

# ATTACHMENTS

## Ordinary Council Meeting

28 August 2018

Part 1 of 2  
All Items excluding 10.3.4

# ATTACHMENTS TO AGENDA ITEMS

Ordinary Council - 28 August 2018

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# NOTES.

## South Perth Station Precinct Reference Group

**Meeting Date & Time:** 5:30-7:30pm, Thursday 12 April 2018

**Meeting Location:** Reception Room, City of South Perth Civic Centre, Cnr Sandgate St & South Tce

**Meeting Attendees:** Vicki Redden (South Perth Peninsula Action Group), Trevor Hill (CoSP Residents Association), Mal Dempsey (business owner representative), Tanja Juers (business owner representative), Chris Pratt (resident), Sarah Liddiard (resident), David Hillam (development industry representative), Claire Wright (Perth Zoo), Lyle Kenny (WASP Hockey Club), Lynn O'Hara (South Perth Historical Society), Sue Doherty (Mayor, CoSP Council)

Vicki Lummer, Elyse Maketic, Mark Carolane, Duncan McKay (City of South Perth)

**Apologies:** Danni Geers (resident), Kelly Chapman (development industry representative), Cllr Cheryle Irons (CoSP Council), Danielle Cattalini (City of South Perth)

**Absent:** Chris Pratt (resident), Benjamin Zeeb (resident), Tullio Crisa (Mends Street Trader representative)

### Agenda items

#### 1. Introduction and welcome

Meeting Chairperson Trevor Hill opened the meeting. Mark Carolane acknowledged the traditional owners of the land.

#### 2. Operation of the Reference Group

Elyse Maketic facilitated a discussion of group operation and opportunities for improvement. In particular the group was asked to consider:

- The purpose of the group and the Terms of Reference;
- The role of the Chairperson;
- Presentations received on development applications; and
- Review of the draft Activity Centre Plan and feedback provided to the City.

Points raised in the discussion included:

- The Reference Group facilitates information being disseminated through other groups in the community.
- It needs to be clearly communicated back to the group what happens to feedback provided, for example on the draft Activity Centre Plan.

**Civic Centre** Cnr Sandgate St & South Tce, South Perth WA 6151  
**Phone** 9474 0777 **Email** [enquiries@southperth.wa.gov.au](mailto:enquiries@southperth.wa.gov.au)  
**[www.southperth.wa.gov.au](http://www.southperth.wa.gov.au)**



- There have been large amounts of information provided at briefings, with limited time in meetings to absorb, discuss and respond. After the last meeting (February 2018) information was sent out and feedback requested. This was good but the City needs to “close the loop” and feed back to the group how feedback was used.
- The group was formed after completion of the Place and Design project in 2017. The group has spent time on other projects rather than focusing on developing the recommendations of the Place and Design project. Suggestion that more frequent meetings are needed.
- Other projects, for example Connect South, are happening at the same time as the preparation of the Activity Centre Plan. It needs to be made clear how projects relate to each other and the timelines for delivery of projects.
- Suggestion to invite guests with different points of view to discuss relevant aspects of urban design, planning and sustainability. Could be formatted as a panel discussion to explore different views.
- Group members can suggest items to be added to meeting agendas by contacting Mark Carolane. Members can also share information via email.
- There is a vacant position for a sport/leisure club representative as the representative of the Old Mill Theatre has had to resign from the group. The City is working to fill this position as soon as possible.

City officers will consider the feedback received and points raised during this discussion and report back to the group at the next meeting as to how the operation of the group can be improved.

### **3. Feedback on South Perth Activity Centre Plan**

- After the Reference Group meeting in February 2018 key parts of the draft work-in-progress Activity Centre Plan were forwarded to the members to provide feedback.
- Meetings were held with City officers and four of the Reference Group members.
- Written feedback was received from seven of the Reference Group members.
- All feedback was forwarded to RobertsDay (the consultants working to prepare the Activity Centre Plan) and considered by City officers and the consultants in finalising the draft Plan.
- Key points raised by group members included:
  - The Activity Centre Plan is an improvement over the existing planning scheme
  - Suggestion to reduce/remove the size of podiums where possible
  - Concern raised about proposed changes to planning controls in the peninsula area
  - Concern raised about population growth, whether it will occur and the capacity of the area to accommodate growth
  - Concern raised about the potential for “overdevelopment”
  - Suggestions to refine the use of plot ratio, building heights, setbacks, floorplate sizes and podium controls to manage development
  - Suggestions to refine the requirement to provide community benefits in return for additional building height
  - Supportive of the approach that is less complex, allows flexibility, and encourages slim towers



- Information provided on the most up to date planning for the zoo site, including potential changes when elephants are no longer kept
- Suggestion to increase the amount of growth provided for within the walkable catchment of the ferry
- Various suggestions were provided to refine planning controls for specific sites within the Activity Centre Plan area
- There was a wide diversity of feedback received from different members
- The group discussed the population growth targets and forecasts that inform the draft Activity Centre Plan. Some members raised concerns that the Plan is forecasting for too much growth. The population forecasts and other informing documents will be released along with the draft Activity Centre Plan for public consultation later in 2018. Members were advised that the Activity Centre Plan is informed by two key documents, a demographic and economic analysis and traffic and movement analysis. The plan needs to plan for and accommodate the outcomes of this analysis. Members were advised submissions on the draft Plan that disagree with aspects of the plan or informing documents would need to justify why. For example submissions that disagree with the forecasts and the amount of growth that is planned for will need to demonstrate how and why the forecasts are incorrect and why the Plan should not account for them. Alternative proposals would need to show how they can meet projected growth. .
- Members of the Reference Group are encouraged to contact the City for advice on how to prepare effective submissions on the draft Activity Centre Plan.

