



ORDINARY COUNCIL MEETING

A G E N D A

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ORDINARY COUNCIL MEETING AGENDA

- 1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS**
Chairperson to open the meeting
- 2. DISCLAIMER**
Chairperson to read the City's Disclaimer
- 3. ANNOUNCEMENTS FROM THE PRESIDING MEMBER**
 - 3.1 Activities Report Mayor Doherty / Council Representatives** *(Attached to Agenda paper)*
 - 3.2 Public Question Time**
 - 3.3 Audio Recording of Council meeting** *(Mobile Phones Required to be turned off)*
- 4. ATTENDANCE**
 - 4.1 Apologies**
 - 4.2 Approved Leave of Absence**
- 5. DECLARATION OF INTEREST**
Conflicts of Interest are dealt with in the Local Government Act, Rules of Conduct Regulations and the Administration Regulations as well as the City's Code of Conduct 2008. Members must declare to the Chairperson any potential conflict of interest they have in a matter on the Council Agenda.
- 6. PUBLIC QUESTION TIME**
 - 6.1 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**
At the Council meeting held 24 July 2012 there were no questions taken on notice.
 - 6.2 PUBLIC QUESTION TIME : 28.8.2012**
- 7. CONFIRMATION OF MINUTES AND TABLING OF NOTES OF BRIEFINGS AND OTHER MEETINGS UNDER CLAUSE 19.1**
 - 7.1 MINUTES**
 - 7.1.1 Ordinary Council Meeting Held:24.7.2012**
 - 7.2 BRIEFINGS**
The following Briefings which have taken place since the last Ordinary Council meeting, are in line with the 'Best Practice' approach to Council Policy P672 "Agenda Briefings, Concept Forums and Workshops", and document to the public the subject of each Briefing. The practice of listing and commenting on briefing sessions, is recommended by the Department of Local Government and Regional Development's "Council Forums Paper" as a way of advising the public and being on public record.

7.2.1 Agenda Briefing - July Ordinary Council Meeting Held: 17.7.2012

Officers of the City presented background information and answered questions on items identified from the August Council Agenda. Notes from the Agenda Briefing are included as **Attachment 7.2.1.**

7.2.2 Concept Briefing - National Broadband Network Update and Public Open Space Strategy - Meeting Held: 11.7.2012

Representative from NBN Construction provided background information in relation to the National Broadband Network and its implementation over the next 3-5 years. Mr Hedgcock from Curtin University provided the key findings and recommendations from the recently completed Public Open Space Strategy. Notes from the Concept Briefing are included as **Attachment 7.2.2.**

7.2.3 Concept Briefing – Big Ideas Business Breakfast - Meeting Held: 16.7.2012

The CEO of Anglicare gave a presentation on the “Concept of Civil Society” including all levels of Government and the private/community sector to officers from the Cities of South Perth and Melville and the Town of Victoria Park. Notes from the Agenda Briefing are included as **Attachment 7.2.3.**

7.2.4 Concept Briefing - Strategic Plan Review - Meeting Held: 23.7.2012

Dr Ron Cacioppe facilitated the next stage of the review of the City’s Strategic Plan with Elected Members. Notes from the Agenda Briefing are included as **Attachment 7.2.4.**

7.2.5 Concept Briefing - Civic Triangle Progress, Richardson Street Parking Arrangements and Heritage House Expressions of Interest Process- Meeting Held: 31.7.2012

Officers of the City provided a status update on the Civic Triangle, Richardson Street Parking Arrangements and Heritage House Expressions of Interest process. Notes from the Agenda Briefing are included as **Attachment 7.2.5.**

8. PRESENTATIONS

8.1 PETITIONS - A formal process where members of the community present a written request to the Council

8.1.1 Petition received 10 August 2012 from Phillip Baker, 21 Salter Point Parade, and Helen Sanders, 19A Salter Point Parade, together with 66 signatures in relation to developments along the Salter Point Parade foreshore.

RECOMMENDATION

That the Petition received 10 August 2012 from Phillip Baker, 21 Salter Point Parade, and Helen Sanders, 19A Salter Point Parade, together with 66 signatures in relation to developments along the Salter Point Parade foreshore will be considered at Item 10.0.2.

8.2 PRESENTATIONS - Occasions where Awards/Gifts may be Accepted by Council on behalf of Community.

8.2.1 Keep Australia Beautiful – Sustainable Cities Award “Young Legends”

The Deputy Mayor to present the Young Legends Highly Commended Award 2012 from Keep Australia Beautiful to the City’s *South Perth Youth Network (SPYN)* for their “Secret Event”.

8.2.2 Certificate of Recognition – Waterwise Council Program

The Deputy Mayor to present a Certificate of Recognition from the Water Corporation in acknowledgement of the City of South Perth joining the Waterwise Council Program.

8.3 DEPUTATIONS - A formal process where members of the community may, **with prior permission**, address the Council on Agenda items where they have a **direct** interest in the Agenda item.

8.3.1 Deputations at Council Agenda Briefing Held: 21.8.2012

8.3.2 Deputations at Council Meeting Held: 28.8.2012

8.4 COUNCIL DELEGATES REPORTS

8.4.1 Council Delegate: WALGA Annual General Meeting 1 August 2012.

A report from Deputy Mayor Trent and the CEO summarising their attendance at the Western Australian Local Government Association (WALGA) Annual General Meeting held on 1 August 2012 at the Perth Convention Exhibition Centre is at **Attachment 8.4.1**.

RECOMMENDATION

That the Delegates' Report at Attachment 8.4.1 in relation to the WALGA Annual General Meeting on 1 August 2012 be received.

8.5 CONFERENCE DELEGATES REPORTS

Nil

9. METHOD OF DEALING WITH AGENDA BUSINESS

10. REPORTS

10.0 MATTERS REFERRED FROM PREVIOUS COUNCIL MEETINGS

10.0.1 Annual Tender 10/2012- Annual Kerbside Bulk Rubbish Collection <i>(Item 10.1.3 referred 26 June Council Meeting)</i>

Location:	City of South Perth
Applicant:	Council
File Ref:	Tender 10/2012
Date:	1 August 2012
Author:	Fraser James, Tenders and Contracts Officer
Reporting Officer:	Stephen Bell, Director Infrastructure Services

Summary

This report considers submissions received from the advertising of Tender 10/2012 for the 'Provision of a One year (two services in total) bulk kerbside refuse collection service'.

This report will outline the assessment process used during evaluation of the tenders received and recommend acceptance of the tender that provides the best value for money and level of service to the City.

Background

Council at the June Ordinary Meeting received a Report 10.1.3 which outlined the process used to assess the Tender 1/2012 called for the Provision of a Five year (ten services in total) bulk kerbside refuse collection service. At the Meeting Council resolved to not accept any tender for 1/2012 and to recall tenders for the provision of Kerbside Bulk Waste Collection for the Financial Year 2012/13 only. By inviting new tenders the City would be able to continue the operation in its current specification during 2012/2013 (two services), to enable the review of the kerbside bulk waste collection and Waste Transfer Facility operations to be completed.

A Request for Tender was recently called for the 'Provision of a One year (two services in total) bulk kerbside refuse collection service'. Tender 10/2012 was advertised in the West Australian on Saturday 30 June 2012.

At the close of the Tender advertising period five (5) submissions from four (4) registered companies had been received. WA Recycling Services had submitted in addition to their conforming tender an Alternative Tender based on a schedule of rates for each category of waste collected and disposed. The Alternative Tender does not appear to provide any advantage over the compliant tenders, but more likely an increase in the staff time allocated in administering and supervising the contract. The Alternative Tender was not assessed or considered further.

The four compliant tenders are tabled below.

	Company
1	Steann Pty Ltd
2	WA Recycling Services
3	KRS Recycling Services
4	All Earth Waste Collections

Comment

The annual kerbside bulk rubbish collection is essential to facilitate the completion of the 2012/2013 bulk refuse collection program. This tender forms part of the City's annual supply tenders and is for a period of one (1) year only, from 29 August 2012 expiring on 30 June 2013. The tender will deliver two bulk kerbside collections (late August/September/October 2012 and February /March/April 2013).

To progress each kerbside collection, the City is divided into six (6) areas and each area will take approximately one (1) week to complete. Each kerbside collection (i.e. all 6 areas) will be completed within 36 working days.

Kerbside collections will be conducted between 7 am and 5 pm on Monday to Friday, and Saturday between 7 am and 4 pm. No kerbside collection will be permitted on a Sunday or gazetted public holiday unless otherwise approved by the City.

Ten (10) working days prior to the collection dates all residents will receive pamphlets advising them of the impending collection dates and requirements.

The Contractor is required to dispose of:

- uncontaminated green waste at the City of Armadale Green waste site or comparable green waste facility;
- metal products (including white goods and household appliances of a recyclable nature) at Auscon Metals Armadale or comparable scrap metal merchant;
- general waste at the WA Landfill Services Transfer Station Kewdale or any other site as nominated by the City
- E Waste at the City of Armadale
- Mattresses at EMRC at Hazelmere

The Tenders were reviewed by an evaluation panel and assessed according to the qualitative criteria outlined in the Request for Tender. For ease, the qualitative criteria are noted in Table A below:

TABLE A - Qualitative Criteria

Qualitative Criteria	Weighting (%)
Referees	40%
Price	60%

The weighted score and total contract value of each tender received is noted at Table B below. This includes two (2) total pickups over a 12 month period.

TABLE B - Weighted Score and Tender Prices for a One (1) year collection period

Tenderer	Estimated Tender Price (GST Exclusive)	Weighted Score
Steann Pty Ltd	\$427,350	9.2
WA Recycling	\$524,800	7.8
KRS Recycling Services	\$572,400	7.2
All Earth Waste Collection	\$600,000	6.8

The schedule of tendered prices based two (2) collections over a one (1) year period is listed at Table C below.

TABLE C - Tender Prices for two (2) collections during a one (1) year period

Collections	Date	Steann P/L	KRS Contracting	WA Recycling	All Earth
First collection	Aug-12	\$213,675	\$286,200	\$262,400	\$300,000
Second collection	Mar-13	\$213,675	\$286,200	\$262,400	\$300,000
Total Costs over 1 year period		\$427,350	\$572,400	\$524,800	\$600,000

In summary, the tender received from Steann Pty Ltd contains all of the completed schedules and satisfies in all respects the qualitative and quantitative criteria identified in the Request for Tender.

The tender submitted by Steann Pty Ltd was the lowest price of all tenders received and recorded the highest score of 9.2 in the evaluation matrix. The recommended tenderer has previously held the contract for Bulk Kerbside Collections with the City and their performance has been satisfactory.

Based on the assessment of all tenders received for Tender 10/2012, this report recommends to the Council that the tender from Steann Pty Ltd be accepted for the period of supply from the 29 August 2012 to 30 June 2013 inclusive in accordance with the Schedule of Collection Charges and estimated contract value (GST Exclusive) as noted in Tables B & C above.

Consultation

Tender 10/2012 'Provision of a One year (two services in total) bulkside refuses collection service', was advertised in the West Australian Newspaper on Saturday 30 June 2012. In total five (5) tenders were received.

Policy and Legislative Implications

Section 3.57 of the *Local Government Act* (as amended) requires a local government to call tenders when the expected value is likely to exceed \$100,000. Part 4 of the Local Government (Functions and General) Regulations 1996 sets regulations on how tenders must be called and accepted.

The following Council Policies also apply:

- Policy P605 - *Purchasing and Invoice Approval*
- Policy P607 - *Tenders and Expressions of Interest*

The Chief Executive Officer has delegated authority to accept annual tenders where the value is less than \$200,000 (GST Inclusive).

Financial Implications

Collection of refuse is an essential service and the Schedule of Rates and anticipated Annual Contract Value for the service is in line with the budget allocation.

The tender of Steann Pty Ltd, if approved, has an implication of \$427,350 over the 2012/13, financial year. The budget for the Bulk Kerbside Rubbish Collection Service has been set at \$325,000 and a budget amendment will be required prior to undertaking the second service.

Strategic Implications

The provision of high quality and cost effective services underpins the City's Strategic Plan 2010-2015. By seeking tenders externally so as to engage a Contractor to deliver the annual bulkside refuses collection, this enables Strategic Plan objectives detailed at:

Direction 1 "Community" - Strategy 1.1: *Develop, prioritise and review services and delivery models to meet changing community needs and priorities;*

Direction 2 "Environment" - Strategy 2.2: *Improve streetscape amenity whilst maximising environmental benefit;* and 2.6: *Encourage the community to embrace sustainable lifestyles; and*

Direction 6 "Governance" – Strategy 6.4: *Develop and sustain appropriate human, financial, asset and technological resource capacity to deliver the priorities set out in the Strategic Plan* to be realised.

Sustainability Implications

This tender will ensure that the City is provided with the best available service to complete the works identified in the Annual Budget. By seeking the services externally the City is able to utilise best practice opportunities in the market and maximise the funds available to provide sound and sustainable services.

OFFICER RECOMMENDATION ITEM 10.0.1

That Council accepts the Tender submitted by Steann Pty Ltd for the Provision of a one year bulk kerbside refuse collection service (i.e. two services in total), having a notional contract value of \$427,350, in accordance with Tender Number 10/2012 for the period of supply from the 29 August 2012 to 30 June 2013 inclusive.

10.0.2 Retrospective Addition “Tennis Court : Private” to Single House - Lot 20 (No. 20) Salter Point Parade, Salter Point
(Item 10.3.1 Council meeting 26 June 2012 refers)

Location: Lot 20 (No. 20) Salter Point Parade, Salter Point
 Applicant: Sean Baguley
 Lodgement Date: 20 February 2012
 File Ref: 11.2012.72.1 SA2/20
 Date: 1 August 2012
 Author: Mark Scarfone, Senior Planning Officer, Development Services
 Reporting Officer: Vicki Lummer, Director, Development & Community Services

Summary

To consider an application for planning approval for a retrospective addition “Tennis Court – Private” to Single House on Lot 20 (No. 20) Salter Point Parade, Salter Point. Council is being asked to exercise discretion in relation to the following:

Element on which discretion is sought	Source of discretionary power
Land use	TPS6 Clause 3.3(3)
Streetscape compatibility	TPS6 Clause 7.5(n)

It is recommended that the proposal be approved subject to conditions.

Background

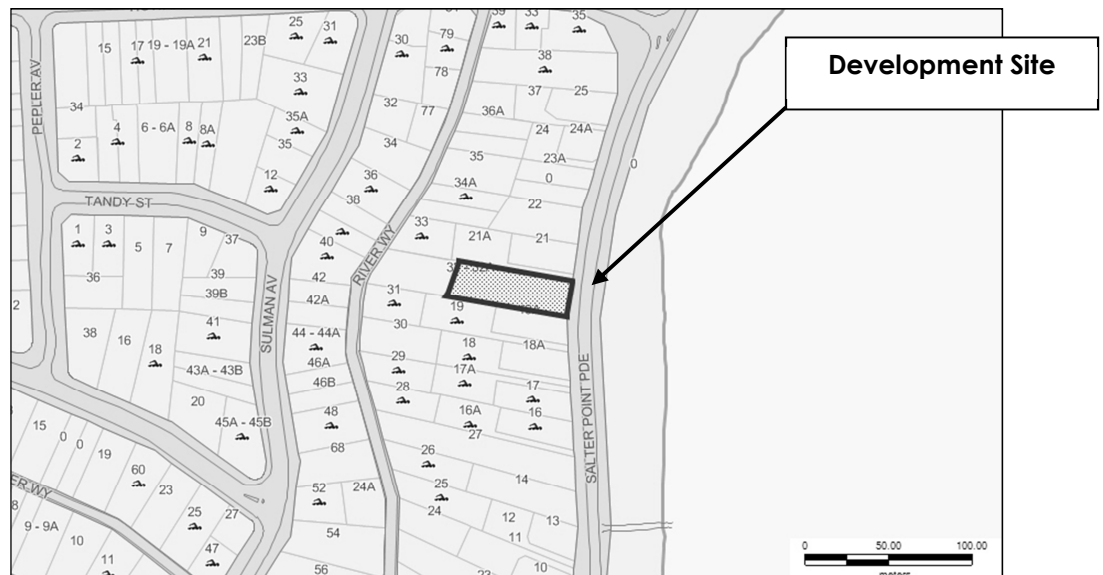
The development site details are as follows:

Zoning	Residential
Density coding	R20
Lot area	1573 sq. metres
Building height limit	3.5 and 3.0 metres
Development potential	Three (3) dwellings as per the <i>Residential Design Codes of Western Australia</i> (R-Codes)
Plot ratio limit	Not applicable

This report includes the following attachments:

- Confidential Attachment 10.0.2(a)** Plans of the proposal.
Confidential Attachment 10.0.2(b) Neighbour submissions (including photographs from their properties) [Refer to Confidential Attachment 10.3.1(b) “Neighbours’ Submissions” - Council meeting 26 June 2012]
Attachment 10.0.2(c) Applicant’s supporting letter dated 15 May 2012.

The location of the development site is shown below:



In accordance with Council Delegation DC342, the proposal is referred to a Council meeting because it falls within the following categories described in the delegation:

1. Specified uses

This power of delegation does not extend to determining applications for planning approval relating to the following uses:

(g) *Non-residential “DC” uses within the residential zone.*

6. Amenity impact

In considering any application, the delegated officers shall take into consideration the impact of the proposal on the general amenity of the area. If any significant doubt exists, the proposal shall be referred to a Council meeting for determination.

7. Neighbour comments

In considering any application, the assigned delegate shall fully consider any comments made by any affected landowner or occupier before determining the application.

At its meeting held 26 June 2012, Council made the following resolution in relation to this matter to allow for further consultation to occur between the applicant and neighbours:

- (a) *consideration of the application for planning approval for a retrospective “Tennis Court – Private” to Single House on Lot 20 (No. 20) Salter Point Parade, Salter Point **be deferred** pending a meeting between the applicant and those residents included in the City’s consultation area; and*
- (b) *parties are encouraged to develop a mutually acceptable solution and present it to a future Council meeting.*

In response to the above resolution, the City arranged a meeting at Council offices held on 11 July 2012. This meeting was attended by the Director of Development and Community Services, Manager of Development Services, the assessing Senior Planning Officer, the owner of 20 Salter Point Parade and a number of adjoining landowners. The outcomes of this meeting are discussed in detail in the “Neighbour consultation” section below. A wide range of views were expressed from those who are content for the tennis court lights to remain on site without modification, to those who wish to see the lights removed from the site.

Comment

(a) Background

In late October 2011, the City received a number of complaints with regards to No. 20 Salter Point Parade, Salter Point (herein referred to as the “subject site”). These complaints related specifically to the installation of “floodlights” within the front setback area of the subject site. Following the receipt of these complaints, City officers reviewed the property file and concluded development approval had not been granted for these floodlights, and as such the structures had been constructed without the relevant approvals from the City.

On 3 November 2012, the City wrote to the owner of the subject site to alert them to the matter described above, and gave several options to resolve the matter. On 19 February 2012, a retrospective application for planning approval was lodged with the City for a “Tennis Court - Private” on the subject site. Further information in support of the application was provided by the applicant on 15 May 2012, and has been included in this report as part of *Confidential Attachment 10.0.2 (a)* and *Attachment 10.0.2 (c)*.

(b) Existing development on the subject site

On 23 April 2009, the City granted planning approval for a “Single House” on the above site. A modified planning approval was subsequently granted on 20 September 2010. This dwelling has recently been completed and it is understood the owners now occupy this property. At the front of the dwelling is a “Tennis Court – Private” and associated structures, including four (4) tennis court lights which are approximately 8.0 metres high and several “net poles” which are approximately 3.0 metres high. As a part of this application, the applicant has indicated a willingness to reduce the height of the light towers on site to 6.5 metres if the City is supportive of the overall proposal. It is this “Tennis Court – Private”, inclusive of all the associated structures, which is the subject of this report.

(c) Description of the surrounding locality

The subject site has a frontage to Salter Point Parade to the east, and abuts residential development to the north, south and west. To the east of Salter Point Parade lies the Canning River and associated foreshore.

Figure 1 below provides an illustration of the locality:



(d) Description of the proposal

As indicated above, the applicant is seeking retrospective approval from the City for the existing “Tennis Court – Private” and associated structures on the subject site, as depicted in the submitted plans at **Confidential Attachment 10.0.2(a)**.

Schedule 1 of TPS6 defines “Tennis Court – Private” land use as follows:

“means land used by the occupiers of a dwelling on the same lot or an adjoining lot for tennis games and practice. The term includes any ancillary fencing, lighting and other improvements.”

The applicant’s letter, referred to as **Attachment 10.0.2(c)** describes the proposal in more detail.

The following issues relating to the “Tennis Court – Private”, some of which require the exercise of discretion, are generally considered acceptable subject to conditions and are discussed further below:

- Land use;
- Building height; and
- Significant views (Council Policy P350.9 “Significant Views”).

(e) Land use

“Tennis Court - Private” is listed in Table 1 of TPS6 as a “Non-Residential” land use. On land zoned “Residential” such as the subject site, a “Tennis Court - Private” is a “DC” (Discretionary with Consultation) land use in Table 1 (Zoning - Land Use) of *Town Planning Scheme No.6* (TPS6). A “DC” use is not permitted unless Council grants its discretion after advertising the proposal in accordance with Clause 7.3 of TPS6. In addition, in accordance with Clause 5.2 of TPS6, non-residential uses in the residential zone should comply with the requirements set out in Table 4.

An extract of Table 4 “Development Requirements for Non-Residential Uses” is provided below:

Use	Maximum Plot Ratio	Minimum Setbacks from Lot Boundaries	Minimum Landscaped Area	Other Development Requirements
“Tennis Court – Private”	Not applicable	Not applicable	Not applicable	<ol style="list-style-type: none"> 1. Lighting: <ol style="list-style-type: none"> (a) Shall not be illuminated between the hours of 10:30pm and 7:00am on any day unless with the prior written permission of Council; (b) shall be installed, operated and maintained to the satisfaction of Council so as to avoid detrimentally affecting adjoining premises by reason of light glare or spillage. No alternative or replacement lighting system shall be installed or operated unless it can be demonstrated to the satisfaction of Council, that such system will have no greater impact than the system originally permitted; and (c) resulting from direct, reflected and other incidental light emanating from the site shall not exceed 10 lux measured in the horizontal plane 1.5 metres outside the boundary of the site. 2. Prior to the commencement of use, the applicant shall provide written certification from a suitably qualified lighting engineer that the lights have been installed, baffled, focused and tested so as to ensure that they will perform as required. 3. Use shall be confined strictly to private use by family members and invited guests.

The applicant has acknowledged the above constraints in terms of the users of the facility and the hours of use, and has indicated they are amenable to a condition being imposed which requires the lights to be tested by an appropriately qualified lighting engineer prior to their use. The applicant has also indicated they are amenable to another condition which restricts the use of the lights to the hours outlined above or, through a process of negotiation, maybe willing to reduce the hours of use in order to gain support for the proposal from the neighbours. While Table 4 does not provide guidance with regard to the allowable height of lights or other structures associated with the “Tennis Court - Private”, the applicant has indicated they are willing to reduce the height of the light towers to 6.5 metres in order to reduce the impact of these structures on adjoining properties.

In the event Council determines the current application should be approved in its entirety, it is recommended Standard Conditions 590, 591, 592, 593 and 594 should be applied in order to ensure compliance with Table 4 of TPS6. It is also recommended a specific condition be imposed requiring the floodlights be reduced in height with an associated timeframe for achieving compliance.

Notwithstanding the above in considering this “DC” use, it is observed that the subject site adjoins residential land uses in a location with a residential streetscape. Given the 3.0 metres height limit associated with the properties directly abutting Salter Point Parade, the tennis court lights and net poles therefore become a prominent feature within this streetscape. During the neighbour consultation period, several submissions against the current application were received by the City. These submissions considered the “Tennis Court - Private” as an incompatible land use within the residential area given impact on views, potential noise and glare impact, and the impact on streetscape. This issue will be discussed in further detail below.

The applicant cites a number of other “Tennis Court - Private” land uses within the nearby vicinity, indicating this precedent provides the City with confirmation that this land use is appropriate in a residential area.

Two of the tennis courts identified by the applicant are located so as to not be visible from Salter Point Parade or from surrounding dwellings. In addition, these tennis courts appear to be non-illuminated. The tennis court identified by the applicant along Salter Point Parade is located within the front setback area visible from Salter Point Parade, however it is considered to be less visually obtrusive than the current application by virtue of its setback from the street, and a floodlight height of approximately 4.0 metres.

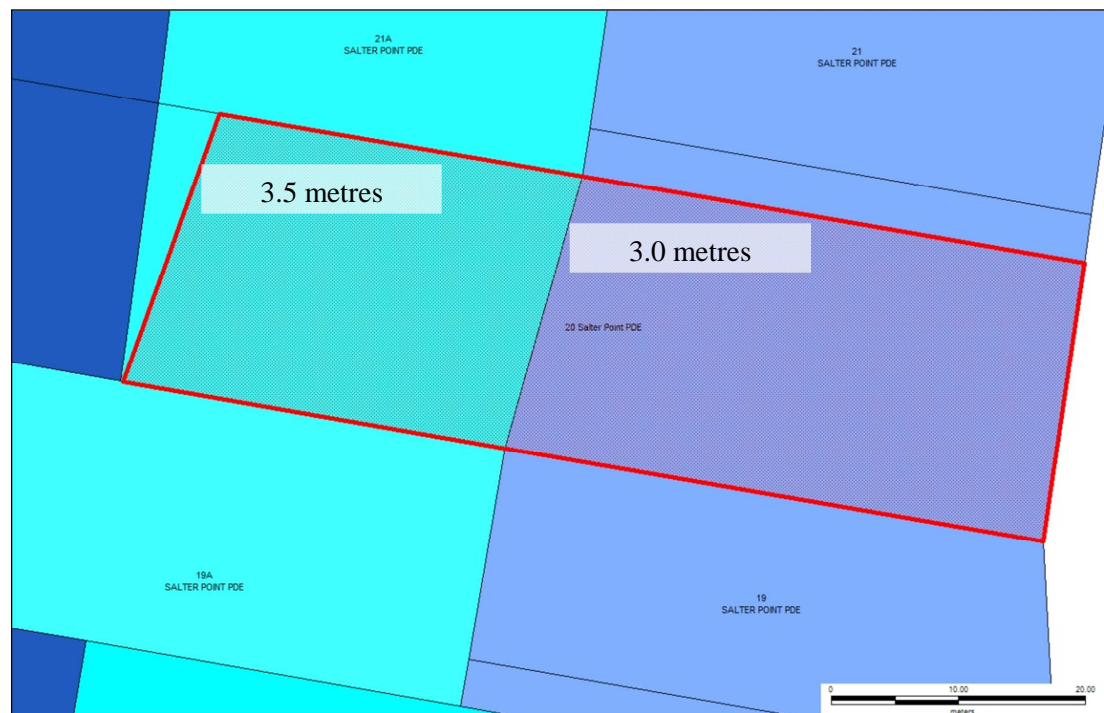
In conclusion, the “Tennis Court - Private” being applied for as part of this application is a “Non-Residential” use which is generally not permitted unless Council has exercised its discretion. The objections received during the neighbour consultation period are of the view that the use of the land in the manner proposed is not compatible with the surrounding environment, particularly with regard to its impact on significant views, and the noise and glare associated with the use. Standard conditions 592, 593 and 594 have been recommended to limit the impact of the proposed lights. Noise will partly be controlled through Standard Condition 591 which limits the hours of use, and through the relevant Australian standards that relate to noise generation. The applicant has been advised to liaise with the City’s Environmental Health Services to ensure they can comply with the relevant noise legislation. Finally, in order to address the issues relating to significant views, Specific Conditions (b)(i) and b(ii) have been recommended.

