the enhanced greenhouse effect is often referred to as 'global climate change' or 'global warming'.

The broader scientific community now accepts that climate change¹, due to increased greenhouse emissions, has the potential to adversely impact the environment. The impacts of global climate change are difficult to predict, however, international global climate models suggest that as atmospheric greenhouse gas concentrations continue to rise, Western Australia will become warmer and rainfall patterns will change. The release of a CSIRO & Bureau of Meteorology report in early 2010, provides a snapshot of observations and analysis of Australia's climate and influencing factors.

These changes to the State's climate could directly affect agriculture, forestry, health, biodiversity, water resources, energy demand and tourism. There could be indirect but significant impacts on fisheries and industrial development.

National & International Perspectives

International agreements aim to limit atmospheric greenhouse gas concentrations to levels below those at which unacceptable impacts would occur. The United Nations Framework Convention on Climate Change (UNFCCC) **Kyoto Protocol** sets emissions targets for developed countries, including Australia, over the period 2008-2012. Under the UNFCCC negotiation track, there is work being done to ensure that developing countries and the United States (which is not a party to the Kyoto Protocol) agree to comparable 'measurable, reportable and verifiable' actions to reduce greenhouse gas emissions for the period post 2012.

Many countries have introduced **emissions trading schemes** (ETS) as a way to meet emissions targets. The most established is the European Union's 27-member scheme, introduced in 2005. Twenty-three US states and four Canadian provinces currently participate in regional trading schemes. Australia is yet to introduce an ETS or other emissions reduction mechanism.

Australia generates only 1.5 per cent of global greenhouse gas emissions, so its actions alone cannot avert the worst consequences of climate change. However, **Australia is the world's biggest polluter on a per capita basis** (at 20.58 tonnes of CO₂-e compared to China ranked at 44 with 4.58 tonnes CO₂-e per capita²), so it is important we do our bit as part of the global effort. Australia is actively involved in international negotiations to develop a framework for action to continue to address climate change after the first Kyoto Protocol commitment period ends in 2012.

¹ IPCC

² Maplecroft Climate Change Risk Report 2009/2010

The **Garnaut Climate Change Review** presented its Final Report in September 2008³. The Review was an independent study commissioned by Australia's commonwealth, state and territory governments in 2007. The Review examines the impacts of climate change on the Australian economy and the costs of adaptation and mitigation (**emissions reduction**). It analyses the elements of an appropriate international policy response, and the challenges that face Australia in playing its proportionate part in that response.

The Government's Climate Change approach aims to:

- reduce greenhouse pollution in Australia in the short and long term (mitigation)
- work with the international community to develop a global response that is effective and fair (partnering)
- prepare for the climate change that we cannot avoid (adaptation).

Local Driving Forces

The **Western Australian State Sustainability Strategy** was released in 2003. It sought to give sustainability meaning for Western Australia: its regions, its issues, its projects and its communities. The State Sustainability Strategy committed the Government to undertaking a number of Greenhouse related initiatives, the most significant of which was the Greenhouse Strategy. The **WA Greenhouse Strategy** released in 2004 aimed to reduce greenhouse gas emissions and take advantage of the opportunities generated by action on climate change.

The existing State Government enunciated an election commitment to develop a Strategy to address climate change. This is currently being developed as a Climate Change Adaptation Management Strategy and is likely to be released in 2011.

The Western Australian Local Government Authority (WALGA) has recently endorsed a Climate Change Policy Statement and a Declaration with targets for emissions reduction. WALGA has also established a Climate Change Consultancy Panel and developed a Climate Change Adaptation Website Toolkit. It is anticipated that the City will take advantage of these instruments to further its progress in the commitments and intentions that are outlined in this Strategy.

The **State Waste Strategy** for Western Australia has been released in draft (October 2009). One of the strategic objectives of this document is reducing greenhouse gas emissions through a focus on resource efficiency and improved management of emissions from landfills. This Strategy is managed by the WA Waste Authority.

Driving Forces at the City of South Perth

The following section outlines the activities that have been undertaken and continue to drive the City's organisational pursuit of reducing corporate and community emissions.

Sustainable Communities - Visioning

The City conducted a visioning process in 2009 to elucidate an outline of the community's perspective on the City's future direction. This process encouraged feedback on environmental, and particularly greenhouse/energy issues. The feedback generally demonstrated that residents are not only interested in the issue of climate change but are actively looking for the City to lead in this area. The Visioning document (at page 10) outlines these concerns in the section 'Reducing Environmental Impacts'.

³ <http://www.garnautreview.org.au/index.htm>

Strategic Plan 2010-2015

The City's Strategic Plan identifies (at 2.5) with respect to climate change the need to build capacity within the City and community including partnering with stakeholders, to manage climate change risk and opportunity, through leadership, adaptation and mitigation (**emissions reduction**). Associated elements of the Strategic Plan are:

- 2.3 - review and integrate sustainable water management strategies to improve community and City practices
- 2.4 - review and establish contemporary sustainable building, land use and environmental design standards
- 2.6 - encourage the community to embrace sustainable lifestyles.

The Corporate Plan 2010-2011 provides the detail on how to achieve the key success factor identified in the Strategic Plan. This includes development and implementation of a Climate Change Strategy. To complement this process, the Strategic Financial Plan 2007-2008 to 2011-2012 is being updated to align with the Strategic Plan 2010-2015. The Strategic Financial Plan is a key document in forward planning, and the allocation of funds to actions and outcomes of the Climate Change Strategy.

Sustainability Strategy

The City has recognised that actively pursuing sustainability leads to enhancing the quality of life and the prosperity of the community. This is achieved through a process of careful planning and decision-making that aims to prevent any harmful local and global effects of its actions.

The City's Strategic Plan 2004-2008 identified the need for a Sustainability Strategy to ensure that City services and activities were managed and conducted in a sustainable way. The City's Sustainability Strategy was developed in 2006 to provide an overarching strategic and coordinated approach to integrating the City's future direction in a sustainable manner. The Sustainability Strategy also enables the City to effectively deliver superior services and achieve set targets, in an economically affordable, environmentally benign and socially acceptable manner.

The City's Sustainability Strategy is currently under review, but recognises that;
..... "The City *must* (sic) contribute to the solution of global sustainability issues particularly climate change threats to biodiversity and oil vulnerability".

Sustainability Policies

The Sustainability Policy (P320) was endorsed by Council in March 2008. Not only was the Policy designed to compliment and support the Sustainability Strategy, it was also a significant step in implementing the City's draft sustainability/integrated management system. The Policy sets out the City's key guiding sustainability principles.

The City's Energy Conservation Policy (P302) cites the City's commitment to the reduction of greenhouse gases through its participation in the 'Cities for Climate Protection' campaign. The policy indicates the City has resolved to set a target to reduce corporate and community emissions by 20 percent based on 1998 baseline data. The policy also states that the City will actively encourage and promote energy efficient practices in:

- building design;
- lighting;
- heating and cooling;
- refrigeration;
- vehicles, and
- equipment and appliances.

Although the City still needs to do much in the way of making its buildings, and the local housing stock more energy efficient and environmentally sound, the existing Ecologically Sustainable Development (ESD) & Building Design policies do provide some basis for improving the energy and environmental performance of City & residential buildings.

The City's governance procedure requires that policies are reviewed (and updated when required) on a regular basis.

ICLEI Cities for Climate Protection®

The Cities for Climate Protection® (CCP) program is a global initiative that assists local government to reduce energy use and greenhouse emissions from their own operations and the community.

The program is based on the achievement of five strategic milestones:

- Milestone One: Conduct an inventory and forecast for community and Council greenhouse gas emissions**
- Milestone Two: Establish an emissions reduction goal**
- Milestone Three: Develop and adopt a Local Action Plan**
- Milestone Four: Implement the Local Action Plan**
- Milestone Five: Monitor and report on achievements.**

The City joined the CCP program in March, 2001 and was awarded Milestone Five in May 2005. The City subsequently completed the advanced CCP Plus Program in October 2008 and the report was verified by the International Council for Local Environmental Initiatives - Local Governments for Sustainability (ICLEI) in May 2009.

The aspirational goal in terms of emissions reduction adopted at Milestone Two, was a 20% reduction in emissions by 2010 on a baseline of 1998 data, for both community and Council emissions.

The ICLEI Cities for Climate Protection Program® was de-funded by the Federal Government in June 2009.

In addition to the completion of the CCP program, the City is undertaking another important ICLEI initiative, the Water Campaign. —

ICLEI Water Campaign™

The Water Campaign™ is an international freshwater management program that builds the capacity of local government to reduce water consumption and improve local water quality.

The variability of water supply across Australia makes it critical for Local Governments to properly manage this precious resource. Whether through direct water conservation across council's facilities or effective water efficiency across public open space, the ICLEI Water Campaign provides direct assistance to identify, manage and report on the management and Local Governments interaction through the total water cycle (ICLEI Oceania).

The City joined the Water Campaign™ in August 2004. The Program is based on the ICLEI five Milestone model. Council endorsed the Water Action Plan (Milestone Three) in June 2009, and the City is currently implementing the Action Plan as Milestone Four.

Sustainable Purchasing

The City has recently embarked on the development of a Sustainable Purchasing Plan (2009), also initiated from the ICLEI Cities for Climate Protection Program®. The plan provides systems and tools for the City of South Perth to minimise social, environmental and economic impact. It incorporates activities that aim to lessen negative impacts on the local and global environment through a preference for products or services that reduce greenhouse gas emissions, contain recycled content, are used or recycled at end of life, are non toxic, are made or recycled locally, minimise unnecessary packaging, minimise unnecessary purchasing and provide long-term value for money. In particular, selected actions from within the Plan will assist the City to accelerate greenhouse gas abatement and progression towards its greenhouse gas reduction goals through the strategic purchasing of greenhouse preferable goods and services.

The City has a number of policies and procedures that relate to sustainable purchasing activities. The existing policies enunciate that it is important that purchases of goods or services deliver the best possible outcome for the City as assessed using 'Triple Bottom Line' principles. Officers should responsibly balance Financial (value for money), Environmental & Social issues. A higher priced conforming offer may be recommended should there be clear and demonstrable benefits over and above the lowest priced conforming offer. It is intended that the establishment of appropriately weighted selection criteria will assist the City's decision-making in this regard.-

Vehicle Management Practice

The City has recently amended its fleet vehicle management practice to improve sustainability considerations. Prior to this, the City committed to reducing most of its vehicle fleet from 6 cylinders to 4, in an attempt to reduce fuel consumption and greenhouse emissions. When acquiring and disposing of light vehicles, the City will apply a structured test, based on four key sustainability principles. All of the principles carry equal weighting or as determined by the Chief Executive Officer on an as needs basis, they include:

- **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
- **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.

Data Management - Planet Footprint

In October 2007, the City subscribed to the Planet Footprint programme. Planet Footprint is a data collection, monitoring and reporting tool which details the City's resource consumption (energy, water, fuel) and waste generation, from an organisational perspective. -Energy and water data are transferred from the respective utilities to the Planet Footprint datalogger. Fuel usage and waste is collected by the City and reported to Planet Footprint. -This data is prepared quarterly and is available via the Planet Footprint website for download. -The Planet Footprint reports allow the City to calculate and report its greenhouse gas emissions quarterly.

The table below outlines the City's corporate emissions using the most currently available data. As identification and quantification methods improve across the organisation, the data may change in future periods, affecting trends.

Table 1: City (organisation) Greenhouse Gas Emissions (CO₂ equivalent) in tonnes

Sector	Base Year 1998	2005- 2006	2006- 2007	2007- 2008	2008 - 2009
Energy	2534	2501	2375	2414	2065
Street lighting	2032	1894	1789	1950	1875
Fleet	650	605	556	579	558
Waste	28	630	628	640	640
Total	5244	5630	5348	5583	5138

NB: The above emissions from corporate waste are possibly underestimated due to non-identification and monitoring of **some** waste sources, volumes and weights.

NaturalPower™

NaturalPower™ is a brand name given to electricity generated from renewable energy and available via energy retail organisations. NaturalPower™ is independently accredited with the national GreenPower Program and accreditation is the guarantee that electricity from renewable sources is being delivered to the power grid.

The City has subscribed to GreenPower since September 2001 (CCP Milestone Three). In past years the City has consumed in the order of 3.1 GWh per year, of electricity and currently commits to take 25% of the total power consumed on “eligible” buildings and reserves at the surcharge rate for NaturalPower™.

Carbon Neutral™

The City joined the Carbon Neutral™ program in 2007 and provides a donation equivalent to the offset of the City's vehicle fleet. Annual average fleet greenhouse gas emissions are approximately 600 tonnes. This annual donation allows the Carbon Neutral™ organisation to purchase and plant tree seedlings to sequester carbon.

Switch your thinking!

The City participated in the *switch your thinking!* (sytl) in **June 2008-June 2010[CL2]**. The Program is a Local Government participatory program, and is aimed at community education encompassing schools, residents and business. Energy and water efficiency, including waste management and passive solar design are the key environmentally sustainable themes. Participation to *switch your thinking!* is reviewed annually by the City Sustainability Coordinator in conjunction with other relevant Officers to ascertain suitability for City requirements.

Rivers Regional Council

The City is a member council of the Rivers Regional Council, which is planning to build a facility in the southern region of metropolitan Perth. Currently, the City's municipal waste is collected by Cleanaway and disposed at:

- Municipal solid waste - WA Landfill Services
- Municipal recyclable waste - Cleanaway Bayswater Facility
- Collier Park Transfer Station - WA Landfill Services

Emissions from waste contribute a significant component of local government greenhouse gases. The City's municipal solid waste sent to landfill is approximately 13,000 tonnes per year (300 kgs/capita, CoSP population of 43,776), which equates to the emission of 13,000 tonnes of greenhouse gases.

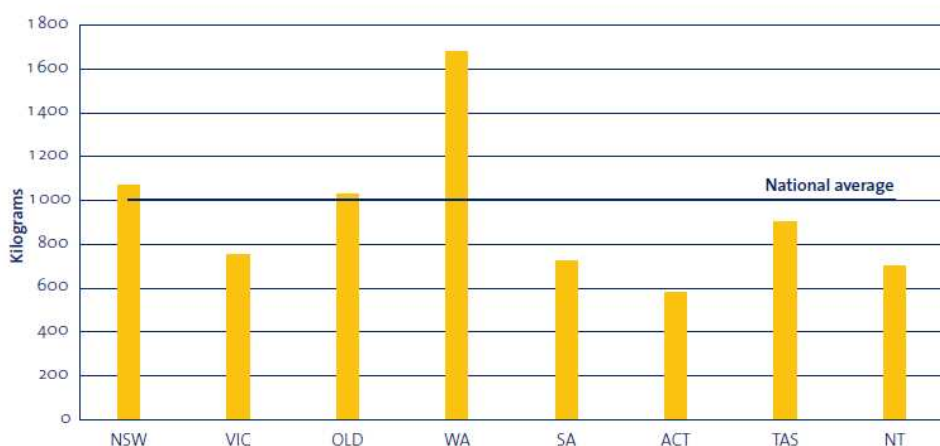
Across Western Australia and including all waste landfilled, Western Australia is the highest amongst the States, at 1600 kgs per person, according to the National Waste Report 2010 using 2006-2007 data.

The City's (Climate Change) Strategy, at this stage, is focussed on the operations of the City in an organisational context, and a key task will be the identification of all sources of waste generation across the organisation. This includes greenwaste from landscaping and reserve management operations, catering waste from events, and the generation of waste from the City Administration offices.

Figure 1: National Waste Report 2010 - page 32

Figure 1: National Waste Report 2010 - page 32

Figure 2.13: Kilograms of waste landfilled per person, 2006-07



City of South Perth's Greenhouse Emissions & Energy Consumption

City's Progress Towards Reducing Greenhouse Emissions

In 2002 Council committed to reducing its corporate and community greenhouse gas emissions by 20% by the year 2010 through the Cities for Climate Protection (CCP) program. In 2005, the City of South Perth's emissions were 1.1 % lower than in 1998 (CCP baseline).

The table below highlights the City's recent performance in relation to the targets (page 4 of this document) against a baseline year of 2007-2008.

Table 2: City (organisation) Greenhouse Gas Emissions – targets for reduction
Table 2: City (organisational) Greenhouse Gas Emissions - targets for reduction

Greenhouse gas emissions - targets for reduction							
	2007-2008	2008-2009	target	actual	2009-2010	target	actual
tonnes	5585	5138	2%	8% decrease	5416*	4%	3% decrease
Energy (gigajoules) - targets for reduction							
	2007-2008	2008-2009	target	actual	2009-2010	target	actual
Electricity GJ	11615	9781			11855		
Streetlighting GJ#	7197	6919			6829		
Gas GJ	491	618			513		
	19303	16700	2%	10% decrease	18684	5%	.05% decrease

*Greenhouse gas data is best estimate

Streetlighting is fixed consumption

2007-2008 is new data baseline year (from CCP)

(Table from S:Sustainability\Governance\Reporting\Planet Footprint OnePagers\Data for reports1.xls)

The City is now required to review its reduction targets originally committed to as a result of the CCP program. Indicative targets for energy and greenhouse gas emissions reductions were developed out to 2015 (Figure 2 below). The indicative targets for 2009/2010 have been adopted as the mitigation (emissions reduction) targets for this (Climate Change) Strategy.

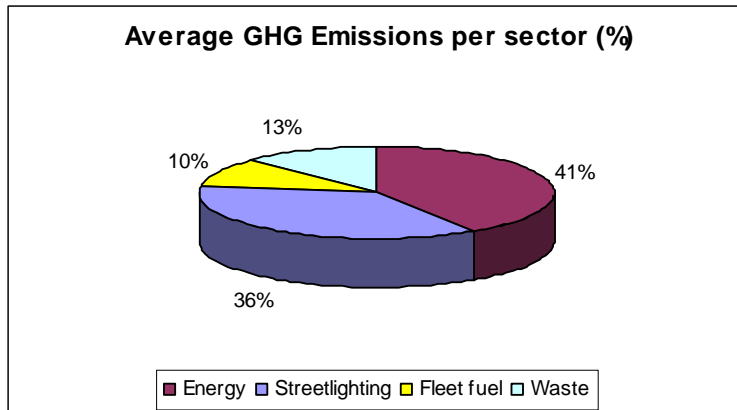
Figure 2: Indicative Corporate GHG & Energy Sustainability Objectives and Targets

Figure 2: Indicative Corporate GHG & Energy Sustainability Objectives and Targets

SUSTAINABILITY ASPECT	OVERALL CORPORATE OBJECTIVE (long term)	5 YEAR OBJECTIVE	2008-2009 TARGET		2009-2010 TGT	2010-2011 TGT	2011-2012 TGT	2012-2013 TGT
			Half 1	Half 2				
Greenhouse Gas Emission	Achieve zero net greenhouse gas emissions from corporate operations	Achieve a reduction in corporate greenhouse gas emissions of 10% from 07-08 emissions by 2013-14	Stabilise corporate greenhouse gas emissions at 07-08 levels	Achieve 2% reduction in corporate ghg emissions from 07-08	Achieve 4% reduction in corporate ghg emissions from 07-08	Achieve 6% reduction in corporate ghg emissions from 07-08	Achieve 8% reduction in corporate ghg emissions from 07-08	Achieve 10% reduction in corporate ghg emissions from 07-08
Energy	Achieve zero net energy consumption from corporate operations	Achieve a reduction in corporate energy consumption of 20% from 07-08 levels by 2013-14	Stabilise corporate energy consumption at 07-08 levels	Achieve 2% reduction in corporate energy consumption from 07-08	Achieve 5% reduction in corporate energy consumption from 07-08	Achieve 10% reduction in corporate energy consumption from 07-08	Achieve 15% reduction in corporate energy consumption from 07-08	Achieve 20% reduction in corporate energy consumption from 07-08

The below graph represents the City's ~~indicative~~ estimated average (over time) emissions per sector, based on previous CCP greenhouse gas inventories and the Planet Footprint data.

Figure 3: Corporate average Greenhouse Gas Emissions **Figure 3: Corporate Average (estimated) Greenhouse Gas Emissions**



Efforts to identify greenhouse gas emission sources from corporate waste generation will be a focus, in order to determine a more accurate representation of City emissions. Currently, emissions from some sources are estimated.

Abatement of emissions: During the CCP program, the City not only ~~mitigated-reduced~~ greenhouse gas emissions (reduced), but also abated emissions. Abatement is defined as those greenhouse gas emissions, the release of which into the atmosphere was avoided, or which was removed from the atmosphere by the activity in respect of which it was created⁴.

The acknowledgement of greenhouse gas abatement efforts is verified formally by an accredited process. In this case, ICLEI conducted this verification for Councils participating in the CCP program. Below is a summary of annual abatements for both the organisation and community, verified by ICLEI. The last verification was the 2007-2008 data, as the ICLEI CCP program was then de-funded in June 2009. The City has not formally verified its greenhouse gas abatements since, and an action addressing this is listed at S4 in the Strategy Management section actions for Mitigation (page 20).

Table 3: Annual Abatements of Greenhouse Gas Emissions **Table 3: Summary of Corporate Annual Abatements**

Sum of Tonnes CO ₂ e								Grand Total
	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	
Corporate		1,155	1,195	605	1,100	1,277	1,362	6,695
Community	0	0	6	14	108	3,587	2,948	6,663
Grand Total	0	1,155	1,201	619	1,208	4,864	4,311	13,358

In addition, the Sustainable Purchasing Action Plan (2009) encourages actions that minimise the social and environmental impacts of purchasing at the City of South Perth, including the greenhouse gas emissions associated with the City's procurement of goods and services.

⁴ NSW Greenhouse Reduction Scheme

The City's Climate Change Vision

During 2008 and 2009, the City undertook a comprehensive community consultation and visioning exercise, 'Our Vision Ahead'. Key themes from the visioning were community, environment, housing, place and transport. All of these aspects will be impacted by climate change as we move into the future. In response to the visioning survey, the community ranked climate change and living sustainably as the second most important issue to be faced in the future.

As a result of the visioning exercise, the City has developed its Strategic Plan 2010-2015 to guide efforts identified by the community. In relation to this Climate Change Strategy, the City of South Perth commits to:

Build capacity within the City and community, including partnering with key stakeholders to manage climate change risk and opportunity, through leadership, adaptation and mitigation (Strategic Plan 2010-2015).

Along with the detail from the community visioning process, the City's Sustainability Policy and Strategy, other policies, and Strategic Plan have been also been utilised in the development of the City's Climate Change Vision.

Cost & Benefits

Potential legislative requirements to report Local Government greenhouse gas emissions are being monitored by the Climate Change Officer at WALGA. The National Greenhouse and Energy Reporting Scheme (NGERS) and its associated Act, is yet to determine the extent of Local Government requirements to report. It is not yet clear if WA Local Government as an aggregated sector, will fall within the current reportable threshold of 25 kilo-tonnes of carbon dioxide equivalent. The City is guided by WALGA on this matter and will continue to monitor.

There may be future requirements to officially report City greenhouse gas emissions, and to also report the emissions for the whole of the City of South Perth community. There will be a cost in collecting and reporting data on this scale. Benefits consist of a far greater understanding of where and how City greenhouse gas emissions are generated, and will result in enhanced practices and [management](#)^[CL3]. This also translates to more effective requests and applications for funding assistance and partnering with agencies, to address the reduction of emissions. Future and ongoing cost implications will need to be considered in the Strategic Financial Planning process.

History of Achievements

The following list provides some indication of the breadth of activities that have so far been undertaken by the City in a move to address emission reductions.

The City's achievements so far:

- Completed all CCP milestones
- Developed and in the process of implementing activities in the Sustainable Purchasing Plan
- Improved emissions efficiency of vehicle fleet and implementation of a detailed Fleet Vehicle Policy
- Developed a basic Ecological Sustainable Development (ESD) Building Design Policy
- Developed a Sustainable Design Policy (P350.1) in the Residential Design Policy Manual
- Committed to 25% premium for Greenpower
- Annual abatements - previously verified by ICLEI
- Undertaken reporting for energy and water via Planet Footprint data program
- Subscribed to Carbon Neutral™ to offset fleet emissions



- Undertaken a building energy audit in 2007/08
- Building asset refurbishments undertaken with ESD principles
- Conducted various Community information sessions on energy efficiency
- Undertaken household audits (200 households) 2007/08
- Participated in the Switch Your Thinking campaigns 2008 - 2010
- Recycled paper – business cards and some publications
- Re-used waste products such as mulch composted from tree prunings
- ~~Worth state anything on City's tree planting a~~ Staff volunteer tree planting at New Norcia for National Tree Planting Day - last two years activities? ~~New Norcia – quantified~~
- ICLEI water campaign - Achievement of Milestone Three (an Action Plan)
- Pilot Council for the State's Travelsmart Program

Appendix One lists a 'snapshot' of activities previously committed to via City business plans and sustainability strategies, which provide some context in regard to the planned actions undertaken to reduce City carbon emissions. Some of these actions are ongoing.

Management of this Strategy

In committing to the undertakings endorsed in this Strategy, it is recommended that the City acquire a resource to coordinate the actions. An action has been identified under the Leadership section of this Strategy, to acknowledge this requirement.

A governance framework for the management of this strategy will need to be developed, which will integrate with the proposed City Integrated Management System and Reporting Framework. This item is also identified as an action in the Leadership section of this Strategy.

Elements to be developed include:

- Authority
- Resources and funding
- Decision making
- Consultation
- Communications
- Implementation
- Reviews and setting of targets.
- Measurement and performance reporting.

Climate Change Risk Management & Adaptation

This component of the Strategy sets out the City's Adaptation goal, which is, to ensure the City of South Perth is prepared for and resilient to climate change.

Definition - Adaptation:

Actions in response to actual or projected climate change and impacts, that lead to a reduction in risks or a realisation of benefits. A distinction can be made between a planned or anticipatory approach to adaptation (ie. risk treatments) and an approach that relies on unplanned or reactive adjustments (Australian Government, 2006).

WALGA has developed a comprehensive Climate Change Toolkit website for the sector which includes a panel of experts across the spectrum of legal, science and practitioner consultancies. Part of this process provides a checklist and consultancy brief for climate change adaptation planning, to guide the adaptation framework.

The objective of this Climate Change Strategy is to increase the City's understanding of its risks, vulnerabilities and opportunities, with a target of:

- (1) Conducting a comprehensive vulnerability assessment by 2013 and,***
- (2) Endorsing a climate change adaptation plan by 2011-2012***

This will involve the following activities:

1. Undertake a vulnerability assessment of the City in relation to the potential impacts of climate change by 2011. The City is undertaking a preliminary risk assessment as a trial project, during June and July 2010. The City will utilise the Australian Standard ISO 31000:2009 Risk Management - Principles and guidelines.
2. Development of a Climate Change Adaptation Plan by 2011 that adequately covers all city assets. Plan to incorporate aspects such as funding, resourcing, priorities for action etc. Implementation to be planned over the period of this Strategy and beyond.
3. Development and implementation of a Foreshore and Drainage Mitigation and Adaptation Plan.

The Swan River Trust (the Trust) document "Potential impacts of Climate Change on the Swan and Canning rivers" details the key adaptation strategies for the Swan Canning river system as the following:

- Assessment of the vulnerability of foreshore areas to provide a sound basis for determining future planning setbacks, managing foreshore vegetation and erosion, and designing erosion control measures.
- Development and adoption of innovative technologies to improve water quality through oxygenation, trapping nutrient and ensuring adequate flows.
- Using monitoring and modelling to predict future changes by expanding monitoring into upstream areas where climate changes are most likely to occur.
- Improving our understanding of how fishes and their supporting ecosystems respond to changes and how these changes impact biodiversity, recreational and commercial values.
- Protecting infrastructure by incorporating sea level rises of 0.1 to 0.3 metres into the design, maintenance or replacement of roads, river jetties, boat pens and ramps, sea walls and groynes (page 9).

It should be noted that the above information was published by the Trust in December 2007. Given the changing nature of predications in regard to what this level might be, the general predictions for sea level rises and how that translates to a predicated river level rise on the South Perth foreshore will require regular monitoring.

The Swan River Trust has released (April 2010) a methodology to enable local government to assess the vulnerability of foreshore areas to sea level rise (Climate Change Risk Assessment Project).

4. Integration with the City's Local Emergency Management Plan including risk identification. The outcomes of this section of the Climate Change Strategy are to be integrated into the City's Risk Management System.

Local Governments need to prepare for increased emergency management requirements, typically:

- rising temperatures – increased bushfires and drought
- rainfall decline in the South West land division – increased bushfire
- land use planning – sea level rise (coastal)
- cyclone activity – increased and more severe storm surge
- storm activity – increased structural damage to housing and critical infrastructure
- flooding – increased issues of isolation and access to health care.

In addition there are various associated risks to the community in climate change vulnerable areas such as health, disability services etc, which will require emergency management research. The City's Infrastructure Services Directorate is managing the emergency response on behalf of the organisation.

Climate Change impact risk management and adaptation will require a City - —wide approach with all sectors of the organisation being involved in the development and deployment of a plan resulting from recommendations of the Climate Change Risk Assessment process. To that end, it is recommended that the the climate change vulnerability/risk assessments be incorporated into the City's existing Risk Management process for implementation.

Climate Change Leadership & Education

This component of the Strategy sets out the City's Climate Change Leadership & Education goal, to provide leadership and build capacity within the City and community, and through partnering with other Local Governments, to manage climate change risk and opportunity.

There is a significant wealth of climate change research and information available to Local Government through a variety of groups and agencies. In order to achieve 'best practice' climate change management within Local Government it is imperative to engage in appropriate partnerships. These partnerships may be with colleagues, other Local Governments, State and Federal Government, research and academic institutions, industries, business, non-government organisations.

The objective for this strategy is to encourage and facilitate the reduction of greenhouse emissions throughout the community, via partnering mechanisms with other Local Governments/entities, with a **target of increasing community understanding and activity in relation to climate change impacts and response by 2015.**

This will involve the following activities:

Strategy Management

ID	Activity	Due Date	Reference Document	Responsible Person	Expected Budget/ comments
SM 1	Employ a resource 0.5 FTE to manage this Strategy and coordinate/undertake the activities outlined in it	2010-2015	New Addition	CSC	\$25000.00 per annum - base rate
SM 2	Establish a Governance Framework to manage this Strategy	2011	New	CSC/ & MGA	Staff resources

Residential

ID	Activity	Due Date	Reference Document	Responsible Person	Expected Budget/ comments
R1	Develop and implement a community "climate change" education program	2011-2012	New Addition	CSC	Link with Sust. Living
R2	Conduct regular public forums about current and topical sustainability issues	ongoing	Sustainability Strategy – Community	CSC	Link with Sust. Living
R3	Develop community page on website to show energy usage and reporting / rewarding mechanisms	Dec 2011	Sustainability website	CSC	\$2500.00
R4	Support the introduction of a network of local community gardens, home gardening and aqua ponics to reduce food miles	2012-2013	New Addition	MCE/ & CEC	TBD & Link with Sust. Living

City Staff and Councillors

ID	Activity	Due Date	Reference Document	Responsible Person	Expected Budget/ comments
C1	Develop and progressively implement a climate change education program to support the work of city officers, management & councillors	2011-2012	New Addition	CSC	\$2500.00
C2	Councillor workshop as per C1	2011-2012		CSC	Incorporate in C1
C3	Implement behaviour change projects and actions as per City Strategies (Purchasing, Waste, Water etc)	2012-2013	Sustainability Strategy	CSC	\$5000.00
C4	Analyse the projects undertaken thus far (History of Achievements p13) to derive a snapshot and presentation of achievement	2012-2013	New Addition	CSC	Staff resources

Business/Education Sector

ID	Activity	Due Date	Reference Document	Responsible Person	Expected Budget/ comments
B1	Develop and implement a local business "climate change" education program	2012-2013	New Addition	CSC	\$5000.00 & Link with Sust. Living
B2	Work with Local Chamber of Commerce to assist businesses with information and education on a variety of issues such as energy efficiency, waste reduction and resource minimisation, transport and parking	2012-2015	Sustainability Strategy – Business	CSC	TBD & Link with Sust. Living

Partnerships

ID	Activity	Date	Reference Document	Responsible Person	Expected Budget/ comments
G1	Investigate the potential to participate in a regional/partnership project aimed at the establishment of a decentralised renewable energy plant, utilising funding from Infrastructure Australia (ex RLCIP)	2011 - 2015	New Addition	Infrastructure Directorate	TBD
G2	Investigate the potential for an information sharing network with other local government authorities to exchange purchasing experiences, products and supplier lists.	2011 - 2015	Sustainable Purchasing Action Plan	CSC	TBD
G3	Support and partner the efforts of local community and other organisations	2011-2015	Sustainability Strategy	CSC	Sust. Living Strategy

Climate Change Mitigation

This component of the Strategy sets out the City's Climate Change Mitigation goal, which is; to reduce the City's greenhouse gas emissions and carbon footprint.

Definition - Mitigation:

Response measures that reduce the emission of greenhouse gases into the atmosphere or enhance their sinks, aimed at reducing their atmospheric concentrations and therefore the probability of reaching a given level of climate change (Australian Government, 2006).

The objective for this strategy is to reduce the City's operational emissions with a **target of:**

(1) Achieving a 4% reduction per year in corporate greenhouse emission reductions from 2007-2008

(2) Achieving a 5% reduction per year in corporate energy consumption from 2007-2008

The actions below relate to organisational operations and activity and, will involve the following activities:

Strategy Management

ID	Activity	Due Date	Reference Document	Responsible Person	Expected Budget/ comments
S1	Determine and seek from Council the adoption of the City's corporate greenhouse emissions reduction targets	2010 - 2011	Sustainability Strategy	CSC	N/A
S2	Enhance, implement and communicate data management process	2011 - 2012	Sustainability Strategy	CSC	Link to Reporting F/work - in develop
S3	Develop a methodology for reporting the progress of actions and outcomes achieved by this Strategy including abatement measures	2011 - 2013	Sustainability Strategy	CSC	Link to Reporting F/work - in develop
S4	Acquire a suitable abatement verification process including biosequestration.	2011 - 2012	New Addition	CSC	\$4000.00
S5	Commit to carbon neutrality through design of a program which focuses primarily on emission reductions and then only where necessary utilising emission reduction offsets	2012 - 2015	New Addition	CSC	\$10,000.00
S6	Develop a low carbon future fund to support operational carbon reduction activities (levy - suggestions)	2013 - 2015	New Addition	DFIS/-& CSC	N/A
S7	Register to the reporting system and framework OSCAR, and the National Greenhouse and Energy Reporting Scheme (NGERS) in readiness for a Carbon Pollution Reduction Scheme.	2012 - 2013	New Addition	CSC	\$5000.00
S8	Review all City policies for relevance to climate change	2012	New Addition	CSC	N/A
S9	Develop a process to review Collier Park Golf Course and Collier Park Village, etc. in terms of mitigation assessment and activities	2012 - 2013	New Addition	MCE/CPV & CSC	\$5000.00
S10	Determine the community's greenhouse gas emissions, and energy consumption - aggregate data, and	2013 - 2014	New Addition	CSC	TBD & Link with Sust.

	determine appropriate targets for reduction				Living
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Energy Conservation

ID	Activity	Due Date	Reference Document	Responsible Person	Expected Budget/ comments
E1	Partner with agencies to negotiate the StreetVision contract with Western Power	2011 - 2015	SP Action Plan	MEI/CSC	N/A
E2	Review street lighting in non underground power areas as to efficiency and complete a position paper for consideration in 2013/2014 Budget	2012-2013	Engineering Infrastructure Department Business Plan 2009/2010	MEI	TBD
E3	Develop and implement an energy efficiency evaluation tool for major events	2011 - 2012	CCR Business Plan 2009/2010	Events ManagerMCC R	TBD
E4	Investigate renewable energy options including all miscellaneous energy such as flagpole lighting etc. Include generic application, policy development, investigation of alternatives	2011-2015	Sustainability Strategy	MCE/MEI	TBD
E5	Develop and implement a civic building sustainability scorecard (revisit ESD policy/rating....) - EcoStar®	2011 - 2013	Sustainability Strategy	Building Coordinator	TBD
E7E6	Ensure energy efficiency is considered in purchasing sustainable criteria for all appliances and services. Develop an Appliance Register to monitor energy efficiency - ensure energy star rating must be considered at purchase. Adopt cost/benefit and life cycle analysis	2011 - 2015	SP Action Plan	CSC	TBD
E8E7	Investigate the energy efficiency from Engineering and City Environment Operations. Develop a report of findings and solutions	2012 - 2013	Infrastructure Directorate	DIS	TBD

Waste

ID	Activity	Due Date	Reference Document	Responsible Person	Expected Budget/ comments
W1	Develop and implement a Waste Management Plan which includes the investigation and identification of all organisational waste generation	2011 - 2013	Rivers Regional Council – Strategic Waste Management Plan	CSC/-& DIS	\$10,000.00

Sustainable Procurement

ID	Activity	Due Date	Reference Document	Responsible Person	Expected Budget/ comments
P1	Implement actions from the Sustainable Purchasing Action Plan (WALGA Bulk Energy Tender etc)	2011 - 2015	SP Action Plan	CSC	TBD

DRAFT

Sustainable Design

ID	Activity	Due Date	Reference Document	Responsible Person	Expected Budget/ comments
D1	Incorporate sustainable strategic planning principles and sustainable urban and building design principles into the City's draft (yet to be developed) Housing Strategy	2011 - 2012	Corporate Plan 2010 - 2011	DDCS/ & CSC	TBD
D2	Incorporate sustainable strategic planning principles and sustainable urban and building design principles into the City's draft (yet to be developed) Planning Strategy	2011 - 2012	DPI Local Planning Manual March 2010	DDCS/ & CSC	TBD
D3	Develop a package to increase community awareness regarding sustainable urban and building design, including health regulations etc	2011 - 2013	Sustainability Strategy	DDCS/ & CSC	\$5000.00 & Link with Sust. Living
D4	Review and update P350.1 Sustainable Design Policy (in P350 Residential Design Manual)	2011 - 2012	Council Policy	DDCS/ & CSC	TBD

Transport

ID	Activity	Due Date	Reference Document	Responsible Person	Expected Budget/ comments
T1	Review and progress actions and initiatives from the Integrated Transport Plan.	2011 - 2015	Engineering Infrastructure Department Business Plan 2009/2010	TravelSmart Office CL4 Infrastructure Services	TBD
T2	Annual review of the greenhouse gas emissions from the City vehicle fleet	2011 - 2015	SP Action Plan	Tender & Contracts Officer	TBD

Water (aqua)

ID	Activity	Due Date	Reference Document	Responsible Person	Expected Budget/ comments
A1	Implement relevant actions from the Water Campaign Action Plan	2011 - 2015	Water Campaign Action Plan	CEC	TBD

Responsible Person Glossary:

DDCS	Director of Development and Community Services
DIS	Director of Infrastructure Services
DFIS	Director of Financial and Information Services
MCE	Manager City Environment
MEI	Manager Engineering Infrastructure
MCCR	Manager Community Culture and Recreation
MGA	Manager Governance and Administration
CSC	City Sustainability Coordinator
CEC	City Environment Coordinator
GPV	Collier Park Village

———To support the management and implementation of these actions (Adaptation, Leadership, Mitigation) a prioritised list has been developed and is available from the Sustainability office.

DRAFT

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Glossary

Mitigation: A human intervention to reduce the sources or enhance the sinks of greenhouse gases

Adaptation: adjustment in natural or human systems in response to actual or expected climatic stimuli or their effects, which moderates harm or exploits beneficial opportunities.

Offset: greenhouse gas removal or reduction by a discrete activity that is then used to counterbalance or 'offset' emissions elsewhere in the economy (such as a power station).

Enhanced Greenhouse Effect: is an alteration of the world's climate system caused by increasing levels of certain gases in the Earth's atmosphere.

Emissions Trading Scheme (ETS): is an administrative approach used to control pollution by providing economic incentives for achieving reductions in the emissions of pollutants.

Carbon Pollution Reduction Scheme (CPRS): is a form of ETS that involves a cap-and-trade system of emissions trading for anthropogenic greenhouse gases.

Responsible Person Glossary:

DDCS	Director of Development and Community Services
DIS	Director of Infrastructure Services
DFIS	Director of Financial and Information Services
MCE	Manager City Environment
MEI	Manager Engineering Infrastructure
MCCR	Manager Community Culture and Recreation
MGA	Manager Governance and Administration
CSC	City Sustainability Coordinator
CEC	City Environment Coordinator
CPV	Collier Park Village

References

Welcoming Ceremony to the COP 15 of the IPCC Conference, Copenhagen Dec 2009

Maplecroft Climate Change Risk Report, 2009-2010

The Western Australian Greenhouse Strategy 2004

Tim Flannery Now or Never 2009

ICLEI Carbon Neutrality Framework 2009

ICLEI Water Campaign™ website

The Garnaut Review (September 2008)

The Carbon Pollution Reduction Scheme Green Paper (August 2008)

The Premier's Climate Change Action Statement (May 2007)

The Western Australian Greenhouse Strategy (September 2004)

Western Australian State Sustainability Strategy (2003)

Swan River Trust Climate Change Risk Assessment Project (April 2010)

Potential Impacts of Climate Change on the Swan and Canning Rivers, Swan River Trust, December 2007

The Potential impacts of Climate Change on the Swan and Canning rivers (December 2007)

AS/NZS ISO 31000:2009 Risk management - Principles and guidelines

State of the Climate - CSIRO and Bureau of Meteorology 2010

Tracking to Kyoto and 2020 (Australian Government, August 2009)

WALGA Climate Change Policy

[WALGA Climate Change Adaptation Toolkit](#) website

NSW Greenhouse Reduction Scheme - <http://www.greenhousegas.nsw.gov.au/>

Climate Change Impacts & Risk Management: A Guide, Australian Government, 2006

Climate Change Adaptation Actions for Local Government, Australian Government, 2007

National Waste Management Report 2010, Australian Government, March 2010

City of South Perth Sustainability Strategy 2006 - 2008

City of South Perth 'Our Vision Ahead' 2009

City of South Perth Strategic Plan 2010 - 2015

City of South Perth Corporate Plan 2010 - 2011

City of South Perth Strategic Financial Plan 2004/2005 - 2008/2009

City of South Perth Cities for Climate Protection Plus Report 2008

City of South Perth Cities for Climate Protection Milestone Three Report - March 2003

City of South Perth Sustainable Purchasing Strategy 2009

APPENDIX ONE

List of actions already committed in City strategies and departmental business plans with comments in blue as at March 2010:

Continue to implement heating, ventilation and air-conditioning (HVAC) system improvements to increase energy efficiency	Sustainable Purchasing Action Plan Building Management	Buildings Coordinator
Continue to actively support and encourage waste reduction, recycling and reuse. Seek opportunities to implement sustainable secondary waste treatment processes to significantly reduce the amount of waste going to land fill sites. COMMUNITY - Municipal waste Rivers Regional Council (RRC) is in the process of securing a location for its Alternative Waste Treatment Plant and progressing with calling tenders for appropriate technologies for its member Councils. COSP continues to support	Strategic Plan	Sustainability Coordinator Infrastructure Services
Continue to review the waste contract for sustainability content MGT/ORG - current waste collection and disposal contracts expires 30/06/2012	Sustainable Purchasing Action Plan	Sustainability Coordinator Infrastructure Services
Continue to purchase energy-efficient and energy star capable photocopiers and multi-function devices	Sustainable Purchasing Action Plan	IT Coordinator
Continue to purchase recycled organics and sand (where possible) for use as topdressing on City ovals	Sustainable Purchasing Action Plan	Parks Operations Coordinator
Continue to investigate and purchase an appropriate abatement product to offset the City's greenhouse gas emissions	Sustainable Purchasing Action Plan	Sustainability Coordinator
Continue to review toxic and hazardous materials used by the City and contractors and recommend alternative products or processes EH - purchase products for vector control - transferred from temaphos chemical to vectabac - biological bti (growth regulator).	Sustainable Purchasing Action Plan	Coord. Env Hlth Services Environment Coordinator
Ensure lighting upgrades in established areas/buildings uses energy efficient luminaries	Sustainable Purchasing Action Plan Building Management	Buildings Coordinator
Continue to investigate cleaning products and consider non-toxic options	Sustainable Purchasing Action Plan	Building Coordinator
Continue to change the City's vehicle fleet mix to vehicles that use less fuel and produce fewer emissions	Sustainable Purchasing Action Plan	Manager, Engineering

Continue to encourage the use of paid travel for staff utilising public transport for work related business	Sustainable Purchasing Action Plan	
10.3 Continue to promote the practicalities of energy-efficiency in housing, in conjunction with the Office of Energy eg. Nationwide Housing Energy Rating Scheme (NATHERS) and solar heating	Sustainability Strategy - Settlements	
Continue to use innovative technologies in the design and construction of new buildings to reduce energy consumption and on-going maintenance costs	Sustainable Purchasing Action Plan	
Continue to investigate purchasing recycled content construction materials	Sustainable Purchasing Action Plan	
Continue to Investigate the purchase of recycled content outdoor furniture	Sustainable Purchasing Action Plan	
4.3 Continue to encourage behavioural changes in favour of public transport and other initiatives	Sustainability Strategy – Global Contribution	
Continue to replace current irrigation control system with moisture sensor controllers and continue to use a moisture retention agent to reduce water use in reserves and parks within the City	Sustainable Purchasing Action Plan	Parks Operations Coordinator
Continue to investigate the purchase of waterless urinals for buildings (new & retrofit)	Sustainable Purchasing Action Plan	Building Coordinator
Continue to replace existing electricity boosted hot water systems on City owned buildings with solar hot water systems or alternative energy efficient systems	Sustainable Purchasing Action Plan	Building Coordinator
Continue to look for ways to incorporate the use of Photovoltaic cells in Park Amenities	Sustainable Purchasing Action Plan	
Progress TravelSmart Initiatives with local schools and the wider community.	Engineering Infrastructure Department Business Plan 2009/2010	Infrastructure Directorate[CL5]
Continue to implement relevant actions from the City's Water Action Plan	Water Action Plan	City Environment

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4 February 2011

Chief Executive Officer
City of South Perth – Administration Office
Civic Centre
Cnr Sandgate Street and South Terrace
SOUTH PERTH WA 6151

CITY OF SOUTH PERTH	
- 7 FEB 2011	
Doc ID No:	683465
File No:	CAB/245-247
Original To:	PS
Action	<input checked="" type="checkbox"/> Info <input type="checkbox"/> File <input type="checkbox"/>

ATTENTION: MS GINA FRASER – SENIOR STRATEGIC PLANNING OFFICER

Dear Madam,

RE: PROPOSED AMENDMENT TO CITY OF SOUTH PERTH TOWN PLANNING SCHEME NO. 6 – REZONING FROM 'RESIDENTIAL R40' TO 'HIGHWAY COMMERCIAL – RESIDENTIAL R80' – NO'S 245 – 247 (LOT 51) CANNING HIGHWAY, COMO

Thank you for your letter dated 14 December 2010 and subsequent meeting with representatives from our office on 11 January 2011.

We are please to present a Concept Plan (Attachment 1) that has been designed to comply with the relevant Scheme Provisions for the City's consideration.

CONCEPT PLAN**(i) Proposed Development**

It is envisaged the development will comprise of a three storey mixed – use development consisting of four (4) offices and four (4) multiple dwelling units.

The ground floor (street level) consists of two (2) commercial tenancies, sixteen (16) car-parking bays (all under cover), service areas and a ramp to gain access to the first level parking area.

The first floor will accommodate two (2) more commercial tenancies and a further sixteen (16) carparking bays. Meanwhile, the second floor will contain four (4) residential units. There is a mixture of one bed and two bedroom units. All will be provided with individual balconies, store rooms and modern facilities.

(ii) Use Class

At this early stage of the amendment process future tenants for the commercial tenancies have not been secured. Notwithstanding, given the location of the subject site and the current uses (medical consultation rooms) the potential uses are unlikely to alter significantly. To this end, Consultation rooms or the like is deemed a 'DC' use or Discretionary Use with Consultation under the provision of Table 1 of City of South Perth Town Planning Scheme No. 6 ('the Scheme').

The commercial component of the development is unlikely to impact negatively on surrounding dwellings given that the anticipated hours of operation will be between Monday to Friday 8:30a.m to 5:00 p.m, after which there will be little business activity. It is important to note, the 'Como Hotel' is situated to the north of the subject site. The Hotel generates and emits a higher level of traffic and noise than any other surrounding development. Hence, from a land use perspective, the proposal is entirely compliant. In any event, a planning application will need to be submitted to the Council for determination prior to tenancy.

Multiple Dwellings are a 'D' or Discretionary Use within the 'Highway Commercial' zone. In this instance, a Multiple Dwelling development would not detract or adversely affect the amenity of the surrounding landowners given its location on Canning Highway. Council has previously approved numerous multiple dwellings on Canning Highway, in particular on the western side of the Highway, bounded by South Terrace and Mill Point Road. The number of multiple dwellings as proposed by this development is relatively minor by comparison.

(iii) Building Height

The potential minor increase in height is considered negligible in this instance, given the following:-

- The bulk of the building is proposed to be setback from the adjoining landowners, thereby ensuring adequate sunlight being provided to such;
- There are no concerns to 'loss of views' for adjacent properties, given there are no 'views of significance' (as defined by the Residential Design Codes). Any objections in this regard are not validated given the same would apply even if the development was a two storey building;
- Privacy of adjoining landowners will be maintained given majority of windows and balconies are designed to overlook the street. (South Terrace and Canning Highway);
- There will be no detrimental impact on adjacent properties from an overshadowing standpoint, given the location of the site. The building has been designed such that a great part of the shadows will be cast on the subject site, in particular, carparking

area on the first floor. Please refer to 'overshadow plan' as per Attachment 2;

- As mentioned in our letter dated 21 November 2010, the amendment site is situated on an intersection that is otherwise zoned 'Regional Road/Highway Commercial' with an R80 coding. Therefore, the other properties have an opportunity, in the future, should they wish to construct buildings with a maximum height of 10.5m. In the event of such and with an absence of zoning change for the subject site, any future development on the subject site would actually be out of character with the remaining properties within this very prominent intersection. The amendment will bring consistency to any future development.

(iv) Setbacks

Table 5 of the Scheme stipulates non-residential uses along the western portion of Canning Highway are to be setback 4.0m from the front boundary. The proposal is entirely compliant in this regard. Front setback requirements would not alter as a result of this amendment. As depicted on the concept plan, the entire building is setback from the corner truncation, providing opportunity to widen Canning Highway, in the future. All other side setbacks would not adversely impinge on surrounding residents given the bulk of the development will be located in the north-eastern corner of the site, providing a fair distance to any residents.

There are significant benefits to placing the entry and lobby areas closer to the road as it promotes passive surveillance and reduces the void of inactive space between the building and the front boundary.

(v) Carparking

The carparking provision for the commercial component is based on 'Consultation Rooms'. Table 6 – Car and Bicycle Parking of TPS No. 6 stipulates parking to be provided at a ratio of '1 bay per 19sqm of gross floor area with a minimum of 6 plus 1 for every person employed on the premises'.

Based on the above ratio, the development provides a total of thirty-two (32) bays, of which twenty-seven (27) bays will be allocated to the commercial tenancies. The remainder five (5) bays will be for residential use. The privacy and security for the residential carparking will be maintained at all times as separate roller doors will be installed for the exclusive use of the occupants.

To ensure all required carparking be provided on site, carparking bays are allocated through two levels. Access onto the first floor carpark is via a ramp located on the western boundary. It is duly noted the

proposed ramp abuts residential development, however significant and adequate screening by way of landscaping will be provided to reduce the effect of such. Due to lot constraints and adherence to vehicle safety on South Terrace, the proposed location of the ramp is warranted.

Traffic noise is unlikely to increase as a result of the proposed ramp given the carparking area is likely to be utilised only during normal office hours. The City has previously supported a similar development on the corner of South Terrace and Coode Street (No. 146 Coode Street, Como).

In addition to the above, the volume of traffic is not expected to increase dramatically due to the proposed development. The subject land is well serviced by various public transport nodes situated on Canning Highway and South Terrace. Nevertheless, this intersection is extremely busy as South Terrace is a Local Distributor Road. Thus, the road is designed for heavier traffic and the proposed development is unlikely to impinge on the existing situation.

(vi) Location of Vehicular Access Points

Vehicle egress and ingress points will not alter as a result of this application. The entry point into the development is setback substantially from the corner of Canning Highway and South Terrace so as to not obstruct traffic at this very busy intersection. As illustrated on the concept plan, all adequate provisions are provided to allow all vehicles to exit the site in a forward gear. To this end, provisions of clause 6.6 (1) of the Scheme has been met.

(vii) Elevations

The existing building, in particular the solid wall, although not dilapidated, does not contribute positively to the street. The amendment provides a unique opportunity to rectify the current situation by placing a modern and visually pleasing building in this landmark location. The design of the building is orientated to take advantage of the corner exposure and will complement recent modern developments surrounding the subject site.

It is appreciated that the concept plan may not be realised and the ownership of the site may change, however, the increase in zoning density will provide incentives for any future development to take place.

STRATEGIC PLANNING

It is duly noted the subject amendment is a stand-alone application. Notwithstanding this, the proposal is consistent with orderly and proper planning principles and should not be construed as 'spot rezoning'.

The current situation warrants special consideration for the following reasons:-

(i) Consistent with Surrounding Properties

The amendment site is situated on the south-western corner of Canning Highway and South Terrace, Como. It is the only corner lot within the intersection that is zoned 'R40'. The other three (3) lots, which includes; No. 243 Canning Highway ('The Como Hotel'), No. 240 Canning Highway ('South Perth Chiropractic Centre') and No. 149 South Terrace (includes shops and grouped dwellings) are all zoned 'Regional Road/Highway Commercial' with an R80 coding. Attachment 3 illustrates the existing surrounding land uses.

In the interest of orderly and proper planning, the amendment site should be rezoned to be consistent with the zoning and density coding of the other lots within the intersection;

(ii) Liveable Neighbourhoods and Network City

The proposal is consistent with the requirements of the Western Australian Planning Commission's (WAPC) 'Liveable Neighbourhoods Policy' as it is within a 50m walk to a bus stop (Canning Highway and South Terrace are serviced by multiple bus stops). In addition to this, it is within walking distance to a neighbourhood Commercial Centre and Public Open Space (Ernest Johnson Oval).

The use of the land for residential development is also in line with the principles of the State's Planning Policy – Network City. In particular, the Policy encourages 'using land resources efficiently, making fuller use of existing urban land by supporting additional residential development within urban areas';

(iii) Consistent with the character of the locality

The proposal would not set an undesirable precedent, given the other lots within the intersection have the same zoning. This portion of Canning Highway contains a mixture of uses, including but not limited to, Hotel, shops, offices and residential development. Hence, the amenity of the surrounding residents will not be compromised should the amendment site be developed to a higher density in the future;

(iv) Demographic Impact

The rezoning of the site to 'Highway Commercial' would not have an adverse impact on the demographics of the locality. In this regard, it is considered that whether the development occurs at an 'R40' or 'R80' density, the likely form of development will consist of smaller housing units built to the highest quality and innovative modern designs. In reality, from the street, the development would look similar regardless of whether the coding is 'R40' or 'R80';

(v) The City of South Perth Strategic Plan

The proposal is in accordance with the City's Strategic Plan. In particular, Strategic Direction 3, relating to "Housing and Land Uses". Strategic Direction 3 stipulates, in part, proposals must *"accommodate the needs of a diverse and growing population with a planned mix of housing types and residential land uses."*

(vi) Community Benefits

The proposal offers a range of benefits to the surrounding residents and the municipality at large. It is a unique opportunity to redevelop a site that although not entirely decrepit does not add any value to the area via its aesthetics function.

The provision of multiple dwellings promotes a range of housing types to meet current and future market demand for the district. Furthermore, the commercial tenancies present opportunities for local residents to establish businesses, thereby boosting the local economy.

The multiple dwellings will also enhance the security of the area through extended hours of activity and operation;

(vii) Transit Oriented Development

The provision for mixed-use development and high density (R80) residential accommodation around and within close proximity to existing and future public transportation is in keeping with the guidelines for 'Transit Oriented Development';

(viii) Scheme Objectives

The proposed amendment meets the following relevant general objectives as listed under Clause 1.6 (2) of TPS No. 6:-

- "(a) *Maintain the City's predominately residential character and amenity;*
- (c) *Facilitate a diversity of dwelling styles and densities in appropriate locations on the basis of achieving performance based objectives which retain the desired streetscape character*

and in the order areas of the district, the existing built form character;

- (d) Establish a community identity and 'sense of community' both at a City and precinct level and to encourage more community consultation in the decision making process*
- (e) Encourage community aspirations and concerns are addressed through Scheme controls; and*
- (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."*

(ix) State Planning Strategy

The Western Australian Planning Commission's 'State Planning Strategy' identifies the subject land as 'Urban Area'. The redevelopment of the site is in keeping with the principles and objectives of the Strategy, where it stipulates the need to ensure that land close to facilities (such as the case for the subject site) be intensively utilised. Please refer to State Planning Strategy.

(x) Sustainability

The proposed development is more sustainable as it optimises the number of dwellings in close proximity to public transport and a local centre. The proposal will also provide an opportunity to remove a building that is less energy efficient and replacing one that will be designed in accordance with the provisions of the Building Codes of Australia (BCA) 2007.

Additionally, the development will also increase the number of dwellings and population that will enjoy exceptional access to public transport, employment, schools and general amenities. The close proximity to public transport will ultimately reduce reliance on private motor vehicle transport.

(xi) Orderly and Proper Planning

Orderly and proper planning principles require each development to be conducted in a logical manner, and are an efficient extension to the existing development. In addition, proposals are to be consistent with the future planning vision or intent of the area. Importantly, proposals must not set an undesirable precedent. It is considered the subject proposal fully complies with the aforementioned principles in that:-

- Residential development on the site will be beneficial for adjacent residents as it will increase passive surveillance for the area given there will be residents living on the site with windows

overlooking the main streets. Further, increased population will add to the vitality of the locality;

- Enhances the existing streetscape by providing viewing corridors from the building onto the street, thereby improving pedestrian enjoyment of the street;
- Efficient and Optimal use of the land;
- Within close proximity to compatible land uses, retail, commercial, civic and residential land uses;
- Provides redevelopment of an existing land use within the existing urban fabric; and
- More intensive development within walking distance to local amenities and public transport.

SCHEME AMENDMENT DOCUMENTATION

As discussed per our meeting a formal Amendment report will be provided once the Council endorses the proposal in principal.

CONCLUSION

In association with the Concept Plan, the proposal is deemed to represent orderly and proper planning principles and would facilitate the optimal development of No's 245-247 (Lot 51) Canning Highway, Como. The Amendment to the Scheme will enable the site to be developed to the potential that has been afforded to the other properties within the intersection and allow any future development to be conducted in a co-ordinated manner.

We trust the above meets with the City's requirements. The proposal represents a unique opportunity to revitalise an otherwise under-developed site. The design of the building is an earnest attempt to gain the City's approval.

Please do not hesitate to contact the undersigned should you wish to discuss the matter further.

Yours sincerely

MR JAMES TEOH

245 Canning Highway COMO- Rezoning Proposal



245 Canning Highway COMO- Rezoning Proposal



FIRST FLOOR PLAN
Scale: 1:200

10/03/2011

TUSCOM SUBDIVISION CONSULTANTS

Land Surveying, Planning, Development, Project Management
25 Willcock Street Ardross WA 6153
Ph: (08) 9316 8388 Fax: (08) 9316 8378

245 Canning Highway COMO - Rezoning Proposal



SECOND FLOOR PLAN
Scale: 1:200

10/03/2011

TUSCOM SUBDIVISION CONSULTANTS

Land Surveying, Planning, Development, Project Management
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Ph: (08) 9316 8388 Fax: (08) 9316 8378

245 Canning Highway COMO- Rezoning Proposal



PERSPECTIVE - CORNER OF CANNING HIGHWAY & SOUTH TERRACE
Scale: NTS

10/03/2011

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245 Canning Highway COMO- Rezoning Proposal



PERSPECTIVE - CORNER OF CANNING HIGHWAY & SOUTH TERRACE
Scale: MTS

10/03/2011

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245 Canning Highway COMO - Rezoning Proposal



PERSPECTIVE - CAR PARKING-ENTRANCE
Scale: NTS

10/03/2011

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245 Canning Highway COMO - Rezoning Proposal



10/03/2011



Front (South) - Lot 408 (No. 2) Downey Drive, Como



Southwest towards Ley Street - Lot 408 (No. 2) Downey Drive, Como



Corner of Ley Street and Downey Drive - Lot 408 (No. 2) Downey Drive, Como



Streetscape (Ley Street) - Lot 408 (No. 2) Downey Drive, Como



Location of two proposed on-street car parking bays - south side of Downey Drive



NOTES

Concept Forum

Mixed-Use Development-2 Downey Dve, Manning
Tuesday 6 October 2010 at 5.30pm

Present:

Mayor Best (Chair)

Councillors:

I Hasleby	Civic Ward
P Best	Como Beach Ward
G Cridland	Como Beach Ward
L P Ozsdolay	Manning Ward
C Cala	McDougall Ward
K Trent, RFD	Moresby Ward
B Skinner	Mill Point Ward

Officers:

Ms V Lummer	Director Development and Community Services
Mr R Bercov	Strategic Urban Planning Adviser

Presenters

Peter Jodrell, Architect
Simon Jodrell, Architect

Apologies

Cr V Lawrance	Civic Ward
Cr T Burrows	Manning Ward
Cr R Grayden	Mill Point Ward
Cr S Doherty	Moresby Ward – approved leave of absence

OPENING

The Mayor opened the Concept Forum at 5.40pm and welcomed everyone in attendance. He then outlined the purpose of the briefing.

1. **Proposed Mixed Use Development, 2 Downey Drive, Manning Cnr Ley Street**
The architects (Peter and Simon Jodrell) provided an overview of the proposed mixed-use development and covered the following points:

- Background of proposal
- Edge of the 800m radius from Canning Bridge station – 10 minute walk
- Zoned Highway Commercial R80
- Proposal meets many themes from the “Our Vision Ahead” document
- Uses proposed: Offices, Café, Shop, Showroom, Single Bedroom Dwellings/ Multiple Dwelling
- Proposal meets TPS height limit
- There are specific requirements under TPS6 for this property and the adjoining 2 properties to encourage integrated development – therefore the proposed design has used similar materials and roof shapes to form an integrated, compatible development.
- Car parking shortfall is proposed of 6 bays

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

- If the market is strong for one bedroomed units
- The possibility of connecting the car park through to lot 409, adjoining
- Possibility of persuading Department of Housing (owners of lot 407) to jointly redevelop.
- Parking shortfall, parking on street and empty senior citizens car park opposite
- Bin requirements

Where to From Here

The applicant be encouraged to submit a planning application for this proposed mixed-use development.

2. **Closure**
The Mayor thanked everyone for their attendance and closed the Concept Forum at 6.30pm.

PETER JODRELL
ARCHITECT

ABN 49 445 504 559



Ref: 101004d

20 December 2010

Planning Department
City of South Perth
Sandgate Street
SOUTH PERTH WA 6151

Attention: Chris Schooling

Dear Chris,

Re: 58 LEY STREET, COMO (CORNER DOWNEY DRIVE)

We are pleased to now submit our Development Application for a Mixed-Use development on the above lot.

Further to previous discussions with the Mayor and Councillors regarding the desirability of providing an 'integrated' development to both this site, No 4 Downey Drive, and the existing building at 56 Ley Street, we confirm the following developments.

1. We have now been commissioned by the Department of Housing to carry out full Architectural services for No 4 Downey Drive.
2. The design of No 58 and No 4 has been carried out in such a way to ensure the two buildings on completion appear as one complementary design. The design will incorporate elements that are common to No 56 so that all three buildings will form a harmonious and integrated result.

In this regard it has been decided and agreed by the owners of No 58 and No 4 to re-subdivide the common boundary to allow for a 90° street alignment between the two sites which will provide the opportunity for each building to meet a zero lot line interface, further enhancing the 'connectedness' of the two projects. A copy of this proposed subdivision is attached for your information.

The design of No 4 Downey Drive, Manning is currently underway and we anticipate that this will be lodged for a DA by February 2011. An outline of the buildings is included in this application to give you a clear understanding of how we anticipate the two buildings will come together.

The details of our proposal for No 58 Ley Street/No 2 Downey Drive, Como is now outlined. It is anticipated that all the commercial uses will use the Ley Street address, whilst the residential use will adopt the Downey Drive address. Hence the residential entry faces Downey Drive.

Site Area: 1110m²
Truncation: 18m²
Total: 1128m²

Zoning: Highway Commercial R80 as per TPS No 6.

Land Uses:	Shops	} D - Discretionary
	Offices	
	Café	
	Multiple Dwellings	

2/27 Clydesdale Street COMO WA 6152 www.peterjodrell.com
Telephone (08) 9450 4315 Facsimile (08) 9450 4316 Email pjodrell@bigpond.net.au
TOQUE NOMINEES PTY LTD AS TRUSTEE FOR THE JODRELL FAMILY TRUST TRADING AS PETER JODRELL ARCHITECT ACN NO 608 971 177 ABN NO 49 445 504 559

Height Limitation: 7 metres as per TPS No 6.

Setbacks: Street: Not specified (Council confirm NIL)
Side: Nil
Rear: Not Applicable

Plot Ratio: Mixed Development 0.50
R80 1.00

Minimum Landscaped Area: 15% (or less under 5.1.5)

Carparking: 1 Bedroom Apartments 1.00 per dwelling
Other Apartments 1.25 per dwelling

Bikes: 1 per 3 dwellings – residents
1 per 10 dwellings – visitors

THE PROPOSAL

Summary of Accommodation

1 x Office with Mezzanine	G.F.A.	110	m ²
2 x Shops	G.F.A.	94	m ²
1 x Shop/Café	G.F.A.	110	m ²
3 x 2 Bedroom Apartments	G.F.A.	288	m ²
9 x 1 Bedroom Apartments	G.F.A.	665	m ²
	Total	1267	m ²

Carparking (> 800m from train station or 50m from high frequency bus route)

Office, Shop, Café	300 m ²	@ 1/20 m ²	= 15.00
3 x 2 Bedroom Apartments		@ 1.25/unit	= 3.75
9 x 1 Bedroom Apartments		@ 1.00/unit	= 9.00
		Total	= 27.75 cars

Actual Cars On-site: 20 cars
Deficiency: 8 cars

It is noted that Ley Street currently has an abundance of on-street parking from the Manning Road corner carrying through towards Manning Primary School.

With regard to the City of South Perth Town Planning Scheme No 6 Section 5.4 Item 4 we note that whilst the current proposals are for Lot 408, and the additional proposal will be for Lot 407, we have calculated the requirements as if the three lots 407 – 409 were an integrated development. To that end we submit the following calculations across the 3 sites to substantiate our assertion that we meet the intent of the Planning Scheme.

- Mixed development is allowable providing the three lots form an integrated development.
- Shops Use shall not exceed a Plot Ratio of 0.12 of the total site area.

i.e. 0.12 of	Lot 407	807 m ²	
	Lot 408	1128 m ²	(including truncation)
	Lot 409	1018 m ²	
	Total:	2953 m ²	

Plot Ratio allowable for shops 0.12 = 354 m²

Actual Provision or proposed provision:

	Lot 407	NIL
	Lot 408	186 m ²
Existing	Lot 409	213 m ²
	Total:	400 m ²

It is noted that included in this 400 m² calculation is the 92 m² of the corner café/shop.

- c) All ground floor uses facing Ley Street are non-residential.
- d) Car parking is located off Downey Street and is under the building, not in front of the building.
- e) Landscaping has been provided along the eastern boundary of Lot 407 and along the Downey Drive frontage.
- f) A brick screen wall is proposed along the eastern boundary of Lot 407.
- g) All apartments have been provided with 10 m² balconies.

With regard to the parking requirements for this proposal we make the following comments:

1. The precinct is well provided with on-street parking along Ley Street which is rarely utilised to capacity.
2. The adjoining Senior Citizens Centre has a large Carpark which also is rarely used to any large extent.
3. The parking requirement of 1 bay per 20 m² of Gross Floor Area is considered to be in excess of the actual requirements for a Mixed Use Development.
4. Our proposal allows for the provision of a number of bicycle bays to provide incentive for residents and visitors to use this form of transportation.
5. The adjoining R50 residential zone will result in many users of the centre walking to the site.
6. The existing Canning Bridge Station provides convenient train and bus connections within approximately 900m of the site. In addition, buses run along Manning Road with convenient stops at Ley Street.