#### **4. Public art in the City of South Perth**

Presented by Duncan McKay and Mark Carolane. See attached presentation.

#### **5. Reference Group chairperson**

- Trevor Hill has been acting as the Chairperson of the group since October 2017.
- The Terms of Reference require that the role of Chairperson should rotate every six months.
- Mal Dempsey was elected to be the new Chairperson.

#### **6. Meeting close 7:30pm**

- Next meeting Tuesday 7 June 2018, 5:30-7:30pm



# CONCEPT BRIEFING.

## NOTES: Perth Airport New Runway Project

**Meeting Date & Time:** 6.30 pm, Monday 14 May 2018

**Meeting Location:** Civic Administration Building – Reception Room

**Meeting Attendees:** Elected Members

Sue Doherty	Mayor
Cr Glenn Cridland	Como Ward
Cr Blake D’Souza	Manning Ward
Cr Colin Cala	Manning Ward
Cr Greg Milner	Moresby Ward
Cr Ken Manolas	Mill Point Ward

Officers

Mr Geoff Glass	Chief Executive Officer
Ms Vicki Lummer	Director Development and Planning Services
Mr Colin Cameron	Director Corporate Services
Mr Mark Taylor	Director Infrastructure Services

External Consultants / Guests

Perth Airport Representatives : Kim Meys, Stefanie Giese and Dean Pettit

### Opening

The Briefing opened at 6:40pm.

### Topics Discussed

- The representatives from the Perth Airport outlined the basis for the Major Development Plan that has been prepared and what the project involves. The impacts with construction and operations were presented. The importance of the runway project for Perth and Western Australia was outlined.
- The significant community engagement proposed for this project was discussed.
- Discussion and questions were asked by Councillors regarding the impact of the new runway on noise to South Perth residents.

### Close

The Briefing closed at 7:30pm.



# CONCEPT BRIEFING.

## NOTES: Draft Local Planning Strategy

**Meeting Date & Time:** 6:30pm, Monday 6 August 2018

**Meeting Location:** Civic Administration Building – Reception Room

**Meeting Attendees:** Elected Members

Sue Doherty	Mayor
Cr Blake D'Souza	Manning Ward
Cr Colin Cala	Manning Ward
Cr Ken Manolas	Mill Point Ward

Officers

Mr Geoff Glass	Chief Executive Officer
Ms Vicki Lummer	Director Development and Planning Services
Ms Elyse Maketic	Manager Strategic Planning
Mr Stevan Rodic	Manager Development and Planning Services
Mr Aaron Augustson	Senior Strategic Planning Officer

### Opening

The Briefing opened at 6:30pm.

### Topics Discussed

- Work to Date- 5 min.
- Key Implications- 5 min.
- Population and Housing- 10min.
  - Proposed managed growth areas mapped.
  - Activity centres and related data mapped.
- Managed Growth, including questions and answer - 30 min.
- Activity and Employment- 5 min.
- Progress and Next Steps- 5 min.

### Close

The Briefing closed at 7:30pm.





# ***City of South Perth Cultural Plan***

## **2019-2023**

**Cover image**

***Discover, Create & Engage***

**Civic Centre** Cnr Sandgate St & South Tce, South Perth WA 6151  
**Phone** 9474 0777 **Email** [enquiries@southperth.wa.gov.au](mailto:enquiries@southperth.wa.gov.au)  
**[www.southperth.wa.gov.au](http://www.southperth.wa.gov.au)**



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## City of South Perth Vision

A City of active places and beautiful spaces. A connected community with easily accessible, vibrant neighbourhoods and a unique, sustainable natural environment.

The Cultural Plan supports the delivery of the City's Strategic Community Plan 2017-2027 in the following area:

<b>Strategic Direction:</b>	Community
<b>Aspiration:</b>	A diverse, connected, safe and engaged community
<b>Outcome:</b>	Culture and Community
<b>Strategy:</b>	Facilitate and create opportunities for social, cultural and physical activity in the City.

## Defining Culture

**Culture** is often associated with the arts and traditionally interpreted as visual arts, literature, performing arts etc. A broader definition has been applied to the Cultural Plan to refer to the ways we live, work and play. Culture is our way of life, encapsulating the shared values, attitudes and beliefs of the community which have been influenced by historical, social, environmental and economic experiences.

**Cultural Development** involves using arts and culture activities to engage the community and realise a desired future. It describes collaborations in a number of forms which can result in social and economic development outcomes.