(f) **Building height**

The subject site has been assigned two building height limits as shown on Figure 2 below, being 3.5 and 3.0 metres respectively. The tennis court and associated structures which form part of this application are located within a portion of the site which has been assigned a 3.0 metre height limit under the provisions of TPS6.

This height limit will allow a wall height of 3 metres with 25 degree pitched roof on top.

Figure 2 - Building height limit:



The applicant has provided a detailed letter in support of the current application, referred to as **Attachment 10.0.2(c)**. This correspondence argues that the building height limit applicable to the subject site should not apply to the ancillary structures associated with the “Tennis Court - Private” but rather should apply to a dwelling and associated outbuildings. In support of this statement, the applicant cites Clauses 6.2(b)(iv) and 6.2(v)(D) of TPS6. These clauses are provided below for ease of reference:

Clause 6.2(b)(iv) states – “height shall be measured to the highest point of the external wall of the building which rises to the highest altitude.”

Clause 6.2(v)(D) states – “the measurement of the height of a building shall not include the following; minor projections which extend outside the space referred to in subparagraph (v)(A), including but without in any way restricting the generality of this provision, such structures as vertical glass planes within the roof structure, dormer and saw-toothed windows, and chimneys.”

The floodlights and net poles which form part of this application cannot be measured using the method described in Clause 6.2(b)(iv) above, and are considered to be appropriately categorised as minor projections. As such, the view indicated by the applicant that these structures are not bound by the building height limit is supported by City officers.

While the height of the ancillary structures associated with the “Tennis Court – Private” is not considered to be captured by Clause 6.2 of TPS6, it is considered the objective of the building height limit is to protect the significant views of adjoining landowners. In addition, Clauses 1.6 and 7.5 of TPS6 provide the City with a number of objectives and matters to be considered when determining an application. While the applicant has indicated a willingness to reduce the height of the floodlights to 6.5 metres, this height is not considered compliant with these clauses, and as such is not supported by City officers.

A summary of the applicant’s argument with regard to the height of these structures, along with an officer comment is provided below:

Applicant's Comment	Officer Response
The impact of the ancillary structures is similar in “bulk and scale” to a Foxtel satellite dish or TV aerial projecting above the building’s roofline, only impacting on a view for a very small portion of the “skyline”.	The floodlights which service the tennis court are 8.0 metres in height (proposed to be reduced to 6.5 metres if supported by Council) with casing surrounding the lights being approximately 1.0 metres wide and 0.4 metres deep. This type of ancillary structure considered to be of significantly larger scale than a TV aerial or Foxtel dish, and thus is likely to negatively impact upon the streetscape character and significant views. The impact of the floodlights will be significantly increased once the lights are switched on. Comment is NOT UPHELD.
Table 4 does not limit heights, and impact on amenity will be reduced given the need to comply with relevant Australian standards with regard to glare and light spill.	Viewed from the street or behind the dwelling, the lights, particularly when turned on, are likely to impact on amenity despite compliance with the standards, due to impact on streetscape character and views. Comment is NOT UPHELD.

As indicated above, the floodlights and other ancillary structures associated with the “Tennis Court – Private” are not considered to be captured by Clause 6.2 “Building Height Limits” of TPS6. Despite this, the floodlights are considered to have a negative impact upon the streetscape and the amenity of surrounding landowners, and as such are not considered to comply with Clauses 1.6 and 7.5 of TPS6.

In order to comply with the abovementioned clauses of TPS6, it is recommended a condition be imposed on the determination which requires the height of the floodlights to be reduced to 4.0 metres within 60 days of the date of this approval. A reduction in height to 4.0 metres will result in the lights being closer in height to the roof pitch of the surrounding houses and reduce the impact on views from adjoining landowners. This reduced height will also ensure the floodlights do not form a dominant part of the streetscape, bringing them closer into compliance with Clause 7.5(n) of TPS6.

(g) Significant views

Council Planning Council Policy P350.9 “Significant Views” (herein referred to as P350.9), at times requires the consideration of the loss of a significant view from neighbouring properties due to a proposed new dwelling or additions to an existing dwelling. The neighbouring properties to the north, south and west of the subject site currently enjoy views of the Canning River (significant views). During the neighbour consultation period, several submissions raised concern with regard to the effect of the floodlights associated with the “Tennis Court - Private” on their significant view.

A summary of the applicant's argument with regard to the impact of the structures, along with an officer comment is provided below:

Applicant	Officer
<p>Policy P350.9 "Significant Views" aims to protect existing "significant views" from the future development of neighbouring properties, but notes that people do not "buy the view".</p>	<p>Officers are aware that a view is generally borrowed, however as indicated in Clause 5(b) of P350.9, the City will not permit a variation to the R-Codes where it is considered this may have a negative impact on views.</p> <p>While there is no specific guidance in TPS6 with respect to the height of ancillary structures, the floodlights are considered to negatively impact on the streetscape and are well above the generally accepted height for the area. This additional height and the overall size of the structures impacts directly on the views of adjoining properties, as can be seen in the photographs provided by submitters in Confidential Attachment 10.0.2(b), and therefore is not supported.</p> <p>Comment is NOT UPHELD.</p>
<p>Noted the subject site is large enough to accommodate two additional dwellings, up to two storeys in height, having more of an impact on views than the ancillary structures.</p>	<p>Given the lot size of the subject site, it could potentially accommodate three grouped dwellings having regard to Table 1 of the R-Codes. Any dwelling constructed in this area would be required to comply with the BHL set out in Clause 6.2 of TPS6. Given this requirement, the majority of dwellings with a frontage to Salter Point Parade are single storey.</p> <p>The floodlights which form part of this application have a total height of 8.0 metres (proposed to be reduced to 6.5 metres if support is granted by Council) which is significantly higher than the building height limit for the area. When switched on, the lights will have an impact on the views from all dwellings behind and to the side of the subject site.</p> <p>It is considered the height of the floodlights does not comply with the Clause 5(a) of P350.9, and therefore is not supported.</p> <p>Comment is NOT UPHELD.</p>
<p>The floodlights blend into the foreground given the chosen colour, and the nets are both permeable and fully retractable meaning their impact on views is likely to be negligible.</p>	<p>Condition (b)(ii) has been recommended to ensure the net is retracted when the court is not in use.</p> <p>A site visit, and photographs provided by submitters in Confidential Attachment 10.0.2(b), indicates the floodlights do not blend into the foreground during the day times as suggested by the applicant. In order to reduce the impact of the floodlights, Condition (b)(i) has been recommended. It is considered a reduction in overall height to 4.0 metres will ensure the floodlights are at a similar height to the ridge height of dwellings adjacent to the tennis court and the tree canopy, and will not be as clearly visible from adjacent properties, thus reducing the impact on significant views.</p> <p>Comment is NOT UPHELD.</p>

(h) Scheme Objectives - Clause 1.6 of Town Planning Scheme No. 6

In considering the application, Council is required to have due regard to and may impose conditions with respect to matters listed in Clause 1.6 of TPS6 which are, in the opinion of Council, relevant to the proposed development. Of the 12 listed matters, the following are particularly relevant to the current application and require careful consideration:

- (a) *Maintain the City's predominantly residential character and amenity;*
- (e) *Ensure community aspirations and concerns are addressed through Scheme controls;*
- (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; and*
- (g) *Protect residential areas from the encroachment of inappropriate uses.*

The current development is not considered satisfactory in relation to all of these matters, and as such proposed Specific Conditions (b)(i) and (b)(ii) have been recommended. These conditions are considered appropriate to ensure the residential amenity of the area is maintained and community concerns are addressed.

(i) Other Matters to be Considered by Council - Clause 7.5 of Town Planning Scheme No. 6

In considering the application, Council is required to have due regard to and may impose conditions with respect to matters listed in Clause 7.5 of TPS6 which are, in the opinion of Council, relevant to the proposed development. Of the 24 listed matters, the following are particularly relevant to the current application and require careful consideration (considered not to comply in bold):

- (f) *Any planning policy, strategy or plan adopted by Council under the provisions of Clause 9.6 of this Scheme;*
- (i) ***The preservation of the amenity of the locality;***
- (j) *All aspects of design of any proposed development including but not limited to, height, bulk, orientation, construction materials and general appearance;*
- (n) ***The extent to which a proposed building is visually in harmony with neighbouring existing buildings within the focus area in terms of its scale, form or shape, rhythm, colour, construction materials, orientation, setbacks from the street and side boundaries, landscaping visible from the street, and architectural details;***
- (w) *Any relevant submissions received on the application, including those received from any authority or committee consulted under Clause 7.4; and*
- (x) *Any other planning considerations which Council considers relevant.*

The proposed development is considered unsatisfactory in relation to the above items in bold, and as such proposed Specific Conditions (b)(i) and (b)(ii) have been recommended. These conditions are considered appropriate to ensure the residential amenity of the area is maintained, and community concerns are addressed.

Consultation

(a) Neighbour consultation

Neighbour consultation has been undertaken for this proposal to the extent and in the manner required by Council Policy P301 "Consultation for Planning Proposals". Under the "Area 1" consultation method, individual property owners, occupiers and / or strata bodies at Nos. 30, 31, 32, 33, and 34 River Way and Nos. 18, 18A 19, 19A, 21, 21A and 22 Salter Point Parade were invited to inspect the plans and to submit comments during a minimum 14-day period. In addition, a neighbour notification

notice was sent to the owners of 17A Salter Point Parade as they had previously lodged a concern about the floodlights on the subject site.

During the advertising period, a total of 18 consultation notices were sent and four (4) submissions were received each objecting to the proposal. Due to the length of the submissions received, a copy of each has been included in **Confidential Attachment 10.0.2(b)**, however a summary of the comments, together with the applicant and officer responses are summarised below. A full copy of the applicant's response is available in **Attachment 10.0.2(c)**.

Submitters' Comments	Applicant's Response	Officer Response
The lights exceed the building height limits for the location.	The intent of the building height controls is to limit the bulk and scale of residential properties and built form, rather than controlling the height of ancillary structures such as the light and net poles being applied for in this case. Clause 6.2(b)(iv) states <i>"height shall be measured to the highest point of the external wall of the building which rises to the highest altitude"</i> and makes no mention of ancillary structures.	Discussed in detail in Section (f) above. The comment is NOTED.
Negative impact on amenity of the area in terms of noise, hours of use and light spill.	The owner is willing to negotiate in terms of the hours of use in order to reduce the impact on adjoining properties. A lighting report will be prepared by a qualified consultant to demonstrate the lights comply with the relevant guidelines in the event the application is supported. Four (4) existing tennis courts in the locality demonstrating the use is appropriate. Not considered likely the tennis court will generate any more noise than other recreational uses such as children's playground, swimming pool or basketball court which can operate without restriction.	As indicated above, the floodlights are considered to have a negative impact on the amenity of the location in terms of streetscape and significant views, and as such require modification. The use of the land is considered to be consistent with the locality and conditions have been imposed to reduce the impact of light and noise. The comment is NOT UPHELD.
The proposed tennis court does not comply with Clause 7.5 of TPS6 - Matters to be considered by Council.	No comment received.	Discussed in detail in Section (i) above. The comment is UPHELD.
Impact on significant views.	See applicant's comments in Section (f) above.	Discussed in detail in Section (f) above. The comment is UPHELD.

AGENDA : ORDINARY COUNCIL MEETING : 28 AUGUST 2012

Submitters' Comments	Applicant's Response	Officer Response
Improper notification by Council with regard to the scope of consultation and the detail provided within the letter.	No comment.	The submissions, which indicated improper notification has been carried out, have been received from nearby landowners who were consulted as a part of this application. As indicated above, neighbour consultation has been undertaken for this proposal to the extent and in the manner required by Council Policy P301 "Consultation for Planning Proposals". Under the "Area 1" method of consultation, notices have been sent to 18 nearby neighbours with four (4) responses being received. This scope of consultation is considered appropriate as it takes into account the opinions of those most directly impacted upon by the current application. With regard to the detail provided in the letter, "Tennis Court - Private" is defined by TPS6 as <i>"land used by the occupiers of a dwelling on the same lot or an adjoining lot for tennis games and practice. The term includes ancillary fencing, lighting and other improvements"</i> .
Retrospective proposal, should be refused.	Clause 7.12 of TPS6 allows Council to grant planning approval to a development already commenced or completed, regardless of when it was commenced or completed.	Agree with applicant's comment in this regard. Comment is NOT UPHELD.
Incompatible use.	The applicant provides a number of examples of nearby tennis courts to indicate this use is appropriate in the locality.	As discussed in detail above, the tennis court on the subject site is considered to be appropriate, however the lights associated with it are not. As such, approval with conditions has been recommended. Comment is NOTED
Adverse impact on property values.	No comment	Not considered a valid planning matter. Comment is NOTED.

(b) Meeting held 11 July 2012

<u>Attendees</u>	Director of Development and Community Services, Manager Development Services, and Assessing Senior Planning Officer.	Landowners / applicant of 20 Salter Point Parade; Landowners of 18A Salter Point Parade, 19A Salter Point Parade, 21 Salter Point Parade, 21A Salter Point Parade, 32 River Way and 34 River Way
Key issues – Applicant		
<ul style="list-style-type: none"> • The current lights and towers are not appropriate for the location; • 4.0 metres recommended by City officers is not sufficient to allow the court to be lit to a satisfactory standard; • Willing to reduce height to 6.0 metres and has already purchased lights which ensure minimal light spill to adjoining properties and ensure light is directed down to the court, not into the sky above; • Willing to turn off lights between the hours of 9:00pm and 8:00am Monday to Thursday, 9:30pm and 8:00am Friday and Saturday, and 9:00pm and 9:00 am Sunday; • Considered it likely the reduced height recommended by City officers would have a greater impact on neighbouring properties by bringing the lights and their casing into view of the properties; and • Retractable lights will be unviable in terms of cost and inconvenience. 		
Key issues – Adjoining landowners		
<ul style="list-style-type: none"> • A range of opinions expressed; • The majority indicated they objected to the lights and would like to see them removed completely, however they would accept 4.0 metres as recommended by City officers; • The idea of retractable lights was supported by many in attendance as a compromise. The lights would be set on 4.0 metre poles which could be raised to 6.0 metres when a game of tennis was being played and lowered again when the game had finished; • The reduced hours of play more acceptable to landowners; and • Two of the attendees spoke in support of the application, with one indicating it was preferable than looking onto the roof of a dwelling. 		
Additional submissions		
<ul style="list-style-type: none"> • Following the meeting of 11 July 2012, two submissions have been received by the City from landowners who were in the original "Area 1" consultation and attended the meeting. • One of these submissions is a strong objection indicating properties will be adversely impacted upon by the lights regardless of the height being 8.0 metres or 4.0 metres. • The other submission indicates there are products on the market which will allow retractable lights to be installed on site without undue cost or inconvenience to the applicant. 		
Officer comment		
<ul style="list-style-type: none"> • The meeting held on 11 July allowed those impacted upon by the proposal to express their views with regard to the tennis court and for City officers to gain an in depth understanding of the issues, however the parties involved did not reach an agreed position as to what would be an acceptable outcome for the area. • It is clear from the discussion that any determination made by Council will result in some dissatisfaction amongst a number of rate payers. • Assessment of the retrospective application has been undertaken by City officers and the relevant planning matters have been discussed in detail in the body of the report above. • An additional site visit was undertaken by the assessing officer following the July meeting to observe markings on the light poles at 6.0 metres, and to assess the impact of this reduced height. • While it is considered the reduced height proposed by the applicant (6.0 metres) will lessen the impact of the light poles as observed from the properties along River Way, the height will continue to have an unacceptable impact on the Salter Point Parade streetscape and nearby properties. 		

Policy and Legislative Implications

Comments have been provided elsewhere in this report in relation to the various provisions of the Scheme, R-Codes and Council policies, where relevant.

Financial Implications

This determination has some financial implications to the extent of appeal rights of the applicant.

Strategic Implications

This matter relates to Strategic Direction 3 “Housing and Land Uses” identified within Council’s Strategic Plan which is expressed in the following terms:

Accommodate the needs of a diverse and growing population with a planned mix of housing types and non-residential land uses.

Sustainability Implications

Subject to the modifications proposed in the report, officers consider that the subject development will demonstrate compliance with the principles of sustainability.

Conclusion

The meeting held on 11 July 2012, in accordance with Council’s resolution of 26 June 2012, revealed there are strong opinions for and against the “Tennis Court - Private” and associated infrastructure at No. 20 Salter Point Parade, Salter Point. The applicant acknowledges the current height is not appropriate and has offered to reduce the height to 6.0 metres, and to reduce the times of play in order to reduce the impact on the adjoining landowners. Adjoining landowners generally consider the lights should be removed or reduced to a maximum height of 4.0 metres to reduce the impact on views, and to ensure the tennis court does not form a dominant element in the streetscape.

It is considered that the proposal does not meet all of the relevant TPS6 and Council policy objectives and provisions, and has the potential to have a detrimental impact on adjoining residential neighbours and streetscape. Despite the above, it is considered the amenity impact of the current application will be substantially reduced through the reduction in height of the floodlights which service the proposed tennis court, reduced playing times and the drawing of nets when the tennis court is not in use. Accordingly, it is considered that the application should be conditionally approved.

OFFICER RECOMMENDATION ITEM 10.0.2

That pursuant to the provisions of the *City of South Perth Town Planning Scheme No. 6* and the *Metropolitan Region Scheme*, this application for planning approval for a retrospective “Tennis Court – Private” to Single House on Lot 20 (No. 20) Salter Point Parade, Salter Point **be approved** subject to:

(a) Standard Conditions

590	Tennis Court for private use only		
592	Installed, operated and maintained	593	Level of illumination
594	Written certification	035	Inspection

(b) Specific Conditions

- (i) The height of the existing floodlights shall be reduced to not more than 4.0 metres within 60 days of the date of this determination;
- (ii) Alternatively, telescopic poles, if installed shall extend to a maximum height of 6.0 metres and be extended to this height only when a game of tennis is being played in the dark. At all other times the height of the poles should be lowered to a maximum height of 4.0 metres above the finished level of the tennis court;
- (iii) The nets, approximately 3.0 metres in height, installed along the Salter Point Parade frontage shall be drawn across the site only when the tennis court is in use.
- (iv) The tennis court lights shall not be illuminated between the hours of 9:00pm and 8:00am Monday to Thursday, 9:30pm and 8:00am Friday and Saturday, and 9:00pm and 9:00am Sunday unless with the prior written permission of the City.

(c) Standard Advice Notes

700A	Building licence required	795B	Appeal rights – Council decision
712	Liaise with Environmental Health Services		

The applicant is advised that the works required by Condition (b)(i) are to be carried out within 60 days from the date of issue of this determination, failing which the City will take necessary actions.

Footnote A full list of Standard Conditions and Advice Notes is available for inspection at the Council Offices during normal business hours.

10.0.3 Proposed Amendment No. 33 to TPS6 to increase density coding and Building Height Limit for five sites in Cygnia Cove, Waterford *(Item 10.0.1 Council meeting 24 April 2012 refers)*

Location: Five lots in Cygnia Cove Estate, Waterford
Applicant: Development Planning Strategies (DPS) for Richard Noble and Company, representing the Christian Brothers
Lodgement Date: 12 March 2012
File Ref: LP/209/33
Date: 1 August 2012
Author: Gina Fraser, Senior Strategic Planning Officer
Reporting Officer: Vicki Lummer, Director, Development and Community Services

Summary

To consider submissions received during the statutory advertising period associated with Amendment No. 33 to Town Planning Scheme No. 6 (TPS6) for five lots in the Cygnia Cove Estate, eastern Waterford. During the consultation period, four submissions were received from Government agencies. These are described in the 'Consultation' section of this report.

It is recommended that Amendment No. 33 to TPS6 be finally adopted without modification and that this recommendation be forwarded to the Minister for Planning for final approval.

Background

This report includes the following attachments:

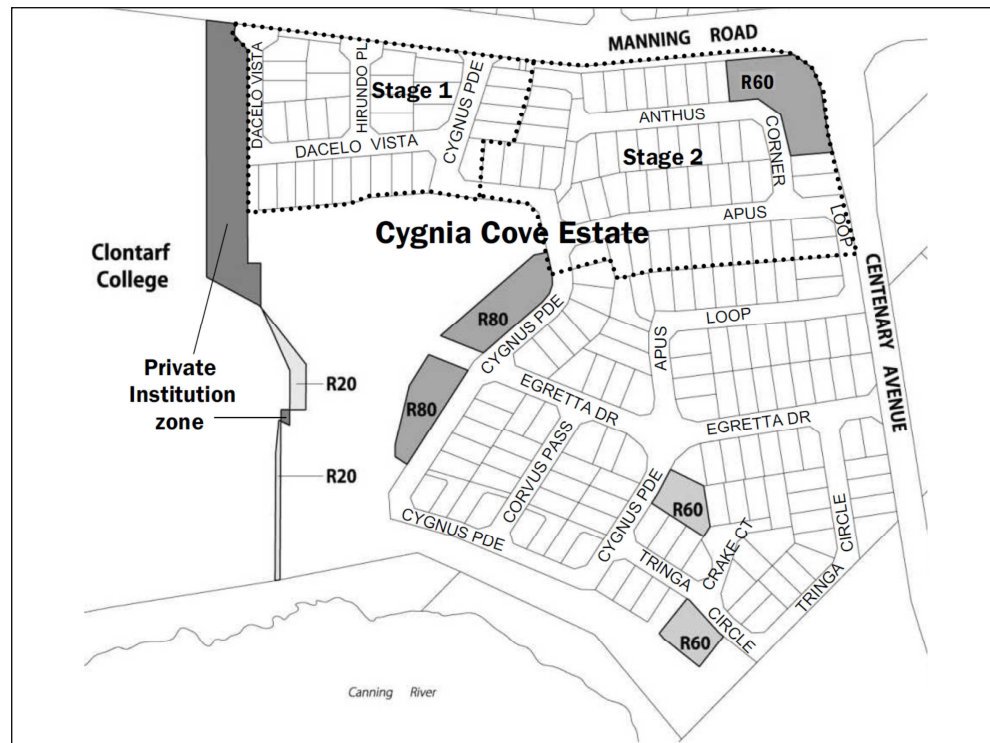
- **Attachment 10.0.3(a) :** 'Extent of Advertising' map
- **Attachment 10.0.3(b) :** Cygnia Cove Estate staged subdivision plan
- **Attachment 10.0.3 (c) :** Amendment No. 33 Report for final adoption

This report serves as the formal Report on Submissions on Amendment No. 33, and when adopted by the Council, will be forwarded to the Western Australian Planning Commission for further processing towards the final approval of Amendment No. 33 by the Minister for Planning.

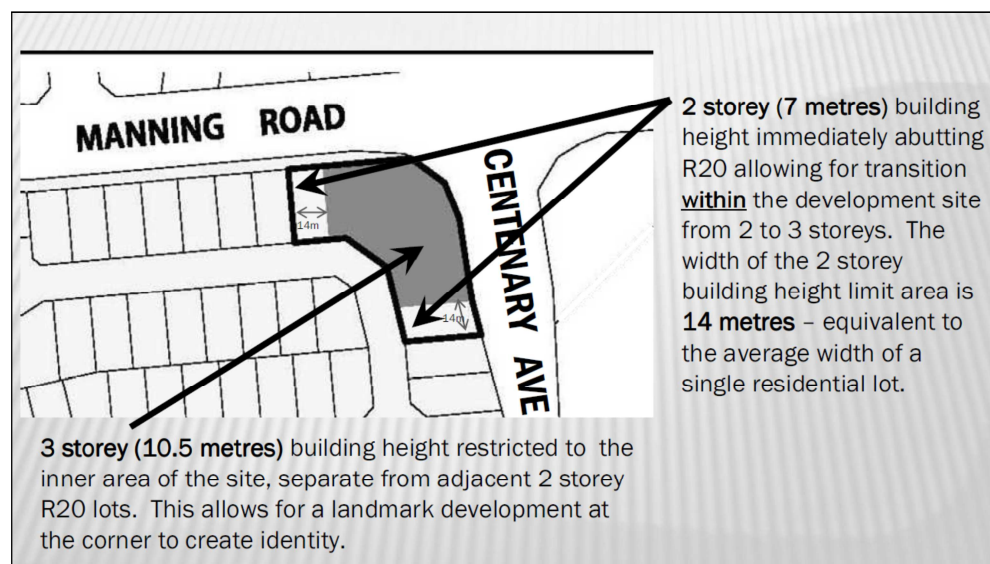
Amendment No. 33 was initiated at the April 2012 Council meeting for the following purposes:

- (a) to increase the density coding of three development sites from R20 to R60;
- (b) to increase the density coding of two development sites from R20 to R80;
- (c) to increase the Building Height Limit for the two 'R80' sites and portion of one 'R60' site from 7.0 metres to 10.5 metres;
- (d) to correct minor inconsistencies in zoning along the common boundary between the Clontarf Aboriginal College site and the Cygnia Cove Estate, arising from a previous realignment of the boundary, to ensure that the zoning coincides with the latest cadastral boundary.