We therefore seek Council's favourable consideration of a reduction of eight bays in the number of on-site parking bays. Our intention is to provide 12 secure bays for the exclusive use of residential owners, and the balance of 8 bays for the commercial users.

Plot Ratio

Our calculation of Plot Ratio areas are as follows:

Commercial Areas (Nett floor areas excluding walls, lift, toilets, stairs, plant rooms, kitchens, lunch rooms, stores, passages and carparking areas).

C1	Office	112	m ²
C2	Shop	46	m ²
C3	Shop	39	m ²
C4	Office	77	m ²
	Total:	274	m ²

Apartments (Gross Floor areas excluding any common areas and balconies)

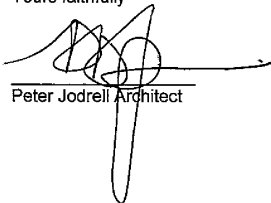
A5	One Bedroom Apartment	77	m ²
A6	One Bedroom Apartment	64	m ²
A7	One Bedroom Apartment	85	m ²
A8	One Bedroom Apartment	85	m ²
A9	One Bedroom Apartment	72	m ²
A10	One Bedroom Apartment	72	m ²
A11	One Bedroom Apartment	72	m ²
A12	Two Bedroom Apartment	95	m ²
A13	One Bedroom Apartment	72	m ²
A14	Two Bedroom Apartment	97	m ²
A15	Two Bedroom Apartment	96	m ²
A16	One Bedroom Apartment	66	m ²
Total:		953	m ²
Therefore Total Plot Ratio area		= 1227	m ²
		= 1.088	

In conclusion, we are excited by the potential for this development to assist the enhancement of this precinct and to encourage more refurbishment and redevelopment of other lots close by.

We look forward to your favourable consideration of this proposal.

Please don't hesitate to ring if you need any further information or advice.

Yours faithfully



Peter Jodrell Architect



Como Physiotherapy Clinic

245 Canning Hwy Como WA 6152

21 January 2011

South Perth City Council
Department of Planning
Cnr Sandgate Street & South Terrace
SOUTH PERTH WA 6151

To whom it may concern;

Re: discretionary use for 101A Canning Highway, South Perth WA 6151

My name is Charlene Duncan, I am the owner of Como Physiotherapy Clinic of 245 Canning Highway, Como WA 6152. I am writing to you with an interest to apply for a discretionary medical/consulting usage for 101A Canning Highway in South Perth.

Como Physiotherapy Clinic has been a landmark in Como/South Perth for over 25 years, initially owned and operated by Peter Rydings. We pride ourselves on our outstanding reputation and extensive community involvement, working closely with Penhros and Wesley Colleges and through our involvement with sporting clubs, such as South Perth Junior Football Club, Manning Tigers Football Club and the South Perth WASPS hockey teams.

Unfortunately, recent increases in our rent and outgoings, has forced us to look for alternative premises. A long search has uncovered the highway commercial building at 101A Canning Highway in South Perth. I am therefore writing to you with intention for a discretionary use of this premise, so that we can continue to provide quality physiotherapy services for many years to come.

Currently we have a staff of 2.5 physiotherapists, 2 permanent part time reception staff (and 1 casual fill in staff), and one masseur. No more than 2 physiotherapists are rostered on at one time. Our business hours are from 8am until 7pm Monday to Thursday, 8am until 6pm on Fridays and 8am until 2pm on Saturdays.

We operate at half hour consultations, and only have two therapists working at one time, therefore we would require use of 9- 10 car bays, (calculated using the City of South Perth Town Planning Scheme No. 6, where 1 car bay is required for every 19 square metres of gross floor area (minimum of 6) plus one for every person employed on the premises).

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Sporting Injuries

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Acupuncture

Real Time Ultrasound

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Core Stability

Exercise Prescription

...../2

Telephone: 9367 4966

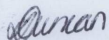
Facsimile: 9367 1340

Currently, there are 25 car bays directly outside of 101A Canning Highway, that are common use for buildings 101A and B and there is street parking readily available. These bays are often vacant during the day, primarily used by the Thai restaurant from approximately 6pm onwards. Ample parking exists on Dyson Street, and this is mainly used by the Dyson Professional Centre patrons, leaving much of the Salisbury street parking empty. In the past 101A was a hairdressing business which would have required similar parking requirements to us.

I have enclosed three copies of the floor layout of building 101A Canning Highway, South Perth and a copy of the frontage with original signs, which will only need to change in font and colour (a sample of our signs will be sent at your request).

I do hope this satisfies the requirements of South Perth Council. I am very keen to make this move, and to continue to serve the community by providing quality and reliable physiotherapy services.

Yours faithfully,



Charlene Duncan
Managing Director
Senior Physiotherapist
Exercise Physiologist

PROFESSIONAL REFEREES:

Mr Peter Rydings (Previous Owner of Como Physiotherapy Clinic)
Telephone: 94503720

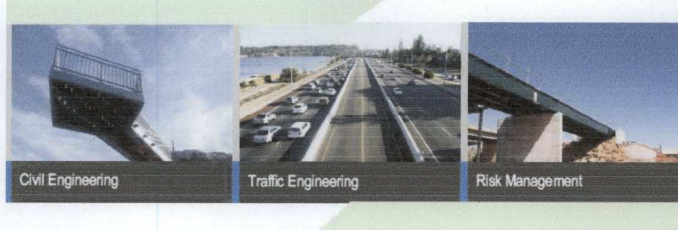
Mr Andrew Meloncelli (Meloncelli Consulting; accountant - Como Physiotherapy Clinic)
Mobile: 0412 520 551

PERSONAL REFEREES:

Ms Shelley Duncan (Senior HR Advisor, Barmenco Limited)
Mobile: 0404 365 468 Work: 94161000



CONSULTING CIVIL & TRAFFIC ENGINEERS, RISK MANAGERS



Project: Parking Statement

COMMERCIAL LAND USE

101A Canning Highway, South Perth

Client: Como Physiotherapy

Author: Geoff Miles. BE CPEng ME Dip LG(Clerk) MIEA FIPWEA, SRSA

Signature:

Date: 9 March 2011

1 ST. FLOOR, 908 ALBANY HIGHWAY, EAST VICTORIA PARK WA 6101.
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Consulting Civil and Traffic Engineers, Risk Managers

Document Status

Rev No.	Author	Reviewed by	Date	Issued for	Signature	Date
v0	G Miles			Client Review		09/03/11
v1		C. Duncan (client)		Final		10/03/11

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CONTENTS

1. Summary	4
2. Introduction and Background.....	5
3. Site Development.....	8
3.1. Existing.....	8
3.2. Town Planning	9
3.3. Proposal.....	10
4. Traffic Generation.....	10
5. Vehicle Parking.....	13
5.1. Parking Demand.....	13
5.1.1. ITE Parking Demand Guide.....	13
5.1.2. City of South Perth Parking Demand.....	13
5.1.3. Existing Business Parking Demand.....	13
5.1.4. Parking Discussion.....	14
5.2. Parking Availability	15
6. Provision for Service Vehicles.....	18
7. Hours of Operation.....	18
8. Conclusions	19



1. SUMMARY

This report provides a statement on the parking provision for the proposed redevelopment of number 101A Canning Highway, South Perth being the property identified as Lot 1. The site is located on the corner of Canning Highway and Salisbury Avenue. The previous site usage was an accounting firm and prior to that as a hairdressing salon.

The property has pedestrian access from the Salisbury Avenue frontage.

The report was commissioned by a potential lessee of the site and was prepared by Shawmac Pty Ltd.

The proposed new usage of the building is a physiotherapy clinic / medical consulting rooms currently located at 245 Canning Highway, Como.

The key focus is on how the development caters for the parking demand as well as the interaction of the traffic generated by this use of the land into the existing transport network.

The review of the transport matters concluded that:

- The traffic generated by the proposed new land use would be similar to the traffic generated by the previous land uses of an accounting office or hairdressing salon.
- The existing on-street parking could cater for the generated parking demand based upon the typical patronage numbers and length of stay.
- The on-street parking along Salisbury Avenue provides 24 bays adjacent to this property.
- The parking on the adjacent property at Lot 50 are underutilised during the day-time and could be used for any short-term overflow parking.
- Parking for early evening use of the physiotherapy clinic is until 7pm on some days and could be accommodated in areas of parking vacated by office staff from the on-street parking and adjacent properties without conflict with early parking demand for the restaurant on Lot 2, part of No.101 Canning Highway.



2. INTRODUCTION AND BACKGROUND

The statement considers the impact on the car parking on and around 101A Canning Highway if a proposed new lessee utilises the existing building space for a different land use than has previously existed. The site is one Lot 1 Canning Highway, South Perth on the corner of Canning Highway and Salisbury Avenue. This is part of a strata subdivision of the larger corner property and there is a 35m² common property area between Lot 1 and Lot 2 that is along the Salisbury Avenue frontage. The site's previous use was for as office space for an accounting firm and prior to that for a specialised land use as a hairdressing salon. This review is focused on the parking demand however it does consider other transport related matters around the existing building.

The report is prepared in response to a request from the owners of the Como Physiotherapy Clinic as the potential lessees of the site.

The general location of the site is shown as Figure 1.

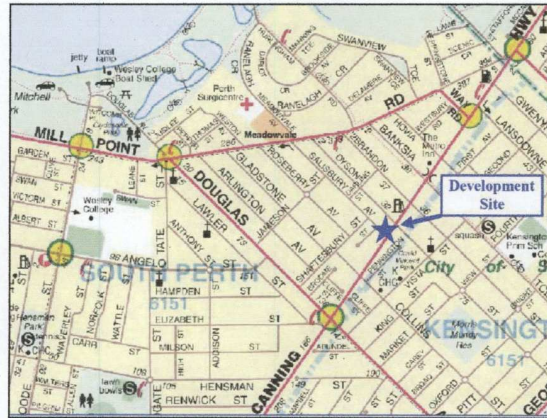


Figure 1 - Site Location

The site is in one of several linear areas along Canning Highway identified by the City of South Perth's Town Planning Scheme 6 (TPS6) as being Highway Commercial R80 multistorey up to 10.5m height.

The existing land use allows for pedestrian access on the Salisbury Avenue frontage.

The Canning Highway facade is shown in Photo 1 and the Salisbury Avenue pedestrian access is shown in Photo 2.



Consulting Civil and Traffic Engineers, Risk Managers



Photo 1 - Canning Highway existing frontage



Photo 2 - Salisbury Avenue pedestrian Access

There is no vehicle access onto the site as the entire property of Lot 1 is occupied by building and landscaping without provision for parking vehicles.

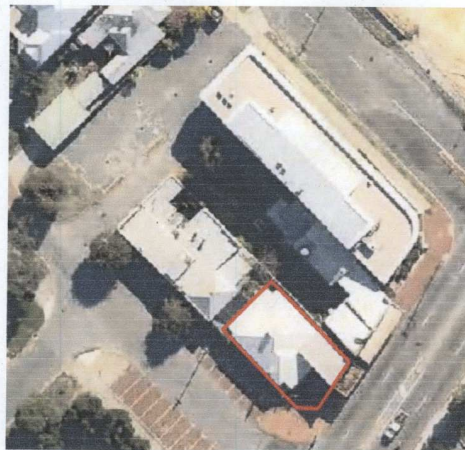


Figure 2 - Existing Site Utilisation



Consulting Civil and Traffic Engineers, Risk Managers

It is possible that the Salisbury Avenue parking was partially funded by 'cash-in-lieu' from previous developments in the area that could not accommodate sufficient parking on-site or else the local government funded the works in recognition that on-street parking was occurring. The result is that formal on-street parking exists in the section of Salisbury Avenue between Canning Highway and Broome Street for 24 cars as shown in Photo 3 and Photo 4.



Photo 3 - Salisbury Avenue pedestrian Access



Photo 4 - Salisbury Avenue pedestrian Access

Surrounding the subject site are 5 properties shown in Figure 3. Lot 50 has a 3 storey office/commercial building and an associated 24 bay car park. Lot 166 is a ROW serving Lot 50 and Lot 2. On the northern side of the site is a currently vacant site that was a small restaurant/supermarket facility that may be redeveloped with a formalised 9 bay on-site car park. Lot 2 is part of a strata property S32099 that comprises three properties Lots 1, 2 & 3. Lot 3 is common property within the strata. Lot 2 is used for a medium sized restaurant. The strata property provides no parking on-site.

Parking in the public road reserves exists along Dyson Street and Salisbury Avenue. A total of 35 formalised bays exist within the road reserves. Parking along Dyson Street is signed for a parking restriction of 1 hour duration at all times on the northern side and in general office hours of 8:30am to 5:30pm Monday to Friday along the southern side. No restrictions exist along Salisbury Avenue.

3.1. Existing

The property occupies Lot 1 as shown highlighted in red on Figure 3. The property is 265m² in area and is approximately rectangular in usage shape. The building area is approximately 150m² in size with a small 4.9m long shopfront attached along the Canning Highway frontage.

The previous property usage comprised a general office with a single tenant company operating as an accountancy firm and the transport aspects are quantified in Table 1.

	Area m ²	Traffic Generation		Parking Demand
		Daily	Peak Hour	
Office - single tenant	146	18	3	5

Table 1 - Existing Land Use and Traffic Demand

Traffic generation rates refer to the published data in the Institute of Transportation Engineers Trip Generation 7th Edition 2003 and Parking Generation 4th Edition 2010.



3.2. Town Planning

The proposal to lease the existing property for the use as a physiotherapy clinic is the reason the parking and related traffic matters are being reviewed.

The City of South Perth has an adopted Town Planning Scheme No.6 (TPS6) that specifies the conditions of development the local government requires. The TPS6 Highway Commercial zoning lists in its Table 1 Zoning Land Use the uses for public utility or industry-service as permitted uses and any other use as discretionary or discretionary with consultation. In the TPS6 Table 6 Parking for a Highway Commercial zoning the uses listed are industry-service, office or shop for a basic level of parking and then lists other uses that can be done in that zoning with a variation to the parking requirements. The use as consulting rooms is listed as a possible use in a Highway Commercial Centre and appears appropriate for a physiotherapy clinic by the definition:

"Consulting Rooms: means premises used by a health consultant for the investigation or treatment of human injuries or ailments and for general outpatient care (including preventative care, diagnosis, medical and surgical treatment, and counselling)."

Referring to TPS6 Table 1 for a Highway Commercial zoning the use as consulting rooms is a 'discretionary use with consultation'. TPS6 clause 3.3 defines discretionary use with consultation as meaning the use is not permitted unless the Council has exercised its discretion by granting planning approval after giving special notice including fourteen days advertising. In respect of a discretionary use with consultation, in exercising its discretion as to whether or not planning approval ought to be granted, the Council shall have regard to the Scheme objectives listed in TPS6 clause 1.6 and to any objectives for the precinct as stated within the relevant Precinct Plan and to such matters referred to in TPS6 clause 7.5 as Council considers to be relevant in the circumstances.

The TPS6 clause 1.6 Scheme Objectives states the overriding objective of the Scheme is to require and encourage performance-based development. That statement continues that the objective is the creation of commercial centres according to their respective designated functions so as to meet the various shopping and other commercial needs of the community and in all commercial centres, promote an appropriate range of land uses.

With regard to vehicular transportation, TPS6 clause 7.5 states in considering an application for planning approval, the Council shall have due regard to matters relevant to the proposed use and may impose conditions with respect to such matters. In the list of matters that may be relevant are the following:

"(s) whether the proposed access and egress to and from the site are adequate and whether adequate provision has been made for the loading, unloading, manoeuvre and parking of vehicles on the site;



(i) the amount of traffic likely to be generated by the proposal, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;"

The other relevant part of the TPS6 is clause 7.6 Impact Assessment Report which states before considering an application for planning approval, the Council may require an Impact Assessment Report addressing any or all of the matters referred to in clause 7.5 and any issues in the relevant Precinct Plan. Any such Impact Assessment Report is required to demonstrate that the application for planning approval is complying with the objectives for the precinct in which the development will be situated.

3.3. Proposal

The proposed lease of the property retains the existing private and public infrastructure in the present condition and configuration.

The proposed building is of a total area of about 150m² including all external walls. The internal usage proposed comprises:

	Physiotherapy	Massage	Common Area
Reception / waiting area			17.2m ²
Treatment Rooms (two)	53.0m ²		
Massage Room (one)		13.8m ²	
Tea facility			18.5m ²
Toilet area			4.3m ²
Common areas / storage / corridors			40m ²

Table 2 - Proposed Building Use

The remainder of the property on the Salisbury Avenue side of the building is a landscaped courtyard and bin storage suitable for use as a secure bicycle storage area.

4. TRAFFIC GENERATION

For the proposed land uses the traffic generation can be estimated using methods included in the WAPC Transport Assessment Guidelines by using typical rates for similar developments sourced from appropriate data bases including:

- *Land Use Traffic Generation Guidelines*, March 1987 - Director General of Transport, South Australia
- *Guide to Traffic Generating Developments*, Version 2.2, October 2002 - Roads and Traffic Authority, New South Wales



- *Trip Generation*, 7th edition, 2003 - Institute of Transportation Engineers, Washington, USA

The NSW RTA Guide to Traffic Generating Developments has no data available for the listing of professional consulting rooms for health related land uses.

The Institution of Transportation Engineers Trip Generation publication has a listing for medical - dental office buildings and also a listing for a clinic. To consider the appropriate application of these rates the size of the facilities surveyed in the related studies was examined. The medical/dental facilities had between 50 and 1,100 employees in the buildings and the clinic had between 5 and 18 doctors and between 20 and 260 employees. The sizes of the facilities surveyed are exceptionally large compared with the proposed use at this site therefore the direct application of the published rates would have to be used with caution.

The Como Physiotherapy Clinic has at any one time the maximum of 2 physiotherapists, 1 receptionist and 1 masseur. The masseur is on a by-appointment only basis and the physiotherapists do external work for 2 days of the week.

The published data in the ITE for traffic generation and parking levels for a medical related clinic are shown in Table 3 and Table 4 if applied to this business.

Land use	Generation rate		Unit	Quantum	Estimated flow		Source
	ADT	PM Peak			ADT	PM Peak	
Medical Clinic	7.75	1.23	employee	4	31	5	ITE Guide

Table 3 - Traffic Generation

Land use	Generation rate	Unit	Quantum	Parking Demand	Source
Medical Clinic	5.32	100m2 GLA	1.46	8 bays	ITE Guide

Table 4 - Parking Generation

The WAPC guidelines preference is to relate the proposed use to the actual use at a similar site. As this business is operating at present on the same road the actual client arrivals for a typical week have been sourced.

The physiotherapy clinic operates for 5.5 days a week from 8am to close at 7pm or earlier.

The data for client attendance is shown in Table 5 and the number of attendees at any one time varies from nil to three. The average attendance is shown graphically in Figure 4 from which it is assessed that the attendance should be taken as at least 1 at any time and for about half the time to be 2 clients. Therefore for traffic and parking demand it is reasonable to base the assessment on there being 2 clients and 3 staff present at any time and potentially a peak of 3 clients and 4 staff.

Summary - normal demand 5 persons and peak demand 7 persons.



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TIME	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
8:00	1	1	1	1	2	0
8:30	0	0	0	1	1	1
9:00	0	1	1	1	2	1
9:30	0	0	0	1	1	1
10:00	0	0	1	1	2	2
10:30	1	0	0	1	2	2
11:00	1	1	0	2	1	2
11:30	0	0	1	0	2	2
12:00	1	2	0	2	0	2
12:30	1	1	0	1	3	1
13:00	1	3	1	3	2	1
13:30	1	1	0	3	2	2
14:00	2	1	1	1	1	CLOSE
14:30	1	1	DNA	1	1	
15:00	1	2	1	1	1	
15:30	1	2	2	2	1	
16:00	0	2	2	1	0	
16:30	2	0	2	2	1	
17:00	2	0	2	1	1	
17:30	2	2	1	1	1	
18:00	1	2	0	1	CLOSE	
18:30		2	1	0		
19:00	CLOSE	1	CLOSE	CLOSE		
TOTALS:	19	25	17	28	27	17

Table 5 - Client Attendance

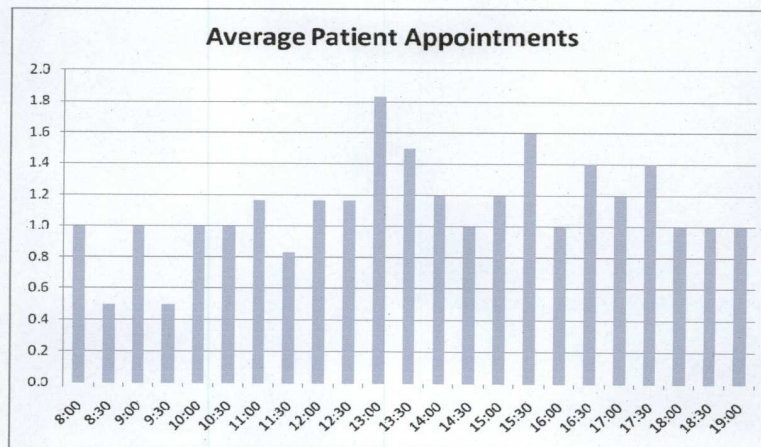


Figure 4 - Clients On-site at one Time



5. VEHICLE PARKING

5.1. Parking Demand

The number of parking bays required for the operation of the proposed physiotherapist clinic land use can be estimated from guidelines provided by the Institute of Transportation Engineers Parking Generation as permitted by the WAPC Transport Assessment Guidelines for Developments August 2006. The application of those guidelines provides an ability to estimate the daily peak parking demands that will vary from morning to evening due to the client's preference for attendance times.

The peak demands can be considered in association with the City of South Perth's minimum car parking requirements as described in the Town Planning Scheme No.6.

5.1.1. ITE Parking Demand Guide

The parking demand is shown in Table 4 as being a maximum of 8 bays.

5.1.2. City of South Perth Parking Demand

The Town Planning Scheme Table 6 Parking, for a Highway Commercial zoning the uses listed of industry-service, office or shop require the parking to be provided at a rate of 1 bay for every 20m² of gross floor area. TPS6 Table 6 also stipulates a range of other uses with specific parking criteria that include the use as consulting rooms with the parking provision to be 1 car bay for every 19m² of gross floor area with a minimum of 6 bays plus 1 car bay per employee plus parking for 1 bicycle per practitioner.

The gross floor area for the building proposed for the physiotherapy clinic use is about 145m² and the parking requirement under TPS6 as consulting rooms would be to provide 8 client car bays, 4 staff car bays and 3 bicycle parking facilities.

5.1.3. Existing Business Parking Demand

The existing business operates from 245 Canning Highway that is a shared accommodation / clinic facility of about 500m² GFA with a common car parking facility of 21 bays. There is no on-street parking and no potential for cross-utilisation of parking on adjacent properties as they have no public car parking areas.

The practical parking demand for the existing business involves:

- 2 car bays for the physiotherapists
- 1 car bay for the masseur
- 1 bay for the receptionist on duty + allow 1 bay part time for change of shift for receptionist
- 2 car bays for clients being treated plus 1 bay part time for early arrival of clients



- 1 additional bay for the peak demand period of 3 clients.

In total the business operates with 6 full time used car bays and 1 part time bay and 1 bay available for the "3 client" peak. In all 8 bays are utilised.

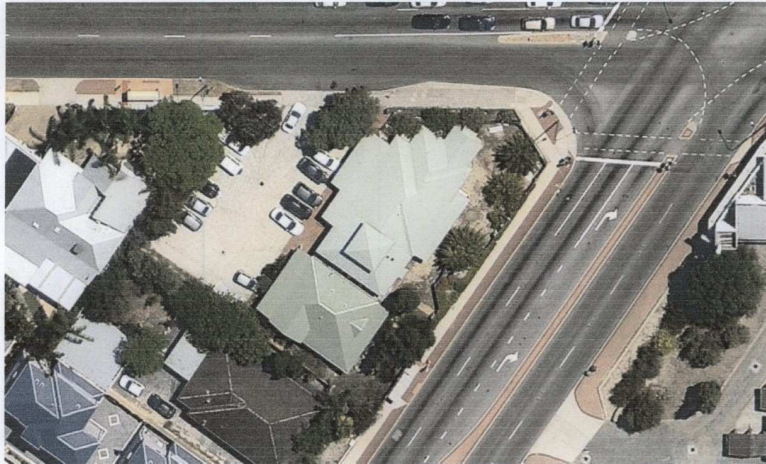


Figure 5 - Existing Business Site

5.1.4. Parking Discussion

Parking for a professional medical related clinic / consulting room is related to the staff numbers and the potential for visitors. Staff numbers are limited by the number of rooms available in the existing building and the use which can be made of the rooms. The TPS parking generation is applicable to a new development that has the ability to determine the optimum floor area per consulting room however at this site the floor space per room is set by the existing walls that are not being moved by the property owner as part of this potential lease arrangement.

The ITE rate based parking demand is 8 bays.

The actual business operation is 8 bays.

The TPS6 requirement is 12 bays.

The condition imposed on the calculation of the number of car parking bays is TPS6 clause 6.3(4) where in the case of non-residential uses, the Council may grant planning approval for a development having a lesser number of car parking bays than the number prescribed in Table 6, provided that the following requirements are met:

- (a) The Council is satisfied that the proposed number of bays is sufficient, having regard to the peak parking demand for different uses on the development site.



- (c) In the Highway Commercial and the Local Commercial zones, in the case of additions which do not increase the existing floor area by more than 10%, or 50 square metres, whichever is the greater, the Council is satisfied that sufficient public parking bays are available in the vicinity of the development site to cater for the proposed development.

As this proposed change of land use is for leasing an existing building there is no increase in floor area. The considerations become:

- i) Is there sufficient parking available in existing on-street and other nearby publicly available parking to meet the demand?
- ii) Is the parking demand realistic at 8 bays or at 12 bays?
- iii) The existing use of the building as an office in the Highway Commercial Zone required the provision of 1 car bay per 20m² of GFA in accordance with TPS6. That is 7 car bays would have been provided.
- iv) The additional parking demand is either 1 bay or 5 bays.

5.2. Parking Availability

The existing development on the site has no on-site parking provided therefore parking for the users of Lot 1 and Lot 2 at 101 Canning Highway rely upon the on-street parking in Salisbury Avenue and existing on-site parking on one of the adjacent properties.

The extent of existing car parking available at other locations is 59 bays comprising:

- Ten unmarked bays in Dyson Street (assessed from the equivalent marked length)
- Twenty four bays on Lot 50
- One bay on Lot 166
- Twenty four bays in Salisbury Avenue

In two parking studies conducted by Shawmac on the nearby properties, Lot 50 (No.95) conducted in 2007 and Lot 2 (No 97-99) conducted in 2010, the peak parking demand in this precinct had been gauged by monitoring the site at nine different times over two days in 2007 and the findings were recorded to identify which areas of car parking were predominantly used. The results of the site monitoring are presented in Table 5. The 2010 review showed similar results with many car bays vacant all day.



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Bays in Use	Number of bays	Thursday 14 June 2007					Friday 15 June 2007				
		8:15 AM	10:00 AM	12:30 PM	3:00 PM	5:00 PM	8:25 AM	11:00 AM	3:00 PM	4:30 PM	
Salisbury Ave South	10	1	3	5	4	5	1	9	6	4	
Salisbury Ave North	14	7	10	9	12	10	7	11	9	12	
Lot 166	1	0	1	1	0	0	0	0	0	0	
Rear Lot 50 general	19	3	7	7	7	5	3	7	8	7	
Rear Lot 50 undercover	5	1	5	4	4	2	1	2	3	2	
Dyson St South	4	1	2	3	4	1	1	1	2	3	
Dyson St North	6	2	3	2	3	1	2	2	2	4	
TOTAL	59	15	31	31	34	24	15	31	30	32	
OCCUPANCY RATE		25%	52%	52%	58%	41%	25%	52%	51%	54%	

Table 6 - Existing Parking Use.

An inspection of the parking utilisation in July 2010 showed the continuance of the 2007 trend of the most of the parking being underutilised. The usage is shown in photographs 2 to 6.



Photo 5 - Salisbury Ave - North side - 57% used



Photo 6 - Salisbury Ave - South side - 30% used



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Photo 7 - Dyson Street - 70% used



Photo 8 - Lot 50 undercover - 80% used



Photo 9 - Lot 50 general - 20% used

The parking usage showed there are vacant bays in the public area along Salisbury Avenue available for day-time use.



Should the adjacent property be redeveloped and the parking demand exceed the proposed 9 new bays to be provided on that site there were identified under utilised areas of the private parking plus the on-street Salisbury Avenue parking that could be used.

Concentrating only on the capacity of the Salisbury Avenue on-street parking the parking utilisation survey showed that there were more than 10 vacant bays except for short morning period on one day when only 4 bays were vacant. There is sufficient capacity in the on-street parking to cater for the additional 1 extra car that practically needs to be parked and capacity to cater for at least 4 additional vehicles during exceptional peak parking for staff or clients at shift / appointment crossovers.

During that 'peak' period in Salisbury Avenue parking there were still 12 vacant bays on Lot 50 beside the restaurant.

The Council's discretion is requested to be used under TPS6 clause 6.3 as the Council can be satisfied that the existing number of bays is sufficient, having regard to the peak parking demand for different uses in the building at 101A Canning Highway.

6. PROVISION FOR SERVICE VEHICLES

The four properties that form the Highway Commercial Centre between Salisbury Avenue and Dyson Street appear to have centralised the placement of their individual waste mobile bins to a place on Lot 166 that is easily accessible by the waste collection truck. There is benefit in this arrangement if mobile bins do not have to be placed on the public footpaths and the mobile bins can be emptied in a more safety controlled environment.

7. HOURS OF OPERATION

The two major building uses in this Highway Commercial Centre are the Dyson Business Centre and a restaurant on the corner of Canning Highway and Salisbury Avenue. These land uses have non-conflicting hours of operation - office during the day and restaurant during the evening.

By evaluation of the parking patterns it is apparent that the majority of employees in the Highway Commercial Centre park their cars in either on Lot 50 or in Salisbury Avenue next to the restaurant during office hours and vacate those parking bays before the evening demand by the restaurant patrons. This appears to be a sensible self-governed arrangement to optimise the use of existing parking.

There remain generally 14 bays vacant in Salisbury Avenue during the proposed operating hours of the physiotherapy clinic between 8:00am and 7:00pm or earlier on weekdays. Saturday has an earlier close time of about 2:00pm or earlier.



8. CONCLUSIONS

The existing car parking areas around the four properties that form the Highway Commercial Centre between Salisbury Avenue and Dyson Street are utilised to less than 60% of the capacity at peak parking times with the typical usage being around 50%.

The City of South Perth Council can be satisfied that the proposed change in land use at 101A Canning Highway would require the same parking as the previous land use with perhaps 1 to 5 more car parking bays utilised depending on the method of assessment.

The Salisbury Avenue on-street parking has a current vacancy rate of more than 10 car bays during most of the day and that is sufficient to cater for any increase that occurs from the use of the existing building for a physiotherapy clinic.

The aggregate parking in the area from other property with potential redevelopments has been considered and can be accommodated in the current vacant parking in addition to this proposed land use.

The required three on site bicycle parking can be provided.

The City of South Perth Council can grant planning approval for a particular land use in a Highway Commercial zone providing there are sufficient car parking bays on-street adjacent to the site to satisfy the number prescribed in the Town Planning Scheme 6 Table 6.

South Perth Esplanade (precinct) Street Nos. 49-67		
1.	Esplanade Terrace resident	Generally support amendment, as it is based upon transit oriented design and increase in density but objects to: <ul style="list-style-type: none"> a) Approach that new development should be predominantly non residential. As inclusion of residential will assist to design out crime and is unfair to landowners development rights. b) Building Height proposed on Harper Terrace and they should be the same on both sides of Harper Terrace
2.	Planning Consultant	Support amendment and endorses the aims, objectives and philosophy of the amendment. Suggest minor modification to amendment to: <ul style="list-style-type: none"> a) For urban design and completeness the South Perth Station Precinct boundary should extend to Frasers Land along South Perth Esplanade. b) This precinct as modified should all have 41m building height identified
3.	South Perth Esplanade	Supports the amendment subject to modification as follows: <ul style="list-style-type: none"> a) Recommend the extension of South Perth Esplanade sub precinct to include all sites up to the Frasers Land/South Perth Esplanade intersection b) Recommend these properties be included in the Special Design Area c) Recommend a height of 25m be placed over this additional part of the precinct d) Various adjustments to text in regard to tourist accommodation.
Scott Street		
4.	Scott St resident	Opposes the amendment <ul style="list-style-type: none"> a) Suggested high rise buildings are not in keeping with the village style enjoyed by residents b) Increased traffic flow will add to current congestion c) Request that Council consider the unique lifestyle enjoyed by residents
5.	Scott Street resident	Support for Scott-Richardson and Minds Street area but concerned about impact on Scott & Stone Street area, including concerns about: <ul style="list-style-type: none"> a) Land use proportions proposed to be predominantly commercial b) That the amendment will not attract a cross section of demographics c) The need for a new primary school as a result of the increase in population d) That the Stone Street area will lose character if it is to

		<p>become predominantly commercial</p> <p>e) This area is removed from the proposed rail station</p> <p>f) Suggests a tram line along Labouchere Road would be better</p> <p>g) Building height should be lower rise fronting the river</p> <p>h) Visual impact of high rise on Judd Street – entry to South Perth</p> <p>i) Quality of affordable housing</p>
6.	Scott St resident	Does not support proposal
7.	Scott St resident	<p>Objects to proposal</p> <p>a) Detrimental effect on existing quiet desirable character of location and community life due to an increase in transient population</p> <p>b) Integrating more commercial space will disadvantage predominant residential character</p> <p>c) Increased housing density will increase traffic congestion, freeway access and parking</p> <p>d) Unique nature of peninsula should be maintained</p> <p>e) Impact of 12 storey buildings proposed to line freeway from Richardson Park to Scott St will significantly impact street parallel to the freeway in terms of overshadowing, ventilation and views</p>
8.	Scott St resident	<p>Objection – pro forma</p> <p>a) Development will destroy residential amenity due to increased traffic and noise</p> <p>b) Increase in transient population</p> <p>c) Area will become commercial</p> <p>d) Concerned about lack of parking availability and congestion at freeway access</p> <p>e) Overshadowing of homes</p>
Stone Street		
9.	Owner of Stone St & Mill Point Road properties	<p>Objection:</p> <p>a) Stone Street should be excluded from amendment</p> <p>b) Ferry services are adequate for public transport</p> <p>c) Parking problem will be detrimental to the area</p> <p>d) Objects to 41m height limit west of Stone Street</p>
10.	Stone St resident	<p>Objection</p> <p>a) Concerned at detrimental effect of proposal on standard of living in what is a delightful precinct in which to live</p> <p>b) impact of recent development (the 9 storey apartment blocks) on western side of Stone St has resulted in loss of sunlight; maximization of on-street parking in Stone St and Scott St; and an increase in noise levels from locals, train line, and jet ski</p> <p>c) 12 storey buildings will create an impossible situation with street parking due to commercial activity; potential loss of the park at the end of Stone St, a memorial site and used for</p>

		<p>recreation; further loss of sunshine and light; loss of river views and privacy; and huge overcrowding</p> <p>d) A station is not necessary given that there is sufficient public transport, bus and ferry, and considerable Zoo parking</p>
11.	Stone St resident	<p>Objection to height limits of buildings around the precinct being greater than heights within the precinct.</p> <p>Concerns that enclosing structures will create overshadowing, extinguish views and interrupt airflow.</p>
12.	Stone St resident	<p>Object to proposal</p> <p>a) Concerned about impact on local residents and on the unique character of the South Perth peninsula:</p> <p>b) Impact that 12 storeys will have on amenity of existing residents; negative impact on light/views/breeze</p> <p>c) Increased traffic</p> <p>d) Loss of lifestyle and enjoyment from increased population density</p> <p>e) Tallest buildings on perimeter which block views</p> <p>f) Basis of South Perth Precinct Plan appears to be based on need for a railway station, commercial property demand, demand for affordable residential demand in South Perth</p> <p>g) Immediate resident usage area for the station is substantially reduced due to the Freeway</p> <p>h) Why do we need to negatively impact a beautiful residential area with commercial property?</p>
13.	Stone Street resident	<p>Support rail station and increasing densities around the station but do not support the amendment extending north of Judd Street. Comment:</p> <p>a) This area is separated by the freeway on/off ramp.</p> <p>b) This area has a different character to the area south of Judd Street</p> <p>c) The area north of Judd Street is not suitable for commercial land use</p> <p>d) No regard for existing built form</p> <p>e) Streetscape will be affected</p> <p>f) Traffic will increase and the redevelopment will reduce the availability of on street parking which is already limited.</p> <p>g) Concerned about proximity to ground water.</p>

14.	Stone St resident	<p>Objection</p> <p>Concerned about lack of community consultation</p> <ul style="list-style-type: none"> a) General feeling of the Council/community meetings that the Precinct Plan should not have included the Peninsula area and should end at the traffic lights at the Freeway entrance and be contained as a discrete area b) Stone St is a residential area with high quality apartment buildings and a pleasant ambience of living; to change this to effectively make this small area a commercial zone would be a shame c) Grossly unfair to allow 12 storey buildings with commercial content directly in front of us and would not have same aesthetics as existing apartments and presents a grave concern in relation to general environment, demographic and resale potential will destroy residential amenity and quiet enjoyment due to increased traffic and noise d) Overshadowing of homes e) Loss of public open space at the end of Stone St f) Impacts of transient population on community feeling
15.	Stone St resident	<p>Opposes proposal</p> <ul style="list-style-type: none"> a) Height differences not logical (41m on western side of Stone St and 25m on eastern side of Stone St and both sides of Mill Point Road) b) Not logical that buildings fronting river are higher than those behind as will block out views c) Suggests the block bounded by Stone St and Mill Point Rd have a 12 storey height restriction, north side of Stone St remained at 4 stories as gives a feeling of openness d) Proposed 12 storey row of buildings will detract from the aesthetics of the location e) Concerned the proposed height increases will exacerbate existing parking congestion within Stone St
16.	Stone St resident	<p>Objection – pro forma</p> <ul style="list-style-type: none"> a) Development will destroy residential amenity due to increased traffic and noise b) Increase in transient population c) Area will become commercial d) Concerned about lack of parking availability and congestion at freeway access e) Overshadowing of homes

17.	Stone Street resident	<p>Objection</p> <ul style="list-style-type: none"> a) Does not support rezoning north of Mill Point Road. b) Concerned about overshadowing of tall buildings c) Impact of commercial business on village lifestyle enjoyed by residents d) Increase in traffic and car parking issues e) Devaluation of existing properties
18.	Stone Street resident	<p>Objection:</p> <ul style="list-style-type: none"> a) Increase in affordable housing will devalue property b) 12 storey height limit will compromise access to sunlight, breeze and views c) 12 storey limit should start from freeway entry to Richardson Street d) Will destroy village atmosphere e) Trains to Perth will be full
19.	Stone St resident	<p>No objection south of Judd St to Richardson St.</p> <p>Object to:</p> <ul style="list-style-type: none"> a) Development will destroy residential amenity due to increased traffic and noise b) Increase in transient population c) Area will become commercial d) Concerned about lack of parking availability and congestion at freeway access e) Overshadowing of homes
20.	Stone St resident	<p>Objection – pro forma</p> <ul style="list-style-type: none"> a) Development will destroy residential amenity due to increased traffic and noise b) Increase in transient population c) Area will become commercial d) Concerned about lack of parking availability and congestion at freeway access e) Overshadowing of homes

21.	Stone St resident	<p>Object to the following:</p> <p><u>Proposed Richardson Street Train Station</u></p> <ul style="list-style-type: none"> a) The 600,000 zoo visitors travel by car, bus, ferry, walk or cycle. The train station will accommodate very few additional visits b) 800m catchment area includes Swan River, Royal Perth Golf Club and Richardson Park – no residents, only between Richardson St and Mill Point Rd c) No justification for train station <p><u>Height Amendments (Within Stone St to Scott St)</u></p> <ul style="list-style-type: none"> d) Stone St is a cul de sac, concerned about the increase in traffic and congestion e) Provides only entry into the Peninsula Precinct via Labouchere Rd with a set of traffic lights causing a 'barrier to entry' f) Corridor situation g) Increase in commercial activity and transient population will exacerbate existing traffic and parking issues, no available parking capacity to accommodate additional workers/commuters h) Increased commercial activity will change the unique lifestyle of the area without benefiting residents i) Residents do not wish to see a shift back from high quality residential accommodation to an increase in commercial businesses j) Will devalue properties k) Community consultation process is not transparent and should have been undertaken prior to consultants being engaged; would like to see an open forum between the Council and community
22.	Stone Street resident	<p>Object</p> <ul style="list-style-type: none"> a) Concerned about impact of limiting residential to 50% of development and introducing commercial into the area b) Train station will not benefit Stone Street c) Increased traffic congestion d) Highrise on outside of precinct rather than central working outward, so everyone gets to enjoy the views e) Overshadowing of new developments
23.	Stone St resident	<p>Object</p> <ul style="list-style-type: none"> a) Increase in traffic and parking within Peninsula area, limited access b) Overshadowing of homes c) Block afternoon sea breezes d) Opposed to an increased transient population

24.	Stone St resident	<p>Objection – pro forma</p> <ul style="list-style-type: none"> a) Development will destroy residential amenity due to increased traffic and noise b) Increase in transient population c) Area will become commercial d) Concerned about lack of parking availability and congestion at freeway access e) Overshadowing of homes
25.	Stone Street resident	<p>Objection</p> <ul style="list-style-type: none"> a) Existing parking issues would be worsened b) Traffic congestion at Mill Point Road off ramp would be exacerbated c) Unacceptable overshadowing as a result of increased height of buildings d) Does not support commercial in Stone Street e) Lose of views for residents
26.	Stone St resident	<p>Objection</p> <ul style="list-style-type: none"> a) Train station not justified; zoo and golf course are not public open spaces, no reason for it in this location b) Concerned about increased noise and pollution from the trains passing c) Stone St is a residential area with huge trees that screen the railway and freeway. Plan seems to allow for a narrow street with 12 storey buildings that would not allow light essential for trees d) Concerned about the safety of pedestrians at intersection of Labouchere/Mill Point Rd/Judd St due to extent of width of freeway exist off Judd St indicated on drawings e) Freeway overpass not included in some diagrams f) Plan purports to encourage green areas but replaces park in Judd St between Melville Pde and Stone St with 12 storey buildings g) Concerned about the height differences and loss of sunlight and views h) Public transport needs to be improved to overcome parking requirements of an increased population; increased access should not be by way of increasing density of residences
27.	Stone Street owner	<p>Supports the railway station</p> <p>Objects to the amendment on the following basis:</p> <ul style="list-style-type: none"> a) The blanket increases to building height as it affects access to river view. b) Height restrictions should graduate lowest closer to the river to highest further away as is the case under the current scheme provisions

		<ul style="list-style-type: none"> c) Does not give consideration to existing built form and likelihood of redevelopment d) Increased densities should be on a case by case basis e) Change to streetscape f) Increase in traffic g) Potential for this to have an adverse visual impact when viewed from the river h) Impact on parking availability i) Impact on Stone Street character j) Suggests Council review the amendment to reduce potential to significant adverse impact on amenity, views and streetscape
28.	Stone St resident	<p>Object to proposal</p> <ul style="list-style-type: none"> a) Maintain unique nature of peninsula b) Concerned about impact of 12 storey buildings parallel to freeway from Richardson Park to Scott St due to overshadowing, loss of ventilation and views c) Development will destroy residential amenity due to increased pedestrian movements and vehicular traffic congestion and noise d) Overshadowing of homes e) Proposed density and height of development is out of kilter with the essence of Stone St f) Increased commercial use will adversely impact on predominantly residential character of area g) Increased transient population will impact on quiet residential character and community life h) High-rise development should remain on Richardson park side of entrance to the freeway, keeping Stone St side of freeway down to South Perth foreshore as residential
29.	Stone Street resident	<p>Objection</p> <ul style="list-style-type: none"> a) Stone Street is 100% residential. b) Any zoning change would adversely affect the nature of the area with increased traffic and noise c) Stone Street is removed from the proposed rail station d) Parking problems
30.	Stone Street resident	<p>Objection</p> <ul style="list-style-type: none"> a) No need for a train station given proximity to Canning Bridge b) Traffic congestion c) 12 storey height limit to Stone Street will affect access to sunlight, breeze and views d) Will ruin village community

31.	Stone St resident	<p>Object to the proposal</p> <ul style="list-style-type: none"> a) Increased traffic will increase current problems accessing the freeway at peak times b) Increased building heights will significantly and adversely impact on river views and height controls c) Advent of a rail station does not warrant a departure from current height controls d) Affordable housing concept will encourage a transient population and devalue properties and the village atmosphere e) Decrease in available parking in the shopping areas which will impact on elderly people who are not fit to walk and carry groceries
32.	Stone St owner	<p>Objection – pro forma</p> <ul style="list-style-type: none"> a) Development will destroy residential amenity due to increased traffic and noise b) Increase in transient population c) Area will become commercial d) Concerned about lack of parking availability and congestion at freeway access e) Overshadowing of homes
33.	Stone St resident	<p>Objects to proposal</p> <ul style="list-style-type: none"> a) Concerned about increase in existing amenity concerns relating to noise, safety, privacy and light b) Increased traffic and noise in Stone St, speeding motorists c) Increase in apartments has created overlooking issues from balconies into garden and house and loss of light and overshadowing

34.	Stone St resident	<p>Objection</p> <ul style="list-style-type: none"> a) Destruction of the “village” atmosphere to the South Perth Peninsular precinct and surrounding areas around Stone St b) Increase in traffic c) Long term and ongoing demolition and construction d) Increase in “affordable” housing e) Compromising our use of existing amenities f) Congestion of traffic onto the freeway g) Decrease in availability of parking h) Compromising our current access to sunlight and breeze i) Lack of transparent consultation j) Decrease in privacy to existing properties k) With construction of 12 storey buildings in surrounding areas to Stone St my property will be again adversely affected by the decrease in sunlight and fresh breezes l) With further development of high rise apartment blocks issues with traffic flow and traffic noise will rise m) Decrease in availability of parking n) Structural damage caused o) Construction of higher rise apartments will impact fundamentally on the quality of my life and the residents in Stone St
35.	Stone Street resident	<p>Objection</p> <ul style="list-style-type: none"> a) Building height of Stone Street as it will limit access to views, sea breezes and solar access b) Stone Street should remain residential c) This will destroy the village atmosphere of the area
36.	Stone St resident	<p>Objection – pro forma</p> <ul style="list-style-type: none"> a) Development will destroy residential amenity due to increased traffic and noise b) Increase in transient population c) Area will become commercial d) Concerned about lack of parking availability and congestion at freeway access e) Overshadowing of homes
37.	Stone St resident	<p>Objects to proposal</p> <ul style="list-style-type: none"> a) Increased housing density will increase traffic congestion and freeway access, parking issues b) Proposes substantial blanket increase to existing building heights; does not warrant a train station c) 12 storey development is out of character with existing Stone St character d) Opposes the 41 m height on western side of Stone St

38.	Stone St resident	<p>Objection – pro forma</p> <ul style="list-style-type: none"> a) Development will destroy residential amenity due to increased traffic and noise b) Increase in transient population c) Area will become commercial d) Concerned about lack of parking availability and congestion at freeway access e) Overshadowing of homes
39.	Stone St resident	<p>Objection – pro forma</p> <ul style="list-style-type: none"> a) Development will destroy residential amenity due to increased traffic and noise b) Increase in transient population c) Area will become commercial d) Concerned about lack of parking availability and congestion at freeway access e) Overshadowing of homes
40.	Stone Street resident	<p>Does not support concept of greater building height limits being permitted on the exterior of the area, suggests they should be gradual to ensure more get access to views.</p> <p>Believes that Stone Street residents will use ferry rather than rail</p> <p>Believes commercial should be limited in Stone Street.</p>
41.	Stone St resident	<p>Objection – pro forma</p> <ul style="list-style-type: none"> a) Development will destroy residential amenity due to increased traffic and noise b) Increase in transient population c) Area will become commercial d) Concerned about lack of parking availability and congestion at freeway access e) Overshadowing of homes
Mill Point Road, north of Judd Street (properties within precinct only)		
42.	Millpoint Road owner	<p>Objection</p> <ul style="list-style-type: none"> a) The whole of the Peninsula will be affected by the increase in building height b) Destruction of the village atmosphere c) Area north of Judd Street is residential and this should remain d) Traffic congestion further exacerbated e) The Stone & Scott Street area is too removed from the proposed rail station f) Taller buildings on river, should have graduation from Mill Point Road to enable access to sunlight, breezes and views

43.	Mill Point Road resident	<p>Objection:</p> <ul style="list-style-type: none"> a) Does not support increased building heights b) Parking problems c) This area will not use the train d) Views will be lost
44.	Mill Point Rd resident	<p>Object to proposal</p> <ul style="list-style-type: none"> a) Negative impact on quality of life and property values b) Concerned about increase in crime and vandalism to and from the Windsor Hotel/café precinct currently experienced c) Loss of quiet ambient area, views of river and Kings park d) Increase in existing traffic noise and traffic flow problems e) Lack of consultation with all residents likely to be affected by this plan
45.	Mill Point Rd resident	<p>Objection – pro forma</p> <ul style="list-style-type: none"> a) Development will destroy residential amenity due to increased traffic and noise b) Increase in transient population c) Area will become commercial d) Concerned about lack of parking availability and congestion at freeway access e) Overshadowing of homes
46.	Mill Point Road resident	<p>Objection</p> <ul style="list-style-type: none"> a) Should not include land north of Judd Street b) Does not support 12 storeys west of Stone Street c) Amendment will change streetscape & conservation values d) Increase congestion e) Compromise access to sunlight, breezes and views f) Long term disruption to residents whilst construction occurs
47.	Mill Point Rd resident	<p>Objection – pro forma</p> <ul style="list-style-type: none"> a) Development will destroy residential amenity due to increased traffic and noise b) Increase in transient population c) Area will become commercial d) Concerned about lack of parking availability and congestion at freeway access e) Overshadowing of homes
48.	Mill Point Rd resident	<p>Objection – pro forma</p> <ul style="list-style-type: none"> a) Development will destroy residential amenity due to increased traffic and noise b) Increase in transient population c) Area will become commercial d) Concerned about lack of parking availability and congestion at freeway access e) Overshadowing of homes

Submission Table: Summary of submissions

Attachment 10.4.1(b)

49.	Mill Point Rd resident	<p>Objection – pro forma</p> <ul style="list-style-type: none"> a) Development will destroy residential amenity due to increased traffic and noise b) Increase in transient population c) Area will become commercial d) Concerned about lack of parking availability and congestion at freeway access e) Overshadowing of homes
50.	Mill Point Rd resident	<p>Objection – pro forma</p> <ul style="list-style-type: none"> a) Development will destroy residential amenity due to increased traffic and noise b) Increase in transient population c) Area will become commercial d) Concerned about lack of parking availability and congestion at freeway access e) Overshadowing of homes
51.	Mill Point Road Business Owner	<p>Support of amendment but questions provisions relating to:</p> <ul style="list-style-type: none"> a) Plot ratio b) Application of the Performance criteria, especially in regard to minimum area and frontage. Suggests this should be deleted c) Developer contribution levy
52.	Mill Point Rd resident	<p>Objection – pro forma</p> <ul style="list-style-type: none"> a) Development will destroy residential amenity due to increased traffic and noise b) Increase in transient population c) Area will become commercial d) Concerned about lack of parking availability and congestion at freeway access e) Overshadowing of homes
Mends Street		
53.	Mends Street	<p>Support</p> <ul style="list-style-type: none"> a) Will revitalize existing commercial office space and shopping. b) Will increase availability of office space c) The rail station will provide affordable transport for workers <p>Concern – development on Richardson Park should still allow for 2 cricket pitches with limited overshadowing.</p>

South Perth Esplanade (street nos 69-81 only)		
54.	The Esplanade Business	<p>Support the proposal</p> <ul style="list-style-type: none"> a) We completed the retail and office complex at 85 The Esplanade, South Perth in January 1990 b) We see a very constructive and significant improvement to a more vibrant and attractive precinct c) Proposal will result in compact, mixed-use developments to the greater benefit of the precinct. d) Will provide an important impetus for the future train station which will benefit the City to visit, live and work in
55.	Planning consultant for owner South Perth Esplanade	Support and endorse the objective, development requirements and the amendment
Mill Point Road, east of Labouchere (properties within precinct)		
56.	Business owner Mill Point Rd	<p>In principal supportive</p> <ul style="list-style-type: none"> a) Proposal paints a logical vision for the precinct, and rightly identifies the potential for landmark buildings at the Windsor Hotel site. b) Table A are reasonable development controls, use of performance criteria is particularly inspiring; it is a refreshing and outstanding example of innovative contemporary planning practice; c) City and WAPC should be congratulated on their foresight for the precinct <p>Expresses concern about:</p> <ul style="list-style-type: none"> d) The removal of special design area from heritage sites as it results in ad hoc streetscape and will prejudice against heritage ownership. e) Suggests that sites with heritage buildings should be included in the special design area and building height be consistent with adjacent lots f) Suggests that area between Windsor and Darley Street should have 41m building height due to being adjacent to g) Remove reference to R-IC
Judd Street		
57.	Business owner Judd Street	<p>Strong Support</p> <p>Existing scheme provisions are economically prohibitive to redevelopment and therefore support proposed amendment</p>

Bowman Street		
58.	Bowman St resident	Opposes the proposal a) 41m heights along Melville Pde will block out views and sea breezes of existing buildings b) Arbitrary, unfair and biased that only buildings along the river front should have river views and breezes c) Proposal will downgrade amenity of apartment d) Buildings along streets parallel to Bowman up to Richardson Park not fronting river also negatively impacted
59.	Bowman Street	Full support
60.	Bowman Street	Support the proposal Require more office spaces
61.	Bowman Street	Support. Will enhance the area and provide for infrastructure and public transport.
62.	Bowman St owner	Support the proposal Advantageous for visitors to the Zoo Reduce need for extra parking for employees
Lyll Street		
63.	Business owner Lyll St	Support the proposal
64.	Planning Consultants on behalf of owners Lyll Street	Supports amendment in current form
65.	Lyll St	In favour of the proposal
66.	Business owner Lyll St	Support the proposal 25m/8 storey height level for Lyll St will support small business and be of economic benefit to South Perth generally
67.	Lyll Street	Strong Support

Hardy Street		
68.	Hardy Street owner	Supports the amendment, provides the following comment: a) Many lots can't meet performance criteria for minimum frontage and lot size. b) Suggests rear laneways for vehicle access c) Supports increasing commercial floorspace
69.	Hardy Street	Objection a) The rail station should be shown as a need based on proven demand b) Concern about impact of affordable housing may create slums c) Concerned about impact of nil setbacks d) South Perth will lose much of its character e) Concerned about impact of commercial focus f) Concerned that much of 800m radius from station is recreation reserve and therefore more intense development is being proposed in the area that is developable.
70.	Lyall Street	Support the amendment Will improve the area with redevelopment and the train station will enhance amenity
71.	Business owner Hardy St	Support the amendment
72.	Hardy Street	Supports the amendment but advises: a) Does not support differing podium heights b) Clarification of building height can only be relaxed in Special Design Area c) Seeks clarification of calculation of building height
73.	Business owner Hardy St	Support the amendment
74.	Business owner Hardy St	Support the amendment
75.	Planning Consultants on behalf of owners Hardy Street	Conditional support however serious concerns in regard to: a) Loss of public open space. Does not support excision of Richardson Park b) Streetscape and setbacks, especially given the large number of existing strata developments that exist that will not have a nil setback like the new developments c) Solar access d) Traffic management e) The impact on the urban form where relaxation to height requirements are permitted. f) Building heights proposed that will present the back of buildings when viewed from within the precinct. g) The sense of place will not be preserved and with will be to

Submission Table: Summary of submissions**Attachment 10.4.1(b)**

		the detriment of residents, business owners and the community.
76.	Hardy Street	Endorse submission by Jenny Smithson – refer submission number
77.	Hardy Street	Objection a) Loss of amenity b) Does not support tallest building along the river c) Proposal will change the demographic of the area d) Does not support the special design control area where Council can vary from development requirements. e) Should exclude Stone and Scott Street area from the precinct f) Does not support rail station in this location
Charles Street		
78.	Charles Street	Support. Considers the rail station an essential part for the future development of the area.
79.	Charles Street	Supports the amendment The amendment will encourage high quality commercial floorspace. Supports the rail station Supports development of the corner of Richardson Park

80.	Charles St	<p>Opposes proposal</p> <p>a) Proposal will destroy character of the area in order to manufacture a need for a train station and justify a business case</p> <p>b) Concern over following negative impacts on existing residents in the area:</p> <p><u>Land Use and Land Use Proportions</u></p> <p>c) Turn trend of development into a business precinct and erode friendly neighbourhood feel</p> <p>d) Likelihood that peaceful atmosphere will be replaced with noise and disruption due to increased activity</p> <p><u>Podium and Building Height and Setbacks</u></p> <p>e) Changes will remove sunlight and views of existing residences</p> <p>f) Negative impact on livability of area, devalue overshadowed properties</p> <p>g) Removal of setbacks will create “tunnel” like feel to the area</p> <p><u>Parking</u></p> <p>h) Lower parking ratios will make it difficult for residents and guests to find parking</p> <p>i) Residents won’t have the option of leaving cars elsewhere in order to satisfy the City’s aim of “reducing car dependency”</p> <p><u>Vehicle Access</u></p> <p>j) Reduction in number and width of vehicle access points will make access and egress difficult</p> <p><u>Special Design Area</u></p> <p>k) Allows the City to circumvent any development requirements and will erode the rights of existing residents</p> <p><u>Crime</u></p> <p>l) Train will attract theft and graffiti crime</p> <p>m) Perth is well frequented by public transport options and therefore no need for a train station</p>
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81.	Charles St resident	Object to the proposal a) Moved to Charles St due to village character to live in retirement, which will be destroyed by this proposal b) Will attract commuters to the area at the expense of the well-being of its rate paying residents. c) No justification in making such wholesale changes merely to attempt to promote a rail station that is not required nor wanted by residents d) Existing residents will be built out and bathed in perpetual shadow by increased building heights e) Loss of views and further congestion, parking availability further reduced f) Increased business traffic, noise and disruption will detract from the environment that attracted us to South Perth g) Development of rail facilities and entertaining areas will increase crime
82.	Charles St & Labouchere Road owner	Support a) Suggests that the area to the south that is within 800 m of proposed station be included i.e. corner Labouchere Rd & Angelo Street b) Suggests that the height be increased for Charles Street given that adjacent properties identified for 41m height limit is unlikely to be developed
Richardson Street		
83.	Richardson Street	Strong Support
84.	Richardson Street	Comment: a) Concerned that if residents parking permits are not introduced, this will impact on existing and future residents. b) Concerned about development on Richardson Park
85.	Richardson street	Support Will trigger growth and sustainability by a transit oriented design development. Not adopting will result in stagnation.
86.	Richardson Street	Support. Major opportunity to capitalize on the future growth of Perth
87.	Richardson street	Strongly support amendment, suggests: a) Height for all buildings should be increased to 41m b) Parking is presently an issue
88.	Richardson Street	Strongly in favour. South Perth is a much underutilized location to work Supports development of Richardson Park to facilitate the construction of the rail station.

89.	Wesley South Perth Hockey Club, Richardson Park	Conditional support a) Would support loss of one hockey playing field if one of the remaining fields was an artificial turf b) Training and playing activities should not be impacted upon by rail station c) Development on the corner of Richardson Park should not impact upon use of flood lights and evening activities on the oval
Labouchere Road (properties within precinct only)		
90.	Chief Executive Officer Perth Zoo, 20 Labouchere Road	The railway station will be a positive improvement and supports the amendment as it relates to the proposed train station
91.	Labouchere Rd	Support for proposal
92.	Business owner Labouchere Road	Generally support but concerned about: a) Proposed height – should have greater height on Labouchere Road b) Reduction of public open space and concern of impact of shadow of development on Richardson Park.
93.	Labouchere Road	Strongly support amendment but concerned about: a) Building height closest to the freeway creates a visual block – have 41m on Labouchere tapering down at Freeway b) Parking should not limited for residents and ratepayers
94.	Labouchere Road	Generally supports amendment, especially use of awnings on buildings but concerned about: a) Proposed height – suggests greater height along Labouchere graduating to the freeway b) Does not support proposal to excise part of Richardson Park
95.	Labouchere Road	Generally supports amendment, especially use of awnings on buildings but concerned about: a) Proposed height – suggests greater height along Labouchere graduating to the freeway b) Does not support proposal to excise part of Richardson Park
96.	Labouchere Rd	Support for proposal a) Need to provide for staff living outside of South Perth who have requirements for parking and public transport options b) Train station beneficial for workers in the area, visitors to the Zoo, and patrons of evening entertainment c) Higher density benefits to retail, sporting groups, and workers d) Supports 41 m heights on corner of Richardson St and Labouchere Rd

97.	Labouchere Road	Support. a) Important strategic initiative for environmental sustainability b) Will bring vitality to the area. c) Suggests more areas should have 41m height limit
Melville Parade (south of Judd Street)		
98.	Melville Parade	Supports amendment, especially increased height limits
Submissions outside Precinct		
99.	Mill Point Rd	Objection – pro forma a) Development will destroy residential amenity due to increased traffic and noise b) Increase in transient population c) Area will become commercial d) Concerned about lack of parking availability and congestion at freeway access e) Overshadowing of homes
100	Mill Point Rd resident	Objection – pro forma a) Development will destroy residential amenity due to increased traffic and noise b) Increase in transient population c) Area will become commercial d) Concerned about lack of parking availability and congestion at freeway access e) Overshadowing of homes
101	Mill Point Rd resident	Objection – pro forma a) Development will destroy residential amenity due to increased traffic and noise b) Increase in transient population c) Area will become commercial d) Concerned about lack of parking availability and congestion at freeway access e) Overshadowing of homes
102	Mill Point Rd resident	Objection – pro forma a) Development will destroy residential amenity due to increased traffic and noise b) Increase in transient population c) Area will become commercial d) Concerned about lack of parking availability and congestion at freeway access e) Overshadowing of homes
103	Mill Point Road	Support the amendment. Provided the following comments: a) Concerned about impact of requiring retail on ground floor as insufficient population to make shops viable b)

104	Mill Point Rd	<p>Objection – pro forma</p> <ul style="list-style-type: none"> a) Development will destroy residential amenity due to increased traffic and noise b) Increase in transient population c) Area will become commercial d) Concerned about lack of parking availability and congestion at freeway access e) Overshadowing of homes
105	Mill Point Rd resident	<p>Objection – pro forma</p> <ul style="list-style-type: none"> a) Development will destroy residential amenity due to increased traffic and noise b) Increase in transient population c) Area will become commercial d) Concerned about lack of parking availability and congestion at freeway access e) Overshadowing of homes
106	Mill Point Road	<p>Objection to 41 metre height limit on Melville Parade and The Esplanade</p> <p>Concerned about transient population</p> <p>Concern about impact on Richardson Park</p> <p>Exacerbate existing traffic issues from Mill Point Road travelling south</p>
107	Mill Point Rd resident	<p>Objection – pro forma</p> <ul style="list-style-type: none"> a) Development will destroy residential amenity due to increased traffic and noise b) Increase in transient population c) Area will become commercial d) Concerned about lack of parking availability and congestion at freeway access e) Overshadowing of homes
108	Mill Point Rd resident	<p>Objection – pro forma</p> <ul style="list-style-type: none"> a) Development will destroy residential amenity due to increased traffic and noise b) Increase in transient population c) Area will become commercial d) Concerned about lack of parking availability and congestion at freeway access e) Overshadowing of homes

109	Mill Point Rd resident	<p>Objection – pro forma</p> <ul style="list-style-type: none"> a) Development will destroy residential amenity due to increased traffic and noise b) Increase in transient population c) Area will become commercial d) Concerned about lack of parking availability and congestion at freeway access e) Overshadowing of homes
110	Conochie Crescent	<p>Objection, concerned about:</p> <ul style="list-style-type: none"> a) the height limits on Melville Parade b) impact on traffic flow c) the character of the area d) excision of Richardson Park e) suggest that more ferries would be better than rail station f) history of flooding with amount of commercial development proposed
111	Preston Street, Como	<p>Support amendment</p> <p>Looking forward to upgrading of standards in the area and improvements in building design</p>
112	Forrest Street	<p>Objection</p> <ul style="list-style-type: none"> a) Increased traffic congestion, especially at freeway entry/exit b) Area already well serviced by bus and ferry
113	Stirling St resident	<p>Objection – pro forma</p> <ul style="list-style-type: none"> a) Development will destroy residential amenity due to increased traffic and noise b) Increase in transient population c) Area will become commercial d) Concerned about lack of parking availability and congestion at freeway access e) Overshadowing of homes
114	Darley St	<p>Oppose proposed building height limits</p> <p>Future development should be in keeping with existing buildings</p>
115	Gladstone Ave	<p>Objects to proposal. Has investment property in Stone St and concerned about loss of views and decrease of property value</p>
116	Ray St	<p>Supports proposal</p> <ul style="list-style-type: none"> a) Is an investor within area and owner in an area directly adjoining study area b) Requires clarification on the following: c) <u>Podium Height</u> Element 4.1 will result in podium heights at differing levels depending on its height limit. To maintain the objective of Element 4 development requirements should be limited to measurement limits “only” of 9m min. and 13.5m max., thus excluding the 1/3 building height

		<p>calculation</p> <p>d) <u>Building Height</u> Element 5.1 requires clarification on its relationship with Table B, and if height limits may be relaxed subject to all of the relevant performance criteria in Table B are met.</p> <p>e) Table B is written as if it relates to all sites within sub precinct plan not just the Special Design Area.</p> <p>f) <u>Building Height Plan</u> Legend on Plan details method of measurement only;</p> <p>g) What determines the methodology when measuring height limits of 10.5m and 41m limit areas? Please clarify definition of “storey” as is written on Legend of the 25m limit.</p>
117	Darley St resident	<p>Objection – pro forma</p> <p>a) Development will destroy residential amenity due to increased traffic and noise</p> <p>b) Increase in transient population</p> <p>c) Area will become commercial</p> <p>d) Concerned about lack of parking availability and congestion at freeway access</p> <p>e) Overshadowing of homes</p>
118	South Perth Esplanade	<p>Objection – pro forma</p> <p>a) Development will destroy residential amenity due to increased traffic and noise</p> <p>b) Increase in transient population</p> <p>c) Area will become commercial</p> <p>d) Concerned about lack of parking availability and congestion at freeway access</p> <p>e) Overshadowing of homes</p>
119	South Perth Esplanade on behalf of petition signed by 21 residents in the complex	<p>Objection</p> <p>a) The amendment will seriously endanger the amenity of South Perth and expectation of residents</p> <p>b) High density will create further traffic congestion</p> <p>c) Reduced carparking will increase parking pressure</p> <p>d) Amendment should not extend west of Mends Street</p>
120	Darley St	<p>Oppose the proposal</p> <p>a) Scale of planned development and the likely impact for residents are a cause of great concern</p> <p>b) Train Station – Refer to Perth Urban rail for the Perth-Mandurah rail project 2002 concluded that the low user numbers estimated for the train station provide a bleak justification for this development in the short-term</p> <p>c) No pressing need for a new rail transit amenity, especially if no park and ride or bus transit connections are envisaged, and only Perth Zoo would benefit</p> <p>d) New high rise and infill projects can be authorized under</p>

		<p>relaxed development parameters whether or not a train station is to proceed</p> <p>e) High rise and density – will destroy what residents are attracted to, namely proximity to CBD and river, village atmosphere, variety of accommodation, large open green spaces, parks and sports facilities, low incidence crime and vandalism</p> <p>f) Development controls – too much allowance for Council discretion to approve projects under Performance Criteria as this can result in exceptions and variations</p>
121	Labouchere Road	<p>Support</p> <p>a) Supports higher height limits, reduced reliance on plot ratio and revised setback provisions</p> <p>b) Supports reduced parking requirements</p> <p>c) Amendment will increase office supply</p>
122	Labouchere Rd	Support the amendment
123	Labouchere Rd	Support the amendment
Service Authorities		
124	Western Power	<p>No objections to the proposal</p> <p>Note:</p> <p>a) Perth One Call Service must be contacted and location details of W.P. underground cabling obtained prior to any excavation commencing.</p> <p>b) Work Safe requirements must also be observed when excavation work is being undertaken in the vicinity of any W.P. assets</p> <p>c) Any change to existing power system is the responsibility of the individual developer.</p>

125	Water Corporation	<p>No current objection</p> <p>Substantial increase in density will require technical planning reviews for water and wastewater services for specific advice to be given</p> <p>General Advice:</p> <p><u>Water Supply</u></p> <p>A 1065mm trunk water main exists in Melville Pde, with a 460mm headworks size off take at Judd St that supplies the amendment area. The existing reticulation mains (under 300mm in size) within area are of small diameter and will require upgrading in size.</p> <p><u>Wastewater</u></p> <p>Area is served by existing small diameter reticulation sewers that discharge to Bowman St Pump Station No. 3. The pressure main from this pump station discharges to the South Perth Station Section 4A main Sewer that crosses Labouchere Rd. Upgrading of some sewers, the pump station and pressure main are likely to be required.</p> <p><u>Water Efficiency</u></p> <p>Reference is made to Section 3.5 Energy and Resource Conservation, page 38, and Table 1, Element 11, Resource Efficiency. In order to minimise water infrastructure upgrades and conserve water resources, the Corporation requests that a Water Management Strategy be prepared at subsequent planning stages according to the Department of Water <i>Better Urban Water Management</i> guideline. This should be mentioned in the Plan.</p> <p><i>Better Urban Water Management</i> refers to the <i>State Water Plan</i> which states a design objective for a water consumption target of 100 kl/year including not more than 40-60 kl/person/year scheme water. The Corporation's strategy for the future <i>Water Forever</i> supports this objective and aims to reduce current water consumption levels. To achieve these objectives, the Strategy should address the Corporation's guideline <i>Waterwise Developers H2Options</i>, and use the water balance calculator in the guideline.</p> <p><u>Funding</u></p> <p>The developer is to fund the upgrading of existing works, and provide new works if required. The City should consider the inclusion of these works into its infrastructure contribution scheme.</p>
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126.	Main Roads	Does not support Existing freeway on and off ramps at Mill Point Road are at maximum capacity. Traffic impact assessment is required prior to further comment being provided. This could then lead to additional costs for the development.
127.	Swan River Trust	Comment a) Requests that a Local Urban Water Management Plan be prepared for the area b) South Perth West foreshore should be considered in long term planning c) Consider the implications of sea level rise and incorporate risk management d) Overshadowing may impact upon the river foreshore e) Management of risk of acid sulphate soils should be considered

Brief Summary of Submissions with Consultant Comment

Street	Support	Object
Stone Street	1	32 (25%)
Scott Street	1	4
Mill Point Road, north of Judd Street, within precinct	1	11
Frasers Lane	0	0
Ferry Street	0	0
Harper Terrace	0	0
Mends Street	1	0
Ray Street, within precinct	0	0
Darley Street, within precinct	0	0
South Perth Esplanade within South Perth Esplanade precinct	3	0
South Perth Esplanade, in Mill Point Precinct	2	0
Mill Point Road, east of Labouchere, within precinct	1	0
Judd Street	1	0
Bowman Street	4	1
Lyll Street	5	0
Hardy Street	8	2
Charles Street	3	2
Richardson Street	6	1
Labouchere	8	0
Melville Parade, south of Judd Street	1	0
TOTAL SUBMISSION FROM WITHIN PRECINCT (99)	46 (46.5%)	53 (55.5%)
Submissions outside Precinct	6	19
Service Authorities	3	1
TOTAL SUBMISSIONS = 128	55 (42.9%)	73 (57%)

Primary Concerns in Stone Street, Scott Street & Mill Point Area, north of Freeway entry/exit

- **Traffic, Access & Parking (51)**
- **Amenity – overshadowing, loss of views of significance, ventilation, noise (47)**
- **Land Use proportions – too much commercial/lack of residential (27)**
- **Building Height (23)**
- **Streetscape & character of locality (22)**
- **Transient Population (20)**
- **Need for train station not justified (11)**
- **Extent of Special Design Area (7)**
- **Devalue existing properties (6)**
- **Loss of Public Open Space (4)**
- **Crime (2)**

Many of the submissions regarding traffic expressed concern about the existing traffic congestion at the Mill Point road entry and exit points to the Freeway. The submission from Main Roads identified the need to undertake a Traffic Impact Assessment as the on and off ramps are “at maximum capacity.” Main Roads consider that the traffic Impact Assessment should be undertaken by Council. Money for this project would need to be set aside in the Council budget or included in the developer contribution schedule.