The following plan shows the subdivision layout of the Cygnia Cove Estate, with the five development sites and the affected portions of land along the Clontarf boundary, shown shaded. The proposed density coding of the five development sites is also shown:



For the site situated at the corner of Manning Road and Centenary Avenue, the proposed increase in the building height limit to 10.5 metres applies only to the central portion of the lot. A 14 metre wide clearance is preserved at the current 7.0 metre building height limit for the two sides of the subject lot which abut single house sites, approximating the width of the adjoining lots. This proposal is depicted on the plan below:



Comment

When Amendment No. 33 was initiated in April 2012, the associated Council report cited five reasons why the Scheme Amendment proposals warranted support. Following community consultation, those reasons remain valid. The reasons are set out below:

- (i) The Cygnia Cove subdivision follows sustainable design principles, both in terms of density, housing design and site planning;
- (ii) None of the new lots within proximity of the five Amendment sites have yet been sold and purchasers will be made aware of the applicable density coding and building height limit at the time of purchase;
- (iii) Building design of the future developments will be controlled by normal TPS6 and R-Codes requirements, as well as Council Policy P351.14 'Design Guidelines for Cygnia Cove';
- (iv) During the various times of consideration of the subdivision and related Design Guidelines Policy, the Council did not express any concerns or limitations on the proposed density coding or building height that should ultimately apply to the five sites;
- (v) In assessing the merits of the proposal, the City is satisfied that the proposal would have minimal impact on the surrounding locality, having regard to the following:
 - (A) **No adjoining residential development** - The Cygnia Cove Estate site is bounded by road reserves to the north and east, the river to the south, and the Clontarf institutional site to the west. There is no existing development adjoining any of the Amendment sites within Cygnia Cove, and no residential development immediately adjoining the estate itself. The nearest residential land is in the Waterford Triangle, which is separated from Cygnia Cove by Manning Road.
 - (B) **Council Policy P351.14 'Cygnia Cove Design Guidelines'** - The performance criteria associated with the Council Policy P351.14 have been formulated to achieve not only visually attractive design but also design which incorporates sustainability principles. Such principles are supported by the City.

Consultation

Consultation process

As required by the *Town Planning Regulations 1967* (Regulations), the Amendment No. 33 proposals were forwarded to the Environmental Protection Authority (EPA) for assessment on 3 May 2012. The EPA responded by letter dated 22 May 2012, advising that no assessment is required under Part IV Division 3 of the *Environmental Protection Act 1986*.

Following receipt of the EPA advice, the statutory advertising required by the Regulations, Town Planning Scheme No. 6 and Council Policy P301 'Consultation for Planning Proposals' was undertaken in the manner described below:

- Community consultation period from 5 June to 20 July 2012;
- Letters, Notices and related Amendment maps sent to:
 - Government agencies (Department of Water, Office of Energy, Swan River Trust, Water Corporation, WA Gas Networks, Western Power);
 - 17 landowners and home builders within Stage 1 of Cygnia Cove Estate;
 - 21 landowners within Waterford Triangle; and
 - Chief Executive Officer, City of Canning, including a *Town Planning Regulation* submission form for Amendment No. 33, requesting that the City circulate copies of the Amendment Notice, submission form and Amendment maps to any landowners within the City of Canning who could be affected by the Amendment proposals.
- (Refer to 'Extent of Advertising' map comprising **Attachment 10.0.3(a)**.)
- Southern Gazette newspaper notice in two issues: 5 June and 12 June 2012; and
- Notices and Amendment documents displayed in the Civic Centre customer foyer, City Libraries and on the City's web site ('Out for Comment').

Submissions

The required minimum advertising period is 42 days. On this occasion, the actual advertising period was 46 days. During the advertising period, four submissions were received, all from Government agencies. None of the submissions object to the proposals. The submissions are summarised below:

	Submission comment	City recommendation
1.	Swan River Trust: No objection.	It is recommended that the submission be UPHELD.
2.	Department of Water: No comment.	It is recommended that the submission be UPHELD.
3.	Western Power: There are no objections to the zoning, however, there are overhead power lines and/or underground cables, adjacent to or traversing the proposed area of works. <i>(The submission contains related safety and costing advice to the applicant, not relevant to the Amendment proposal.)</i>	The City has forwarded a copy of the submission, which contains important safety instructions, to the applicant for information. It is recommended that the submission be UPHELD.
4.	Water Corporation: No objection, subject to the following: A Clontarf subdivision application report dated 2002 discusses a wastewater pump station that has now been constructed as part of the State's Infill Sewerage Program. It is recommended that the developer produces another Revised Plan of Subdivision to provide overall context to the stages of subdivision and to assist the planning and design of services. The developer is to pay for reticulation works (pipe sizes below 300mm), and all works that may be required to increase capacity of services compared to the original planned subdivision. The developer may also have to pay for headworks if those works are not on the Corporation's capital investment program.	The City has forwarded a copy of the Water Corporation's advice to the applicant. With regard to the Commission's recommendation that the developer should produce a revised plan indicating proposed subdivision staging, the Project Engineer, Tabec, has provided the following comments: <i>It is understood that the Water Corporation wants an updated plan for its records only.</i> <i>The sewer designed for Cygnia Cove's catchment will accommodate about 3.8 litres/ second at full development of Cygnia Cove and, assuming the Scheme Amendment results in another 20 dwellings (conservatively) then an additional 0.2 litre/second will occur (totalling 4 litres/second).</i> <i>The sewer capacity as it leaves the estate is 6 litres/second, indicating that the additional dwelling potential through the rezoning is quite easily catered for by the existing sewer and the Type 40 (40 litres/second) pump station that it leads to.</i> <i>Attached is a plan depicting the intended staging of the Estate subdivision.</i> The staging plan for Cygnia Cove Estate is provided as Attachment 10.0.3(b) . Based on the Project Engineer's comments, the subdivision will comfortably fit within the capacity of the sewerage system provided for the Estate. It is recommended that the submission be UPHELD.

Two of the four submissions contain important information for the applicant regarding safety and costing of the respective services. The Water Corporation also recommended that the applicant provide information regarding the intended staging of the Cygnia Cove Estate, to enable planning for future services to be undertaken. All of this information has been provided to the applicant. In response to the Water Corporation's recommendation, the applicant has submitted a staging plan to the City, comprising **Attachment 10.0.3(b)**.

The nature of the advice provided by the government agencies does not affect the Amendment proposals and does not require modification to Amendment No. 33. When the Council has finally adopted the Amendment document (**Attachment 10.0.3(c)**), it will be forwarded to the Western Australian Planning Commission (WAPC) with a recommendation that the Minister for Planning grant final approval without modification.

Policy and Legislative Implications

The Scheme Amendment will have the effect of modifying the City's operative Town Planning Scheme No. 6 in terms of the density coding and building height controls applicable to five development sites within Cygnia Cove Estate. The Council has undertaken the necessary public advertising as required by the Regulations and Council Policy P301, and must now resolve to finally adopt Amendment No. 33, prior to forwarding the proposals to the Minister for Planning for final approval. When this has been granted, the City will then arrange for Notice of the Minister's approval to be published in the *Government Gazette* and in the *Southern Gazette*. The Amendment provisions will then become operative.

The statutory Scheme Amendment process is set out below, together with a date for each stage:

Stage of Amendment Process	Estimated Time
Council decision to initiate Amendment No. 33 to TPS6	24 April 2012
Council adoption of draft Amendment No. 33 Report and Scheme Text for advertising purposes	24 April 2012
Payment of Planning Fee by applicant following Council decision to initiate Amendment No. 33	1 May 2012
Referral of draft Amendment No. 33 documents to EPA for environmental assessment, and to WAPC for information	3 May 2012
Receipt of EPA comments advising that no environmental assessment is required	22 May 2012
Public advertising period of not less than 42 days (46 days)	5 June to 20 July 2012 - the slightly longer period than the minimum 42 days allows for mail delivery and slightly late submissions
Council consideration of Report on Submissions on Amendment No. 33	28 August 2012
Referral to the WAPC and Minister for consideration of: <ul style="list-style-type: none"> Report on Submissions and attachments Copy of submissions Council's recommendation on proposed Amendment No. 33 Three signed and sealed copies of Amendment documents for the Minister's final approval 	Not yet known, but usually within two weeks of the Council meeting at which submissions are considered
Minister's final determination of Amendment No. 33	Not yet known.
City's publication of Notice of the Minister's final approval of Amendment No. 33 in the <i>Government Gazette</i> and in a local newspaper	Not yet known - following receipt from WAPC of the Minister's final approval

It is usual for the submissions to be discussed, assessed, and an appropriate Council recommendation provided on each, as part of a 'Report on Submissions'. In this case, however, as there are no substantive submissions which affect the Amendment proposals, this Council report will perform the role of the formal 'Report on Submissions' and will be forwarded to the WAPC as such.

Financial Implications

All financial costs incurred during the course of the statutory Scheme Amendment process will be fully covered by the Planning Fee which is calculated in accordance with the *Planning and Development (Local Government Planning Fees) Regulations 2000* and the City's adopted *Fees and Charges Schedule*. The estimated fee is based on officers' time and other costs incurred by the City while processing the requested Scheme Amendment. While the estimated fee is calculated as closely as possible to cover the actual cost of the Amendment, at the completion of the Amendment process, the fee will be adjusted to reflect the actual costs.

Strategic Implications

This matter relates to Strategic Direction 3 "Housing and Land Uses" identified within the Council's Strategic Plan which is expressed in the following terms:

Accommodate the needs of a diverse and growing population with a planned mix of housing types and non-residential land uses.

Sustainability Implications

The City is required to facilitate construction of additional dwellings to accommodate population increases over the next 20 years. The density increases proposed via Amendment No. 33 contribute in a small way in this regard.

Policy P351.14 '*Cygnia Cove Residential Design Guidelines*' contains requirements for all dwellings to incorporate sustainable design principles. This will ensure that any proposed development will achieve an outcome that demonstrates adherence to the sustainable design principles.

Conclusion

Having regard to the discussion contained in this report, City officers are satisfied that the Amendment No. 33 proposals should be finally approved. The Scheme Amendment process is designed by statute to be open and accountable, and inclusive of community input. No objections were received during this process. Therefore, there is no reason to modify or refuse this Amendment proposal. Following the Council's final adoption of Amendment No. 33, the City's recommendations will be forwarded to the WAPC and the Minister for Planning for final processing and determination.

OFFICER RECOMMENDATION ITEM 10.0.3

That

- (a) The Western Australian Planning Commission be advised that Council recommends that:
 - (i) Submissions 1 to 4 inclusive, be **UPHELD**
 - (ii) Amendment No. 33 to the City of South Perth Town Planning Scheme No. 6 **proceed without modification;**
- (b) Amendment No. 33 to Town Planning Scheme No. 6 is hereby finally adopted by the Council in accordance with the *Town Planning Regulations 1967 (as amended)*, and the Council hereby authorises the affixing of the Common Seal of Council to three copies of the Amendment No. 33 document (**Attachment 10.0.3(c)**), as required by those Regulations; and
- (c) this Report on Submissions containing the Council's recommendations, attachments to this report, a copy of the submissions and three executed copies of the amending documents, be forwarded to the Western Australian Planning Commission for final determination of the Submissions and for final approval of Amendment No. 33 by the Minister for Planning.

10.1 STRATEGIC DIRECTION 1 : COMMUNITY

10.1.1 Community Advisory Groups Annual Review

Location:	City of South Perth
Applicant:	Council
File Ref:	CS/701
Date:	7 August 2012
Author:	Gina Nieuwendyk, Corporate Support Officer
Reporting Officer:	Phil McQue, Manager Governance & Administration

Summary

The City has three Community Advisory Groups established in accordance with Policy P112. Policy P112 requires the Chief Executive Officer to provide an annual report to Council detailing the activities and achievements of each group and reviewing its terms of reference. As the last report to Council was in August 2011, this report covers the period since that time.

Background

The City recognises the important role community advisory groups play in providing advice to the City and the contribution that community members make in the decision-making processes of the City. Policy P112 (formerly P502) was adopted by Council at its October 2002 meeting and authorise the CEO to formalise the arrangements for establishing new and reviewing existing advisory groups, including appointment of members. Advisory Groups established under this policy are to be distinguished from committees established under the *Local Government Act*.

During this period under review, the City has operated a number of Advisory groups which draw their membership from the community. Currently the following Advisory Groups are in operation:

- (i) Sir James Mitchell Park Community Advisory Group (SJMPAG)
This group was established in June 2000 to oversee the implementation of the Sir James Mitchell Park Management Plan, jointly developed with the Swan River Trust.
- (ii) Community Sustainability Advisory Group (CSAG)
This group operated from 1999 to 2005 as the Environmental Advisory Group but was rebadged in February 2005 to give the group a more strategic focus on sustainability.
- (iii) South Perth Youth Network (SPYN)
This group operated from 1990 until 2009 as the South Perth Youth Advisory Council but was rebadged to give the group a more strategic focus on local issues affecting the City's youth.

Comment

Summary of Activities / Achievements

Sir James Mitchell Park Community Advisory Group (SJMPACAG)

The Sir James Mitchell Park (SJMP) Community Advisory Group met only on two occasions during 2011/2012. The main reason for this was the extended absence (on sick leave) of the Manager City Environment. Projects discussed during these meetings included:

- SJMP Foreshore Promenade Vision and Masterplan development,
- Perth Water Vision,
- Summadayze Festival,
- Old Mill Redevelopment,
- The Role of the Group and feedback mechanisms.

A copy of the revised SJMPACAG terms of reference can be found at **Attachment 10.1.1(a)**.

Community Sustainability Advisory Group (CSAG)

For the year 2011-2012, the Community Sustainability Advisory Group met on a regular basis as an informal reference group (along with other community members) for the Sustainable Living Project (Awareness Campaign). There was one member resignation in 2011/12.

In addition to providing input and feedback for the Sustainable Living (Awareness Campaign) project, the CSAG members have provided input to the upcoming Sustainable September event.

A review of the CSAG terms of reference has been planned for the 2012/13 year. The CSAG terms of reference can be found at **Attachment 10.1.1(b)**.

South Perth Youth Network (SPYN)

The SPYN is a team of young people who meet regularly to identify and discuss issues that are important to local young people and develop projects in response. It also provides a 'youth voice' in City of South Perth consultations and occasionally external consultations. The group does not have a calendar of set meetings but usually meets every second Monday 5pm - 7:30pm at the George Burnett Leisure Centre.

The SPYN consists of young people aged 13 - 25 years and the meetings are coordinated by the City's Youth and Children's Officer.

In the past year, the SPYN have been involved in the following:

- Fiesta Fit and Fun day Skate Competition
- WA state skate competition
- Coordinated a 'youth area' at Australia day festivities
- Planning and presentation of the 'Secret Event' held in December 2011 – a first for Australia
- Producing the SPYN 'Zine' - a local youth magazine
- 2012 youth week activities including a photography competition, laser tag and a silent disco

The SPYN information guide can be found at **Attachment 10.1.1(c)**.

Consultation

The City officers responsible for supporting each of the advisory groups were approached to provide the information in this report.

Policy and Legislative Implications

The City has established community advisory groups in accordance with Policy P112.

Financial Implications

The operation of community advisory groups has a minimal financial impact on the operation of the City.

Strategic Implications

The report aligns to Goal 1 in the City's Strategic Plan "*Create opportunities for safe, active and connected community.*"

Sustainability Implications

The creation of advisory groups contributes to the City's sustainability by promoting effective communication and community participation.

OFFICER RECOMMENDATION ITEM 10.1.1

That Council....

- (a) receive the report on the City's Community Advisory Groups and the terms of reference; and
- (b) acknowledge the 'Groups' contribution to the success of the City's operations.

10.1.2	Community Sport and Recreation Facility Fund (CSRFF) - Forward Planning Funding
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Location:	City of South Perth
Applicant:	Council
File Ref:	GS/109
Date:	10 August 2012
Author:	Jenni Hess, Recreation Development Coordinator
Reporting Officer:	Sandra Watson, Manager Community, Culture and Recreation

Summary

To consider applications for the 2013/2014 Community Sporting and Recreation Facilities Fund (CSRFF) Annual and Forward Planning grants. This application is for the sports component only of the City of South Perth's Manning Community Facility Development. It does not include funding for the entire project cost.

Background

The Department of Sport and Recreation (DSR) annually invites applications for financial assistance to assist community groups and local governments to develop sustainable infrastructure for sport and recreation. The CSRFF program aims to increase participation in sport and recreation with an emphasis on physical activity, through rational development of good quality, well-designed and well-utilised facilities. Priority is given to projects that lead to facility sharing and rationalisation. The State Government has allocated \$20M for the 2013/2014 funding round.

The Fund has three categories, which are listed in the table below.

Table 1 CSRFF Grant Categories

Grant category	Total Project Cost Range	Standard DSR Contribution	Frequency
Small grants	\$7,500 - \$150,000	\$2,500 - \$50,000	Bi-annual
Annual Grants	\$150,001 - \$500,000	\$50,001- \$166,666	Annual
Forward Planning Grants	\$500,001 +	\$166,667 - \$4 million	Annual

The maximum grant awarded by DSR will be no greater than one-third of the total cost of the project up to a maximum of \$4 million. The CSRFF grant must be at least matched by the applicants own cash contribution equivalent to one third of the total project cost, with any remaining funds being sourced by the applicant. In some cases, funds provided by the Department do not equate to one-third of the project costs and the applicants are advised that they are expected to fund any such shortfall.

As stated in the CSRFF guidelines, forward planning grants for this round of applications may require an implementation period of between one and three years. Grants given in this category may be allocated in one or a combination of the years in the triennium. It is proposed, for this application, that this project will be staged over two years and therefore must be claimed in stages, in this case by 15 June, 2014 (50% completion) and 15 June, 2015 (100% completion).

Comment

One project is proposed by the City for the 2013/2014 CSRFF annual and forward planning grants:

(i) City of South Perth (Manning Community Facility)

CSRFF Grant sought	\$ 863,569 (ex GST) (sports component of the project)
City's contribution	\$ 14,813,545 (ex GST) (total project)
Estimated Total Project Cost	\$ 15,677,114(ex GST)

Assessment

A panel comprising the Manager Community Culture and Recreation, Club Development Officer, Manager City Environment and the Recreation Development Coordinator assessed and ranked the application against the following criteria set by the Department of Sport and Recreation:

A	Well planned and needed by municipality
B	Well planned and needed by applicant
C	Needed by municipality, more planning required
D	Needed by applicant, more planning required
E	Idea has merit, more preliminary work required
F	Not recommended

These results are summarised below.

Applicant	Project	Ranking	Rating	City's Contribution (sports component only)	Total project Cost (sports component only)
City of South Perth	Development of the Manning Community sports facility & James Miller Oval upgrade	1	A	\$1,727,137 (ex. GST).	\$ 2,590,706 (ex GST)

City of South Perth (Manning Community Facility – Sports Component)

In 2009 the City of South Perth commissioned CSD Network and Troppo Architects to complete the Manning Community Facility Study.

The purpose of this study was to:

1. engage key stakeholders – those with a direct interest in the future of each of the existing facilities and/or the future of the precinct– in dialogue about how best to develop the facilities within the precinct and, subsequently
2. provide advice on how the City of South Perth should proceed.

The idea of developing a community hub in the precinct had been detailed in the City's Strategic Financial Plan, which recognised it as a key to sustaining and supporting community and sporting groups. The concept of a multi-purpose community facility also arose from recognition that several older facilities in the area were reaching or had reached the end of their serviceable life. The study therefore particularly explored how the City could replace or complement existing community facilities within the precinct, as well as the relocated Manning Library.

The study stated that "a common theme that emerged through the resident consultation, and stakeholder focus groups, was the need to create a 'community heart' for the Manning area. It was noted that residents wanted a place that they felt drawn to; a place that conveyed a sense of where they were and who they were; and a sense of belonging."

As a result of the Manning Community Facility Study, the City incorporated the "Manning Hub" project into the 2012/2014 Corporate Plan. In December 2011 the Executive Management Team appointed Chris Schooling, Senior Strategic Projects Planner, as the Project Manager for the design phase of the redevelopment project, with assistance for the project working group comprising of representatives from each of the following City departments/directorates: Development Services; Community, Culture & Recreation; Infrastructure Services; and Library and Heritage Services.

At the December 2011 Council Meeting, Bollig Design Group (BDG) was awarded the tender for the engagement of a Lead Consultant to undertake the redevelopment of the Manning Community Facility. The Manning Community Facility Project involves the creation of a major integrated and cohesive community hub in Manning to replace a number of aging existing community facilities, which are no longer adequate for their intended purposes. There is a need in the local community for a vibrant, integrated 'village centre' for Manning that integrates the existing shops located in Welwyn Avenue and provides a range of services and activities within the multipurpose community facility, a 'town square' space flanked by a café and retail, recreational areas, open space and areas for local community groups and sporting clubs to be housed.

Primarily the project will involve the demolition of the Manning Community Hall, Child Health Clinic, old tennis clubrooms (currently accommodating Moorditj Keila Aboriginal Group and the disused tennis and basketball courts. The new construction will include a multi-purpose community centre housing a child health clinic, community spaces including multi-purpose hall space, early years room and associated outdoor space, the Manning Library, accommodation for the Moorditj Keila Aboriginal Group and an Aboriginal cultural area, plus appropriate accommodation for the Manning Rippers Football Club.

Recent history of the site includes that the public facilities are aged and have reached the end of their useful life and maximum usage potential and hence do not allow for future growth opportunities. In addition, the area has been experiencing crime and anti-social behaviour for some time, compounded to some degree by the fact that the Welwyn Ave Shopping Centre (a busy local shopping precinct) and the existing community facilities geographically face the opposite direction and are not linked in anyway, thereby not creating opportunities for passive surveillance or meeting CPTED guidelines (Crime Prevention through Environmental Design).

In addition to the building, the City has developed a master plan for James Miller Oval to be incorporated into the Manning project. The master plan will include resurfacing the oval; irrigation replacement, relocation of the cricket wicket, additional park furniture, reshaping and realignment of the oval and removal of the service road and existing storm water drainage. A new maintenance shed for use by the City is also proposed in the development.

For this application, the Department of Sport and Recreation will only contribute funding toward areas of the project that specifically aim to increase participation in sport and recreation. Therefore this application will only be seeking funding for costs associated with the eligible components including the sports clubrooms, sports club storage, changerooms, toilets, tiered spectator seating and terrace, as well as the oval components of the James Miller Master Plan.

Specific to sports participation, this upgrade aims to improve and increase use by:

- relocating the gridiron club from George Burnett Oval to James Miller Oval and the clubrooms within Manning Community Facility enabling them to expand their membership and profile of the sport.
- offering secondary facilities for families such as the library, early years (playgroup and toy library), creating a hub and attracting more users because of its convenience.
- Improving disability access inside and outside the built facilities.
- Improving energy efficiency through a range of measures including: installing energy saving lighting, temperature controlled taps for showers, sensor controlled switching, insulation of walls to increase thermal qualities and the possibility of water harvesting for toilets.
- Improving the oval by realigning it to enable minimum dimensions for senior Australian Rules football, gridiron and junior cricket.
- Improving key areas such as the inclusion of home and away change rooms that will allow for greater participation in physical activity by men, women and children.
- Significantly improving storage facilities, attracting long term tenants, in excess of the existing ones, to the community facilities.

The proposed redevelopment of the Manning Community Facility will enable the City to continue to provide community facilities that meet the physical activity needs of a growing and developing community. This includes the provision of facilities for both formal and informal physical activity, active recreation, organised sport, and supportive community programs such as children's activities, family support and community interventions. Community facilities such as sporting and recreation clubrooms add to the quality of life in the City and to the amenity of the area that makes it an attractive place to live.

The City of South Perth will be the primary contributing organisation to this project and will manage the entire project.

This project has been rated 'A -Well planned and needed by 'municipality' and in making this assessment the panel noted:

- The Manning Community Facility will be an important regional facility catering for district level sports for the City.
- The upgrade project will benefit three existing City based sporting clubs being Manning Rippers Football Club, Perth Blitz Gridiron Club and South Perth Junior Cricket with additional benefits for non-sporting community groups such as Moorditj Keila Aboriginal Group, the Child Health Clinic, Manning Toy Library, local playgroups, general hall users and library users.
- Comprehensive consultation has been undertaken with the current clubs and the general community to ascertain and prioritise needs for future development.
- The proposed upgrade is consistent with the City's Community Facilities Needs Study (2004), Future Directions and Needs Study for Sporting and Recreational Clubs (2006), and Active Futures Physical Activity Plan 2009 - 2014 which outlines key recommendations for upgrades, redevelopments and community capacity building.

Consultation

Extensive consultation with the following stakeholders was done during the development of the Manning Community Facility Study 2009: staff and users of Manning Library; Manning Child Health Clinic; Southcare, Moorditj Keila Aboriginal Group; Manning Senior Citizens; Welwyn Avenue Traders Association; South Perth Lions Club; Manning Rippers Football Club; Manning Primary School; Playgroups; Manning Toy Library; Manning Hall regular users; Church of Christ Youth Centre, nearby residents; and staff and elected members of the City of South Perth.

A communication plan was developed as part of the project incorporating the development of a Project Working Group and Project Advisory Group comprised of relevant City officers. Stakeholder groups identified in the 2009 study were contacted to provide further input into their current and future needs and expectations. Throughout the project stakeholders have been advised on the achievement of major milestones, as well as engaged in discussion as required.

Further consultation was also conducted with the Department of Sport and Recreation who have advised that the Manning Community Facility project is eligible for the Forward Funding program.

Policy and Legislative Implications

This report relates to Policy P222 - Support and Community & Sporting Groups.

Financial Implications

The Department of Sport and Recreation offers funding for one third of the total cost for eligible sport components only, not the total project cost.

The estimated total project cost	\$15,677,114	(ex GST)
Amount requested from DSR	\$863,569	(ex GST) (portion of the total cost)
City's contribution	\$14,813,545	(ex. GST) (total project)

The total project cost is broken down as follows:

Overall building component	\$14,450,000	(eligible component = \$1,499,240)
James Miller Master Plan	\$919,720	(eligible component = \$919,720)
Sub Total Project Cost	\$15,369,720	
Escalation of 2%	\$307,394	
Total Project Cost	\$15,677,114	

The sports component of the project is broken down as follows:

2012 CSRFF -Manning Community Facility - Sports Component breakdown	
Building	
siteworks	\$ 47,920
demolition	\$ 103,220
sports terrace	\$ 46,700
clubrooms	\$ 725,000
storage/changerooms	\$ 375,000
grandstand plats	\$ 187,600
Professional fees	\$ 13,800
Sub Total - Building	\$ 1,499,240
Oval	
resurfacing	\$ 605,000
irrigation	\$ 58,000
relocate cricket wicket	\$ 22,000
playground	\$ 60,000
park furniture	\$ 28,000
Maintenance shed	\$ 46,320
oval reshaping	\$ 100,400
Sub Total - Oval	\$ 919,720
Sub Total oval + Building	\$ 2,418,960
Contingency 5%	\$ 2,539,908
Escalation 2%	\$ 2,590,706
Total Sports component	\$ 2,590,706

The total eligible component for this application is \$2,590,706 including a contingency amount of 5% and escalation amount of 2%. However the City can only apply to DSR for one third of this amount, being \$863,569 (ex GST).