In regard to vehicle access, the road widths are sufficient to accommodate the anticipated increase in vehicle numbers. In regard to parking, the matter of resident parking permits is a separate matter that does not relate to this amendment. Parking will be provided on site for all developments and refer comments below in regard to modification of the proposed amendment.

Many of the submissions from this area identified concerned about lack of parking, loss of views and building height, especially as the amendment as advertised proposed buildings up to 41 metres in height for the block bound by Stone Street and Melville Parade.

In order to assist in addressing these concerns, it is proposed to MODIFY the amendment such that the building height for those properties between Stone Street and Melville Parade will remain at the existing 14m rather than the 41m proposed. In addition, this land was also identified as being included in the Special Design Area, whereby Council could vary building height, amongst other provisions. It is proposed to exclude the area west of Stone Street from Special Design Area.

It is considered that by reducing the maximum height permitted for the area between Stone Street and Melville Parade that it will reduce the development potential of that area, therefore reduce potential traffic and parking issues in Stone Street. By reducing the maximum building height in the area between Stone Street and Melville parade, it will reduce concern in regard to overshadowing, loss of views and ventilation, building height and possibly some of the concerns about property devaluation.

Concern is raised in regard to the requirement to have commercial within a development in this area. In regard to land use proportions, given the amount of recent development on the eastern side of Stone Street, it is considered unlikely that this will significantly change. The existing zoning of the eastern side of Stone Street already allows for commercial land uses in this area. It is noted that the amendment requires commercial development on the ground floor and a maximum of 50% residential plot ratio, where as the existing zoning did not require commercial land use, it was a discretionary use. The introduction of commercial uses on the ground floor will encourage activation of the street frontage. Table A of Schedule 9 would have to be modified under a number of elements if Council wanted to exclude commercial land uses in this area.

A number of submissions refer to the character and 'village atmosphere' of this area (Stone Street) and concern about the impact on that streetscape. Much of this area has been recently redeveloped, with other sites having been strata titled and therefore unlikely to be developed due to the need to get agreement between all land owners in order to develop. On that basis, it is considered unlikely that the character of this area will significantly change in the foreseeable future. Further the amendment seeks to retain a front setback in this area in order to retain the existing character.

The transient population is identified as concern. There is no evidence that the residents of the new developments will be more transient in nature. Developments may contain a mix of one and two bedroom apartments up to three and four bedroom penthouses. It is anticipated that much of the new development will be high quality and architecturally designed with accommodation to suit a cross section of the population.

The existing public open space at the southern end of Stone Street is Council owned land and the Council does not have any intention of developing that land in the foreseeable future. The area is presented under a local reserve for public open space. The amendment has not been modified to address this issue, however if Council supported the submissions, the amendment would need to be modified under element 1 to identify that the specific lot

Primary Concerns in Scott-Richardson Sub Precinct for the Area South of Judd Street

- **Building Height (11)**
- **Amenity – overshadowing, loss of views of significance, ventilation, noise (10)**
- **Streetscape & character of locality (10)**
- **Traffic, Access & Parking (8)**
- **Need for train station not justified (6)**
- **Loss of Public Open Space/Richardson Park (7)**
- **Crime (3)**
- **Land Use proportions – too much commercial/lack of residential (3)**
- **Extent of Special design Area (2)**
- **Transient Population (1)**
- **Loss of Public Open Space (1)**

The concerns in this area primarily related to the proposal to have the 41m building height permitted on the properties that front onto Melville Parade and therefore this will limit the opportunities for other properties in the precinct to gain access to views. It should be noted that the building design requires a 3-4m side setback and therefore there will still be view corridors available between properties. In regard to the issue of building height being greatest along Melville Parade, Council has the option to retain the building heights as proposed or to reduce the height at the Melville Parade end to the 25m maximum to the finished floor level of the uppermost storey and have the 41m maximum height along Labouchere Road. **Noting that it is intended to develop the corner of Richardson Park with a development of 41 metres, if the remainder of Melville Parade was to have a 25m maximum, the Richardson Park development would then look out of context.**

Comments received express concern about overshadowing. Since the Council endorsed the South Perth Station Precinct Plan, the Residential Design Codes have been modified in relation to medium and high density housing. The new provisions of the codes removed the need for solar access for adjoining sites where the density of development was greater than 60%. Therefore a standard development requirement for providing for solar access has not been included.

Refer comments above in regard to transient population.

The new requirements include a design element aiming at reducing the potential for crime.

The Richardson Park site was included in this amendment, however, upon advice from the Department of Planning officers, this portion of the site has been excluded from the amendment at this time. Richardson Park is a Parks and Recreation Reserve under the Metropolitan Region Scheme and therefore any proposal that would seek to use such a reserve for any use other than parks or recreation is not in accordance with the reserve purpose under the Metropolitan Region Scheme. Therefore when Council consider the South Perth Station Case Study, if it resolves to support a building proposal on Richardson Park, the Council should at that time also resolve to request the Western Australian Planning Commission amend the Metropolitan Region Scheme to zone that portion of Richardson Park to Urban. The Council could then initiate a separate amendment to its Scheme once the Commission has agreed to the rezoning under the Metropolitan Region Scheme.

Traffic, access and parking were also identified as concerns. The Station Precinct Plan (by Syme Marmion & Co) did identify that a comprehensive parking strategy for the City will be implemented and the strategy is likely to provide for parking permits excluding residents from on-street parking fees and time restrictions. The matter of residential parking permits is a separate matter not related to this amendment.

As detailed above, Main Roads identified that a traffic impact assessment is required for the freeway entry/exit. This traffic impact assessment could then identify if any upgrading could be provided to this intersection, which was the area identified as greatest concern in regard to traffic in the submissions received.

Primary Concerns in South Perth Esplanade

- **Building height (3)**
- **Land Use proportions – too much commercial/lack of residential development (1)**
- **Extent of Special Design Area (1)**
- **Tourist Accommodation (1)**

The South Perth Esplanade precinct as delineated in the preliminary advertising, had a boundary mid block. As a result of a submission, it is proposed to MODIFY the boundary of the South Perth Esplanade Precinct to now extend up to Frasers Lane, therefore having a street as the edge of the precinct. Tabled A has also been MODIFIED to include parking for tourist accommodation.

Primary Concerns in Mill Point Precinct

- **Extent of Special Design Area – Support Inclusion of Heritage Sites(1)**
- **Building Height (1)**

The concern raised in this area was that heritage properties were not included in the Special Design Area. These properties were excluded on the basis that it was considered that development beyond the 10.5m identified could have the potential to detract from the existing heritage buildings.

In the case of the Windsor Hotel site, the 41m height and the Special Design Area applies to the lot containing the car park, therefore whilst the development potential of the hotel site is limited, significant development can occur on the adjacent carpark lot.



ORDINARY COUNCIL MEETING

3 MAY 2011

**REPLACEMENT
ATTACHMENT
10.4.1(a)**

**Resolution Deciding to Amend
City of South Perth
Town Planning Scheme No. 6**

Amendment No. 25

RESOLVED THAT the Council of the City of South Perth, in pursuance of Section 75 of the Planning and Development Act 2005, amend the City of South Perth Town Planning Scheme No. 6 for the following purposes:

- (a) facilitating the creation of special control areas comprising Development Areas and Development Contribution Areas for particular areas of the City;
- (b) creation of a special control area comprising a Development Area and a Development Contribution Area for the South Perth Station Precinct;
- (c) exempting comprehensive new development within the South Perth Station Precinct special control area from certain Scheme provisions relating to development requirements;
- (d) introduction of new guidance statements and development requirements relating to applicable design elements for the South Perth Station Precinct Development Area;
- (e) introduction of a Special Design Area for the South Perth Station Precinct Development Area, where performance criteria must be met in order to develop land beyond the standard development requirements;
- (f) introduction of new Building Height Limits that apply to comprehensive new development within the South Perth Station Precinct Development Area;
- (g) introduction of provisions for levying development contributions for infrastructure works and monetary contributions within specific areas;
- (h) introduction of provisions for levying development contributions for the South Perth Station Precinct Development Contribution Area, to be paid by landowners at the time of development; and
- (i) amending the Scheme Maps by depicting the South Perth Station Precinct as a special control area comprising a Development Area and a Development Contribution Area.

**City of South Perth
Town Planning Scheme No. 6**

Amendment No. 25

The City of South Perth under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005*, hereby amends the above Town Planning Scheme in the following manner:

1. Clause 1.5 (d) is amended by deleting the number “14” and inserting number “15”;
2. Clause 1.6 (1) is amended by deleting the number “14” and inserting number “15”;
3. Clause 3.2 is amended by:
 - (a) deleting the number “14” in the first line and inserting number “15”;
 - (b) deleting paragraphs (m) and (n) and inserting the following:
 - “(m) Precinct 13 : Salter Point;
 - “(n) Precinct 14 : Waterford; and
 - “(o) Precinct 15: South Perth Station.”
4. Clause 3.3 is amended by inserting the following new sub-clause:
 - “(9) For all new comprehensive development within Development Area DA1 South Perth Station Precinct, land use controls are contained within Schedule 9.”
5. Clause 4.3 (1) is amended by inserting the following new paragraph:
 - “(m) For any dwellings within new comprehensive development in Development Area DA1 South Perth Station Precinct, the applicable R-Code is R-AC 0 and the applicable development requirements are contained within Schedule 9.”
6. Clause 4.7 is amended by inserting the following new sub-clause:
 - “(3) For any dwellings within new comprehensive development in Development Area DA1 South Perth Station Precinct, the applicable setbacks are contained within Schedule 9 and the provisions of clause 4.7 and Table 2 do not apply.”
7. Clause 5.1 is amended by inserting the following new sub-clause:
 - “(6) For all new comprehensive development within Development Area DA1 South Perth Station Precinct, development requirements are contained within Schedule 9 and the provisions of clause 5.1 and Table 3 do not apply.”
8. Clause 5.2 is amended by inserting the following new sub-clause:

- “(3) For all new comprehensive development within Development Area DA1 South Perth Station Precinct, development requirements are contained within Schedule 9 and the provisions of clause 5.2 and Table 4 do not apply.”
9. Clause 5.3 is amended by inserting the following new sub-clause:
- “(3) For any dwellings within new comprehensive development in Development Area DA1 South Perth Station Precinct, the applicable setbacks are contained within Schedule 9 and the provisions of clause 5.3 and Table 5 do not apply.”
10. Clause 5.4 (1) is deleted.
11. Clause 5.4 (6) is deleted.
12. Clause 6.2 (1) Building Height Limits is amended by adding the following new paragraph:
- “(e) Notwithstanding the provisions of subparagraphs (b) (iv) and (v), on any land which has been assigned a Building Height Limit of 25.0 metres, height shall be measured to the finished floor level of the highest storey of the building.”
13. Clause 6.2 Building Height Limits is amended by adding the following new sub-clause:
- “(4) (a) The Building Height Limit Scheme Map for Precinct 15: South Perth Station shall only apply to development which Council determines to be a minor alteration, addition or extension to an existing development.
- (b) For all new comprehensive development in Precinct 15: South Perth Station, Building Height Limits shall be as shown on the Building Height Plan contained in Schedule 9.”
14. Clause 6.4 is amended by inserting the following new sub-clause:
- “(6) For all new comprehensive development within Development Area DA1 South Perth Station Precinct, requirements relating to bicycle parking are contained in Schedule 9 and the provisions of clause 6.4 do not apply.”
15. Clause 7.8 (2) is amended by deleting paragraphs (b) and (c) and inserting the following:
- “(b) development requirements for the Sites referred to in clause 5.4;
- (c) the requirements prescribed under the Residential Design Codes; and
- (d) the provisions contained in Schedule 9 applicable to new comprehensive development within Development Area DA1 South Perth Station Precinct.”
16. A new “Part X Special Control Areas” is inserted immediately following Part IX of the Scheme Text, as follows:

**“Part X
Special Control Areas**

“10.1 Operation of special control areas

- (1) The following special control areas are shown on the Scheme Map—
 - (a) Development Areas that do not require the preparation of a structure plan shown on the Scheme Map as DA with a number and included in Schedule 9.
 - (b) Development Areas that require the preparation of a structure plan shown on the Scheme Map as DASP with a number and included in Schedule 10.
 - (c) Development Contribution Areas shown on the Scheme Map as DCA with a number and included in Schedule 11.
- (2) In respect of a special control area, the provisions applying to the special control area apply in addition to the provisions applying to any underlying zone or reserve and any general provisions of the scheme.

10.2 Development Areas

- (1) Development standards and requirements for Development Areas that do not require preparation of a structure plan are contained within Schedule 9.
- (2) With the exception of a reserve under the Metropolitan Region Scheme, where a provision applying to any underlying zone or reserve or any general provision of the Scheme is inconsistent with a provision applying to a development area contained within Schedule 9, the provision applying to the development area shall prevail.
- (3) Development Areas that require the preparation of a structure plan prior to subdivision and/or development are listed in Schedule 10 of the Scheme.

10.3 Development contribution areas**(1) Interpretation**

In clause 10.3, unless the context otherwise requires:

‘administrative costs’ : means such costs as are reasonably incurred for the preparation and (with respect to standard infrastructure items) implementation of the development contribution plan.

‘administrative items’ : means the administrative matters required to be carried out by or on behalf of the City in order to prepare and (with respect to standard infrastructure items) implement the development contribution plan, including legal, accounting, planning engineering, and other professional advice.

‘cost apportionment schedule’ : means a schedule prepared and distributed in accordance with sub-clause (10).

‘cost contribution’ : means the contribution to the cost of infrastructure and administrative costs.

‘Development Contribution Area’ : means shown on the Scheme Map as DCA with a number and included in Schedule 11.

‘development contribution plan’ : means a development contribution plan prepared in accordance with the provisions of *State Planning Policy 3.6 Development Contributions for Infrastructure* and the provisions of this clause of the Scheme (as incorporated in Schedule 11 to this Scheme).

‘development contribution plan report’ : means a report prepared and distributed in accordance with sub-clause (10).

'infrastructure' : means the standard infrastructure items (services and facilities set out in Schedule 11) and community infrastructure, including sporting and recreational facilities; community centres; child care and after school centres; libraries and cultural facilities and such other services and facilities for which development contributions may reasonably be requested having regard to the objectives, scope and provisions of the Western Australian Planning Commission State Planning Policy 3.6 Development Contributions for Infrastructure.

'infrastructure costs' : means such costs as are reasonably incurred for the acquisition and construction of infrastructure.

'local government' : means the local government or local governments in which the development contribution area is located or through which the services and facilities are provided.

'owner' : means an owner of land that is located within a development contribution area.

(2) Purpose

The purpose of having development contribution areas is to:

- (a) provide for the equitable sharing of the costs of infrastructure and administrative costs between owners;
- (b) ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area; and
- (c) coordinate the timely provision of Infrastructure.

(3) Development contribution plan required

A development contribution plan is required to be prepared for each development contribution area.

(4) Development contribution plan part of scheme

The development contribution plan is incorporated in Schedule 11 as part of the Scheme.

(5) Subdivision, strata subdivision and development

The City shall not withhold its support for subdivision, strata subdivision or refuse to approve a development solely for the reason that a development contribution plan is not in effect, there is no approval to advertise a development contribution plan, or that there is no other arrangement with respect to an owner's contribution towards the provision of community infrastructure.

(6) Guiding principles for development contribution plans

The development contribution plan for any development contribution area is to be prepared in accordance with the following principles:

(a) Need and the nexus

The need for the infrastructure included in the plan must be clearly demonstrated (need) and the connection between the development and the demand created should be clearly established (nexus).

(b) Transparency

Both the method for calculating the development contribution and the manner in which it is applied should be clear, transparent and simple to understand and administer.

(c) Equity

Development contributions should be levied from all developments within a development contribution area, based on their relative contribution to need.

(d) Certainty

All development contributions should be clearly identified and methods of accounting for cost adjustments determined at the commencement of a development.

(e) Efficiency

Development contributions should be justified on a whole of life capital cost basis consistent with maintaining financial discipline on service providers by precluding over recovery of costs.

(f) Consistency

Development contributions should be applied uniformly across a development contribution area and the methodology for applying contributions should be consistent.

(g) Right of consultation and review

Owners have the right to be consulted on the manner in which development contributions are determined. They also have the opportunity to seek a review by an independent third party if they believe the calculation of the costs of the contributions is not reasonable.

(h) Accountable

There must be accountability in the manner in which development contributions are determined and expended.

(7) Recommended content of development contribution plans

The development contribution plan is to specify:

- (a) the development contribution area to which the development contribution plan applies;
- (b) the infrastructure and administrative items to be funded through the development contribution plan;
- (c) the method of determining the cost contribution of each owner; and
- (d) the priority and timing for the provision of infrastructure.

(8) Period of development contribution plan

A development contribution plan shall specify the period during which it is to operate.

(9) Land excluded

In calculating both the area of an owner's land and the total area of land in a development contribution area, the area of land provided in that development contribution area for:

- (a) roads designated under the Metropolitan Region Scheme as primary regional roads and other regional roads;
- (b) existing public open space;
- (c) existing government primary and secondary schools; and
- (d) such other land as is set out in the development contribution plan,

is to be excluded.

(10) Development contribution plan report and cost apportionment schedule

- (a) Within 90 days of the development contribution plan coming into effect, the City is to adopt and make available a development contribution plan report and cost apportionment schedule to all owners in the development contribution area.
- (b) The development contribution plan report and the cost apportionment schedule shall set out in detail the calculation of the cost contribution for each owner in the development contribution area, based on the methodology provided in the development contribution plan, and shall take into account any proposed staging of the development.
- (c) The development contribution plan report and the cost apportionment schedule do not form part of the scheme, but once adopted by the City they are subject to review as provided under sub-clause (11).

(11) Cost contributions based on estimates

- (a) The determination of infrastructure costs and administrative costs is to be based on amounts expended, but when expenditure has not occurred, it is to be based on the best and latest estimated costs available to the City and adjusted accordingly, if necessary.
- (b) Where a cost apportionment schedule contains estimated costs, such estimated costs are to be reviewed at least annually by the local City:
 - (i) in the case of land to be acquired, in accordance with clause (12); and
 - (ii) in all other cases, in accordance with the best and latest information available to the City, until the expenditure on the relevant item of infrastructure or administrative costs has occurred.
- (c) The City is to have such estimated costs independently certified by appropriate qualified persons and must provide such independent certification to an owner when requested to do so.
- (d) Where any cost contribution has been calculated on the basis of an estimated cost, the City:
 - (i) is to adjust the cost contribution of any owner in accordance with the revised estimated costs; and
 - (ii) may accept a cost contribution, based upon estimated costs, as a final cost contribution and enter into an agreement with the owner accordingly.
- (e) Where an owner's cost contribution is adjusted under sub-clause (d), the City, on receiving a request in writing from an owner, is to provide the owner with a copy of estimated costs and the calculation of adjustments.
- (f) If an owner objects to the amount of a cost contribution, the owner may give notice to the City requesting a review of the amount of the cost contribution by an appropriate qualified person ('independent expert') agreed by the City and the owner at the owner's expense, within 28 days after being informed of the cost contribution.
- (g) If the independent expert does not change the cost contribution to a figure acceptable to the owner, the cost contribution is to be determined:
 - (i) by any method agreed between the City and the owner; or
 - (ii) if the City and the owner cannot agree on a method pursuant to (a) or on an independent expert, by arbitration in accordance with the *Commercial Arbitration Act 1985*, with the costs to be shared equally between the City and owner.

(12) Valuation

- (a) This clause applies in order to determine the value of land to be acquired for the purpose of providing Infrastructure.

- (b) In this clause:

‘value’ : means the fair market value of land, at a specified date, which is defined as the capital sum that would be negotiated in an arm’s length transaction in an open and unrestricted market, assuming the highest and best use of the land with all its potential and limitations (other than the limitation arising from the transaction for which the land is being valued), wherein the parties act knowledgeably, prudently and without compulsion to buy or sell.

The net land value is to be determined by a static feasibility valuation model using the working sheet model attached to this Scheme as Schedule 12. As part of that feasibility an appropriate profit and risk factor is to be determined from which a 10 per cent profit factor is to be excluded from the calculation.

‘valuer’ : means a licensed valuer agreed by the City and the owner, or, where the City and the owner are unable to reach agreement, by a valuer appointed by the President of the Western Australian Division of the Australian Property Institute.

- (c) If an owner objects to a valuation made by the valuer, the owner may give notice to the City requesting a review of the amount of the value, at the owner’s expense, within 28 days after being informed of the value.
- (d) If, following a review, the valuer’s determination of the value of the land is still not a figure acceptable to the owner, the value is to be determined:
 - (i) by any method agreed between the City and the owner; or
 - (ii) if the City and the owner cannot agree, the owner may apply to the State Administrative Tribunal for a review of the matter under part 14 of the *Planning and Development Act 2005*.

(13) Liability for cost contributions

- (a) An owner must make a cost contribution in accordance with the applicable development contribution plan and the provisions of clause 10.3.
- (b) An owner’s liability to pay the owner’s cost contribution to the City arises on the commencement of any development on the owner’s land within the development contribution area which the City does not deem to be a minor alteration, addition or extension to an existing development or upon commencement of a comprehensive new development.

The liability arises only once upon the above listed events.

- (c) Notwithstanding paragraph (b), an owner’s liability to pay the owner’s cost contribution does not arise if the owner commences development of the first single house or outbuildings or incidental development as determined by Council associated with that first single house on an existing lot which has not been subdivided or strata subdivided since the coming into effect of the development contribution plan or other incidental development as determined by Council.
- (d) Where a development contribution plan expires in accordance with sub-clause (8), an owner’s liability to pay the owner’s cost contribution under that development contribution plan shall be deemed to continue in effect and be carried over into any subsequent development contribution plan which includes the owner’s land, subject to such liability.

(14) Payment of cost contribution

- (a) The owner, with the agreement of the City, is to pay the owner's cost contribution by:
 - (i) cheque or cash;
 - (ii) transferring to the City or a public authority land in satisfaction of the cost contribution;
 - (iii) the provision of physical infrastructure;
 - (iv) some other method acceptable to the City; or
 - (v) any combination of these methods.
- (b) The owner, with the agreement of the City, may pay the owner's cost contribution in a lump sum, by installments or in such other manner acceptable to the City.
- (c) Payment by an owner of the cost contribution, including a cost contribution based upon estimated costs in a manner acceptable to the City, constitutes full and final discharge of the owner's liability under the development contribution plan and the City shall provide certification in writing to the owner of such discharge if requested by the owner.

(15) Charge on land

- (a) The amount of any cost contribution for which an owner is liable under sub-clause (13), but has not paid, is a charge on the owner's land to which the cost contribution relates, and the City may lodge a caveat, in any form provided by section 137(1) of the *Transfer of Land Act 1893*, at the owner's expense, against the owner's certificate of title to that land.
- (b) The City, at the owners expense and subject to other conditions as the City thinks fit, can withdraw a caveat lodged under paragraph (a) to permit a dealing and may then re-lodge the caveat to prevent further dealings.
- (c) If the cost contribution is paid in full, the City, if requested to do so by the owner and at the expense of the owner, is to withdraw any caveat lodged under sub-clause (15).
- (d) Interest shall be paid on any cost contribution which is due at the maximum rate of interest prescribed for the purpose of section 6.13 of the *Local Government Act 1995*.
- (e) Interest payable under paragraph (d) shall be paid from the date an owner becomes liable for a cost contribution to the date on which the cost contribution, or unpaid portion if the cost contribution (as the case may be) is paid.

(16) Administration of funds

- (a) The City is to establish and maintain a reserve account in accordance with the *Local Government Act 1995* for each development contribution area into which cost contributions for that development contribution area will be credited and from which all payments for the infrastructure costs and administrative costs within that development contribution area will be paid.

The purpose of such a reserve account or the use of money in such a reserve account is limited to the application of funds for that development contribution area.
- (b) Interest earned on cost contributions credited to a reserve account in accordance with paragraph (a) is to be applied in the development contribution area to which the reserve account relates.

- (c) The City is to publish an audited annual statement of accounts for that development contribution area as soon as practicable after the audited annual statement of accounts becomes available.

(17) Shortfall or excess in cost contributions

- (a) If there is a shortfall in the total of cost contributions when all cost contributions have been made or accounted for in a particular development contribution area, the City may:
 - (i) make good the shortfall;
 - (ii) enter into agreements with owners to fund the shortfall; or
 - (iii) raise loans or borrow from a financial institution, but nothing in sub-paragraph (i) restricts the right or power of the City to impose a differential rate to a specified development contribution area in that regard.
- (b) If there is an excess in funds available to the development contribution area when all cost contributions have been made or accounted for in a particular development contribution area, the City is to refund the excess funds to contributing owners for that development contribution area. To the extent, if any, that it is not reasonably practicable to identify owners and/or their entitled amount of refund, any excess in funds shall be applied, to the provision of additional facilities or improvements in that development contribution area.

(18) Powers of the City

The City in implementing the development contribution plan has the power to:

- (a) acquire any land or buildings within the scheme area under the provisions of the *Planning and Development Act 2005*; and
- (b) deal with or dispose of any land which it has acquired under the provisions of the *Planning and Development Act 2005* in accordance with the law and for such purpose may make such agreements with other owners as it considers fit.

(19) Arbitration

Subject to sub-clauses (12)(c) and (12)(d), any dispute between an owner and the City in connection with the cost contribution required to be made by an owner is to be resolved by arbitration in accordance with the *Commercial Arbitration Act 1985*."

17. Schedule 1 Definitions is amended by:

- (a) in the definition of '**Act**', deleting the words "*Town Planning and Development Act, 1928*" and substituting the words "*Planning and Development Act, 2005*".
- (b) in the definition of '**height**', deleting paragraph (b), and inserting the following:
 - "(b) for the purpose of determining compliance of a building with the prescribed Building Height Limit, means the vertical dimension of the building measured in accordance with the provisions of clause 6.2."

- (c) in the definition of **'precinct'**, deleting the number "14" and inserting number "15";
 - (d) In the definition of **'Precinct Plan'**, deleting the number "14" and inserting number "15";
18. A new Schedule 9 'Development Area DA1 South Perth Station Precinct' is inserted as follows:

“Schedule 9

Development Area DA1 – South Perth Station Precinct

Ref No	Area	Provisions
DA1	South Perth Station Precinct as delineated on the Scheme Map including portions or all of the following streets: Bowman Street, Charles Street, Darley Street, Ferry Street, Frasers Lane, Hardy Street, Harper Terrace, Judd Street, Labouchere Road, Lyall Street, Melville Parade, Mends Street, Mill Point Road, Ray Street, Richardson Street, Scott Street, South Perth Esplanade, and Stone Street.	<p>The following documents are contained within this Schedule:</p> <ul style="list-style-type: none"> a) Table A: Development Controls b) Table B: Performance Criteria c) Plan 1 Sub-Precinct Plan d) Plan 2 Special Design Area e) Plan 3 Building Height Plan <p>All development which is determined by the Council to be a minor alteration, addition or extension to an existing development is not subject to the provisions contained within this Schedule but shall be subject to the other provisions of this Scheme.</p> <p>All comprehensive new development within the development area requires planning approval and shall comply with the provisions of this Schedule.</p>

Definitions

In this Schedule, the following definitions apply:

Interpretations:

“comprehensive new development” means a development which is determined by Council not to be a minor alteration, addition or extension to an existing development and therefore is subject to the provisions of this Schedule.

“discretionary land use” means a land use which the Council may consider suitable for the Sub-Precinct in which the use is proposed if it can be demonstrated that the use would not detract from the Sub-Precinct intent, guidance statements and the amenity of the locality.

“Heritage Building” means a building that is listed on the City of South Perth Heritage List or on the State Register of Heritage Places established under the Heritage of Western Australia Act 1990.

“natHERS” means Nationwide House Energy Rating Scheme.

“podium” means the lower levels of a building, including the ground level which are to have a nil street setback as detailed in Element 6. of Table A of this Schedule.

“preferred land use” means land uses which are considered to contribute to the vision of the Sub-Precinct.

“Special Design Area” means the area identified as a special design area on the special design area plan forming part of this Schedule.

“Specialty Retail” means a shop or retail outlet but does not include a supermarket, department store, showroom, convenience store, local shop, take away food outlet, service station or restricted premises.

Table A: Development Controls

Element	Guidance Statements	Development Requirements
1. Land-use	<p>a) It is intended that this development area is to consolidate its role as an employment destination.</p> <p>b) Non-residential uses should predominantly comprise office and commercial land uses, educational establishments, tourist oriented development and small scale and specialty retail.</p> <p>c) In the case of mixed-use development where any new dwellings are proposed, the design of residential dwellings should be appropriate to an inner city location and have a high quality of design.</p> <p>d) Comprehensive new developments should incorporate active ground floor non residential uses and therefore residential uses are not permitted on the ground floor.</p> <p>e) Mends Street Sub-Precinct For the Mends Street Sub-Precinct, non-residential land uses with a higher intensity of visitation are encouraged on the ground floor with residential above.</p> <p>f) Scott Richardson Sub-Precinct For the Scott Richardson Sub-Precinct, office uses are preferred with small scale retail uses encouraged on the ground floor with residential dwellings above.</p> <p>g) South Perth Esplanade Sub-Precinct For the South Perth Esplanade Sub-Precinct, residential uses are encouraged.</p>	<p>Preferred and Discretionary Land Uses</p> <p>1.1 Mends Street Sub-Precinct</p> <p>1.1.1 <i>Preferred land uses</i> for the Mends Street Sub-Precinct are: Cafe/Restaurant, Cinema/Theatre, Convenience Store, Hotel, Local Shop, Mixed Development, Office, Tourist Accommodation, Specialty Retail, Multiple Dwelling, Grouped Dwelling, Aged or Dependent Persons Dwelling, Single Bedroom Dwelling and Residential Building.</p> <p>1.1.2 <i>Discretionary land uses</i> for the Mends Street Sub-Precinct are: Consulting Rooms, Educational Establishments and Public Parking Station.</p> <p>1.2 Scott-Richardson Street Sub-Precinct</p> <p>1.2.1 <i>Preferred land uses</i> for the Scott-Richardson Street Sub-Precinct are: Café/Restaurant, Mixed Development, Office, Take Away Food Outlet, Tourist Accommodation Multiple Dwelling, Grouped Dwelling, Single Bedroom Dwelling, Aged or Dependent Persons Dwelling and Residential Building.</p> <p>1.2.2 <i>Discretionary land uses</i> for the Scott-Richardson Street Sub-Precinct are: Civic Use, Consulting Rooms, Educational Establishment, Public Parking Station, Reception Centre, Specialty Retail.</p> <p>1.3 South Perth Esplanade Sub-Precinct</p> <p>1.3.1 <i>Preferred land uses</i> for the South Perth Esplanade Sub-Precinct are: Multiple Dwelling, Grouped Dwelling, Single Bedroom Dwelling, Aged or Dependent Persons Dwelling and Residential Building.</p> <p>1.3.2 <i>Discretionary land uses</i> for the South Perth Esplanade Sub-Precinct are: Tourist Accommodation.</p> <p>1.4 Uses not listed Any use not listed in clauses 1.1, 1.2 and 1.3 is not permitted unless the Council is satisfied that the use is consistent with the applicable guidance statements.</p> <p>1.5 Interaction of Elements 1 and 2 With respect to ground floor uses, the provisions of 'Element 2 Ground Floor Uses' will prevail over the provisions of 'Element 1 Land Use' in the event of any inconsistency.</p>

Element	Guidance Statements	Development Requirements
2. Ground Floor Uses	<p>a) The ground floors of buildings are the most important in engendering interaction between the public and private realms. As such, for the Mends Street and Scott Richardson Sub-Precincts, non-residential uses are expected at the ground floor level to enhance the public / private interface.</p> <p>b) Ground floor residential uses are expected on the ground floor of the South Perth Esplanade Sub-Precinct.</p>	<p>Preferred and Discretionary Land Uses</p> <p>2.1 Mends Street Sub-Precinct</p> <p>2.1.1 No residential dwellings are permitted on the ground floor.</p> <p>2.1.2 <i>Preferred ground floor land uses</i> for the Mends Street Sub-Precinct are: Cafe/Restaurant, Convenience Store, Hotel, Local Shop, Office, Tourist Accommodation and Specialty Retail.</p> <p>2.1.3 <i>Discretionary ground floor land uses</i> for the Mends Street Sub-Precinct are: Consulting Rooms, Educational Establishment</p> <p>2.2 Scott-Richardson Street Sub-Precinct</p> <p>2.2.1 No residential dwellings are permitted on the ground floor.</p> <p>2.2.2 <i>Preferred ground floor land uses</i> for the Scott-Richardson Street Sub-Precinct are: Office, Café/Restaurant, Specialty Retail, Take Away Food Outlet.</p> <p>2.2.3 <i>Discretionary land uses</i> for the Scott-Richardson Street Sub-Precinct are: Consulting Rooms and Educational Establishment.</p> <p>2.3 South Perth Esplanade Sub-Precinct</p> <p><i>Preferred ground floor land uses</i> for the South Perth Esplanade Sub-Precinct are: Grouped Dwelling, Multiple Dwelling, Aged or Dependent Persons Dwelling, Single Bedroom Dwelling, Residential Building and Tourist Accommodation.</p> <p>2.4 Uses not listed</p> <p>Any land use not listed in clauses 2.1, 2.2 and 2.3 is not permitted unless the use is consistent with the applicable guidance statements.</p>
3. Plot Ratio and Land Use Proportions	<p>a) All comprehensive new development should be predominantly non-residential uses. In the case of mixed development, the non-residential component is to be as set out in the Development Requirements to ensure that the precinct consolidates its role as an employment destination.</p> <p>b) In larger developments, the extent of residential development should be limited to not more than half of the plot ratio total in order to ensure that any non-residential component remains a significant proportion of the development.</p>	<p>3.1 There is no maximum plot ratio within the precinct.</p> <p>3.2 All comprehensive new development to have a non-residential component with a minimum plot ratio of 1.0.</p> <p>3.3 Where the total plot ratio is 3.0 or less, the residential plot ratio area is not to exceed 50 per cent of the total plot ratio area of the development; and</p> <p>3.4 Where the total plot ratio exceeds 3.0, the residential plot ratio is not to exceed 1.5 unless the Council approves a higher plot ratio under Table B of this Schedule.</p> <p>3.5 South Perth Esplanade Sub-Precinct</p> <p>Clauses 3.2, 3.3 and 3.4 do not apply to the South Perth Esplanade Sub-Precinct.</p>

Element	Guidance Statements	Development Requirements
	c) For the South Perth Esplanade Sub-Precinct, non-residential land uses are not permitted with the exception of Tourist Accommodation.	
4. Podium Height	<p>a) The scale of the podium is an important contributory factor to the character and perceived integrity of the street. If the height and scale of a podium is too small, the street may be poorly defined and lack grandeur. If the podium is too imposing, pedestrians may find the nature of the street oppressive.</p> <p>b) Corner podium with architectural design features is encouraged.</p>	<p>4.1 The podium height shall be:</p> <p>a) 9 metres minimum or not greater than one third of the total building height, whichever is the lesser;</p> <p>b) 13.5 metres maximum or not greater than one third of the total building height, whichever is the lesser.</p> <p>4.2 For properties that contain or abut a Heritage Building, the podium height shall be a minimum of 7 metres and a maximum of 10.5 metres unless otherwise approved by the Council after giving due consideration to Element 13 of Table A of this Schedule.</p> <p>4.3 On a corner site, the Council may permit a variation from the prescribed maximum podium height in clause 4.1 in order to accommodate an architectural design feature, giving due consideration of the guidance statement.</p>
5. Building Height	<p>a) The building height limits that define the allowable building envelope are shown on the Building Height Plan. For sites within the Special Design Area, height limits may be varied.</p> <p>b) Building height, scale and bulk will be controlled by the application of height limits and setbacks, either by conformity with the Development Controls in Table A or as varied where the Performance Criteria in Table B are met.</p>	<p>5.1 Building heights shall be limited to the heights shown on the Building Height Plan contained in this Schedule unless the Council approves a variation as provided for elsewhere in this Schedule.</p> <p>5.2 The height limit for sites within the Special Design Area may be varied subject to all of the relevant performance criteria in Table B of this Schedule being met.</p>
6. Relationship to the Street	<p>a) The street setbacks apply to both residential and non-residential components of buildings.</p> <p>b) To achieve a high degree of continuity of the street edge, the podium is to be constructed with a nil setback to the street with the levels above being set back in accordance with Element 7 of this Table.</p>	<p>6.1 With the exception of development on sites fronting the streets listed below, all development shall incorporate a podium with a nil setback to the street.</p> <p>6.2 For properties fronting the following streets, the street setback for any part of the building including the podium shall be 4 metres unless otherwise approved by the Council:</p> <p>a) Darley Street</p> <p>b) Ferry Street (both sides)</p> <p>c) Frasers Lane</p>

Element	Guidance Statements	Development Requirements
	<p>c) Ground floor commercial tenancies adjacent to the street should maximise the provision of clear shopfront glazing and provide a public entrance directly accessible from the street. The glazing is not to be covered with blinds, other window dressings or any other form of screening during business hours.</p> <p>d) The extent of blank or solid wall at ground level adjacent to the street should be minimised.</p> <p>c) Deep and poorly illuminated recesses are to be avoided at ground level adjacent to pedestrian paths.</p> <p>e) Where cafés or restaurants are proposed, alfresco dining is encouraged. Where this activity is to occupy a portion of the street reserve, compliance with the City's Local Law relating to alfresco dining is required and a clear pedestrian path must be maintained in the street reserve.</p> <p>f) Street corners should to be expressed in the architectural treatment of the podium.</p>	<p>d) Judd Street (both sides)</p> <p>e) Melville Parade north of Judd Street</p> <p>f) Ray Street</p> <p>g) Scott Street</p> <p>h) South Perth Esplanade north of Harper Terrace</p> <p>i) Stone Street (both sides)</p> <p>6.3 Inclusion of a podium is optional for development on sites fronting the streets listed above.</p> <p>6.4 The following provisions of Element 6 do not apply to the streets listed above.</p> <p>6.5 South Perth Esplanade Sub-Precinct The street setback shall be 6 metres unless otherwise approved by the Council.</p> <p>6.6 Scott-Richardson Street & Mends Streets Sub-Precincts</p> <p>6.6.1 For all other properties in these sub-precincts, the street setback to the podium shall be zero for a minimum of 60 per cent of the street frontage unless otherwise approved by the Council, where the development meets the intent of the guidance statement.</p> <p>6.6.2 For storeys above the podium, the minimum street setback shall be 4.0m.</p> <p>6.6.3 Ground floor street facades shall comprise a minimum of 60 per cent glazing with a maximum sill height of 450mm above floor level, and no obscure screening higher than 1.2m above the ground floor level.</p> <p>6.6.4 Ground level walls with no openings and adjacent to the street must not exceed 5m in length, unless otherwise approved by the Council, where the development is consistent with the guidance statements.</p> <p>6.6.5 The above development requirements of this Element shall apply, except where there is a compelling reason to provide a street setback, such as the provision of a dedicated alfresco area, the creation of a public plaza or for disabled access. In such cases, the extent of the setback is to be at the Council's discretion, where the development is consistent with the guidance statement.</p>
7. Side and Rear Setbacks	<p>a) To ensure a high degree of continuity of the street edge, zero side and rear setbacks will be permitted for the podium.</p>	<p>7.1 The requirements for side and rear setbacks apply to both residential and non-residential components of buildings.</p>

Element	Guidance Statements	Development Requirements
	<p>b) Setbacks for levels above the podium are required to enable a reasonable degree of light and solar penetration between buildings.</p> <p>c) Side and rear setbacks for the podium level in South Perth Esplanade Sub-Precinct shall be assessed giving due consideration to existing and proposed adjacent development and potential impact on the amenity of residents and on the streetscape.</p> <p>d) Side and rear setbacks to properties containing or adjacent to a heritage building shall preserve the character of the heritage building.</p>	<p>7.2 The setbacks to side and rear boundaries for podium walls shall be zero for both residential and non-residential components. The Council has discretion to permit variations from this requirement, where the development is consistent with the guidance statement.</p> <p>7.3 Side and rear setbacks above the podium shall be:</p> <p>a) be 3 metres minimum for non-residential development.</p> <p>b) in respect of all residential development above the podium, be in conformity with Table 5 of the Residential Design Codes which shall apply to both side and rear setbacks.</p> <p>7.4 For development on a lot containing or on a lot adjacent to a Heritage Building, the Council has discretion to require greater side and rear setbacks in order to preserve the character of the Heritage Building.</p> <p>7.5 South Perth Esplanade Sub-Precinct</p> <p>Clause 7.1.4 of the Residential Design Codes shall apply to the side and rear setbacks for any site that abuts land zoned 'Residential'.</p>
8. Parking	<p>a) In an urban area with an excellent public bus service, a planned rail station and a highly walkable environment, there is a strong rationale not to apply the high levels of parking provision associated with suburban environments. Therefore, minimum car parking requirements should be reduced. Once the rail station is operating, the application of maximum car parking requirements should be considered.</p> <p>b) <i>Reciprocal Parking</i></p> <p>For non-residential uses only, the Council may approve reciprocal parking arrangements where it is demonstrated that:</p> <p>(i) existing car parking is under-utilised and demand is unlikely to increase in the foreseeable future; or</p> <p>(ii) proposed land uses have different periods of peak demand.</p>	<p>8.1 The minimum provision of on-site car parking shall be:</p> <p>a) 0.75 bays per dwelling for Single Bedroom Dwellings</p> <p>b) 1 occupier bay per dwelling</p> <p>c) 1 bay per 50m² of gross floor area for non-residential land uses</p> <p>d) 0.5 bays per Tourist Accommodation unit</p> <p>e) 1 visitor bay per 6 dwellings</p> <p>f) For non-residential land uses, 2 bays for visitors or 10% of the required occupiers' bays, whichever is the greater, marked for the exclusive use of visitors</p> <p>g) 1 bicycle bay per 3 dwellings in addition to the required car parking bays</p> <p>h) 1 bicycle bay per 200 sq.m of gross floor area of non-residential plot ratio area, together with end-of-trip lockers and showers.</p> <p>8.2 The general requirements for on-site parking shall apply unless the Council approves a lesser number of car or bicycle bays on the basis of reciprocal parking, or due to existing off-street parking being under-utilised, where the development is consistent with the guidance statement.</p>

Element	Guidance Statements	Development Requirements
9. Canopies	Where a building abuts the street boundary, a canopy should be provided that extends sufficiently over the footpath to provide a reasonable degree of shade and shelter to pedestrians.	Where a building abuts the street boundary, a canopy with a minimum projection depth of 2.5m shall be provided over the street footpath.
10. Resource Efficiency	<p>The following energy and resource conservation requirements are encouraged:</p> <ul style="list-style-type: none"> a) Particular attention should be given to the principles of passive solar design and energy efficient design. b) Construction materials should be chosen with regard to their embodied energy levels. c) Lightweight framed and insulated construction (low thermal mass) should be used externally, especially on exposed east and west façades. d) Any external masonry construction, particularly on east and west facing façades, should be insulated to minimise heat transfer. e) High thermal mass materials should be used for internal construction to retain internal ambient temperature. f) Shade and draught protection should be provided to all large window and door openings, particularly on the east and west façades. g) Ceiling insulation and ventilation should be provided. h) Double-glazing should be considered for large areas of glass to limit heat loss and gain and possibly noise attenuation. i) Energy efficient services and appliances are to be considered as a preference. 	<p>10.1 A minimum 5-star NatHERS rating or 5-star Green Star rating shall be achieved, unless otherwise approved by the Council, where the development is consistent with the guidance statements.</p> <p>10.2 A minimum of R2.0 insulation to roofs is mandatory, higher levels of insulation are encouraged.</p> <p>10.3 Solid wall and roof materials should be of a matt finish and of a colour and texture that absorbs light to avoid transferring heat and glare to adjoining properties.</p> <p>10.4 All development shall be designed in a manner which optimises solar access to the proposed development and adjoining sites; maximises energy efficiency; uses passive cooling techniques and cross-ventilation opportunities; and conserves water.</p>

Element	Guidance Statements	Development Requirements
	j) Outdoor living for domestic and commercial purposes should be designed and located to provide protection from sun and strong winds.	
11. Vehicle Crossovers	<p>a) In an urban environment, the quality of the pedestrian experience should take precedence over the quality of a car driver's experience.</p> <p>b) A major component of improving the pedestrian experience is minimising the number of vehicle/pedestrian conflict points, such as vehicle crossovers, in order to create a safer and more attractive pedestrian environment.</p> <p>c) Proposals by adjacent owners to share crossovers are strongly encouraged.</p>	<p>11.1 Only one vehicle crossover per lot per street is permitted.</p> <p>11.2 Crossovers shall be limited to a maximum width of 3.6 metres to accommodate two-way one-lane movement. Simultaneous entry and exits to a maximum crossover width of 6 metres shall only be considered where the crossover services a parking area containing 30 or more car bays and/or where short term parking and high turnover characteristics prevail.</p> <p>11.3 Mends Street Sub-Precinct For the Mends Street Sub-Precinct, the above requirements for vehicle crossovers shall apply except in the following circumstances:</p> <p>a) where appropriate alternative vehicle access is available from a rear lane or other right of way, no vehicle crossover is permitted; and</p> <p>b) where appropriate alternative vehicle access is available from another street, no vehicle access from Mends Street is permitted.</p>
12. Landscape	Where a street setback is provided, landscaping in the setback area, should incorporate water sensitive design principles, minimise water consumption and maximise retention and re-use of water and have due consideration to Element 15. 'Designing Out Crime', of this Schedule.	<p>12.1 Any landscaping works proposed for the development requires a landscape plan to be submitted as part of the application for planning approval for approval by Council. Any proposed landscaping works shall be consistent with the guidance statement.</p> <p>12.2 Mends Street Sub-Precinct Mends Street is to be reinforced as the 'Town Centre' by highlighting the heritage character and developing the urban form of the public realm with continuation of mature trees.</p>
13. Heritage	<p>a) The precinct contains a number of places which are recognised for their heritage value. The streetscape character in the near vicinity is influenced by the scale and form of these Heritage Buildings.</p> <p>b) Any major new development on a site containing or abutting a Heritage Building should respect the scale of that building, particularly as viewed from the street.</p>	<p>13.1 All applications for a development on or adjacent to a site containing a Heritage Building, shall be accompanied by a heritage impact statement which will detail the appropriate built form response, including specific reference to the impact of the proposed:</p> <p>a) Podium Height</p> <p>b) Overall Building Height.</p> <p>13.2 In the case of a site containing a Heritage Building, the proposed development shall retain, re-use and maintain the integrity of the existing Heritage Building.</p>

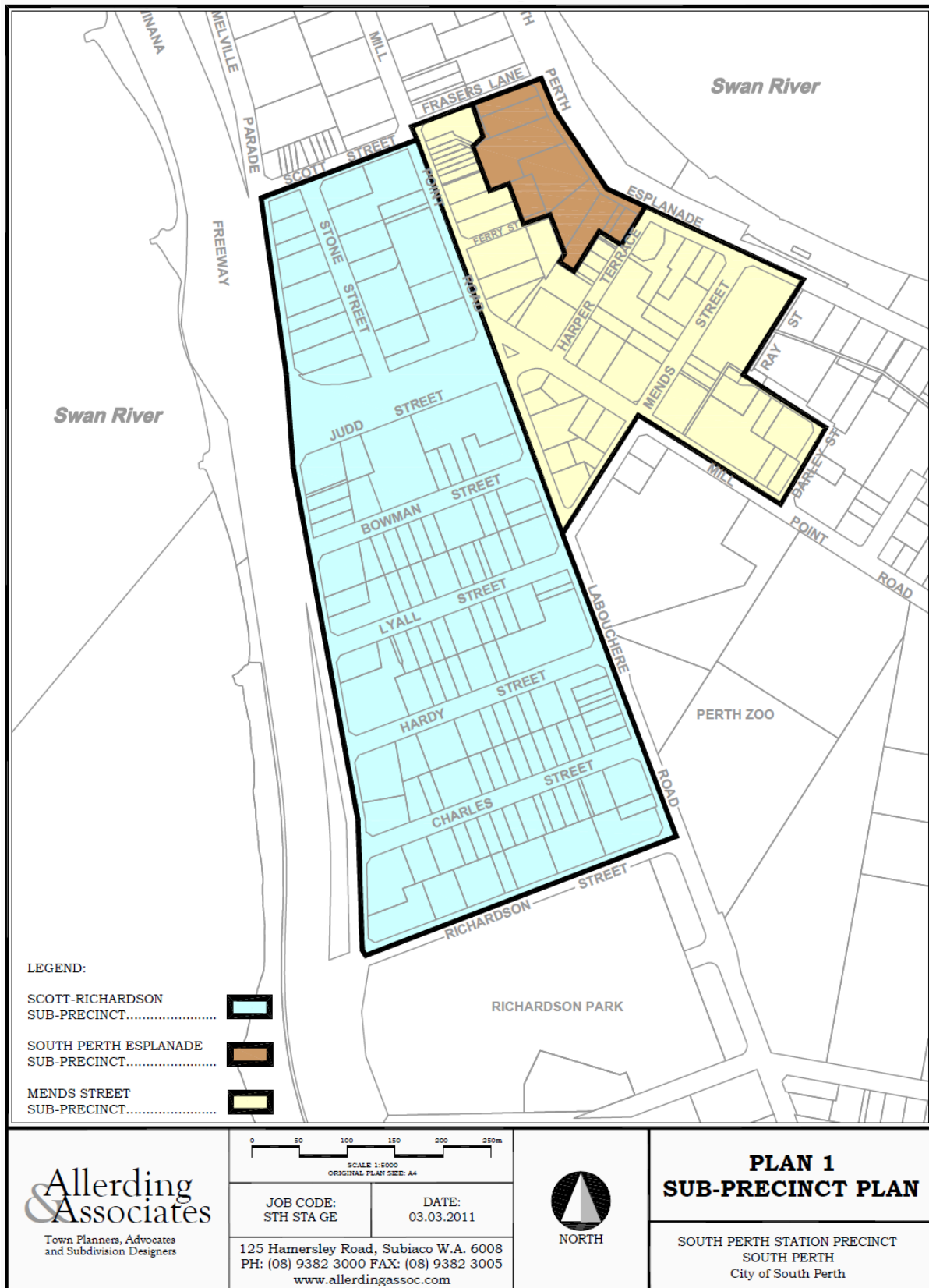
Element	Guidance Statements	Development Requirements
	<ul style="list-style-type: none"> c) Any new development on or abutting a site containing a Heritage Building should be located so as to ensure that the character of the Heritage Building is not adversely affected. d) New development should be complementary to and supportive of the Heritage Buildings without copying or mimicking them. e) In addition, Mends Street is to be reinforced as the 'Town Centre' by highlighting the heritage character and developing the urban form of the public realm with continuation of mature trees, paving, street furniture, lighting and public art. 	<p>13.3 The design and siting of any development adjacent to a site containing a Heritage Building, shall respect the design and scale of the Heritage Building, particularly as viewed from the street.</p>
<p>14. Special Design Area</p>	<ul style="list-style-type: none"> a) The Special Design Area comprises those lots depicted on the Special Design Area Plan contained within this Schedule. b) The lots comprising the Special Design Area front onto streets which have a high degree of visibility, either by virtue of their aspect or proximity to high volumes of movement. As such, these lots offer the potential to establish buildings with a strong visual presence and landmark qualities. c) Subject to satisfying Performance Criteria relating to exceptional design quality, sustainability and community benefit, the properties within the Special Design Area are provided with the potential to achieve greater development yields than permissible by the requirements of Table A of this Schedule. 	<p>14.1 For sites within the Special Design Area, development will be eligible for relaxation of the requirements of Element 3. 'Plot Ratio and Land Use Proportions' and Element 5. 'Building Height' of Table A of this Schedule where it can be demonstrated to the satisfaction of the Council that the development:</p> <ul style="list-style-type: none"> a) is consistent with the Guidance Statements applicable to those Elements; and b) specifically meets all of the relevant Performance Criteria in Table B of this Schedule. <p>14.2 Where under the Performance Criteria in Table B a site has the required minimum lot area and lot frontage, a variation of the development requirements of Elements 3 and 5 may be permitted. Applicants seeking variation of those development requirements are required to submit a report demonstrating how the relevant guidance statements and performance criteria are met. A variation of the development requirements of Elements 3 and 5 will not be permitted unless the proposed development satisfies every performance criterion which applies to the proposed development.</p>

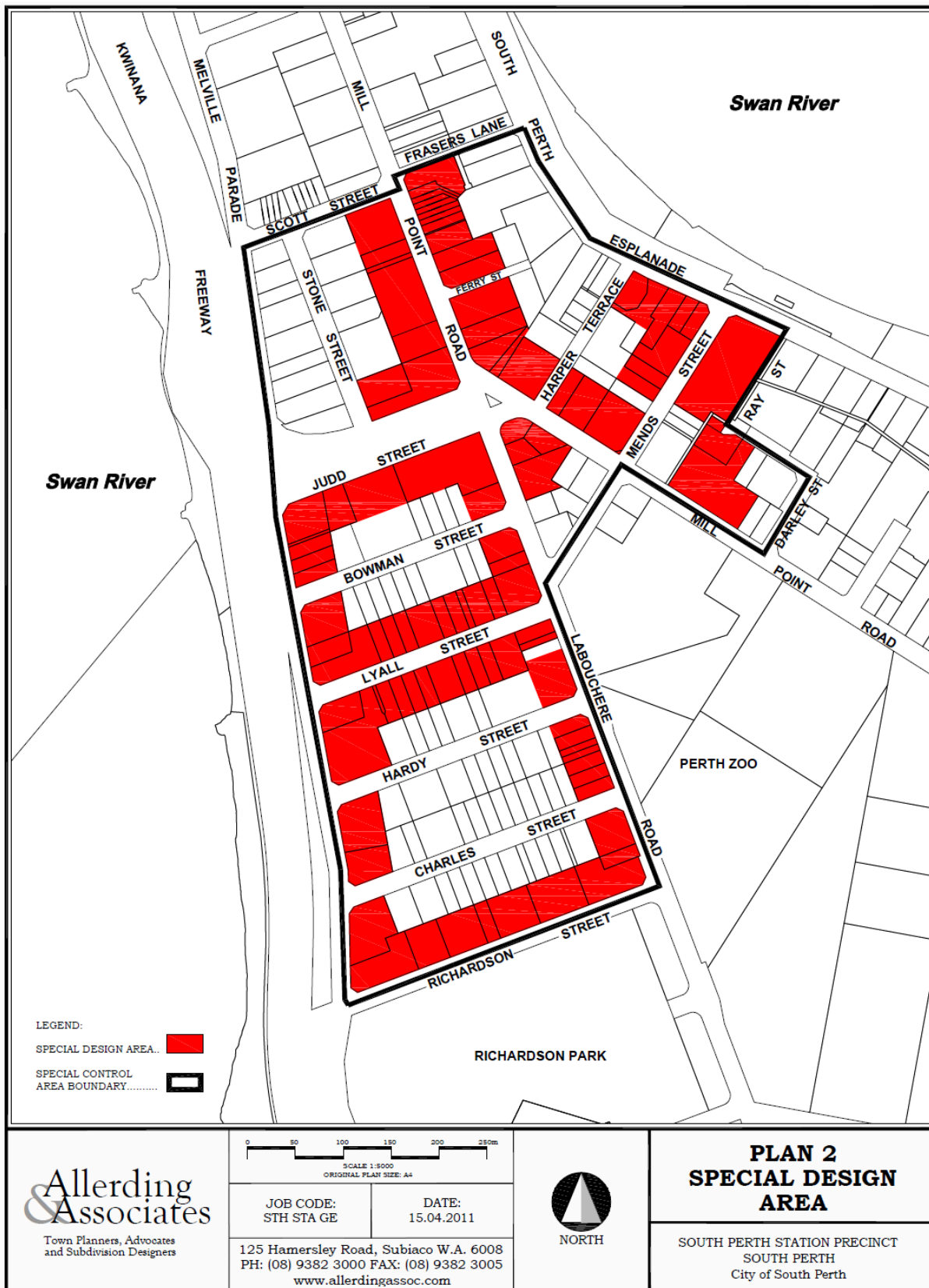
Element	Guidance Statements	Development Requirements
15. Designing Out Crime	<ul style="list-style-type: none"> a) Design should, as far as practicable, enhance natural surveillance, natural access control and territorial reinforcement. b) The design of developments should avoid creation of areas of entrapment in recesses, alleyways or other areas providing no alternative means of escape. 	<ul style="list-style-type: none"> 15.1 Pedestrian and vehicular access points shall be visible from buildings and the street. 15.2 Developments shall incorporate illumination in accordance with Australian Standards. 15.3 Storage areas shall be sited in a location that will not facilitate access to upper level windows and balconies. 15.4 Public and Private areas shall be differentiated by the use of differing materials. 15.5 Any fence on the perimeter of the public realm shall be: <ul style="list-style-type: none"> a) no higher than 0.9 metres; or b) no higher than 1.5 metres provided that the portion above 0.9 metres comprises open grille panels between piers with the solid portions comprising not more than 20% of its face in aggregate. 15.6 Security grilles and other security devices that have potential to adversely affect the streetscape are not permitted unless the Council is satisfied that the device meets the intent of the guidance statement.

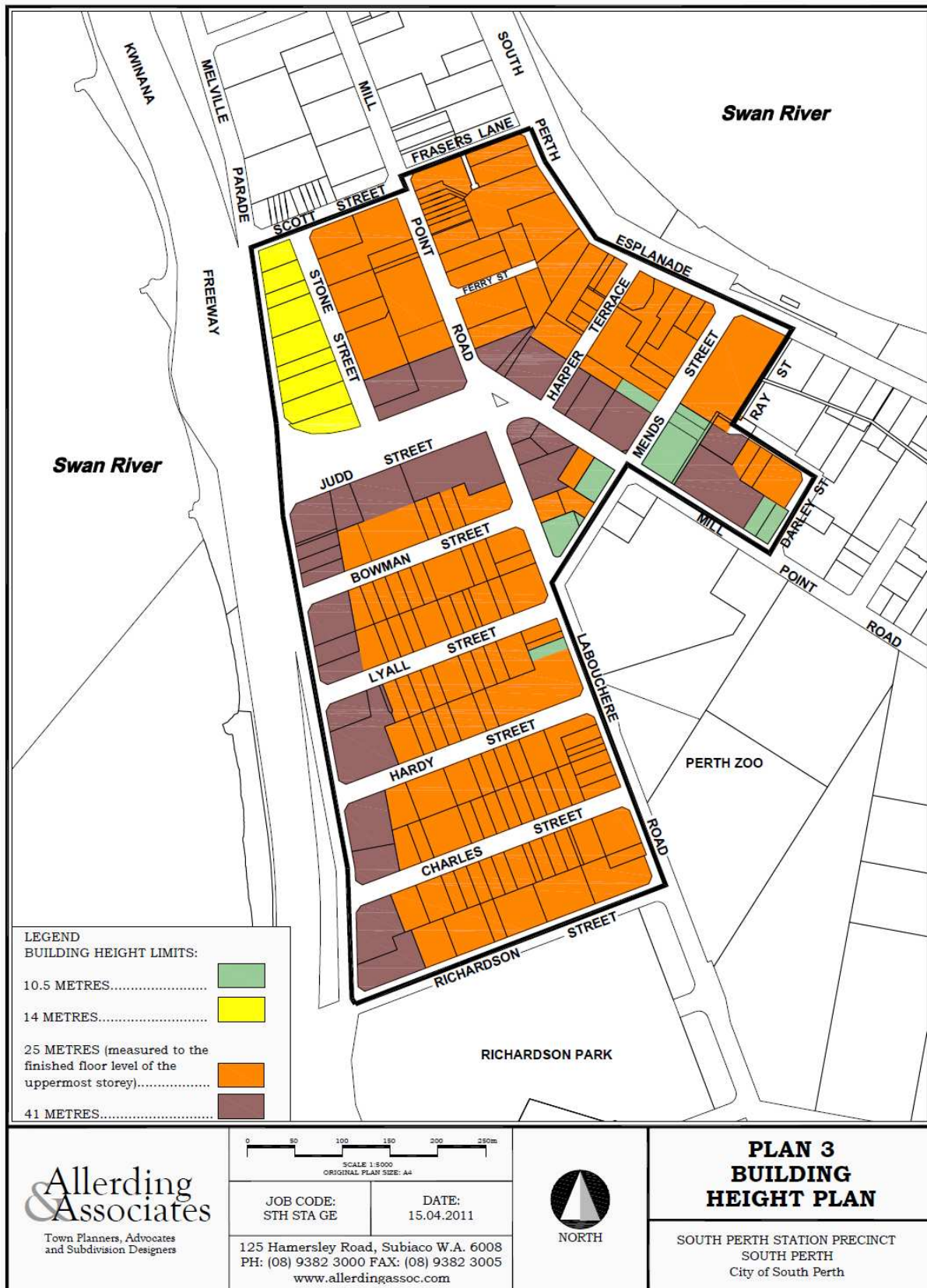
Table B: Performance Criteria

The Council may permit a variation from the development requirements of Element 3 'Plot Ratio and Land Use Proportions' and Element 6 'Building Height' of Table A of this Schedule, where every relevant Performance Criterion in Table B is met to the Council's satisfaction.

Design Consideration	Performance Criteria
1. Minimum lot area and frontage	The development site is to have a minimum area of 1700m ² and a minimum lot frontage of 25 metres.
2. Design Quality	The proposed development is of an exceptional architectural design quality.
3. Overshadowing	The proposed development has been designed with regard for solar access for neighbouring properties taking into account ground floor outdoor living areas, major openings to habitable rooms, solar collectors and balconies.
4. Dwelling Density and Type	Residential development must have a minimum residential density of 100 dwellings per gross hectare or provide a minimum of 20% single bedroom dwellings (rounded up to the next whole number of dwellings).
5. Vehicle Management	The applicant shall submit a traffic engineer's impact assessment report confirming that additional traffic and on-street parking demand resulting from the additional floor space produced by the variation of Elements 3 and 5 does not cause an unacceptable impact on the surrounding street network.
6. Heritage	Where applicable, the proposed development respects any heritage listed building on the adjacent property and, in particular, its size, scale, setbacks, proportion and design does not overwhelm or adversely affect the heritage listed building.
7. Additional Community Benefits	<p>The proposed development provides a community benefit above and beyond a development complying with the requirements of Table A, by meeting at least 3 of the following 7 criteria:</p> <ul style="list-style-type: none"> a) High quality active street frontages, street art, furniture and landscape features. b) Landscaped spaces and/or other facilities accessible to the public such as gym equipment and public art. c) A range of dwelling sizes and costs. d) Improvements to pedestrian networks and public security; e) Provision of view corridors and/or mid-winter sunlight to adjacent land/buildings. f) Community, communal and/or commercial meeting facilities. g) Car parks for public use beyond the users of the building.