The funding application sought from DSR is for a forward planning grant. This is for large scale projects where the total project cost exceeds \$500,000 and may require an implementation period of between one and three years. Grants given in this category may be allocated in one or a combination of the years in the triennium.

Other external contributions to the project are anticipated to be funded by Lotterywest in relation to the non-sporting (community) component of the project. In addition, the sale of a portion of the land zoned commercial will also be allocated to the project.

Sustainability Implications

The construction of the Manning Community Facility will aim to present state of the art, innovative, sustainable and affordable facilities which meet building regulations, along with the future needs of clubs, groups, the local community and the City.

The City encourages shared use of its community facilities to maximise rational use for minimal cost. This will be achieved in the development of the Manning Community Facility by providing a regional community facility incorporating a district sports club facility for at least 2 regular clubs and other multipurpose community groups, enabling co-bookings of the facility to operate simultaneously.

The construction brief will aim to incorporate:

- Improving energy efficiency through a range of measures including: installing energy saving lighting, temperature controlled taps for showers, sensor controlled

switching, insulation of walls to increase thermal qualities and the possibility of water harvesting for toilets.

- Natural lighting and air flow
- Principles of Crime Prevention through Environmental Design (CPTED)

Strategic Implications

This report is supported by the following corporate strategic documents.

Initiative 4.1.2 of the City of South Perth Corporate Plan 2011/2012 :
'Progress the Manning Community Hub Revitalisation Project

Strategic Plan 2010-2015:

1. Community - Create opportunities for a safe, active and connected community
 - 1.3 *Encourage the community to increase their social and economic activity in the local community.*
 - 1.4 *Develop, prioritise and review facilities and relevant activities, taking advantage of Federal and State Government funding.*
4. Places - Plan and develop safe, vibrant and amenable places
 - 4.1 *Identify and ensure activity centres and community hubs offer a diverse mix of uses and are safe, vibrant and amenable*

OFFICER RECOMMENDATION 10.1.2

That...

- (a) the application for funding for the Community Sporting Recreation Facilities Funding (CSRFF) be submitted to the Department of Sport and Recreation together with the comments from the officer report and the following ranking and ratings:

Applicant	Ranking	Rating
City of South Perth	1	A

10.2 STRATEGIC DIRECTION 2: ENVIRONMENT

10.2.1 Draft Public Open Space Strategy
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Location:	City of South Perth
Applicant:	Council
File Ref:	PR/205
Date:	31 July 2012
Author:	Stephen Bell - Director Infrastructure Services
Reporting Officer:	Cliff Frewing - Chief Executive Officer

Summary

The purpose of this report is to present the draft Public Open Space (POS) Strategy to Council for the purpose of adopting for public consultation purposes.

Background

In April 2011, the City engaged Curtin University to progress the first phase of the POS Strategy. The first phase was completed in August 2011, with the work generally involving:

- Conducting a literature review;
- Documenting the history of POS within the City of South Perth;
- Undertaking detailed GIS mapping; and
- Conducting a resident and observation (i.e. park user) survey.

In November 2011, the City again engaged Curtin University to progress the second phase of the POS Strategy. The second phase was completed by late March, with a Council briefing held on 14 July 2012 to discuss the implications of the POS Strategy to the City of South Perth.

This report presents the draft POS Strategy to the Council for the purpose of adopting for public consultation. Once submissions have been received and assessed, the POS Strategy will be amended if required and a further report tabled at a future Council meeting.

The POS Strategy is very large, comprising five (5) separate documents. Consequently, rather than providing each Councillor with the whole document, several copies have been placed in the Council lounge for perusal by interested Councillors, with a copy uploaded to iCouncil. However, a consolidated version of the Strategy (i.e. the Executive Summary) is included at **Attachment 10.2.1(a)** for reference.

Comment

Why is there a need for a POS Strategy?

The City of South Perth is in the fortunate position of having a large number of high quality open spaces dispersed across its municipality. In total, the City has approximately 217.7 hectares of open space which equates to 11.5% of the City's land area vested for recreation purposes.

The City recognises public open space greatly contributes to the quality of life of its residents as well as contributing to the quality and diversity of the South Perth natural and built environment. The City aims to develop and manage its public open space network in an efficient and equitable manner so that all residents can enjoy and partake of its many benefits, whilst not placing an unnecessary burden on the City's resources. As community needs, expectations, and demographics change it is essential that the City develops a long-term sustainable strategic plan (or Strategy) for the future provision and management of public open space.

This POS Strategy has been developed to manage our recreation and open space assets and meet the current and future needs of the South Perth community. The strategy provides the strategic direction for the development of more detailed plans, policies and actions relating to sport and recreation, the natural environment, community development and land use planning. The Strategy aims to provide clear direction on the purpose, level of provision, and management of public open spaces across the City of South Perth well into the future. Without this strategic planning there is a risk that decisions and allocation of resources and funding tend to be made in an adhoc and ineffective manner.

What is Public Open Space?

Quality open space that is well located and well developed positively contributes to urban amenity as well as the environmental, social, health and well-being, and economic sustainability of the community. For the purposes of the POS Strategy, open space includes all land which is freely accessible that people can visit for recreation, relaxation and socialisation, including organised sporting activities and informal play opportunities.

Traditional types of public open space include parks and gardens, playgrounds, sports fields & recreation facilities. These facilities provide opportunities for activities such as organised sports, informal sports and play, socialising and relaxing. Public open spaces may also include 'green spaces', which can include areas of natural or cultural heritage value, habitat corridors, some easements, open water / wetlands and agricultural land. In the City of South Perth, there is a good mix of traditional open space and green areas.

Why is Public Open Space important?

Public open space is a vital component of any urban environment. It complements the built form, contributes to the identity of place and provides recreational opportunities, all of which are integral in building quality places to live. Public open space performs many social, environmental and economic functions that make it a highly valued aspect of the urban environment. Fundamentally, public open space is provided to assist with significant positive outcomes concerning community health and well-being. A principal role is for sport and recreational use, which covers a variety of activities that are undertaken for sport development, health and leisure, including active, informal and passive recreation. Environmental protection is also an essential role of public open space, through habitat and biodiversity conservation and air and water quality management to name but a few examples.

The importance of physical activity is recognised given the health consequences of physical inactivity and the annual costs associated with healthcare and obesity. It is well documented that public open space that is of high quality and accessible is important in providing spaces and opportunities for people's physical and mental health and well-being. Additionally, the social benefits are well known, including providing tools for social connectivity and building community capacity.

The main functions of public open space include, but are not limited to, the following:

- relaxation
- exploration
- social interaction
- exercise (humans and pets)
- improving/maintaining health
- sport (competing and spectating)
- children's play and development
- opportunities for seniors' activities
- learning
- improving / maintaining environmental quality
- nature, wildlife habitat and biodiversity conservation
- water management

- interaction with the natural environment
- supporting the organisation and function of the urban environment
- connectivity of networks (pedestrian, cycle, wildlife migration)
- sense of place, identity and history
- visual amenity (landscape)
- contributing to community and economic value of localities
- tourism
- arts
- celebration
- quality of life

Types of Open Space covered in the Strategy

The types of open space considered in the POS Strategy include:

- Parks,
- Reserves,
- Playgrounds,
- Sportsgrounds,
- Conservation areas, including bushland and wetlands.

The POS Strategy does not cover areas of privately owned or institutional open space (i.e. education facilities), streetscapes, sporting / recreation facilities or state owned conservation land (i.e. Perth Zoo).

Reserve Classifications

There are a wide range of parks and reserves within the City that fulfil a range of different functions and accommodate different uses and activities. Not all parks could be expected to meet the full range of performance criteria. Accordingly the City's parks have been categorised into a classification framework based on a system developed by the WA State Government that identifies the roles of the different types of park in meeting the needs of the local and wider community. This classification forms a background against which judgements can be made about their ability to meet the current and future needs of the City as well as its contribution to the wider metropolitan populations. Briefly, the classification of Reserves is as follows:

- *Regional Reserves* – Are those areas of publicly owned and managed land whose primary purposes are to protect and enhance their valued natural environment and encourage passive recreation and enjoyment. The reserves are considered of regional significance because of their important contribution to the metropolitan region's sense of place and their attraction of users from throughout the region.
- *District Reserves* – Are those areas of publicly owned and managed land whose primary purpose is to accommodate formal sport, other forms of recreation and to protect/enhance their valued natural environment. The reserves are considered of district significance because of their attraction to a wide range of users from a range of surrounding suburbs.
- *Neighbourhood Reserves* – Are those areas of publically owned and managed land whose primary purpose is to meet the recreational needs of the immediate local suburb and to develop/enhance the local 'sense of place'.
- *Local Reserves* – Are those areas of publically owned and managed land whose primary purpose is to meet the recreational needs of the surrounding residential population and to develop/enhance the local sense of place.

Using the Reserve Classification system, the City's Parks and Reserves are categorised as shown at Table A below:

TABLE A – Reserve Categorisation

Regional	District	Neighbourhood	Local	Small Local
Milyu Nature Reserve	Windsor Park	Comer Reserve	David Vincent Reserve	Carlow / Kilbride Reserve
Mt Henry Reserve	James Miller Oval	Karawara Greenways	Bill McGrath Reserve	Garvey Street Park
Canning River Foreshore Reserve	Richardson Park	Como Beach Reserve	Mackie Street Reserve	Hope Avenue Reserve
Andrew Thompson Reserve	Morris Mundy Reserve	Bodkin Park	Ryrie Avenue Reserve	Isabella / Craigie Reserve
Sandon Park	Ernest Johnson Oval (incorporating Hensman Reserve and Sandgate Reserve)		Bradshaw / Conochie Reserve	Marsh Avenue Reserve
Sir James Mitchell Park (incorporating South Perth Esplanade and Clydesdale Park)	Collier Reserve, Collins Oval (leased) and Bill Grayden Reserve		Mt Henry Reserve	Jan Doo Park
Collier Park Golf Course (leased)	Challenger Reserve		Davilak Reserve	Axford / Barker Reserve
Royal Perth Golf Course (leased)	Neil McDougall Park		Coolidge Street Reserve	Canavan Crescent Reserve
	George Burnett Park		Olives Reserve	Moresby Street Reserve
	South Perth Lawn Tennis Club (leased)			Swanview Terrace Reserve
				Warrego Street Reserve
				Hensman Square
				Meadowvale Avenue Reserve
				Shaftesbury Street Reserve
				Brandon / Darling Reserve
				George / Gwentyfred Reserve
				George Street Reserve (near Berwick)

Note:

There are numerous small reserves excluded from the Reserve Classification system established by the WA State Government. These reserves are generally small spaces which are primarily used for playground or native planting purposes. State Government policy notes that 'small areas of undefined, residual or special purpose open spaces (less than 0.4 ha)' are not included in this classification framework. For the purpose of the City's POS Strategy and Reserve Categorisation, "Small Local Reserves" have been included in the Reserve Categorisation under a separate heading.

Under the Reserve Classification System a series of guidelines have been developed by the Department of Sport and Recreation (DSR) for each category of reserve relating to factors such as catchment, location and provision of facilities. It should be noted that existing parks in South Perth have been planned, designed and managed to meet the specific needs of the site and community at a given point of time and while standards based approaches are useful as a guide for facility provision they must not be used as a substitute for detailed research and community responsive planning and design. The City of South Perth has established procedures that ensure all master and management plans for public open spaces are prepared

in consultation with key agencies and the community, to clearly identify how the park is to be planned, developed and maintained. Consequently, the Reserve Characteristics at **Attachment 10.2.1(b)** should only be used as a guide as to what typically would be found in a Regional, District, Neighbourhood, or Local reserve.

Open Space Provision – What are the Key Issues?

The City has a wide variety of high quality open spaces but if this is to continue into the future then the development and management of these reserves will need to respond to the imperatives of a Council committed to a sustainable use of its assets. Using the “Environmental”, “Social” and “Economic” components of sustainability within a governance framework, the emerging issues facing reserve management and development have been considered. Consequently, the key areas for consideration, which provide the foundation upon which the POS Strategy has been developed, are highlighted below.

Environment

- Need to respond to the impact of climate change on the Swan / Canning river and foreshores;
- Need for water conservation;
- Increasing tree canopy cover to improve human comfort levels and reduce watering demand;
- Planting regimes to respond to longer, dryer summers and restrictions to water budget;
- Application of technology to improve water use efficiency;
- Use of native plantings to reduce management costs and watering demand;
- Investment in development and management to reduce resource degradation; and
- Protection and/or enhancement of biodiversity.

Social

- South Perth has a growing population and this is likely to continue into the foreseeable future;
- South Perth has a very diverse population make up and this is likely to remain;
- Contemporary lifestyles and preferences are reducing the time available and the time allocated to outside recreation pursuits;
- The amount of time people are spending on recreation reserves is reducing;
- Multi-purpose trips to recreation reserves are becoming more popular;
- Diverse recreation facilities are required to meet the needs of the population;
- There will be future increases in housing density in South Perth with particular increases in medium density and high density housing forms; town houses and units;
- Increases in higher density housing forms (with less private open space provision) will increase the demand on publically provided open space;
- Increases in residential density will reduce green space/tree cover on residential lots;
- Increases in population will increase the demand for recreational activity;
- Recreation provision is a key to local community formation;
- Recreation activity improves public health outcomes in the community;
- With increasing use of open space for a wider range of activities there may be conflict between uses and users which will be required to be managed; and
- Persons need to feel safe when they are using public spaces.

Economic

- Significant future investment will be required to maintain the quality of open spaces;
- The cycle of rising expectations has to be considered in investment decisions;
- The level of satisfaction with the current open space system is high;
- Many users of Council's open space are not residents of the City;
- There are opportunities for revenue raising from the existing open space asset base through the leasing and sale of land and the imposition of user pay fees and charges;
- Currently the revenue raised from bookings of reserve space is limited; and
- Public liability is a key consideration in considering development and management regimes

Governance

- There are many overlapping state and local government responsibilities in open space development and management;
- Relationships between state and local government (professional and political) need to be carefully managed;
- Effective community consultation and involvement is vital in open space planning; and
- Conflict between different open space users should be expected and planned for.

Consultation

A cross functional project steering group (PSG) was established to oversee progression of the POS Strategy (i.e. information gathering, document preparation and review, and conducting regular meetings with the Consultant). The PSG comprised Officers from the following business units:

- Infrastructure Services (City Environment & Engineering);
- Community Development;
- Strategic Planning;
- Governance and Administration; and
- Finance Services.

An elected member briefing was conducted on 14 July 2012.

The City is committed to involving the community in decisions regarding the management and use of POS. Consequently, once the Council have adopted the recommendation of this report the POS Strategy will be advertised for a period of 35 days to seek public comment thereon. Once all submissions have been considered and the POS Strategy amended if required, a further report will be brought before the Council for consideration.

Policy and Legislative Implications

The City's POS Strategy sits within a broader context of state and local legislation, policies, guidelines and strategies.

The POS Strategy integrates with the core values of a number of existing City of South Perth strategic documents such as the Strategic Plan, Corporate Plan, Town Planning Scheme Number 6, Sustainability Strategy and related Policies, the Green Plan, and Disability and Access Inclusion Plan to name but a few examples.

Financial Implications

The City engaged Curtin University to progress the various components of the POS Strategy. Funding was allocated in the 2011/2012 annual budget to facilitate completion of the Strategy.

Strategic Implications

Developing a POS Strategy aligns to the following Strategic Directions within the Council's Strategic Plan, and is identified as:

- **Strategic Direction 1 “Community”** – *Create opportunities for a safe, active and connected community*
 - 1.1 Develop, prioritise and review services and delivery models to meet changing community needs and priorities.*
 - 1.2 Ensure the land use planning and service delivery aligns and responds to community safety priorities.*
- **Strategic Direction 2 “Environment”** – *Nurture and develop natural spaces and reduce impacts on the environment*
 - 2.1 Undertake assessments of the City's key natural areas, activity centres and streetscapes to identify opportunities to improve biodiversity.*
 - 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.*
- **Strategic Direction 4 “Places”** – *Plan and develop safe, vibrant and amenable places*
 - 4.3 Engage the community to develop a plan for activities and uses on and near foreshore areas and reserves around the City.*

Sustainability Implications

It is the responsibility of the City to ensure that whatever we do is socially responsible, economically viable, environmentally friendly, and good governance guides decision-making. The POS Strategy provides a strategic framework to help guide the City's decision-making in regards to providing quality public parks and reserves to meet the current and future recreational and social needs of the South Perth community. Without a Strategy, there is a risk that decisions and allocation of resources and funding may not be made in the most effective manner.

Consideration must be given to minimising the use of water and other resources; conserving ecosystems; using renewable resources; avoiding waste by reuse and recycling, and designing out maintenance intensive landscapes. Minimising the cost of ongoing maintenance is also an important consideration.

OFFICER RECOMMENDATION ITEM 10.2.1

That the draft Public Open Space Strategy be endorsed for the purpose of community consultation; and be advertised for a period of 35 days, after which time a further report is to be considered by Council prior to its adoption.

10.2.2 Fencing Failed Swan / Canning River Walls

Location:	City of South Perth
Applicant:	Council
File Ref:	
Date:	7 August 2012
Author:	Mark Taylor, Manager City Environment
Reporting Officer:	Stephen Bell, Director Infrastructure Services

Summary

There are two sections of river wall within Sir James Mitchell Park (SJMP) which are considered non-repairable and need to be replaced as a matter of priority. The Swan River Trust (SRT), on behalf of the City, has sought additional State funding to assist the City to replace one section east of the Mends Street jetty, estimated to cost \$2.1 million. This funding request has been refused by the State Government.

The City is now faced with a potential hazard and public amenity issue. The recommended response is to fence the two sections of damaged river wall to reduce the proposed risk to the community and highlight the problem of inadequate State funding of foreshore infrastructure. The SRT has agreed to fund half the cost of the fencing estimated to be \$25,000.

Background

Foreshore management and in particular, river walls, is an on-going source of concern to and financial impost upon the City of South Perth. The general condition of river walls within the City is average to poor, with some sections already failing.

Following the demise of the Public Works Department in the 1985 responsibility for management of river walls and other foreshore infrastructure was never adequately addressed. Unfortunately, this resulted in maintenance regimes being largely abandoned and the condition of river walls and other foreshore infrastructure across the river system has deteriorated as a result. The issue of maintenance responsibility was largely resolved when the Swan and Canning Rivers Management Act was proclaimed in 2006. Section 12 (3) of the Act states:

“Despite any written or other law to the contrary, a person who has the care, control and management of Crown land in the Riverpark shoreline is jointly responsible with the Trust for the care, control and management of that part of the Riverpark shoreline and for the maintenance of any wall or other structure on that part of the Riverpark shoreline.”

This has been interpreted by the SRT as being 50% the responsibility of the SRT and 50% the adjacent Local Government Authority (LGA). In this case, the City would be expected to contribute 50% of the total funding towards the maintenance and repair of river walls and other foreshore management structures.

The SRT subsequently identified and prioritised required expenditure on foreshores along the river system when it released the Swan and Canning Rivers Foreshore Assessment and Management Strategy in March 2008. At that time, the SRT estimated that \$85.65 million (SRT share \$42.82 million) was required to restore river walls and foreshores back to a sustainable condition. Of that amount, \$33 million (SRT share \$16.5 million) was required for priority one foreshore work that should be addressed within the next five years.

The City has attempted to be pro-active in foreshore and river wall management as it is realised that allowing these areas to continue to deteriorate will, in the long term, cost significantly more to repair and replace. Further, any deterioration of the river walls and other foreshore infrastructure greatly impacts upon the adjacent parks and reserves when the structures collapse and erosion occurs. Funding has been regularly allocated by the City to maintain its foreshores and river walls and the City has been successful in receiving a number of grants under the SRT's Riverbank Program.

In 2011 the City, in cooperation with Main Roads Western Australia (MRWA), completed an Asset Condition Register of all of the structures within its boundaries and has also developed an agreement with MRWA about maintenance responsibility of structures along the Kwinana Freeway Foreshore. MRWA has significant interest in this foreshore as it assists to protect the Kwinana Freeway and Principal Shared Pathway between the Freeway and river foreshore.

As at May 2011, the Asset Condition Register valued the City's and MRWA's share of maintenance and reconstruction of river walls and other foreshore structures to be as follows:

- City of South Perth \$4,557,000, and
- MRWA \$4,887,000.

The City has been actively lobbying the WA State Government to address the imbalance between what is required to be repaired and the State money available to address the identified problems. Unfortunately, the WA State Government does not share the view of the City, nor is it prepared to adequately fund its own document (Swan and Canning Rivers Foreshore Assessment and Management Strategy). This is highlighted by the meagre funding pool of about \$1 million per year that the SRT has available for foreshore works to allocate across twenty one (21) LGA's with river frontage compared with the Strategy's identified five year requirement of \$16.5 million (SRT share) for priority works.

It is therefore obvious that the result of inadequate funding will be the continued deterioration of public infrastructure assets, greater potential for hazards and increase liability along the foreshore, and a significant impact on public amenity.

Comment

Two sections of river wall within SJMP are in very poor condition and deemed by the City as being beyond reasonable repair or maintenance. In essence, the sections of river wall need to be replaced as a matter of priority. The two sections of river wall are located as highlighted below:

1. East of the Mends Street jetty up to the grove of trees to the west of the new viewing platform (refer Figure 1 and Figure 2 below):

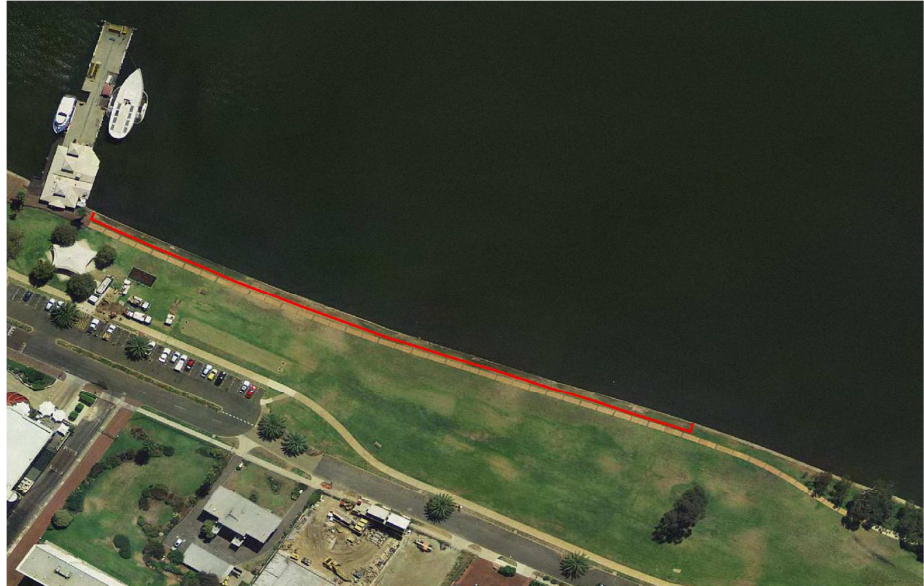


Figure 1 – Locality Diagram



Figure 2 – Deteriorated condition of the river wall

2. West of the Narrows Bridge (refer to Figure 3 and 4 below):



Figure 3 – Locality Diagram



Figure 4 - Deteriorated condition of the river wall

The City does not believe it is worth continuing to repair these walls, because it is no longer economically viable to do so. Replacement of these walls is the most prudent option, particularly the section east of Mends Street jetty, due to its prominent location and high level of community use. The estimated cost to replace this section of river wall is \$2.1 million, which would be shared equally between the SRT and the City (if funding was available).

The City has attempted to seek grant funding from a number of State and Federal sources to replace the walls, but these attempts proved unsuccessful, despite being highly rated by review panels when considering grant applications. The City has also notified the SRT of this intention, enquiring about the potential for the SRT to meet their shared funding component. As this request was outside the ability of the SRT to fund directly, a submission was prepared for the State to potentially fund this project along with another on the Kwinana Freeway foreshore. The latter project was submitted by MRWA. The WA State Government subsequently advised the SRT that these projects are not considered a State priority; therefore no additional funding is available for river wall replacement.

The decision not to fund replacement of the river wall infrastructure is a very disappointing outcome for the City and MRWA given the State has effectively reneged on its obligations under the Swan and Canning Rivers Management Act. In regard to SJMP, this is the front door to the City of South Perth with this Regional Reserve being used extensively by the community and visitors to Perth for recreation purposes, including staging large “community” events such as Skyworks. Consequently, the deteriorated condition of the river wall is a significant “blot on the landscape” and poses a significant hazard to the community.

The City has subsequently contacted the SRT about the potential risk posed to the community resulting from the deteriorated condition of the two sections of river wall. As an interim response, the City proposed that temporary fencing be installed within SJMP to deter people from accessing the damaged sections of river wall.

The SRT’s recommendation is to install more permanent fencing along the two sections of walls of a similar type shown at Figure 5 below. The fence would be a 1.2 metre high powder coated (black) chainmesh fence with a steel top and bottom rail. The SRT has offered to contribute 50% towards the cost of supply and erection of the fences.



Figure 5 – Proposed Fencing

The City supports the erection of semi-permanent fencing along the foreshore for the following reasons:

- It will significantly reduce the hazard the damaged walls represent to the community and lessen the City’s exposure to risk,
- It will signal to the community that no attempt is being made by the WA State Government to repair / replace these walls in accordance with their obligations under the Swan and Canning Rivers Management Act. Hopefully, this will result in greater community concern about the situation and subsequent lobbying of State and Federal politicians.

It is recommended that the erection of fencing along the two sections of failed river wall within SJMP, west of the Narrows Bridge and east of Mends Street jetty, be approved by Council and that such works be implemented as a matter of priority.

Consultation

No community consultation has occurred.

It is the intention of the City to communicate the reasons for erecting the fencing in its publications and via media releases.

Policy and Legislative Implications

The Swan and Canning Rivers Management Act (2006), Section 12 (3) of the Act states:

Despite any written or other law to the contrary, a person who has the care, control and management of Crown land in the Riverpark shoreline is jointly responsible with the Trust for the care, control and management of that part of the Riverpark shoreline and for the maintenance of any wall or other structure on that part of the Riverpark shoreline.