19. A new Schedule 10 'Development Areas Requiring a Structure Plan' containing no detail, is inserted as follows:

"Schedule 10

Development Areas Requiring a Structure Plan

Ref No	Area	Provisions
		THIS SCHEDULE HAS BEEN LEFT BLANK INTENTIONALLY"

20. A new Schedule 11 'Development Contribution Area DCA1 Plan' for the South Perth Station Precinct, is inserted as follows:

"Schedule 11

Development Contribution Plan

Reference No	DCA1
Area	South Perth Station Precinct
Relationship to other planning instruments	
Infrastructure and administrative items to be funded	<ol style="list-style-type: none"> 1. Preparation of a traffic impact assessment of the Judd Street, Labouchere Road, Mill Point Road intersection and the Kwinana Freeway on and off ramps and implementation of the recommendations of the traffic impact assessment that are within the precinct; 2. Upgrading of existing roads as required; 3. Provision and/or upgrading of footpaths, share paths and pedestrian crossings where required; 4. Provision of landscaping and public art within the road reserve. 5. Upgrading infrastructure for water supply as required, including upgrading of the reticulation mains; 6. Upgrading for infrastructure for sewerage supply as required, including upgrading of the sewer main, pump station and pressure main; 7. Preparation of a Local Urban Water Management Plan for the treatment of stormwater in the precinct; 8. Upgrading of stormwater drainage works as required; 9. Upgrading of electricity supply infrastructure as required; 10. Administrative costs including: <ol style="list-style-type: none"> a) Costs to prepare and (for standard items only) administer the plan during the period of operation (including legal expenses, valuation fees, proportion of staff salaries, computer software or hardware for purpose of administering the plan) b) Costs to prepare and review estimates c) Costs to prepare the cost apportionment schedule d) Valuation costs as required

Method for calculating contributions	Calculation of Infrastructure Cost Per Square Metre. The Infrastructure Cost to be paid by each owner of land in the South Perth Station Precinct is calculated as follows: $X \times Y / Z$ X = gross cost of Cell Works being the total of fixed actual and Estimated Future Costs Y = area of the subject lot in hectares Z = total area of the Precinct
Period of operation	20 years
Priority and timing	As development proceeds
Review Process	Annually

21. A new Schedule 12 'Statutory Static Feasibility Assessment Model' is inserted as follows:

"Schedule 12

STATUTORY STATIC FEASIBILITY ASSESSMENT MODEL

Gross realisation

Net lot yield @ average market value per lot

"X" lots @ "\$Y" per lot \$ (1)

Less GST @ standard / normal rates

(1) Multiplied by GST rate/(100+GST rate) \$ (2)

(1-2) \$ (3)

Less selling, marketing, advertising & settlement fees

@ market % multiplied by (1) \$ (4)

Add back Input Tax Credit on selling fees

(4) Multiplied by GST rate/(100+GST rate) \$ (5)

(4-5) \$ (6)

Balance after selling costs etc & Input Tax Credit (3-6) \$ (7)

Less adjusted profit & risk allowance as per SPP 3.6

Market determined profit & risk allowance % \$ (8)

Less fixed profit allowance per SPP3.6 10% \$ (9)

Risk rate applied (8-9) = % \$ (10)

EXPLANATION: (10) to be expressed as a whole number eg 15% = 15

ie Risk = (7) multiplied by (10)/100+(10) \$ (11)

Balance after profit & risk factor (7-11) \$ (12)

Less development costs @ "X" lots multiplied by "\$Z" per lot \$ (13)

Add back Input Tax Credit on (13)

(13) Multiplied by GST rate/(100+GST rate) \$ (14)

Development cost after Input Tax Credit (13-14) \$ (15)

Add interest on net development costs (15)

For 1/2 development & 1/2 selling term

@ Applicable market rates

(15) Multiplied by % rate \$ (16)

(15+16) \$ (17)

Balance after deduction of development costs & interest (12-17) \$ (18)

Less interest on land value, rates & taxes and stamp duty

Assessed over 1/2 development and 1/2 selling term

@ Applicable market rates

(18) Multiplied by (% rate/100+%rate) \$ (19)

Balance after interest on the land (18-19) \$ (20)

Less rates & taxes

\$ (21)

Balance after rates & taxes (20-21) \$ (22)

Less Stamp Duty @ current statutory rates

(22) Multiplied by stamp duty rate/(100+stamp duty rate) \$ (23)

Residual Land Value prior to GST considerations (22-23) \$ (24)

Add GST (24) + GST at prevailing statutory rate \$ (25)**ASSESSED STATUTORY CONTRIBUTION PER SPP 3.6 (22+23)** \$**The Static Feasibility Model is based upon—**

- (i) The number of lots yielded from the land will have a gross sale price which, when multiplied by the number of lots created, establishes the Gross Realisation (i).
- (ii) GST will be calculated by the standard/normal method.
- (iii) Selling, marketing, advertising and settlement fees expressed as a percentage shall be added and then expressed as a total percentage against the gross realisation.
- (iv) The adjusted risk component applied in the model is the established market profit and risk at the date of valuation less the fixed 10 per cent profit applied in SPP 3.6.
- (v) Development costs will be established as an appropriate servicing cost per lot at the date of valuation, multiplied by the lots realised from the land.
- (vi) Interest against the development costs will be established by the application of bank lending rates for such projects at the date of valuation.
- (vii) Interest against the land in development will be established by the application of bank lending rates for such development acquisitions at the date of valuation.
- (viii) Rates and taxes will be applied for the full term of acquisition, development and sale.
- (ix) Stamp Duty will be applied at the statutory rate as applicable at the date of valuation.
- (x) GST will be applied at the appropriate rate adopted at the date of valuation."

22. The Scheme Maps are amended by:

- (a) adding a new Sheet 15 identified as "Scheme Maps - Zoning Precinct 15: South Perth Station";
- (b) excising the South Perth Station Precinct special control area (as shown on the Scheme (Amendment) Map from the Scheme Maps – Zoning Precinct 1: Mill Point Scheme Maps;
- (c) inserting the zoning information for the South Perth Station Precinct special control area (as delineated on the Scheme (Amendment) Map from Scheme Maps – Zoning Precinct 1 – Mill Point into Scheme Maps – Zoning Precinct 15 – South Perth Station;
- (d) depicting the South Perth Station Precinct as a special control area comprising a Development Area (DA1) and a Development Contribution Area (DCA1) for the land as shown on the Scheme (Amendment) Map, with a legend identifying:

- (i) the border of the Development Area DA1 as shown on the Scheme (Amendment) Map and as described in Schedule 9, is delineated by a blue broken line, and the symbol “DA1” in blue letters is located near the centre of that area;
 - (ii) the border of the Development Contribution Area DCA1 as shown on the Scheme (Amendment) Map and as described in Schedule 10, is delineated by a red broken line and the symbol “DCA1” in red letters is located near the centre of that area;
- (e) excising the South Perth Station Precinct special control area from the Scheme Maps – Building Height Limits: Precinct 1: Mill Point Scheme Maps;
- (f) adding a new Scheme Map titled “Scheme Maps – Building Height Limits Precinct 15: South Perth Station” and inserting the Building Height Limits information for the South Perth Station Precinct special control area (as delineated on the Scheme (Amendment) Map) from Scheme Maps – Zoning Precinct 1 – Mill Point into Scheme Maps – Building Height Limits Precinct 15 – South Perth Station;
- (g) annotating the Scheme Maps – Building Height Limits Precinct 15: South Perth Station, as follows:
 - “Notes:
 - 1. Building Height Limits as described on this Scheme Map apply only to development as determined to Council to be a minor alteration, addition or extension to an existing development.
 - 2. The Building Height Plan contained in Schedule 9 apply to all new comprehensive new development.”
- (h) amending the Scheme Maps – Legend for Building Height Limits, by:
 - (i) inserting a new Building Height Limit of 41.0 metres;
 - (ii) inserting a new Building Height Limit of 25.0 metres*;
 - (iii) at the base of the Building Height Limits Legend inserting:
 - “ * 25.0m to be measured from the highest point at ground level on the land under the building to the highest finished floor level of the building;
 - ** Refer to Schedule 9 for Building Height Plan applicable to comprehensive new development within the South Perth Station Precinct;”
- (i) amending the Precinct Plan index sheet within the Scheme Maps by:
 - (i) inserting between the words “Precinct” and “Plan” in the title of the sheet, the words “and Development Area”;
 - (ii) identifying Development Area DA1 and Development Contribution Area DCA1 with the symbols “DA1” and “DCA1”;

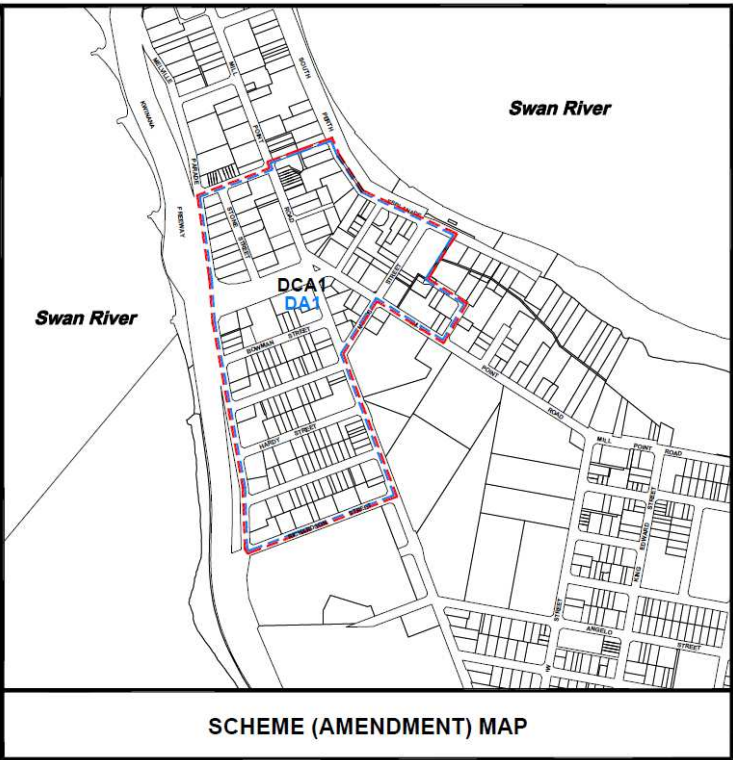
- (iii) adding after the word “Precincts” which heads the list of numbered precincts, the words “and Development Areas”; and
- (iv) inserting under the listed Precincts, the following items: “DA1: Development Control Area DA1” and “DCA1: Development Contribution Area DCA1”; and
- (j) amending the map numbering and index map on each of the Scheme Maps to acknowledge the new Sheets 15.

CITY OF SOUTH PERTH
TOWN PLANNING SCHEME No. 6

Planning and Development Act 2005



- LEGEND**
- METROPOLITAN REGION SCHEME RESERVE:**
- PARKS AND RECREATION
 - R RESTRICTED PUBLIC ACCESS
 - CIVIC AND CULTURAL
 - PRIMARY REGIONAL ROADS
 - WATERWAYS
- LOCAL SCHEME RESERVES**
- LOCAL ROADS
 - PARKS AND RECREATION
 - PUBLIC PURPOSES DENOTED AS FOLLOWS:
 - W WESTERN POWER
 - PS PRIMARY SCHOOL
- ZONES**
- RESIDENTIAL
 - MENDS STREET CENTRE COMMERCIAL
 - MIXED USE COMMERCIAL
 - PRIVATE INSTITUTION
- OTHER**
- R15 R CODES
 - SCHEME BOUNDARY
 - LOCAL GOVERNMENT BOUNDARY
 - P2 SOUTH PERTH CENTRAL PRECINCT (SEE SCHEME TEXT)
 - DA1 DEVELOPMENT AREA DA1 (SEE SCHEDULE 9)
 - DCA1 DEVELOPMENT CONTRIBUTION AREA DCA1 (SEE SCHEDULE 10)



February 2011

Metropolitan Region Scheme Amendment 1203/41



Perth Waterfront

Amendment Report

City of Perth

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Perth Waterfront

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disability services co-ordinator.

Contents

The Metropolitan Region Scheme	v
Abbreviations	ix
Location plan	xi
1 Purpose	1
2 Scope and content of the amendment	1
3 Background	2
4 Planning context	3
5 Transport and access	4
6 Aboriginal heritage	5
7 European heritage	5
8 Infrastructure and services	6
9 Environment	6
10 Environmental Protection Authority advice	8
11 Coordination of local and region planning scheme amendments ...	8
12 Substantiality	8
13 Sustainability appraisal	9
14 The amendment process	9
15 Submissions on the amendment	10
16 Hearings	11
17 Modifications to the amendment	11
18 Final outcome	11
Figure 1	12
Figure 2 Perth Waterfront Masterplan	13
Appendix A Notice of environmental assessment	
Appendix B List of detail plans supporting the amendment	
Appendix C Your property and the Metropolitan Region Scheme	
Appendix D Preparing a submission and for a hearing presentation	
Appendix E Submission form for this amendment (form 41)	

The Metropolitan Region Scheme

What it is and how it is amended

Planning Perth's future

Perth has a reputation as one of the world's cleanest and greenest cities. This is largely due to good planning. It is a city anticipated to grow. As it grows, change must be well planned and well managed.

In 2001 Perth was home to nearly 1.4 million people. Each year its population is growing by about 20 000 people. By 2031, Perth's population is projected to reach 2.2 million, making up 73 per cent of the population of Western Australia.

Provision must be made for future housing, employment opportunities and transport needs to meet this growth. It is also necessary to set aside land for conservation and recreation.

The Metropolitan Region Scheme (MRS) provides for this change, and the means by which affected landowners can be compensated for land acquired for regional public purposes.

What is the Metropolitan Region Scheme?

The MRS is a large town planning scheme for land use in the Perth metropolitan area. This area stretches from south of Rockingham to north of Yanchep and east of Mundaring.

The MRS defines the future use of land, dividing it into broad zones and reservations. It requires local government local planning schemes to provide detailed plans for their part of the region. These schemes must be consistent with the MRS.

The MRS uses a set of maps and a scheme text. The scheme text provides planning rules for zones and reservations, which are shown on the maps in different colours and patterns.

This plan has been in operation since 1963 and provides the legal basis for planning in the Perth region.

To plan for changing needs, the MRS is amended frequently.

What is an amendment?

An amendment to the MRS changes the zoning or reservation of land to allow for a different land use.

When a rezoning or a new reservation is considered, an amendment to the MRS is advertised to seek comment from the wider community and all levels of government.

The process allows for extensive community consultation and discussion in Parliament before a final decision is made.

How is the Metropolitan Region Scheme amended?

The Western Australian Planning Commission (WAPC) is responsible for keeping the MRS under review and initiating changes where they are seen to be necessary.

The amendment process is regulated by the *Planning and Development Act 2005*. The Act requires an amendment to be consistent with both the *Swan River Trust Act 1988* and the *Heritage of Western Australia Act 1990* and does not allow for an amendment to occur within the defined area of a redevelopment authority.

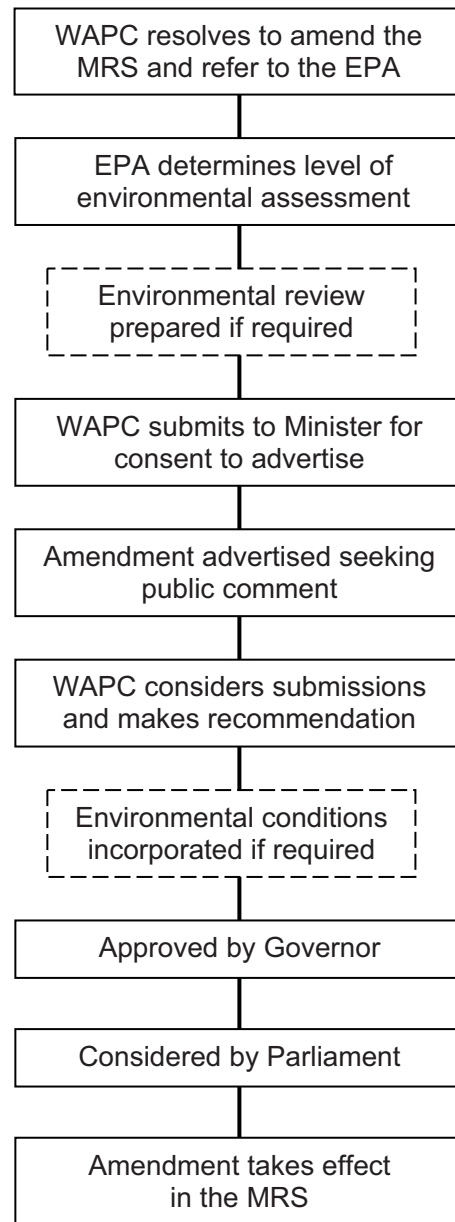
The amendment proposed in this report is being made under the provisions of section 41 (often referred to as a major amendment).

The process of a major amendment to the MRS includes the following steps:

- Formulation of the amendment by the WAPC.
- Referral of the proposed amendment to the Environmental Protection Authority (EPA) to set the level of environmental assessment. Where the EPA requires an environmental review, this is carried out before the amendment is advertised.

- Consent by the Minister for Planning to call for submissions.
- Advertising the amendment for public inspection and inviting submissions. Advertisements are placed in local and statewide newspapers and information is made available on the PlanningWA website. Landowners whose property is directly affected by a proposed change are contacted in writing. Where there is an environmental review, this is also made available for comment.
- WAPC receiving public submissions over a period of three months.
- WAPC considering written submissions. People who have made submissions may, if they wish, also make an oral presentation to a special committee appointed to consider and report on these submissions.
- WAPC reviewing the proposed amendment in light of submissions. The amendment may be modified before proceeding.
- Readvertising for further public submissions may be required by the Minister for Planning if the amendment is substantially modified as a result of submissions.
- Minister presenting the amendment with WAPC recommendations to the Governor for approval.
- Placing of the amendment, as approved by the Governor, before each House of State Parliament, where it must remain for 12 sitting days. During this time, the amendment is again on public display with the WAPC's report on submissions.
- In Parliament, a member may introduce a motion to disallow the amendment. If this motion succeeds, the MRS will not be amended. Otherwise, the amendment becomes legally effective in the MRS.

The following diagram shows the main steps.



When the MRS is amended, local planning schemes must also be amended to match the broad zonings and reservations of the MRS. Affected local governments provide more detailed planning for each area.

Within three months of a MRS amendment being finalised, an affected local government must initiate an amendment to its local planning scheme.

Zones and reservations

Zones and reservations in the MRS are broad categories. They are not precisely defined or limited, but the following descriptions are a guide.

Zones

Urban: areas in which a range of activities are undertaken including residential, commercial, recreational and light industry.

Urban deferred: land identified for future urban uses following the extension of urban services, the progressive development of adjacent urban areas and resolution of any environmental and planning requirements relating to development.

The WAPC must be satisfied that these issues have been addressed before rezoning to urban.

Central city area: strategic regional centres for major retail, commercial and office facilities as well as employment, civic, business and residential uses.

Industrial and special industrial: land on which manufacturing, processing, warehousing and related activities are undertaken.

Rural: land on which a range of agricultural, extractive and conservation uses are undertaken.

Private recreation: areas of significance to the region's recreation resource, which are, or are proposed to be, managed by the private sector.

Rural - water protection: rural land over public groundwater areas, where land use is controlled to avoid contamination.

Reservations

Land is reserved for community purposes. It may be reserved to protect a resource or to provide areas for infrastructure.

Parks and recreation: land of regional significance for ecological, recreation or landscape purposes.

Railways: provides for public transit routes, freight rail lines and associated facilities such as marshalling yards, maintenance depots and park'n'ride stations.

Port installations: regional maritime shipping facilities.

State forests: areas of woodland located on Crown land managed, under the *Conservation and Land Management Act 1984*.

Water catchments: water sources protected for high quality public water supply. These areas have strict controls on land use to avoid pollution of the water resource.

Civic and cultural: significant civic precincts and buildings.

Waterways: permanent inland and coastal waters including many rivers and reservoirs.

Public purposes: land for public facilities such as hospitals, high schools, universities, prisons, utilities for electricity, water and treatment of wastewater, commonwealth government and other special uses.

Primary regional roads: these are the most important of the roads of regional significance in the planned road network, and are currently, or proposed to be declared, under the *Main Roads Act 1930*.

Other regional roads: these are roads of regional significance in the planned road network for which the planning responsibilities are shared by the WAPC and local governments.

What if my land is rezoned?

Landowners may find that an amendment seeks to rezone their property, for example from rural to urban or urban deferred.

If the zoning is changed, landowners do not have to change their use of the land or lifestyle. They can stay as they are or they may set about changing their land use. For instance, some may seek approval to subdivide their land or apply to develop it in some way that suits the new zoning.

The WAPC realises that many people choose their properties because they like them as they are and may not want to change from, for example, a rural-residential lifestyle to an urban area. Others are keen to change the land use.

For these reasons, amendments to the MRS are advertised so that all affected landowners and anyone else have time to examine the proposals and lodge a submission.

What if my land is reserved?

Land is reserved because it will be needed eventually for a public purpose such as parks and recreation or other regional roads.

If your land is marked for a reservation in an advertised amendment, you can continue to use and enjoy your property. Generally, reserved land can remain in private ownership until it is needed for the purpose for which it is reserved. The WAPC has reservations over many areas of land, which are privately owned.

To protect landowners, there are procedures for acquisition or compensation by the WAPC. These are outlined in Your Property and the Metropolitan Region Scheme, a leaflet reproduced at the back of this report and available separately from the Department of Planning.

How can my views be heard?

You can lodge a written submission on the proposed amendment during the advertised period. A submission form is available at the back of this report, from the display locations for this amendment and from the PlanningWA website.

People writing submissions may choose also to attend a hearing. This follows the submission period, where you can express your views to a hearings panel.

Publications

In the course of each substantial amendment to the MRS, information is published under the following titles:

Amendment report

This document is available from the start of the public submission period of the proposed amendment. It sets out the purpose and scope of the amendment, explains why the proposal is considered necessary and informs people how they can comment.

Environmental review report

The EPA considers the environmental impact of an amendment to the MRS before it is advertised. Should the EPA require formal assessment an environmental review is undertaken and that information is made available for comment at the same time as the amendment report.

Report on submissions

This publication documents the planning rationale, determination of submissions received and the recommendations for final approval of the amendment made by the WAPC.

Submissions

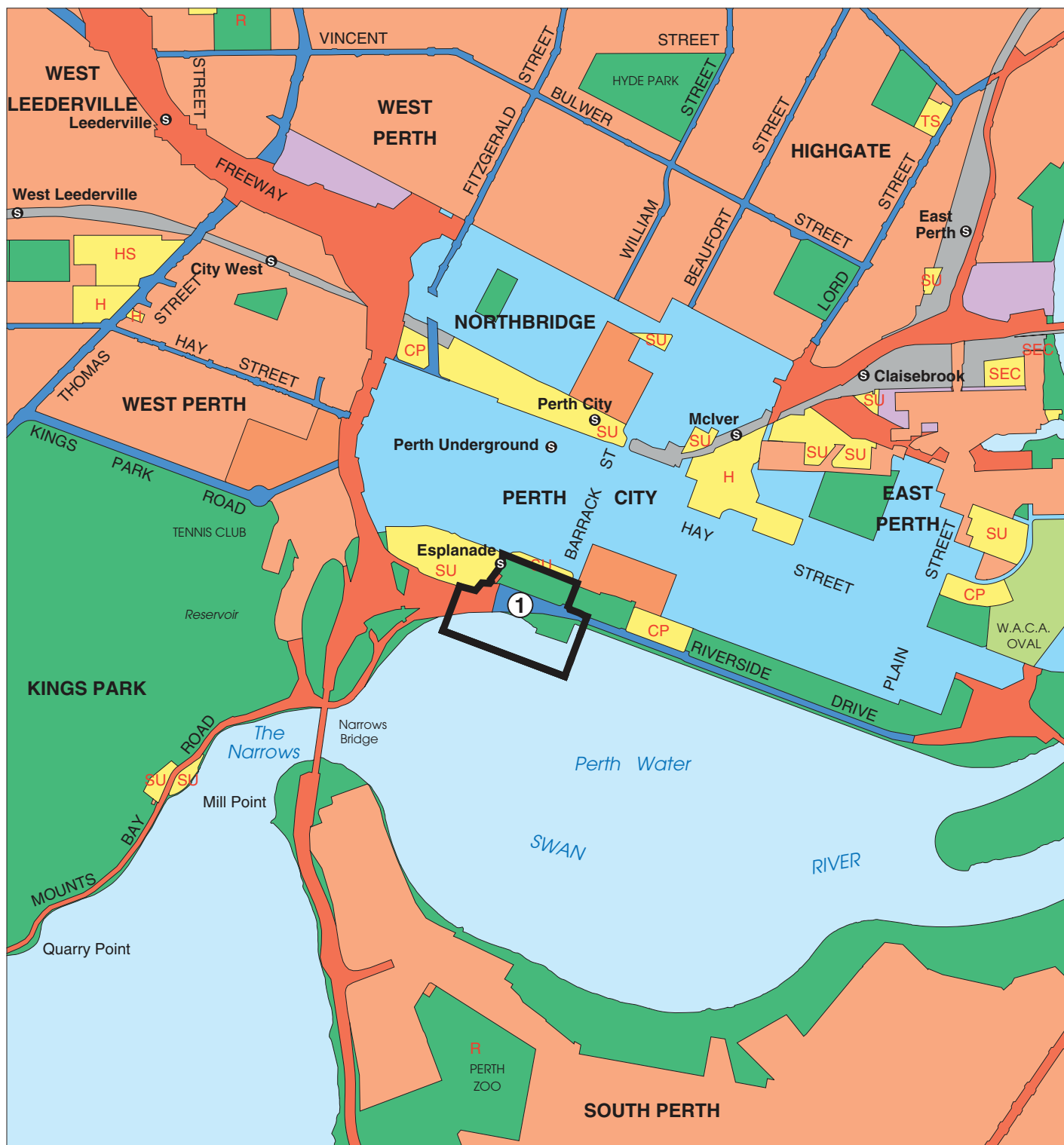
All the written submissions received on the proposed amendment are reproduced as a public record.

Transcript of hearings

The hearings procedures are recorded and transcribed. All transcripts are published as a public record.

Abbreviations

AHA	Aboriginal Heritage Act
DEC	Department of Environment and Conservation
DoP	Department of Planning
DoW	Department of Water
EAR	Environmental Assessment Report
EPA	Environmental Protection Authority
HCWA	Heritage Council of WA
MRA	Metropolitan Redevelopment Authority
MRS	Metropolitan Region Scheme
PTA	Public Transport Authority
SWALSC	South West Aboriginal Land and Sea Council
WAPC	Western Australian Planning Commission



Location of the proposed amendment to the MRS for 1203/41 - Perth Waterfront MRS Amendment

Proposed:

① amendment 1203/41

Legend

METROPOLITAN REGION SCHEME LEGEND			
RESERVED LANDS	PUBLIC PURPOSES - DENOTED AS FOLLOWS:	ZONES	
PARKS AND RECREATION	H HOSPITAL	URBAN	URBAN DEFERRED
RESTRICTED PUBLIC ACCESS	HS HIGH SCHOOL	CENTRAL CITY AREA	INDUSTRIAL
RAILWAYS	TS TECHNICAL SCHOOL	SPECIAL INDUSTRIAL	RURAL
PORT INSTALLATIONS	CP CAR PARK	PRIVATE RECREATION	RURAL - WATER PROTECTION
STATE FORESTS	U UNIVERSITY		
WATER CATCHMENTS	CG COMMONWEALTH GOVERNMENT		
CIVIC AND CULTURAL	SEC STATE ENERGY COMMISSION		
WATERWAYS	SU SPECIAL USES		
	WSD WATER AUTHORITY OF WA		
	P PRISON		
ROADS:			
PRIMARY REGIONAL ROADS			
OTHER REGIONAL ROADS			

Metropolitan Region Scheme Amendment 1203/41

PERTH WATERFRONT

City of Perth

1 Purpose

The purpose of this amendment to the Metropolitan Region Scheme (MRS) is to reclassify the land the subject of the Perth Waterfront project from a range of infrastructure and recreation related reserves to a single Public Purpose Special Use reserve. The proposed amendment is shown in **figure 1**.

The amendment affects approximately 19.75 hectares of land and waters in the MRS, including:

- 6.147 hectares of Parks and Recreation reservation;
- 8.454 hectares of Waterways reservation;
- 2.278 hectares of Primary Regional Roads reservation; and
- 2.866 hectares of Other Regional Roads reservation.

The amendment boundary has been determined to provide sufficient flexibility for the detailed planning and design of Perth Waterfront, which will define the ultimate extent of the proposed development. It is not the intention of this amendment to facilitate development of the entire amendment area.

The amendment will:

- demonstrate the strategic intent within the MRS to plan and develop Perth Waterfront;
- consolidate existing reservations into a single MRS reserve, enabling further works and detailed investigations to be carried out under the authority of the Western Australian Planning Commission (WAPC).
- have immediate effect under the City of Perth City Planning Scheme 2, in accordance with section 126(1) of the *Planning and Development Act 2005*;
- continue the WAPC's role as the sole responsible authority for applications made within the reserved area, thereby eliminating dual decision making under the MRS and local planning scheme; and
- trigger referral to the Environmental Protection Authority (EPA) under the *Planning and Development Act 2005*, for a determination on the level of environmental assessment. This process will provide early clarity and certainty on the environmental factors requiring further investigation, design modifications or management.

2 Scope and content of the amendment

The proposed amendment includes the properties defined in **figure 1**, and outlined more specifically below:

- Lot 79 The Esplanade
- Lot 351 Swan River

- Lot 302 Riverside Drive
- Lot 350 Barrack Square
- Lot 871 Barrack Square
- Lot 1188 Riverside Drive
- Part Lot 301 Swan River
- Part Lot 303 Riverside Drive
- Part Lot 90 Riverside Drive
- Part Lot Riverside Drive Primary Regional Roads reservation
- Part Lot Riverside Drive Other Regional Roads reservation

All land and waterways within the project area are Crown land vested with, or held in trust by, a public or local government authority.

3 Background

The redevelopment of Perth foreshore has been recognised by successive State Governments as important to the future growth of the city, and has been the subject of numerous planning, design and public consultation initiatives. This has resulted in strong community and business support for the redevelopment and an expectation that it will occur.

The current State Government has committed to the delivery of Perth Waterfront, and in August 2009 requested that the WAPC and Department of Planning (DoP) assume lead agency responsibility.

The WAPC and DoP prepared a revised masterplan under the oversight of the Perth Waterfront Ministerial Taskforce, which was released by the Premier and Minister for Planning in December 2009. This was followed by a project Business Case submitted for Cabinet consideration in March 2010.

In June 2010, Cabinet requested that the WAPC and DoP progress the detailed planning, design and statutory approvals necessary for the commencement of project construction in 2012. Cabinet further noted that EPRA will work closely with the WAPC and DoP on the expectation that responsibility for project implementation will ultimately transfer to the proposed Metropolitan Redevelopment Authority (MRA).

In order to effectively respond to Cabinet timeframes, the WAPC is establishing a strategic governance framework for Perth Waterfront that will enable Government to progress all necessary planning, land negotiations and, if required, development under the provisions of the *Planning and Development Act 2005*, until such time as the MRA is established. The key elements of the framework are:

- **Improvement Plan No. 35** - Gazetted on 19 November 2010, the Improvement Plan has been approved by the Minister for Planning and the Governor, and confers on the Commission the authority under Part 8 of the *Planning and Development Act 2005* to plan and develop Perth Waterfront;
- **Improvement Scheme** - Under the *Planning and Development Act 2005*, the WAPC may enact an Improvement Scheme where an Improvement Plan is in effect. If necessary, the WAPC may initiate an amendment to Improvement Plan No.35 to include the requirement for, and objectives of, an Improvement Scheme for the purpose of delivering the Perth Waterfront project; and

- **MRS Amendment** - the subject of this report.

This framework is not intended to constrain the expected transfer of project implementation responsibility to the MRA, rather it ensures that Government timeframes can be met if passage of the enabling legislation and establishment of the new authority are delayed.

4 Planning context

Directions 2031 - Spatial Framework for Perth and Peel

Directions 2031 - Spatial Framework for Perth and Peel was released by the WAPC in August 2010 to establish a vision for the growth of the Perth and Peel regions. As a high level strategic plan, the framework guides the detailed planning and delivery of housing, infrastructure and services to accommodate forecast population growth.

Directions 2031 reaffirms the role of the Perth central area as the primary centre of activity that will 'continue to evolve as a diverse, urban and internationally recognised city.' The Perth Waterfront and the Northbridge Link projects are identified as major initiatives that will strengthen the north-south link from the Swan River to the cultural and entertainment centre of Northbridge.

The Perth Waterfront project supports the objectives of Directions 2031 by maximising accessibility to services, managing urban growth, facilitating economic prosperity and increasing access to sustainable transport infrastructure.

Perth Waterfront Masterplan

The Perth Waterfront Masterplan was released by the Premier and Minister for Planning in December 2009. Prior to its release, the Central Perth Planning Committee resolved that it '*strongly endorses and supports the planning directions and intent of the Perth Waterfront project*'. The masterplan includes the following key elements:

- A significant new urban waterfront precinct that occurs as a seamless extension of the city grid to the river.
- A new inlet that brings the river closer to the foot of the city and is framed by uninterrupted public terraces, promenades and civic spaces.
- An island within the inlet that provides a unique landscape experience, and a range of recreational, interpretive and public event opportunities. Connected by two bridges, the island also completes an attractive pedestrian circuit around the waterfront.
- A nationally significant centre for indigenous culture, art and learning that will be a major centrepiece of the new waterfront.
- Buildings that reflect the scale of the city, are of a high architectural quality and provide a mix of residential, commercial, office, retail, hotel and short stay, and hospitality uses.
- The strengthening of William and Barrack Streets as important connections through the city from the river to Northbridge.
- The extension of Howard Street and Sherwood Court to the waters edge, enhancing their role as fine grained, activated pedestrian connections into the heart of the city.

- The diversion of Riverside Drive between Barrack and William Streets and the redistribution of major traffic to The Esplanade.
- The construction of a new, calmed waterfront road between Barrack and William Streets, enhancing the experience for those who enjoy a recreational drive along the river. This new road can be closed to traffic at certain times of the day or for major public events.
- Relocation of the commuter ferry terminal to the new inlet, allowing passengers to embark and disembark closer to the city, and creating a much stronger connection with the Esplanade Rail Station and Busport.
- Enhancement of Barrack Square and framing of the Belltower with appropriately scaled buildings to give it a more defined context.
- Enhancement of Supreme Court Gardens as a major outdoor event and ceremonial space.
- Re-establishing the city's connection with Kings Park via a chair lift from the end of William Street.

The combination of these elements will deliver a waterfront that sits comfortably into the fabric of the city; is integrated with the existing city grid; achieves a robust built form layout that can adapt to change over time; and promises a stimulating and unique urban experience for locals and visitors.

5 Transport and access

One of the more significant structural changes embodied in the Perth Waterfront Masterplan is the redefined role and function of Riverside Drive. It is somewhat axiomatic that any attempt to successfully reconnect the city and river must address the real or perceived barrier that Riverside Drive represents.

The masterplan addresses this issue by prioritising public and pedestrian access over private vehicle access, and positing that the primary function of Riverside Drive is city access rather than bypass. This is consistent with the rationale for construction of the Graham Farmer Freeway, which saw traffic volumes on Riverside Drive reduce from around 70-80 000 vehicles per day to around 25 000 vehicles per day, and removal of the William Street flyover.

The masterplan is also based on the premise that for the waterfront to function as an extension of the city, then all roads must be designed as normal city streets rather than feeders to a freeway system. The section of Riverside Drive between Barrack and William Streets is therefore proposed be removed, and two-way traffic reintroduced into Barrack Street, the Esplanade, Mounts Bay Road and William Street.

In addition, the masterplan places equal or greater emphasis on alternative forms of transport by consolidating bus, rail and commuter ferry services, and improving the comfort and legibility of pedestrian and cycle networks.

Transport planning and modelling undertaken in consultation with the City of Perth, Department of Transport, Main Roads WA, Public Transport Authority and Planning and Transport Research Centre, has confirmed that the masterplan places a greater emphasis on green transport modes (walking, cycling and public transport) to maximise accessibility to and within the project area; and although it is anticipated that there will be some increased levels of congestion, the traffic modelling clearly shows that the impacts are manageable if a sustainable multi-modal approach is taken.

The proposed Public Purposes Special Use reservation will affect portions of the Narrows Interchange 'Primary Regional Road' reservation and Riverside Drive 'Other Regional Road' reservation. This is necessary to facilitate the further planning and design of the Perth Waterfront road layout, and ensure that it is integrated with the existing network.

6 Aboriginal heritage

The Perth Waterfront project impacts on two sites identified under the Register of Aboriginal Sites - the Swan River (Site 3536) and The Esplanade (Site 3702). Any land disturbing activities that impact on the Swan River site requires the approval of the Minister for Aboriginal Affairs under section 18 of the *Aboriginal Heritage Act 1972* (AHA). The Esplanade site does not require section 18 approval as it does not have the same identification status as the Swan River.

The MRS amendment is not a land disturbing activity and therefore does not require approval under the AHA. Section 18 approvals will, however, be required for investigative works and project construction works (construction of the inlet and boating channels) which impact on the Swan River site.

The WAPC and DoP have entered into a Memorandum of Understanding with the South West Aboriginal Land and Sea Council (SWALSC) for the provision of Aboriginal consultative services. SWALSC have received briefings and been actively engaged throughout the preparation of the Perth Waterfront Masterplan.

7 European heritage

The following sites are listed on the State Register of Heritage Places:

- Esplanade Reserve (HCWA Site ID 3850), including the Allan Green Conservatory, Alf Curlewis Gardens, The Landing at the Esplanade Outdoor Performing Art Facility, the Florence Hummerston kiosk, Plane Trees and Moreton Bay Figs.
- Talbot Hobbs Memorial, located on Riverside Drive (HCWA Site ID 2089); and
- Barrack Square (HCWA Site ID 4031) including the Swan Bells and the Willem de Vlamingh Memorial sundial.

The proposed MRS amendment does not have a direct impact on the heritage sites, however, development contemplated in the Perth Waterfront Masterplan clearly does.

The Heritage Council of WA (HCWA) has been briefed on the Perth Waterfront Masterplan and confirmed its broad support for the Perth Waterfront project, and identified a number of matters to be addressed in the next phase of planning and design. An independent review of the Esplanade and Barrack Square Conservation Plans is currently being undertaken in consultation with HCWA, to be submitted for consideration by the Council in 2011.

8 Infrastructure and services

The following infrastructure and servicing proposals will be required in delivery of the Perth Waterfront project:

- Relocation of the discharge pipe for the Mounts Bay main drain.
- Stormwater runoff from lots will be held on each individual lot for reuse in buildings and for landscaping. Road and verge runoff will be directed to pit and pipe drainage networks including some biofiltering, with stormwater being treated before discharge to the river.
- Lots will be served by construction of new gravity sewer reticulation connecting to the existing Terrace Road Main Sewer.
- A new water supply loop main will be required. Water reticulation pipes connected to this main will service the proposed lots.
- New power infrastructure will be established on site including a zone substation, high voltage cabling, switchgear and transformers.
- The existing telecommunications network will be upgraded as demand for services grows. The extent of any new network will be determined in conjunction with relevant telecommunications carriers.
- Details for the provision of gas will be coordinated with AlintaGas.

In addition, some telecommunications, gas, water and sewer infrastructure may need to be realigned or relocated, dependent on the final configuration of roads and lot boundaries.

9 Environment

An Environmental Assessment Report (EAR) has been prepared for the Perth Waterfront project, and considered by the EPA. The EAR identifies the existing site conditions, potential environmental impacts of the development (both unmanaged and managed) and presents management responses to these factors.

Environmental studies undertaken to inform the EAR identified that the managed environmental factors have an impact rating of either low or medium, such that the impact is considered to be 'negligible' or 'acceptable'.

The EPA considered the EAR findings and agreed that the likely key environmental factors are:

- Dredging impacts (turbidity – seasonal variability and deposition of material).
- Swan River water quality.
- Low quality stormwater discharges from the Mounts Bay Main Drain and associated catchments.

- Inlet hydrodynamics.
- Onshore and offshore acid sulphate soil.
- Onshore and offshore contamination.
- Displacement of marine fauna during construction due to noise, vibration and water quality effects in the area of development.

The EPA also requested that future works consider:

- Definition of the proposed quantum of materials potentially resulting from dredging and river-bed excavation, to inform future modelling and management measures.
- Seasonal profile of dispersion of turbidity in the Swan River, including where material is likely to be deposited.
- Seasonal profile of fauna present in the affected part of the river, and details of their spawning times.
- Consideration of any potential impacts on Milyu Nature Reserve.

An intensive program of site investigations, studies and management strategies has been developed to address potential water quality, benthic habitat, drainage, dredge and construction management impacts.

As the proposed MRS amendment is likely to generate interest on environmental matters, the Perth Waterfront Environmental Assessment Report is being made available for public comment concurrently with the amendment.

Environmental referral and assessment process

In order to meet project delivery timeframes, DoP has proposed a two-stage environmental referral and assessment process:

Stage One

Stage 1 involves WAPC initiation of the current MRS amendment and referral to the EPA for consideration under section 48A of the *Environmental Protection Act 1986* (EP Act).

The purpose of the stage 1 referral is to:

- Obtain environmental approval for terrestrial forward works to be commenced in advance of the stage 2 referral, including site investigations, services and infrastructure works, road works and site preparation;
- Confirm the environmental factors to be deferred for consideration as part of the stage 2 referral.

The outcomes of the EPA referral are outlined in section 10.

Stage Two

Stage 2 will involve specific referral of the water based elements of the project (principally relating to construction of the proposed water body and associated boating channels) for consideration by the EPA under section 38 of the EP Act. At this stage, the proposal would also be formally referred to the Swan River Trust under section 30A of the MRS.

The stage 2 referral is contingent on the collection and assessment of baseline data necessary to determine the impact on key environmental factors identified by the EPA. While the stage 1 referral will encompass the entire project area (defined by the MRS amendment boundary) it is intended that the stage 2 referral will be confined to the proposed inlet and associated areas of Perth water likely to be impacted by dredge works. The following will be undertaken and prepared to support the stage 2 referral:

- Swan River water quality monitoring and reporting
- Mounts Bay Main Drain outflow water quality monitoring and reporting
- Geotechnical and sediment sampling
- Groundwater modelling
- Hydrodynamic modelling
- Dredge plume dispersion modelling
- Dredge and soil disposal management plan
- Acid sulphate soil and dewatering management plan
- Estuary waterways management and monitoring plan

10 Environmental Protection Authority advice

The proposed amendment was referred to the EPA for advice on whether environmental assessment would be required.

The EPA has advised that the proposed amendment does not require formal assessment under Part IV of the *Environmental Protection Act 1986*. However, it has provided advice on the key environmental factors for the amendment. A copy of the notice from the EPA is included at appendix A.

11 Coordination of local and region planning scheme amendments

Under Section 126(1) of the *Planning and Development Act 2005*, if a region planning scheme delineates land comprised in a local planning scheme as a reserve for any purpose, then the local planning scheme is automatically amended to give effect to the reservation under the region planning scheme.

12 Substantiality

The *Planning and Development Act 2005* allows for amendments to the MRS to be processed as either 'minor' or 'major' amendments depending on whether they are considered to constitute a substantial alteration to the MRS.

WAPC Development Control Policy 1.9 - Amendment to Region Schemes sets out the criteria for deciding whether the 'major' or 'minor' process should be followed. The criteria relate to a variety of matters, not all of which relate to every amendment. In this regard, the amendment is proposed to be processed as a 'major' amendment given it seeks to rezone a large area currently the subject of numerous reservations.

13 Sustainability appraisal

The MRS amendment will provide a framework for the further planning and sustainable development of the Perth Waterfront development, including significant opportunities for employment, recreational and residential opportunities in close proximity to public transport and services.

As a high profile public project, it is also considered incumbent on Perth Waterfront to demonstrate a contemporary response to emerging development challenges. It will be expected that leadership and innovation will be shown in the delivery of infrastructure, public spaces and built form elements of the project.

To this end it is intended that Perth Waterfront incorporate sustainability benchmarks in the key areas of energy, water, transport, materials, operation and management, indoor environmental quality, pollution abatement, and flexibility/adaptability of spaces.

In order to make the most significant advances in relation to environmental performance, sustainability measures at both the precinct and built form level will be investigated. Opportunities at the precinct level include independent and renewable energy systems (co-generation and tri-generation, solar, wind, geothermal), maximising efficiency of materials, and water sensitive urban design (harvesting and reuse).

At the individual building level, private sector partners will be expected to construct minimum rated Green Star commercial buildings and equivalent for residential products.

14 The amendment process

The following procedures for amending the MRS are prescribed by the *Planning and Development Act 2005*. The amendment proposed in this report is being made under the provisions of section 41 of that Act.

In essence, the procedure for a substantial alteration to the Scheme (often referred to as a major amendment) involves:

- formulation of the amendment by the WAPC;
- referral to the EPA for environmental assessment;
- completion of an environmental review (if required) to EPA instructions;
- public submissions being sought on the proposed amendment (including environmental review if required);
- consideration of submissions (including hearings where requested);
- referral of WAPC recommendations, with or without any modifications in response to submissions, to the Minister for Planning;
- approval of Governor;
- consideration of both Houses of Parliament, who can disallow the amendment;
- amendment takes legal effect when no longer subject to disallowance after 12 sitting days;

- where the WAPC has agreed to the parallel amendment of a local planning scheme under section 126(3) of the *Planning and Development Act 2005*, the local planning scheme amendment becomes effective upon gazettal of the MRS amendment.

An explanation of this process entitled '*The Metropolitan Region Scheme, what it is and how it is amended*' can also be found in the front of this report.

15 Submissions on the amendment

The WAPC invites people to comment on this proposed amendment to the MRS.

The amendment is being advertised for public submissions for a period of three months from Tuesday, 22 February 2011 to Friday, 27 May 2011.

Copies of the amendment will be available for public inspection at:

- i) Western Australian Planning Commission, 469 Wellington Street, Perth;
- ii) Cities of Perth, Fremantle and South Perth and the Town of Vincent;
- iii) the State Reference Library, Northbridge.

Written submissions on the amendment should be sent to:

The Secretary
Western Australian Planning Commission
469 Wellington Street
PERTH WA 6000

and must be received by 5pm Friday, 27 May 2011.

All submissions received by the WAPC will be acknowledged.

For your convenience a submission form (form 41) for this Amendment 1203/41 is attached to this report (appendix E). Additional copies of this form are available from the display locations and the PlanningWA website www.planning.wa.gov.au.

You should be aware that the calling for submissions is a public process, and all submissions lodged will become public. All submissions are published and made available when the amendment is presented to both Houses of Parliament. Advice of disclosure and access requirements is shown on side two of the submission form.

Before making your submission, it is recommended that you read the information in appendix D of this report regarding preparing a submission.

16 Hearings

Anyone who has made a written submission on the amendment also has the opportunity to personally present the basis of their submission to a sub-committee of the WAPC. Details required for attending the hearings are on side two of the submission form.

Presentations made to the hearings committee are an extension of the submission process, and the transcripts of all hearings will become a public document. The document will be published and made available when the amendment is presented to both Houses of Parliament.

Before completing your submission form, please refer to the information regarding hearings in appendix D of this report.

17 Modifications to the amendment

After considering any submissions received from Government agencies and the public, the WAPC may make modifications to the amendment.

The recommendations of the WAPC, including any modifications, are published in a *Report on Submissions*. Anyone who has made a submission will receive a copy of this document when tabled in Parliament. The report will also be available on the PlanningWA website www.planning.wa.gov.au.

18 Final outcome

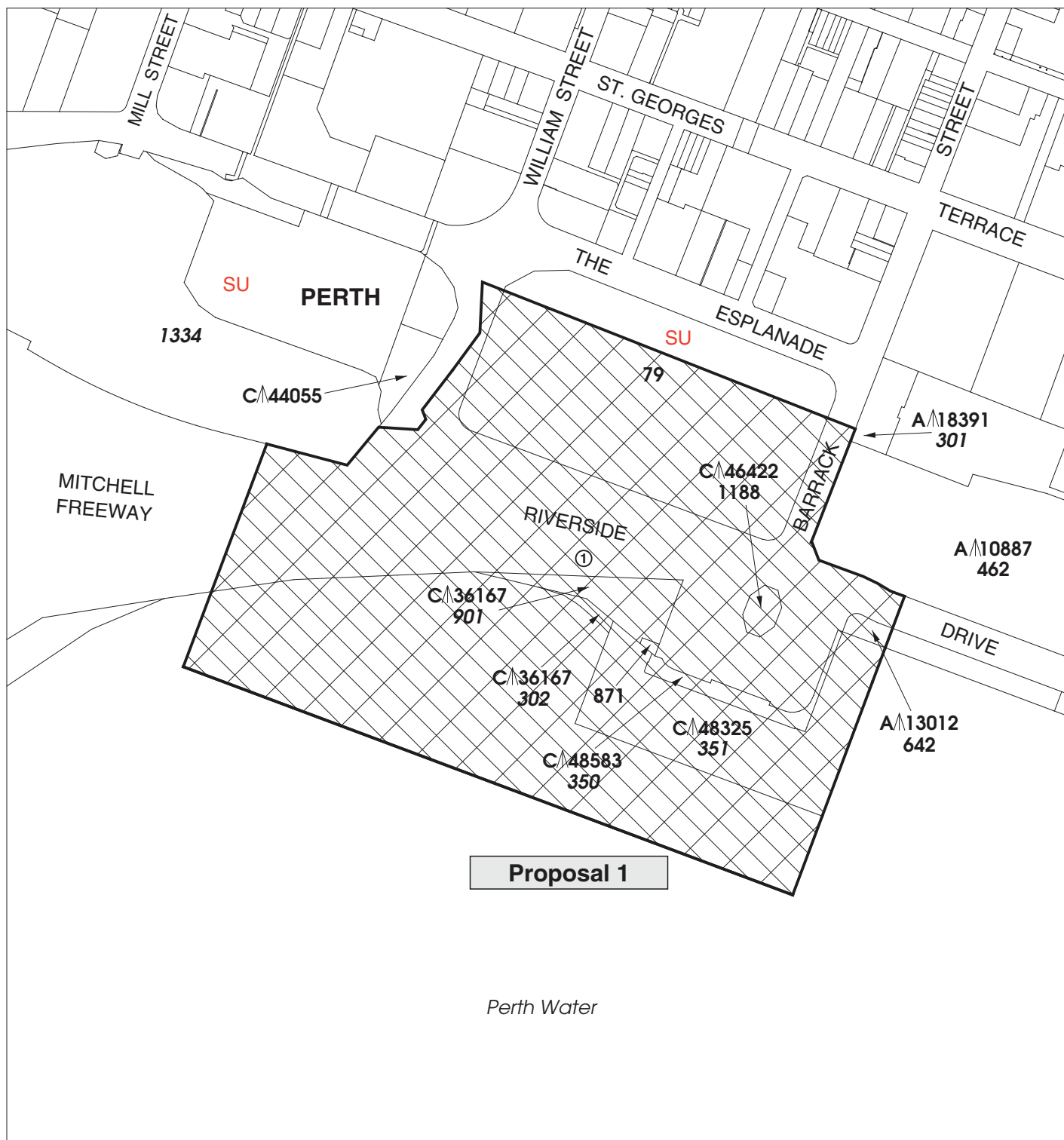
After considering the submissions, the WAPC may make modifications to the amendment. The WAPC will then submit the amendment plans, together with a *Report on Submissions* and a copy of all written submissions, to the Minister for Planning for presentation to the Governor.

If the Governor approves, a copy of the plans of the amendments, together with the *Report on Submissions* will be laid before each house of Parliament for twelve sitting days. Either House may, by resolution, disallow an amendment within that time. As soon as the amendment is no longer subject to disallowance it becomes legally effective in the MRS.

People who have made a submission will be kept advised on the progress of the amendment, and along with all affected landowners, will be notified of the final outcome.

MRS Amendment 1203/41
Perth Waterfront

Figure 1



Perth Waterfront MRS amendment - proposed major amendment as advertised

15 September 2010

Figure 1

Proposed:



public purposes (SU) reservation

Legend

Figure 2

Perth Waterfront Masterplan



Figure 2

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PERTH WATERFRONT MASTERPLAN

Government of Western Australia
Department of Planning



Western
Australian
Planning
Commission

ARM ARCHITECTURE URBAN DESIGN MASTERPLANNING
L1/L1 522 FLINDERS LANE MELBOURNE 3000 AUSTRALIA
TEL +61 3 9629 1222 FAX +61 3 9629 4220
EMAIL arm@arm-ua.com.au WCB www.arm-ua.com.au



Appendix A

Notice of environmental assessment



Environmental Protection Authority

The Atrium,
Level 8, 168 St Georges Terrace,
Perth, Western Australia 6000.
Telephone: (08) 6467 5000.
Facsimile: (08) 6467 5557.

Postal Address: Locked Bag 33,
Cloisters Square, Perth, Western Australia 6850.
Website: www.epa.wa.gov.au

Secretary
Western Australian Planning Commission
469 Wellington Street
PERTH WA 6000

Your Ref 809-2-10-8 Pt1
Our Ref A351918
Enquiries Patrick Cavalli 6467 5411

Attn: Ms Lauren Aitken

DEPARTMENT OF PLANNING

22 DEC 2010

FILE 809-2-10-8

Dear Sir/Madam

DECISION UNDER SECTION 48A(1)(a) *Environmental Protection Act 1986*

SCHEME AMENDMENT TITLE: Metropolitan Region Scheme Amendment
1203/41 - Perth Waterfront
LOCALITY: Perth
RESPONSIBLE AUTHORITY: Western Australian Planning Commission
DECISION: Scheme Amendment Not Assessed -
Advice Given (no appeals)

Thank you for your letter of 30 November 2010 referring the above proposed scheme amendment.

After consideration of the information provided by you, the Environmental Protection Authority (EPA) considers that the proposed scheme amendment should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) but nevertheless provides the following advice and recommendations.

ADVICE AND RECOMMENDATIONS

1. Environmental Issues

- Swan River

2. Advice and recommendations regarding Environmental Issues

Swan River

The EPA endorsed the document *Environmental Assessment Report – Perth Waterfront* (RPS, 2009) (EAR) subject to additional comments regarding further investigations required in August 2009. It is noted that these comments have been included in the document. The EAR outlines potential environmental impacts of the development and management requirements for these factors prior to, during and post construction.

The works associated with Metropolitan Region Scheme (MRS) amendment 1203/41 are understood to be terrestrial preliminary works only for the Perth Waterfront project, and will not involve any construction of the inlet. It is expected that the Department of Planning will continue to implement the environmental management requirements outlined in the EAR in consultation with the Swan River Trust and the Department of Environment and Conservation to ensure outcomes of the development are consistent with those proposed in the EAR.

The EPA looks forward to receipt of the Improvement Scheme or Redevelopment Scheme proposed to be established by the Minister for Planning for the Perth Waterfront development in due course.

3. Environmental Issues not assessed

Without limiting the EPA's discretion under section 5(e) of the EP Act to require the referral of proposals arising from the scheme amendment and your discretion, as the responsible authority, under section 48I of the EP Act to refer proposals arising from the scheme amendment, the EPA advises that the following environmental issues are not assessed:

- Dredging impacts
- Swan River water quality
- Storm water discharges from Mounts Bay Main Drain and associated catchments
- Inlet hydrodynamics
- Onshore and offshore acid sulfate soil
- Onshore and offshore contamination
- Displacement of marine fauna during construction

4. Advice and recommendations regarding Environmental Issues not assessed

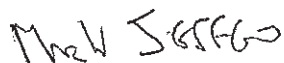
Sufficient information is not available at this stage regarding the nature of the impacts on the environment arising from the implementation of the scheme amendment. Accordingly, the EPA advises that the environmental issues listed in paragraph 3 above are not assessed and recommends further consideration of the need to assess proposals arising from the scheme amendment when more information is available, for example, subsequent rezoning, preparation of a Development Guide Plan, Structure Plan, Outline Development Plan, Subdivision or development.

5. General Advice

- For the purposes of Part IV of the EP Act, the scheme amendment is defined as an assessed scheme amendment. In relation to the implementation of the scheme amendment, please note the requirements of Part IV Division 4 of the EP Act.
- There is no appeal right in respect of the EPA's decision on the level of assessment of scheme amendments.

- A copy of this advice will be sent to relevant authorities and made available to the public on request.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Mark Jefferies'.

Mark Jefferies
A/Director
Assessment and Compliance Services

20 December 2010

Appendix B

List of detail plans supporting the amendment

Perth Waterfront

Proposed Major Amendment

Amendment 1203/41

As advertised

3.2379

Detail Plan

3.2398 - Perth Public Purposes (Special Uses)

Land Requirement Plans

1.1797/1 - Riverside Drive - Barrack Square to Plain Street

1.1951/1 - Mitchell Freeway - Narrows Bridge to Murray St

Appendix C

Your property and the Metropolitan Region Scheme

Your Property and the Metropolitan Region Scheme

Landowners rights to compensation in relation to reserved land

If land is reserved in the Metropolitan Region Scheme

Land which is affected by a reservation in the Metropolitan Region Scheme (MRS) will ultimately be acquired by the government, but generally can remain in private ownership until it is actually needed for the public purpose.

There are several options available to the owners of reserved land:

- Retain ownership and continue with the quiet enjoyment of the property until it is needed for the public purpose. You may complete any development or subdivision of the property that was approved prior to the reservation coming into effect.
- Sell the property on the open market to another person(s). The Western Australian Planning Commission (WAPC) recognises that due to the reservation this may be difficult and, subject to acquisition priorities and the availability of funds, would be willing to consider the purchase of a reserved property if an owner is unable to achieve a private sale on the open market.
- Offer the property for sale to the WAPC. Subject to acquisition priorities and the availability of funds, the WAPC would be willing to consider the early acquisition of a reserved property. In such cases the property is purchased at the current market value had the property not been affected by the reservation, with the value being determined by independent valuations of the property.
- Make a claim for compensation for injurious affection following the WAPC's refusal of a development application or approval of a development application subject to conditions that are unacceptable. In such cases the WAPC may elect to purchase the property instead of paying compensation with the purchase price being determined in the same way as a negotiated purchase.

Am I entitled to compensation?

If your land is reserved in the MRS, you may be able to make a claim for compensation for injurious affection if:

- you are the owner of the property when it is first reserved in the MRS and you wish to sell the property on the open market at a reduced price;

or

- the WAPC has either refused a development application over the property or has approved a development application over the property subject to conditions that are unacceptable to the applicant.

How do I claim compensation?

1 If you have chosen to sell the property on the open market at a reduced price, complete a notice of intention to sell form which is available from the Department of Planning. The department will establish the extent of the reservation and forward the notice to the Board of Valuers.

The Board of Valuers will determine the sworn unaffected and affected values of the property. You may wish to meet with the board to raise any matters you believe are relevant to the value of the property.

Following the determination by the board:

- You will be notified of the unaffected value of the property.
- You pay a valuation fee to the WAPC, after which you will be notified of the affected value of the property - this will represent the minimum sale price.
- You then arrange the sale of the property (either privately or through an agent). Note the sale price must not be less than the affected value determined by the board.

- When the property is sold, you may make a claim for compensation for injurious affection for the difference between the sale price and the unaffected value as determined by the board.
- If the property does not sell within one year of the board's valuation, you may ask the board for a revaluation of the property. The sale process is then repeated.
- Once compensation has been paid, a caveat will be lodged on the certificate of title to identify that compensation has been paid. Please note that compensation is only payable once.

Alternatively, you may ask the WAPC to purchase the property, as you have been unable to sell the property privately.

2 If the WAPC has refused your development application or approved it subject to unacceptable conditions **and** the property is reserved in the MRS, you may make a claim for compensation for injurious affection within six months of the WAPC's decision on the application.

In such a case the WAPC will either pay compensation or may elect to purchase the property in lieu of paying compensation.

If the WAPC elects to purchase the property, valuations are obtained for the market value of the property as at the date of the election to purchase had the property not been reserved in the MRS. Please note that the date of valuation is fixed at the date of election to purchase.

What is compulsory acquisition?

A situation may arise where a property is needed as a priority for a public purpose and the owner is unwilling to sell the property to the WAPC.

In such a case, the property may be compulsorily acquired (or resumed) for that public purpose.

Where a property has been resumed by the WAPC, you have the right to make a claim for compensation in respect of the land resumed.

The WAPC will have the resumed land valued and following the checking of the compensation claim will make you an offer of compensation for the resumed land.

Should you have any queries concerning the matters raised in this brochure, please do not hesitate to contact the Department of Planning, WAPC Property Management Services.

Appendix D

Preparing a submission and for a hearing presentation

Preparing a submission and for a hearing presentation

The WAPC welcomes comment on proposed amendments to the MRS from interested individuals, groups and organisations.

What is a submission?

A submission is a way to express your opinion and provide information. It is an opportunity to explain why the amendment should be supported, withdrawn or modified. Suggestions of alternative courses of action are also welcomed.

Making a submission is not the same as voting in an election. The number of submissions received for or against a proposal will not in itself determine the result. Rather, it is the reasoned argument of why a particular thing should or should not be done. Your submission will assist the WAPC in reviewing its planning proposal before proceeding. Advertised proposals are often modified in response to the public submission process.

What should I say?

Your comments should focus on the particular issues that arise from the proposed amendment. If there are a number of components in the amendment, please indicate exactly which ones you are addressing.

It is important that you state your point of view clearly and give reasons for your conclusions and recommendations. These may include an alternative approach or other ways for the WAPC to improve the amendment or make it more acceptable. Indicate the source of your information or argument where applicable.

If you prefer not to write your own comments, you may consider joining a group interested in making a submission on similar issues. Joint submissions can increase the pool of ideas and information.

Before lodging your submission

Please remember to complete the submission form (form 41 – appendix E). Include your name and full postal address on side one and information related to the hearings on side two. It is preferred that any attachments be loose rather than bound.

The closing date for submissions and where they should be lodged is shown on form 41 and in the submissions on the amendment section of the amendment report. To be eligible to make a presentation to the hearing committee, your written submission must be received by the closing date.

Some amendments may be subject to an environmental review. Under these circumstances, the WAPC will forward a copy of any submission raising environmental issues to the EPA.

You should be aware that all submissions lodged with the WAPC are subject to regulations on disclosure and access and will become a public document. Presentations made to the hearings committee are an extension of the submission process and the transcript of all hearings also becomes a public document.

Do you want a hearing?

The *Planning and Development Act 2005* provides the opportunity for people who have made a written submission to personally present the basis of their submission to a sub-committee of the WAPC. You do not have to attend a hearing. The comments presented by you in your submission will be considered in determining the recommendation for the proposed amendment.

Hearings are arranged so that the WAPC can listen to a person, should they wish to explain or expand on their written submission. A hearing is for listening to points of view and planning rationale, it is not a forum of general public debate. In the case of a group, a spokesperson must be appointed to represent the group. The time allocated for a hearing is usually 15 minutes, which includes time for questions the committee may have of the presenter.

The hearings committee is appointed by the WAPC and is usually comprised of two WAPC committee members and one other person with planning knowledge and expertise related to issues raised in submissions.

You may choose to have your presentation conducted in public or private. A public hearing allows other persons, including the media, to attend. In a private hearing only those persons nominated by you and by the hearings committee may attend.

All hearings, public and private, are recorded and transcribed. The transcripts, along with the written submissions, are published as public records. The WAPC recommendations are also published in a report on submissions.

Appendix E

**Submission form for this amendment
(form 41)**

Perth Waterfront

SUBMISSION NUMBER

turn over to complete your submission

Hearing of submissions

Anyone who has made a written submission on the amendment has the opportunity to personally present the basis of their submission to a sub-committee of the WAPC. **You do not have to attend a hearing.** The comments presented by you in this written submission will be considered in determining the recommendation for the proposed amendment.

For information about the submission and hearings process, please refer to the amendment report and in particular appendix D.

Please choose one of the following:

☐ **No**, I do not wish to speak at the hearings. (Please go to the bottom of the form and sign)

OR

☐ **Yes**, I wish to speak at the hearings. (Please complete the following details)

I will be represented by:

☐ Myself – My telephone number (business hours):

or

☐ A spokesperson

Name of spokesperson:

Contact telephone number (business hours):

Postal address:

I would prefer my hearing to be conducted in:

☐ Public (members from the general public may attend your presentation)

OR

☐ Private (only the people nominated by you or the hearings committee will be permitted to attend)

You should be aware that:

- The WAPC is subject to the *Freedom of Information Act 1992* and as such, submissions made to the WAPC may be subject to applications for access under the act.
- In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.
- All hearings are recorded and transcribed. The transcripts of all hearings, along with all written submissions, are tabled in Parliament and published as public records should the Governor approve the proposed amendment. The WAPC recommendations are similarly published in a report on submissions and tabled in Parliament.

To be signed by person(s) making the submission

Signature Date

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on Friday 27 May 2011. Late submissions will NOT be considered.