By erecting fencing in front of the damaged sections of river wall, the City will meet its duty of care and obligations under the WA Occupational Safety and Health Act (1984).

Financial Implications

The City will be responsible for funding 50% of the cost of erecting the fencing, estimated to be \$25,000. The City's funding component of \$12,500 will be met from operational funds. If additional funding is required for other remedial works later in the year, this may be sourced from the river wall reserve.

Strategic Implications

Strategic Direction 1 "Community" – *Create opportunities for a safe, active and connected community*

1.2 Ensure the land use planning and service delivery aligns and responds to community safety priorities.

Sustainability Implications

The recommended solution of fencing is not sustainable in the long term because the asset is not being repaired or replaced. The solution is a short term fix to address the issues of community safety.

OFFICER RECOMMENDATION ITEM 10.2.2

That Council approve the erection of fencing along two sections of failed river wall within Sir James Mitchell Park, west of the Narrows Bridge and east of Mends Street jetty.

10.3 STRATEGIC DIRECTION 3: HOUSING AND LAND USES

10.3.1 Closure of selected portions of Public Open Space (POS) Reserves and Pedestrian Access Way's (PAW's) within Karawara
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Location:	Karawara
File Ref:	LP/209/8
Date:	8 August 2012
Author:	Emmet Blackwell, Senior Strategic Projects Planner
Reporting Officer:	Vicki Lummer, Director, Development and Community Services

Summary

To consider the results of the community consultation conducted between January and March 2012 regarding proposed closures of selected Public Open Space (POS) reserves and Pedestrian Access ways (PAW's) and to determine the possible implementation of such closures.

This report includes the following attachment:

- | | |
|--|--|
| • Attachment 10.3.1(a) | Summary of 2012 closures consultation |
| • Confidential Attachment 10.3.1(b) | Mapping of 2012 consultation responses |
| • Attachment 10.3.1(c)
June 2010 | Community Development Outcomes |
| • Attachment 10.3.1(d) | Plan of suggested closures |

Background

Karawara is a unique suburb within the City of South Perth. It was originally developed in the early 1970s using 'Radburn' design principles, which are based around the presence of Public Open Space (POS) reserves for community use, located at the rear of dwellings and connected to the road network by Pedestrian Access Ways (PAW's).

In December 2006 Council resolved to review the Town Planning Scheme provisions relating to the interface between Karawara's POS network and private properties due to community concerns regarding various related issues. In 2009, the City engaged consultants Creating Communities Australia and Development Planning Strategies to undertake consultation with landowners, residents and other local stakeholders to identify ways to further enhance and improve Karawara. The extensive community engagement undertaken by consultants included community workshops and mail-out surveys conducted during 2009 and 2010.

A number of issues, concerns and suggestions were raised by the community throughout the various phases of the consultation program in 2009 and 2010, specifically in regard to the design and physical layout of Karawara. A lack of regular activity in the large areas of public space and lack of surveillance from adjoining properties were identified as factors contributing to the perceived high levels of crime and anti-social behaviour in Karawara. However, feedback also indicated a desire to retain the open space network whilst undertaking some minor design changes and improving the functionality, presentation and safety of Karawara.

Members of the Karawara community expressed many different views on how the suburb should be physically modified to address the identified issues, being mainly crime and safety. Varying opinions were expressed as to whether the POS reserves and PAWs should be closed and divided between adjoining properties, or be enhanced and remain open. Based on community feedback, the consultants recommended that the City close some of the narrow POS links at the rear of houses and connecting PAW's. Two alternate options for

POS/PAW closures were developed for the City by Development Planning Strategies. Further investigations and consultation with service authorities by City officers regarding existing services and infrastructure located within the affected areas revealed that only one of the two closure options could be considered, due to the location of water and sewer mains operated by the Water Corporation.

The City selected the remaining closure option provided by Development Planning Strategies (**Attachment 10.3.1(d)**) as being the only viable method of closing some of the narrow walkways behind houses. Implementation of the proposed closure plan will involve the legal closure of public land (PAW's and POS) and the associated sale and/or distribution of this land to adjoining landowners. On 31 January 2012 the proposed closure plan was mailed to all Karawara landowners and residents for comment with an information letter and feedback form attached.

Comment

If the full extent of the closures illustrated on **Attachment 10.3.1(d)** were to be implemented, closure of these reserves and redistribution of the land into adjoining properties could take many years. The City will need to work closely with the WA State Land Services and residents in order to implement any of the suggested closures. Such a process of land acquisition and disposal is very complex. Therefore, it is proposed that this will be done on a staged basis, with one closure at a time. A summary of the procedures required for implementation of the closures is summarised below:

Valuations and Disposal

Sale of the PAW's will be at the values determined by Landgate's Valuation Services at a before and after amalgamation value. In relation to the PAW's, a half width must be offered to each adjoining owner. If an owner does not wish to purchase a half width, the other owner may purchase the full width. The same opportunities to purchase land should be given to owners adjoining an area of POS reserves subject to a proposed closure. Sale of the PAW's will be between the State and individual owners, although the City will approach State Land Services with a view to sharing proceeds of the sale given the City is responsible for the majority of administrative work.

Amalgamation of the PAW's with adjoining properties will be pursuant to S.87 of the Land Administration Act. As such the amalgamations will be exempt from going through the Form 1A freehold subdivision process.

Portions of the POS reserves can be sold to the City at 5% or \$500 (whichever is greater) of the market value as determined by Landgate's Valuation Services. The City can then negotiate and on-sell the land to the adjoining owners. Disposal to the City is conditional upon the proceeds being spent on recreation reserves in the locality.

It will be the responsibility of the City to liaise and negotiate with the adjoining owners to purchase portions of the POS reserves and PAW's.

Valuations will be requested by State Land Services when the disposition of the PAW's and portions of POS reserves to be closed are known.

Closure Process

1. Council resolution to implement the proposed closure/s;
2. City prepares a proposed 'equal distribution' subdivision survey plan of any area being considered for closure;
3. Referral to Service Authorities;
4. State Land Services to provide the City with land valuations from Landgate;
5. Public consultation and advertising;
6. Support from WAPC; and
7. Approval of the Minister for Lands.

In recognition of the complexity of implementing the proposed closures, it is recommended that a policy be developed specific to the proposed Karawara closures, containing a sequence of actions required to be undertaken throughout the closure process. Issues of commitment from owners, co-ordinated closure of linked POS and PAW's and owners financial responsibilities could also be addressed in the policy.

The proposed closure process is vulnerable from an economic perspective as it is possible that an insufficient number of landowners will be able or prepared to pay for the extra land. This outcome would make it impossible for the closures to be implemented without subsidy from the City.

Two PAW's at the ends of cul-de-sac's which are required to be kept open in order to maintain connectivity (Lenna Court and Woonan Place) have already been incorporated into the adjoining residential properties fence lines, being number 7 and 12 Lenna Court, as well as 11 and 16 Woonan Place. Research has revealed that the PAW's located at the ends of cul-de-sac's in the western part of Karawara were created as reserves, although they were never intended to be pedestrian links, instead they were designed to accommodate underground services. Furthermore, the two PAW's at the ends of Lenna Court and Woonan Place never had footpaths constructed. Historical correspondence from property files indicates that the City was in favour of the adjoining landowners extending their fence lines to include the PAW's, although the relevant service authorities refused to approve this arrangement due to the location of services and perceived safety and maintenance issues. However there appears to be no correspondence between the City and adjoining landowners directly addressing the issue of the PAW's.

If the proposed closures are to proceed as per **Attachment 10.x.x(d)**, it would be desirable for the two PAW's connecting the larger portions of POS to the ends of Lenna Court and Woonan Place to be re-opened. Legal advice sought by the City on this issue has revealed that the owners of the adjoining residential properties cannot apply for adverse possession as the PAW's are Crown Land. Furthermore the existing fencing which extends over the two PAW's was not approved by the City in writing and is therefore unlawful. Responsibilities and costs to remove and replace this fencing would require negotiations directly with the current owners of the adjoining residential lots. No correspondence has been entered into at this time.

Infrastructure

The closure of selected portions of POS reserves and PAW's will involve the removal of existing City infrastructure including footpaths and lighting. This will be a cost to the City and therefore should be taken into consideration.

Furthermore, in response to the most recent 2012 community consultation detailing the proposed closures, including a copy of **Attachment 10.3.1(d)** posted out, a number of submitters raised the issue that if closures were implemented, as there are currently no existing footpaths located within any of the affected cul-de-sac's, north-south pedestrian traffic would be redirected into the remaining PAW's and onto the cul-de-sac's road surface which would need to be shared by pedestrians, cyclists and motor vehicles.

One of the State Government's Residential Policies 'Liveable Neighbourhoods' states that the "maximum desirable length of cul-de-sac's is 120 metres, serving no more than 20 dwellings". In the case of the affected cul-de-sacs in Karawara, they range between 65-226 metres, with at least two of these containing in excess of 20 dwellings.

The City's infrastructure services have advised that the current budget allocations and works program's which include the provision of new footpaths do not include any additional footpaths within Karawara cul-de-sacs or contain excess funds which could be allocated to such an undertaking.

It is recommended that the requirement for new footpaths to be constructed within cul-de-sac's adjoining proposed closures be investigated on a case by case basis, taking into account the overall movement network within Karawara as well as the length and number of dwellings in each cul-de-sac.

Consultation

In 2009 the City of South Perth engaged Creating Communities Australia and Development Planning Strategies to undertake consultation with landowners, residents and local stakeholders to identify ways to further enhance and improve Karawara. A number of issues, concerns and suggestions were raised by the community and stakeholders throughout the various phases of the consultation program in 2009 and 2010 - specifically in regards to the design and physical layout of Karawara.

A total of four documents were produced by Creating Communities, the first three documents provide details of the three community engagement activities which involved two stakeholder workshops and one mail out survey to all residents. Hard copies of these three documents are available in the Councillors Lounge, or alternatively are available for viewing on the City's website, under 'planning' and then 'precinct studies'.

The fourth and final document produced by Creating Communities Australia is titled 'Karawara Community Vision Community Consultation – summary of community development outcomes (June 2010)' (**Attachment 10.3.1(c)**). This summary document has been used by officers to offer consolidated guidance in regard to the outcomes of consultation undertaken by Creating Communities Australia over 2009 and 2010. This report presents concluding statements and list of recommendations focused on community solutions for the City of South Perth to consider.

Although participants expressed divergent views in many areas throughout the consultation, the overall sentiment expressed in the community surveys conducted in December 2009 with residents and ratepayers was to reinvigorate and improve positive aspects of the Radburn design in Karawara, but address the negative issues and constraints created by it through complementary design and community strategies.

The table below provides text taken from **Attachment 10.3.1(c)** directly related to the issue of the proposed closures and provides a background for the recommended closure options subsequently provided by Development Planning Strategies.

(3) Key issues and concerns
Anti-social behaviour, crime, graffiti and poor personal safety at night are leading issues and are considered to have the greatest impact on resident's enjoyment of living in Karawara. Access and lane ways and under-utilised public open space are considered to provide a network for unseen crime and easy escape routes.
Dormancy (a lack of activity in public spaces and walkways) and large amounts of public space associated with the Radburn open space design was identified as a contributing factor to perceived high levels of crime and anti-social behaviour.
There are a range of traffic issues that the community wish to have addressed such as traffic flow and speeding/hooning on local streets.
(4) Recommendations
Implement design changes to minimise anti-social behaviour and potential for crime;
Close off dysfunctional and unnecessary pedestrian narrow lane ways, particularly those at the rear of houses;
Identify key crime hot spots in Karawara, i.e. locations of concentrated and recurrent crime;

Development Planning Strategies had the task of presenting recommended options to the City in relation to future changes the City should consider in Karawara as a result of the consultation undertaken by Creating Communities Australia.

In addition to the above, a significant percentage of Karawara residents (22%) responded that they were dissatisfied with safety and security in the 2012 Catalyse Community Perceptions Survey.

The results of the most recent 2012 consultation conducted by the City directly relating to the proposed closures are summarised in a table in **Attachment 10.3.1(a)**. Below are tables, providing an overview of the results:

Overall results

Support / Oppose	Number of Responses	Percentage
Support	145	82.38
Oppose	26	14.77
Not Specified	5	2.84
Total	176	

Responses from properties adjoining a proposed PAW/POS closure

Support / Oppose	Number of Responses	Percentage
Support	46	74.19
Oppose	14	22.58
Not Specified	2	3.22
Total	60	

Responses from properties not adjoining a proposed PAW/POS closure

Support / Oppose	Number of Responses	Percentage
Support	94	86.24
Oppose	12	11.01
Not Specified	3	2.75
Total	109	

The below table in conjunction with **Attachment 10.3.1(b)** provides an indication of which of the proposed closures had the highest proportion of support from adjoining landowners and residents, and therefore which of the closures should be progressed first. It appears the three closures with an asterisk in front of them in the below table would be the easiest, due to the smaller number of adjoining landowners and the high proportion of supporting submissions received. Council can determine the exact priority of closures and related actions upon adoption of a procedural policy specific to PAW/POS reserve closures in Karawara. At that time the City will also begin discussions with the owners of properties abutting the fenced off PAW's described previously in this report.

Proposed POS/PAW Closure Location	Total number of adjoining lots	Supporting response	Opposing response	No response received
* Lenna Ct	4	2/50%	1/25%	1/25%
Lenna Ct / Crana Pl	9	-	2/22%	7/78%
Crana Pl / Woonan Pl	11	3/27%	3/27%	5/46%
Woonan Pl / Boongala Cl	13	4/31%	1/8%	8/61%
Boongala Cl / Lurnea Pl	16	9/56%	1/6%	6/38%
Wandarra Cl / Tublia Ct	18	6/33%	-	12/67%
* Bunderra Cl / Chica Ct	8	2/25%	-	6/75%
* Koolunda Ct / Miamba Ct	8	2/25%	2/25%	4/50%
Koolunda Ct / Yallambee Pl	12	5/42%	1/8%	6/50%
Yallambee Pl / Beenan Cl	15	5/33%	2/13%	8/54%
Beenan Cl / Abjornson St	21	6/29%	2/10%	13/61%

Review and upgrade of Karawara's POS network was a recommendation made by both consultants Creating Communities Australia and Development Planning Strategies, as a result of the consultation undertaken during 2009/2010. Therefore the City has recently engaged landscape architecture firm UDLA to prepare a Landscape Master Plan for Karawara's POS network. The process will include further opportunities for detailed community involvement in the design process, to ensure the resulting master plan aligns with community desires and expectations. The design process will involve community workshops and other forms of consultation throughout the design process. Information gathered by UDLA and the City throughout this process may provide further information which could inform the City in regard to the proposed POS/PAW closures and the manner in which they are implemented.

Policy and Legislative Implications

Any future City action to pursue one or more of the proposed closures must be in accordance with State Government and WAPC policy, procedures and legislation including but not limited to the Land Administration Act, Town Planning and Development Act and Procedural Guidelines: Closure of pedestrian access ways and rights of way having a connectivity function.

Financial Implications

The legal closure of public land (PAW or POS) and the sale and distribution of this land to adjoining private landowners can be a very lengthy and potentially problematic process, particularly if the distribution of the land in a 50/50 manner is not possible due to individual financial situations or basic non-cooperation by an affected party. Of the written submissions received in 2012 in relation to the proposed closures, 13 submitters raised specific concern about problems which may arise in relation to cost, distribution and the ability of a sufficient number of land owners being able or willing to purchase the land.

An additional cost to the City or adjoining owners is the provision of new footpaths in cul-de-sacs adjoining closures, where deemed necessary on a case by case basis, as well as costs to remove and dispose of existing infrastructure including footpaths and public lighting currently located in areas subject to proposed closures.

Strategic Implications

This matter relates to Strategic Direction 1 “Community” identified within the City’s Strategic Plan 2010-2015 which is expressed in the following terms:

Create opportunities for a safe, active and connected community.

Sustainability Implications

The proposed closure of selected PAW’s and sections of POS reserves is in direct response to the community consultation undertaken and subsequent recommendations made by consultants Creating Communities Australia and Development Planning Strategies in 2009/2010. The objective of the proposed closures is to address a number of existing social issues related to crime and safety in Karawara.

Impact on the environmental integrity and existing biodiversity will be minimal as there are very few trees and vegetation located within the proposed closures. Furthermore where they do currently exist, the City will encourage adjoining landowners to retain existing trees and vegetation.

The proposed closure process is vulnerable from an economic perspective as it is possible that an insufficient number of landowners will be able or prepared to pay for the extra land. This outcome would make it impossible for the closures to be implemented without subsidy from the City.

OFFICER RECOMMENDATION ITEM 10.3.1

That Council adopts the following recommendations regarding the proposed PAW and POS reserve closures and:

- a) The City develops a procedural policy specific to PAW/POS reserve closures in Karawara to guide officers in the implementation of closures and this policy be adopted by Council before pursuing closures; and
- b) The City advise submitters of the above Council decision.

10.3.2 Proposed Two-Storey Single House - Lot 43 (No. 6) Waverley Street, South Perth

Location: Lot 43 (No. 6) Waverley Street, South Perth
 Applicant: Christopher McMahon
 Lodgement Date: 22 July 2011
 File Ref: 11.2011.316.1 WA8/6
 Date: 7 August 2012
 Author: Cameron Howell, Planning Officer, Development Services
 Reporting Officer: Vicki Lummer, Director, Development and Community Services

Summary

To consider an application for planning approval for a Two-Storey Single House on Lot 43 (No. 6) Waverley Street, South Perth. Council is being asked to exercise discretion in relation to the following:

Element on which discretion is sought	Source of discretionary power
Solar access for adjoining sites	R-Code Performance Criteria 6.9.1 P1
Open space	R-Code Performance Criteria 6.4.1 P1
Boundary walls	Council Policy P350.02 Clauses 5, 6, 7 and 8
Maximum ground / floor levels	TPS6 Clause 6.10
Setback of buildings generally	R-Code Performance Criteria 6.2.1 P1
Buildings setback from the boundary	R-Code Performance Criteria 6.3.1 P1
Visually permeable fencing	Council Policy P350.07 Clause 5
Vehicular access	R-Code Performance Criteria 6.5.4 P4
Visual privacy	R-Code Performance Criteria 6.8.1 P1

It is recommended that the proposal be approved subject to conditions.

Background

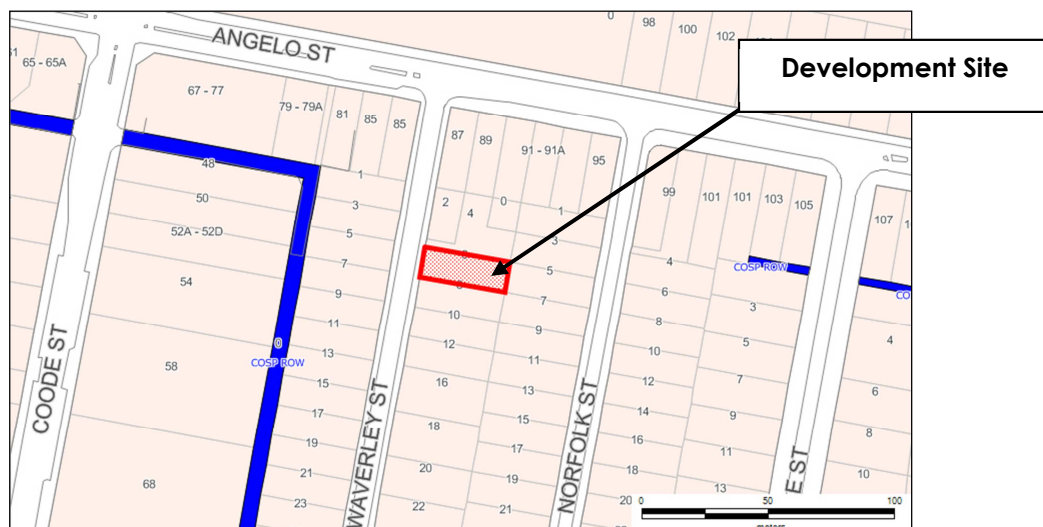
The development site details are as follows:

Zoning	Residential
Density coding	R15
Lot area	412 sq. metres
Building height limit	7.0 metres
Development potential	1 Single House
Plot ratio limit	Not applicable (50% minimum open space)

This report includes the following attachments:

Confidential Attachment 10.3.2(a) Plans of the proposal.
Attachment 10.3.2(b) Site photographs.
Attachment 10.3.2(c) Applicant's supporting report.
Confidential Attachment 10.3.2(d) Plans of the southern adjoining residence.
Confidential Attachment 10.3.2(e) Written comments from the southern adjoining property owner.

The location of the development site is shown below:



In accordance with Council Delegation DC342, the proposal is referred to a Council meeting because it falls within the following categories described in the delegation:

3. ***The exercise of a discretionary power***
(b) *Applications, which in the opinion of the delegated officer represents a significant departure from the Scheme, Residential Design Codes or relevant planning policies.*
6. ***Amenity impact***
In considering any application, the delegated officers shall take into consideration the impact of the proposal on the general amenity of the area. If any significant doubt exists, the proposal shall be referred to a Council meeting for determination.
7. ***Neighbour comments***
In considering any application, the assigned delegate shall fully consider any comments made by any affected landowner or occupier before determining the application.

Comment

- (a) **Background**
In July 2011, the City received an application for 1 × Single House in a Two-Storey building (plus basement) on Lot 43 (No. 6) Waverley Street, South Perth (the site). The applicant was advised of the planning issues identified in the City officer's initial assessment in September 2011, with further comment provided on the discretionary matters in December 2011. Amended plans in response to the City officer's initial assessment were received in March 2012. A report was to be presented for the May 2012 Council meeting recommending refusal, though this report was withdrawn prior to the Agenda Briefing at the applicant's request. Amended plans were received in July 2012 in response to the issues identified in the May 2012 Council report.
- (b) **Existing development on the subject site**
The subject site is located at Lot 43 (No. 6) Waverley Street, South Perth. The existing development on the site currently features the land use of "Single House", being a single-storey residence depicted in the site photographs, referred to as **Attachment 10.3.2(b)**.

(c) **Description of the surrounding locality**

The site has a frontage to Waverley Street to the west, located adjacent to two-storey single houses to the north and east, and a single-storey single house to the south, as seen below:



(d) **Description of the proposal**

The proposal involves the demolition of the existing development and construction of a Two-Storey Single House (plus basement) on the site, as depicted in the submitted plans referred to as **Confidential Attachment 10.3.2(a)**. The applicant's letter, referred to as **Attachment 10.3.2(c)**, describes the proposal in more detail. Furthermore, the site photographs show the relationship of the site with the surrounding built environment at **Attachment 10.3.2(b)**. Plans of the existing residence at No. 8 Waverley Street are shown in **Confidential Attachment 10.3.2(d)**. Written comments from southern adjoining property owner supporting the proposal are shown in **Confidential Attachment 10.3.2(e)**.

The following components of the proposed development are compliant with the *City of South Perth Town Planning Scheme No. 6* (Scheme; TPS6), the *Residential Design Codes of WA 2010* (R-Codes) and Council policy requirements:

- Single house land use - "P" [Permitted] (TPS6 Clause 3.3 and Table 1).
- Building height (TPS6 Clause 6.2).
- Minimum floor and ground levels (TPS6 Clause 6.9).
- Streetscape requirements - Waverley Street (R-Codes 6.2.3, 6.2.4 and 6.2.8).
- Onsite car parking provision (R-Codes 6.5.1, TPS6 Clause 6.3(8) and Schedule 5).
- Significant views (Council Policy P350.09).

The following components of the proposed development are supported as it is considered that the proposal complies with the applicable discretionary clauses. These components would not normally be presented to Council and would otherwise be approved under delegated authority ("AD" refers to Acceptable Development):

- Maximum floor and ground levels (TPS6 Clause 6.10) - The proposed finished ground and floor levels are approximately 0.1 metres higher than the equal cutting below and filling above calculation.
- Setback of buildings generally : Primary street, ground floor (R-Codes 6.2.1 and 6.2.2) - 5.86 metres average setback proposed, 6.0 metres average AD setback.
- Buildings setback from the boundary (R-Codes 6.3.1, Table 1 and Table 2a/2b) -

- Ground floor alfresco and first floor Bedroom 3 and 5, north, with the wall length based upon the bulk calculation (1.2 metres proposed, 1.5 metres AD setback); and
- Ground floor alfresco and upper floor Bedroom 5, east (2.1 metres and 5.8 metres proposed respectively, 6.0 metres AD setback).
- Visual permeable fencing (R-Codes 6.2.5, 6.2.6 and Council Policy P350.07) - 1.8 metre high feature letterbox pier with dimensions of 0.6 × 0.6 metres proposed.
- Vehicular access (R-Codes 6.5.4) - 5.5 metre driveway width proposed, replacing the existing 5.6 metre wide driveway.
- Visual privacy : North and south (R-Codes 6.8.1 and Council Policy P350.08) - There is no overlooking of sensitive areas of the adjoining properties from habitable rooms or balconies where the AD setback is not met and effective screening is not proposed.

For the following components of the proposed development, which will be discussed in detail within this report, it is considered that the proposal complies with the applicable discretionary clauses, and is therefore supported by the City:

- Boundary walls (Council Policy P350.02).
- Open space (R-Codes 6.4.1).
- Solar access to adjoining sites - South (R-Codes 6.9.1).

(e) Boundary walls – Ground floor (North)

(i) Living / Lounge / Dining

This boundary wall has been found to not have an adverse effect on neighbouring amenity when assessed against the following “amenity test” referred to in Clause 5 of the Council policy:

- (A) No impact on the existing streetscape character due to the large setback (approximately 18.0 metres) from the street. The wall setback complies with the 6.0 metres required by Clause 7.
- (B) Some impact when viewed from the front of the adjoining dwelling, as the proposed boundary wall would be approximately 0.8 metres higher than the existing boundary wall on the adjoining property. The visual impact is seen to be acceptable.
- (C) No overshadowing of adjoining habitable room windows or outdoor living areas, as the adjoining property is located to the north.
- (D) The boundary wall is generally not visible from the habitable room windows of the adjoining property. The windows that can see the wall have a large setback from the boundary.
- (E) The boundary wall is not located adjacent to an outdoor living area, therefore the 2.7 metre height limit required by Clause 6 does not apply.
- (F) No objecting comments from the neighbour (refer to the “Neighbour consultation” section).

In this instance, it is considered that the proposal complies with Council policy, and is therefore supported by the City.

(ii) Garage

This boundary wall has been assessed against the following “amenity test”, referred to in Clause 5 of Council policy:

- (A) The wall impacts on the existing streetscape character, as the proposed 4.5 metres setback from the street is less than other boundary walls within the street. The wall setback does not comply with the 6.0 metres minimum required by Clause 7. The permitted reduction to 4.5 metres

does not apply to this site, as this wall is not adjacent to an existing boundary wall and no precinct streetscape policies apply to this site. However, in this case officers are prepared to support the 4.5 metres setback, as it is seen to provide a step between the existing 1.5 metres setback of the residence at No. 2 Waverley Street and the 6.0 metres normally required. The proposal is seen to provide a benefit to the streetscape character, as the 4.5 metres boundary wall setback reduces the visual impact of the stark change between the street setback of the residence at No. 2 Waverley Street and other buildings within Waverley Street.

- (B) Minor impact from the front of the adjoining dwelling, as the proposed boundary wall is set located away from the dwelling. The visual impact is seen to be acceptable.
- (C) No overshadowing of adjoining habitable room windows or outdoor living areas, as the adjoining property is located to the north.
- (D) The boundary wall is generally not visible from the habitable room windows of the adjoining property. The windows that can see the wall have a large setback from this wall.
- (E) The boundary wall is not located adjacent to an outdoor living area, therefore the 2.7 metre height limit required by Clause 6 does not apply.
- (F) No objecting comments from the neighbour (refer to the “Neighbour consultation” section).

In this instance, it is considered that the proposal complies with Council policy, and therefore is supported by the City.

(f) Open space

The required minimum open space is 50% (206m²) of the site, and the proposed open space is 44.8% (184.7m²), a shortfall of 21.3m². Therefore, the proposed development does not comply with the open space element of the R-Codes.

The applicant has satisfied all of Performance Criteria 6.4.1 P1 of the R-Codes. The assessment of the proposal against those criteria reveals the following:

- The proposed provision of open space could be seen to sufficiently compliment the building, noting open spaces are concentrated into four main areas (front garden, rear garden, northern courtyard and southern side setback), along with two balconies on the upper level.
- The proposed provision of open space impacts upon the streetscape, as this building will have a significant building bulk impact on the street and the adjoining properties, in part due to the building’s proposed site coverage. In addition, as noted previously, the ground floor of the building is seeking discretion from the acceptable development setbacks from the street.
- The available open space could be seen to sufficiently cater for the resident’s needs.

The officers’ performance criteria assessment has considered areas that function like open space, though are not defined as open space in the R-Codes. For example, a balcony with a roof is not defined as open space in the R-Codes, though an unroofed and useable flat roof would meet the open space definition. If the floor area of the roofed and unroofed balconies proposed were included as open space (front balcony - 11.5m² roofed / total; rear balcony - 2.0m² roofed / 4.9m² total), the open space calculation would be 198.2m² or 48.1%, a shortfall of 7.8m². If the outdoor areas on the ground that are underneath where the first floor extends beyond the perimeter of the ground floor level (4.3m²) were also seen to be open space, the open space calculation would be 202.5m² or 49.2%, a shortfall of 3.5m². The portico (11.3m² excluding the section underneath the front balcony) is not seen to function as open

space, being covered by the first floor of the building and enclosed on three sides by the ground floor of the building and the stone feature pier.

The 3.5m² shortfall identified above is not seen to pose a significant detrimental impact to the occupiers, neighbours or the streetscape. Whilst further amendments to the ground floor of the building could be made, such as a minor increase in a wall's setback and the corresponding decrease in an internal living area or the deletion of the storage area, such an amendment is not seen to provide a benefit to the occupier. In addition, the neighbours are not seen to benefit in terms of reduced visual impact or overshadowing, and the visual impact to the street is not seen to vary compared to the current proposal.

In this instance, it is considered that the proposal complies with the provisions of the R-Codes, and is therefore supported by the City.

(g) Solar access for adjoining sites

The maximum area of permitted overshadowing is 25% (103m²) of the adjoining southern lot, and the proposed overshadowing is 38% (157m²), exceeding the maximum area of permitted overshadowing by 54m². Therefore, the proposed development does not comply with the solar access element of the R-Codes.

The applicant has satisfied Performance Criteria 6.9.1 P1 of the R-Codes. The assessment of the proposal against those criteria reveals the following:

- The building overshadows part of a north facing outdoor living area and the habitable room windows of the kitchen (facing north) and bedroom (facing west) on the ground floor level, based upon the winter sun calculation used in the R-Codes.
- There is no overshadowing of solar collectors or balconies.
- Supportive comments from the neighbour have been received. Objecting comments from the neighbour had been received for the previous design that proposed to cast a 176m² shadow (refer to the "Neighbour consultation" section).
- If the proposed residence was single storey, according to the applicant's calculations the proposed shadow cast in winter would be 24.0% or 98.85m².
- Written comments from the owner of the southern adjoining property have been provided to City officers advising that the property will be redeveloped, though it is not known when this redevelopment will take place. The impact upon the future redevelopment of the adjoining property is not known at the time of writing, as the City has not received detailed plans of this proposal. The area of the adjoining property overshadowed in winter may contain habitable room windows and / or outdoor living areas on the ground floor.

The following information has been offered by the applicant in support of the application:

- Detailed area plans in new "greenfield" subdivisions incorporating east-west facing lots tend to adopt principals emphasising increased northern setbacks and nil southern setbacks to enhance solar penetration throughout the year.
- Consideration should be given to the amount of solar access available at other times of the day, e.g. north-east in the morning and north-west in the afternoon.
- Applying this element of the R-Codes with an inflexible approach unreasonably restricts the design of a residence when major openings of the southern adjoining residence are situated to the side boundary.
- The adjoining kitchen window is already overshadowed by the existing single storey residence, and the upper storey of the proposed residence casts shadow over the roof of the adjoining residence.
- A significant proportion of the adjoining property's rear garden area is unaffected by shadow.

- Overshadowing of the adjoining property's rear verandah is not seen to be an issue, as its roof limits access to the sun.
- The higher proportion of overshadowing is a result of the small lot size and the lot's orientation.
- Solar access is available throughout most of the year to the areas impacted by shadow on 21 June. This has been demonstrated by providing shadow diagrams of the residence at one month intervals, covering the period 21 March to 21 September.
- The adjoining kitchen window is not fully overshadowed on 21 June. This has been demonstrated by providing a perspective drawing of the proposed development and the adjoining property. Officers are not able to verify the accuracy of this drawing.
- Supportive comments from the southern adjoining property owner have been provided. The neighbour's property is intended to be redeveloped and the design of the proposed dwelling has taken into account the higher proportion of overshadowing.

Considering the above points, City officers note the following:

- The north facing kitchen window on the adjoining property currently receives some sunlight. The proposed single storey component would not fully overshadow this window in winter.
- The west facing bedroom window will continue to receive sunlight in the afternoon.
- Considering that the adjoining property only has one north facing window (the kitchen window), it is reasonable that the proposal could avoid or minimise shadow being cast over major openings.
- All walls on the southern side of the proposed building comply with acceptable development setback requirements.
- The property could be redeveloped to comply with the solar access provisions, e.g. the two-storey single house at No. 10 Waverley Street approved by the City in 2010 has the same lot size and orientation as the development site for this application. That development complied with the 25% acceptable development provision for solar access, 50% minimum open space requirement and complied the acceptable development boundary setback requirements, apart from the garage boundary wall and two minor setback variations.
- The southern adjoining property owner has submitted supporting comments, as shown in ***Confidential Attachment 10.3.2(e)***.
- The southern adjoining property owner has not submitted an application to the City for the demolition of the existing residence or the redevelopment of this property.

It is the officers' understanding that a redevelopment of the southern adjoining property is likely to proceed. Noting that the owners of the site of this application and the southern adjoining property have reached an agreement in terms of the design of each other's dwelling, it is seen that the new neighbouring residence can arrange its indoor and outdoor living areas to enable a sufficient level of solar access, considering the design and impacts from the proposal on the development site. Whilst there is a high level of shadow cast at 12 noon of 21 June, the neighbour's site has the ability to utilise the sunlight available at different times of the day during winter and is not significantly impacted by the proposed extent of shadow cast over it during the other seasons of the year.

In this instance, it is considered that the proposal complies with the provisions of the R-Codes, and is therefore supported by the City.

(h) Sustainable design

City Council Policy P350.01 “Sustainable Design” strongly encourages all proposed development to incorporate measures of sustainable design to enhance the quality of life of occupants while minimising any adverse effects upon the occupants, neighbours and wider community. It is acknowledged that Council Policy P350.01 does not override other TPS6, R-Codes and Council policy requirements via Clause 5(h). As a consequence of the development, complying in all other respects (see relevant sections of this report) it is considered that the proposal complies with Council policy.

The proposed building is generally designed to take advantage of the northern solar access available, and is not seen to adversely affect the neighbouring properties in terms of access to natural light. Therefore, the proposed development is considered to comply with Council Policy P350.01.

(i) Scheme Objectives - Clause 1.6 of Town Planning Scheme No. 6

In considering the application, Council is required to have due regard to and may impose conditions with respect to matters listed in Clause 1.6 of TPS6 which are, in the opinion of Council, relevant to the proposed development. Of the 12 listed matters, the following are particularly relevant to the current application and require careful consideration:

- (a) Maintain the City’s predominantly 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 older 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) Ensure 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.*

The proposed development is considered satisfactory in relation to all of these matters.

(j) Other Matters to be Considered by Council - Clause 7.5 of Town Planning Scheme No. 6

In considering the application, Council is required to have due regard to and may impose conditions with respect to matters listed in Clause 7.5 of TPS6 which are, in the opinion of Council, relevant to the proposed development. Of the 24 listed matters, the following are particularly relevant to the current application and require careful consideration:

- (a) The objectives and provisions of this Scheme, including the objectives and provisions of a precinct plan and the Metropolitan Region Scheme;*
- (b) The requirements of orderly and proper planning, including any relevant proposed new town planning scheme or amendment which has been granted consent for public submissions to be sought;*
- (c) The provisions of the Residential Design Codes and any other approved Statement of Planning Policy of the Commission prepared under Section 5AA of the Act;*
- (f) Any planning policy, strategy or plan adopted by Council under the provisions of Clause 9.6 of this Scheme;*

- (i) *The preservation of the amenity of the locality;*
- (j) *All aspects of design of any proposed development, including but not limited to, height, bulk, orientation, construction materials and general appearance;*
- (l) *The height and construction materials of retaining walls on or near lot boundaries, having regard to visual impact and overshadowing of lots adjoining the development site;*
- (m) *The need for new or replacement boundary fencing, having regard to its appearance and the maintenance of visual privacy upon the occupiers of the development site and adjoining lots;*
- (n) *The extent to which a proposed building is visually in harmony with neighbouring existing buildings within the focus area in terms of its scale, form or shape, rhythm, colour, construction materials, orientation, setbacks from the street and side boundaries, landscaping visible from the street, and architectural details;*
- (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;*
- (v) *Whether adequate provision has been made for the landscaping of the land to which the application relates, and whether any trees or other vegetation on the land should be preserved;*
- (w) *Any relevant submissions received on the application, including those received from any authority or committee consulted under Clause 7.4; and*
- (x) *Any other planning considerations which Council considers relevant.*

The proposed development is considered satisfactory in relation to all of these matters.

Consultation

(a) Neighbour consultation

Neighbour consultation has been undertaken for this proposal to the extent and in the manner required by Council Policy P301 "Consultation for Planning Proposals". Under the standard consultation method, individual property owners and occupiers at Nos. 4 and 8 Waverley Street were invited to inspect the plans and to submit comments during a minimum 14-day period. In addition, neighbour notification notices were sent to Nos. 3, 5 and 7 Norfolk Street.

During the advertising periods, a total of two consultation notices were sent and two submissions were received; nil in favour, one making a general observation and the other against the proposal. Upon receipt of amended drawings, the submitter who had earlier submitted comments against the proposal, subsequently submitted supporting comments, referred to as **Confidential Attachment 10.3.2 (e)**. The comments of the submitters, together with the officer response are summarised below:

Submitters' Comments	Officer Response
<i>This comment relates to plans received in July 2011</i>	
The City has not received comments about the proposed boundary walls, however the City has been provided with a survey of the neighbouring property indicating that the neighbouring parapet wall and dividing fence walls are setback approximately 140 to 270mm from the boundary of the site (nil setbacks shown on submitted plans). <u>Note:</u> This comment relates to a previous set of plans, however this comment remains applicable to the current set of plans.	This survey plan has been forwarded to the applicant for their information. An approval to construct a boundary wall on the subject site does not permit construction being carried out on the adjoining property. The comment is NOTED .

Submitters' Comments	Officer Response
<i>These comments relates to plans received in March 2012</i>	
Objects to the extent of overshadowing as the proposal exceeds the 25% acceptable development requirement. <u>Note:</u> This comment relates to a previous set of plans, and amended plans have since been submitted.	The proposal has been identified as not complying with acceptable development provisions for solar access. However, based upon the performance criteria justification, associated drawings and written comments from the adjoining property owner, the proposal has been assessed to demonstrate compliance and will be determined by the Council accordingly. The comment is NOTED .
Objects to the extent of overshadowing as the proposal restricts the thermal efficiency of the southern adjoining residence and restricts passive solar design options for the future development of this property. In particular, due to the northern aspect of a future development being shaded during mid-winter, significantly reducing solar access and passive solar heating. <u>Note:</u> This comment relates to a previous set of plans, and amended plans have since been submitted.	The shadow cast from the proposed Single House will overshadow a kitchen window based upon the winter sun calculation used in the R-Codes. The impact upon a future residence is unknown to the City as the City has no detailed plans of its design, though the ability to utilise the northern solar access on the ground floor level is constrained during the winter months in particular. The applicant has since modified the proposal to address the neighbour's and officer's concerns. The comment is UPHELD .
<i>This comment relates to plans received in July 2012, as shown in Confidential Attachment 10.3.2(a)</i>	
Agree to the higher proportion of overshadowing, given the future demolition of the southern adjoining residence and designing the new residence accordingly. The owners of both properties have made a verbal agreement on the design of each other's proposed redevelopment. This statement has been confirmed to the City in writing.	The neighbour's agreement is not a substitute for complying with the acceptable development or performance criteria requirements. Officers consider the performance criteria to be met, considering the redevelopment of the neighbour's property will take into account the impacts of this proposal, and their new dwelling is able to be designed to utilise the available sunlight. The comment is NOTED .

(b) Internal administration

Comments were invited from the City Environment section of the City's administration.

The City Landscapes Officer, City Environment section provided comments with respect to the proposed setback of the proposed crossover from a street tree. This section raises no objections and has provided the following comments:

- (i) *The crossover is to be modified to be located no closer to the street tree than the existing crossover.*

Accordingly, planning conditions and important notes are recommended to respond to the comments from the above officer.

Policy and Legislative Implications

Comments have been provided elsewhere in this report in relation to the various provisions of the Scheme, R-Codes and Council policies, where relevant.

Financial Implications

If the applicant applies to the State Administration Tribunal for a review of Council's decision, legal and other costs will be covered by the operating budget.

Strategic Implications

This matter relates to Strategic Direction 3 "Housing and Land Uses" identified within Council's Strategic Plan which is expressed in the following terms:

Accommodate the needs of a diverse and growing population with a planned mix of housing types and non-residential land uses.

Sustainability Implications

City officers observe that the proposed outdoor living areas and the main indoor living areas have access to winter sun. Hence, the proposed development is seen to achieve an outcome that has regard to the sustainable design principles.

Conclusion

It is considered that the proposal meets all of the relevant Scheme, R-Codes and Council policy objectives. Accordingly, it is considered that the application should be conditionally approved.

OFFICER RECOMMENDATION ITEM 10.3.2

That pursuant to the provisions of the *City of South Perth Town Planning Scheme No. 6* and the *Metropolitan Region Scheme*, this application for planning approval for a Two-Storey Single House on Lot 43 (No. 6) Waverley Street, South Perth **be approved** subject to:

(a) Standard Conditions

340B	Boundary wall - Finish from neighbour	471	Retaining walls - Timing
340A	Boundary wall - Visible from street	455	Dividing fences - Standards
427	Colours and materials - Details	456	Dividing fences - Timing
210	Screening - Permanent	625	Sightlines for drivers
390	Crossover - Standards	377	Screening - Clothes drying
393	Verge and kerbing works	445	Stormwater infrastructure
416	Street tree - Not to be removed	660	Expiry of approval
470	Retaining walls - If required		

(b) Specific Conditions

- (i) Revised drawings shall be submitted, and such drawings shall incorporate the following:
 - (A) The visual privacy screening identified on the northern side of the first floor front balcony shall be shown on the elevation plan;
 - (B) The elevation plans of the fencing located within the front setback area shall demonstrate compliance with the visual permeability provisions of Council Policy P350.07 "Fencing and Retaining Walls"; and
 - (C) The proposed crossover shall be constructed no closer to the existing street tree than the existing crossover.
- (ii) Additional drawings shall be submitted prior to the issuing of a building permit that demonstrate all visual privacy screening prevents overlooking in accordance with the visual privacy requirements of the *Residential Design Codes of WA* and Council Policy P350.08 "Visual Privacy".
- (iii) At least one tree, not less than 3.0 metres in height at the time of planting and of a species approved by the City, shall be planted within the street setback area or elsewhere on the site prior to occupation of the dwelling. The tree/s shall be maintained in good condition thereafter.
- (iv) No construction shall be carried outside of the site boundaries lines, as referenced from the Certificate of Title for the property.

(c) Standard Advice Notes

700A	Building permit required	709	Masonry fences require building permit
705	Revised drawings required	766	Landscaping - General standards
706	Applicant to resolve issues	790	Minor variations - Seek approval
716	Fences note - Comply with that Act	795B	Appeal rights - Council decision

Footnote A full list of Standard Conditions and Advice Notes is available for inspection at the Council Offices during normal business hours.

10.4 STRATEGIC DIRECTION 4: PLACES

Nil

10.5 STRATEGIC DIRECTION 5: TRANSPORT

10.5.1 Annual Tender 6/2012 Supply of Traffic Management for Works and Roads Services.

Location:	City of South Perth
Applicant:	Council
File Ref:	Tender 6/2012
Date:	3 August 2012
Author:	Fraser James, Tenders and Contracts Officer
Reporting Officer:	Stephen Bell, Director Infrastructure Services

Summary

This report considers submissions received from the advertising of Tender 6/2012 the ‘*Supply of traffic management for works and roads services*’.

This report will outline the assessment process used to evaluate the tenders received and recommend acceptance of the tender that provides the best value for money and level of service to the City.

Background

A Request for Tender was recently called for the “*Supply of traffic management for works and roads services*”. Tender 6/2012 was advertised in the West Australian on Saturday 19 May 2012.

At the close of the Tender advertising period nine (9) submissions from registered companies had been received. One submission was received late from a registered company but was considered invalid and therefore not considered any further. The nine compliant tenders are tabled below:

Tenderer	Total Price (GST Exclusive)
ATM	\$289,663
Contraflow	\$290,115
Carrington's Traffic Services	\$290,178
QTM	\$298,352
Altus	\$326,310
WARP	\$338,948
Taborda	\$347,639
TRS	\$360,138
BTC	\$390,176

The supply of traffic management for works and roads services is essential to facilitate the completion of the 2012/2013 capital works and maintenance program. This tender forms part of the City’s annual supply tenders and is for a period of supply of two (2) years, expiring on 30 September 2014. Subject to satisfactory performance, there is scope to renew the Contract for a further twelve (12) months to 30 September 2015.

Comment

Tenders were invited as a Schedule of Rates Contract. The contract value was determined using an estimated 2600 hours of traffic management across various work scenarios (the quantity of work is an estimate only and the City does not guarantee the amount of traffic management hours quoted). The notional quantity of hours was based on the amount of traffic management utilised during preceding financial years. The work scenarios were based on typical situations that reflect a variety of work carried out in the City ranging from basic traffic control to more complex situations involving intersections and roundabouts.

The Tenders were reviewed by an evaluation panel that comprised a number of City Officers and assessed according to the qualitative criteria outlined in the Request for Tender. For ease however, the qualitative criteria is noted at Table A below.

TABLE A - Qualitative Criteria

Qualitative Criteria	Weighting %
1. Demonstrated Experience in completing similar tasks	20%
2. Referees	20%
3. Price	60%
Total	100%

The weighted score and estimated price of each tender received is noted at Table B below.

TABLE B - Weighted Score and Estimated Tender Price

Tenderer	Estimated Tender Price (GST Exclusive)	Weighted Score
Carrington's	\$290,178	9.29
ATM	\$289,663	9.20
QTM	\$298,352	8.82
Altus	\$326,310	8.44
Contraflow	\$290,115	8.23
TRS	\$360,138	8.04
Taborda	\$347,639	7.70
WARP	\$338,948	7.38
BTC	\$390,176	6.31

The conforming tender submitted by Carrington's Traffic Services Pty Ltd contains all of the completed schedules and satisfies in all respects the qualitative and quantitative criteria listed in the Request for Tender.

The tender by Carrington's Traffic Services Pty Ltd recorded the highest score of 9.29 in the evaluation matrix. The recommended Tenderer has undertaken similar work for the City of Subiaco, Town of Vincent, City of Nedlands, Shire of Mundaring, City of South Perth and all have expressed satisfaction with the current level of service and quality of work undertaken by Carrington's Traffic Services Pty Ltd.

Based on the assessment of all tenders received for Tender 6/2012, this report recommends to the Council that the tender from Carrington's Traffic Services Pty Ltd be accepted for the period of supply up to 30 September 2014 in accordance with the tendered Schedule of Rates and Estimated Tender Price (GST Exclusive) as noted in Table B. Subject to satisfactory performance over the two year period of supply, there is scope to renew the Contract for a further 12 months to 30 September 2015.

Consultation

Tender 6/2012 for the 'Supply of traffic management for works and roads services' was advertised in the West Australian on Saturday 19 May 2012. In total nine (9) conforming tenders and one (1) late tender was received.

Policy and Legislative Implications

Section 3.57 of the *Local Government Act* (as amended) requires a local government to call tenders when the expected value is likely to exceed \$100,000. Part 4 of the *Local Government (Functions and General) Regulations 1996* sets regulations on how tenders must be called and accepted.

The following Council Policies also apply:

- Policy P605 - *Purchasing and Invoice Approval*
- Policy P607 - *Tenders and Expressions of Interest*

The Chief Executive Officer has delegated authority to accept annual tenders where the value is less than \$200,000 (GST Inclusive).

Financial Implications

The full cost of the works is reflected in the 2012/2013 capital works and maintenance budgets and will be taken into account during formulation of the 2013/2014 annual budget.

Strategic Implications

The provision of high quality and cost effective services underpins the City's Strategic Plan 2010-2015. By seeking tenders externally so as to engage a Contractor to deliver the annual traffic management program, this enables Strategic Plan objectives detailed at Goal 1 Community - Strategy 1.1, Goal 2 Environment - Strategy 2.2, Goal 3 Housing and land uses Goal - Strategy 3.3, and Goal 5 Transport - Strategy 5.2.

Sustainability Implications

This tender will ensure that the City is provided with the best available service to complete the works identified in the 2012/2013 and 2013/2014 annual budgets. By seeking the services externally the City is able to utilise best practice opportunities in the market and maximise the funds available to provide sound and sustainable maintenance of the City's road, carpark and foot path assets.

The service will strengthen the City's Infrastructure Services directorate by ensuring that it has access to a wide range of quality traffic management services at highly competitive rates.

OFFICER RECOMMENDATION ITEM 10.5.1

That....

- (a) Council accepts the Tender submitted by Carrington's Traffic Services Pty Ltd for the *Supply of traffic management for works and roads services* having a notional annual contract value of \$290,178 in accordance with Tender Number 6/2012 for the period of supply up to 30 September 2014; and
- (b) subject to satisfactory performance over the two year period of supply with an option to extend for a further year until 30 September.

10.6 STRATEGIC DIRECTION 6: GOVERNANCE

10.6.1 Monthly Financial Management Accounts - July 2012

Location:	City of South Perth
Applicant:	Council
File Ref:	FM/301
Date:	12 August 2012
Author / Reporting Officer:	Michael J Kent, Director Financial and Information Services

Summary

Monthly management account summaries comparing the City's actual performance against budget expectations are compiled according to the major functional classifications. These summaries are then presented to Council with comment provided on the significant financial variances disclosed in those reports.

The attachments to this financial performance report are part of a comprehensive suite of reports that have previously been acknowledged by the Department of Local Government and the City's auditors as reflecting best practice in financial reporting.

Background

Local Government (Financial Management) Regulation 34 requires the City to present monthly financial reports to Council in a format reflecting relevant accounting principles. A management account format, reflecting the organisational structure, reporting lines and accountability mechanisms inherent within that structure is considered the most suitable format to monitor progress against the budget. The information provided to Council is a summary of the more than 100 pages of detailed line-by-line information supplied to the City's departmental managers to enable them to monitor the financial performance of the areas of the City's operations under their control. This report also reflects the structure of the budget information provided to Council and published in the Annual Management Budget.

Combining the Summary of Operating Revenues and Expenditures with the Summary of Capital Items gives a consolidated view of all operations under Council's control. It reflects the City's actual financial performance against budget expectations.

Local Government (Financial Management) Regulation 35 requires significant variances between budgeted and actual results to be identified and comment provided on those variances. The City adopts a definition of 'significant variances' as being \$5,000 or 5% of the project or line item value (whichever is the greater). Notwithstanding the statutory requirement, the City may elect to provide comment on other lesser variances where it believes this assists in discharging accountability.

To be an effective management tool, the 'budget' against which actual performance is compared is phased throughout the year to reflect the cyclical pattern of cash collections and expenditures during the year rather than simply being a proportional (number of expired months) share of the annual budget. The annual budget has been phased throughout the year based on anticipated project commencement dates and expected cash usage patterns. This provides more meaningful comparison between actual and budgeted figures at various stages of the year. It also permits more effective management and control over the resources that Council has at its disposal.

The local government budget is a dynamic document and will necessarily be progressively amended throughout the year to take advantage of changed circumstances and new opportunities. This is consistent with principles of responsible financial cash management. Whilst the original adopted budget is relevant at July when rates are struck, it should, and indeed is required to, be regularly monitored and reviewed throughout the year. Thus the

Adopted Budget evolves into the Amended Budget via the regular (quarterly) Budget Reviews.

A summary of budgeted capital revenues and expenditures (grouped by department and directorate) is also provided each month. From September onwards, this schedule reflects a reconciliation of movements between the 2012/2013 Adopted Budget and the 2012/2013 Amended Budget including the introduction of the capital expenditure items carried forward from 2011/2012.