CITY OF SOUTH PERTH
STATEMENT OF FINANCIAL POSITION AS AT 31 MAR 2011

	2011 YTD \$	2010 YTD \$	2010 \$
CURRENT ASSETS			
Cash	106,737	2,746,412	90,284
Investments	39,861,027	36,304,244	33,484,417
Receivables	2,863,696	3,080,802	3,694,915
Inventories	220,181	283,590	143,986
Other Current Assets	877,203	827,797	425,702
TOTAL CURRENT ASSETS	<u>\$ 43,928,842</u>	<u>\$ 43,242,844</u>	<u>\$ 37,839,304</u>
NON-CURRENT ASSETS			
Receivables	2,875,016	3,334,774	3,348,570
Investments	135,056	0	135,056
Property, Plant and Equipment	198,337,696	186,459,897	203,128,802
TOTAL NON-CURRENT ASSETS	<u>\$ 201,347,768</u>	<u>\$ 189,794,672</u>	<u>\$ 206,612,429</u>
TOTAL ASSETS	<u>\$ 245,276,611</u>	<u>\$ 233,037,516</u>	<u>\$ 244,451,732</u>
CURRENT LIABILITIES			
Payables	3,714,712	3,285,005	4,077,914
Interest Bearing Loans and Borrowings	149,855	141,228	586,302
Provisions	2,211,049	2,117,005	2,122,010
TOTAL CURRENT LIABILITIES	<u>\$ 6,075,616</u>	<u>\$ 5,543,237</u>	<u>\$ 6,786,226</u>
NON-CURRENT LIABILITIES			
Payables	568,380	523,263	530,974
Interest Bearing Loans and Borrowings	5,927,814	6,519,072	5,927,814
CPV Leaseholder Liability	28,771,561	25,950,791	27,328,930
Provisions	412,934	319,075	412,934
TOTAL NON-CURRENT LIABILITIES	<u>\$ 35,680,689</u>	<u>\$ 33,312,201</u>	<u>\$ 34,200,652</u>
TOTAL LIABILITIES	<u>\$ 41,756,305</u>	<u>\$ 38,855,439</u>	<u>\$ 40,986,878</u>
NET ASSETS	<u>\$ 203,520,306</u>	<u>\$ 194,182,075</u>	<u>\$ 203,464,855</u>
EQUITY			
Retained Earnings	116,012,448	121,269,616	120,664,743
Reserves	87,507,858	72,912,459	82,800,112
TOTAL EQUITY	<u>\$ 203,520,306</u>	<u>\$ 194,182,075</u>	<u>\$ 203,464,855</u>

**CITY OF SOUTH PERTH
STATEMENT OF CHANGE IN EQUITY
AS AT 31 MAR 2011**

	2011 YTD \$	2010 YTD \$	2010 \$
RESERVES			
Cash Backed			
Balance at beginning of reporting period	26,909,077	25,686,059	25,686,059
Aggregate transfers to Retained Earnings	(2,396,162)	(6,082,798)	(8,679,944)
Aggregate transfers from Retained Earnings	7,103,909	5,054,742	9,902,962
Balance at end of reporting period	<u>\$ 31,616,824</u>	<u>\$ 24,658,003</u>	<u>\$ 26,909,077</u>
Non - Cash Backed			
Asset Revaluation Reserve	55,891,034	48,254,455	55,891,034
Balance at end of reporting period	<u>\$ 55,891,034</u>	<u>\$ 48,254,455</u>	<u>\$ 55,891,034</u>
TOTAL RESERVES	<u>\$ 87,507,858</u>	<u>\$ 72,912,458</u>	<u>\$ 82,800,111</u>
RETAINED EARNINGS			
Balance at beginning of reporting period	120,664,744	117,084,346	117,084,346
Initial adjustments to comply with accounting standards	-	-	
Change in Net Assets from Operations	55,450	3,157,214	4,803,416
Aggregate transfers to Reserves	(7,103,909)	(5,054,742)	(9,902,962)
Aggregate transfers from Reserves	2,396,162	6,082,798	8,679,944
Balance at end of reporting period	<u>\$ 116,012,448</u>	<u>\$ 121,269,616</u>	<u>\$ 120,664,744</u>
TOTAL EQUITY	<u>\$ 203,520,306</u>	<u>\$ 194,182,075</u>	<u>\$ 203,464,855</u>

CITY OF SOUTH PERTH
2010/2011 OPERATING REVENUE & EXPENDITURE - BUDGET VERSUS ACTUAL
March-2011

Attachment 10.6.1 (2)

Key Responsibility Areas	MONTH					YEAR TO DATE					Total Budget
	Month Budget	Month Actual	Variance \$	Var F/U	Var %	YTD Budget	YTD Actual	Variance \$	Var F/U	Var %	
REVENUE											
Chief Executive's Office											
City Administration	0	0	0	U		23,000	21,532	1,468	U	6	23,000
Human Resources Admin Revenue	0	0	0	U		17,000	15,866	1,134	U	7	17,000
Governance Admin	0	0	0	U		14,275	22,715	8,440	F	59	14,275
Ranger Services											
Animal Control	2,850	1,376	1,474	U	52	38,750	38,256	494	U	1	46,000
Fire Prevention	0	0	0	U		2,000	2,358	358	F	18	2,000
Parking Management	78,600	75,245	3,355	U	4	775,700	748,187	27,513	U	4	1,010,500
District Rangers	0	0	0	U		0	764	764	F		0
Sub Total Revenue - Ranger Services	81,450	76,621	4,829	U	6	816,450	789,565	26,885	U	3	1,058,500
Total Revenue - Governance & Legal	81,450	76,621	4,829	U	6	830,725	812,280	18,445	U	2	1,072,775
Total Revenue - Chief Executive's Office	81,450	76,621	4,829	U	6	870,725	849,679	21,046	U	2	1,112,775
Directorate - Financial & Information Services											
Administration	23,000	23,532	532	F	2	23,000	23,532	532	F	2	23,000
Financial Services											
Administration	25,000	33,735	8,735	F	35	530,000	590,931	60,931	F	11	690,000
Investment Activities	197,165	193,056	4,109	U	2	1,880,155	1,948,332	68,177	F	4	2,552,005
Rating Activities	38,500	27,630	10,870	U	28	24,075,810	24,034,139	41,671	U	0	24,158,560
Property Management	43,115	69,096	25,981	F	60	286,555	302,462	15,907	F	6	357,500
Total Revenue - Financial Services	326,780	347,049	20,269	F	6	26,795,520	26,899,395	103,875	F	0	27,781,065
Information Services											
Information Technology	0	0	0	U		0	0	0	U		0
Total Revenue - Information Services	0	0	0	U		0	0	0	U		0
Library & Heritage Services											
Administration	745	958	213	F	29	7,140	7,586	446	F	6	9,500
Civic Centre Library	120	0	120	U		1,140	0	1,140	U		1,500
Manning Library	245	346	101	F	41	2,265	3,421	1,156	F	51	3,000
Heritage House	0	0	0	U		0	196	196	F		0
Old Mill	165	316	151	F	92	1,505	2,379	874	F	58	2,000
Total Revenue - Library Services	1,275	1,620	345	F	27	12,050	13,582	1,532	F	13	16,000
Total Revenue - Dir Financial & Info Services	328,055	348,669	20,614	F	6	26,807,570	26,912,977	105,407	F	0	27,797,065

CITY OF SOUTH PERTH
2010/2011 OPERATING REVENUE & EXPENDITURE - BUDGET VERSUS ACTUAL
March-2011

Attachment 10.6.1 (2)

Key Responsibility Areas	MONTH					YEAR TO DATE					Total Budget
	Month Budget	Month Actual	Variance \$	Var F/U	Var %	YTD Budget	YTD Actual	Variance \$	Var F/U	Var %	
Directorate - Planning & Community Services											
Administration	0	0	0	U		25,000	25,402	402	F	2	25,000
Planning	76,500	62,008	14,492	U	19	477,000	426,747	50,253	U	11	614,000
Building Services	80,600	43,589	37,011	U	46	599,700	556,045	43,655	U	7	751,500
Community, Culture & Recreation											
Administration	500	568	68	F	14	5,500	23,062	17,562	F	319	7,000
Major Events	0	(2,000)	2,000	U		415,000	427,000	12,000	F	3	415,000
Community Events	0	0	0	U		5,000	3,842	1,158	U	23	5,000
Fiesta	27,500	0	27,500	U		70,000	43,500	26,500	U	38	70,000
Recreation	13,290	12,587	703	U	5	174,630	165,864	8,766	U	5	215,000
Senior Citizens	0	0	0	U		0	0	0	U		0
Halls & Public Buildings	9,070	14,903	5,833	F	64	83,770	92,389	8,619	F	10	111,000
Total Revenue - Community, Culture & Recreation	50,360	26,059	24,301	U	48	753,900	755,657	1,757	F	0	823,000
Collier Park Retirement Complex											
Collier Park Village	76,880	79,688	2,808	F	4	599,870	616,633	16,763	F	3	788,140
Collier Park Hostel	110,110	198,850	88,740	F	81	1,200,170	1,421,856	221,686	F	18	1,580,500
Collier Park Community Centre	335	409	74	F	22	3,015	3,864	849	F	28	4,000
Total Revenue - Collier Park Complex	187,325	278,947	91,622	F	49	1,803,055	2,042,353	239,298	F	13	2,372,640
Health & Regulatory Services											
Administration	2,000	2,155	155	F	8	12,250	19,368	7,118	F	58	12,250
Preventative Services	0	8,193	8,193	F		43,500	53,576	10,076	F	23	43,500
Other Sanitation	100	0	100	U		700	441	260	U	37	1,000
Total Revenue - Health Services	2,100	10,348	8,248	F	393	56,450	73,384	16,934	F	30	56,750
Total Revenue - Dir Planning & Community	396,885	420,952	24,067	F	6	3,715,105	3,879,588	164,483	F	4	4,642,890
TOTAL REVENUE - ADMIN BUSINESS UNITS	806,390	846,242	39,852	F	5	31,393,400	31,642,244	248,844	F	1	33,552,730

CITY OF SOUTH PERTH
2010/2011 OPERATING REVENUE & EXPENDITURE - BUDGET VERSUS ACTUAL
March-2011

Attachment 10.6.1 (2)

Key Responsibility Areas	MONTH					YEAR TO DATE					Total Budget
	Month Budget	Month Actual	Variance \$	Var F/U	Var %	YTD Budget	YTD Actual	Variance \$	Var F/U	Var %	
EXPENDITURE											
Chief Executive's Office											
City Administration											
Corporate Support	50,865	45,171	5,694	F	11	471,395	444,782	26,613	F	6	643,380
Building Operating Costs	8,150	8,017	133	F	2	65,290	61,901	3,389	F	5	84,743
Human Resources Administration	865	16,986	16,121	U	1,864	158,280	173,574	15,294	U	10	193,855
Total Expense - City Administration	59,880	70,174	10,294	U	17	694,965	680,257	14,708	F	2	921,978
Governance Admin	36,310	31,984	4,326	F	12	279,665	261,427	18,238	F	7	389,544
Governance - Elected Members	82,290	77,187	5,103	F	6	701,570	698,042	3,528	F	1	902,524
City Communications											
Community Promotions	28,040	36,133	8,093	U	29	256,255	275,451	19,196	U	7	354,661
Publications	250	1,837	1,587	U	635	64,500	66,680	2,180	U	3	86,000
Ranger Services											
Animal Control	12,335	13,880	1,545	U	13	118,875	119,170	295	U	0	155,878
Fire Prevention	775	811	36	U	5	70,095	70,752	657	U	1	72,416
Parking Management	75,775	66,469	9,306	F	12	375,585	355,180	20,405	F	5	511,219
District Rangers	18,660	19,574	914	U	5	174,510	166,736	7,774	F	4	231,193
Other Law & Order	0	0	0	F		0	0	0	F		0
Total Expense - Ranger Services	107,545	100,734	6,811	F	6	739,065	711,838	27,227	F	4	970,706
Total Expense - Governance	254,435	247,875	6,560	U	3	2,041,055	2,013,437	27,618	U	1	2,703,435
Total Expense - Chief Executive's Office	314,315	318,049	3,734	U	1	2,736,020	2,693,693	42,327	F	2	3,625,413
Director Financial & Info Services											
Administration	33,580	31,452	2,128	F	6	144,545	131,697	12,848	F	9	184,993
Financial Services	0	0	0	F		0	0	0	F		0
Administration	19,130	20,453	1,323	U	7	245,130	243,779	1,351	F	1	303,827
Rating Activities	7,180	14,170	6,990	U	97	189,450	180,870	8,580	F	5	219,212
Investment Activities	37,500	27,206	10,294	F	27	285,500	271,189	14,311	F	5	526,590
Property Management	9,360	14,139	4,779	U	51	96,320	105,321	9,001	U	9	116,900
Total Expense - Financial Services	106,750	107,420	670	U	1	960,945	932,856	28,089	F	3	1,351,522
Information Technology	91,210	67,908	23,302	F	26	406,595	354,334	52,261	F	13	604,036
Customer Services Team	16,955	16,351	604	F	4	147,925	128,102	19,823	F	13	192,960

CITY OF SOUTH PERTH
2010/2011 OPERATING REVENUE & EXPENDITURE - BUDGET VERSUS ACTUAL
March-2011

Attachment 10.6.1 (2)

Key Responsibility Areas	MONTH					YEAR TO DATE					Total Budget
	Month Budget	Month Actual	Variance \$	Var F/U	Var %	YTD Budget	YTD Actual	Variance \$	Var F/U	Var %	
Library Services											
Library Administration	18,135	24,331	6,196	U	34	215,495	198,088	17,407	F	8	264,900
Civic Centre Library	102,790	83,026	19,764	F	19	783,657	742,958	40,699	F	5	1,074,657
Manning Library	45,350	49,722	4,372	U	10	391,745	420,735	28,990	U	7	521,588
Heritage House	12,265	9,136	3,129	F	26	86,300	73,090	13,210	F	15	121,476
Old Mill	7,205	4,165	3,040	F	42	41,005	33,501	7,504	F	18	56,427
Total Expense - Library Services	185,745	170,380	15,365	F	8	1,518,202	1,468,372	49,830	F	3	2,039,048
Total Expense - Dir Finance & Info Services	400,660	362,058	38,602	F	10	3,033,667	2,883,664	150,003	F	5	4,187,566
Directorate - Planning & Community Services											
Administration	25,500	13,833	11,667	F	46	172,640	152,764	19,876	F	12	220,109
Planning	119,525	129,205	9,680	U	8	1,032,760	1,030,387	2,373	F	0	1,361,811
Building Services	48,250	48,720	470	U	1	449,305	406,213	43,092	F	10	590,252
Community, Culture & Recreation											
Administration	104,245	82,058	22,187	F	21	571,275	548,134	23,141	F	4	745,057
Major Events Expense	10,500	(10,007)	20,507	F		723,000	731,917	8,917	U	1	750,000
Community Events	2,205	(13,347)	15,552	F		104,885	95,027	9,858	F	9	139,000
Civic Functions	26,375	28,670	2,295	U	9	173,780	173,103	677	F	0	240,823
Donations	500	21,960	21,460	U	4,292	193,500	205,552	12,052	U	6	195,000
Fiesta	183,140	137,649	45,491	F	25	260,260	208,248	52,012	F	20	263,683
Safer City Program	4,950	14,777	9,827	U	199	79,090	36,331	42,759	F	54	93,371
Senior Citizens	32,270	31,407	863	F	3	296,975	287,593	9,382	F	3	391,040
Recreation	56,290	52,070	4,220	F	7	435,995	402,005	33,990	F	8	571,549
Halls & Public Buildings	33,075	24,571	8,504	F	26	296,750	214,218	82,532	F	28	395,933
Total Expense - Community, Culture & Recreation	453,550	369,808	83,742	F	18	3,135,510	2,902,130	233,380	F	7	3,785,456
Collier Park Retirement Complex											
Collier Park Village	114,140	120,119	5,979	U	5	1,071,735	1,080,615	8,880	U	1	1,406,670
Collier Park Hostel	146,405	148,795	2,390	U	2	1,321,080	1,325,231	4,151	U	0	1,745,765
Collier Park Community Centre	100	97	3	F	3	950	834	116	F	12	1,250
Total Expense - Collier Park Complex	260,645	269,010	8,365	U	3	2,393,765	2,406,679	12,914	U	1	3,153,685
Health Services											
Administration	34,315	34,088	227	F	1	292,455	284,567	7,888	F	3	388,675
Infant Health Services	2,100	1,022	1,078	F	51	21,045	16,414	4,631	F	22	27,350

CITY OF SOUTH PERTH
2010/2011 OPERATING REVENUE & EXPENDITURE - BUDGET VERSUS ACTUAL
March-2011

Attachment 10.6.1 (2)

Key Responsibility Areas	MONTH					YEAR TO DATE					Total Budget
	Month Budget	Month Actual	Variance \$	Var F/U	Var %	YTD Budget	YTD Actual	Variance \$	Var F/U	Var %	
Preventative Services	4,285	3,280	1,005	F	23	49,065	44,331	4,734	F	10	61,883
Other Sanitation	1,160	859	301	F	26	19,875	17,296	2,579	F	13	26,471
Total Expense - Health Services	41,860	39,249	2,611	F	6	382,440	362,609	19,831	F	5	504,379
Total Expense - Health & Regulatory Services	41,860	39,249	2,611	F	6	382,440	362,609	19,831	F	5	504,379
Total Expense - Dir Planning & Community Service	949,330	869,826	79,504	F	8	7,566,420	7,260,782	305,638	F	4	9,615,692
TOTAL EXPENDITURE - ADMIN BUSINESS UNITS	1,664,305	1,549,932	114,373	F	7	13,336,107	12,838,139	497,968	F	4	17,428,671

DIRECTORATE - INFRASTRUCTURE SERVICES
2010/2011 OPERATING REVENUE & EXPENDITURE - BUDGET VERSUS ACTUAL
March-2011

Attachment 10.6.1 (3)

Key Responsibility Areas	MONTH					YEAR TO DATE					Total Budget
	Month Budget	Month Actual	Variance \$	Var F/U	Var %	YTD Budget	YTD Actual	Variance \$	Var F/U	Var %	
REVENUE											
Infrastructure Support											
Administration Revenue	11,000	8,620	2,380	U	22	22,000	19,259	2,741	U	12	22,000
Total Revenue - Infrastructure Support	11,000	8,620	2,380	U	22	22,000	19,259	2,741	U	12	22,000
City Environment											
Contributions	63,000	20,739	42,261	U	67	298,500	326,167	27,667	F	9	340,000
Nursery Revenue	30,000	32,963	2,963	F	10	139,000	140,658	1,658	F	1	150,000
Asset Control Revenue	12,000	9,817	2,183	U	18	77,240	77,138	102	U	0	125,090
Environmental Services Revenue	280	204	76	U	27	2,660	2,379	281	U	11	3,500
Total Revenue - City Environment	105,280	63,723	41,557	U	39	517,400	546,343	28,943	F	6	618,590
Engineering Infrastructure											
Design Office Revenue	0	0	0	U		16,000	14,220	1,780	U	11	16,000
Construction & Maintenance											
Road Grants	0	0	0	U		198,750	199,500	750	F	0	282,000
Contributions to Works	8,750	0	8,750	U		50,000	21,794	28,206	U	56	107,500
Reinstatement Revenue	1,000	0	1,000	U		5,500	2,363	3,137	U	57	8,000
Asset Control Revenue	1,500	1,505	5	F	0	46,790	46,683	107	U	0	75,490
Other Revenue	0	0	0	U		4,000	1,636	2,364	U	59	4,000
Sub Total - Construction & Maint	11,250	2,482	8,768	U	78	305,040	272,953	32,087	U	11	476,990
Total Revenue - Engineering Infrastructure	11,250	2,482	8,768	U	78	321,040	287,174	33,866	U	11	492,990
Waste Management											
Refuse Collection	19,000	10,598	8,402	U	44	4,064,770	4,044,045	20,725	U	1	4,114,270
Recycling	1,250	0	1,250	U		870,030	879,484	9,454	F	1	871,280
Total Revenue - Waste Management	20,250	10,598	9,652	U	48	4,934,800	4,923,529	11,271	U	0	4,985,550
Collier Park Golf Course											
Collier Park Golf Course - Revenue	191,350	161,930	29,420	U	15	1,567,050	1,542,003	25,047	U	2	2,109,500
Total Revenue - Collier Park Golf Course	191,350	161,930	29,420	U	15	1,567,050	1,542,003	25,047	U	2	2,109,500
TOTAL REV - INFRASTRUCTURE SERVICES	339,130	247,352	91,778	U	27	7,362,290	7,318,308	43,982	U	1	8,228,630

DIRECTORATE - INFRASTRUCTURE SERVICES
2010/2011 OPERATING REVENUE & EXPENDITURE - BUDGET VERSUS ACTUAL
March-2011

Attachment 10.6.1 (3)

Key Responsibility Areas	MONTH					YEAR TO DATE					Total Budget
	Month Budget	Month Actual	Variance \$	Var F/U	Var %	YTD Budget	YTD Actual	Variance \$	Var F/U	Var %	
EXPENDITURE											
Infrastructure Support & Administration											
Governance Cost	24,835	(534)	25,369	F		185,635	144,487	41,148	F	22	259,972
Total Expense - Infrastructure Support	24,835	(534)	25,369	F		185,635	144,487	41,148	F	22	259,972
City Environment											
Reserves & Parks Maintenance	299,905	265,179	34,726	F	12	2,264,895	2,313,702	48,807	U	2	3,147,877
Miscellaneous Parks Programmes	0	0	0	F		40,000	39,802	198	F	0	40,000
Grounds Maintenance	21,750	8,843	12,907	F	59	149,800	154,999	5,199	U	3	222,000
Streetscape Maintenance	144,000	117,678	26,322	F	18	1,123,500	1,138,468	14,968	U	1	1,500,000
Environmental Services	35,240	40,083	4,843	U	14	303,220	313,155	9,935	U	3	379,208
Plant Nursery	14,320	13,366	954	F	7	124,840	136,870	12,030	U	10	166,362
Overheads	43,735	56,201	12,466	U	29	333,920	472,465	138,545	U	41	456,498
Asset Holding Costs	70,000	69,876	124	F	0	630,000	627,576	2,424	F	0	840,000
Building Maintenance	41,720	35,245	6,475	F	16	294,180	260,978	33,202	F	11	458,635
Reserve Building Maintenance & Operations	6,885	4,483	2,402	F	35	66,765	58,921	7,844	F	12	87,700
Public Convenience Maintenance & Operations	14,765	14,687	78	F	1	139,705	133,022	6,683	F	5	184,000
Operations Centre Maintenance	12,225	11,554	671	F	5	106,130	109,279	3,149	U	3	142,663
Jetty Maintenance	1,680	0	1,680	F		14,960	7,051	7,909	F	53	20,000
Total Expense - City Environment	706,225	637,196	69,029	F	10	5,591,915	5,766,287	174,372	U	3	7,644,943
Engineering Infrastructure											
Design Office Overheads	20,200	28,878	8,678	U	43	184,900	167,498	17,402	F	9	240,626
Sub Total - Design Office	20,200	28,878	8,678	U	43	184,900	167,498	17,402	F	9	240,626
Construction & Maintenance											
Reinstatements	2,000	0	2,000	F		15,000	12,545	2,455	F	16	21,000
Crossovers	4,250	2,836	1,414	F	33	37,250	23,305	13,945	F	37	50,000
Asset Holding Costs	357,075	357,553	478	U	0	3,213,775	3,217,204	3,429	U	0	4,285,000
Roads, Paths & Drains	212,915	199,633	13,282	F	6	1,493,255	1,417,906	75,349	F	5	2,187,500
Fleet Operations	54,080	69,132	15,052	U	28	349,834	387,010	37,176	U	11	479,334
Overheads	55,495	66,432	10,937	U	20	470,130	503,457	33,327	U	7	639,266
Sub Total - Construction & Maintenance	685,815	695,586	9,771	U	1	5,579,244	5,561,427	17,817	F	0	7,662,100
Total Expense - Engineering Infrastructure	706,015	724,464	18,449	U	3	5,764,144	5,728,926	35,218	F	1	7,902,726

DIRECTORATE - INFRASTRUCTURE SERVICES
2010/2011 OPERATING REVENUE & EXPENDITURE - BUDGET VERSUS ACTUAL
March-2011

Attachment 10.6.1 (3)

Key Responsibility Areas	MONTH					YEAR TO DATE					Total Budget
	Month Budget	Month Actual	Variance \$	Var F/U	Var %	YTD Budget	YTD Actual	Variance \$	Var F/U	Var %	
Waste Management											
Refuse Collection	390,175	386,287	3,888	F	1	2,894,355	2,828,242	66,113	F	2	3,844,866
Recycling	51,920	52,654	734	U	1	405,000	397,542	7,458	F	2	540,000
Transfer Station	45,625	42,791	2,834	F	6	433,350	402,145	31,205	F	7	566,846
Total Expense - Waste Management	487,720	481,732	5,988	F	1	3,732,705	3,627,929	104,776	F	3	4,951,712
Collier Park Golf Course											
Collier Park Golf Course - Expense	162,640	155,091	7,549	F	5	1,284,865	1,232,765	52,100	F	4	1,679,408
Total Expense - Collier Park Golf Course	162,640	155,091	7,549	F	5	1,284,865	1,232,765	52,100	F	4	1,679,408
TOTAL EXP - INFRASTRUCTURE SERVICES	2,087,435	1,997,949	89,486	F	4	16,559,264	16,500,394	58,870	F	0	22,438,761

CITY OF SOUTH PERTH
2010/2011 CAPITAL SUMMARY - BUDGET VERSUS ACTUAL
March-2011

Attachment 10.6.1 (4)

Key Responsibility Areas	MONTH					YEAR TO DATE					Total Budget
	Month Budget	Month Actual	Variance \$	Var F/U	Var %	YTD Budget	YTD Actual	Variance \$	Var F/U	Var %	
CAPITAL REVENUE											
Directorate - Financial & Info Services											
Building Grants	0	0	0	U		1,000,000	1,000,000	0	U		1,000,000
Library & Heritage Services	0	0	0	U		0	0	0	U		0
Information Technology	0	0	0	U		0	0	0	U		0
Total Revenue - Financial & Info Services	0	0	0	U		1,000,000	1,000,000	0	U	0	1,000,000
Directorate - Planning & Community Services											
Admin Capital Revenue	0	0	0	U		0	0	0	U		0
Community, Culture & Recreation	0	0	0	U		0	0	0	U		3,500,000
Collier Park Retirement Complex											
Collier Park Village	47,500	0	47,500	U		380,000	333,000	47,000	U	12	475,000
Collier Park Hostel	0	0	0	U		0	0	0	U		0
Total Revenue - Collier Park Retirement Complex	47,500	0	47,500	U		380,000	333,000	47,000	U	12	475,000
Total Revenue - Dir Planning & Community	47,500	0	47,500	U		380,000	333,000	47,000	U	12	3,975,000
Collier Park Golf Course											
Collier Park Golf Course	0	0	0	U		0	0	0	U		0
Total Revenue - Collier Park Golf Course	0	0	0	U		0	0	0	U		0
Directorate - Infrastructure Services											
Roads, Paths & Drains	98,500	18,997	79,503	U	81	754,270	691,632	62,638	U	8	1,112,352
Traffic Management	0	0	0	U		0	0	0	U		0
City Environment	0	26,589	26,589	F		271,000	322,728	51,728	F	19	271,000
Building Management	8,000	0	8,000	U		91,000	91,616	616	F	1	91,000
Total Revenue - Dir Infrastructure Services	106,500	45,586	60,914	U	57	1,116,270	1,105,977	10,293	U	1	1,474,352
Underground Power											
Underground Power	0	(1,326)	1,326	U		20,000	18,798	1,202	U	6	20,000
Total Revenue - Underground Power	0	(1,326)	1,326	U		20,000	18,798	1,202	U	6	20,000
TOTAL CAPITAL REVENUE	154,000	44,260	109,740	U	71	2,516,270	2,457,775	58,495	U	2	6,469,352

CITY OF SOUTH PERTH
2010/2011 CAPITAL SUMMARY - BUDGET VERSUS ACTUAL
March-2011

Attachment 10.6.1 (4)

Key Responsibility Areas	MONTH					YEAR TO DATE					Total Budget
	Month Budget	Month Actual	Variance \$	Var F/U	Var %	YTD Budget	YTD Actual	Variance \$	Var F/U	Var %	
CAPITAL EXPENDITURE											
Administration Projects											
Chief Executive's Office											
Administration	0	207,770	207,770	U		6,254,500	6,254,662	162	U	0	6,335,000
Discretionary Ward Funding	0	0	0	F		0	710	710	U		0
Total Expense - Chief Executive's Office	0	207,770	207,770	U		6,254,500	6,255,372	872	U	0	6,335,000
Directorate - Financial & Info Services											
Information Technology	35,000	49,502	14,502	U	41	604,000	598,103	5,897	F	1	859,000
Finance Capital Expense	0	0	0	F		0	0	0	F		0
Library & Heritage Services											
General Capital Expense	0	3,247	3,247	U		370,000	379,793	9,793	U	3	370,000
Heritage Capital Expense	15,000	1,148	13,853	F	92	68,000	43,520	24,480	F	36	383,000
Total Expense - Library & Heritage Services	15,000	4,394	10,606	F	71	438,000	423,313	14,687	F	3	753,000
Total Expense - Dir Financial Services	50,000	53,896	3,896	U	8	1,042,000	1,021,416	20,584	F	2	1,612,000
Unclassified Capital											
General Capital Expense	0	0	0	F		0	0	0	F		0
Total Expense - Unclassified Capital	0	0	0	F		0	0	0	F		0
Directorate - Planning & Community Services											
Strategic Urban Planning	103,000	2,000	101,000	F	98	298,000	131,458	166,542	F	56	398,000
Community Culture & Recreation											
Community, Culture & Recreation	0	6,995	6,995	U		204,000	80,730	123,270	F	60	579,000
Total Expense - Community, Culture & Recreation	0	6,995	6,995	U		204,000	80,730	123,270	F	60	579,000
Collier Park Retirement Complex	31,460	7,921	23,539	F	75	421,140	181,932	239,208	F	57	535,500
Health & Regulatory Services											
Preventative Services	0	0	0	F		3,600	3,273	327	F	9	3,600
Ranger Services	0	0	0	F		0	0	0	F		0
Total Expense - Health & Regulatory Services	0	0	0	F		3,600	3,273	327	F	9	3,600
Total Expense - Planning & Community Services	134,460	16,916	117,544	F	87	926,740	397,393	529,347	F	57	1,516,100

CITY OF SOUTH PERTH
2010/2011 CAPITAL SUMMARY - BUDGET VERSUS ACTUAL
March-2011

Attachment 10.6.1 (4)

Key Responsibility Areas	MONTH					YEAR TO DATE					Total Budget
	Month Budget	Month Actual	Variance \$	Var F/U	Var %	YTD Budget	YTD Actual	Variance \$	Var F/U	Var %	
Collier Park Golf Course											
Collier Park Golf Course	65,000	84,943	19,943	U	31	477,000	384,752	92,248	F	19	537,000
Total Expense - Golf Course	65,000	84,943	19,943	U	31	477,000	384,752	92,248	F	19	537,000
Directorate - Infrastructure Services											
Roads, Paths & Drains											
Roadworks	170,687	158,462	12,225	F	7	1,349,282	1,043,709	305,573	F	23	2,066,410
Drainage	5,000	35,415	30,415	U	608	187,500	163,815	23,685	F	13	558,285
Paths	238,000	95,500	142,500	F	60	873,000	582,467	290,533	F	33	1,003,000
Other	0	38,370	38,370	U		235,000	105,631	129,369	F	55	347,000
Total - Roads, Paths & Drains	413,687	327,747	85,940	F	21	2,644,782	1,895,623	749,159	F	28	3,974,695
Traffic Management	95,000	3,236	91,764	F	97	394,000	142,425	251,575	F	64	489,000
Waste Management	25,000	41,383	16,383	U	66	430,000	120,306	309,694	F	72	445,000
City Environment											
Streetscape Projects	129,000	180,800	51,800	U	40	266,000	232,344	33,656	F	13	270,000
Park Development	5,000	8,072	3,072	U	61	464,000	408,847	55,153	F	12	639,000
Street & Reserve Lighting	0	2,416	2,416	U		192,000	33,172	158,828	F	83	192,000
Environmental Projects	180,000	31,779	148,221	F	82	1,047,000	789,855	257,145	F	25	1,107,000
Sustainability	10,000	10,090	90	U	1	90,000	47,189	42,811	F	48	120,000
Other Projects	0	1,371	1,371	U		122,500	96,727	25,773	F	21	122,500
Total - City Environment	324,000	234,528	89,472	F	28	2,181,500	1,608,134	573,366	F	26	2,450,500
Recoverable Works	0	20,360	20,360	U		92,000	131,835	39,835	U	43	92,000
Building Management	54,000	9,551	44,449	F	82	565,000	187,084	377,916	F	67	620,000
Fleet Management	101,000	73,186	27,814	F	28	891,850	828,656	63,194	F	7	1,249,860
Total Expense - Dir Infrastructure Services	1,012,687	709,990	302,697	F	30	7,199,132	4,914,062	2,285,070	F	32	9,321,055
Underground Power											
Underground Power Project	0	0	0	F		162,500	161,368	1,132	F	1	800,000
Total - Underground Power	0	0	0	F		162,500	161,368	1,132	F	1	800,000
TOTAL CAPITAL EXPENDITURE	1,262,147	1,073,515	188,632	F	15	16,061,872	13,134,362	2,927,510	F	18	20,121,155

SCHEDULE OF SIGNIFICANT VARIANCES

Attachment 10.6.1 (5)

Departmental Area	Month Budget	Month Actual	Month Var %	F U	YTD Budget	YTD Actual	YTD Var %	F U	Comment on Variances disclosed
<u>Revenue</u>									
Parking Management	81,600	61,697	24%	U	697,100	672,943	3%	U	Meter parking remains in line with budget and infringements has slipped against budget expectations during Feb.
Financial Serv Admin Rev	177,500	210,378	19%	F	505,000	557,196	10%	F	Insurance premium reduction against previous upwards change as insurers continue to re-assess past claims performance.
Investment Revenue	244,165	205,239	16%	U	1,682,990	1,755,275	4%	F	Monthly variance reflects Q2 Budget Review adjustment brought to account. Overall the investment revenues remain ahead of budget expectations due to higher cash holdings. Refer to Item 10.6.2 for further comment.
Rating Activities	42,250	32,315	24%	U	24,037,310	24,006,509	0%	U	No interim rates levied in Feb. Also low level of property enquiries at present. Refer to Item 10.6.2 for more detailed comment.
Planning Admin Revenue	25,000	0		U	25,000	25,402		F	Vehicle trade-in delayed from last financial year. Adjusted in the Q2 Budget Review.
Planning Revenue	65,250	32,408	50%	U	400,500	364,739	9%	U	Low level of applications in the month.
Building Services Revenue	142,100	53,683	62%	U	519,100	512,456	1%	U	Reflects Q2 Budget Review adjustment for additional license fees & vehicle trade-in brought to account.
Collier Park Village	70,700	57,386	19%	U	522,990	536,945	3%	F	Monthly variance reflects the Q2 Budget Review adjustments brought to account.
Collier Park Hostel	214,120	146,678	31%	U	1,090,060	1,223,006	12%	F	Monthly variance reflects the Q2 Budget Review adjustments brought to account.
Halls & Public Buildings	20,660	17,100	17%	U	74,700	77,486	4%	F	Timing difference reversed.
Preventative Services	6,500	827	87%	U	43,500	45,382	4%	F	Reflects Q2 Budget Review adjustment for extra stall holders license fees received.
Comm Culture & Rec Admin	1,500	16,318		F	5,000	22,494		F	Unbudgeted grant revenue - will be set off by additional costs.
Major Events	15,000	17,500	17%	F	415,000	429,000	3%	F	Minor timing difference.
City Env - Contributions	121,400	10,329	91%	U	235,500	305,428	30%	F	Monthly variance reflects several Q2 Budget Review adjustments brought to account. Still well ahead of YTD Budget.

SCHEDULE OF SIGNIFICANT VARIANCES

Attachment 10.6.1 (5)

Departmental Area	Month Budget	Month Actual	Month Var %	F U	YTD Budget	YTD Actual	YTD Var %	F U	Comment on Variances disclosed
Nursery Revenue	26,500	1,960		U	109,000	107,696	1%	U	Recognising Budget Review increase in value of nursery stock.
Eng Infra Asset Control Rev.	14,000	0		U	45,290	45,179	0%	U	Monthly variance reflects the Q2 Budget Review adjustment brought to account.
Waste Management	17,000	16,416	3%	U	4,914,550	4,912,932	0%	U	Very close to budget expectations.
Collier Park Golf Course	106,350	154,909	46%	F	1,375,700	1,380,073	0%	F	Monthly variance reflects the Q2 Budget Review adjustment brought to account.
<u>Expenditure</u>									
Corporate Support	59,300	65,103	10%	U	420,530	399,611	5%	F	Timing difference on executive training and salaries expense.
HR Admin (after allocations outwards)	19,580	13,837	29%	F	157,415	156,588	1%	F	Reversal of earlier timing differences.
City Communications	26,215	31,662	21%	U	228,215	239,317	5%	U	Higher than anticipated advertising cost - especially statutory ads.
Publications	20,000	12,383	38%	F	64,250	64,843	1%	U	Reversal of earlier timing difference.
Rangers	81,650	62,963	23%	F	631,520	611,103	3%	F	YTD numbers are close to budget expectations for this area.
Financial Services (after allocations outwards)	55,685	53,214	4%	F	854,195	825,436	3%	F	The favourable variance primarily relates to limited costs being incurred to date for valuation and collection costs.
Information Services (after allocations outwards)	63,460	70,617	11%	U	446,355	398,177	11%	F	Minor timing differences on consultants, software purchases and salaries costs that are expected to reverse in later months.
Library Services	201,810	181,790	10%	F	1,332,457	1,297,993	3%	F	Several small unfavourable timing differences offset by a larger favourable one relating to Civic Library building depreciation.
Planning & Comm Admin.	31,760	14,861	53%	F	147,140	138,931	6%	F	Monthly variance reflects the Q2 Budget Review adjustment brought to account.
Planning Services	123,890	118,795	4%	F	913,235	901,182	1%	F	Reversal of timing differences on legals and carrying amount.
Building Services	70,155	28,418	59%	F	401,055	357,492	11%	F	Q2 Budget Review adjustment for carrying amount of vehicle .
Major Events	0	29,940		U	712,500	741,924	4%	U	Aust Day event costs offset by additional revenue.

SCHEDULE OF SIGNIFICANT VARIANCES

Attachment 10.6.1 (5)

Departmental Area	Month Budget	Month Actual	Month Var %	F U	YTD Budget	YTD Actual	YTD Var %	F U	Comment on Variances disclosed
Safer City Program	5,045	2,683	47%	F	74,140	21,554	71%	F	Proposed expenditure of grant funds has still not yet occurred.
Recreation	43,310	47,393	5%	U	379,705	349,935	8%	F	Long term staff vacancy plus timing difference on programs.
Halls & Public Buildings	33,095	24,346	26%	F	263,675	189,646	28%	F	Small favourable variances on advertising and cleaning. Mostly a timing difference on the Civic Community Centre depreciation.
Collier Park Hostel	171,780	144,796	16%	F	1,174,675	1,176,436	0%	U	Reflects Q2 Budget Review adjustment for additional carer costs for more frail residents.
Health Services Admin	31,095	40,349	30%	U	258,140	250,479	3%	F	Recognising carrying amount for unbudgeted vehicle disposal.
Infrastructure Admin Support (after allocations outwards)	17,945	(11,475)		F	160,800	145,021	10%	F	Allocations outwards were reinstated in Feb - but associated costs have yet to be fully reflected in the management accounts.
Reserve & Park Maint.	412,155	273,893	34%	F	1,964,990	2,048,522	4%	U	The monthly budget phasing has been re-adjusted to reflect the current year's spending pattern. Expenditures for the remainder of the year will need to be closely monitored to avoid overspends.
Streetscape Maintenance	154,000	183,559	19%	U	979,500	1,020,790	4%	U	Will require close monitoring for remainder of year.
City Env - Overheads	35,315	51,697	46%	U	290,185	416,263	43%	U	The YTD variance reflects a combination of several factors including accelerated spending on loose tool replacement, a higher than expected level of sick leave, under recovery of overheads and unbudgeted vehicle repair costs.
Building Maintenance (Var)	74,865	70,731	6%	F	544,465	503,282	8%	F	Numerous small variances in the building maintenance program.
Design Office Overheads (after allocations outwards)	25,715	25,667	0%	F	164,700	138,021	16%	F	Favourable variance due to staff vacancies in Design Team. (Allocations outwards reinstated from Feb 2011)
Roads, Paths & Drains	199,665	165,195	17%	F	1,280,340	1,218,273	5%	F	Timing difference on roads maintenance & street signs. The favourable variance on minor works will offset other over spends.
Fleet Operations	26,055	(53,665)		F	295,574	317,878	7%	U	Expenses are close to budget. Plant charge recoveries were retrospectively adjusted in Feb. An external consultant's review of the charge out rates is currently underway.

SCHEDULE OF SIGNIFICANT VARIANCES

Attachment 10.6.1 (5)

Departmental Area	Month Budget	Month Actual	Month Var %	F U	YTD Budget	YTD Actual	YTD Var %	F U	Comment on Variances disclosed
Waste Management	373,290	335,356	10%	F	3,244,985	3,146,197	3%	F	Timing difference on repair of bulk bins at Transfer Station. Modest savings on rubbish collection costs and site charges.
Collier Park Golf Course	136,610	129,192	5%	F	1,122,225	1,077,674	4%	F	Numerous small favourable variances - none individually significant other than timing difference on salaries.
<u>Capital Revenue</u>									
Building Project Grants	0	0		F	1,000,000	1,000,000	0%	F	Funding for building projects is right on budget expectations. (All grant funding is received in full)
Collier Park Village	47,500	0		U	332,500	333,000	0%	F	Receipt of lease premium and refurbishment levies is right on budget target at this time.
Roads Paths & Drains	77,500	52,400	32%	U	655,770	672,635	3%	F	Very close to budget expectations to date.
City Env Contributions	20,000	6,296	69%	U	271,000	296,139	9%	F	Receipt of unbudgeted MRD contribution to foreshore asset plan.
Contrib to Building Works	83,000	0		F	83,000	91,616		F	Windfall recovery of extra storm damage costs to buildings was recognised in Q2 Budget Review.
UGP Revenue	20,000	28		U	20,000	20,124		F	Refund of retained monies after defects period closed was recognised in Q2 Budget Review.
<u>Capital Expenditure</u>									
Admin Projects	300,000	(52,810)		U	6,254,500	6,046,892	2%	U	Project is very close to expected timeline and cash flow expectations. Variance is only items awaiting QS certification. Monthly variance reflects over accrual of costs for Jan 2011.
Information Technology	146,500	155,067	6%	U	569,000	548,600	4%	F	Small favourable timing differences on website project and mobile communications.
Library Technology Expense	0	2,931		U	370,000	376,546	2%	U	RFID & PC Booking systems.
Heritage Capital Expense	(5,000)	1,564		U	53,000	42,373	20%	F	Timing difference on heritage plaques & Old Mill project.
Precinct Studies	100,000	37,372	63%	F	195,000	129,458	34%	F	Some studies will not be complete by 30 June - will necessarily be carried forward.
Comm Culture & Rec Capital	80,000	67,673	15%	F	204,000	73,735	64%	F	Matching CSRFF funds not yet drawn down by community groups. New hall furniture not yet costed against this account.

SCHEDULE OF SIGNIFICANT VARIANCES

Attachment 10.6.1 (5)

Departmental Area	Month Budget	Month Actual	Month Var %	F U	YTD Budget	YTD Actual	YTD Var %	F U	Comment on Variances disclosed
CPV Refurbishments	51,460	27,209	47%	F	389,680	174,012	55%	F	Major capital expenditure on RCD devices and replacement appliances for CPH kitchen has not progressed as expected. Also less refurbishment expense than anticipated for year to date.
Collier Park Golf Course	25,000	17,241	31%	F	412,000	299,809	27%	F	Neither plant replacement or major maintenance activities have progressed as fast as expected.
Roads, Paths & Drains	239,071	300,876	26%	U	2,231,095	1,567,876	30%	F	Program is behind schedule at present. Details on specific projects will be provided as Item 10.6.4 of agenda.
Traffic Management	(24,000)	8,454		U	299,000	139,188	53%	F	Program is behind schedule at present. Details on specific projects will be provided as Item 10.6.4 of agenda.
City Environment	(302,500)	106,683		U	1,857,500	1,373,606	26%	F	Program is well behind schedule at present. Details on specific projects will be provided as Item 10.6.4 of agenda. Monthly variance reflects Q2 transfers to Reserves for deferred projects.
Building Management	193,000	26,753	86%	F	511,000	177,533	65%	F	Program is well behind schedule at present. Details on specific projects will be provided as Item 10.6.4 of agenda.
Waste Management	75,000	6,868	91%	F	405,000	78,923	81%	F	Major upgrade at Transfer Station has not progressed in line with expected timeframe.
Fleet Management	29,000	28,723	1%	F	790,850	755,470	4%	F	Close to budget expectations at present.

CITY OF SOUTH PERTH
SUMMARY OF BUDGET MOVEMENTS 2010/2011

Attachment 10.6.1 (6) (A)

Key Responsibility Areas	2009/2010 Amended	2010/2011		Variance		Budget Adjustment Details	
		Adopted	Amended	F/U	%		
REVENUE							
Chief Executive's Office							
City Administration	27,250	23,000	23,000		0%	Reconciliation Schedule Items marked	R1
Human Resources Admin Revenue	0	17,000	17,000		0%	Reconciliation Schedule Items marked	R2
Communication	0	0	0			Reconciliation Schedule Items marked	R3
Governance	29,000	0	14,275	✓		Reconciliation Schedule Items marked	R4
Ranger Services	1,005,000	1,033,500	1,058,500	✓	2%	Reconciliation Schedule Items marked	R18
Total Operating Revenue - Chief Executive's Office	1,061,250	1,073,500	1,112,775	✓	4%		
Directorate - Financial Services							
Administration	0	23,000	23,000		0%	Reconciliation Schedule Items marked	R10
Financial Services	2,771,350	3,182,005	3,242,005	✓	2%	Reconciliation Schedule Items marked	R11
Rating Activities	22,646,399	24,118,560	24,158,560	✓	0%	Reconciliation Schedule Items marked	R33
Property Management	425,628	342,500	357,500	✓	4%	Reconciliation Schedule Items marked	R12
Information Technology	0	0	0			Reconciliation Schedule Items marked	R13
Customer Services Admin Revenue	0	0	0			Reconciliation Schedule Items marked	R14
Library & Heritage Services	15,750	16,000	16,000		0%	Reconciliation Schedule Items marked	R6
Total Operating Revenue - Dir Financial Services	25,859,127	27,682,065	27,797,065	✓	0%		
Directorate - Development & Community Services							
Administration	25,000	0	25,000	✓		Reconciliation Schedule Items marked	R15
Health	57,500	52,000	56,750	✓	9%	Reconciliation Schedule Items marked	R16
Planning	487,200	524,000	614,000	✓	17%	Reconciliation Schedule Items marked	R19
Building Services	586,500	580,000	751,500	✓	30%	Reconciliation Schedule Items marked	R20
Community Culture & Recreation	760,000	795,000	823,000	✓	4%	Reconciliation Schedule Items marked	R5
Collier Park Village	743,170	774,640	792,140	✓	2%	Reconciliation Schedule Items marked	R7
Collier Park Hostel	1,362,000	1,371,500	1,580,500	✓	15%	Reconciliation Schedule Items marked	R8
Total Operating Revenue - Dir Strategic Develop	4,021,370	4,097,140	4,642,890	✓	13%		
TOTAL ADMINISTRATION OPERATING REVENUE	30,941,747	32,852,705	33,552,730	✓	2%		

CITY OF SOUTH PERTH
SUMMARY OF BUDGET MOVEMENTS 2010/2011

Attachment 10.6.1 (6) (A)

Key Responsibility Areas	2009/2010 Amended	2010/2011		Variance		Budget Adjustment Details
		Adopted	Amended	F/U	%	
REVENUE						
Infrastructure Support						
Administration Revenue	29,000	22,000	22,000		0%	Reconciliation Schedule Items marked R21
Total Operating Revenue - Infrastructure Support	29,000	22,000	22,000		0%	
City Environment						
Contributions	217,500	212,500	340,000	✓	60%	Reconciliation Schedule Items marked R22
Nursery Revenue	125,000	100,000	150,000	✓	50%	Reconciliation Schedule Items marked R23
Asset Control Revenue	101,280	125,090	125,090		0%	Reconciliation Schedule Items marked R24
Environmental Services Revenue	3,500	3,500	3,500		0%	Reconciliation Schedule Items marked R25
Total Operating Revenue - City Environment	447,280	441,090	618,590	✓	40%	
Golf Course						
Collier Park Golf Course	2,079,600	2,169,500	2,109,500	✗	(3%)	Reconciliation Schedule Items marked R9
Total Operating Revenue - Golf Course	2,079,600	2,169,500	2,109,500	✗	(3%)	
Engineering Infrastructure						
Design Office Revenue	0	16,000	16,000		0%	Reconciliation Schedule Items marked R26
Construction & Maintenance						
Road Grants	372,000	267,000	282,000	✓	6%	Reconciliation Schedule Items marked R27
Contributions to Works	202,000	92,500	107,500	✓	16%	Reconciliation Schedule Items marked R28
Reinstatement Revenue	0	8,000	8,000		0%	Reconciliation Schedule Items marked R29
Crossover Revenue	0	0	0			Reconciliation Schedule Items marked R30
Asset Control Revenue	65,450	61,490	75,490	✓	23%	Reconciliation Schedule Items marked R31
Other Revenue	17,750	4,000	4,000		0%	Reconciliation Schedule Items marked R32
Waste Management	4,749,600	4,915,550	4,985,550	✓	1%	Reconciliation Schedule Items marked R17
Total Operating Revenue - Engineer Infrastructure	5,406,800	5,364,540	5,478,540	✓	2%	
TOTAL INFRASTRUCTURE SERVICES OP REVENUE	7,962,680	7,997,130	8,228,630	✓	3%	
TOTAL OPERATING REVENUE	38,904,427	40,849,835	41,781,360	✓	2%	

CITY OF SOUTH PERTH
SUMMARY OF BUDGET MOVEMENTS 2010/2011

Attachment 10.6.1 (6) (A)

Key Responsibility Areas	2009/2010 Amended	2010/2011		Variance		Budget Adjustment Details	
		Adopted	Amended	F/U	%		
EXPENDITURE							
Chief Executive's Office							
City Administration	916,411	719,873	728,123	x	1%	Reconciliation Schedule Items marked	E1
Human Resources Administration (after allocation)	89,843	171,055	193,855	x	13%	Reconciliation Schedule Items marked	E2
Governance Admin	72,393	359,044	389,544	x	8%	Reconciliation Schedule Items marked	E3
Elected Members	920,978	879,524	902,524	x	3%	Reconciliation Schedule Items marked	E4
City Communications	320,598	354,061	354,661	x	0%	Reconciliation Schedule Items marked	E5
Publications	74,000	82,000	86,000	x	5%	Reconciliation Schedule Items marked	E6
Ranger Services	1,001,306	927,231	970,706	x	5%	Reconciliation Schedule Items marked	E28
Total Operating Expense - Chief Executive's Office	3,395,529	3,492,788	3,625,413	x	4%		
Director Financial Services							
Administration (after allocations out))	168,100	184,493	184,993	x	0%	Reconciliation Schedule Items marked	E18
Financial Services (after allocations outwards)	880,122	1,138,129	1,049,629	✓	(8%)	Reconciliation Schedule Items marked	E19
Property Management	119,828	113,900	116,900	x	3%	Reconciliation Schedule Items marked	E20
Information Technology (after allocations out)	502,406	594,786	604,036	x	2%	Reconciliation Schedule Items marked	E21
Customer Services Team	140,390	181,960	192,960	x	6%	Reconciliation Schedule Items marked	E22
Library Services	2,015,709	1,871,073	2,039,048	x	9%	Reconciliation Schedule Items marked	E13
Total Operating Expense - Dir Financial Services	3,826,555	4,084,341	4,187,566	x	3%		
Directorate - Planning & Community Services							
Administration	254,454	196,509	220,109	x	12%	Reconciliation Schedule Items marked	E23
Planning	1,141,062	1,301,236	1,361,811	x	5%	Reconciliation Schedule Items marked	E24
Building Services	524,890	567,002	590,252	x	4%	Reconciliation Schedule Items marked	E25
Health	501,607	489,879	504,379	x	3%	Reconciliation Schedule Items marked	E26
Community Culture & Recreation Admin	797,741	953,057	940,057	✓	(1%)	Reconciliation Schedule Items marked	E7
Cultural Activities	1,137,938	1,392,506	1,393,506	x	0%	Reconciliation Schedule Items marked	E8
Safer City Program	77,598	92,871	93,371	x	1%	Reconciliation Schedule Items marked	E9
Senior Citizens	332,694	369,040	391,040	x	6%	Reconciliation Schedule Items marked	E10
Recreation	505,223	571,399	571,549	x	0%	Reconciliation Schedule Items marked	E11
Halls & Public Buildings	655,850	358,183	395,933	x	11%	Reconciliation Schedule Items marked	E12
Collier Park Village	1,266,674	1,317,120	1,406,670	x	7%	Reconciliation Schedule Items marked	E14
Collier Park Hostel	1,668,111	1,693,795	1,745,765	x	3%	Reconciliation Schedule Items marked	E15

CITY OF SOUTH PERTH
SUMMARY OF BUDGET MOVEMENTS 2010/2011

Attachment 10.6.1 (6) (A)

Key Responsibility Areas	2009/2010 Amended	2010/2011		Variance		Budget Adjustment Details	
		Adopted	Amended	F/U	%		
Collier Park Community Centre	2,250	1,250	1,250		0%	Reconciliation Schedule Items marked	E16
Total Operating Expense - Dir Planning & Comm	8,866,092	9,303,847	9,615,692	x	3%		
TOTAL ADMINISTRATION OPERATING EXPENDITURE	16,088,176	16,880,976	17,428,671	x	3%		
Infrastructure Support & Administration							
Governance Cost (after allocations outwards)	157,386	256,732	259,972	x	1%	Reconciliation Schedule Items marked	E29
Total Operating Expense - Infrastructure Support	157,386	256,732	259,972	x	1%		
City Environment							
Reserves & Parks Maintenance	2,967,676	3,147,877	3,147,877		0%	Reconciliation Schedule Items marked	E30
Miscellaneous Parks Programmes	45,000	40,000	40,000		0%	Reconciliation Schedule Items marked	E31
Grounds Maintenance	235,000	217,000	222,000	x	2%	Reconciliation Schedule Items marked	E32
Streetscape Maintenance	1,533,000	1,500,000	1,500,000		0%	Reconciliation Schedule Items marked	E33
Environmental Services	356,415	379,208	379,208		0%	Reconciliation Schedule Items marked	E34
Plant Nursery	159,316	166,362	166,362		0%	Reconciliation Schedule Items marked	E35
Overheads	430,533	449,998	456,498	x	1%	Reconciliation Schedule Items marked	E36
Asset Holding Costs	775,000	800,000	840,000	x	5%	Reconciliation Schedule Items marked	E37
Building Maintenance	435,624	450,635	458,635	x	2%	Reconciliation Schedule Items marked	E38
Reserve Building Maintenance & Operations	88,750	87,700	87,700		0%	Reconciliation Schedule Items marked	E39
Public Convenience Maintenance & Operations	162,000	184,000	184,000		0%	Reconciliation Schedule Items marked	E40
Depot Maintenance	130,435	142,663	142,663		0%	Reconciliation Schedule Items marked	E41
Jetty Maintenance	20,000	20,000	20,000		0%	Reconciliation Schedule Items marked	E42
Total Operating Expense - City Environment	7,338,749	7,585,443	7,644,943	x	1%		
Golf Course							
Collier Park Golf Course	1,577,185	1,677,808	1,679,408	x	0%	Reconciliation Schedule Items marked	E17
Total Operating Expense - City Environment	1,577,185	1,677,808	1,679,408				

CITY OF SOUTH PERTH
SUMMARY OF BUDGET MOVEMENTS 2010/2011

Attachment 10.6.1 (6) (A)

Key Responsibility Areas	2009/2010 Amended	2010/2011		Variance		Budget Adjustment Details
		Adopted	Amended	F/U	%	
Engineering Infrastructure						
Design Office Overheads (after allocations outwards)	274,350	230,226	240,626	x	5%	Reconciliation Schedule Items marked E43
Sub Total - Design Office	274,350	230,226	240,626	x	5%	
Construction & Maintenance						
Reinstatements	14,000	21,000	21,000		0%	Reconciliation Schedule Items marked E44
Crossovers	45,000	50,000	50,000		0%	Reconciliation Schedule Items marked E45
Asset Control	3,917,000	4,125,000	4,285,000	x	4%	Reconciliation Schedule Items marked E46
Roads Footpaths & Drains	2,034,000	2,127,500	2,187,500	x	3%	Reconciliation Schedule Items marked E47
Fleet Operations	441,843	409,335	479,335	x	17%	Reconciliation Schedule Items marked E48
Overheads	594,185	637,530	639,266	x	0%	Reconciliation Schedule Items marked E49
Waste Management	4,808,475	4,941,712	4,951,712	x	0%	Reconciliation Schedule Items marked E27
Total Operating Expense - Engineer Infrastructure	12,128,853	12,542,303	12,854,439	x	2%	
TOTAL OPERATING EXPENSE - INFRASTRUCTURE	21,202,173	22,062,286	22,438,762	x	2%	
TOTAL OPERATING EXPENDITURE	37,290,349	38,943,262	39,867,433	x	2%	
CAPITAL REVENUE						
Directorate - Financial & Information Services						
Capital Revenue	2,500,000	1,000,000	1,000,000		0%	Reconciliation Schedule Items marked CR1
Total Revenue - Dir Finance & Information Services	2,500,000	1,000,000	1,000,000			
Directorate - Planning & Community Services						
Capital Revenue	270,000	3,500,000	3,500,000		0%	Reconciliation Schedule Items marked CR5
Collier Park Village	480,000	475,000	475,000		0%	Reconciliation Schedule Items marked CR3
Total Revenue - Dir Strategic & Regulatory Services	750,000	3,975,000	3,975,000			
Directorate - Infrastructure Services						
Roads, Drains & Streets	1,076,848	1,226,582	1,112,352	x	(9%)	Reconciliation Schedule Items marked CR6
Traffic Management	0					Reconciliation Schedule Items marked CR7
City Environment	377,500	140,000	271,000	✓	94%	Reconciliation Schedule Items marked CR8
Building Management	256,000	20,000	91,000	✓	355%	Reconciliation Schedule Items marked CR9
Underground Power	275,000	0	20,000	✓		Reconciliation Schedule Items marked CR10
Total Revenue - Dir Infrastructure Services	1,985,348	1,386,582	1,494,352	✓	8%	
TOTAL CAPITAL REVENUE	5,235,348	6,361,582	6,469,352	✓	2%	

CITY OF SOUTH PERTH
SUMMARY OF BUDGET MOVEMENTS 2010/2011

Attachment 10.6.1 (6) (A)

Key Responsibility Areas	2009/2010 Amended	2010/2011		Variance		Budget Adjustment Details
		Adopted	Amended	F/U	%	
CAPITAL EXPENDITURE						
Chief Executive's Office						
Administration Building	7,020,000	4,305,000	6,335,000	x	47%	Reconciliation Schedule Items marked CX1
Discretionary Ward Funding	110,000	0	0			Reconciliation Schedule Items marked CX2
Total Expense - Chief Executive's Office	7,130,000	4,305,000	6,335,000	x	47%	
Directorate - Financial Services						
Information Technology	530,000	750,000	859,000		15%	Reconciliation Schedule Items marked CX3
Financial Services	25,000	0	0			Reconciliation Schedule Items marked CX4
Library & Heritage Services	100,000	350,000	753,000	x	115%	Reconciliation Schedule Items marked CX6
Total Expense - Dir Financial Services	655,000	1,100,000	1,612,000	x	47%	
Directorate - Planning & Community Services						
Strategic Urban Planning	170,000	276,500	398,000	x	44%	Reconciliation Schedule Items marked CX27
Health & Building Regulatory	0	0	3,600	x		Reconciliation Schedule Items marked CX28
Ranger Services	0	0	0			Reconciliation Schedule Items marked CX10
Community, Culture & Recreation	144,000	589,000	579,000	✓	(2%)	Reconciliation Schedule Items marked CX5
Collier Park Retirement Complex	496,350	477,500	535,500	x	12%	Reconciliation Schedule Items marked CX8
Total Expense - Strategic & Regulatory	810,350	1,343,000	1,516,100	x	13%	
Unclassified Capital						
General Capital Expense	0	0	0			Reconciliation Schedule Items marked CX11
Total Expense - Unclassified Capital	0	0	0			
Directorate - Infrastructure Services						
Roads, Drains & Streets						
Roadworks	1,433,577	1,818,925	2,066,410	x	14%	Reconciliation Schedule Items marked CX12
Drainage	199,000	475,000	558,285	x	18%	Reconciliation Schedule Items marked CX13
Paths	1,616,000	650,000	1,003,000	x	54%	Reconciliation Schedule Items marked CX14
Other	129,613	342,000	347,000	x	1%	Reconciliation Schedule Items marked CX15
Total Exp - Roads, Drains & Streets	3,378,190	3,285,925	3,974,695	x		
Traffic Management	614,500	635,000	489,000	✓	(23%)	Reconciliation Schedule Items marked CX16
Waste Management	120,000	400,000	445,000	x	11%	Reconciliation Schedule Items marked CX9

CITY OF SOUTH PERTH
SUMMARY OF BUDGET MOVEMENTS 2010/2011

Attachment 10.6.1 (6) (A)

Key Responsibility Areas	2009/2010 Amended	2010/2011		Variance		Budget Adjustment Details
		Adopted	Amended	F/U	%	
City Environment						
Streetscape Projects	149,000	500,000	270,000		(46%)	Reconciliation Schedule Items marked CX17
Park Development	690,000	625,000	639,000		2%	Reconciliation Schedule Items marked CX18
Street & Reserve Lighting	150,000	170,000	192,000		13%	Reconciliation Schedule Items marked CX19
Environmental Projects	1,315,000	305,000	1,107,000		263%	Reconciliation Schedule Items marked CX20
Sustainability	70,000	120,000	120,000		0%	Reconciliation Schedule Items marked CX26
Other Projects	404,000	500,000	122,500		(76%)	Reconciliation Schedule Items marked CX21
Total Capital Expense - City Environment	2,778,000	2,220,000	2,450,500			
Collier Park Golf Course	418,200	537,000	537,000		0%	Reconciliation Schedule Items marked CX7
Recoverable Works	266,500	0	92,000			Reconciliation Schedule Items marked CX22
Building Management	983,500	520,000	620,000		19%	Reconciliation Schedule Items marked CX23
Fleet Management	923,800	1,249,860	1,249,860		0%	Reconciliation Schedule Items marked CX24
Underground Power Project	90,000	0	800,000	x		Reconciliation Schedule Items marked CX25
Total Expense - Dir Infrastructure Services	9,572,690	8,847,785	10,658,055	x	20%	
TOTAL CAPITAL EXPENDITURE	18,168,040	15,595,785	20,121,155	x	29%	

2010/2011 BUDGET RECONCILIATION SCHEDULE - SHOWING MOVEMENTS BETWEEN ADOPTED AND AMENDED BUDGET

Attachment 10.6.1 (6)(B)

Account No	Account Details	Fund	Month Approved	Agenda Item No	Adjustment Amount	Line Total Affected	Budget Impact
	Budget Position as estimated at adoption						4,149,265
	(Including Carry Forward Funds)						
8750.5831	Library & Community Facility	Muni	Sep-10	10.6.5	1,975,000	CX1	(1,975,000)
8840-42.5831	Library Furnishings	Muni	Sep-10	10.6.5	370,000	CX6	(370,000)
8702.5831	Minor Office Refurbishment	Muni	Sep-10	10.6.5	30,000	CX1	(30,000)
8715.5831	Office Furniture / Equipment	Muni	Sep-10	10.6.5	25,000	CX1	(25,000)
8705.5831	Electrical Equipment	Muni	Sep-10	10.6.5	20,000	CX3	(20,000)
8912.5831	Heritage Tram	Muni	Sep-10	10.6.5	33,000	CX6	(33,000)
8930.5831	Precinct Studies	Muni	Sep-10	10.6.5	121,500	CX27	(121,500)
8831.5831	Public Art - Library	Muni	Sep-10	10.6.5	50,000	CX5	(50,000)
7254.4719	Integrated Transport Plan	Muni	Sep-10	10.6.5	20,000	CX16	(20,000)
5433.1500.30	South Terrace (Murray - Douglas)	Muni	Sep-10	10.6.5	120,000	CX12	(120,000)
5450.1500.30	Canning Highway / Henley St	Muni	Sep-10	10.6.5	60,000	CX12	(60,000)
5452.1500.30	SJMP Foreshore Path	Muni	Sep-10	10.6.5	141,000	CX14	(141,000)
5453.1500.30	Sulman Ave Path	Muni	Sep-10	10.6.5	38,000	CX14	(38,000)
7126.1500.30	Baldwin St Traffic Management	Muni	Sep-10	10.6.5	60,000	CX16	(60,000)
5036.1500.30	Walanna Drive Underpass	Muni	Sep-10	10.6.5	56,000	CX14	(56,000)
5425.1500.30	Labouchere Rd	Muni	Sep-10	10.6.5	25,000	CX16	(25,000)
7106.1500.30	South Terrace (Coode - Labouchere)	Muni	Sep-10	10.6.5	24,000	CX16	(24,000)
7128.1500.30	Angelo St - Anstey St Zebra Crossing	Muni	Sep-10	10.6.5	24,000	CX16	(24,000)
6194.2500.30	Leane Way - Mill Pt Rd	Muni	Sep-10	10.6.5	34,000	CX17	(34,000)
6227.2500.30	Monash Ave Brick Paving	Muni	Sep-10	10.6.5	14,000	CX17	(14,000)
6224.1500.30	SJMP Promenade Reinstatement Works	Muni	Sep-10	10.6.5	14,000	CX21	(14,000)
6219.1500.30	SJMP Lighting Project	Muni	Sep-10	10.6.5	22,000	CX19	(22,000)
6225.2500.30	SJMP Ceremonial Area	Muni	Sep-10	10.6.5	260,000	CX21	(260,000)
8951.5831	Foreshore Bins	Muni	Sep-10	10.6.5	45,000	CX9	(45,000)
6226.2500.30	Rivetment Wall	Muni	Sep-10	10.6.5	353,000	CX20	(353,000)
5441.1500.30	Residual Projects	Muni	Sep-10	10.6.5	10,000	CX12	(10,000)
7124.1500.30	Residual Projects	Muni	Sep-10	10.6.5	5,000	CX15	(5,000)
5357.1500.30	Residual Projects	Muni	Sep-10	10.6.5	10,000	CX18	(10,000)
6230.2519.30	Residual Projects	Muni	Sep-10	10.6.5	10,000	CX20	(10,000)
6206.2500.30	Residual Projects	Muni	Sep-10	10.6.5	10,000	CX14	(10,000)
8092.6519.30	Residual Projects	Muni	Sep-10	10.6.5	10,000	CX23	(10,000)
8703.5831	Residual Projects	Muni	Sep-10	10.6.5	10,500	CX3	(10,500)
	Balance @ Month End						149,265

2010/2011 BUDGET RECONCILIATION SCHEDULE - SHOWING MOVEMENTS BETWEEN ADOPTED AND AMENDED BUDGET

Attachment 10.6.1 (6)(B)

Account No	Account Details	Fund	Month Approved	Agenda Item No	Adjustment Amount	Line Total Affected	Budget Impact
1050.1815	Civic Centre Advertising	Muni	Oct	10.6.5	5,000	E1	(5,000)
1050.2840	Civic Centre Misc	Muni	Oct	10.6.5	(3,000)	E1	3,000
1206.1980	Recruitment Advertising	Muni	Oct	10.6.5	25,000	E2	(25,000)
0205.4705	Election Expenses	Muni	Oct	10.6.5	15,000	E4	(15,000)
2132.2820	Customer Survey	Muni	Oct	10.6.5	7,500	E4	(7,500)
2132.2840	Communications Misc	Muni	Oct	10.6.5	(7,500)	E4	7,500
2233.0409	Meter Parking Revenue	Muni	Oct	10.6.5	(40,000)	R18	40,000
2233.0412	Infringements Revenue	Muni	Oct	10.6.5	50,000	R18	(50,000)
2233.0417	Recoup Infringement Costs	Muni	Oct	10.6.5	(10,000)	R18	10,000
2234.2886	FER Court Costs	Muni	Oct	10.6.5	10,000	E28	(10,000)
1103.0003	Minimum Rates Revenue	Muni	Oct	10.6.5	(30,000)	R33	30,000
1103.0011	Rates - Pre Interest Revenue	Muni	Oct	10.6.5	(10,000)	R33	10,000
2006.2840	Customer Focus Misc	Muni	Oct	10.6.5	10,000	E22	(10,000)
2326.1855	Library AV Materials	Muni	Oct	10.6.5	7,000	E13	(7,000)
2326.1860	Library Book Stock - Adults	Muni	Oct	10.6.5	35,000	E13	(35,000)
2326.1868	Library Book Stock - Youth / Children	Muni	Oct	10.6.5	8,000	E13	(8,000)
3325.0468	Planning Application Fees Revenue	Muni	Oct	10.6.5	(40,000)	R19	40,000
3326.3835	Heritage Assessments	Muni	Oct	10.6.5	25,000	E24	(25,000)
3134.0456	Building License Revenue	Muni	Oct	10.6.5	(50,000)	R20	50,000
3213.0499	Food Premises Risk Based Assess	Muni	Oct	10.6.5	10,000	R16	(10,000)
2631.0357	Hall Hire - Moresby St Hall	Muni	Oct	10.6.5	(2,500)	R5	2,500
2651.0357	Hall Hire - Collins St Hall	Muni	Oct	10.6.5	(2,500)	R5	2,500
2632.3521	Moresby St Hall - Electricity	Muni	Oct	10.6.5	1,750	E12	(1,750)
2672.3622	EJ Hall - Cleaning	Muni	Oct	10.6.5	1,000	E12	(1,000)
3224.3901	Mosquito Control	Muni	Oct	10.6.5	8,000	E26	(8,000)
3236.2840	Noise Monitoring	Muni	Oct	10.6.5	2,500	E26	(2,500)
4034.0425	Street Tree Contributions	Muni	Oct	10.6.5	(10,000)	R22	10,000
4033.0421	Engineering Infrast Contributions	Muni	Oct	10.6.5	(15,000)	R28	15,000
5998.0421	City Environ Contributions	Muni	Oct	10.6.5	(16,000)	CR8	16,000
6999.7001.30	Recoverable Works - Street Trees	Muni	Oct	10.6.5	10,000	CX22	(10,000)
6999.7151.30	Recoverable Works - 115 Coode St	Muni	Oct	10.6.5	15,000	CX22	(15,000)
6999.7128.30	Recoverable Works - River Wall	Muni	Oct	10.6.5	16,000	CX22	(16,000)
4996.3521	Street Lighting	Muni	Oct	10.6.5	60,000	E47	(60,000)
5999.0106	Direct Road Grant	Muni	Oct	10.6.5	(55,000)	CR6	55,000

2010/2011 BUDGET RECONCILIATION SCHEDULE - SHOWING MOVEMENTS BETWEEN ADOPTED AND AMENDED BUDGET

Attachment 10.6.1 (6)(B)

Account No	Account Details	Fund	Month Approved	Agenda Item No	Adjustment Amount	Line Total Affected	Budget Impact
5998.0108	City Environ Grants	Muni	Oct	10.6.5	(195,000)	CR8	195,000
6209.2500.30	River Wall Works	Muni	Oct	10.6.5	195,000	CX20	(195,000)
5469.1500.30	Anketell St (Seventh Ave - George)	Muni	Oct	10.6.5	50,770	CX12	(50,770)
5999.0104	Road Grants	Muni	Oct	10.6.5	(50,770)	CR6	50,770
8113.4500.30	South Perth Snr Citizen Centre Air Cond	Muni	Oct	10.6.5	12,000	CX23	(12,000)
8100.4500.30	Challenger Pavillion	Muni	Oct	10.6.5	(30,000)	CX23	30,000
5994.0421	Building Contribution	Muni	Oct	10.6.5	12,000	CR9	(12,000)
8112.4500.30	Mannning Snr Citizen Carpet	Muni	Oct	10.6.5	(12,500)	CX23	12,500
8114.4500.30	Hensman Tennis Club	Muni	Oct	10.6.5	(7,500)	CX23	7,500
8115.4500.30	Asbestos Register	Muni	Oct	10.6.5	50,000	CX23	(50,000)
4301.4500.30	Civic Centre Building Maintenance	Muni	Oct	10.6.5	8,000	E38	(8,000)
1208.1901	HR System Development	Muni	Oct	10.6.5	20,000	E19	(20,000)
2419.0201	CPV Maintenance Fees	Muni	Oct	10.6.5	20,000	R7	(20,000)
2419.0435	CPV Reserve Interest Reinvested	Muni	Oct	10.6.5	(15,000)	R7	15,000
2419.0499	CPV Rates Revenue	Muni	Oct	10.6.5	(5,000)	R7	5,000
8809.3725	Residual Current Devices	Muni	Oct	10.6.5	50,000	CX8	(50,000)
9923.7802	CPV Reserve Tsfr to Muni	Res	Oct	10.6.5	50,000	TRANS	0
1045.9923	Tsfr from CPV Reserve	Muni	Oct	10.6.5	(50,000)	TRANS	50,000
2520.0101	CPH Commonwealth Subsidy	Muni	Oct	10.6.5	(80,000)	R8	80,000
2520.0201	CPH Maintenance Fees	Muni	Oct	10.6.5	(25,000)	R8	25,000
8810.3718	Accreditation Fee	Muni	Oct	10.6.5	8,000	CX8	(8,000)
9908.7802	CPH Reserve Tsfr to Muni	Res	Oct	10.6.5	(97,000)	TRANS	0
1045.9908	Tsfr from CPH Reserve	Muni	Oct	10.6.5	97,000	TRANS	(97,000)
3421.0251	Rubbish Service Levies	Muni	Oct	10.6.5	(100,000)	R17	100,000
3451.0252	Recycling Charges	Muni	Oct	10.6.5	30,000	R17	(30,000)
3422.3933	RRC Membership Contribution	Muni	Oct	10.6.5	(20,000)	E27	20,000
4222.3941.30	Repair Tsfr Station Bulk Bins	Muni	Oct	10.6.5	30,000	E27	(30,000)
1044.9912	Tsfr to Waste Mgt Reserve	Muni	Oct	10.6.5	60,000	TRANS	(60,000)
9912.7801	Waste Mgt Reserve Tsfr from Muni	Res	Oct	10.6.5	(60,000)	TRANS	0
6209.2500.30	River Wall Works	Muni	Oct	10.6.5	200,000	CX20	(200,000)
9924.7802	River Wall Reserve Tsfr to Muni	Muni	Oct	10.6.5	200,000	TRANS	0
1045.9922	Tsfr from River Wall Reserve	Muni	Oct	10.6.5	(200,000)	TRANS	200,000
1006.5810	Photocopier Charges - Financial Services	Muni	Oct	10.6.5	(19,000)	E19	19,000
2326.5810	Photocopier Charges - Library Admin	Muni	Oct	10.6.5	3,600	E13	(3,600)
2331.5810	Photocopier Charges - Civic Library	Muni	Oct	10.6.5	8,000	E13	(8,000)

2010/2011 BUDGET RECONCILIATION SCHEDULE - SHOWING MOVEMENTS BETWEEN ADOPTED AND AMENDED BUDGET

Attachment 10.6.1 (6)(B)

Account No	Account Details	Fund	Month Approved	Agenda Item No	Adjustment Amount	Line Total Affected	Budget Impact
2331.5800	Photocopier Charges - Library Colour	Muni	Oct	10.6.5	(8,000)	E13	8,000
2341.5810	Photocopier Charges - Manning Library	Muni	Oct	10.6.5	6,000	E13	(6,000)
2521.5810	Photocopier Charges - CPH	Muni	Oct	10.6.5	(3,250)	E15	3,250
3326.5810	Photocopier Charges - Planning	Muni	Oct	10.6.5	2,375	E24	(2,375)
4028.5810	Photocopier Charges - Infrastructure Admin	Muni	Oct	10.6.5	1,240	E29	(1,240)
4030.5810	Photocopier Charges - Design Office	Muni	Oct	10.6.5	(1,100)	E43	1,100
4039.5810	Photocopier Charges - Engin Infrast	Muni	Oct	10.6.5	(1,115)	E49	1,115
4040.5810	Photocopier Charges - City Envir Admin	Muni	Oct	10.6.5	(750)	E36	750
3015.5810	Photocopier Charges - Governance	Muni	Oct	10.6.5	4,000	E3	(4,000)
2008.5810	Photocopier Charges - CCR Admin	Muni	Oct	10.6.5	4,000	E7	(4,000)
2692.5810	Photocopier Charges - GBLC Admin	Muni	Oct	10.6.5	4,000	E11	(4,000)
0205.5915	Depreciation - Elected Members	Muni	Oct	10.6.5	8,000	E4	0
0207.5915	Depreciation - Office of CEO	Muni	Oct	10.6.5	5,000	E1	0
0350.5915	Depreciation - Pre Schools	Muni	Oct	10.6.5	3,000	E20	0
1006.5915	Depreciation - Financial Services	Muni	Oct	10.6.5	(90,000)	E19	0
1306.5915	Depreciation - Info Technology	Muni	Oct	10.6.5	8,000	E21	0
2331.5915	Depreciation - Civic Library	Muni	Oct	10.6.5	60,000	E13	0
2341.5915	Depreciation - Manning Library	Muni	Oct	10.6.5	5,000	E13	0
2420.5915	Depreciation - CPV	Muni	Oct	10.6.5	75,000	E14	0
2521.5915	Depreciation - CPH	Muni	Oct	10.6.5	17,500	E15	0
2681.5915	Depreciation - Halls	Muni	Oct	10.6.5	35,000	E12	0
3516.5915	Depreciation - South Perth Snr Citizens	Muni	Oct	10.6.5	12,000	E10	0
3518.5915	Depreciation - Manning Snr Citizens	Muni	Oct	10.6.5	10,000	E10	0
4501.5915	Depreciation - Parks Assets	Muni	Oct	10.6.5	70,000	E48	0
4910.5915	Depreciation - Park Buildings	Muni	Oct	10.6.5	40,000	E37	0
4912.5915	Depreciation - Roads, Paths & Drains	Muni	Oct	10.6.5	160,000	E46	0
0306.5915	Depreciation - Planning & Community	Muni	Oct	10.6.5	11,000	E23	0
2008.5915	Depreciation - CCR	Muni	Oct	10.6.5	(19,000)	E7	0
2692.5915	Depreciation - Recreation	Muni	Oct	10.6.5	(5,000)	E11	0
1208.1901	Payroll Salaries	Muni	Oct	Realloc	8,000	E19	(8,000)
BAL SHEET	Adjustment to Accruals	Muni	Oct	Realloc	(8,000)	-	8,000
BAL SHEET	Adjustment to Accruals	Muni	Oct	10.6.5	50,000	-	(50,000)
BAL SHEET	Adjustment to Opening Balance	Muni	Oct	10.6.5	(206,175)	-	206,175
	Balance at Month End						223,190

2010/2011 BUDGET RECONCILIATION SCHEDULE - SHOWING MOVEMENTS BETWEEN ADOPTED AND AMENDED BUDGET

Attachment 10.6.1 (6)(B)

Account No	Account Details	Fund	Month Approved	Agenda Item No	Adjustment Amount	Line Total Affected	Budget Impact
6225.2500.30	SJMP Flagpole Project	Muni	Dec	10.6.4	(215,000)	CX21	215,000
6256.1500.30	Civic Gardens Remedial Work	Muni	Dec	10.6.4	137,000	CX17	(137,000)
1044.9929	Tsfr to Park Reserve	Muni	Dec	10.6.4	78,000	TRANS	(78,000)
9929.7801	Park Reserve Tsfr from Muni Fund	Muni	Dec	10.6.4	(78,000)	TRANS	0
	Balance at Month End						223,190
1206.1980	Recruitment Advertising	Muni	Feb	10.6.4	15,000	E2	(15,000)
1243.2820	OHS / Central Safety	Muni	Feb	10.6.4	6,500	E2	(6,500)
0204.0440	Governance Rev	Muni	Feb	10.6.4	(14,275)	R4	14,275
2140.1825	Corp Publications	Muni	Feb	10.6.4	4,000	E6	(4,000)
2206.0414	Dog Pound Costs Recouped	Muni	Feb	10.6.4	(3,000)	R18	3,000
2207.2840	Dog Pound Consumables	Muni	Feb	10.6.4	3,000	E28	(3,000)
2233.0415	Sale of Parking Signs	Muni	Feb	10.6.4	(2,000)	R18	2,000
2233.0417	Recoup of FER / Court Costs	Muni	Feb	10.6.4	(20,000)	R18	20,000
2234.2886	FER / Court Costs - Parking	Muni	Feb	10.6.4	20,000	E28	(20,000)
2209.4905	ESL on City Buildings	Muni	Feb	10.6.4	7,500	E28	(7,500)
2211.5810	Rangers - Printing / Copying	Muni	Feb	10.6.4	1,500	E28	(1,500)
1004.0102	Financial Serv - Grant Rev General Purp	Muni	Feb	10.6.4	(35,000)	R11	35,000
1046.0431	Interest Rev - Municipal	Muni	Feb	10.6.4	(25,000)	R11	25,000
1106.4730	Collection Costs	Muni	Feb	10.6.4	(10,000)	E19	10,000
2326.1860	Book Purchases - Adult Collection	Muni	Feb	10.6.4	15,000	E13	(15,000)
2326.1855	AV Materials Collection	Muni	Feb	10.6.4	5,000	E13	(5,000)
2326.1868	Book Purchases - Junior Collection	Muni	Feb	10.6.4	3,000	E13	(3,000)
2326.2840	Library Miscellaneous Exp	Muni	Feb	10.6.4	10,000	E13	(10,000)
2326.1805	Library Stationery	Muni	Feb	10.6.4	6,000	E13	(6,000)
0307.0440	Planning & Comm Admin Rev	Muni	Feb	10.6.4	(25,000)	R15	25,000
3325.0468	Planning Applications Rev	Muni	Feb	10.6.4	(20,000)	R19	20,000
3326.2810	Planning Legal Fees	Muni	Feb	10.6.4	30,000	E24	(30,000)
3325.0499	Planning Miscellaneous Rev	Muni	Feb	10.6.4	(30,000)	R19	30,000
3134.0456	Building Licences Rev	Muni	Feb	10.6.4	(100,000)	R20	100,000
3134.0440	Building Services Proceeds Sale Asset	Muni	Feb	10.6.4	(21,500)	R20	21,500
3216.0440	Health Services Proceeds Sale Asset	Muni	Feb	10.6.4	(8,250)	R16	8,250
3213.0461	Food Vendor Licences	Muni	Feb	10.6.4	(4,000)	R16	4,000

2010/2011 BUDGET RECONCILIATION SCHEDULE - SHOWING MOVEMENTS BETWEEN ADOPTED AND AMENDED BUDGET

Attachment 10.6.1 (6)(B)

Account No	Account Details	Fund	Month Approved	Agenda Item No	Adjustment Amount	Line Total Affected	Budget Impact
3213.0499	Health Services Miscellaneous Rev	Muni	Feb	10.6.4	(2,500)	R16	2,500
3225.3912	Food Sampling	Muni	Feb	10.6.4	3,000	E26	(3,000)
2691.0357	GBLC Facility Hire	Muni	Feb	10.6.4	(12,500)	R5	12,500
2631.0357	Moresby Hall Hire	Muni	Feb	10.6.4	(4,500)	R5	4,500
2651.0357	Collins St Hall Hire	Muni	Feb	10.6.4	(5,000)	R5	5,000
2131.0108	CCR Misc Grant Rev	Muni	Feb	10.6.4	(1,000)	R5	1,000
2105.4861	Youth Activities	Muni	Feb	10.6.4	1,000	E8	(1,000)
4030.2713	Design Office Software Licences	Muni	Feb	10.6.4	9,500	E43	(9,500)
4034.0425	Street Tree Contributions	Muni	Feb	10.6.4	(50,000)	R22	50,000
4416.2500.30	Collins St Hall Surrounds	Muni	Feb	10.6.4	5,000	E32	(5,000)
6245.2500.30	Park Furniture Replacement	Muni	Feb	10.6.4	4,000	CX18	(4,000)
6999.7001.30	Recoverable Works	Muni	Feb	10.6.4	31,000	CX22	(31,000)
4034.0427	Parks Contributions	Muni	Feb	10.6.4	(47,500)	R22	47,500
4034.0355	Casual Ground Hire	Muni	Feb	10.6.4	(20,000)	R22	20,000
4235.0498	Nursery Inventory Value Increases	Muni	Feb	10.6.4	(50,000)	R23	50,000
4000.0103	Road Grants	Muni	Feb	10.6.4	(15,000)	R27	15,000
4905.0440	Eng Infra Proceeds Sale of Asset	Muni	Feb	10.6.4	(14,000)	R31	14,000
5999.0109	Grant Funds SJMP Path	Muni	Feb	10.6.4	(55,000)	CR6	55,000
5452.1500.30	SJMP Paths	Muni	Feb	10.6.4	30,000	CX14	(30,000)
5998.0421	City Environment Contributions	Muni	Feb	10.6.4	(20,000)	CR8	20,000
6999.7001.30	Recoverable Works	Muni	Feb	10.6.4	20,000	CX22	(20,000)
5994.0421	Contribution to Building Works	Muni	Feb	10.6.4	(83,000)	CR9	83,000
8081.6519.30	EJ Pavillion Electrical Upgrade	Muni	Feb	10.6.4	45,000	CX23	(45,000)
8755.5831	Back-up Generator for Server Room	Muni	Feb	10.6.4	58,500	CX3	(58,500)
8034.6500.30	Civic Centre Building Maintenance	Muni	Feb	10.6.4	8,000	CX23	(8,000)
6255.2500.30	Microbat Project	Muni	Feb	10.6.4	7,500	CX20	(7,500)
1006.6720	Workers Compensation	Muni	Feb	10.6.4	48,170	E19	(48,170)
8745.5831	UGP Stage 4 Project	Muni	Feb	10.6.4	200,000	CX25	(200,000)
8034.6500.30	Civic Centre Building Maintenance	Muni	Feb	10.6.4	25,000	CX23	(25,000)
8726.5831	Meeting Room / Chamber AV Equip	Muni	Feb	10.6.4	20,000	CX3	(20,000)
0305.0304	Utilities Recoups	Muni	Feb	10.6.4	(15,000)	R12	15,000
5550.4719	Asset Data Collection - Roads	Muni	Feb	10.6.4	60,000	CX12	(60,000)
8959.5831	Building Luminous Contrast Meter	Muni	Feb	10.6.4	3,600	CX28	(3,600)
2419.0207	CPV Rental Revenue	Muni	Feb	10.6.4	(12,500)	R7	12,500
2419.0435	CPV Reserve Interest	Muni	Feb	10.6.4	(5,000)	R7	5,000

2010/2011 BUDGET RECONCILIATION SCHEDULE - SHOWING MOVEMENTS BETWEEN ADOPTED AND AMENDED BUDGET

Attachment 10.6.1 (6)(B)

Account No	Account Details	Fund	Month Approved	Agenda Item No	Adjustment Amount	Line Total Affected	Budget Impact
2420.1710	CPV Telephone Expenses	Muni	Feb	10.6.4	5,000	E14	(5,000)
2420.5810	CPV Office Equip Charges	Muni	Feb	10.6.4	3,250	E14	(3,250)
2420.3624	CPV Security / Call-outs	Muni	Feb	10.6.4	2,500	E14	(2,500)
2420.3523	CPV Gas	Muni	Feb	10.6.4	3,000	E14	(3,000)
9923.7802	CPV Transfer to Muni Fund	Res	Feb	10.6.4	(3,750)	TRANS	0
1045.9923	Transfer from CPV Reserve	Muni	Feb	10.6.4	3,750	TRANS	(3,750)
2520.0101	CPH Commonwealth Subsidy	Muni	Feb	10.6.4	(100,000)	R8	100,000
2520.0202	CPH Respite Care Rev	Muni	Feb	10.6.4	(4,000)	R8	4,000
2523.1901	CPH Carers Salaries	Muni	Feb	10.6.4	30,000	E15	(30,000)
2521.3523	CPH Gas	Muni	Feb	10.6.4	2,000	E15	(2,000)
9908.7802	CPH Transfer to Muni Fund	Res	Feb	10.6.4	(72,000)	TRANS	0
1045.9908	Transfer from CPH Capital Reserve	Muni	Feb	10.6.4	72,000	TRANS	(72,000)
0429.0455	CPGC Green Fees	Muni	Feb	10.6.4	60,000	R9	(60,000)
1044.9911	CPGC Transfer to Reserve	Muni	Feb	10.6.4	(60,000)	TRANS	60,000
9911.7801	CPGC Transfer from Muni Fund	Res	Feb	10.6.4	60,000	TRANS	0
5990.0015	UGP In-kind Reimbursement	Muni	Feb	10.6.4	(20,000)	CR10	20,000
1044.9921	UGP Transfer to Reserve	Muni	Feb	10.6.4	20,000	TRANS	(20,000)
9921.7801	UGP Transfer from Muni Fund	Res	Feb	10.6.4	(20,000)	TRANS	0
8745.5831	UGP Stage 4 Project	Muni	Feb	10.6.4	600,000	CX25	(600,000)
9921.7802	UGP Transfer to Muni Fund	Muni	Feb	10.6.4	600,000	TRANS	0
1045.9921	Transfer from UGP Reserve	Muni	Feb	10.6.4	(600,000)	TRANS	600,000
8957.5831	Relocate Kindergarten	Muni	Feb	10.6.4	(60,000)	CX5	60,000
1044.9926	Transfer to Reserve	Muni	Feb	10.6.4	60,000	TRANS	(60,000)
9926.7801	Transfer from Muni Fund	Res	Feb	10.6.4	(60,000)	TRANS	0
6224.1500.30	SJMP Promenade	Muni	Feb	10.6.4	(400,000)	CX21	400,000
1044.9924	Transfer to Muni Fund	Muni	Feb	10.6.4	400,000	TRANS	(400,000)
9924.7801	Transfer from River Wall Reserve	Res	Feb	10.6.4	(400,000)	TRANS	0
6194.1500.30	Mill Pt / Leanne Way	Muni	Feb	10.6.4	(34,000)	CX17	34,000
6215.2500.30	Judd St / Freeway Off Ramp	Muni	Feb	10.6.4	(196,000)	CX17	196,000
5998.0108	City Environment Grant Revenue	Muni	Feb	10.6.4	100,000	CR8	(100,000)
1044.9928	Transfer to Future Streetscapes Res	Muni	Feb	10.6.4	130,000	TRANS	(130,000)
9928.7801	Transfer from Muni Fund	Res	Feb	10.6.4	(130,000)	TRANS	0
6242.1500.30	Manning Rd Entry Statements	Muni	Feb	10.6.4	(85,000)	CX17	85,000
7106.1500.30	South Tce (Coode - Labouchere)	Muni	Feb	10.6.4	(299,000)	CX16	299,000
5999.0104	Eng Infrastructure Grant Funding	Muni	Feb	10.6.4	275,000	CR6	(275,000)

2010/2011 BUDGET RECONCILIATION SCHEDULE - SHOWING MOVEMENTS BETWEEN ADOPTED AND AMENDED BUDGET

Attachment 10.6.1 (6)(B)

Account No	Account Details	Fund	Month Approved	Agenda Item No	Adjustment Amount	Line Total Affected	Budget Impact
1044.9927	Transfer to Future Transport Res	Muni	Feb	10.6.4	109,000	TRANS	(109,000)
9927.7801	Transfer from Muni Fund	Res	Feb	10.6.4	(109,000)	TRANS	0
6214.1500.30	Railway Station Precinct Upgrades	Muni	Feb	10.6.4	(100,000)	CX17	100,000
1044.9925	Transfer to Railway Station Reserve	Muni	Feb	10.6.4	100,000	TRANS	(100,000)
9925.7801	Transfer from Muni Fund	Res	Feb	10.6.4	(100,000)	TRANS	0
5486.1500.30	Hazel McDougall Walking Trail	Muni	Feb	10.6.4	78,000	CX14	(78,000)
1045.9929	Transfer from Reserve	Muni	Feb	10.6.4	(78,000)	TRANS	78,000
9929.7802	Transfer to Muni Fund	Res	Feb	10.6.4	78,000	TRANS	0
5433.1500.30	South Tce (David St - Douglas Ave)	Muni	Feb	10.6.4	13,000	CX12	(13,000)
5462.1500.30	Coode St (South Tce - Comer St)	Muni	Feb	10.6.4	32,400	CX12	(32,400)
5463.1500.30	Coode St (Thelma - Preston)	Muni	Feb	10.6.4	17,176	CX12	(17,176)
5434.1500.30	City Contributions to MRRG Projects	Muni	Feb	10.6.4	(62,576)	CX12	62,576
8913.5831	Old Mill Project	Muni	Feb	10.6.4	90,000	CX6	(90,000)
8830.5831	Heritage Trails	Muni	Feb	10.6.4	(90,000)	CX6	90,000
1206.1901	HRS Salaries	Muni	Feb	10.6.4	(25,000)	E2	25,000
3015.1901	Governance Salaries	Muni	Feb	10.6.4	25,000	E3	(25,000)
1006.6720	Prior Year Adjustments	Muni	Feb	10.6.4	(48,170)	E19	48,170
0207.1930	Workers Comp - Office of CEO	Muni	Feb	10.6.4	1,250	E1	(1,250)
0306.1930	Workers Comp - Plann & Comm Admin	Muni	Feb	10.6.4	600	E23	(600)
0402.1930	Workers Comp - Recreation	Muni	Feb	10.6.4	500	E11	(500)
0430.1930	Workers Comp - CPGC	Muni	Feb	10.6.4	1,600	E17	(1,600)
0500.1930	Workers Comp - DFIS	Muni	Feb	10.6.4	500	E18	(500)
1006.1930	Workers Comp - Financial Services	Muni	Feb	10.6.4	2,000	E19	(2,000)
1106.1930	Workers Comp - Rates Admin	Muni	Feb	10.6.4	250	E19	(250)
1206.1930	Workers Comp - Human Resource Serv	Muni	Feb	10.6.4	1,000	E2	(1,000)
1208.1930	Workers Comp - Payroll Operations	Muni	Feb	10.6.4	250	E19	(250)
1243.1930	Workers Comp - Occ Health & Safety	Muni	Feb	10.6.4	300	E2	(300)
1306.1930	Workers Comp - Information Technology	Muni	Feb	10.6.4	1,250	E21	(1,250)
2006.1930	Workers Comp - Customer Focus	Muni	Feb	10.6.4	1,000	E22	(1,000)
2008.1930	Workers Comp - CCR	Muni	Feb	10.6.4	2,000	E7	(2,000)
2009.1930	Workers Comp - Safer City Program	Muni	Feb	10.6.4	500	E9	(500)
2132.1930	Workers Comp - City Communications	Muni	Feb	10.6.4	600	E5	(600)
2207.1930	Workers Comp - Animal Control	Muni	Feb	10.6.4	400	E28	(400)
2209.1930	Workers Comp - Fire Prevention	Muni	Feb	10.6.4	75	E28	(75)
2211.1930	Workers Comp - District Rangers	Muni	Feb	10.6.4	500	E28	(500)

2010/2011 BUDGET RECONCILIATION SCHEDULE - SHOWING MOVEMENTS BETWEEN ADOPTED AND AMENDED BUDGET

Attachment 10.6.1 (6)(B)

Account No	Account Details	Fund	Month Approved	Agenda Item No	Adjustment Amount	Line Total Affected	Budget Impact
2234.1930	Workers Comp - Parking	Muni	Feb	10.6.4	500	E28	(500)
2331.1930	Workers Comp - Civic Centre Library	Muni	Feb	10.6.4	2,800	E13	(2,800)
2341.1930	Workers Comp - Manning Library	Muni	Feb	10.6.4	1,275	E13	(1,275)
2351.1930	Workers Comp - Heritage House	Muni	Feb	10.6.4	300	E13	(300)
2420.1930	Workers Comp - CPV	Muni	Feb	10.6.4	800	E14	(800)
2521.1930	Workers Comp - CPH	Muni	Feb	10.6.4	5,720	E15	(5,720)
2692.1930	Workers Comp - GBLC	Muni	Feb	10.6.4	650	E11	(650)
3015.1930	Workers Comp - Governance Admin	Muni	Feb	10.6.4	1,500	E3	(1,500)
3135.1930	Workers Comp - Building Services	Muni	Feb	10.6.4	1,750	E25	(1,750)
3215.1930	Workers Comp - Health Services	Muni	Feb	10.6.4	1,000	E26	(1,000)
3326.1930	Workers Comp - Planning Services	Muni	Feb	10.6.4	3,200	E24	(3,200)
4028.1930	Workers Comp - Infrastructure Admin	Muni	Feb	10.6.4	2,000	E29	(2,000)
4030.1930	Workers Comp - Design Office	Muni	Feb	10.6.4	2,000	E43	(2,000)
4039.1930	Workers Comp - Eng Infrastructure	Muni	Feb	10.6.4	2,850	E49	(2,850)
4040.1930	Workers Comp - City Environment Admin	Muni	Feb	10.6.4	7,250	E36	(7,250)
0306.5850	Plann & Comm Carrying Amt Sale Asset	Muni	Feb	10.6.4	12,000	E23	0
3135.5850	Bldg Services Carrying Amt Sale Asset	Muni	Feb	10.6.4	21,500	E25	0
	Balance at Month End						230,445
6224.1500.30	SJMP Promenade	Muni	Feb	10.6.4	(36,500)	CX21	36,500
6257.1500.30	Erosion Control Western Foreshore	Muni	Feb	10.6.4	36,500	CX20	(36,500)
5296.1500.30	Lyll St Pump Station	Muni	Feb	10.6.4	133,285	CX13	(133,285)
5480.1500.30	Mill Pt Rd - Drainage Pit Replacements	Muni	Feb	10.6.4	(50,000)	CX13	50,000
5461.1500.30	Mill Pt Rd (Mends - Coode)	Muni	Feb	10.6.4	(83,285)	CX12	83,285
5487.1500.30	Ray St Car Park Ramp	Muni	Feb	10.6.4	30,000	CX12	(30,000)
	Balance at Month End						200,445

**CITY OF SOUTH PERTH
RATE SETTING STATEMENT
FOR THE PERIOD ENDED 31 MAR 2011**

Attachment 10.6.1(7)

	YTD BUDGET \$	YTD ACTUAL \$	2011 BUDGET \$
REVENUE (Excluding Rates)			
General Purpose Funding	2,832,905	2,900,018	3,737,505
Governance	50,000	107,546	50,000
Law, Order & Public Safety	40,750	41,378	48,000
Education	0	0	0
Health	47,500	55,054	47,500
Welfare	0	0	0
Housing	2,233,710	2,422,747	2,915,140
Community Amenities	5,164,080	5,079,028	5,252,970
Recreation & Culture	3,214,400	3,290,684	3,917,000
Transport	1,108,450	1,011,311	1,436,500
Economic Services	717,200	675,155	880,000
Other Property & Services	54,000	23,430	111,500
	15,462,995	15,606,351	18,396,115
OPERATING EXPENDITURE			
General Purpose Funding	(474,950)	(452,059)	(745,802)
Governance	(3,487,570)	(3,300,671)	(4,776,455)
Law, Order & Public Safety	(512,720)	(460,878)	(645,858)
Education	(58,930)	(57,006)	(77,750)
Health	(365,025)	(347,547)	(485,202)
Welfare	(392,975)	(382,094)	(501,040)
Housing	(2,846,370)	(2,626,778)	(3,726,335)
Community Amenities	(5,932,350)	(5,548,682)	(7,645,408)
Recreation & Culture	(10,650,907)	(10,228,240)	(14,615,498)
Transport	(7,963,364)	(7,570,393)	(11,337,702)
Economic Services	(574,145)	(543,082)	(756,614)
Other Property & Services	(385,705)	(200,264)	(517,268)
	(33,645,011)	(31,717,694)	(45,830,932)
NET RESULT	(18,182,016)	(16,111,343)	(27,434,817)
Add back Non Cash Items	5,879,581	5,765,962	7,903,224
Proceeds from Disposal of Assets	325,135	344,260	3,910,185
Contributions for Acquisition of Assets	1,880,770	1,901,878	2,331,352
FUNDS DEMAND FROM OPERATIONS	(10,096,530)	(8,099,242)	(13,290,056)
ACQUISITION OF NON CURRENT ASSETS			
Purchase of Buildings	(6,215,000)	(6,220,100)	(6,215,000)
Purchase of Furniture & Fittings	(434,500)	(382,610)	(465,000)
Purchase of Technology	(279,000)	(282,118)	(349,000)
Purchase of Plant & Equipment	(103,600)	(27,635)	(118,600)
Purchase of Mobile Plant	(891,850)	(828,656)	(1,249,860)
Construction of Infrastructure Assets	(4,001,282)	(2,692,178)	(5,323,195)
Purchase of Equipment	(387,000)	(321,905)	(437,000)
	(12,312,232)	(10,755,201)	(14,157,655)

Figures contained on this statement necessarily include accounting estimates and accruals

**CITY OF SOUTH PERTH
RATE SETTING STATEMENT
FOR THE PERIOD ENDED 31 MAR 2011**

Attachment 10.6.1(7)

	YTD BUDGET \$	YTD ACTUAL \$	2011 BUDGET \$
FINANCING ACTIVITIES			
Incoming Accomodation Bonds	525,000	1,442,631	700,000
New Loan Proceeds (City Loans)	0	0	2,000,000
Repayment of Loan Borrowings (Principal)	(480,348)	(436,447)	(640,464)
Self Supporting Loan Proceeds	26,250	25,977	35,000
Change in Equity - Joint Venture	0	0	0
Transfers to Reserves	(7,520,712)	(7,103,909)	(10,101,620)
Transfers from Reserves	4,403,719	2,396,162	7,054,688
Movement in Restricted Assets (Not Reserves)	(10,000)	0	(67,000)
Movement in UGP Debtors	393,750	371,248	525,000
	<u>(2,662,341)</u>	<u>(3,304,338)</u>	<u>(494,396)</u>
DEMAND - NON OPERATING RESOURCES	<u>(14,974,573)</u>	<u>(14,059,539)</u>	<u>(14,652,051)</u>
Opening Position Brought Forward	4,529,482	4,529,482	4,529,482
Closing Position to be Carried Forward (Includes Committed Assets)	(3,061,439)	(5,936,538)	(200,435)
AMOUNT TO BE MADE UP FROM RATES	<u>23,603,060</u>	<u>23,565,837</u>	<u>23,613,060</u>
COMPOSITION OF CLOSING POSITION			
Current Assets			
Cash & Cash Equivalents		39,967,763	32,124,499
Trade & Other Receivables			
Rates		870,326	340,643
Sundry Debtors		2,105,074	2,719,072
Provision for Doubtful Debts		(111,704)	(45,000)
Inventories		220,181	183,986
Accrued Interest & Prepayments		877,203	447,288
Total Current Assets		<u>43,928,843</u>	<u>35,770,488</u>
Current Liabilities			
Trade & Other Liabilities			
Creditors		(3,390,356)	(2,461,028)
Income in Advance		(21,995)	(63,707)
Bonds / Trust Liability		0	0
Other Liabilities		(302,361)	(102,725)
Interest Bearing Liabilities		(149,855)	(680,475)
Employee Provisions - Current		(2,211,049)	(2,412,537)
Total Current Liabilities		<u>(6,075,616)</u>	<u>(5,720,472)</u>
Net Current Assets		<u>37,853,227</u>	<u>30,050,016</u>
Add Back			
Interest Bearing Liabilities		149,855	680,475
Employee Provisions		2,211,049	2,731,612
		<u>40,214,131</u>	<u>33,462,103</u>
Less			
Restricted Cash - Reserves, Current Trust & Emp Entitlements		(34,277,593)	(33,261,668)
		<u>5,936,538</u>	<u>200,435</u>

Figures contained on this statement necessarily include accounting estimates and accruals

**STATEMENT of ALL COUNCIL FUNDS
AS AT 31 MAR 2011**

Municipal Fund	\$ 7,897,399
Represented by:	
Investments	7,894,064
Current Account at Bank	0
Cash on Hand	3,335
Transfers to Reserves	0
	<u>7,897,399</u>
Trust Fund	\$ 755,441
Represented by:	
Investments	650,000
Current Account at Bank	105,441
	<u>755,441</u>
Cash Backed Reserves	\$ 31,616,824
Plant Replacement Reserve	1,078,499
Future Municipal Works Reserve	685,666
CPV Residents Loan Offset Reserve	14,592,594
CPH Capital Works Reserve	433,416
Hostel Loan Offset Reserve	1,847,726
Collier Park Golf Course Reserve	1,637,323
Waste Management Reserve	4,016,374
Reticulation and Pump Reserve	203,838
Information Technology Reserve	660,737
Insurance Risk Reserve	93,781
Footpath Reserve	131,349
Underground Power Reserve	888,594
Parking Facilities Reserve	93,710
Collier Park Village Reserve	1,724,369
River Wall Reserve	650,620
Railway Station Precincts Reserve	509,702
Future Building Projects Reserve	1,188,893
Future Transport Projects Reserve	421,219
Future Streetscapes Reserve	277,916
Future Parks Works Reserve	246,198
Sustainable Infrastructure Reserve	234,300
Represented by:	
Investments	31,316,963
Accrued Interest	299,861
Transfers to / from Muni to be funded	0
	<u>31,616,824</u>
TOTAL COUNCIL FUNDS	\$ 40,269,664

SUMMARY OF CASH INVESTMENTS AS AT 31 MAR 2011

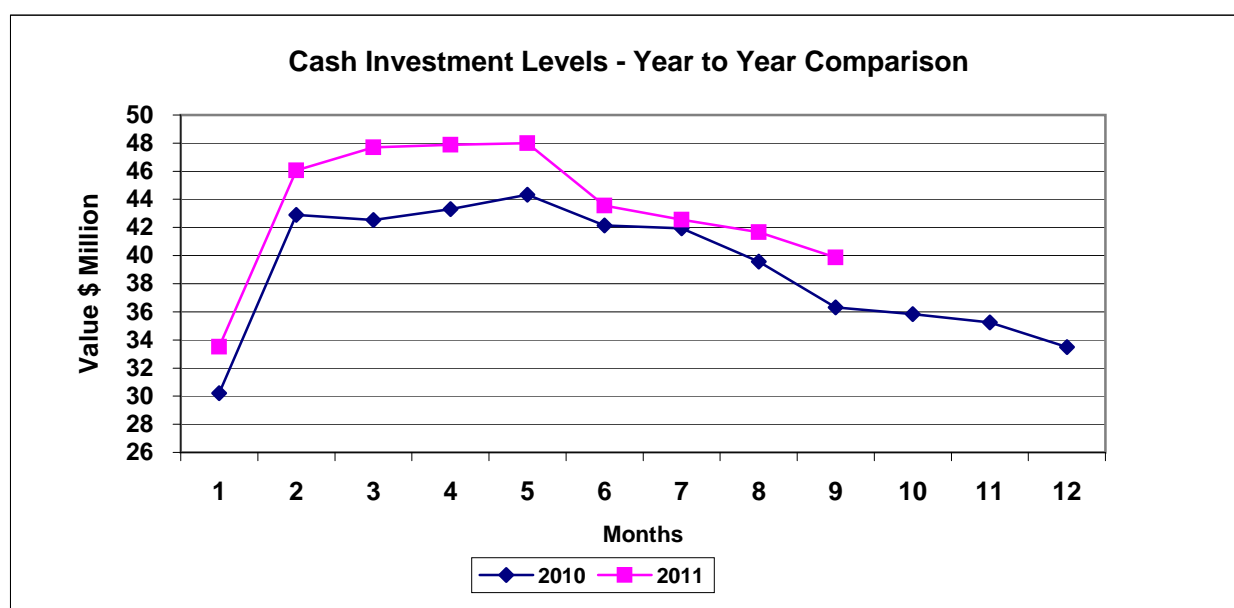
Investments - Disclosed by Fund	\$	%
Municipal	7,894,064	19.80%
Restricted - Trust	650,000	1.63%
Reserves	31,316,963	78.57%
	39,861,027	100.00%

Investments - Disclosed by Financial Institution	\$	%
Bankwest	6,187,714	15.52%
Commonwealth Bank	568,572	1.43%
ANZ Bank	650,000	1.63%
Westpac	8,582,818	21.53%
St George Bank	4,112,692	10.32%
Suncorp Metway Bank	8,785,701	22.04%
National Australia Bank	8,381,888	21.03%
Bank of Queensland	1,547,725	3.88%
Citibank	1,043,917	2.62%
	39,861,027	100.00%

Interest Earned on Investments for Year to Date	2011	2010
Municipal Fund	606,920	520,252
Reserves	1,178,888	826,708
	1,785,808	1,346,960

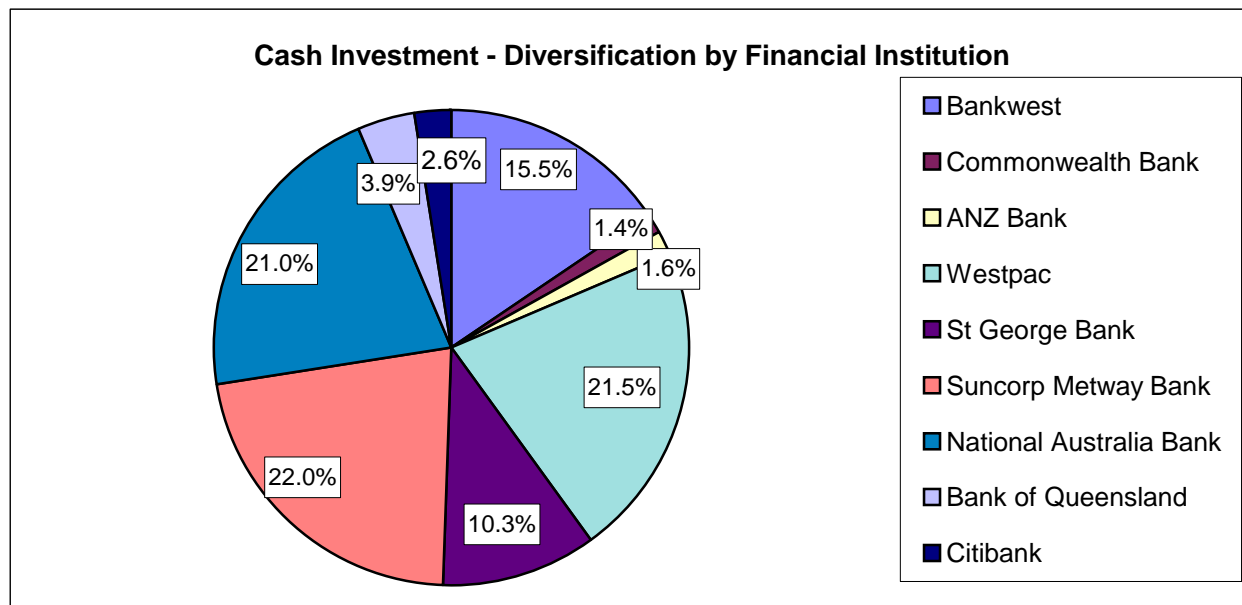
The anticipated weighted average yield on funds currently invested is 5.76%

Cash Investment Levels

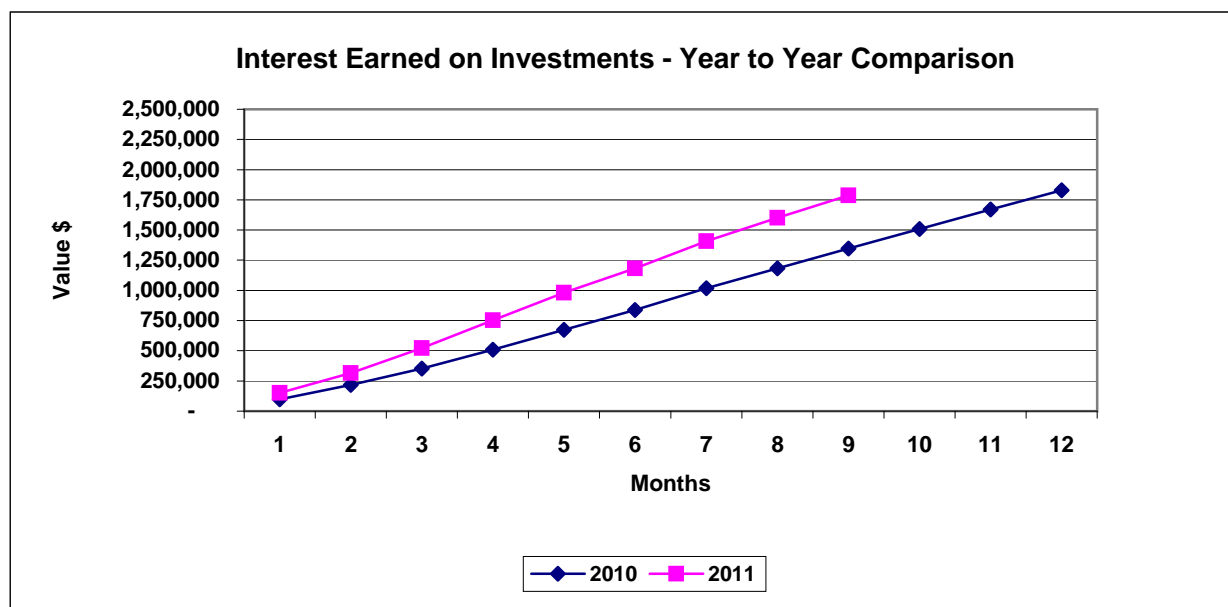


SUMMARY OF CASH INVESTMENTS AS AT 31 MAR 2011

Investments - Disclosed by Institution



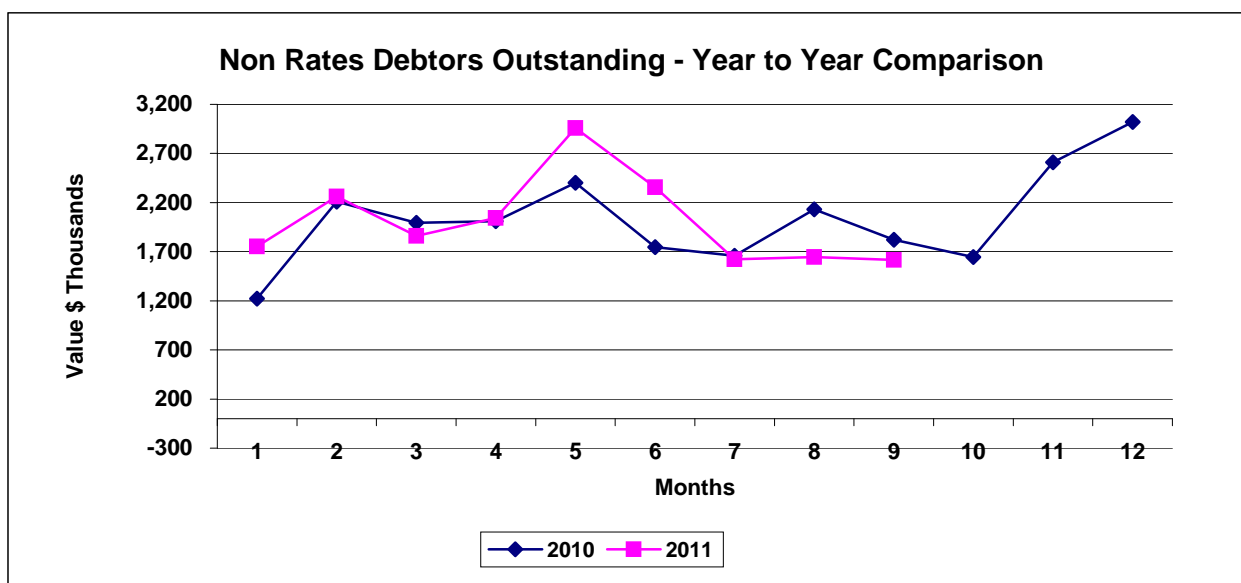
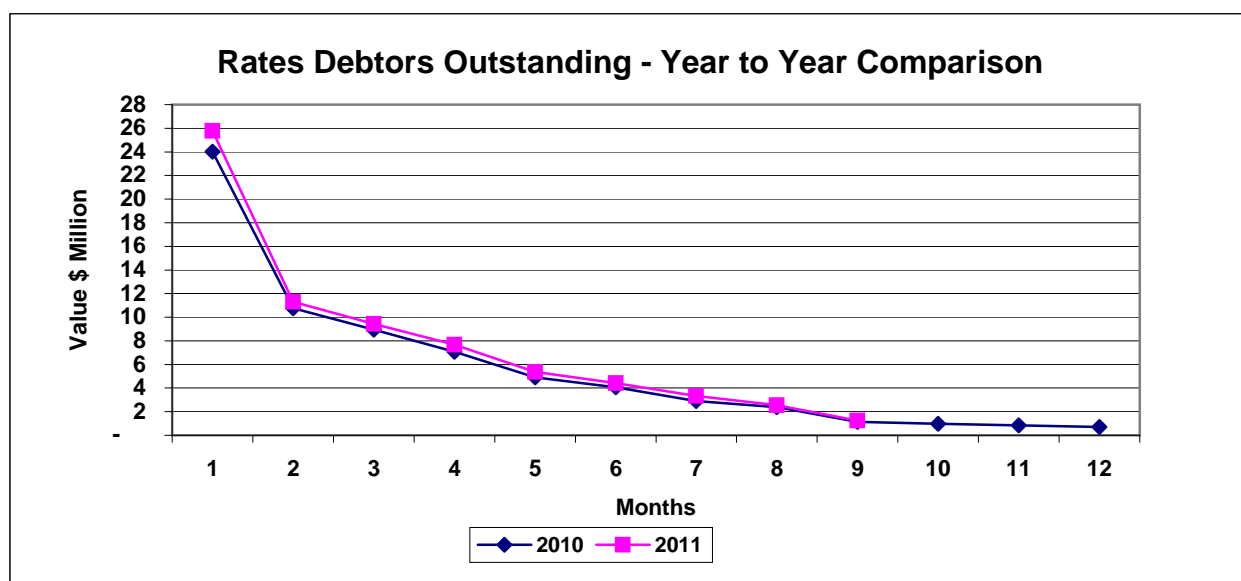
Interest Earned on Investments



**STATEMENT OF MAJOR DEBTOR CATEGORIES
AS AT 31 MAR 2011**

Rates Debtors Outstanding	2011	2010
Outstanding - Current Year & Arrears	870,326	766,796
Pensioner Deferrals	373,309	380,903
	1,243,636	1,147,699

Rates Outstanding as a percentage of Rates Levied	2011	2010
Percentage of Rates Uncollected at Month End (1 Instalment yet to fall due)	4.40%	4.33%



Listing of Payments

Payments between
1/03/2011 to 31/03/2011

City of South Perth

Program - co_ap001 19/04/2011 10:46:37AM

Minimum Amount: \$0.00

Creditors

Cheque No	Chq Date	Creditor	Payee	Description	Amount
00084506	09/03/2011	205153	Abco Products	Wipes, Surface Spray, Dishwashing Liquid	\$298.85
00084507	09/03/2011	205452	Action Fencing Services	Gate Relocation-CPGC	\$748.00
00084508	09/03/2011	205948	Addwater Reticulation	Repairs To Reticulation-Kilkenny Path	\$214.00
00084509	09/03/2011	205542	Advam Pty Ltd	Support Fees-Mar 11 & Transactions-Feb	\$163.85
00084510	09/03/2011	204595	Affordable Pest Control	Pest Control-CPV	\$3,300.00
00084512	09/03/2011	203925	Airco	Maintenance-Manning Seniors	\$8,380.08
00084513	09/03/2011	84133	Alinta Gas	Usage-Manning Senior Citizen 17/11/10-17	\$390.95
00084514	09/03/2011	204228	All Earth Group Pty Ltd	Variation For Footpath-SJMP	\$58,833.50
00084515	09/03/2011	204486	Allerding & Associates	Station Precinct Scheme Amendment	\$6,508.15
00084516	09/03/2011	205582	ALS Library Services Pty Ltd	Various Books	\$3,300.98
00084517	09/03/2011	205875	API Services & Solutions Pty Ltd	Maintenance-Hostel	\$167.01
00084518	09/03/2011	205817	Apple Pty Ltd	IPad Wi-Fi - 3G/32GB	\$909.44
00084519	09/03/2011	205836	Aquarium Artists Australia Pty Ltd	Maintenance For Aquarium-Feb 11	\$260.00
00084520	09/03/2011	24041	Arborcare	Report-Broad Leaf Paper Bark-Queen St	\$429.00
00084521	09/03/2011	72842	Australia Post	Postage-Feb 2011	\$4,990.19
00084522	09/03/2011	205625	Australia Post	Annual Locked Bag 01/4/11-31/03/12	\$315.00
00084523	09/03/2011	205966	Badge Express	1600 X 25mm Badges	\$811.70
00084524	09/03/2011	200874	BBC Entertainment	Pip O'Connell-Fit n Fun Day MC	\$23,270.00
00084525	09/03/2011	202547	Beaurepaires	Repairs To Vehicle-1CUX223	\$491.00
00084526	09/03/2011	204260	Beaver Tree Services	Clear Limb Away-Corner Reserve	\$8,140.00
00084527	09/03/2011	202172	Bin Bath Australia Pty Ltd	Bin Cleaning-Village	\$202.53
00084528	09/03/2011	205327	Biodiversafety Pty Ltd	Weed Control Of Milyu Nature Reserve	\$7,700.00
00084529	09/03/2011	72834	Blackwoods	Hood Covers For Signs	\$631.86
00084530	09/03/2011	201823	Boral Construction Materials Group	2 Tonne Of 7mm Asphalt	\$240.24
00084531	09/03/2011	72990	Bunnings Building Supplies P/L	Building Supplies	\$1,630.29
00084532	09/03/2011	76626	Bunzl Ltd	Air Fresheners For Toilets At Library	\$798.13
00084533	09/03/2011	205192	Caltex Energy WA	Diesel - CPGC, Ops Centre	\$8,198.07
00084534	09/03/2011	204538	Cardno (WA) Pty Ltd	Professional Services-Collier Park Appro	\$3,850.00
00084535	09/03/2011	200088	Carpet Hotline	Refurbishment-U94/Village	\$4,770.00
00084536	09/03/2011	205385	CEDA	The Indonesian Economy	\$125.00
00084537	09/03/2011	200730	Century Air Conditioning	Maintenance-U132/Village	\$919.00
00084538	09/03/2011	201216	Chemform	Provisions-Hostel	\$560.36
00084539	09/03/2011	201938	City Farmers Belmont	Dog Food & Food Bowls	\$395.50
00084540	09/03/2011	22459	City Of Melville	Young People Binge Drinking DVD	\$43.00
00084541	09/03/2011	202170	Columbia Press Pty Ltd	Youth Week Advert	\$330.00
00084542	09/03/2011	201859	Como IGA	Catering-Ops Centre	\$145.65
00084543	09/03/2011	73229	Como Plumbing Services	Maintenance-U3/Village	\$5,978.50
00084544	09/03/2011	201034	Corporate Express	3 X Draw Cabinets	\$3,843.95
00084545	09/03/2011	204524	Coventry Fasteners	Zinc Plated Nuts & Bolts	\$266.78
00084546	09/03/2011	73261	Coventrys	Cans Of Tyre Weld	\$72.71
00084547	09/03/2011	205051	CPE Group	Hostel Carers-14/02/11-20/02/11	\$1,248.57
00084548	09/03/2011	205356	CRL Highbury Consulting	Local Laws Review Project	\$2,288.00
00084549	09/03/2011	21449	Curtain Drycleaners	Refurbishment-U94/Village	\$392.70
00084550	09/03/2011	76267	Daytone Printing	A4 Swimming Pool Report Books	\$1,333.20
00084551	09/03/2011	200378	Dept Of Transport	Jetty Licence-Wesley College Boat Ramp	\$65.30
00084552	09/03/2011	204061	Discuss	Fiesta Banners-Printing, Fittings	\$1,471.80
00084553	09/03/2011	201168	DMS, Digital Mapping Solutions	21 X GIS Consulting Days	\$29,568.00
00084554	09/03/2011	83929	Dowsing Concrete	Construction Of New Footpath-Hurlingham/	\$85,376.84
00084555	09/03/2011	84865	Drake Australia Pty Ltd	Temps - CPH Carers	\$1,577.97
00084556	09/03/2011	84833	Eastern Metropolitan Regional Council	Disposal Of Mattresses	\$750.00
00084557	09/03/2011	201800	Eighty Nine Enterprises	Maintenance-U46/Village	\$155.00
00084558	09/03/2011	202334	Expo Document Copy Centre (WA) P/L	Spy Magazine Brochures	\$900.00
00084559	09/03/2011	204927	Fluid Electrical Pty Ltd	Install LED Lights To Pump Station	\$1,376.83
00084560	09/03/2011	74187	Fuji Xerox	A3 & A4 Copy Paper	\$503.09
00084561	09/03/2011	204374	Garmony Property Consultants	Valuation-U3/Village	\$825.00
00084562	09/03/2011	84405	Garrards Pty Ltd	Mosquito Treatment	\$1,567.50
00084563	09/03/2011	204379	Gel Group	Temps - Sustainab, Commun, Infrast	\$8,525.16
00084564	09/03/2011	205964	Grasstree Exposure Services	TransplantGrasstrees-Depot to CivicCenter	\$2,194.50
00084565	09/03/2011	205696	Greenspan Technology P/L (MCE)	Monthly Admin Fees-Handheld Units	\$176.00
00084566	09/03/2011	203328	Greenway Enterprises	Wetting Agent & Blue Dye	\$1,047.70
00084567	09/03/2011	202644	Harrison Electrics Pty Ltd	Maintenance-CPGC	\$12,938.20
00084568	09/03/2011	203622	Harvey Fresh	Milk Supplies	\$246.06
00084569	09/03/2011	203752	Hillars Plumbing & Gas	Repairs To Drinking Fountain-Coode St Ca	\$1,616.70
00084570	09/03/2011	73679	Hydro-Plan Pty Ltd	Irrigation Upgrade-CPGC	\$5,362.50
00084571	09/03/2011	205954	Ian Michael Sydney & Assoc	Reversal of Cheque : 00084165	\$300.00
00084572	09/03/2011	203504	Imperial Glass	Bus Shelter Repairs	\$601.32
00084573	09/03/2011	205970	Indigenous Services Australia	Tjuma Cultural Diversity Seminar-17/03/1	\$850.00
00084574	09/03/2011	205281	infoXpert Pty Ltd	Infovision-AnnualS'wareSppt.& Maint	\$6,827.10

Listing of Payments

Payments between
1/03/2011 to 31/03/2011

City of South Perth

Program - co_ap001 19/04/2011 10:46:37AM

Minimum Amount: \$0.00

Creditors

Chq No.	Chq Date	Creditor	Payee	Description	Amount
00084575	09/03/2011	205648	Integral Development Pty Ltd	Planning To The Future Training Day 8/02	\$4,457.20
00084576	09/03/2011	204586	Integrity Industrial	Contract Personnel-R Thayre W/E	\$1,100.53
00084577	09/03/2011	205389	ITT Water & Wastewater Australia Lt	Queen St Pump Station-Remove &	\$8,883.99
00084578	09/03/2011	205473	JB Hi-Fi	Various DVD Titles	\$269.82
00084579	09/03/2011	205667	Jescar Pty Ltd	Building Surveyor Consultancy 15/02/11-2	\$3,531.00
00084580	09/03/2011	204372	John Hughes Park Ford Service	Fleet Vehicle Service	\$701.00
00084581	09/03/2011	204833	Justina Truscott	Dreaming Musical-Balance Of Costume	\$2,860.00
00084582	09/03/2011	205828	Keston Australia Pty Ltd	Single/Double/Triples DVD Cases	\$1,177.55
00084583	09/03/2011	205450	Keys Bros Removals & Storage	SouthPerthLib.-BusinessRelocation	\$5,250.47
00084584	09/03/2011	205973	Kieran Flaherty	SPYN Magazine-Issue 2	\$425.00
00084585	09/03/2011	74632	Landgate	Interim Valuation Schedule No G2011/3	\$369.93
00084586	09/03/2011	202033	Lawrence Associates Pty Ltd	Old Mill Precinct-Tram Enclosure	\$1,262.25
00084587	09/03/2011	204685	Lina Mustapha	Street Tree Manag/GIS	\$663.00
00084588	09/03/2011	201523	Lo-Go Appointments	Temps - Infrastructure Services	\$18,265.29
00084589	09/03/2011	202452	Lock, Stock & Farrell Locksmith	Service Call Out-Manning Tennis Club	\$380.60
00084590	09/03/2011	203523	Marindust Sales	4 X Flagpoles	\$4,383.50
00084591	09/03/2011	205238	Market United Pty Ltd	Amlib Integration-Library	\$33,948.20
00084592	09/03/2011	80788	McIntosh & Son WA	Spare Parts-Mower	\$100.07
00084593	09/03/2011	202490	McLeods Barristers & Solicitors	Legal Fees- S Cole Planning Prosecution	\$1,456.26
00084594	09/03/2011	204415	Mechanical Project Services Pty Ltd	Maintenance-Jan 2011	\$973.63
00084595	09/03/2011	205188	Mends Street News	Newspapers-Heritage House	\$12.30
00084596	09/03/2011	200473	Millpoint Caffe Bookshop	Various Books	\$1,130.97
00084597	09/03/2011	200870	Mindarie Regional Council	Rubbish Site Charges	\$184.92
00084598	09/03/2011	204064	MMM WA Pty Ltd	Excavator Work To Repair Retic-SJMP	\$65,298.38
00084599	09/03/2011	205681	Morton Learning Enterprises Pty Ltd	Time Management Workshop-G Mack	\$395.00
00084600	09/03/2011	76726	Moss L M	Expense Reimbursement	\$137.98
00084601	09/03/2011	200780	Nashtec Auto Electrics	Shutdown Solenoid	\$3,930.00
00084602	09/03/2011	205900	National Corporate Imaging	Design Of Wayfinding Bollard	\$3,580.50
00084603	09/03/2011	204987	Neat Sweep	Sweeper Hire-Millpoint Ward	\$2,843.50
00084604	09/03/2011	76599	New Town Toyota	Fleet Vehicle Service	\$484.70
00084605	09/03/2011	205868	Nextside Concrete	Footpath Replacement-Canning Pde	\$20,125.60
00084606	09/03/2011	204594	NSA Pty Ltd	Revegetation Advice-CPGC Island 9	\$858.00
00084607	09/03/2011	201615	Office Cleaning Experts	Cleaning Services-01/03/11-15/03/11	\$20,089.34
00084608	09/03/2011	200856	Officemart	Stationery	\$570.15
00084609	09/03/2011	205575	Ovarian Cancer Australia	Donations From February Staff Sundowner	\$284.70
00084610	09/03/2011	205241	N Paisley	Expense Reimbursement	\$225.94
00084611	09/03/2011	204316	Mrs C I Parrott	Expense Reimbursement	\$88.02
00084612	09/03/2011	204598	Parsons Brinckerhoff Australia P/L	Abestos Surveys-Progress Claim No 1	\$27,694.70
00084613	09/03/2011	205180	Perth Security Services	Service Call Out-CPH	\$4,491.52
00084614	09/03/2011	76261	Peter Jodrell Architect	Design-Modelling Of 8 Storey Site-34 Cha	\$7,150.00
00084615	09/03/2011	205901	PMP Distribution	Peninsula Distribution 01/02/11-09/02/11	\$963.51
00084616	09/03/2011	200293	Poolegrave Engravers WA	4 X Muster Signs	\$220.00
00084617	09/03/2011	20852	Prime Health Group Ltd	Pre Employment Medical-R Rintoul	\$1,276.00
00084618	09/03/2011	204311	PTP - Pound the Path	Letterbox Distribution-Mosquito Control	\$269.50
00084619	09/03/2011	74160	Pummells Sparkling Glass	Window Cleaning-Hostel	\$770.00
00084620	09/03/2011	205698	Pure Water Systems	Filter Cartridge	\$125.00
00084621	09/03/2011	201815	Quick Corporate Aust Pty Ltd	Stationery	\$1,158.45
00084622	09/03/2011	21497	R & L Hiab Services	Relocate Three 11M Light Poles-Ops Centr	\$326.48
00084623	09/03/2011	74357	RA Shopland	Maintenance-Hostel	\$891.00
00084624	09/03/2011	22027	Raeco International Pty Ltd	Boxes - Spine Labels	\$203.74
00084625	09/03/2011	204745	Rainscape Waterwise Solutions	Garden Maintenance	\$246.11
00084626	09/03/2011	201391	Refresh Pure Water	Water-Ops Centre	\$406.00
00084627	09/03/2011	74217	Rentokil Initial Pty Ltd	Pest Control-Hostel	\$269.50
00084628	09/03/2011	204185	Retravision - Carlisle	Electric Oven-U3/Village	\$1,490.00
00084629	09/03/2011	72818	Rocla Quarry Products	Bricklayers Sand	\$1,089.91
00084630	09/03/2011	204683	Ross Human Directions Ltd	Contract Personnel W/E 11/2/11 A Buckeri	\$5,409.24
00084631	09/03/2011	205246	Rytech Australia Pty Ltd	Consultancy Sustainability Project 09/01	\$7,150.00
00084632	09/03/2011	204712	Salmat Print on Demand Pty Ltd	Departmental Quarterly Reports P/E Dec 2	\$425.80
00084633	09/03/2011	205776	Skill Hire WA Pty Ltd	Contract Pers. W/E 20/2/11:D Barnfield	\$1,252.97
00084634	09/03/2011	204789	South City News	Newspapers-30/01/11-26/02/11 Mayor	\$154.30
00084635	09/03/2011	76356	Southcare	Verge Maintenance-19/01/11-21/01/11	\$72.03
00084636	09/03/2011	205546	Splash Promotions	Lanyards & Pouches	\$1,705.00
00084637	09/03/2011	76645	Stamp-It Rubber Stamps	Stamps	\$631.60
00084638	09/03/2011	83005	Stanlee WA	Chaffing Dish Fuel	\$303.60
00084639	09/03/2011	76431	Statewide Line Marking	Line Marking-Various Locations	\$3,743.30
00084640	09/03/2011	203710	Sunny Sign Company Pty Ltd	Parking Signs	\$1,934.03
00084641	09/03/2011	205965	Super Promotions	Library Bags	\$2,376.00
00084642	09/03/2011	205534	Superclean	Laundry-TableCloths,Napkins,T/Towels	\$109.75

Payments between
1/03/2011 to 31/03/2011

City of South Perth

Program - co_ap001 19/04/2011 10:46:37AM

Minimum Amount: \$0.00

Creditors

Cheque No	Chq Date	Creditor	Payee	Description	Amount
00084643	09/03/2011	200124	Surgical House	Medical Supplies-Hostel	\$286.51
00084644	09/03/2011	20395	Symonds Seed	Sunflower Seed & Wheat	\$202.92
00084645	09/03/2011	84059	Synergy	Decorative Light Charges-28/01/11-25/02/	\$45,454.60
00084646	09/03/2011	203366	T-Quip	1 X Reel Fix	\$1,110.65
00084647	09/03/2011	201590	The Pressure King	Graffiti Removal	\$2,745.05
00084648	09/03/2011	200544	TJ & J Sheppard	Gutter Cleaning-Manning Kindy	\$5,296.50
00084649	09/03/2011	204997	Toner Plus	Epson Inkjet	\$96.30
00084650	09/03/2011	76773	Total Eden	3 Way Ball Valve	\$496.12
00084651	09/03/2011	200510	Totally Workwear - Victoria Park	1 Pair Safety Boots	\$153.92
00084652	09/03/2011	24182	Trees Need Tree Surgeons	Tree Removal & Stump Grinding-26	\$36,669.20
00084653	09/03/2011	205521	Trilogy Resources Pty Ltd	Temporary IT Spprt. T.Piggott P/E 20/2/1	\$4,605.12
00084654	09/03/2011	77031	Tudor House	Banners In The Terrace	\$123.20
00084655	09/03/2011	204653	Ultimo Catering and Liquor	Catering-Safety & Crime Prevention	\$1,609.25
00084656	09/03/2011	205155	Ultraclean Carpet Cleaning	Cleaning-Hostel	\$660.00
00084657	09/03/2011	82332	Valli Reticulation	Repairs To Retic-Gladstone St	\$1,990.00
00084658	09/03/2011	204109	Vision Cabling Services	Install DGPO-Relocated Data From	\$337.13
00084659	09/03/2011	202859	WA Hino Sales & Service	Repairs To Vehicle-1BHW027	\$2,020.90
00084660	09/03/2011	200606	WA Library Supplies	Veneer End Panels/Library	\$7,804.70
00084661	09/03/2011	73806	WA Local Government Association	Breakfast-Cutting Through Complexity 15/	\$539.00
00084662	09/03/2011	204956	WA Paint City	Paint For Toilets-CPGC	\$229.15
00084663	09/03/2011	200795	WARP Pty Ltd	Traffic Control-Barker Ave & Park St	\$9,697.91
00084667	09/03/2011	200691	Water Corporation	Usage-20 Godwin Ave Drainage	\$16,010.10
00084668	09/03/2011	203982	Water Dynamics	Tech Filter/Cartridge	\$83.05
00084669	09/03/2011	203461	WC Convenience Management Pty Ltd	Replace Control Panel-Narrows Abutment	\$1,430.00
00084670	09/03/2011	74748	Wembley Cement Industry	20 X Pipes/Rubber Ring Tails	\$2,964.72
00084671	09/03/2011	205971	West Coast Field Services	Park Surveys For Park Check Project	\$5,500.00
00084672	09/03/2011	21476	Western Aust Treasury Corp	Loan Principal & Interest - Loan 221	\$101,631.40
00084673	09/03/2011	81399	Western Educating Service	Jetting & Educating Of Pipes-Barker & Par	\$1,276.00
00084674	09/03/2011	204158	Western Power	Underground Power Project-Murray	\$161,367.52
00084675	09/03/2011	204725	Woodhouse Legal	Legal Fees-CPGC Lease Renewal	\$643.50
00084676	09/03/2011	84314	Work Clobber	1 Pair Safety Boots	\$464.40
00084677	09/03/2011	205050	Xpresso Delight Dianella	Coffee Sales-Feb 2011	\$726.00
00084678	09/03/2011	205760	Zenith Interiors (WA) Pty Ltd	3 X Ecco Chairs With Arms	\$1,518.00
00084679	09/03/2011	205963	Zuideveld Marchant Hur	Architectural Services-Sth Pth Station P	\$9,900.00
00084680	09/03/2011	23206	Coles Supermarkets Australia P/L	Years Of Service Recognition-Julie Mason	\$100.00
00084689	11/03/2011	84133	Alinta Gas	Usage-Sth Perth Learning Ctre-24/11/10-0	\$56.40
00084690	11/03/2011	205847	Allcool Window Tinting	Window Tinting-Civic Centre	\$990.00
00084691	11/03/2011	204288	Barcode Direct	14 X Opticon CCD Barcode Scanners	\$3,036.00
00084692	11/03/2011	205492	Boatwest Charters	Catering/Related Services-Moonlight Expr	\$4,263.80
00084693	11/03/2011	20262	Brooks Hire Service Pty Ltd	Hire Of Backhoe-01/01/11-17/01/11	\$5,613.85
00084694	11/03/2011	205192	Caltex Energy WA	5000 Litres Diesel-Ops Centre	\$7,041.64
00084695	11/03/2011	205745	Keos Events Pty Ltd	Event Management-Aust Day Secret Event	\$12,100.00
00084696	11/03/2011	205607	La Vigna Wine Oasis	Alcohol, Ice & Delivery For Boat Cruise	\$1,271.00
00084697	11/03/2011	73849	Main Roads Western Australia	Refund For 1st 40% Black Spot-Project Pa	\$23,466.30
00084698	11/03/2011	76599	New Town Toyota	Fleet Vehicle Service	\$411.90
00084699	11/03/2011	201391	Refresh Pure Water	Water-Old Mill	\$70.00
00084700	11/03/2011	74381	Skipper Trucks	Repairs To Exhaust & Rear	\$1,893.15
00084701	11/03/2011	202501	Steann Pty Ltd	Bulk Verge Collection-Area 1 28/02/11-04	\$24,365.53
00084702	11/03/2011	205559	Subway Karawara	Staff Catering-Opening Concert 12/03/11	\$240.00
00084703	11/03/2011	84059	Synergy	Usage-Hogg Ave Salter Pt 28/01/11-25/02/	\$176.45
00084704	11/03/2011	204988	Telstra	Usage to 28/02/11, Serv & Equip to 31/03	\$3,959.61
00084705	11/03/2011	25750	Windsor Hotel	Food & Drinks For Sundowner 25/03/11	\$1,350.00
00084712	14/03/2011	202340	Digrite	Door Glass	\$467.00
00084713	14/03/2011	204927	Fluid Electrical Pty Ltd	Maintenance-Pether St Reserve	\$1,086.25
00084714	14/03/2011	200406	Perth Zoo	Sponsorship-01/07/10-30/06/11	\$8,250.00
00084715	14/03/2011	25544	Vertical Telecoms (WA) Pty Ltd	Installation Charges	\$688.60
00084716	14/03/2011	202859	WA Hino Sales & Service	1 New Hino 300 Series 716 Crew	\$77,499.55
00084725	15/03/2011	202330	John's Motor Trimmers	Repairs To Canter Seat/Fit Canvas Cover	\$242.00
00084726	15/03/2011	200357	Mustard Catering	Catering & Staffing Costs For Speaking-F	\$1,500.00
00084727	15/03/2011	25544	Vertical Telecoms (WA) Pty Ltd	Installation Charges	\$672.65
00084729	17/03/2011	205503	Mr G Cridland	Expense Reimbursement	\$110.00
00084730	17/03/2011	205984	Moondottica Australia Pty Ltd	Mako Sunglasses	\$512.49
00084731	17/03/2011	202781	Street Furniture Australia Pty Ltd	5 X Spiral Bike Rakes	\$4,235.00
00084732	18/03/2011	205988	Old Macdonald's Travelling Farms	Library & Comm Centre Opening 19/3	\$480.00
00084733	21/03/2011	204041	The Moving Man	Removalist Charges-Mends St Library	\$412.50
00084734	22/03/2011	73091	Administration Petty Cash	Petty Cash Reimbursement	\$1,057.95
00084735	22/03/2011	205503	Mr G Cridland	Mtg Attend, Commun, Inf Tech Allow Apr-J	\$2,600.00
00084736	22/03/2011	205667	Jescar Pty Ltd	Building Surveyor Consultancy-01/03/11-1	\$5,643.00