A monthly Statement of Financial Position detailing the City's assets and liabilities and giving a comparison of the value of those assets and liabilities with the relevant values for the equivalent time in the previous year is also provided. Presenting this statement on a monthly, rather than annual, basis provides greater financial accountability to the community and provides the opportunity for more timely intervention and corrective action by management where required.

It should be noted that the Statement of Financial Position reflects balances rolled forward from previous years. As the City's year-end financial accounts are not finalised until August, the balances used in preparing the July accounts reflect the position at that point in time - and may be subject to further adjustment up until the year end accounts are finalised.

Comment

The major components of the monthly management account summaries presented are:

- Statement of Financial Position - **Attachments 10.6.1(1)(A) and 10.6.1(1)(B)**
- Summary of Non Infrastructure Operating Revenue and Expenditure **Attachment 10.6.1(2)**
- Summary of Operating Revenue & Expenditure - Infrastructure Service **Attachment 10.6.1(3)**
- Summary of Capital Items - **Attachment 10.6.1(4)**
- Schedule of Significant Variances - **Attachment 10.6.1(5)**
- Reconciliation of Budget Movements - **Attachment 10.6.1(6) (A) & (B)** (not tabled for July)
- Rate Setting Statement - **Attachment 10.6.1(7)**

Operating Revenue to 31 July 2012 is \$33.29M which represents just over 100% of the \$33.17M year to date budget. Revenue performance is very close to budget expectations overall - although there are some individual line item differences. Meter parking is 8% ahead of budget but infringement revenue is around 5% behind budget expectations. Reserve interest revenues are 8% over budget expectations to date whilst municipal interest revenue is on budget expectation. Rates revenue is slightly behind the revised budget figures after receiving late advice of some downwards GRV adjustments immediately before the rates strike.

Planning revenues are comfortably above budget - but only as a consequence of the City paying the development application fee for the Manning Community Hub. Building Services revenues were 17% below budget expectations - but this was a better result than the previous two months. The change to the Building Act on 2 April has seen a significant drop in local government revenues as builders opt to use private certifiers - ironically many of these are recently resigned local government building surveyors.

Collier Park Village revenue is 8% ahead of budget expectations due to higher than budgeted revenues from Council rates (returned to CPV for garden maintenance) and higher than expected revenue from rental units. Collier Park Hostel revenue is 4% ahead of target at month end.

July Golf Course revenue is 2% above budget target after a month of exceptionally good weather.

Infrastructure Services revenue largely relates to waste management levies and at this stage of the year these are 1% ahead of budget after billing a higher number of services than was anticipated when budget modelling was done. There are also some additional contributions revenues for third party private works - which will result in some additional costs in the recoverable works are. These unanticipated items will be adjusted in the Q1 Budget Review.

Comment on the specific items contributing to the variances may be found in the Schedule of Significant Variances **Attachment 10.6.1(5)**.

Operating Expenditure to 31 July 2012 is \$3.06M which represents 93% of the year to date budget of \$3.29M. Operating Expenditure is 6% under budget in the Administration area, 15% over for the golf course and 10% under in the Infrastructure Services area.

For most areas, cash operating expenses are typically on budget or favourable to budget due to a combination of factors including favourable timing differences on invoicing by suppliers and staff vacancies.

Most infrastructure maintenance activities are reflected as being favourable to budget expectations as maintenance programs are currently being developed in readiness for implementation from August onwards. This theme is reflected in parks maintenance, grounds maintenance, streetscapes, building maintenance and environmental services.

In the Engineering Infrastructure area, road, path and drainage maintenance activities are all slightly under budget. Street lighting is on budget whilst street sweeping is favourable to budget. The cash operating expenses in the overheads area are close to budget but recoveries against jobs are less than was anticipated at this stage.

Waste management costs are currently under budget expectations with savings on collection costs, landfill site charges and the City's contribution to the Rivers Regional Council (RRC). Golf Course expenditure is currently unfavourable to budget due to over-recovery from fleet operations and unplanned consultancy costs associated with the Island Nine upgrade.

The cash operating expenses in the overheads area in the City Environment area are also close to budget - but recoveries against jobs are less than was anticipated at this stage.

There are some budgeted (but vacant) staff positions across the organisation. Overall, the salaries budget (*including temporary staff where they are being used to cover vacancies*) is currently around 7.8% under the budget allocation for the 228.9 FTE positions approved by Council in the budget process. Factors impacting this include vacant positions yet to be filled, staff on leave and timing differences on agency staff invoices.

Comment on the specific items contributing to the operating expenditure variances may be found in the Schedule of Significant Variances - **Attachment 10.6.1(5)**.

Capital Revenue is disclosed as \$0.01M at 31 July against a year to date budget of \$0.05M with this discrepancy relating to a timing difference on the leasing of one unit at the Collier Park Village. Details of capital revenue variances may be found in the Schedule of Significant Variances. **Attachment 10.6.1(5)**.

Capital Expenditure at 31 July 2012 is \$0.38M representing 156% of the year to date budget of \$0.25M. This represents preliminary costs as the capital program is not phased to commence in earnest until August.

The table reflecting capital expenditure progress versus the year to date budget by directorate is presented below. Comments on specific elements of the capital expenditure program and variances disclosed therein are provided bi-monthly from the October management accounts onwards.

TABLE 1 - CAPITAL EXPENDITURE BY DIRECTORATE

Directorate	YTD Budget	YTD Actual	% YTD Budget	Total Budget
CEO Office	50,000	21,730	43%	2,366,000
Old Mill Project	0	14,490	0%	0
Financial & Information Services	120,000	70,304	59%	820,000
Development & Community Services	37,500	20,797	55%	765,000
Infrastructure Services	17,500	201,931	- %	9,382,012
Waste Management	3,750	0	0%	165,000
Golf Course	18,530	55,070	197%	406,014
UGP	0	703	-%	0
Total	247,280	385,025	156%	13,904,026

Details of the specific capital projects to be carried forward into 2012/2013 will be tabled at the September meeting of Council.

Consultation

This financial report is prepared to provide financial information to Council and to evidence the soundness of the administration's financial management. It also provides information about corrective strategies being employed to address any significant variances and it discharges accountability to the City's ratepayers.

Policy and Legislative Implications

This report is in accordance with the requirements of the Section 6.4 of the *Local Government Act* and Local Government Financial Management Regulation 34.

Financial Implications

The attachments to this report compare actual financial performance to budgeted financial performance for the period. This provides for timely identification of and responses to variances which in turn promotes dynamic and prudent financial management.

Strategic Implications

This report deals with matters of sustainable financial management which directly relate to the key result area of Governance identified in the City's Strategic Plan - ***'To ensure that the City's governance enables it to respond to the community's vision and deliver on its promises in a sustainable manner'***.

Sustainability Implications

This report addresses the ‘financial’ dimension of sustainability by promoting accountability for resource use through a historical reporting of performance - emphasising pro-active identification and response to apparent financial variances. Furthermore, through the City exercising disciplined financial management practices and responsible forward financial planning, we can ensure that the consequences of our financial decisions are sustainable into the future.

OFFICER RECOMMENDATION ITEM 10.6.1

That

- (a) the monthly Statement of Financial Position and Financial Summaries provided as **Attachment 10.6.1(1-4)** be received;
- (b) the Schedule of Significant Variances provided as **Attachment 10.6.1(5)** be accepted as having discharged Council’s statutory obligations under Local Government (Financial Management) Regulation 34.
- (c) the Schedule of Movements between the Adopted & Amended Budget **Attachment 10.6.1(6)(A) & (B)** not be tabled for July;
- (d) the Rate Setting Statement provided as **Attachment 10.6.1(7)** be received.
- (e) for reporting purposes for 2012/2013, significant variances be defined as being \$5,000 or 5% of the project item value whichever is the greater

10.6.2 Monthly Statement of Funds, Investments and Debtors at 31 July 2012

Location:	City of South Perth
Applicant:	Council
File Ref:	FM/301
Date:	11 August 2012
Authors:	Michael J Kent and Deborah M Gray
Reporting Officer:	Michael J Kent, Director Financial and Information Services

Summary

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

- The level of controlled Municipal, Trust and Reserve funds at month end.
- An analysis of the City's investments in suitable money market instruments to demonstrate the diversification strategy across financial institutions.
- Statistical information regarding the level of outstanding Rates and General Debtors.

Background

Effective cash management is an integral part of proper business management. Current money market and economic volatility make this an even more significant management responsibility. The responsibility for management and investment of the City's cash resources has been delegated to the City's Director Financial & Information Services and Manager Financial Services - who also have responsibility for the management of the City's Debtor function and oversight of collection of outstanding debts.

In order to discharge accountability for the exercise of these delegations, a monthly report is presented detailing the levels of cash holdings on behalf of the Municipal and Trust Funds as well as funds held in 'cash backed' Reserves.

As significant holdings of money market instruments are involved, an analysis of cash holdings showing the relative levels of investment with each financial institution is also provided.

Statistics on the spread of investments to diversify risk provide an effective tool by which Council can monitor the prudence and effectiveness with which these delegations are being exercised.

Data comparing actual investment performance with benchmarks in Council's approved investment policy (which reflects best practice principles for managing public monies) provides evidence of compliance with approved investment principles.

Finally, a comparative analysis of the levels of outstanding rates and general debtors relative to the same stage of the previous year is provided to monitor the effectiveness of cash collections and to highlight any emerging trends that may impact on future cash flows.

Comment

(a) Cash Holdings

Total funds at month end of \$40.52M (\$40.94M last month) compare favourably to \$32.56M at the equivalent stage of last year. Reserve funds are \$2.6M higher overall than the level they were at the same time last year - reflecting \$2.1M higher holdings of cash backed reserves to support refundable monies at the CPV & CPH. The UGP Reserve is \$0.40M lower. The Sustainable Infrastructure Reserve is \$0.4M higher whilst the Technology Reserve is \$0.3M lower. The Waste Management Reserve is \$1.3M higher and the River Wall Reserve is \$0.2M higher. The Future Building Works Reserve is \$0.1M higher and Future Municipal Works Reserve is \$0.6M higher when compared to last year. The CPGC Reserve is also \$1.0M lower as funds

were applied to the Island Nine project. Future Streetscapes & Future Parks Reserves are both \$0.2M lower as funds are applied to current year capital works as planned. Various other reserves are modestly lower.

Municipal funds are \$5.1M higher than last year at present as a consequence of the timing of outflows on capital projects, accelerated receipt of grant funds and collections from rates being well ahead of last year's excellent result so far.

Funds brought into the year (and subsequent cash collections) are invested in secure financial instruments to generate interest until those monies are required to fund operations and projects during the year. Astute selection of appropriate investments means that the City does not have any exposure to known high risk investment instruments. Nonetheless, the investment portfolio is dynamically monitored and re-balanced as trends emerge.

Excluding the 'restricted cash' relating to cash-backed Reserves and monies held in Trust on behalf of third parties; the cash available for Municipal use currently sits at \$6.5M (compared to \$6.8M last month). It was \$1.4M at the equivalent time in 2011/2012. **Attachment 10.6.2(1).**

(b) Investments

Total investment in money market instruments at month end was \$39.7M compared to \$32.1M at the same time last year. This is due to the higher holdings of Reserve & Municipal Funds as investments due to deferred cash outflows on capital projects.

The portfolio currently comprises at-call cash and term deposits only. Although bank accepted bills are permitted, they are not currently used given the volatility of the corporate environment at present. Analysis of the composition of the investment portfolio shows that approximately 98.7% of the funds are invested in securities having a S&P rating of A1 (short term) or better. The remainder are invested in BBB+ rated securities.

The City's investment policy requires that at least 80% of investments are held in securities having an S&P rating of A1. This ensures that credit quality is maintained. Investments are made in accordance with Policy P603 and the Department of Local Government Operational Guidelines for investments. All investments currently have a term to maturity of less than one year - which is considered prudent in times of changing interest rates as it allows greater flexibility to respond to possible future positive changes in rates.

Invested funds are responsibly spread across various approved financial institutions to diversify counterparty risk. Holdings with each financial institution are within the 25% maximum limit prescribed in Policy P603. Counterparty mix is regularly monitored and the portfolio re-balanced as required depending on market conditions. The counter-party mix across the portfolio is shown in **Attachment 10.6.2(2).**

Total interest revenues (received and accrued) for the year to date total \$0.17M - compared to \$0.12M at the same time last year. Whilst the City now has higher levels of cash invested at this time, the prevailing interest rates have been lower.

Investment performance continues to be monitored in the light of current modest interest rates to ensure that we pro-actively identify secure, but higher yielding investment opportunities as well as recognising any potential adverse impact on the budget closing position. Throughout the year, we re-balance the portfolio between short and longer term investments to ensure that the City can responsibly meet its operational cash flow needs.

Treasury funds are actively managed to pursue responsible, low risk investment opportunities that generate additional interest revenue to supplement our rates income whilst ensuring that capital is preserved.

The weighted average rate of return on financial instruments for the year to date is 5.43% with the anticipated weighted average yield on investments yet to mature now sitting at 5.13% (compared with 5.35% last month). At-call cash deposits used to balance daily operational cash needs provide a very modest return of only 3.25% following the most recent Reserve Bank decision on interest rates.

(c) Major Debtor Classifications

Effective management of accounts receivable to convert the debts to cash is also an important part of business management. Details of each of the three major debtor's category classifications (rates, general debtors & underground power) are provided below.

(i) Rates

The level of outstanding local government rates relative to the same time last year is shown in **Attachment 10.6.2(3)**. Rates collections to the end of July 2012 (before the due date for the first instalment) represent 13.6% of rates levied compared to 9.9% at the equivalent stage of the previous year.

This very early feedback suggests a good acceptance of the City's 2012/2013 rating strategy, communications and the range of convenient, user friendly payment methods.

Combined with the Rates Early Payment Incentive Scheme (generously sponsored by local businesses), these strategies have provided strong encouragement for ratepayers - as evidenced by the collections to date.

This collection result will be supported administratively throughout the year by timely and efficient follow up actions by the City's Rates Officer to ensure that our good collections record is maintained.

(ii) General Debtors

General debtors (excluding UGP debtors) stand at \$1.9M at month end (\$1.8M last year) (\$1.8M last month). Balances for GST Receivable and Pension Rebate Claims are slightly higher than the balances for the equivalent time last year but this is of no concern at this early stage of the year. Balance date debtors are lower than the equivalent time last year.

This continuing positive collection result is important to effectively maintaining our cash liquidity and will be closely monitored during the year.

The majority of the outstanding amounts are government & semi government grants or rebates (other than infringements) - and as such, they are considered collectible and represent a timing issue rather than any risk of default.

(iii) Underground Power

Of the \$7.34M billed for UGP Stage 3 project, (allowing for interest revenue and adjustments), some \$7.19M was collected by 31 July with approximately 86.7% of those in the affected area having now paid in full and a further 12.8% opting to pay by instalments. The remaining few properties were disputed billing amounts. Final notices were issued and these amounts have now been pursued by external debt collection agencies as they had not been satisfactorily addressed in a timely manner.

Collections in full continue to be better than expected as UGP accounts are being settled in full ahead of changes of ownership or as an alternative to the instalment payment plan.

Residents opting to pay the UGP Service Charge by instalments continue to be subject to interest charges which accrue on the outstanding balances (as advised on the initial UGP notice). It is important to recognise that this is **not** an interest charge on the UGP service charge - but rather is an interest charge on the funding accommodation provided by the City's instalment payment plan (like what would occur on a bank loan). The City encourages ratepayers in the affected area to make other arrangements to pay the UGP charges - but it is, if required, providing an instalment payment arrangement to assist the ratepayer (including the specified interest component on the outstanding balance).

Initial billing for the Stage 5 UGP Project occurred at the end of February 2012 with some \$4.44M being levied. \$3.15M has already been collected with some 64.9% of property owners opting to settle in full and a further 29.6% paying by instalments so far. The remainder (5.5%) have yet to indicate their payment preference or make a payment - and have now received a follow up account statement seeking at least an instalment payment in the immediate future.

Consultation

This financial report is prepared to provide evidence of the soundness of the financial management being employed by the City whilst discharging our accountability to our ratepayers.

Policy and Legislative Implications

Consistent with the requirements of Policy P603 - Investment of Surplus Funds and Delegation DC603. Local Government (Financial Management) Regulation 19, 28 & 49 are also relevant to this report as is the DOLG Operational Guideline 19.

Financial Implications

The financial implications of this report are as noted in part (a) to (c) of the Comment section of the report. Overall, the conclusion can be drawn that appropriate and responsible measures are in place to protect the City's financial assets and to ensure the collectability of debts.

Strategic Implications

This report deals with matters of sustainable financial management which directly relate to the key result area of Governance identified in the City's Strategic Plan - ***'To ensure that the City's governance enables it to respond to the community's vision and deliver on its promises in a sustainable manner'***.

Sustainability Implications

This report addresses the 'financial' dimension of sustainability by ensuring that the City exercises prudent but dynamic treasury management to effectively manage and grow our cash resources and convert debt into cash in a timely manner.

OFFICER RECOMMENDATION ITEM 10.6.2

That Council receives the 31 July 2012 Statement of Funds, Investment & Debtors comprising:

- | | |
|---|-----------------------------|
| • Summary of All Council Funds as per | Attachment 10.6.2(1) |
| • Summary of Cash Investments as per | Attachment 10.6.2(2) |
| • Statement of Major Debtor Categories as per | Attachment 10.6.2(3) |

10.6.3 Listing of Payments

Location:	City of South Perth
Applicant:	Council
File Ref:	FM/301
Date:	12 July 2012
Authors:	Michael J Kent and Deborah M Gray
Reporting Officer:	Michael J Kent, Director Financial and Information Services

Summary

A list of accounts paid under delegated authority (Delegation DC602) between 1 July 2012 and 31 July 2012 is presented to Council for information.

Background

Local Government Financial Management Regulation 11 requires a local government to develop procedures to ensure the proper approval and authorisation of accounts for payment. These controls relate to the organisational purchasing and invoice approval procedures documented in the City's Policy P605 - Purchasing and Invoice Approval. They are supported by Delegation DM605 which sets the authorised purchasing approval limits for individual officers. These processes and their application are subjected to detailed scrutiny by the City's auditors each year during the conduct of the annual audit.

After an invoice is approved for payment by an authorised officer, payment to the relevant party must be made and the transaction recorded in the City's financial records. All payments, however made (EFT or Cheque) are recorded in the City's financial system irrespective of whether the transaction is a Creditor (regular supplier) or Non Creditor (once only supply) payment.

Payments in the attached listing are supported by vouchers and invoices. All invoices have been duly certified by the authorised officers as to the receipt of goods or provision of services. Prices, computations, GST treatments and costing have been checked and validated. Council Members have access to the Listing and are given opportunity to ask questions in relation to payments prior to the Council meeting.

Comment

A list of payments made during the reporting period is prepared and presented to the next ordinary meeting of Council and recorded in the minutes of that meeting. It is important to acknowledge that the presentation of this list of payments is for information purposes only as part of the responsible discharge of accountability. Payments made under this delegation cannot be individually debated or withdrawn.

The report format reflects contemporary practice in that it records payments classified as:

- **Creditor Payments**

(regular suppliers with whom the City transacts business)

These include payments by both Cheque and EFT. Cheque payments show both the unique Cheque Number assigned to each one and the assigned Creditor Number that applies to all payments made to that party throughout the duration of our trading relationship with them. EFT payments show both the EFT Batch Number in which the payment was made and also the assigned Creditor Number that applies to all payments made to that party.

For instance, an EFT payment reference of 738.76357 reflects that EFT Batch 738 included a payment to Creditor number 76357 (Australian Taxation Office).

- **Non Creditor Payments**

(one-off payments to individuals / suppliers who are not listed as regular suppliers in the City's Creditor Masterfile in the database).

Because of the one-off nature of these payments, the listing reflects only the unique Cheque Number and the Payee Name - as there is no permanent creditor address / business details held in the creditor's masterfile. A permanent record does, of course, exist in the City's financial records of both the payment and the payee - even if the recipient of the payment is a non creditor.

Details of payments made by direct credit to employee bank accounts in accordance with contracts of employment are not provided in this report for privacy reasons nor are payments of bank fees such as merchant service fees which are direct debited from the City's bank account in accordance with the agreed fee schedules under the contract for provision of banking services. These transactions are of course subject to proper scrutiny by the City's auditors during the conduct of the annual audit.

Consultation

This financial report is prepared to provide financial information to Council and the administration and to provide evidence of the soundness of financial management being employed. It also provides information and discharges financial accountability to the City's ratepayers.

Policy and Legislative Implications

Consistent with Policy P605 - Purchasing and Invoice Approval and Delegation DM605.

Financial Implications

Payment of authorised amounts within existing budget provisions.

Strategic Implications

This report deals with matters of sustainable financial management which directly relate to the key result area of Governance identified in the City's Strategic Plan - *'To ensure that the City's governance enables it to respond to the community's vision and deliver on its promises in a sustainable manner'*.

Sustainability Implications

This report contributes to the City's financial sustainability by promoting accountability for the use of the City's financial resources.

OFFICER RECOMMENDATION ITEM 10.6.3

That the Listing of Payments for the month of July 2012 as detailed in the report of the Director of Financial and Information Services, **Attachment 10.6.3**, be received.

10.6.4 Use of the Common Seal

Location:	City of South Perth
Applicant:	Council
File Ref:	GO/106
Date:	2 August 2012
Author:	Kay Russell, Executive Support Officer
Reporting Officer:	Phil McQue, Governance and Administration Manager

Summary

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

Background

At the October 2006 Ordinary Council Meeting the following resolution was adopted:
“That Council receive a monthly report as part of the Agenda, commencing at the November 2006 meeting, on the use of the Common Seal, listing seal number; date sealed; department; meeting date / item number and reason for use.”

Comment

Clause 21.1 of the City’s Standing Orders Local Law 2007 provides that the CEO is responsible for the safe custody and proper use of the common seal.

In addition, clause 21.1 requires the CEO to record in a register:

- (i) the date on which the common seal was affixed to a document;
- (ii) the nature of the document; and
- (iii) the parties described in the document to which the common seal was affixed.

Delegation DC346 “Authority to Affix the City’s Common Seal” authorises the Chief Executive Officer or a delegated employee to affix the common seal to various categories of documents.

Register

The Common Seal Register is maintained on an electronic data base and is available for inspection. Extracts from the Register on the use of the Common Seal are provided each month for Elected Member information.

July 2012

The City Seal was not applied to any documents in July 2012.

Consultation

Not applicable.

Policy and Legislative Implications

Clause 21 of the City’s Standing Orders Local Law 2007 describes the requirements for the safe custody and proper use of the common seal.

Financial Implications

Nil.

Strategic Implications

The report aligns to Strategic Direction 6 of the Strategic Plan - ***Governance – Ensure that the City’s governance enables it to both respond to the community’s vision and deliver on its service promises in a sustainable manner.***

Sustainability Implications

Reporting of the use of the Common Seal contributes to the City’s sustainability by promoting effective communication.

OFFICER RECOMMENDATION ITEM 10.6.4

That the report on the use of the Common Seal for the month of July 2012 be received.

10.6.5 Applications for Planning Approval Determined Under Delegated Authority

Location: City of South Perth
Applicant: Council
File Ref: GO/106
Date: 1 August 2012
Author: Rajiv Kapur, Manager, Development Services
Reporting Officer: Vicki Lummer, Director, Development and Community Services

Summary

The purpose of this report is to advise Council of applications for planning approval determined under delegated authority during the month of July 2012.

Background

At the Council meeting held on 24 October 2006, Council resolved as follows:

“That Council receive a monthly report as part of the Agenda, commencing at the November 2006 meeting, on the exercise of Delegated Authority from Development Services under Town Planning Scheme No. 6, as currently provided in the Councillor’s Bulletin.”

The great majority (over 90%) of applications for planning approval are processed by the Planning Officers and determined under delegated authority rather than at Council meetings. This report provides information relating to the applications dealt with under delegated authority.

Comment

Council Delegation DC342 *Town Planning Scheme No. 6* identifies the extent of delegated authority conferred upon City officers in relation to applications for planning approval. Delegation DC342 guides the administrative process regarding referral of applications to Council meetings or determination under delegated authority.

Consultation

During the month of July 2012, thirty-six (36) development applications were determined under delegated authority at **Attachment 10.6.5**.

Policy and Legislative Implications

The issue has no impact on this particular area.

Financial Implications

The issue has no impact on this particular area.

Strategic Implications

The report is aligned to Strategic Direction 6 “Governance” within Council’s Strategic Plan. Strategic Direction 6 is expressed in the following terms:

Ensure that the City’s governance enables it to both respond to the community’s vision and deliver on its service promises in a sustainable manner.

Sustainability Implications

Reporting of applications for planning approval determined under delegated authority contributes to the City’s sustainability by promoting effective communication.

OFFICER RECOMMENDATION ITEM 10.6.5

That the report and **Attachment 10.6.5** relating to delegated determination of applications for planning approval during the months of July 2012, be received.

10.6.6. Royal Perth Golf Club – Parking
--

Location:	City of South Perth
Applicant:	Council
File Ref:	TT/101
Date:	9 August 2012
Author:	Phil McQue, Manager Governance and Administration
Reporting Officer:	Cliff Frewing, Chief Executive Officer

Summary

This report considers the outcome of the twelve month free trial parking arrangement for Royal Perth Golf Club (RPGC) members at Richardson Street car park and recommends that the trial be extended for a further twelve month period for the reasons outlined in this report.

Background

In June 2011, a notice of motion was received from a former Councillor requesting that Council provide RPGC members free parking at the adjacent Richardson Street carpark. The Administration proposed that this not be approved for a number of reasons as outlined at item 12.1 in the June 2011 report. The Council subsequently resolved:

That on a trial basis for 12 months (not during school or public holidays) Royal Perth Golf Club members be allowed to use the Richardson Reserve car park on Tuesdays, Wednesdays and Thursdays as long as the member displays a valid 'Member Parking Pass'.

This trial arrangement came into operational effect in July 2011 and the RPGC has now requested that this arrangement be formalised and extended until December 2015, with the inclusion of free parking for its members on two additional weekdays, so that the arrangement would now apply on Monday through to Friday.

Comment

The RPGC is a prestigious private members golf club situated in South Perth. The RPGC has a long term lease with the City involving an area in excess of 30 hectares and currently pays a notional amount of \$10,000 in rent to the City per annum.