Listing of Payments

Payments between
1/03/2011 to 31/03/2011

City of South Perth

Program - co_ap001 19/04/2011 10:46:37AM

Minimum Amount: \$0.00

Creditors

Cheque No.	Chq Date	Creditor	Payee	Description	Amount
00084737	22/03/2011	205987	A & M Plumbing & Gas	Unblock Sewer At Manning Senior Citizen	\$341.00
00084738	22/03/2011	205153	Abco Products	Paper Towel Dispenser	\$1,024.68
00084739	22/03/2011	204595	Affordable Pest Control	Termite Treatments-95 Mill Pt Rd/Hurling	\$495.00
00084740	22/03/2011	203306	AGS Metalwork	Fabricate Racks For Soccer Goals-Collier	\$1,270.50
00084741	22/03/2011	84133	Allinta Gas	Usage - Collins St, SP Snr Cit, Inf Health	\$545.85
00084742	22/03/2011	204228	All Earth Group Pty Ltd	Sand Waste	\$199.76
00084743	22/03/2011	205960	All Quality Panel & Paint	Fleet Vehicle Repairs x 2	\$1,503.34
00084744	22/03/2011	205339	Allsons Sign Installation	Install & Remove Parking Signs-Aust Day	\$15,188.80
00084745	22/03/2011	204951	Allwest Turfing	Supply & Lay Instant Turf To Verges-Wate	\$10,030.90
00084746	22/03/2011	201513	Almos FESA Direct Brigade Alarms	Supply & Install New Fire Alarm-Library	\$1,435.01
00084747	22/03/2011	205884	Ampac Debt Recovery WA Pty Ltd	Commission For Debt Recovery/Costs P/E	\$488.02
00084748	22/03/2011	24041	Arborcare	Tree Reports-28 Waverley St & Welwyn	\$1,072.50
00084749	22/03/2011	203174	Armaguard	Banking Services	\$599.90
00084750	22/03/2011	201278	Asphaltech	Supply & Lay MRWA Mix-Cale St	\$76,467.57
00084751	22/03/2011	205257	Austral Mercantile Collections Pty	Legal/LawyersFees-DebtCollect.Jan.'11	\$4,313.00
00084752	22/03/2011	76388	Australian Plant Wholesalers	Assorted Plants	\$2,544.96
00084753	22/03/2011	205170	Aveling	Work Safety Training-Luke Brown 04/03/11	\$65.00
00084754	22/03/2011	202792	Award Contracting	Service Location To Front Of Civic Centr	\$8,525.75
00084755	22/03/2011	204320	Banyan Creative	Fit N Fun Day-Juggle Event	\$748.00
00084756	22/03/2011	205955	Beacon Equipment	Self Propelled Mower	\$3,516.00
00084757	22/03/2011	204260	Beaver Tree Services	Clear Trees -Marsh Ave Reserve	\$24,420.00
00084758	22/03/2011	200913	Bindomatic	Chromocard White 6mm & 18mm Clear A4	\$727.80
00084759	22/03/2011	72834	Blackwoods	100 X Duracell Batteries-9 Volt	\$229.90
00084760	22/03/2011	83878	BOC Gases	Container Holdings-29/01/11-25/02/11	\$424.77
00084761	22/03/2011	201823	Boral Construction Materials Group	1 Tonne Of 7mm Asphalt	\$425.23
00084762	22/03/2011	204164	Borders Australia Pty Ltd	Assorted Books	\$8,083.60
00084763	22/03/2011	200888	Bramac Pty Ltd	Irrigation System Maintenance-Village	\$1,118.70
00084764	22/03/2011	205992	Brian Wright Architect Pty Ltd	Alterations & Additions-Sth Pth Bridge C	\$1,034.00
00084765	22/03/2011	203410	Brightwater Care Group	Laundry Services-Hostel	\$1,764.07
00084766	22/03/2011	72990	Bunnings Building Supplies P/L	Degreaser, Timber, Sealant, Water	\$3,304.38
00084767	22/03/2011	76626	Bunzl Ltd	Medical Supplies-Hostel	\$332.14
00084768	22/03/2011	205985	C & T Reticulation	Repairs To Reticulation-Cale St	\$278.74
00084769	22/03/2011	202872	Cabcharge Australia Limited	Cabcharges/Service Fee	\$461.34
00084770	22/03/2011	204538	Cardno (WA) Pty Ltd	Professional Services-Collier Park Appro	\$1,442.38
00084771	22/03/2011	205871	Carlisle Event Hire Pty Ltd	Marquees & Hire Equipment-Fiesta	\$2,844.80
00084772	22/03/2011	204708	Cash & Carry	Food Supplies-Village	\$883.01
00084773	22/03/2011	204458	Central Fire Services Pty Ltd	Fire Alarm Testing-Hostel Jan-Mar 11	\$288.75
00084774	22/03/2011	205731	Centurion Temporary Fencing	Temporary Fence Panels-7 Swan St South	\$261.25
00084775	22/03/2011	200730	Century Air Conditioning	Maintenance-U143/Village	\$406.00
00084776	22/03/2011	203962	Chair Guru	Install New Drop Throught Gas Lift-To Ch	\$121.00
00084777	22/03/2011	201216	Chemform	Medical Provisions	\$845.42
00084778	22/03/2011	205591	Chivers Asphalt Pty Ltd	Supply & Lay Asphalt-Tralee Way/Kilkenny	\$2,013.00
00084779	22/03/2011	205975	Chrysalis Services Pty Ltd	Hostel Carers-14/02/11	\$645.80
00084780	22/03/2011	84283	City Of Amadale	Contribution To Serrag Reg Facilities St	\$3,850.00
00084781	22/03/2011	204073	City of Nedlands	Ranger Caravan Hire	\$165.00
00084782	22/03/2011	204556	City Subaru	Fleet Vehicle Service x 2	\$998.45
00084783	22/03/2011	200298	Civica Pty Limited	Licensing Reconciliation To MSP	\$13,193.59
00084784	22/03/2011	73121	Clean Cloth Cotton Traders	2 X 15KG Bag Of Rags-Village	\$70.86
00084785	22/03/2011	73148	Cleanaway	Bin Collections & Replacements	\$155,922.38
00084786	22/03/2011	200489	Cleansweep Pty Ltd	Sweeper Hire-Peninsula Area After Skywor	\$23,162.01
00084787	22/03/2011	205994	Clever Patch	Craft Material	\$2,316.66
00084788	22/03/2011	205976	Coach 4 Sussess Pty Ltd	Training-Manual Handling-19/01/11-Hostel	\$550.00
00084789	22/03/2011	202170	Columbia Press Pty Ltd	Youth Week Advert	\$330.00
00084790	22/03/2011	205980	Commercial Factors Limited	Family & Children Study 2011-50%	\$20,000.00
00084791	22/03/2011	73202	Community Newspaper Group	Display Advertisements	\$921.87
00084792	22/03/2011	201859	Como IGA	Catering-Ops Centre	\$236.12
00084793	22/03/2011	73229	Como Plumbing Services	Maintenance-U10/Village	\$1,277.87
00084794	22/03/2011	204181	Compass Group (Australia) Pty Ltd	Meal Provisions-Hostel 24/01/11-20/02/11	\$25,404.07
00084795	22/03/2011	201627	Cora Bike Rack Pty Ltd	4 X Stainless Steel Bike Racks	\$1,235.30
00084796	22/03/2011	201034	Corporate Express	Stationery	\$971.27
00084797	22/03/2011	73261	Coventrys	Exhaust Clamp	\$272.16
00084798	22/03/2011	205051	CPE Group	Temp - CPH Carer	\$249.29
00084799	22/03/2011	205972	Creation Landscape Supplies	2 X 1 Tonne Bulka Bags	\$507.20
00084800	22/03/2011	205356	CRL Highbury Consulting	Local Laws Review Project	\$2,376.00
00084801	22/03/2011	76267	Daytone Printing	14,000 X Letterheads	\$2,326.50
00084802	22/03/2011	204655	Della's Group Pty Ltd	Fiesta Posters & Postcards	\$12,904.10
00084803	22/03/2011	205942	Dena Gower	Face Painting-Fit N Fun Day	\$480.00
00084804	22/03/2011	21655	Digital Telecommunication System	Maintenance-U31/Village	\$1,952.50

Listing of Payments

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City of South Perth

Program - co_ap001 19/04/2011 10:46:37AM

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Creditors

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00084805	22/03/2011	204061	Discus	1 x Banner-Aust Day	\$763.40
00084806	22/03/2011	204678	Downer EDI Works Pty Ltd	200 Litres Of RS2K Emulsion	\$29,139.82
00084807	22/03/2011	83929	Dowsing Concrete	Path Repairs-Abjornson St & Roebuck Dve	\$69,955.94
00084808	22/03/2011	84865	Drake Australia Pty Ltd	Temp - CPH Carer	\$116.26
00084809	22/03/2011	204769	Dux Cafe Restaurant	Catering - Meetings	\$1,045.50
00084810	22/03/2011	84833	Eastern Metropolitan Regional Council	Mattresses Disposal	\$735.00
00084811	22/03/2011	205982	Ebony Frost	Unwrapped-Management &	\$2,000.00
00084812	22/03/2011	202681	Ecojobs	Contract Labour-14/02/11-15/02/11	\$5,059.18
00084813	22/03/2011	201608	Econo Sweep	Power Sweeping-Feb 11 CPGC	\$913.00
00084814	22/03/2011	201800	Eighty Nine Enterprises	Maintenance-U119/Village	\$440.00
00084815	22/03/2011	201529	Electroboard Solutions Pty Ltd	Electronic Whiteboard For Community	\$2,900.00
00084816	22/03/2011	205511	Elements Healthcare Pty Ltd	Medical Supplies-Hostel	\$440.80
00084817	22/03/2011	205790	Enviroblast Cannington	Pressure Cleaning-Welwyn Ave Shop	\$882.97
00084818	22/03/2011	204152	Enware Australia Pty Ltd	Water Stax Biostax Solution	\$638.00
00084819	22/03/2011	205741	FE Technologies	AV Donut Tags	\$940.00
00084820	22/03/2011	74187	Fuji Xerox	Copier Charges, Paper Supplies	\$5,523.95
00084821	22/03/2011	204379	Gel Group	Temp - Communications Officer	\$6,414.49
00084822	22/03/2011	203688	Glenn Swift Entertainment	Library Opening Performances 19/03/11	\$440.00
00084823	22/03/2011	201414	Globe Australia Pty Ltd	200 Litres Coron Advance	\$1,650.00
00084824	22/03/2011	203328	Greenway Enterprises	Rakes, Litter Pickers, Tools	\$479.42
00084825	22/03/2011	205981	Hardey McMurrick	Fit N Fun Day-Roving Performer	\$440.00
00084826	22/03/2011	202644	Harrison Electrics Pty Ltd	Lighting Repairs-Various Locations	\$9,754.80
00084827	22/03/2011	203622	Harvey Fresh	Milk-Ops Centre	\$220.03
00084828	22/03/2011	202155	Harvey Norman Cannington	I Phone Covers,Cables, & Screen Protecto	\$1,290.50
00084829	22/03/2011	202372	Heatley Sales Pty Ltd	Protective Equipment/Vests	\$2,236.76
00084830	22/03/2011	83241	Hobart Food Equipment Pty Ltd	Maintenance-Hostel	\$509.97
00084831	22/03/2011	205954	Ian Michael Sydney & Assoc	Welcome To Country-Fiesta Concert	\$350.00
00084832	22/03/2011	205993	IBBY Australia	2 X Posters	\$15.00
00084833	22/03/2011	203504	Imperial Glass	Bus Shelter Repairs	\$894.44
00084834	22/03/2011	204675	Insight Call Centre Services	Overcall Fees/Council COU Charges-Feb	\$725.07
00084835	22/03/2011	204586	Integrity Industrial	Temps - CPGC	\$4,694.22
00084836	22/03/2011	205054	J. Gourdis Landscapes	Garden & Turf Maint-Various Locations	\$2,288.00
00084837	22/03/2011	76646	James-Reid Electrical Controls	Bore Repair-Village	\$289.96
00084838	22/03/2011	205473	JB Hi-Fi	Various DVD Titles	\$2,474.72
00084839	22/03/2011	203917	JBA Surveys	Set Out Survey-Baldwin St/Cale St	\$3,542.00
00084840	22/03/2011	205849	JCB Construction Equipment Australi	Repairs To Backhoe	\$11,118.15
00084841	22/03/2011	204372	John Hughes Park Ford Service	Fleet Vehicle Service	\$350.00
00084842	22/03/2011	204758	Kaper Trading	Customer Foyer-Mints	\$417.34
00084843	22/03/2011	204510	Karalee Tavern	Drinks For VIP Concert Area	\$1,372.59
00084844	22/03/2011	73725	Keep Australia Beautiful Council	Rolls Of Sticky Illegal Dumping Tape/Sti	\$351.00
00084845	22/03/2011	205608	Kevin Ahern	Fire Engine Rides-Fit N Fun Day	\$800.00
00084846	22/03/2011	205450	Keys Bros Removals & Storage	Furniture Relocation-Library	\$1,032.17
00084847	22/03/2011	73342	Landgate	Land Enquiries-Feb 2011	\$19.00
00084848	22/03/2011	74632	Landgate	Interim Valuation Schedule	\$323.88
00084849	22/03/2011	205030	LGIS Workcare	Workers Comp Premium	\$34,552.10
00084850	22/03/2011	204685	Lina Mustapah	Street Tree Management/GIS Update	\$1,198.50
00084851	22/03/2011	201523	Lo-Go Appointments	Temps - Infrastructure Services	\$16,917.72
00084852	22/03/2011	202452	Lock, Stock & Farrell Locksmith	Keys For Cashier	\$302.40
00084853	22/03/2011	202479	Manning Physiotherapy	Standard Consultations-E Davies	\$1,528.00
00084854	22/03/2011	203523	Marindust Sales	Supply & Install 2 New Rope Railguards	\$356.40
00084855	22/03/2011	205350	Mark O'Grady	Check Steel Work Drawings	\$330.00
00084856	22/03/2011	22029	Maxwell Robinson & Phelps	Spraying Of Footpaths, Cycleways, Island	\$27,977.00
00084857	22/03/2011	202490	McLeods Barristers & Solicitors	Legal Fees-Dog Act Prosecution-A	\$3,877.34
00084858	22/03/2011	204415	Mechanical Project Services Pty Ltd	Maintenance-Dec 2010	\$2,571.51
00084859	22/03/2011	25522	Mercury Messengers Pty Ltd	Courier Services-Feb 2011	\$180.57
00084860	22/03/2011	201830	Millennium Kids Inc	Waste Education Workshops	\$3,245.00
00084861	22/03/2011	200473	Millpoint Caffe Bookshop	Various Books	\$879.66
00084862	22/03/2011	203868	Mills Sign & Painting	Painting Of Doors-Moresby Hall	\$1,342.00
00084863	22/03/2011	200870	Mindarie Regional Council	General Refuse 09/03/11	\$844.56
00084864	22/03/2011	205978	Monkee Management Pty Ltd	Aust Day 2011-South Perth Video Producti	\$2,000.00
00084865	22/03/2011	203933	Motor Trade Association of WA (Inc)	Green Stamp Baseline Audit	\$220.00
00084866	22/03/2011	204987	Neat Sweep	Sweeper Hire-ROWS	\$4,204.75
00084867	22/03/2011	76599	New Town Toyota	Fleet Vehicle Service	\$355.70
00084868	22/03/2011	205538	Nextgen Networks Pty Ltd	Fibre Optic Links Charges 1/03/11-31/03/	\$5,227.20
00084869	22/03/2011	205868	Nextside Concrete	Installation Of Crossovers-Canning Pde	\$10,832.80
00084870	22/03/2011	74004	Niifisk-Advance Pty Ltd	Cleaning-Hostel	\$61.56
00084871	22/03/2011	201615	Office Cleaning Experts	Cleaning Comm Fac/Admin/BBQs/Toilets	\$28,359.84
00084872	22/03/2011	204875	Oxfords Carpentry and Renovations	Door Repairs-Old Mill Theatre	\$330.00

Listing of Payments

Payments between
1/03/2011 to 31/03/2011

City of South Perth

Program - co_ap001 19/04/2011 10:46:37AM

Minimum Amount: \$0.00

Creditors

Cheque No.	Chq Date	Creditor	Payee	Description	Amount
00084873	22/03/2011	200816	Park Motor Body Builders (WA) Pty L	Supply & Fit Air Cylinder To Truck	\$3,339.60
00084874	22/03/2011	203591	Parkland Mazda	30,000KM Service-1DBC955	\$279.00
00084875	22/03/2011	205995	Parkwood Medical Centre	Level C Consultation-S Cheng/Hostel	\$114.95
00084876	22/03/2011	205393	PCAC Aged Care	Medical Supplies-Hostel	\$10.00
00084877	22/03/2011	205180	Perth Security Services	Service Call Out-Manning Library	\$4,144.14
00084878	22/03/2011	205974	Perth Skylite Co	Refurbishment-U94/Village	\$395.00
00084879	22/03/2011	202359	Plant & Soil Management	Turf Maint-Feb 11-Richardson Pk,Como	\$19,183.57
00084880	22/03/2011	205901	PMP Distribution	Peninsula Distribution 1/03/11-02/03/11	\$1,517.26
00084881	22/03/2011	200293	Poolegrave Engravers WA	New Signs-Manning Library	\$396.00
00084882	22/03/2011	205997	Position Partners	Survey Equipment Repairs	\$1,537.11
00084883	22/03/2011	203439	Prestige Alarms	Forcefield Client License For Booking St	\$1,298.00
00084884	22/03/2011	20852	Prime Health Group Ltd	Pre Employment Medical x 3	\$561.00
00084885	22/03/2011	201068	Progressive Brick Paving	Supply & Lay Brickpaving-Cnr Cloister &	\$5,545.00
00084886	22/03/2011	203991	Put On A Happy Face	Face Painting-Fiesta Concert	\$720.00
00084887	22/03/2011	201815	Quick Corporate Aust Pty Ltd	Stationery	\$1,351.82
00084888	22/03/2011	74357	RA Shopland	Timber Decking-Village	\$2,337.50
00084889	22/03/2011	22027	Raeco International Pty Ltd	Book Returns Trolley-Library	\$3,571.29
00084890	22/03/2011	204745	Rainscape Waterwise Solutions	Maintenance-Village	\$42.57
00084891	22/03/2011	204291	Recall Information Management Pty L	Archive Storage	\$16.35
00084892	22/03/2011	201391	Refresh Pure Water	Water Bottle Refills	\$225.00
00084893	22/03/2011	74446	Richgro Garden Products	Professional Native Potting Mix	\$1,908.50
00084894	22/03/2011	205940	Rose Skinner	Can Sculptures-Fiesta Fit N Fun Day	\$2,024.00
00084895	22/03/2011	74233	Rosetta Holdings Pty Ltd	CPGC Commission-Feb '11	\$12,268.60
00084896	22/03/2011	204683	Ross Human Directions Ltd	Temp - Infrastructure Services	\$4,771.68
00084897	22/03/2011	23590	Samson Horizontal Boring	Supply & Install Drinking Fountain-Dougl	\$3,932.50
00084898	22/03/2011	205979	Sarah Nelson	Fit N Fun Day-Roving Performer	\$450.00
00084899	22/03/2011	204604	Schindler Lifts Australia Pty Ltd	Lift Service CCentre Apr-Jun	\$1,341.65
00084900	22/03/2011	205123	Scooters Australia	Maintenance-Hostel	\$1,164.00
00084901	22/03/2011	202328	SecurePay Pty Ltd	Monthly Service Fee/Transaction Fees-Feb	\$246.51
00084902	22/03/2011	25812	Shane McMaster Surveys	Spotting For Line Marking-Corner & Cale S	\$330.00
00084903	22/03/2011	204293	Sifting Sands	Cleaning Of Various Playgrounds	\$10,293.58
00084904	22/03/2011	204648	Sign On	Update Honour Board	\$165.00
00084905	22/03/2011	205776	Skill Hire WA Pty Ltd	Temps - Infrastructure Services	\$3,508.30
00084906	22/03/2011	201343	Sledgehammer Concrete Cutting Servi	Cutting Around Kerblime-Market & Dyson S	\$190.40
00084907	22/03/2011	21374	Snap Printing	Fit N Fun A1 Printing	\$578.50
00084908	22/03/2011	21133	Snap Printing	Printing-Aust Day Citizen Ceremony	\$60.00
00084909	22/03/2011	205777	Soco Realty	Overpayment Of Rates-2/14 Hensman St	\$374.40
00084910	22/03/2011	204789	South City News	Newspapers-30/01/11-26/02/11 Library	\$309.38
00084911	22/03/2011	76356	Southcare	Verge Maintenance-02/02/11-10/02/11	\$192.06
00084912	22/03/2011	203020	Southern Coast Transit	Aust Day 2011-Transperth Shuttle Service	\$4,215.98
00084913	22/03/2011	202862	Southern Metropolitan Regional Coun	Greenwaste Fees-Feb 2011	\$3,593.80
00084914	22/03/2011	202410	Specialised Security Shredding	Casual Bin Delivery & Collection	\$10.84
00084915	22/03/2011	76472	Sports Surfaces Pty Ltd	Repairs To James Miller Wicket Nets	\$797.50
00084916	22/03/2011	202470	St John of God Pathology	Pathology Tests-S Cheng-Hostel	\$109.50
00084917	22/03/2011	203106	State Library of WA	Recoveries Of Lost & Damaged Books	\$541.20
00084918	22/03/2011	205247	State Wide Turf Services	Turf Renovations After Skyshow-SJMP	\$7,535.00
00084919	22/03/2011	202650	Statewide Ceilings & Interiors	Repair Water Damaged Ceiling-CPGC	\$1,155.00
00084920	22/03/2011	202501	Steann Pty Ltd	Bulk Verge Collection-Area 2-07/03/11-11	\$24,926.53
00084921	22/03/2011	203710	Sunny Sign Company Pty Ltd	20 X Ticket Parking Signs	\$539.99
00084922	22/03/2011	205534	Superclean	Laundry Services	\$131.50
00084923	22/03/2011	200124	Surgical House	Medical Supplies-Hostel	\$752.40
00084924	22/03/2011	84059	Synergy	Electricity Charges	\$165,712.10
00084925	22/03/2011	203975	Syrinx Environmental Pty Ltd	Cloisters Foreshore Restoration	\$1,639.55
00084926	22/03/2011	204989	Telstra	Mobile Phone Charges	\$1,465.01
00084927	22/03/2011	205990	The Planning Group WA Pty Ltd	Precinct Streetscape Polices-1st Instalment	\$2,200.00
00084928	22/03/2011	201590	The Pressure King	Cleaning-Various Locations	\$5,157.63
00084929	22/03/2011	204997	Toner Plus	HP Toner	\$451.50
00084930	22/03/2011	76773	Total Eden	Eagle Sprinklers, Adaptors	\$6,639.43
00084931	22/03/2011	20391	Total Turf	Sprinkler Trimmer	\$460.68
00084932	22/03/2011	200510	Totally Workwear - Victoria Park	Shorts & Shirts	\$906.94
00084933	22/03/2011	205991	Tourism Marketing & Promotions	City Seal Stamp	\$1,579.50
00084934	22/03/2011	201849	Town of Bassendean	Long Service Leave Entitlement	\$1,293.97
00084935	22/03/2011	85158	Town Of Mosman Park	Long Service Leave Entitlement	\$366.60
00084936	22/03/2011	24182	Trees Need Tree Surgeons	Prune Trees-Murray & Thelma Sts	\$8,921.00
00084937	22/03/2011	205521	Trilogy Resources Pty Ltd	Temp - IT	\$2,284.16
00084938	22/03/2011	204653	Ultimo Catering and Liquor	Catering-Great Gardens Workshop	\$1,494.00
00084939	22/03/2011	202219	Urbanstone	Paving Bricks	\$15,846.60
00084940	22/03/2011	82332	Valli Reticulation	Remove & Reinstall Retic-Eric St	\$480.00

Listing of Payments

Payments between
1/03/2011 to 31/03/2011

City of South Perth

Program - co_ap001 19/04/2011 10:46:37AM

Minimum Amount: \$0.00

Creditors

Cheque No.	Cheq Date	Creditor	Payee	Description	Amount
00084941	22/03/2011	200992	Varisigns	Supply & Install Signage-Library	\$9,720.67
00084942	22/03/2011	205134	Vaucluse Newsagency	Assorted Magazines-Feb 2011	\$1,218.60
00084943	22/03/2011	25544	Vertical Telecoms (WA) Pty Ltd	Rental Of Two Way Equipment	\$7,241.85
00084944	22/03/2011	24166	Victoria Park Veterinary Clinic	Euthanasia Services	\$112.00
00084945	22/03/2011	204354	Vizcom Technologies Pty Ltd	Replace Chamber Batteries	\$3,942.84
00084946	22/03/2011	200855	WA Electoral Commission	2011 Extra Ordinary Local Govt Election	\$13,332.18
00084947	22/03/2011	200606	WA Library Supplies	Repair Damaged End Panels/Keyboard	\$1,848.00
00084948	22/03/2011	73806	WA Local Government Association	Training-Policy Development-T Wilkes 25/	\$1,216.69
00084949	22/03/2011	204956	WA Paint City	Cabots V/Stain-Como Beach Timber	\$320.50
00084950	22/03/2011	203773	WA Profiling	Hire Of Bobcat/Profiler & Broom	\$7,404.96
00084951	22/03/2011	201959	WA Rangers Association	Ranger Epaulettes	\$41.00
00084952	22/03/2011	200795	WARP Pty Ltd	Traffic Control-David St Cnr Douglas Ave	\$5,047.08
00084953	22/03/2011	200691	Water Corporation	Water Usage	\$2,301.15
00084954	22/03/2011	203982	Water Dynamics	4 X Rep Milnes Pmg	\$29.66
00084955	22/03/2011	203461	WC Convenience Management Pty Ltd	Exceloo Toilet	\$3,894.00
00084956	22/03/2011	205366	Weeding Women	Garden Maintenance-CPGC 22/02/11	\$6,292.00
00084957	22/03/2011	74748	Wembley Cement Industry	Soak Wells, Side Entry Frames/Lids	\$4,032.37
00084958	22/03/2011	205421	West Australian Landfill Services	Rubbish Site Charges-MSW-Feb 11	\$153,186.92
00084959	22/03/2011	81399	Western Educting Service	Jetting & Educting-Oxford St	\$2,711.50
00084960	22/03/2011	204588	Western Resource Recovery Pty Ltd	Grease Trap Clean-Bill Grayden	\$367.40
00084961	22/03/2011	21521	Williams Electrical Service Pty Ltd	Maintenance-Hostel	\$6,582.59
00084962	22/03/2011	203116	Wilson Technology Solutions	Repairs To Ticket Machines	\$688.68
00084963	22/03/2011	204641	Wisteria Investments Pty Ltd	Catering-Aust Day Debrief BBQ	\$2,130.00
00084964	22/03/2011	204725	Woodhouse Legal	Legal Fees-Waste Collection Tender 2011	\$3,371.50
00084965	22/03/2011	84314	Work Clobber	1 Pair Safety Boots	\$149.00
00084966	22/03/2011	201987	XP Software	Software Upgrade & Training-XP Storm	\$3,925.00
00084979	23/03/2011	204977	AMP Life Limited - CustomSuper	Payroll Deduction PPE 7 & 21/3/2011	\$1,062.48
00084980	23/03/2011	205083	AMP Life Limited - SuperLeader	Payroll Deduction PPE 7 & 21/3/2011	\$124.37
00084981	23/03/2011	205174	AMP Life Limited - SignatureSuper	Payroll Deduction PPE 7 & 21/3/2011	\$323.08
00084982	23/03/2011	205846	AMP Life Ltd-Flexible Lifetime Supe	Payroll Deduction PPE 7 & 21/3/2011	\$285.45
00084983	23/03/2011	73970	Australian Services Union	Payroll Deduction PPE 7 & 21/3/2011	\$355.30
00084984	23/03/2011	204906	AustralianSuper	Payroll Deduction PPE 7 & 21/3/2011	\$370.06
00084985	23/03/2011	205379	BT Super For Life	Payroll Deduction PPE 7 & 21/3/2011	\$171.67
00084986	23/03/2011	205018	Catholic Super	Payroll Deduction PPE 7 & 21/3/2011	\$945.44
00084987	23/03/2011	205969	Cbus	Payroll Deduction PPE 7 & 21/3/2011	\$306.89
00084988	23/03/2011	204872	Cogent Nominees Pty Ltd ACF Spectru	Payroll Deduction PPE 7 & 21/3/2011	\$74.58
00084989	23/03/2011	76670	Deputy Child Support Registrar	Payroll Deduction PPE 7 & 21/3/2011	\$1,085.98
00084990	23/03/2011	201999	Health Insurance Fund of WA	Payroll Deduction PPE 7 & 21/3/2011	\$741.90
00084991	23/03/2011	204798	HESTA Super Fund	Payroll Deduction PPE 7 & 21/3/2011	\$334.15
00084992	23/03/2011	73636	Hospital Benefit Fund	Payroll Deduction PPE 7 & 21/3/2011	\$1,473.50
00084993	23/03/2011	205802	Ing Life Limited	Payroll Deduction PPE 7 & 21/3/2011	\$945.44
00084994	23/03/2011	21425	Liquor, Hospitality & Miscellaneous	Payroll Deduction PPE 7 & 21/3/2011	\$45.00
00084995	23/03/2011	202999	Local Gov't Racecourses & Cemeterie	Payroll Deduction PPE 7 & 21/3/2011	\$730.80
00084996	23/03/2011	204890	MIML Super Manager	Payroll Deduction PPE 7 & 21/3/2011	\$1,340.28
00084997	23/03/2011	205845	MLC Nominees Pty Ltd	Payroll Deduction PPE 7 & 21/3/2011	\$266.34
00084998	23/03/2011	205301	Plum Superannuation Fund	Payroll Deduction PPE 7 & 21/3/2011	\$142.13
00084999	23/03/2011	205947	Quadrant Superannuation Scheme	Payroll Deduction PPE 7 & 21/3/2011	\$229.60
00085000	23/03/2011	205977	Recruitment Super	Payroll Deduction PPE 7 & 21/3/2011	\$169.08
00085001	23/03/2011	204984	REST Superannuation	Payroll Deduction PPE 7 & 21/3/2011	\$1,119.43
00085002	23/03/2011	205929	Tower Australia-ARC Master Trust	Payroll Deduction PPE 7 & 21/3/2011	\$380.98
00085003	23/03/2011	202589	WA Local Govt Superannuation Plan	Payroll Deduction PPE 7 & 21/3/2011	\$80.00
00085004	23/03/2011	204577	Westscheme Pty Ltd	Payroll Deduction PPE 7 & 21/3/2011	\$2,624.87
00085006	25/03/2011	204538	Cardno (WA) Pty Ltd	Professional Services-Collier Pk Redesig	\$4,272.13
00085007	25/03/2011	74187	Fuji Xerox	Lease/Rental Charges	\$5,271.20
00085008	25/03/2011	205437	Greenline Ag	Filter Element	\$770.55
00085009	25/03/2011	200498	Ralph Beattie Bosworth Pty Ltd	Professional Services-Bill Grayden Pavil	\$3,437.50
00085014	28/03/2011	206005	Aust Red Cross (Christchurch E/Quak	Donation-Christchurch Earthquake	\$5,000.00
00085015	28/03/2011	206006	Aust Red Cross (Japan Earthquake)	Donation-Japan Earthquake	\$5,000.00
00085016	28/03/2011	200875	inet	Broadband/Phone Charges CPV	\$125.90
00085017	28/03/2011	206007	Lord Mayors Distress Relief Fund	Donation-Perth Hills Fire Appeal	\$5,000.00
00085018	28/03/2011	206008	Premiers Disaster Relief Appeal	Donation-Queensland Floods 2011	\$5,000.00
00085019	28/03/2011	201935	Hands on Infection Control	Training-Back To Basics Of Infection Pre	\$186.81
00085020	28/03/2011	200124	Surgical House	Medical Supplies-Hostel	\$84.00
00085021	28/03/2011	200491	Western Australian Planning Commiss	Fees-Lot 144 No 6 Ray St Subdivision	\$1,638.00
00085022	30/03/2011	205618	Siobhan Wood	Expense Reimbursement-Farewell Dinner	\$105.50
00085023	30/03/2011	205155	Ultraclean Carpet Cleaning	Tile Cleaning-Hostel	\$49.50
00085031	30/03/2011	205932	Adam Strachan	Expense Reimbursement	\$158.00
00085032	30/03/2011	200340	Mark Taylor	Expense Reimbursement	\$18.40

Listing of Payments

Payments between
1/03/2011 to 31/03/2011

City of South Perth

Program - co_ap001 19/04/2011 10:46:37AM

Minimum Amount: \$0.00

Creditors

Cheque No.	Cheq Date	Creditor	Payee	Description	Amount
00085033	30/03/2011	204553	Psyco Sand	Tree Watering-Various Locations Dec &	\$33,807.20
00085034	31/03/2011	73342	Landgate	Surrender-Girdlestone 32/2 Bruce St Como	\$135.00
00085035	31/03/2011	77059	Collier Park Hostel Petty Cash	Petty Cash Reimbursement	\$421.25
00085041	31/03/2011	22507	BCITF	BCITF Levies	\$20,354.77
00085042	31/03/2011	202397	Builders' Registration Board of WA	BRB Levies	\$2,310.00
00085043	31/03/2011	21545	City of South Perth	BRB Levy Retained-Mar 11	\$567.60
00085044	31/03/2011	204446	Mrs C E Jones	Expense Reimbursement-Parking/Seminar	\$30.00
00085045	31/03/2011	200406	Perth Zoo	Coin Machine Takings-Mar 2011	\$7,679.52
00085046	31/03/2011	83856	South Perth Bowling Club	Coin Machine Takings-Mar 2011	\$5,820.40
1000.202970	17/03/2011	202970	Mr L P Ozsdolay	Expense Reimbursement -	\$167.40
1000.204773	17/03/2011	204773	Mr & Mrs T Burrows	Expense Reimbursement - Mileage /	\$164.55
1005.204109	21/03/2011	204109	Vision Cabling Services	Install Projection Film on Library Foyer	\$18,081.77
1006.205989	21/03/2011	205989	The Comm Of The Presbyterian Church	Refund To Departing Resident-CPV Unit	\$93,433.90
1007.202938	22/03/2011	202938	Mrs S D Doherty	Mtg Attend, Commun, Dep Mayor Allow	\$5,725.00
1007.202939	22/03/2011	202939	Mr I J Hasleby	Mtg Attend, Commun, Inf Tech Allow Apr-J	\$2,600.00
1007.202970	22/03/2011	202970	Mr L P Ozsdolay	Mtg Attend, Commun, Inf Tech Allow Apr-J	\$2,600.00
1007.204265	22/03/2011	204265	Mr J Best	Mayor Allow, Meeting Attend Fee-Apr-Jun 1	\$16,850.00
1007.204771	22/03/2011	204771	Mr R J Grayden	Mtg Attend, Commun, Inf Tech Allow Apr-J	\$2,600.00
1007.204772	22/03/2011	204772	Mr P Best	Mtg Attend, Commun, Inf Tech Allow Apr-J	\$2,600.00
1007.204773	22/03/2011	204773	Mr & Mrs T Burrows	Mtg Attend, Commun, Inf Tech Allow Apr-J	\$2,600.00
1007.205502	22/03/2011	205502	V Lawrance	Mtg Attend, Commun, Inf Tech Allow Apr-J	\$2,600.00
1007.205504	22/03/2011	205504	B Skinner	Mtg Attend, Commun, Inf Tech Allow Apr-J	\$2,600.00
1007.205906	22/03/2011	205906	Mr P Howat	Mtg Attend, Commun, Inf Tech Allow Apr-J	\$2,600.00
1007.74608	22/03/2011	74608	Mr K R Trent	Mtg Attend, Commun, Inf Tech Allow Apr-J	\$2,600.00
1007.74667	22/03/2011	74667	Fire & Emergency Services Authority	2010/2011 ESI Quarter 3 Option B	\$1,407,205.15
1007.84867	22/03/2011	84867	Mr C A Cala	Mtg Attend, Commun, Inf Tech Allow Apr-J	\$2,600.00
1008.202544	23/03/2011	202544	Harvey Norman Osborne Park	Fridge For Mayors Tea Prep Area	\$396.00
1009.76765	24/03/2011	76765	WA Local Govt Superannuation Plan	WA LOCAL GOVERNMENT	\$150,568.50
1010.76357	29/03/2011	76357	Deputy Commissioner Of Taxation	Payroll Deduction	\$92,774.00
1011.200992	31/03/2011	200992	Varisigns	Supply & Deliver 30 Opening Plaques-Libr	\$636.90
1011.204265	31/03/2011	204265	Mr J Best	Reimbursement Of	\$163.39
1012.206015	31/03/2011	206015	Como Cottage Flowers	18 X Centrepieces-Official Opening	\$450.00
1013.201069	31/03/2011	201069	St George Bank	New Reserve Fund Investment	\$1,000,000.00
1013.203256	31/03/2011	203256	Bankwest	New Reserve Fund Investment	\$1,000,000.00
997.203895	04/03/2011	203895	Badge Constructions (WA) Pty Ltd	Progress Payment 16-Library &	\$316,233.17
998.202612	10/03/2011	202612	Fleetcare	Fuel-Feb 2011	\$10,988.91
998.204772	10/03/2011	204772	Mr P Best	Expense Reimb-12 Mths Web	\$146.00
998.205504	10/03/2011	205504	B Skinner	Expense Reimbursement - Mileage	\$22.20
999.76357	11/03/2011	76357	Deputy Commissioner Of Taxation	PAYG PPE 7/3/2011	\$102,138.65

Total: Creditors 515 \$6,973,236.63

Listing of Payments

Payments between
1/03/2011 to 31/03/2011

City of South Perth

Program - co_ap001 19/04/2011 10:46:37AM

Minimum Amount: \$0.00

Non-Creditors

Cheque No.	Chq Date	Payee	Description	Amount
00015191	09/03/2011	The Spiritual Assembly of the Baha	RefundHallBond-Manning Hall 26/2/11	\$700.00
00015192	09/03/2011	The Spiritual Assembly of the Baha	RefundKeyDeposit-Manning Hall 26/2/11	\$25.00
00015193	09/03/2011	Ms Fatin Syazwanni Abd Halim	REfundHallBond-Manning Hall 25/2/11	\$700.00
00015194	09/03/2011	Ms FatinSyazwanni Abd Halim	RefundKeyDeposit-Manning Hall 25/2/11	\$25.00
00015195	14/03/2011	Ms I Bouwman	RefundParkRestorationBond-NM PK	\$500.00
00015196	14/03/2011	Mrs K A Alchin	Refund Possum Trap Bond	\$100.00
00015197	14/03/2011	Oasis Paltos	RefundRdReserveAccessBond-6 Kirkby	\$500.00
00015198	14/03/2011	Mr H LANG	RefundRdReserveAccessBond-50 Banksia	\$500.00
00015199	14/03/2011	Mr R J Pensini	RefundRdReserveAccessBond-53 Dyson	\$700.00
00015200	14/03/2011	Ms A A Berry	RefundRdReserveAccessBond-12 Carrick	\$700.00
00015201	14/03/2011	Ms K Jones	RefundRdReserveAccessBond-37	\$500.00
00015202	14/03/2011	Mr P Egginton	RefundRdReserveAccessBond-14 Unwin	\$500.00
00015203	14/03/2011	Mr G Potter	RefundRdReserveAccessBond-26 Monk	\$500.00
00015204	14/03/2011	Bella Casa Developments	RefundRdReserveAccessBond-3 Elizabeth	\$500.00
00015205	14/03/2011	Mrs C A Peacock	RefundRdReserveAccessBond-22 Dyson	\$500.00
00015206	14/03/2011	P & B Concrete Pools	RefundRdReserveAccessBond-24 Norfolk	\$500.00
00015207	14/03/2011	Hort Plan Pty Ltd	RefundRdReserveAccessBond-b/2	\$500.00
00015208	14/03/2011	Richmount Enterprises T/A Bella Cas	RefundRdReserveAccessBond-102 Angelo	\$500.00
00015209	14/03/2011	South Perth Community Hosptical Inc	RefundRdReserveAccessBond-26 Fortune	\$1,100.00
00015210	14/03/2011	Mr Ron Currie	RefundRdReserveAccessBond-47	\$500.00
00015211	14/03/2011	BROOKS CONSTRUCTION	RefundRdReserveAccessBond-86 Collins	\$700.00
00015212	14/03/2011	Webb & Brown-Neaves	RefundRdReserveAccessBond-4 Davilak	\$500.00
00015213	14/03/2011	Ms R Brooksbank	RefundRdReserveAccessBond-36a	\$500.00
00015214	14/03/2011	Mrs C Rothnie	RefundRdReserveAccessBond-96 Gardner	\$500.00
00015215	14/03/2011	Ross Griffin Homes	RefundRdReserveAccessBond-44 Ryrie	\$500.00
00015216	14/03/2011	Webb & Brown-Neaves Pty Ltd	RefundRdReserveAccessBond-133	\$500.00
00015217	14/03/2011	National Projects WA Pty Ltd	RefundRdReserveAccessBond-26 Fortune	\$1,100.00
00015218	14/03/2011	Ms L J Robertson	RefundRdReserveAccessBond-18 Wattle	\$500.00
00015219	14/03/2011	Mr A D Sands	RefundRdReserveAccessBond-A/51	\$500.00
00015220	14/03/2011	BROOKS CONSTRUCTION	RefundRdReserveAccessBond-86 Collins	\$500.00
00015221	31/03/2011	H ALBONICO	RefundHallBond-EJ Scout	\$700.00
00015222	31/03/2011	H ALBONICO	RefundKeyBond-EJ Scout Hall	\$25.00
00015224	31/03/2011	Mr S F M Browne	RefundDeposit-29 Robert St	\$4,500.00
00015225	31/03/2011	Mrs A Z Rushon	Refund RdReserveAccessBd 122 Dyson	\$500.00
00084681	09/03/2011	S C Dawes	Crossover Subsidy-3 Warrego St	\$638.40
00084682	09/03/2011	Jeff Winter	Crossover Subsidy-3 Wandarra Close	\$577.92
00084683	09/03/2011	Jones Ballard	Overpayment Of Rates-7/37 Millpoint	\$528.98
00084684	09/03/2011	Mrs R Prior	Refund Archive Copy Done In Error	\$5.00
00084685	09/03/2011	Steve Davidson	Reimbursement For SPYN Youth Week	\$306.25
00084686	09/03/2011	Linda Howlett	Reimburse Parking Fees	\$6.00
00084687	09/03/2011	T & R Homes WA Pty Ltd	Part Refund Planning Applicat-Lot 125	\$290.03
00084706	11/03/2011	Jones Ballard	Overpayment Of Assessment 93997	\$255.25
00084707	11/03/2011	Mr N L Ross & Ms R M King	Refund of Overpayment, Rates	\$270.55
00084708	11/03/2011	Linley M Grey	Crossover Subsidy-40 Broome St	\$495.00
00084709	11/03/2011	Koori Kids Pty Ltd	Community Grant-Nalldoc Week School	\$400.00
00084710	11/03/2011	Thomas Silford	Individ Develop Grant-National Age	\$200.00
00084711	11/03/2011	Susan Williams	Croosover Subsidy/Footpath Works-8	\$1,898.40
00084717	15/03/2011	Ms Y M Chiew	Refund of Overpayment, Rates Bldg	\$313.41
00084718	15/03/2011	Mr C S Brook & A J Brook	Refund of Overpayment, Rates Bldg	\$136.06
00084719	15/03/2011	Ms M A Christie & Ms H Holl	Refund of Overpayment, Interim Rubbish	\$112.75
00084720	15/03/2011	Solapool Professionals	Overpayment Of Building Fees-19 Cale St	\$10.40
00084721	15/03/2011	Vito Direnzo	Refund-Re:Sale Of Dog-Now Sterilized	\$150.00
00084722	15/03/2011	Mr S C Anderson & Ms A M Mahony	Refund of Overpayment, Rates Paid Twice	\$531.31
00084723	15/03/2011	J R Leatt-Hayler	Refund-Park Restoration Bond-SJMP	\$500.00
00084724	15/03/2011	Rainer Weber	Refund-Park Restoration Bond-SJMP	\$500.00
00084728	16/03/2011	Mrs J Little	Refund For Archive Search Fee	\$50.00
00084967	23/03/2011	T & R Homes WA P/L	Overpayment Of DA & B/L Fees-L125	\$207.03
00084968	23/03/2011	Jack Dixon	Refund Parking Meter Fee-Richardson	\$13.50
00084969	23/03/2011	Anika Moore	Refund For Overpayment-Title:England	\$26.90
00084970	23/03/2011	Mrs Ena Keeley	Refund To Departing Resident-CPH Room	\$8,238.57
00084971	23/03/2011	Phoebe Strickland	Individ Develop Grant-Under 18 Basketball	\$200.00
00084972	23/03/2011	Atrium Homes	Overpayment Of Planning Fees-18 Market	\$101.82
00084973	23/03/2011	L J Hooker Settlements	Refund Overpaid A/C Enq Fee - 4/34	\$35.00
00084974	23/03/2011	Society For Creative Anachronism	Refund Of Hall & Key Bond-Manning Hall	\$1,225.00
00084975	23/03/2011	Candy N Chong	Refund For Over Payment-GBLC Hire	\$150.00
00084976	23/03/2011	Peter Moran	Overpayment Of Planning Application-3B	\$56.36
00084977	23/03/2011	Jones Ballard	Overpayment Of Rates 3/9 York St & 9/170	\$585.89
00084978	23/03/2011	Helen C Dewar	Overpayment Of Home Occupation	\$20.00

Listing of Payments

Payments between
1/03/2011 to 31/03/2011

City of South Perth

Program - co_ap001 19/04/2011 10:46:37AM
Minimum Amount: \$0.00

Non-Creditors

Cheque No.	Chq Date	Payee	Description	Amount
00085005	23/03/2011	S & L Lau	Refund Rebate After Rates Paid	\$126.49
00085010	25/03/2011	Mrs E Keeley	Refund-Overpayment Of Hostel	\$493.64
00085011	25/03/2011	Anglican Parish Of East Vic Pk Bent	Refund For Part Site Fee-SJMP 20/03/11	\$50.00
00085012	25/03/2011	Gardiners Real Estate	Refund-Residential Archive Search	\$25.00
00085013	25/03/2011	Sophie Dixon	Individ Develop Grant-Womens Develop	\$300.00
00085024	30/03/2011	Ms D T Marriott	Refund of Overpayment	\$386.74
00085025	30/03/2011	Como-Manning Uniting Church	Quick Respone Grant-Conversation Class	\$860.00
00085026	30/03/2011	Gardiners Real Estate	Reimb For Purchase Of Private Property	\$450.00
00085027	30/03/2011	Sri T Bangun	Refund-Overpayment Of Rates	\$949.30
00085028	30/03/2011	Yvonne Levington	Refund-Dog Registration	\$3.50
00085029	30/03/2011	Jones Ballard	Refund-Overpayment Of Rates	\$544.33
00085030	30/03/2011	Altitude Settlements P/L	Refund-Overpayment Of Rates-9 Kelsall	\$290.29
00085036	31/03/2011	A Bowler	Refund Bldg Fees - 16 David	\$222.73
00085037	31/03/2011	Talbot Olivier	Refund Overpaid A/C Enq Fee - 35	\$35.00
00085038	31/03/2011	Ms J L Crimp	Refund of Overpayment	\$444.17
00085039	31/03/2011	Anthony P Upton	Refund Planning Application Fees-9	\$135.00
00085040	31/03/2011	Phil Fisher	Crossover Subsidy-37 Gwentyfred Rd	\$618.24
Total: Non-Creditors				85 \$46,545.21

Grand Total: 602 \$7,020,008.33

Listing of Payments

Payments between
1/03/2011 to 31/03/2011

City of South Perth

Program - co_ap001 19/04/2011 10:46:37AM

Minimum Amount: \$0.00

Non-Creditors

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00085012	25/03/2011	Gardiners Real Estate	Refund-Residential Archive Search	\$25.00
00085013	25/03/2011	Sophie Dixon	Individ Develop Grant-Womens Develop	\$300.00
00085024	30/03/2011	Ms D T Marriott	Refund of Overpayment	\$386.74
00085025	30/03/2011	Como-Manning Uniting Church	Quick Response Grant-Conversation Class	\$860.00
00085026	30/03/2011	Gardiners Real Estate	Reimb For Purchase Of Private Property	\$450.00
00085027	30/03/2011	Sri T Bangun	Refund-Overpayment Of Rates	\$949.30
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Total: Non-Creditors 85 \$46,545.21

Grand Total: 602 \$7,020,008.33

Listing of Payments

Payments between
1/03/2011 to 31/03/2011

City of South Perth

Program - co_ap001 19/04/2011 10:45:49AM
Minimum Amount: \$0.00

Cancelled

Cheque No	Chq Date	Payee	Description	Amount
00015223	31/03/2011	Exmond Coffee	***** CANCELLED *****	\$100.00
00084688	09/03/2011		***** CANCELLED *****	\$126.49
Total:	Cancelled			2 \$226.49

BUDGET REVIEW AFTER 31 MAR 2011 MANAGEMENT ACCOUNTS**Amendments identified in the Quarterly Budget Review from normal operations**

Ledger Account	Account Description	Item Type		Current Budget	Amended Budget	Increase Surplus	Decrease Surplus	Justification for the Amendment
1206.1980	Recruitment Advertising	Exp	↑	100,000	120,000		20,000	Higher volume of adverts / higher turnover.
1206.1981	Pre-employment Medicals	Exp	↑	13,040	17,500		4,460	Increased number and increased scope.
1206.2820	HR Consultants	Exp	↓	4,000	1,000	3,000		Budget not required.
0204.0440	Gov - Proceeds on Disposal	Rev	↑	14,275	32,275	18,000		Higher than anticipated trade-in / ins proceeds.
0205.1951	Council Member Conferences	Exp	↑	35,000	45,000		10,000	Budget already fully expended.
2132.1815	Advertising	Exp	↑	90,000	110,000		20,000	More frequent colour updates published.
2211.2840	District Rangers Misc	Exp	↓	5,000	2,000	3,000		Lesser allocation required.
1005.0499	Finance - Misc Revenue	Rev	↑	50,000	110,000	60,000		Aged Trust retentions returned to Muni Fund.
1046.0431	Interest Revenue - Muni	Rev	↑	731,000	771,000	40,000		Better than anticipated investment performance.
1103.0002	Interim Rates	Rev	↓	120,000	100,000		20,000	Fewer interims ahead of 3 yearly revaluation of GRV across the City.
1103.0006	Property Enquiries	Rev	↓	105,000	85,000		20,000	Much less activity in SP real estate sector.
1103.0012	Legals / Collection Costs Recouped	Rev	↑	9,000	15,000	6,000		Better than expected recovery.
1047.2835	Interest Expense	Exp	↓	347,483	287,483	60,000		Deferral of borrowings til later in year.
0305.0304	Utilities Costs Recouped	Rev	↑	55,000	65,000	10,000		Greater than budgeted recovery.
0406.3521	Recoverable Utilities Costs	Exp	↑	25,000	35,000		10,000	Extra costs associated with above.
2331.2840	Civic Library Admin - Misc	Exp	↑	18,000	22,500		4,500	Additional cost associated with library relocation
2331.3521	Civic library Utilities	Exp	↑	16,000	28,000		12,000	Utilities consumed during construction & set up were not allowed for in operating budget.
2351.5831	Curatorial Costs	Exp	↑	12,500	3,500	9,000		Budget not required during this period.
3325.0440	Planning - Proceeds on Disposal	Rev	↑	16,000	22,250	6,250		Higher than anticipated trade-in / ins proceeds.
3325.0468	Planning Application Fees	Rev	↓	560,000	500,000		60,000	Extremely quiet third quarter activity.
3326.2810	Planning - Legal Fees	Exp	↑	100,000	120,000		20,000	Additional cost associated with Swan St etc.
3134.0456	Building License Revenue	Rev	↓	670,000	620,000		50,000	Extremely sluggish third quarter activity.
3134.0470	Building Archive Search Revenue	Rev	↑	18,000	22,500	4,500		Impact of increased fee.
3134.0499	Materials on Verge	Rev	↑	7,500	12,000	4,500		Higher than budgeted revenue from large site.
3135.2810	Building Services - Legal Fees	Exp	↓	10,000	2,000	8,000		Minimal use of legals during year.
3216.0440	Health - Proceeds on Disposal	Rev	↑	8,250	17,750	9,500		Higher than anticipated trade-in / ins proceeds.
3213.0499	Health Misc Food Lic Revenue	Rev	↑	32,500	42,500	10,000		Higher than expected volume of licenses.
2131.0108	CCR - Misc Grant Revenue	Rev	↑	1,000	17,000	16,000		Unbudgeted \$15K grant for Secret Event.
2137.0108	Aust Day Grant	Rev	↑	400,000	427,000	27,000		Greater than budgeted grant amount received.
2137.0499	Events Revenue	Rev	↓	15,000	0		15,000	City of Perth recoup not being honoured.

BUDGET REVIEW AFTER 31 MAR 2011 MANAGEMENT ACCOUNTS**Amendments identified in the Quarterly Budget Review from normal operations**

Ledger Account	Account Description	Item Type		Current Budget	Amended Budget	Increase Surplus	Decrease Surplus	Justification for the Amendment
2142.4915	Donations Expense	Exp	↑	195,000	215,000		20,000	Mar Council decisions over expended this area.
2621.0357	Hall Hire - Manning Hall	Rev	↑	28,000	32,000	4,000		Better than anticipated bookings / usage.
2631.0357	Hall Hire - Moresby Hall	Rev	↑	15,000	17,500	2,500		Better than anticipated bookings / usage.
2651.0357	Hall Hire - Collins St Hall	Rev	↑	47,500	55,000	7,500		Better than anticipated bookings / usage.
2621.0357	Hall Hire - Civic Hall	Rev	↓	12,500	8,500		4,000	Latter than expected commencement.
4034.0425	Street Tree Contributions	Rev	↑	65,000	77,500	12,500		Fees for 3rd party works undertaken.
6999	Recoverable Works	Exp	↑	92,000	104,500		12,500	Costs associated with additional works.
4034.0427	Parks Contributions	Rev	↑	50,000	87,500	37,500		Revenue for park restoration works - SJMP
4755.2500.30	SJMP Park Maintenance	Exp	↑	800,000	837,500		37,500	Costs associated with additional works.
4301.4519.30	Civic Centre Maintenance (Admin)	Exp	↑	83,000	95,000		12,000	Additional fire separation works required.
4317.4500.30	Old Police Stn Maintenance	Exp	↓	12,500	2,500	10,000		Lessee is now undertaking remedial works.
4332.4500.30	Hensman CHC Remedial Works	Exp	↑	0	2,500		2,500	Urgent remedial works - not budgeted.
4316.4500.30	GBLC Maintenance	Exp	↓	42,500	27,500	15,000		Less works than anticipated were required.
4994.4610.30	Graffiti Removal	Exp	↑	55,000	70,000		15,000	Higher incidence of damage recorded.
4997.4500.30	Building Maintenance Management	Exp	↓	53,635	23,635	30,000		Budgeting error by DFIS 9over estimated)..
4033.0499	Eng Infrastructure - Misc Revenue	Rev	↓	32,500	5,000		27,500	Limited amount of third party work available.
4992.1500.30	Crossovers	Exp	↓	50,000	32,500	17,500		Less demand for third party crossover works.
8081.4500.30	EJ Pavillion electrical works	Exp	↑	45,000	90,000		45,000	Remedial safety / compliance works needed
								after new transformer is installed.
TBA	Parking Meter Replacement	Exp	↑	0	30,000		30,000	Proactive replacement of 3 highest \$ volume
								meters (SP Foreshore & Zoo) in response to
								increased number / cost of repairs. Upgrade will
								also allow meters to be credit card enabled.
0451.3622	Cleaning Exp - Old Mill	Exp	II	15,000	7,500	7,500		Adjusted for actual rather than expected use.
2351.3622	Cleaning Exp - Heritage House	Exp	↓	9,000	6,000	3,000		Adjusted for actual rather than expected use.
2622.3622	Cleaning Exp - Manning Hall	Exp	↓	27,000	20,000	7,000		Adjusted for actual rather than expected use.
2652.3622	Cleaning Exp - Collins St Hall	Exp	↓	37,500	27,500	10,000		Adjusted for actual rather than expected use.
2672.3622	Cleaning Exp - EJ Hall	Exp	↑	3,500	8,500		5,000	Adjusted for actual rather than expected use.
3516.3622	Cleaning Exp - S Perth Senior Citz	Exp	↓	35,000	30,000	5,000		Adjusted for actual rather than expected use.
3518.3622	Cleaning Exp - Manning Senior Citz	Exp	↓	48,000	38,000	8,000		Adjusted for actual rather than expected use.
4134.3622	Cleaning Exp - Operations Centre	Exp	↓	37,000	32,000	5,000		Adjusted for actual rather than expected use.
6999	Recoverable Expense	Exp	↑	104,500	209,500		105,000	Costs recoverable from MRD
5998.0421	City Env Contributions	Rev	↑	36,000	141,000	105,000		Related contribution from MRD

BUDGET REVIEW AFTER 31 MAR 2011 MANAGEMENT ACCOUNTS***Amendments identified in the Quarterly Budget Review from normal operations***

Ledger Account	Account Description	Item Type		Current Budget	Amended Budget	Increase Surplus	Decrease Surplus	Justification for the Amendment
5998.0108	City Env Grants	Rev	↑	235,000	313,000	78,000		Unbudgeted grant revenue obtained.
6129.2500.30	Neil McDougall Park	Exp	↑	25,000	103,000		78,000	Costs associated with grant funding.
						659,750	659,960	
	Net Increase (Decrease) to Muni Surplus						(210)	

Amendments identified in the Quarterly Budget Review involving transfers of funds to or from quarantined in Reserves

Ledger Account	Account Description	Item Type		Current Budget	Amended Budget	Increase Surplus	Decrease Surplus	Justification for the Amendment
2419.0207	CPV Rental Revenue	Rev	↑	25,000	45,000	20,000		Better than expected occupancy.
2420.3624	CPV - Security / Call Outs	Exp	↑	12,500	16,500		4,000	Higher than anticipated number of call outs.
1045.9923	Transfers from CPV Reserve	Trans		(653,750)	(637,750)		16,000	Related Reserve Fund transfers.
9923.7802	Transfer to Muni Fund.	Trans		653,750	653,750	-		Related Reserve Fund transfers.
2520.0101	CPH - Commonwealth Subsidy	Rev	↑	880,000	1,030,000	150,000		Revised assessment / charging model
2520.0201	CPH Maint Fees	Rev	↑	625,000	650,000	25,000		Revised assessment / charging model
2521.2843	CPH - Minor Building Maintenance	Exp	↑	45,922	53,922		8,000	Higher level of works required.
2521.3720	CPH Medical Supplies	Exp	↑	18,000	23,000		5,000	Additional cost for more frail residents.
2523.1901	CPH Carers Salaries	Exp	↑	788,764	810,764		22,000	Additional cost for more frail residents.
1045.9908	Transfers from CPH Reserve	Trans		(192,526)	(52,526)		140,000	Related Reserve Fund transfers.
9908.7802	Transfer to Muni Fund.	Trans		192,526	52,526	-		Related Reserve Fund transfers.
3421.0253	Waste Transfer Station Entry Fees	Rev	↓	205,000	165,000		40,000	Lesser volumes through the facility.
3451.0254	Sale of Recycled Materials	Rev	↑	5,000	12,500	7,500		Higher return / volumes on recycled materials.
3422.3931	Rubbish Site Charges	Exp	↓	1,980,000	1,930,000	50,000		Lower tonnages being deposited.
1044.9912	Transfers to Waste Reserve	Trans		282,993	300,493		17,500	Related Reserve Fund transfers.
9912.7801	Transfer from Muni Fund.	Trans		(60,000)	(77,500)	-		Related Reserve Fund transfers.
0429.0455	CPGC Green Fees	Rev	↓	1,950,000	1,880,000		70,000	Attendances and player mix are generating less than budgeted returns.
1044.9911	Transfer to CPGC Reserve	Trans		666,042	596,042	70,000		Related Reserve Fund transfers.
9911.7801	Transfer from Muni Fund	Trans		(573,597)	(503,597)	-		Related Reserve Fund transfers.
8535.5831	CPGC Upgrade	Exp	↑				150,000	Initial billing (major upgrade) will be prior to 30/6
1045.9911	Transfer from CPGC Reserve	Trans		(955,412)	(1,105,412)	150,000		Related Reserve Fund transfers.
9911.7802	Transfer to Muni Fund	Trans		955,412	1,105,412		-	Related Reserve Fund transfers.
6256.2500.30	Civic Gardens	Exp	↑	137,000	225,000		88,000	Additional scope of works.
8750.5831	Building Project	Exp	↑	6,175,000	6,287,000		112,000	Additional technology initiatives / EO access
9928.7802	Transfer to Muni Fund	Trans		0	88,000	-		Related Reserve Fund transfers.
1045.9928	Transfer from Streetscape Reserve	Trans		0	(88,000)	88,000		
9926.7802	Transfer to Muni Fund	Trans		0	112,000			Related Reserve Fund transfers.
1045.9926	Transfer from Building Projects Res.	Trans		0	(112,000)	112,000		Related Reserve Fund transfers.

Amendments identified in the Quarterly Budget Review involving transfers of funds to or from quarantined in Reserves

Ledger Account	Account Description	Item Type		Current Budget	Amended Budget	Increase Surplus	Decrease Surplus	Justification for the Amendment
1005.0499	Financial Services - Misc Rev.	Rev	↑			25,000		Refund for insurance performance.
1044.9916	Transfer to Insurance Reserve	Trans		50,000	80,000		25,000	Related Reserve Fund transfers.
9916.7801	Transfer from Muni Fund	Trans		(50,000)	(80,000)	-		Related Reserve Fund transfers.
9916.7802	Transfer to Muni Fund	Trans		0	50,000		-	Closing out prior year insurance claims.
1045.9916	Transfer from Ins Risk Reserve	Trans		0	(50,000)	50,000		Closing out prior year insurance claims.
0207.1930	Wkr Comp - Office of the CE	Exp	↑	9,250	9,457		1,327	Allocate across cost centres.
0306.1930	Wkr Comp - Plan & Community Adm	Exp	↑	4,350	4,656		624	Allocate across cost centres.
0402.1930	Wkr Comp - Recreation	Exp	↑	3,500	3,902		502	Allocate across cost centres.
0430.1930	Wkr Comp CPGC	Exp	↑	11,600	12,030		1,665	Allocate across cost centres.
0500.1930	Wkr Comp - DFIS	Exp	↑	3,500	4,000		502	Allocate across cost centres.
1006.1930	Wkr Comp - Financial Services	Exp	↑	14,000	15,006		2,009	Allocate across cost centres.
1106.1930	Wkr Comp - Rates Admin	Exp	↑	2,050	3,156		294	Allocate across cost centres.
1206.1930	Wkr Comp - Human Resources	Exp	↑	7,000	8,206		1,005	Allocate across cost centres.
1208.1930	Wkr Comp - Payroll Operations	Exp	↑	2,000	3,208		287	Allocate across cost centres.
1243.1930	Wkr Comp - Occ Health & Safety	Exp	↑	2,300	3,543		330	Allocate across cost centres.
1306.1930	Wkr Comp - Information Technology	Exp	↑	9,250	10,556		1,327	Allocate across cost centres.
2006.1930	Wkr Comp - Customer Services	Exp	↑	7,000	9,006		1,005	Allocate across cost centres.
2008.1930	Wkr Comp - Community Development	Exp	↑	14,500	16,508		2,081	Allocate across cost centres.
2009.1930	Wkr Comp - Safer City Program	Exp	↑	3,500	5,509		502	Allocate across cost centres.
2132.1930	Wkr Comp - City Communications	Exp	↑	4,600	6,732		660	Allocate across cost centres.
2207.1930	Wkr Comp - Animal Control	Exp	↑	2,900	5,107		416	Allocate across cost centres.
2209.1930	Wkr Comp - Fire Prevention	Exp	↑	525	2,734		75	Allocate across cost centres.
2211.1930	Wkr Comp - District Rangers	Exp	↑	3,500	5,711		502	Allocate across cost centres.
2234.1930	Wkr Comp - Parking	Exp	↑	3,500	5,734		502	Allocate across cost centres.
2331.1930	Wkr Comp - Civic Centre Library	Exp	↑	20,800	23,131		2,985	Allocate across cost centres.
2341.1930	Wkr Comp - Manning Library	Exp	↑	9,275	11,616		1,331	Allocate across cost centres.
2351.1930	Wkr Comp - Heritage House	Exp	↑	2,300	4,651		330	Allocate across cost centres.
2420.1930	Wkr Comp - Collier Park Village	Exp	↑	5,800	8,220		832	Allocate across cost centres.
2521.1930	Wkr Comp - Collier Park Hostel	Exp	↑	40,720	43,241		5,844	Allocate across cost centres.
2692.1930	Wkr Comp - GBLC	Exp	↑	4,650	7,342		667	Allocate across cost centres.
3015.1930	Wkr Comp - Governance Admin	Exp	↑	11,000	14,015		1,579	Allocate across cost centres.
3135.1930	Wkr Comp - Building Services	Exp	↑	12,750	15,885		1,830	Allocate across cost centres.
3215.1930	Wkr Comp - Health Services	Exp	↑	7,500	10,715		1,076	Allocate across cost centres.