The RPGC has a private 49 bay car park on Labouchere Road and is in the process of increasing this by a further 33 bays in mid-August 2012, bringing the capacity to 82 bays on Labouchere Road.

In addition, the City provides 75 bays free of charge exclusively for RPGC members on adjacent Amherst Street, with a further 51 bays free of charge shared between RPGC members and two sporting groups, bring the number of free bays provided by the City and available to be used by the RPGC in this location to 126 bays. By September 2012, RPGC members will have access to 208 free bays, seven days a week.

RPGC have recently requested that the City provide its members with free parking on the adjacent Council owned Richardson Street car park, Monday to Friday. Richardson Street car park is a 189 bay car park that attracts a fee of \$2 per hour for all users, excluding 10 bays provided exclusively for Perth Zoo Docents (volunteers). Currently, there is no restriction on the number of Club member vehicles that can be parked in the Richardson Street car park.

Under the terms of the twelve month trial, RPGC members were only to utilise the Richardson Street car park if and when the Amherst Street and their own car parks were full. This did not occur in practice. During the twelve month trial, City officers undertook very frequent patrols and counts of both car parks and RPGC members parking habits. The Amherst Street car park was not fully occupied on any occasion that the City officers visited, however RPGC members were still utilising the Richardson Street car park, with their parking costs being subsidised by the City.

It is the City's view that RPGC members now utilise Richardson Street car park in preference to the Amherst Street car park. On average, there are always approximately 60 free bays available in Amherst Street, however the City has always found a large number of RPGC members parking in the Richardson Street car park.

Further, the City does not support the RPGC's request for a formalisation of free parking for its members at Richardson Street car park for every week day. The City is of the view that there are an adequate number of free parking bays available to RPGC members for their use (in excess of 200).

The City is already a significant supporter of the RPGC and always provides free parking for RPGC's major golfing events, such as the upcoming WA Golf Open in October 2012, when 100 bays will be provided for five days free of charge.

It is recommended that the Council instead extend the existing parking arrangement trial without amendment for a further twelve months so that the impact of the extension of the RPGC car park in Labouchere Road can be assessed. Clearly, the addition of a further 33 bays (almost 20%) should more than satisfy the daily needs of the RPGC (other than on major match days).

If a free parking arrangement is entered into purely for RPGC members, it will create a precedent for other sports clubs to make similar requests. There may be similar claims for concessions from members of the nearby South Perth Bowling Club who may want to park in nearby City car parks free of charge where bays might be available.

Such concessions could also be regarded as favouritism or bias by the general public as all other users of Richardson Street car park such as zoo visitors (including City of South Perth rate payers) are required to pay to utilise this car park.



Consultation

This report has not been the subject of recent consultation, however regular usage surveys have been conducted during the twelve month parking trial from July 2011 to July 2012.

Policy and Legislative Implications

There are no policy or legislative implications in respect to this matter.

Financial Implications

Any free parking arrangement for RPGC members would potentially be at a financial cost to the City and its ratepayers. For example, if approximately 30 RPGC members on average utilise the free parking for five days each week from 8.00am until 1.00pm, this would equate to a Council subsidy in excess of \$75,000 per annum.

Strategic Implications

The report aligns to Strategic Direction 6 - *Governance – Ensure that the City's governance enables it to respond to the community's vision and deliver its service promises in a sustainable manner.*

Sustainability Implications

This report is aligned to the City's sustainability strategy and policies.

OFFICER RECOMMENDATION ITEM 10.6.6

That the Royal Perth Golf Club be advised that the City will extend the parking trial arrangement for a further twelve months, until July 2013 on the following conditions:

- Richardson Street car park is only to be used by Royal Perth Golf Club members when the Amherst Street and Labouchere Road car parks are fully occupied, and only on Tuesday, Wednesday and Thursday (excluding school holidays).
- Members will be required to display a valid RPGC permit on these days to qualify for free parking.
- The City will monitor RPGC member's usage of Amherst Street, Labouchere Road and Richardson Street car parks and may terminate the trial arrangement should RPGC members not use Amherst Street or Labouchere Road car parks before the Richardson Street car park.

10.6.7 Civic Triangle – Expressions of Interest

Location:	City of South Perth
Applicant:	Council
File Ref:	PS/8A/6
Date:	6 August 2012
Author:	Phil McQue, Governance & Administration Manager
Reporting Officer:	Cliff Frewing, Chief Executive Officer

Summary

This report provides an update on the status of the Civic Triangle project in South Perth and recommends that the Council approve the City calling expressions of interest for appropriately qualified property consultants / specialised real estate agent services and economic / financial services to provide commercial property advice on the Civic Triangle project. A specialised consortium of professional advisors is seen as most appropriate.

Background

The South Perth Civic Triangle is a Council owned 7133 square metre site comprising nine separate lots bounded by Mends Street, Labouchere Road and Mill Point Road (excluding the Australia Post site):

- 1 Mends Street South Perth
- 1A Mends Street South Perth
- 3 Mends Street South Perth
- 97 Mill Point Road South Perth
- 99 Mill Point Road South Perth
- 101 Mill Point Road South Perth
- 12 Labouchere Road South Perth
- 14 Labouchere Road South Perth
- 18 Labouchere Road South Perth

The Council has been in the process of strategically acquiring the lots since at least 1986, with the most recent acquisition taking place in August 2012. The Civic Triangle comprises the heritage listed former South Perth Police Station with the remainder of the sites comprising older style, generally single level residential homes that have been converted to either community use or residential uses.

The longer term objective and vision in purchasing these lots was to facilitate and enable a vibrant mixed use 'civic heart' development that incorporates retail, residential, commercial and public open space on this prominent landmark location.



The Civic Triangle was most recently the subject of a Council report in February 2007 where the Council resolved:

That with respect to land owned by the City known as the Civic Triangle within the street block bounded by Mends Street, Labouchere Road and Mill Point Road:

(a) on the basis of specialist advice that an upfront lease payment for the Civic Triangle land will approximate the likely freehold sale prices the City plan to dispose of the land on the basis of a 99 year lease, not freehold sale;

(b) a further Council report be submitted addressing:

(i) proposed development guidelines (i.e. height, density residential vs. commercial land use), and other relevant conditions of disposal (i.e. continued access to South Perth Learning Centre);

(ii) public consultation on the proposed development guidelines, and

(iii) an indicative study timetable be prepared for the proposed Town Planning Scheme review associated with the South Perth train station precinct to demonstrate compatibility with the indicative timetable for disposal of the Civic Triangle land;

(c) a figure of \$11m be incorporated in the Strategic Financial Plan for the 2008/2009 year in respect to income from disposal of the land.

(d) a professional land valuation be obtained prior to any action being taken to dispose of the land.

Since this resolution, the City has progressed Scheme Amendment No. 25 to Town Planning Scheme No. 6 which implements the recommendations of the South Perth Station Precinct Plan report. Following extensive community consultation, the Council resolved at the May 2012 Council meeting to advise the Western Australian Planning Commission that it recommends that Amendment No. 25 be adopted. Part of the Scheme Amendment No. 25 comprised the development guidelines for the Civic Triangle as required in the above Council resolution.

To assist in determining the land value of the Civic Triangle site, the City engaged local architectural firms Motus Architecture and Zuideveld Marchant Hur to both develop concept mixed used development proposals for the highest and best use for the site. The City then engaged Garmony and Associates (local licenced valuers) to provide three valuations based on the land component only, cognisant of the preliminary development proposals. Confidential market valuations based on the “*hypothetical development method*” were obtained for:

- Market valuation
- Leasehold valuation (99 year lease)
- Ground rental valuation (99 year lease)

This matter was the subject of a Council workshop on 31 July 2012 where Councillors were provided with an update on the Civic Triangle project as well as the confidential valuations.

Comment

The Civic Triangle redevelopment is a significant metropolitan project. The preliminary development proposals developed by the City’s two appointed architects indicate that the highest and best use (inclusive of significant public open space) would involve construction / development costs of approximately \$175M comprising:

- Twenty storey building (possible two tower structure)
- 130 – 140 residential apartments (17,000sqm area)
- 11,000 sqm of commercial area
- 2,000 sqm of public open space
- 350 carparking bays

Given the potential significant scale of this development, it is considered prudent for the Council to engage a properly qualified property consultants / specialised real estate agent services team to provide commercial property advice to the City on the project.

The City has received advice from Garmony and Associates that it would be commercially advantageous for the City to initiate the process of amalgamating the nine lots into one larger parcel of land. On this basis, and as this process would normally take some time to complete, the City has engaged licensed surveyors to undertake the amalgamation of these lots on behalf of the City. The City's appointed real estate agent Soco Realty has also recently formally written to all residential tenants providing an update on the Civic Triangle project.

Consultation

At a later time, the proposed disposition of the Civic Triangle would be the subject of a Business Plan and a six week community consultation period as required under *section 3.58 Disposing of Property* and *section 3.59 Commercial Enterprises*, of the *Local Government Act 1995*.

The business plan is required to be advertised state-wide inviting public submissions and will need to include an overall assessment of the major land transaction, its effect on the provision of services and facilities by the City, its expected financial effect on the City and the ability of the City to undertake the transaction.

Policy and Legislative Implications

The *Local Government Act 1995*, *Functions and General Regulations 1996* and Council Policy *P607 Tenders and Expressions of Interest* outline the legislative and policy requirements involved with the procurement of services.

Financial Implications

The Council has budgeted \$16.5M revenue in the long term financial plan for the proposed disposition of the Civic Triangle. These proceeds will be used to fund other Council strategic priorities such as the Manning Community Hub.

The City has budgeted expenditure for the engagement of appropriately qualified consultants / specialised real estate agent services, which will assist with the delivery of this project to ensure that the maximum return on investment is realised for the Council.

Strategic Implications

The proposal is consistent with Strategic Goal 4 Places: "*4.4 Facilitate optimal development of the Civic Triangle precinct*".

Sustainability Implications

This report is aligned to the City's sustainability strategy and policies.

OFFICER RECOMMENDATION ITEM 10.6.7

That the Council

1. approve the City calling expressions of interest for suitably qualified consultants / specialised real estate agent services to provide commercial property advice to the City on the Civic Triangle project;
2. consider a report on the assessment of the expressions of interest received

10.6.8 Policy P637 Employee Separation Payments
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Location:	City of South Perth
Applicant:	Council
File Ref:	GO/108
Date:	8 August 2012
Author:	Phil McQue, Governance and Administration Manager
Reporting Officer:	Cliff Frewing, Chief Executive Officer

Summary

This report recommends that Council adopt Policy P637 Employee Separation Payments, as required under section 5.50 of the *Local Government Act 1995*.

Background

The Council previously had a policy dealing with employee separation payments, Policy P507. This policy was inadvertently deleted during the annual Council policy review in February 2011 and is required to be adopted to ensure that the City complies with the *Local Government Act 1995*. This policy outlined principles to ensure compliance in section 5.50 of the *Local Government Act 1995* in relation to payments made to employees which may exceed their entitlement under a contract, industrial agreement or award.

Comment

Policy P637 **Employee Separation Payments** outlines principles in relation to payments made to employees which may exceed their entitlement under a contract, industrial agreement or award.

The Policy P637 recommended for adoption by Council is the same policy which was in effect prior to the inadvertent deletion of it in 2011. There are no changes proposed to this policy with this policy to be the subject of the annual policy review in 2013.

Consultation

Section 5.50 of the *Local Government Act 1995* requires the City to give local public notice of this policy.

Policy and Legislative Implications

Section 5.50 of the *Local Government Act 1995* outlines the requirement for a Council policy in respect to payments in addition to a contract or award.

5.50. Payments to employees in addition to contract or award

(1) A local government is to prepare a policy in relation to employees whose employment with the local government is finishing, setting out —

(a) the circumstances in which the local government will pay an employee an amount in addition to any amount to which the employee is entitled under a contract of employment or award relating to the employee; and

(b) the manner of assessment of the additional amount, and cause local public notice to be given in relation to the policy.

Financial Implications

Policy P637 Employee Separation Payments would have some minor financial effect in the City in the rare event that the City make a payment to an employee in accordance with the policy.

Strategic Implications

The proposal is consistent with Strategic Goal 6: Governance “*Ensure that the City’s governance enables it to respond to the community’s vision and deliver its service promises in a sustainable manner*”.

Sustainability Implications

This report is aligned to the City’s sustainability strategy and policies.

OFFICER RECOMMENDATION ITEM 10.6.8

That Council adopt Policy P637 Employee Separation Payments at **Attachment 10.6.8** and provide local public notice of this policy.

11. APPLICATIONS FOR LEAVE OF ABSENCE

11.1 Request for Leave of Absence - Cr Cala
--

I hereby apply for Leave of Absence from all Council Meetings for the period 1 to 31 October 2012 inclusive.

12. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

12.1 Local Housing Strategy Recommendations - Cr Cala
--

I hereby give notice that I intend to move the following Motion at the Council Meeting to be held on 28 August 2012.

MOTION

That....

- (a) Council consider the recommendations of the Engagement Report, Local Housing Strategy, May 2012 at the November 2012 Ordinary Council Meeting; In the interim the City immediately publish the Councillor Briefing material summarising submissions received on its website. For the convenience of interested residents, they should be sorted by Ward and submitter suburb (where provided). Further those submitters who provided contact details shall be provided with this summary by Australia Post;
- (b) following Council’s determination, the next phase of the *draft* Local Housing Strategy will involve consultation on each proposal, tailored to engage with those residents directly affected by the Actions in the *draft* Strategy, that have been determined by Council; and
- (c) an item is placed in the Peninsular Snapshot section of the Southern Gazette newspaper advising of the Council resolution and next phase of the *draft* Local Housing Strategy project.

MEMBER COMMENT

During the workshop that was held with Councillors on Monday 9 July, some Councillors voiced the view that before the matter come to Council, residents should have more than a few days to consider any recommendations on the Item, which would follow the normal practice for the Council Agenda. This was considered reasonable by the Officers and a strategy for providing residents, particularly those who had put in submissions, with the recommendations of the Engagement Report was left with them to consider.

Further during discussions of the Engagement Report at the Workshop, some Councillors believed the rationale for some of the recommendations was in direct conflict with resident expectations, ill founded or lacking in consistency with other changes made by Officers to the original *draft* Proposals. As a Workshop or Briefing can only provide a vehicle for discussion only, Councillors were of the view that they would have the opportunity to debate these issues at the next or subsequent Council Meeting.

However a few days following the Workshop, Councillors received a Memo from the Director of Development and Community Services saying that rather than a report coming to Council now on their endorsement of the Engagement Report and the continuing research and investigation over the next phase of the Strategy, Councillors would only receive progress reports, while the officers conducted tailored workshops to explain their Recommendations to residents. Before any further engagement proceeds with the City's residents; Council itself needs to take ownership of the *draft* Local Housing Strategy. It needs to satisfy itself that before the *draft* Proposals proceed to any future stage, that it is sure that in providing a plan for future housing opportunities, it does not as a consequence dismiss the concerns of residents and inadvertently take away the amenity and features that they presently enjoy and wish to retain.

The City has received 273 submissions on the *draft* Local Housing Strategy. This number is similar to the number of submissions received for the State Government's metropolitan area-wide local government review. The high response rate indicates that there is strong community interest in the City's proposals. Approximately 2/3 of these submissions expressed general opposition to the proposals, and similar percentages specifically objected to the major density changes proposed in the draft strategy. It is incumbent on this Council to not only satisfy the needs of a growing population and vision of the City that State Planning has, but to also satisfy the vision residents have for the future of their City.

CEO COMMENT

In accordance with Clause 5.3(4)(d) of Standing Orders Local Law 2007 the Chief Executive Officer comments as follows:

Following the workshop conducted on 9 July with elected members, the feedback provided at the workshop was used to refine the "recommendations". These recommendations have now been renamed "next steps" to be completely reflective of what is proposed, as further work is required with the majority of the actions from the draft strategy. The Next Steps document is attached to this report (attachment 12.1) and it is recommended that this document is sent to submitters and placed on the web site, rather than the now out-dated document.

As discussed in detail at the workshop, the process for the development of the Planning Strategy is generally as follows with a timeframe of over 4 years:

Next 12 months	Relevant sections of the Housing Strategy recommendations and Commercial Needs Study are worked into an Activity Centres Section for the Local Planning Strategy
Next 12 months	Further information is gathered regarding Open Space, Traffic and Transport, environment, community facilities and the draft planning strategy is formed
12 months – 2 years	Draft Local Planning Strategy which reflects “Our Vision Ahead”, fulfils state planning policies, meets future community needs and is the basis for new scheme is completed and advertised
2 years +	Modification of Draft Local Planning Strategy as a result of advertising - Council is asked to adopt to send to WAPC
2 – 3 years	WAPC grants permission to advertise Draft Local Planning Strategy
3 years +	Statutory advertising and Council endorsement process for Draft Local Planning Strategy
4 years	WAPC approves Local Planning Strategy

The housing section of the Planning Strategy, will be based on the draft Local Housing Strategy, but will be informed by all of the other areas of work still to be completed. For this reason, Council will not be asked to “endorse” any of the proposed actions, rather agree that further work should be undertaken.

Recommendation1, below has been discussed with Councillor Cala and the recommendation has been reworded to provide clarity . Recommendations No. 2 and 3 below have been reworded slightly from Councillor Cala’s to reflect that the process from this point is focussed on bringing together the various elements that make up the Local Planning Strategy. Further community consultation will necessary be on the holistic document, rather than just the single housing section.

OFFICER RECOMMENDATION ITEM 12.1

That:

1. Council consider the “Next Steps” report regarding the draft Local Housing Strategy, at the November 2012 Ordinary Council Meeting. In the interim the City immediately publish the Next Steps report and the councillor briefing material summarising submissions received on its website. For the convenience of interested residents, they should be sorted by Ward. Further those submitters who provided contact details shall be provided with this “Next Steps” summary by Australia Post or email, if provided.
2. Following Council’s determination, the development of the Local Planning Strategy will involve area or issues based consultation with those residents directly affected in addition to the general city wide consultation.
3. An item is placed in the Peninsular Snapshot section of the *Southern Gazette* advising of the Council resolution and next phase of the Local Planning Strategy project.

12.2 Review of P668 Mayoral Portraits – Cr Cala

I hereby give notice that I intend to move the following Motion at the Council Meeting to be held on 28 August 2012.

MOTION

That

1. The Chief Executive Officer invite former Mayor James Best, to re-sit for a Portrait more in keeping with the intent of the Existing Policy of the City. Should he accept this offer, the commissioning is undertaken at the expense of the City, and follow in the style of previous mayoral portraits . Should the former Mayor not wish to re-sit for another portrait, a photograph of a similar size to the Policy requirements be offered and hung amongst the present Collection of Mayoral Portraits.
2. The Chief Executive Officer undertake a review of Policy P668 with a view to ensuring that there is a clearer understanding of the criteria required by the City when a portrait is commissioned for a former Mayor. This review be completed before the next annual review of Policies.

MEMBER COMMENT

The Office of Mayor carries with it the responsibility of maintaining its dignity after a Mayor has left Office. The tradition of the City of South Perth and many other Local Governments has been to provide a portrait of its former Mayors. In my view the present portrait of former Mayor, James Best does not conform to the intent and spirit of Policy P668 Mayoral Portraits, and is not appropriate to hang as part of the present Mayoral Collection. This is not to infer that the recently commissioned portrait is lacking in artistic merit, but if the Mayoral Collection is to have some homogeneity, it needs to have a defined format. Whilst it can be accepted that portraits may have some form of individualism, the outcome must not vary significantly or detract from the standard and form that has been set previously in the Collection.

It is my view that the commissioning of a Portrait is a privilege and not the occasion on the part of a former Mayor to provide some individual expression, or break new ground in art expression for the Collection.

There may have been some genuine misunderstanding with the criteria of the Existing Policy P668, when the previous commissioning was undertaken. It is therefore appropriate for the City to bear the cost of a recommissioning.

CEO COMMENT

In accordance with Clause 5.3(4)(d) of Standing Orders Local Law 2007 the Chief Executive Officer comments as follows:

Councillor Cala's motion is dealt with in two separate parts below.

Review of Policy P688

The Council Policy P668 Mayoral Portrait was most recently reviewed in February 2012 during the annual Council review process. Given that there will be no commission of a Mayoral portrait prior to the next annual policy review scheduled for February 2013, it is recommended that this policy be reviewed at the time of the annual review.

Former Mayor Best portrait

Former Mayor James Best's portrait was commissioned under Council Policy P668 Mayoral Portraits.

Council policy sets a higher level statement of direction and provides a contextual framework to the Council to guide decision making, whilst allowing for discretion to be exercised. It is acknowledged that art often exists to promote discussion and there will always be differing opinions on individual pieces of art. The Motion promotes the view that the Mayoral paintings should be of a particular style that reflects the traditional position of the office of Mayor. Alternatively, the painting reflects a more modern style that allows for individuality to be expressed.

Clearly, if the Policy is to be reviewed then the Policy should clearly state what the style of painting should be commissioned. The review will likely also consider whether or not a painting is warranted and whether there are other forms of permanent record that would be appropriate, ie photographic.

OFFICER RECOMMENDATION ITEM 12.2

Having regard for the intent of reviewing the Policy, it is suggested that Recommendation (b) of the Motion be amended to read as follows:

- (b) The Chief Executive Officer undertake a review of Policy P668 with a view to ensuring that there is a clearer understanding of the criteria required by the City when a portrait is commissioned for a former Mayor. This review be completed no later than the next annual review of Policies.

13. QUESTIONS FROM MEMBERS

13.1. Response to Previous Questions from Members Taken on Notice

13.2 Questions from Members

14. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING

15. MEETING CLOSED TO PUBLIC

15.1 Matters for which the Meeting May be Closed.

15.2 Public Reading of Resolutions that may be made Public.

16. CLOSURE

17. RECORD OF VOTING

ITEM 3.1 REFERS**Mayors Activity Report - July 2012**

Date	Activity
Wednesday, 25 July – Friday 31 August	Leave of absence
Tuesday, 24 July	July Council meeting
	Scouts WA - discussion Scouts WA Strategic Plan + CEO
Monday, 23 July	Corporate Plan Review with Dr Ron Cacioppe
	Mayor/CEO weekly meeting + Deputy Mayor, Cr Kevin Trent
Friday, 20 July	Meeting with Chair of WA Planning Commission + Cr Sharron Hawkins-Zeeb
Thursday, 19 July	Visit Mrs Edna Bailey for 100th birthday
Wednesday, 18 July	Waste to Energy Forum + Deputy Mayor, Cr Kevin Trent + Cr Bill Gleeson
	Community Safety Meeting + Deputy Mayor, Cr Kevin Trent
	Canning Bridge Activity Centre Structure Plan - workshop with GHD consultants + Cr Bill Gleeson
Tuesday, 17 July	July Council Briefing
	Mayor/CEO weekly meeting + Deputy Mayor, Cr Kevin Trent
	Royal Perth Golf Club discussion on Golfing fundraising day + Community Development Coordinator
Monday, 16 July	CEO KPI's discussion with CEO, Manager Human Resources + Deputy Mayor, Cr Kevin Trent + Cr Ian Hasleby
	Town of Victoria Park Annual Breakfast – Role of LG in Civil Society + Deputy Mayor, Cr Kevin Trent, Crs Ian Hasleby, Bill Gleeson and Fiona Reid + CEO
Thursday, 12 July	ACELG: LG Research Showcase and Forum
Wednesday, 11 July	Briefing National Broadband Network & Public Open Space Strategy
	Committee for Perth Annual Chairman's Luncheon
Tuesday, 10 July	Special Council meeting to adopt 2012/13 budget
	Curtin University Higher Education panel debate

AGENDA : ORDINARY COUNCIL MEETING : 28 AUGUST 2012

Monday, 9 July	Briefing Draft Local Housing Strategy
	ALGWA WA meeting with WALGA CEO
	Mayor/CEO weekly meeting + Deputy Mayor, Cr Kevin Trent
Saturday, 7 July	Rivers Regional Council's Annual Function + Deputy Mayor, Cr Kevin Trent
Friday, 6 July	Meet the community
Thursday, 5 July	Meeting with Steve Irons MP + Shadow Minister for Early Childhood Learning - Susan Ley MP
	Perth Solar City energising launch + CEO
Wednesday, 4 July	Briefing Sir James Mitchell Park Promenade Plan and Master Plan
	Meeting with Southern Gazette journalist Susanne Scolt + CEO
Tuesday, 3 July	Briefing Corporate Plan Review - with Dr Ron Cacioppe
	Meeting with Ron Cacioppe + CEO
	Mayor/CEO weekly meeting + Deputy Mayor, Cr Kevin Trent
Monday, 2 July	Citizenship ceremony + Deputy Mayor, Cr Kevin Trent + CEO
	Canning Bridge Reference Group meeting @ Dept. of Planning + CEO
	Flag Raising Ceremony - NAIDOC week + CEO + Deputy Mayor, Cr Kevin Trent
Sunday, 1 July	McDougall Park Community Garden

Council Representatives' Activity Report - July 2012

July 2012	Activity
Tuesday, 31 July	Briefing Heritage House/Parking Workshop-- Deputy Mayor, Cr Kevin Trent
Tuesday, 31 July	Local Government Grain Infrastructure group - Deputy Mayor, Cr Kevin Trent
Tuesday, 31 July	Deputy Mayor/CEO week meeting
Tuesday, 31 July	2012 Sustainable Cities Awards Breakfast - Deputy Mayor, Cr Kevin Trent
Tuesday, 31 July	WALGA : Managing Conflict for Elected Members – Cr Peter Howat + Cr Sharron Hawkins-Zeeb
Monday, 30 July	WALGA : CEO Performance Appraisals – Cr Sharron Hawkins-Zeeb
Sunday, 29 July	National Tree Planting Day @ New Norcia – Deputy Mayor, Cr Kevin Trent Crs Fiona Reid, Peter Howat, Bill Gleeson
Saturday, 28 July	City of Gosnells Annual dinner – Cr Sharron Hawkins-Zeeb
Thursday, 26 July	Open South Perth Young Writers Award 2012 – Deputy Mayor, Cr Kevin Trent
Wednesday, 18 July	IPWEA Technical Tour: Advanced Water Recycling Plant: - Crs Ian Hasleby & Bill Gleeson
Sunday, 15 July	Formal Fundraising anniversary dinner of 2011 Famine – Deputy Mayor, Cr Kevin Trent + Cr Sharron Hawkins-Zeeb
Thursday, 12 July	Rivers Regional Council & Member Councils' Education DVD launch
Thursday, 12 July	Graffiti Networking Forum @ City of Melville – Deputy Mayor, Cr Kevin Trent