Amendments identified in the Quarterly Budget Review involving transfers of funds to or from quarantined in Reserves

Ledger Account	Account Description	Item Type		Current Budget	Amended Budget	Increase Surplus	Decrease Surplus	Justification for the Amendment
3326.1930	Wkr Comp - Planning Services	Exp	↑	23,200	26,526		3,329	Allocate across cost centres.
4028.1930	Wkr Comp - Infrastructure Admin	Exp	↑	14,500	18,528		2,081	Allocate across cost centres.
4030.1930	Wkr Comp - Design Office	Exp	↑	14,000	18,030		2,009	Allocate across cost centres.
4039.1930	Wkr Comp - Eng Infra	Exp	↑	20,850	24,889		2,992	Allocate across cost centres.
4040.1930	Wkr Comp - City Environment Admin	Exp	↑	52,250	56,290		7,498	Allocate across cost centres.
						747,500	747,500	
	Net Increase to Muni Surplus						0	

[illegible]

SPECIAL BUDGET REVIEW OF CAPITAL ITEMS								
<i>Capital Budget Items to be deferred until 2011/2012 - then funding to be replenished on sale of land</i>								
Ledger	Account Description	Type		Adopted	Amended	Increase	Decrease	Justification for the Amendment
Account				Budget	Budget	Surplus	Surplus	
8839.0457	Sale of Land	Rev	↓	3,500,000	-		3,500,000	Sale of Ray st land deferred til 2011/2012.
9912.7802	Transfer from Reserves	Trans		400,000	1,400,000	1,000,000		Temp transfer to cover cash flow timing diff.
1045.9912	Transfer to Muni Fund	Trans		(400,000)	(1,400,000)			Temp transfer to cover cash flow timing diff.
9906.7802	Transfer from Reserves	Trans		275,000	775,000	500,000		Temp transfer to cover cash flow timing diff.
1045.9906	Transfer to Muni Fund	Trans		(275,000)	(775,000)			Temp transfer to cover cash flow timing diff.
8718.5831	Web Development	Exp	↓	140,000	110,000	30,000		Project deferred until 2011/2012 year
8707.5831	Security System Development	Exp	↓	40,000	10,000	30,000		Project deferred until 2011/2012 year
8721.5831	Software acquisition	Exp	↓	100,000	35,000	65,000		Project deferred until 2011/2012 year
8912.5831	Tram House / Old Mill Precinct	Exp	↓	283,000	23,000	260,000		Project deferred until 2011/2012 year
8913.5831	Old Mill Project	Exp	↓	90,000	15,000	75,000		Project deferred until 2011/2012 year
8930.5831	Precinct Studies	Exp	↓	398,000	133,000	165,000		Project deferred until 2011/2012 year
8956.5831	Manning Hub Project	Exp	↓	400,000	100,000	300,000		Project deferred until 2011/2012 year
8954.5831	Transfer Station Redevelopment	Exp	↓	300,000	100,000	200,000		Project deferred until 2011/2012 year
5450.1500.30	Canning Highway - Henley St	Exp	↓	60,000	-	60,000		Project deferred until 2011/2012 year
5477.1500.30	ROW Upgrades	Exp	↓	98,000	23,000	75,000		Project deferred until 2011/2012 year
5453.1500.30	Sulman Ave Path	Exp	↓	38,000	-	38,000		Project deferred until 2011/2012 year
5483.1500.30	Salter Pt Path Infill	Exp	↓	100,000	50,000	50,000		Project deferred until 2011/2012 year
5484.1500.30	Path Infill Program	Exp	↓	100,000	50,000	50,000		Project deferred until 2011/2012 year
5203.5831	Travelsmart Promotion	Exp	↓	15,000	-	15,000		Project deferred until 2011/2012 year
5425.1500.30	Labouchere Rd Kerblin Barriers	Exp	↓	25,000	-	25,000		Project deferred until 2011/2012 year
7128.1500.30	Angelo St Zebra Crossing	Exp	↓	24,000	-	24,000		Project deferred until 2011/2012 year
7130.1500.30	Mill Pt - Labouchere Right Turn	Exp	↓	40,000	-	40,000		Project deferred until 2011/2012 year
6227.2500.30	Brick Paving @ Murray St Shops	Exp	↓	14,000	-	14,000		Project deferred until 2011/2012 year
6243.2500.30	Park Access Upgrades	Exp	↓	20,000	-	20,000		Project deferred until 2011/2012 year
6244.5831	POS Strategy	Exp	↓	55,000	10,000	45,000		Project deferred until 2011/2012 year
6246.5831	SJMP Master Plan	Exp	↓	85,000	35,000	50,000		Project deferred until 2011/2012 year
6247.2500.30	SJMP BBQ / Shelter Replacement	Exp	↓	50,000	-	50,000		Project deferred until 2011/2012 year
6219.1500.30	SJMP Path Lighting (Stage 1)	Exp	↓	172,000	112,000	60,000		Project deferred until 2011/2012 year
6190.5831	Sustainability Action Plan	Exp	↓	120,000	75,000	45,000		Project deferred until 2011/2012 year
8034.5831	Admin Building Lower Level Entry	Exp	↓	33,000	-	33,000		Project deferred until 2011/2012 year
8102.4500.30	Admin Building Roof (Old)	Exp	↓	55,000	-	55,000		Project deferred until 2011/2012 year
8110.4500.30	Roof & Gutter Replacement	Exp	↓	80,000	30,000	50,000		Project deferred until 2011/2012 year

SPECIAL BUDGET REVIEW OF CAPITAL ITEMS								
<i>Capital Budget Items to be deferred until 2011/2012 - then funding to be replenished on sale of land</i>								
Ledger	Account Description	Type		Adopted	Amended	Increase	Decrease	Justification for the Amendment
Account				Budget	Budget	Surplus	Surplus	
7134.1500.30	Area 8 Traffic Mgt Initiatives	Exp	↓	50,000	-	50,000		Project deferred until 2011/2012 year
6176.2500.30	Green Plan Implementation	Exp	↓	50,000	24,000	26,000		Project deferred until 2011/2012 year
						3,500,000	3,500,000	
Net Increase to Muni Surplus							-	



WESTERN AUSTRALIAN Electoral Commission

LGE 028

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

CITY OF SOUTH PERTH	
10000000	
DATE	10/03/11
TO	GO/HOB
FROM	CEO
AL	✓

Dear Mr Frewing

Local Government Ordinary Election: 2011

The next ordinary elections are being held on 15 October 2011. While this is still some distance in the future, I have enclosed an estimate for your next ordinary election to assist in your 2011/2012 budget preparations.

The estimated cost for the 2011 election is \$80,000.00 inc GST, which has been based on the following assumptions:

- 25,800 electors;
- response rate of approximately 35%;
- 7 vacancies; and
- count to be conducted at the offices of the City of South Perth.

Costs not incorporated in this estimate include:

- non-statutory advertising (i.e. additional advertisements in community newspapers and promotional advertising);
- any legal expenses other than those that are determined to be borne by the Western Australian Electoral Commission in a Court of Disputed Returns; and
- one local government staff member to work in the polling place on election day.

The Commission is required by the *Local Government Act 1995* to conduct local government elections on a full cost recovery basis and you should note that this is an estimate only and may vary depending on a range of factors including the cost of materials or number of replies received. The basis for charges is all materials at cost and a margin on staff time only. Should a significant change in this figure become evident prior to or during the election you will be advised as early as possible.

The current procedure required by the *Local Government Act 1995* is that my written agreement has to be obtained before the vote is taken. To facilitate the process, you can take this letter as my agreement to be responsible for the conduct of the ordinary elections in 2011 for the City of South Perth in accordance with section 4.20(4) of the *Local Government Act 1995*, together with any other elections or polls that may also be required. My agreement is subject to the proviso that the City of South Perth also wishes to have the election undertaken by the Western Australian Electoral Commission as a postal election.

In order to achieve this, your council will now need to pass the following two motions by absolute majority:

- Declare, in accordance with section 4.20(4) of the *Local Government Act 1995*, the Electoral Commissioner to be responsible for the conduct of the 2011 ordinary elections together with any other elections or polls which may also be required; and
- Decide, in accordance with section 4.61(2) of the *Local Government Act 1995* that the method of conducting the election will be as a postal election.

I look forward to conducting this election for the City of South Perth.

Yours sincerely


Warwick Gately AM
ELECTORAL COMMISSIONER

10 September 2010

City of South Perth

Attachment 10.6.8

List of Application for Planning Consent Determined Under Delegated Authority for the Period 1/03/2011 to 31/03/2011

Application #	Ext. Ref.	PC Date	Address	Applicant	Status	Description
011.2010.00000488.001	RO5/56	17/03/2011	56 Roseberry AVE SOUTH PERTH	By Design Carports & Patios	Approved	Additions (X) to Single House
011.2010.00000519.001	DO2/41	3/03/2011	41 Douglas AVE SOUTH PERTH	J-Corp Pty Ltd t/a Perceptions	Approved	3 x Grouped Dwellings of 3-Storeys
011.2010.00000527.001	KA1/13	22/03/2011	13 Karoo ST SOUTH PERTH	Perth Residential Developments	Approved	Single House
011.2010.00000544.001	SA3/23	24/03/2011	23 Sandgate ST SOUTH PERTH	Mr T Dachs	Refused	Additions (X) to Single House
011.2010.00000552.001	CA6/29	3/03/2011	299 Canning HWY COMO	Cityside Construction P/L	Approved	Single House: Two-Storey
011.2010.00000624.001	MA8/11	25/03/2011	118 Mary ST COMO	J-Corp Pty Ltd t/a Perceptions	Refused	3 x Grouped Dwellings of Two-Storeys
011.2010.00000637.001	RA2/L6	25/03/2011	Rathay ST KENSINGTON	J-Corp Pty Ltd t/a Perceptions	Approved	Single House: Two-Storey
011.2010.00000666.001	CO10/2	2/03/2011	29 Cornish CRES MANNING	Norman Brooks Architectural Drafting & D	Approved	Additions (X) to Single House
011.2010.00000679.001	WA5/4	30/03/2011	4 Warrego ST KENSINGTON	Mr I D Jackson	Approved	Additions (X) to Single House
011.2010.00000706.001	HE2/61	18/03/2011	Henning CRES MANNING	Residential Attitudes	Approved	2 x Single Houses of 2-Storeys
011.2010.00000711.001	BA2/76	24/03/2011	76 Banksia TCE KENSINGTON	Carport Constructions	Approved	Additions (Carport) to Single House
011.2011.00000008.001	MI3/31	25/03/2011	315 Mill Point RD SOUTH PERTH	Mr D F Dyson	Approved	Additions (X) to Single House
011.2011.00000015.001	ST4/60	22/03/2011	60 Strickland ST SOUTH PERTH	B Taylor	Approved	Ancillary Accommodation to Single House
011.2011.00000022.001	EL3/10	1/03/2011	10A Elizabeth ST SOUTH PERTH	One Stop Patio Shop	Approved	Additions (Patio) to Single House
011.2011.00000031.001	MO1/72	28/03/2011	72 Monash AVE COMO	Mr D Mariano	Approved	Additions (Patio) to Grouped Dwelling
011.2011.00000039.001	IS1/14	3/03/2011	14 Isabella CRES MANNING	Mrs K L Sampson	Approved	Additions (Carport) to Grouped Dwelling
011.2011.00000040.001	WA1/77	9/03/2011	77 Walanna DR KARAWARA	Mr J D Bramley	Approved	Additions (X) to Single House
011.2011.00000041.001	FO1/10	9/03/2011	102 Forrest ST SOUTH PERTH	Mrs D H Delic	Approved	Additions (X) to Single House
011.2011.00000052.001	JU1/22	9/03/2011	22 Jubilee ST SOUTH PERTH	Mr R D William	Approved	Additions (Carport) to Single House
011.2011.00000053.001	AN1/13	15/03/2011	134 Angelo ST SOUTH PERTH	Simon Pental Architect	Approved	Additions (X) to Single House
011.2011.00000054.001	BA2/62	9/03/2011	62 Banksia TCE KENSINGTON	Hayagriva Buddhist Centre	Approved	Additions (X) to Single House
011.2011.00000058.001	RE2/12	14/03/2011	12 Redmond ST SALTER POINT	Mr N A Spicer	Approved	Additions (X) to Single House

List of Application for Planning Consent Determined Under Delegated Authority for the Period 1/03/2011 to 31/03/2011

Application #	Ext. Ref.	PC Date	Address	Applicant	Status	Description
011.2011.00000060.001	DA4/15	9/03/2011	15 Darlot CRES SOUTH PERTH	Tangent Nominees Pty Ltd	Approved	Single House of Single-Storey
011.2011.00000066.001	WE1/35	3/03/2011	35A Welwyn AVE MANNING	Meyer Shircore & Associates	Approved	Change of Use (from X) to X
011.2011.00000068.001	CO10/2	17/03/2011	20A Cornish CRES MANNING	One Stop Patio Shop	Approved	Additions (Patio) to Single House
011.2011.00000072.001	AN1/84	31/03/2011	84 Angelo ST SOUTH PERTH	Ms T Nardone	Approved	Change of Use (from X) to X
011.2011.00000073.001	TU3/14	18/03/2011	14 Tullamore CL WATERFORD	Mr M J Roux	Approved	Additions (X) to Single House
011.2011.00000074.001	MA8/10	18/03/2011	100 Mary ST COMO	Ms A E Kingsley	Approved	Additions (Patio) to Grouped Dwelling
011.2011.00000076.001	GW1/10	29/03/2011	101 Gwenyfred RD KENSINGTON	Mr J Hughes	Approved	Additions (Patio) to Single House
011.2011.00000080.001	PR1/25	24/03/2011	25 Preston ST COMO	Revel Enterprises T/A Karalee Tavern	Approved	Additions (X) to Tavern
011.2011.00000085.001	RY1/11	18/03/2011	118 Ryrie AVE COMO	Pure Style Patios	Approved	Additions (Patio) to Single House
011.2011.00000087.001	LO1/21	23/03/2011	21 Lockhart ST COMO	Westral Outdoor Centre	Approved	Additions (Patio) to Grouped Dwelling
011.2011.00000088.001	MO1/18	2/03/2011	18 Monash AVE COMO	Mr B O Wakenshaw	Approved	Additions (X) to Single House
011.2011.00000089.001	PA4/11	29/03/2011	11 Parsons AVE MANNING	Kalmar Factory Direct	Approved	Additions (Patio) to Grouped Dwelling
011.2011.00000091.001	CL4/37	9/03/2011	37A Clydesdale ST COMO	Ross Griffin Homes	Approved	Additions (X) to Single House
011.2011.00000092.001	CO6/10	23/03/2011	109 Coode ST SOUTH PERTH	Patio Perfect	Approved	Additions (Patio) to Single House
011.2011.00000093.001	BR8/2	3/03/2011	2 Bruce ST COMO	City of South Perth	Approved	Additions (X) to Aged or Dependent Perso
011.2011.00000094.001	PO1/3	18/03/2011	3 Potter AVE SALTER POINT	Mr R Stark	Approved	Additions (X) to Single House
011.2011.00000096.001	CO10/1	9/03/2011	18 Cornish CRES MANNING	Patio Perfect	Approved	Additions (Patio) to Grouped Dwelling
011.2011.00000097.001	CO10/2	9/03/2011	21 Cornish CRES MANNING	Mr R W Halliwell	Approved	Additions (Patio) to Single House
011.2011.00000098.001	HI1/7	9/03/2011	7 High ST SOUTH PERTH	Prestigious Building & Design	Approved	Additions (Patio) to Single House
011.2011.00000099.001	CA11/3	29/03/2011	31 Carlow CIR WATERFORD	Patio Perfect	Approved	Additions (Patio) to Single House
011.2011.00000102.001	HO2/70	11/03/2011	70 Hope AVE MANNING	Great Aussie Patios	Approved	Additions (Patio) to Grouped Dwelling
011.2011.00000105.001	TH6/5	15/03/2011	5 Thurles CT WATERFORD	Kalmar Factory Direct	Approved	Additions (X) to Single House
011.2011.00000109.001	WE1/73	28/03/2011	73 Welwyn AVE SALTER POINT	Oasis Patios	Approved	Additions (Patio) to Grouped Dwelling
011.2011.00000112.001	PA4/30	21/03/2011	30A Parsons AVE MANNING	Westral Outdoor Centre	Approved	Additions (Patio) to Grouped Dwelling

Attachment 10.6.8**List of Application for Planning Consent Determined Under Delegated Authority for the Period 1/03/2011 to 31/03/2011**

Application #	Ext. Ref.	PC Date	Address	Applicant	Status	Description
011.2011.00000113.001	GA3/42	21/03/2011	42 Gardner ST COMO	Outside Concepts - South East WA	Approved	Additions (Patio) to Grouped Dwelling
011.2011.00000114.001	WA8/31	17/03/2011	31 Waverley ST SOUTH PERTH	Mr I J Riou	Approved	Additions (X) to Single House
011.2011.00000120.001	DO4/32	22/03/2011	32 Downey DR MANNING	Patio Perfect	Approved	Additions (Patio) to Single House
011.2011.00000121.001	BR8/23	22/03/2011	23 Bruce ST COMO	A1 Patios	Approved	Additions (Patio) to Single House
011.2011.00000123.001	HE1/67	31/03/2011	67 Henley ST MANNING	Graphic Pergolas	Approved	Additions (Patio) to Grouped Dwelling
011.2011.00000127.001	KI2/42	25/03/2011	42 Kilkenny CIR WATERFORD	Coolest Solutions Pty Ltd	Approved	Additions (X) to Single House
011.2011.00000128.001	RO1/59	25/03/2011	59 Robert ST COMO	Country Leisure Centre	Approved	Additions (Patio) to Grouped Dwelling
011.2011.00000133.001	ER1/60	28/03/2011	60 Eric ST COMO	Ms L Youngs	Approved	Dividing Fence >1.8m



NOTES

• MARCH COUNCIL AGENDA BRIEFING

• Australia Day 2011 Feedback

Held in the Council Chamber

Tuesday 15 March 2011

Commencing at 5.30pm

Present:

Mayor Best (Chair)

Councillors:

I Hasleby	Civic Ward (from 5.35pm)
V Lawrance	Civic Ward
P Best	Como Beach Ward
G Cridland	Como Beach Ward (from 5.40pm)
L P Ozsdolay	Manning Ward
T Burrows	Manning Ward
C Cala	McDougall Ward
P Howat	McDougall Ward
R Grayden	Mill Point Ward (from 5.32pm)
B Skinner	Mill Point Ward
S Doherty	Moresby Ward
K Trent, RFD	Moresby Ward

Officers:

Mr C Frewing	Chief Executive Officer
Mr S Bell	Director Infrastructure Services (until 6.25pm)
Mr M Kent	Director Financial and Information Services (until 6.25pm)
Mr R Kapur	Acting Director Development & Community Services (until 6.25pm)
Ms D Gray	Manager Financial Services (until 6.25pm)
Mr P McQue	Manager Governance and Administration (until 6.25pm)
Mr M Taylor	Manager City Environment (until 6.25pm)
Ms S Watson	Manager Community Culture and Recreation (from 6.25pm)
Mr R Bercov	Strategic Urban Planning Adviser
Ms P Arevalo	Marketing Officer (until 6.25pm)
Ms M Kelly	Communications Officer (until 6.25pm)
Ms W Patterson	City Sustainability Coordinator (until 5.55pm)
Mrs K Russell	Minute Secretary

Presenter

Mr Peter Roaen Events Coordinator (from 6.25pm)

Apologies Nil

Gallery

There were 5 members of the public and 1 member of the press present.

OPENING

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

DECLARATIONS OF INTEREST

Nil

DEPUTATIONS

Nil

MARCH COUNCIL AGENDA REPORTS

The Chief Executive Officer presented a brief summary of each of the March 2011 Council Reports as follows. Questions and points of clarification were raised by Members and responded to by the officers.

10.0.1 Potential new names for Public Roads within the City of South

In response to a Council resolution an additional list of names, drawn from the names of former prominent Chinese market gardeners, is presented for consideration when naming new public roads within the City of South Perth.

10.2.1 Climate Change Risk Assessment and Adaptation Report

In 2010 the City undertook a trial project to identify and assess the risks of climate change impacts. This report presents, as a 'first pass' at understanding and recording the City's likely vulnerability towards the impacts of climate change an Adaptation Report by the project facilitator, Echelon Australia Pty Ltd, an organisation associated with the City's insurers, Local Government Insurance Services (LGIS).

10.2.2. Investment in the Swan Canning Catchment

WALGA, through its Swan Canning Policy Forum is seeking Council support for its *draft* Priority Plan for Investment in the Swan Canning Catchment.

10.2.3 Irrigation System - Collier Park Golf Course

This report assesses tenders received for the supply and installation of an automatic irrigation system for the 'Island 9' of the Collier Park Golf Course.

10.3.1 Amendment to Approved 4 Multiple Dwellings - 27 South Perth Esplanade South Perth.

This report considers an application for an amendment to a previously approved development. Council is being asked to exercise discretion in relation to the ground floor levels and setbacks.

10.6.1 Monthly Financial Management Accounts - February 2011

This report presents monthly management account summaries comparing the City's actual performance against budget expectations.

10.6.2 Monthly Statement of Funds, Investments and Debtors

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

10.6.3 Listing of Payments

This report lists accounts paid under delegated authority (Delegation DC602) between 1 February 2011 and 28 February 2011.

10.6.4 Capital Projects

This report details financial performance supplemented by relevant comments in relation to approved capital projects to 28 February 2011.

10.6.5 Use of Common Seal

This report details the use of the Common Seal for the month of February 2011.

10.6.6 Planning Applications 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 February 2011.

10.6.7 Constitutional Recognition of Local Government

The Australian Local Government Association has written to all State/Territory Associations seeking the support of Local Governments in the campaign for a referendum on the constitutional recognition of local government.

10.6.8 Lord Mayor's Distress Fund

This report recommends that the City donate to the Perth Hills Fire Appeal, the Disaster Relief Appeal of the Queensland floods and the New Zealand Red Cross Appeal to assist in the recovery after the Christchurch earthquake.

10.6.9 Australian Institute of Company Directors

The purpose of this report is to give consideration to Councillor and Executive attendance at the Australian Institute of Company Directors (AICD) course which is a comprehensive and credible learning program providing professional development for directors and boards of all levels and experience.

Confidential Item

15.1.1 No. 7 Swan Street, South Perth

The CEO advised that report Item 15.1.1 was made *confidential* because of Court Hearing scheduled for Friday 11 March. He further stated that as the Hearing has been deferred that it was proposed to bring this matter into the main body of the final Agenda.

Conclusion of March Council Agenda Briefing

This part of the briefing concluded at 6.25pm.

Meeting Closed to Members of the Public

The meeting was closed to the public gallery at 6.25pm.

Note: The Events Coordinator Peter Roaen and Manager Community Culture and Recreation joined the meeting and the following officers retired from the meeting at 6.25pm:

- Director Infrastructure Services
- Director Financial and Information Services
- Acting Director Development & Community Services
- Manager Financial Services
- Manager Governance and Administration
- Manager City Environment
- Marketing Officer
- Communications Officer

Australian Day 2011 Feedback

The Manager Community Culture and Recreation gave a brief overview of the format of the Australia Day 2011 briefing. She then welcomed Events Coordinator Peter Roaen who gave a powerpoint presentation on the following topics:

Australia Day 2011

- 1 Big Celebration Zone
 - 112,000 sq.m fenced, secured, smoke free, alcohol free and healthy food stalls
 - 60 free activities for all ages
 - Central big top with multicultural stage program
 - Cost: 430K covered with Grants
 - 50,000 visitors
 - Incident Free
- All Day Event
 - Citizenship ceremony
 - Big Breakfast
 - Movie Screening
 - afternoon activities
 - Fireworks
- New Overall Event Management
 - Working party with all relevant departments
 - full control of south Perth Foreshore
 - Reduced services outside event zone
- Reduced Residential Impact
 - More flexible access policy
 - Less parking restrictions
 - Better temporary traffic and parking signage
 - Increased and more detailed resident information
 - Free shuttle services to reduce traffic in event area
- Survey Results
 - where were you born?
 - did you attend last years Family or Youth zone?
 - How did you find out about the Celebration zone?
 - How did you get to this event?
 - did you enjoy the fact that the zone was non-smoking / alcohol free?
 - What was the best thing about the Celebration Zone?
 - What was the one most important thing you would change?
 - Would you attend the Celebration zone in 2012 if the event was of a similar format?

During the presentation Members raised questions and points of clarification which were responded to by the Events Coordinator / officers.

Where to From Here

Australia Day 2012

- Same event formula with big top
- Further reduction of services outside event zone
- Increased shuttle services
- Increase number of activities if budget allows
- Keep Celebration zone fencing

Closure

The Mayor thanked everyone for their input and closed the Briefing at 7.40pm.



NOTES

Concept Forum

"Big Ideas Business Breakfast"

Presentation by MacroPlan Australia

"Australia to 2050 – Future Challenges"

Held at the City of Melville

Wednesday 16 March 2011

Commencing at 7.15am

Present:

Mayor Best

Councillors:

I Hasleby	Civic Ward
V Lawrance	Civic Ward
P Best	Como Beach Ward
G Cridland	Como Beach Ward
T Burrows	Manning Ward
C Cala	McDougall Ward
P Howat	McDougall Ward
B Skinner	Mill Point Ward
S Doherty	Moresby Ward
K Trent, RFD	Moresby Ward

Officers:

Mr C Frewing	Chief Executive Officer
Mr S Bell	Director Infrastructure Services
Mr R Bercov	Strategic Urban Planning Adviser

Apologies

Cr L P Ozsdolay	Manning Ward
Cr R Grayden	Mill Point Ward

<u>City of Melville</u>	<u>Town of Victoria Park</u>	<u>Presenters</u>
Mayor Russell Aubrey CEO, Shayne Silcox Councillors and Officers	Mayor – Trevor Vaughan CEO, Arthur Kyron – CEO Councillors and Officers	<u>MacroPlan Australia</u>

1. **Opening / Introduction**

The Mayor of Melville, Russell Aubrey opened the meeting and welcomed everyone in attendance. He then introduced the CEO of Melville, Shayne Silcox who gave a brief overview of the purpose of the 'Big Ideas Business Forum' and then introduced Brian Haratis from MacroPlan Australia who spoke on the following topics:

Key Policies Drive Future Trajectory of Melville

- Intergenerational Report Australia to 2050 – 'future challenges'
- Henry Tax Review – Australia's future tax system
- National Health and Hospitals Network for Australia's Future

Intergenerational Report 2050 -

Key Issues

- + Population – Ageing and Growth and their impact on Government expenditure
- + Participation – in the workforce, by women and older Australians
- + Productivity – in the economy to compensate for ageing population and slower labour force growth.
- + Relevance to Local Government
 - + changes in the demand for and delivery of key community services;
 - + changes in the capacity of key asset rich/cash poor older cohorts to afford land value-based taxes (e.g. rates);
 - + increased demand for proportionally decentralised service sector employment opportunities among older Australians; and
 - + increased demand for multi-modal transport options (public transport and pedestrian amenity) reflecting decreasing mobility
- + Local Rates viewed as effective and appropriate tax instruments;
- + User Charges appropriate to apply cost in market for use of public goods (sports facilities etc);
- + Competition from State Government for Land Tax with decline of Stamp Duty – tax fatigue;
- + Rise of Asset Rich/Cash Poor households creates needs for rates mechanisms like accruing deferrals
- + Increased focus on health from a Federal and State Government fiscal position;
- + Increased Federal Government involvement;
- + Current not applicable to Western Australia but likely in future;
- + Relevance to Local Government
 - + Health is a key factor in residential location for older Australians;
 - + Health has overtaken Retail as the largest employer
 - + Significant spillover employment and economic activity;
 - + Councils with major regional Health facilities can benefit

City of Melville Lifecycles and Trajectory

Current Role and Function of Melville

- + However, this will change in the future in response to a range of key drivers
- + The City of Melville, based on case study analysis, functions as:
 - + a stable, gentrified inner metropolitan residential location
 - + with supporting retail, health, education and other population-serving sectors
 - + catering for residents of the City, surrounding Councils and, to a degree, southern parts of the Perth Statistical Division.

Key Drivers of Change

- + **Reduced availability of and increased cost for business accommodation in the Perth CBD and Inner City** – creating a genuine price incentive for affordable business locations in other parts of Perth;
- + **Increased depth in the metropolitan Perth economy** – creating sufficient demand for non-CBD business locations;
- + **Transport congestion during peak hours** – in line with national examples of capital city evolution. Creates an incentive for business and employment locations at points at which traffic congestion intensify. This reflects a desire of businesses to reduce transaction costs and maintain their labour force catchments;
- + **State Government decentralisation** – proposed moves by State Government agencies to non-CBD office locations to catalyse urban and economic development;
- + **Focus on health expenditure and service delivery** – the future prominent role of the Fiona Stanley Hospital within metropolitan Perth's health network and the capacity of this health establishment to catalyse demand for economic activity, in line with Health-Oriented Development principles;
- + **Population Growth and Housing Demand** – in line with the draft Directions 2031 goal of in fill development in established residential locations;
- + **Housing Prices and Affordability** – house prices in Melville are high in comparison with metropolitan medians. While median household incomes are also high, high house prices create genuine affordability concerns among select market segments such as first home buyers, downsizing retirees, key workers, students and low income households; and
- + **Major redevelopment/master plan opportunities** – including Fiona Stanley Hospital/Murdoch Activity Centre and Canning Bridge Redevelopment.

Melville to 2050 – Themes

- + Based on policies, lifecycle and trajectory analysis and identification of key drivers, MacroPlan has identified the following themes that will characterise the development and evolution of Melville to 2050:
 - + Population and Migration
 - + Wealth, Health and Ageing
 - + Housing, Affordability and Density
 - + Transport, Congestion and Mobility
 - + Economic Centres, Precincts and Nodes
 - + Community Facilities and Technology

Populations and Migration

- + Theme Overview
 - + Stronger population growth for Perth under IG3 than Directions 2031
- + Location Context
 - + Current forecasts suggest continuation of consolidation phase – unlikely
 - + 1% growth scenario (slow growth) – 128,000 by 2031, 2% growth scenario (long-term average)– 156,000 by 2031
 - + 80% of in-migrants to Melville aged 44 and younger – working age families
- + Opportunities
 - + Population growth will partially offset ageing, allow for a more balanced population profile to be achieved; and
 - + Broader residential rates base from population growth.
- + Challenges
 - + Increased demand for Council services after extended period of consolidation, requiring a change in operational model; and
 - + Failure to achieve balanced age profile will expose Melville to cyclical volatility.

Wealth, Health and Ageing

- + Theme Overview
 - + Population ageing identified in IG3 as major issue with impact on health services demand and Government expenditure as well as the wealth profile of the population.
- + Local Context
 - + Melville current has an age profile that is characterised by mature families and older households, reflecting housing affordability and accessibility;
 - + As such, wealth levels are higher due to housing assets but not necessarily cash rich.
 - + Fiona Stanley will play a major regional health role, attracting activity from across metro Perth
- + Opportunities
 - + Regional role of health facilities will allow Melville to capture economic benefits of increased health expenditure;
 - + Population ageing can be moderated through population growth, balancing the age profile of the municipality;
- + Challenges
 - + Asset Rich/Cash Poor households will increase and therefore reduce capacity of rate base to pay for rates;
 - + Ageing will change nature of and demand for social and community services and transport infrastructure

Housing, Affordability and Density

- + Theme Overview
 - + Increased population growth and population ageing will change the demand for and composition of housing product; and
 - + State policies support increased residential diversification and density.
- + Location Context
 - + Slightly less diverse housing stock than metro area but with higher town house stock
 - + House prices significantly higher than metro average;
 - + Growing building approvals since 2004, enabling population growth

- + Opportunities
 - + Student and older residents provide key potential markets for higher density residential; and
 - + Local white collar employment may create professional rental market.
- + Challenges
 - + Need to ensure apartment supply does not flood the market – Housing Strategy; and
 - + Apartment product may not improve affordability due to high land and construction costs.

Transport, Congestion and Mobility

- + Theme Overview
 - + Decreased personal mobility with population ageing;
 - + Increased regional transport congestion reflecting increased journey-to-work flows.
- + Local Context
 - + Melville strategically located at future traffic congestion pressure point – creates demand for activity centre/floorspace; and
 - + Moderate level of employment self-sufficiency but misalignment between residents and jobs means lower employment self-sufficiency;
 - + Health facilities will create strong regional and local movement requirements among older residents
- + Opportunities
 - + Congestion will support demand for commercial activity to locate in Melville (Murdoch, Canning Bridge etc);
 - + Public transport usage will increase as a result of residential density and congestion.
- + Challenges
 - + Increased demand for car parking by non-residents – need for Car Parking Policy; and
 - + Increased localised congestion as a result of being a regional intervention location.

Economic Centres, Nodes and Precincts

- + Theme Overview
 - + Increased economic activity, productivity and labour force participation required nationally to counter aging population
- + Local Context
 - + Current moderate level of employment self-sufficiency but below average business development and investment;
 - + Significant proposed commercial developments at Fiona Stanley, Murdoch AC, University, Canning Bridge;
 - + Traffic congestion will incentivise business activity in Melville.
- + Opportunities
 - + Opportunity to diversify rates base in face of competition from State Government Land Tax and over-exposure to residential markets;
 - + State Government decentralisation and high CBD prices will create opportunities for floorspace in Melville

- + Challenges
 - + Scale of development is significant and must be coordinated to ensure oversupply conditions do not occur;
 - + Worker demand for services will increase dramatically – needs to be captured through higher differential rate

Recreation, Community Facilities and Technologies

- + Theme Overview
 - + Increased residential population and ageing will increase and change demand for recreational and community facilities
 - + Enhanced technology (NBN Co) will change service delivery.
- + Local Context
 - + Melville plays regional role in sport and recreational facilities provision;
 - + Local demand will increase in response to population growth;
 - + Significant upkeep cost associated with facilities in the future (water).
- + Opportunities
 - + New technology oriented community facility delivery to counter aging and decreased mobility;
 - + User charges for non-resident draw down of community facilities
 - + Increased collocation opportunities between community facilities and activity centres (retail, education etc)
- + Challenges
 - + Upkeep costs increase over time – need to shift to new facility type (built form intensive facilities rather than fields);

Following the conclusion of the presentations the CEO of the City of Melville facilitated a question / discussion forum.

Where to from here – Some Big Challenges:

How do we manage:

- population growth
- increasing density
- rich / poor divide
- ageing population
- increasing cost of health care
- progress the discussion on taxation reform

South Perth, Melville and Victoria Park need to respond to these issues.

Closure

Mayor Aubrey thanked everyone for their attendance. The Big Ideas Forum concluded at 9.15am.



NOTES

- **Climate Change Strategy 2010-15**
- **Budget Process / SFP Projections**

**Held in the Council Chamber
Tuesday 29 March 2011
Commencing at 5.30pm**

Present:

Mayor Best (Chair)

Councillors:

I Hasleby	Civic Ward
V Lawrance	Civic Ward
P Best	Como Beach Ward
L P Ozsdolay	Manning Ward
T Burrows	Manning Ward
C Cala	McDougall Ward
P Howat	McDougall Ward
R Grayden	Mill Point Ward
B Skinner	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
Ms D Gray	Manager Financial Services
Ms W Patterson	City Sustainability Coordinator (until 6.35pm)

Apologies

Cr G Cridland	Como Beach Ward - approved leave of absence
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OPENING

The Mayor opened the Agenda Briefing at 5.30pm, welcomed everyone in attendance and then outlined the format of the Briefing proceedings.

1. Climate Change Strategy 2010-2015

• **Background:**

- An extension of the Cities for Climate Protection Program
- Participant in Cities for Climate Protection Program – 2001 to 2009
 - Five Milestone Program
 - Action Plan addressing energy (buildings, streetlighting and water pumps), transport, waste, sustainable procurement, vehicle fleet and waste emissions
 - Greenhouse gas emission inventory
 - Abatement reconciliation

- Community concern expressed – Our Vision Ahead
- Strategic Plan 2010-2015 – Environment 2.5 – Build capacity within the community including partnering with stakeholders, to manage climate change risk through leadership, adaptation and mitigation
- Corporate Plan 2010-2011 – Environment 2.5.3 – Develop and implement a Climate Change Strategy
- Climate Change is a key consideration for whole of government
- **Strategy:**
 - Strategy sets the scene for management of appropriate response
 - Designed to prepare the City for the future
 - Staff Working Group (Director, Managers and Officers)
 - The Strategy documents the science and context of climate change
 - The Strategy lists the driving forces for action
 - The Strategy presents a guide from the past to future efforts
 - Based on three themes – Adaptation, Leadership and Mitigation
- **Adaptation** – *actions in response to actual or projected climate change and impacts, that lead to a reduction in risks or a realisation of benefits. A distinction can be made between a planned or anticipatory approach to adaptation (ie risk treatments) and an approach that relies on unplanned or reactive adjustments* (Australian Govt, 2006)
 - Undertaken a ‘first pass’ risk assessment to adaptation to climate change – March 2011 Council
 - Risk management
- **Leadership** (and Education) – sets out the City’s goals in providing leadership and building capacity within the City and Community, including partnering with other local governments to manage climate change risk and opportunity
- **Mitigation** – sets out the City’s goals to reduce greenhouse gas emissions
To date, most City efforts have been mitigating (reducing) greenhouse gas emissions
Mitigation efforts require reduction targets, which are proposed in the Strategy as –
 - 4% annual reduction in organisational greenhouse gas emissions from 2007-2008, by 2013-2014
 - 5% annual reduction in organisational energy (electricity & natural gas) consumption, by 2013-2014Strategy to be revised, including targets, in 2014-2015
- **Action Plans:**
 - Adaptation (page 16-17) – has its own Action Plan in the Climate Change Adaptation and Risk Management Report – March 2011 Council Meeting
 - Leadership – (page 18-19) – represented by five areas of concern (Strategy Mgt, Residential, Staff & Councillors, Business, and Partnerships)
 - Mitigation – (page 20-22) – represented by seven areas of concern (Strategy Mgt, Energy conservation, Waste, Sustainable procurement, Sustainable design, Transport, and Water)

During the presentation Members raised questions and points of clarification which were responded to by the City Sustainability Coordinator.

Where to From Here

The Climate Change Strategy 2010–2015 will be the subject of a report to the April 2011 meeting of Council.

2. **Budget Process**

The Director Financial and Information Services stated that the purpose of the briefing is to:

- provide an introduction to the SFP and Budget Process;
- understand the integrated financial planning framework;
- achieve a shared understanding of the Budget / SFP process;
- recognise the inputs that have informed the services, service levels and projects included in the SFP / Budget;
- acknowledge our role in ensuring that we have the capacity to fund and deliver the projects and services proposed;
- give economic context to discussion on the appropriate financial philosophy for the Budget / SFP;
- highlight major funding and expenditure options that may impact on proposed operating programs and capital items; and
- consider the parameters for the 2011/2012 Budget and SFP.

He then gave a presentation on the following topics:

- Financial Planning Process
 - Budget Theme Process and SFP Process
 - Major Capital Projects
 - Operating Components
 - Rates Modeling
 - Revised SFP
 - Draft Budget
 - Proposed Budget
 - Adopt Final Budget
- Critical dates within the SFP / Budget Timeline
 - 29/03 SFP / Budget Process Overview - Briefing
 - 27/04 Major Capital Project Proposals
 - 18/05 Rates Modelling & Capital Project Review
 - 26/05 Revised SFP Projections / Final Capital Project Review
 - 01/06 Draft Budget Presentation - Briefing
 - 15/06 Proposed Budget / Rates Modeling - Briefing
 - 12/07 Special Meeting to adopt Budget
 - 18/07 Issue Rates Notices
 - 24/08 Rates Due Date
- Financial Management Framework and Linkages Between Corporate Documents
 - Strategic Plan
 - Corporate Plan
 - Annual Plan
 - Business Unit Plans

- Why Produce a Strategic Financial Plan / Annual Budget
 - Benefits of aligning strategic intent with organizational capacity
 - Identify future financial / resource challenges
 - proactively intervene to manage challenges
 - ensure that the City remains financially sustainable
- Financial Management
 - What is Council's responsibility
 - Philosophical Considerations in financial Management
 - Economic Factors to Consider
 - Strategic Financial Plan / Budget Process
 - Developing the Local Government Budget
 - Current Year Position (Estimated year end projections)
 - Financial Challenges for the period ahead
 - Solutions to Challenges
 - SFP Major funding – Land Sales
 - Asset Enhancement Reserve
 - City Loan Borrowings Profile
 - Rates Revaluation Year (2011/2012)
 - Rates Modeling Technique
 - Preliminary Revaluation Feedback from VGO
 - SFP Overview of funding (5 Years)
 - Overview 2011/2012 – 2015/2016
 - Overview – Use of Funds (5 Years)
- Conclusions
 - important to deliver a 'Balanced Budget' for 2011/2012
 - objective is also to deliver a fully funded SFP that reflects the Corporate Plan
 - an obligation to ensure that our organisation remains financially sustainable
 - important to remember the basic balanced budget equation - can not live beyond our means
 - current economic climate provides an ongoing impetus for a critical but informed review of our operations. This will require a thoughtful balancing of competing priorities and a genuine commitment to managing community expectations.

During the presentation Members raised questions and points of clarification which were responded to by the Director Financial and Information Services.

Where to From Here

the next Budget Briefing is scheduled for 27 April 2011 on the topic: 'Present Budget Overview and Capital Initiatives first draft'.

Closure

The Mayor thanked everyone for their input and closed the Briefing at 7.40pm.



NOTES

- **Como Furniture Mart Proposal**
- **Arlington & Kensington Design Guidelines**

Held in the Council Chamber

Tuesday 5 April 2011

Commencing at 5.30pm

Present:

Sue Doherty,
Deputy Mayor

Moresby Ward - Chair

Councillors:

I Hasleby
V Lawrance
P Best
G Cridland
L P Ozsdolay
T Burrows
C Cala
P Howat
R Grayden
B Skinner
K Trent, RFD

Civic Ward
Civic Ward
Como Beach Ward
Como Beach Ward (arrived 5.40pm)
Manning Ward
Manning Ward (arrived 6.00pm)
McDougall Ward (arrived 5.38pm)
McDougall Ward
Mill Point Ward
Mill Point Ward
Moresby Ward

Officers:

Ms V Lummer
Mr R Bercov
Mrs G Fraser
Mr Matt Stuart

Director Development & Community Services
Strategic Urban Planning Adviser
Senior Strategic Planning Officer
Coordinator Statutory Planning

Presenters

Mr Andrew Dart
Mrs Julia Dart

Como Furniture Mart from 5.30pm – 6.10pm)
Como Furniture Mart from 5.30pm – 6.10pm)

Mr Murray Casselton TPG Town Planning and Urban Design (from 6.10pm – 7.05pm)

Apologies

Mayor James Best (leave of absence)

OPENING

The Deputy Mayor opened the Briefing at 5.30pm, welcomed everyone in attendance and stated that the purpose of the Briefing was:

- (1) to enable the owners of the 'Como Furniture Mart', Lot 51 (No. 123) Melville Parade, Como, to explain to Elected Members the reasons for their further application for a change of use; and
- (2) for TPG consultants to provide Elected Members with an overview of the process and methodology involved in the preparation of the Arlington and Kensington Streetscape Policies.

1. Proposed Change of Use “Como Furniture Mart” Lot 51 (No. 123) Melville Parade, Como.

Applicant Andrew Dart gave a presentation on the proposed Change of Use for No.123 Melville Parade, Como and spoke on the following topics:

- No. 123 Melville Parade – shop before / shop after renovation;
- End of an icon – Como Furniture Mart 1960 – 2011 as trading is no longer financially viable;
- All alternative uses for site considered;
- Parking issues – owners' contribution 2009; and
- Parking survey – viable solution.

During the presentation Council Members raised questions and points of clarification which were responded to by the presenter and Council Officers.

Where to From Here

On 4 April 2011, Mr. Dart lodged a development application for a Change of Use (from Showroom, Cafe/Restaurant and Office) to Office, which will be the subject of a future report to Council for consideration.

Note: Mr and Mrs Dart left the meeting at 6.10pm

2. Arlington and Kensington Design Guidelines

Murray Casselton of TPG Town Planning and Urban Design gave a PowerPoint presentation which covered the following topics:

- **Project Scope - Streetscapes - what are they?**
 - Local perspectives
 - Professional perspectives
 - Intention = merging of the two
- **Literature Review**, including the City's Policy Context (City wide: *Policy P302 'General Design Guidelines for Residential Development'*, *Policy P350 'City-Wide Residential Policies'*; Precinct specific: *Policy P351 'Precinct Streetscape Policies'*)
- **Examples from other local governments**, including intra-state examples (City of Subiaco, Town of Vincent, Town of Victoria Park, City of Stirling) and inter-state examples (Bayside City Council (Victoria), City of Unley (South Australia)):
 - context of the design policy
 - statutory requirements
 - effectiveness of the policy
 - level of acceptance by the community
- **Consultants Project team –**
 - Murray Casselton - Project Director/Policy Development
 - Nerida Moredoundt - Streetscape Character Assessment/Policy Development
 - Cath Blake-Powell - Community Engagement Coordinator/Report Preparation
 - Alice Reynolds - Statutory Planner/Report Preparation
 - City Project Management Team: Vicki Lummer, Rod Bercov, Gina Fraser and other officers from time to time, including Planners to accompany TPG on site visits for learning and appreciation experience

- **Indicative timeline –**
 - 1 Preparation:
 - Early April 2011 - Phase 1 completion: Preparation (marked by Concept Forum 1)
 - 2 Community Engagement (Part A) and Site Survey:
 - Early April 2011 - Phase 2: commencement of Pre-Community Engagement
 - Early/Mid May 2011 - finalisation of site survey
 - Late May 2011 - commencement of Community Engagement (Part A)
 - 3 Phase 3: Policy Preparation:
 - Early October 2011 - finalisation of draft policies
 - 4 Community Engagement (Part B):
 - Early/Mid October 2011 - commencement of Community Engagement (Part B)
 - 5 Policy Finalisation:
 - Early December 2011 - expected project completion
- **Details of the community engagement strategy** - the consultants will focus particularly on the importance of community engagement as part of the process. Part A will involve workshops with landowners' focus groups. Part B will involve a mail-out to all landowners, inviting feedback on draft Policies.
- **Purpose of community engagement -**
 - Establish guiding communication and engagement objectives
 - Identify key stakeholders, community and business groups
 - Demonstrate an understanding of the City's current engagement requirements
 - Establish appropriate community engagement tools and techniques
 - Establish feedback methods
 - Define key roles and responsibilities
 - Establish a community engagement project schedule
- **Objectives of community engagement -**
 - Create an encouraging and supportive engagement environment
 - Encouraged expression of local perspectives
 - Provision of accessible information that is easy to understand
 - Foster appreciation and understanding of varying views
 - Open, transparent and accountable process
 - Timeliness and consistency
 - Management of reasonable community expectations
 - Provision of community feedback
- **Key stakeholders –**
 - Property owners
 - Business owners
 - Kensington Community Association
 - South Perth Historical Society
 - Local Church Groups
 - Kensington Primary School
 - Moorditch Keila South Perth Aboriginal Community Group
 - Relevant servicing authorities (power, water, roads, etc)
 - City of South Perth Mayor and Councillors
 - City of South Perth Business Units
 - Council Members were also invited to nominate any other key stakeholder
- **The staged approach was described -**
 - Pre-Community Engagement Part A (14 days response time) - media release, information made available on the City's website and at the Civic Centre and Civic Centre Library, mail-out of letters (invitation to comment and/or register interest in attending focus group workshops) to Arlington and Kensington landowners and identified non-residential stakeholders
 - Community Engagement Part A - Individual Arlington and Kensington focus group workshops
 - Community Engagement Part B (21 days response time) - Media release, information made available on the City's website and at the Civic Centre and Civic Centre Library, mail out of

letters and draft policies (invitation to comment) to Arlington and Kensington landowners and identified non-residential stakeholders

During the presentation Members raised questions and points of clarification which were responded to by officers and the presenter, including the following.

- The difference between ‘heritage’ and ‘streetscape character’ areas: Cultural heritage significance usually relates to individual buildings which reflect a particular significant historical event, owner/occupier, architectural style, etc which is significant to the local history of the area. Streetscape character on the other hand, is the combined effect of the consistent use of particular architectural design elements and the characteristics of the elements within the street reserve, which give the street a particular appearance or character. These elements tend to reflect design fashion of particular periods. Not all streetscape characters are valued by the community, and those that are highly valued need to be protected. This will be tested in the current study. Individual houses within highly regarded ‘streetscape character’ areas may be demolished, but replacement houses must also respect the existing streetscape character.
- The difference between ‘heritage’ and ‘streetscape character’ areas will need to be explained carefully to residents - streetscape is not pseudo-heritage.
- The need to accommodate new, appropriately designed development within the precincts. Need to strike a balance between traditional character and contemporary housing needs.
- The apparent desire of a portion of the Kensington community to protect the existing character.
- Issues with the previous draft streetscape policies which caused them not to be adopted by the Council at the time - inadequate responses to submitters’ concerns in relation to some issues, and practical problems relating to implementation in that form.
- Understanding by Council Members that the Kensington Community Association does not represent the whole of the Kensington community.
- Engagement of the residential community through focus groups. While it is not the current intention to create separate focus groups for each unique ‘character’ area of Kensington, the number of groups will be determined by the number of expressions of interest submitted during forthcoming consultation process. Everyone will be invited to participate. The aim is for the focus group for each precinct to include a wide geographic and demographic composition, but will be dependent on who responds.
- It is proposed to engage mainly with landowners, although other residents will see newspaper coverage.
- The non-residential community will be engaged as a single group.
- The desire by some landowners to build in contemporary styles for contemporary living. Some owners might object to the policy. The policy will not advocate the ‘BANANA’ principle – ‘Build Absolutely Nothing Anywhere Near Anyone’.
- The status of the final document as a ‘Policy’ noting that, when dealing with individual development applications, the Council may permit variations from the Policy from time to time as appropriate, at its discretion. The Policies will not be too detailed or prescriptive.
- The need for new purchasers to familiarise themselves with all Council Policies before purchasing.
- The purpose of the policy will not be to offer rewards (eg. density bonus) to those who comply. Matters relating to density are addressed in TPS6.
- Potentially, the ability of owners to address streetscape at the front of the house, but rebuild in contemporary style behind. However, this could be expensive.
- Without the proposed policies, the Council is still required to examine streetscape character in accordance with the Council’s City-wide Policy P302 “General Design Guidelines for Residential Development”, but the proposed policies will be more precinct-specific.
- Need to consider the effect on both precincts of the need to foster higher density along Canning Highway, and the effect of this on surrounding housing. Widening of Canning Highway will ultimately see the demolition of some housing.

Where to From Here

Part A of the community consultation program is being implemented, starting during the week commencing Monday 11 April 2011. This process will include media coverage and letters to every landowner within the two precincts, inviting nominations for membership of a focus group for each precinct. The City will receive and acknowledge nominations, and will work with the consultants in selecting members of each group during early May 2011.

Towards the end of May, the consultants will meet with each focus group to elicit views on streetscape character for the respective precincts, before preparing the draft policies themselves. They will then prepare a Community Engagement Report which is anticipated to be presented to the Council in early July 2011.

Closure

The Deputy Mayor thanked everyone for their input and closed the Concept Forum at **7.05pm.**



MINUTES OF GENERAL MEETING

Held Wednesday, 9th February City of South Perth

CoB	City of Belmont	FoG	Friends of Groups
CoSP	City of South Perth	GPFG	Garvey Park Friends Group
CoC	City of Canning	LGA	Local Government Authority
COSPEA	City of South Perth Environmental Association	NRM	Natural Resource Management
CPCMP	Canning Plain Catchment Management Plan	SCC	Swan Catchment Council
CRRPV	Canning River Regional Park Volunteers	SERCUL	South East Regional Centre for Urban Landcare
DEC	Department of Environment & Conservation (was DoE/CALM)	SoK	Shire of Kalamunda
DoW	Department of Water	SRT	Swan River Trust
EHO	Environmental Health Officer	ToVP	Town of Victoria Park
EO	Environmental Officer	TRCG	Two Rivers Catchment Group
EWP	Environmental Water Provision	WWAG	Wilson Wetland Action Group

Present

<i>Chair</i>	Rotating	LGA	Cr Les Ozsdolay	CoSP
<i>Vice Chair</i>	Vacant	LGA	Cr Rowena Skinner	ToVP
<i>Treasurer</i>	Anne Pettit	COM	Nicole Davey	CoB
<i>Secretary</i>	Vicky Hartill	COM	Tyron Miley	CoSP
<i>Community</i>	Russell Gorton	WWAG	Cr Bev Olsen	CoC
			(7.49pm)	
<i>Community</i>	Sandy Wainwright	SERCUL	Amy Warner	SERCUL
			Jose Alcala	SERCUL

Apologies

<i>Community</i>	Tom Atkinson	SERCUL	LGA	Josephine Lockley	ToVP
<i>Community</i>	Julie Robert	SERCUL			

Meeting opened 7.08pm

1.0 Welcome and Apologies

Memberships NIL

2.0 Acceptance of Minutes Previous Meeting

The minutes of previous meeting held Wednesday, 13th October 2010 were read and accepted.

Moved: LO

Seconded: RS

Action Updates:

1. Invite Bob Paulin to an early meeting in 2011 to talk about issues that may concern our catchment. AP to put together information for the group before the meeting.

Action: AP will invite him Bob Paulin to April meeting.

NB: AP will attend a presentation on waste incineration and will provide feedback at the next meeting.

2. Investigate if the current bank account is the best option for the group.

Action: not complete as yet AP and JA to discuss further and suggest best option to the group at next meeting. Group discussed current situation and how SERCUL and other local friends of groups bank accounts work.

3. Develop procedure for delivering Grab a Gladi events e.g. removal, treatment, hygiene etc.

Action: Ongoing

4. Invite Debbie Besch from SRT to make a presentation on the Canning Catchment WQIP early in 2011.

Action: Complete

5. Revise banner and provide third draft to committee

Action: SW to check with Melinda Snowball to see if she can finalize the banner for the group and work with VH.

6. Provide information to be included in the support letter for a Coordinator for the Canning Plain Catchment Management Plan implementation.

Action: Ongoing

3.0 Correspondence

IN

1. SALP – Funding Approved for weed control

2. ECOJOBS – Invoice casual staff for weeding Garvey Park Ascot 25th-29th Oct
3. DEC – Bushland News
4. Bill Johnson Cannington – 2010/11 PEET Community Sponsorship Program
5. Bill Marmion – Environmental Community Grants 2011

OUT

1. TRCG NRM Grant – Weed Control Support Letter 2011

4.0 Treasurers Report

AP thanked JA for his ongoing assistance

AP pointed out CFOC grant money had been received. Group discussed the outstanding grants. RG queried if the funds could be redirected to WWAG projects. VH indicated decisions were made in the past on the expenditure of the grants.

Moved: ND

Second: RS

Action: VH to check previous minutes to determine the decisions made on the expenditure of two grants:
1. GP Friends \$2307.09 and 2. Woodlupine \$6992.82.

5.0 Business Arising and Agency Reports

5.1 SRT Presentation

A brief overview of Canning Plain WQIP was presented.

Questions raised by group included:

- Q. Section 5. Monitoring and review - will these documents be made available?
- A. When ready they should be.
- Q. Plan discusses funding for a five year plan – what about post this commitment?
- A. Funding commitment as outlined and after then Melissa indicated she was not sure.
- Q. Section 2.1 Implementation - what are the plans for the implementation of the fertilizer education? What will the SRT and other stakeholders do to push to regulate P in all available fertilizers and take high P brands off the market?
- A. Education through SERCUL and PAG. Melissa indicated she was unsure about tackling brands high in P.
- Q. What money is available in this program? Any proportion to on-ground community action?
- A. Melissa indicated she was not able to answer this.

Action: Request SRT provide answers to questions raised after Canning Plain WQIP presentation.

Action: VH to ask and/or draft a letter to JR at SERCUL regarding question on on-ground action and funding.

Moved: RG

Second: RS

5.2 SERCUL /SRT/CVA/CHEVRON

AW indicated 1.5 million from partnership is available through Conservation Volunteers Australia (CVA). Approx 8 days a month (6-10 people). AW invited TRCG and LGA's in the catchment to get involved if any groups required assistance in connection to management of the Swan Canning catchment. A letter will go out to all groups and LGA's in the area advertising the opportunity.

AW indicated the group and/or other groups can send formal requests to SERCUL to get involved in the projects.

5.3 CoB Garvey Park Grant

\$16800 left to expend. Plants to go in this winter and remainder funds to be committed to weed control – all contractor work.

5.4 CoB Tomato Lake Lotterywest Grant - Successful

5000 tube stock to be planted on 3rd July 2011 from 9-12noon.

Action: Provide Tomato Lake planting event details to VH for distribution to the group and members.

5.5 Calendar of events

VH reminded group members to send through all event details to be added to the calendar of events and posted on the TRCG webpage on the SERCUL website.

AP suggested we try a new approach to get more people involved but she was unsure of the approach! What ideas do people have? How can we make it more enticing? Ideas raised Included:

1. Design a postcard with events – not very sustainable.
2. Utilise LGA's newspaper / community newsletter – already doing this at least requesting the inclusion of articles.
3. CoB – have a frog bookmark with environmental events. This is a great idea but how does the group distribute these? Via LGA's and a handful of events volunteers attend.
4. Choose same date every year or choose second Sunday on the month. To some extent the group already does this e.g. National Tree Day, Grab a Gladi events. As voluntary group we cannot commit to anymore.

Canning Arts Centre 13th March – SERCUL team will have TRCG information up display.

CoB Autumn River Festival 3 April – VH volunteered to man the TRCG display with CoB staff.

Action: Email Autumn River Festival details to VH for distribution.

5.6 Other Grant Updates

VH gave a brief update on each of the current grants. AP indicated an interest in needing to know more clearly what grant assessors want e.g. unsuccessful SGIO grant. Many grants are more interested in on-ground outcomes.

TM raised the DEC Environmental Community Grants - due 27th April – South Perth may apply.

VH indicated it might be good to invite SERCUL staff to attend a later meeting who are working on current grants with us. Group all agreed.

Action: Invite SERCUL staff managing current grants to make a presentation to the group.

5.7 Caltrop

RG wanted to re-highlight that caltrop is coming back with a vengeance:

1. Manning Road, very western end of the South Perth boundary is quite bad. TM indicated he will investigate this.
2. Berwick St on northern side and west near George St. RS to liaise with JL at ToVP.

Cr BO from CoC queried what happens in other council areas? LGA representatives indicated Caltrop mostly managed by Parks Dept in each council as part of an annual program. Residents and groups can report outbreaks that may be missed.

5.8 City of Belmont Update

SALP update: Variation of planting site to the two Casuarina lakes has been approved; Project deadline is 30 March 2011; Ecojobs are booked to complete the planting in February; Remaining funds will be spent on hand weeding and spraying in the Garvey Park floodplain.

1. Potential for environmental legacy projects as part of the Gateway WA (airport access) and Great Eastern Highway upgrades in Belmont. Some impact on remnant vegetation and revegetation sites;
2. Irrigation upgrades currently in progress: 3 major active reserves (Miles Park, Forster Park & Centenary Park). Will incorporate hydrozoning;
3. Signal Hill Management Plan review- 15 years old. Workshop to be held in March/ April. Representative from Two Rivers Catchment Group to be invited once date is set;
4. 2 Lilian Grove (adjacent to Garvey Park)- response to an oil spill of 4,000L of diesel sump oil, due to fire on neighbouring property. Ongoing issues due to residual oil within the drainage network.

5.9 **City of South Perth Update**

1. The City is continuing to monitor the Cygnia Cove development, including monthly site visits and reporting. The constructed wetland (swan habitat) earth works have been completed, and planting has begun. As yet no *Baumea articulata* has been saved from the original wetland to be replanted elsewhere. This is scheduled to occur as part of Stage 2 works, and the City will monitor this closely. The City, the Developers and the Contractor have reached an agreement to compensate for the loss of the mature marris early in the development;

2. Work is expected to commence early March 2011 on a project to increase the buffer width between the principal shared path and the river estuary along a 300m stretch of foreshore between Comer St Overpass and Milyu Nature Reserve on the Kwinana Freeway. Works will involve increasing the buffer to a minimum of 5m between the path and proposed geotextile sand container revetment, grading the slope and installing the GSC revetment. There is only sparse native vegetation on site consisting 5 scattered *Casuarina obesa*. These will be protected during construction works and retained on site. Re-vegetation of the completed works will occur in 2012;

3. CoSP will again be applying for Swan River Trust Riverbank funding for 2011-12. Projects to be submitted include repairs to river walls along the Sir James Mitchell Park Foreshore, the continued restoration of Milyu Nature Reserve in partnership with DEC and Swan Estuary Reserves Action Group (SERAG), and the implementation of restoration works as recommended in the Salter Point Lagoon Restoration Plan; and

4. The City is also planning a bat stalk as part of our program to monitor micro-bats within South Perth. This project is being run in conjunction with Joe Tonga and has involved students from Aquinas College. The results of this project will be presented at the Perth Zoo's Go Batty Workshop in April.

6.0 **General Business**

6.1 **Fire in Canning River Regional Park – 8/9th February 2011**

SW alerted the group to a recent fire in the Canning River Regional Park and showed the group a map of the burnt area. VH requested a copy of the map to be sent for inclusion in TRCG records.

Action: Forward map of area Canning River foreshore area impacted by the Feb 2011 fire.

7.0 **Next Meeting City of Belmont 13th April 2011**

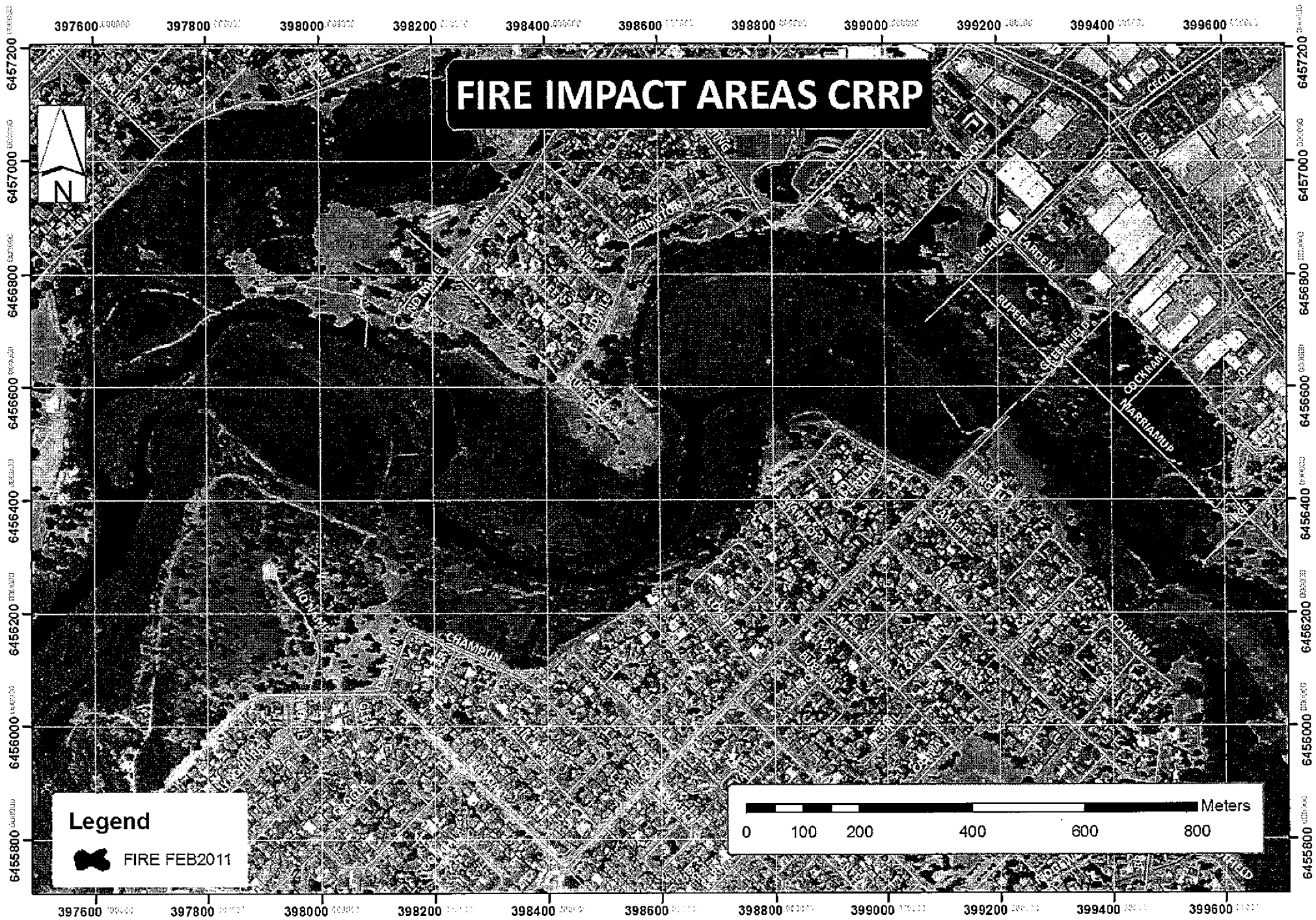
Meeting closed 8.44pm

Signed

Accepted as a true and accurate record of meeting.


Dated

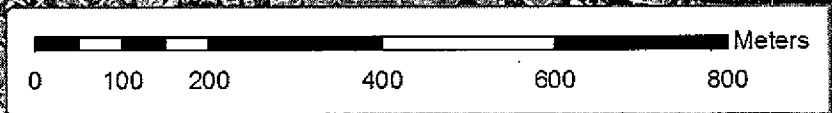
Item	Actions February 2011	Duty	Status
Ongoing			
1	Invite Bob Paulin to an early meeting in 2011 to talk about issues that may concern our catchment. AP to put together information for the group before the meeting.	AP/VH	Pending
2	Investigate if the current bank account is the best option for the group.	AP/BC	Pending
3	Develop procedure for delivering Grab a Gladi events e.g. removal, treatment, hygiene etc.	VH	Pending
4	Discuss banner with Melinda Snowball to see if she can finalize it for the group.	SW	Pending
5	Provide information to be included in the support letter for a Coordinator for the Canning Plain Catchment Management Plan implementation.	VH/JR	Ongoing
New			
6	Check previous minutes to determine the decisions made on the expenditure of two grants: 1. GP Friends \$2307.09 and 2. Woodlupine \$6992.82.	VH	
7	Action: Request SRT provide answers to questions raised after Canning Plain WQIP presentation. Additional Action: VH to ask and/or draft a letter to JR at SERCUL regarding question on on-ground action and funding.	VH	
8	Provide Tomato Lake planting event details to VH for distribution to the group and members.	ND	
9	Email Autumn River Festival details to VH for distribution.	ND	
10	Invite SERCUL staff managing current grants to make a presentation to the group.	VH	
11	Forward map of area Canning River foreshore area impacted by the Feb8/9 th 2011 fire to VH for distribution.	SW	



FIRE IMPACT AREAS CRRP

Legend

 FIRE FEB2011



CANNING RIVER REGIONAL PARK FIRE POST FIRE PROJECT AREAS