**Cultural Planning** aims to assist in the realisation of a desired future, to provide a platform for the community's values and aspirations, and fuel social and economic development. Arts and culture has been found to play a significant role in the community with its contribution to community vibrancy, social cohesion, community capacity building and cultural identity and expression. When a strategic approach is taken in this area, the outcomes can be of even greater significance.

Through the 2019-2023 Cultural Plan, the City seeks to build on the community's cultural strength; to identify new options for cultural service delivery that enable the prioritisation of cultural resources and to celebrate the City's cultural heritage, public spaces and community identity. This framework will encourage the capitalisation of new opportunities, and greater resourcing and strengthening of the City's arts and cultural activities, collections, facilities and events.

## Local Government's Investment in Arts and Culture

The 'Arts and Culture in Western Australian Local Government' report published by the Chamber of Arts and Culture WA and CAN WA in March 2015 revealed that local government's investment in arts and culture across the state is substantial and of pivotal importance." The Chamber stated that cultural plans "provide the essential framework to fully realise the potential benefits of arts and cultural activities in the various communities."

In the City of South Perth culture is facilitated and nurtured through arts and cultural projects; community events; public art; performing arts; cultural collections; history and heritage; recreational activities; natural environment; and community facilities and spaces, such as the libraries, Old Mill, foreshore, parks and reserves. Culture is defined by the kind of work we do; and is reflected in our business, civic pride, heritage and cultural backgrounds.

The City implements cultural policies and plans to strengthen our sense of place and belonging, providing all people in the City of South Perth the opportunity to live a creative life; and strengthen our identity and reputation as a 'City of active places and beautiful spaces'.

### Purpose

Cultural Planning helps the City identify its existing cultural assets and think strategically about how these and other resources can help achieve the broader economic, social, civic and environmental goals.

The Cultural Plan sets the course for cultural activity and investment in the City during the next five years.

The Plan is based on a growing understanding that cultural expression is an essential ingredient for community wellbeing and harmony and reflects a strong desire within the community to enrich our lives through cultural activities.

It provides a clear pathway for partnerships with other key cultural stakeholders to address the arts, heritage and cultural needs of our community.

The Plan will provide a framework to guide the planning and provision of arts and culture projects, services and facilities. The purpose is to:

1. Guide the future provision of Cultural Development within the City, aligned with other City plans and key strategies
2. Review existing cultural resources and identify gaps or opportunities
3. Build on existing strengths and develop them to meet the community's priorities and aspirations

4. Identify opportunities for collaborations with external bodies to build on economic development and cultural tourism.
5. Maximise community participation by addressing barriers preventing engagement in arts and culture activities
6. Promote and facilitate capacity building, networking and ongoing learning throughout the creative industries.

## Developing the Plan

The Cultural Plan has been prepared following wide-ranging research and stakeholder engagement. Over 450 people contributed to this Plan, which re-imagines the role that culture can play in our City.

The strategies and actions were developed by assessing the following resources:

- .idcommunity demographic resources
- 2016 Review of City of South Perth Events
- 2017-2027 Strategic Community Plan
- 2017 Events survey results
- 2016 Public Art survey results
- Information from relevant consultations i.e. Connect South, Clontarf, Waterford Salter Point Foreshore Draft Masterplan, Joint Bike Plan – City of South Perth and Town of Victoria Park.

Additional engagement was then undertaken and included:

- 'Your Say' Survey;
- Indigenous consultation;
- Community consultation sessions with City Advisory Groups;
- Cultural Mapping via photovoice workshops with Camera Story;
- Meetings with key City of South Perth internal stakeholders;
- Councillor workshop.

The City also consulted with the community as part of the biennial Community Perception Survey conducted in 2016 and through the extensive Vision 2027 community and stakeholder engagement project, which informed the Strategic Community Plan 2017-2027. Arts, heritage and cultural aspirations were captured through these processes, each of which provided an opportunity to measure community awareness and interest and understanding of culture. The provision of culture is listed under the 'Community' strategy area within the City's Strategic Community Plan, which forms our community vision for the future.

The engagement was advertised or promoted via:

- local Community newspaper
- City's website
- key community groups and organisations

- City of South Perth services including Libraries, Seniors Centre's, Leisure Centre, Youth Network and the Collier Park Golf Course
- External stakeholders; i.e. Office of Multicultural Interests; Chamber of Arts and Culture; and Department of Local Government, Sport and Cultural Industries.

The Plan was developed in accordance with the Framework for Cultural Development Planning, a planning resource developed by the Cultural Development Network (CDN), which provides a consistent approach and terminology for cultural development professionals across all councils in Australia.

The Framework recommends a planning process that is integrated with the rest of Council's planning activity. It is underpinned by six key principles: based on values, directed towards goals, focused on outcomes, informed by evidence, underpinned by a theory of change and respondent to evaluation.

### **Key findings**

- Household type is changing – recent development and change in demographics may impact on the sense of place for new and existing residents
- Increased need to address service provision for CaLD (Culturally and Linguistically Diverse) communities
- Proximity to the City of Perth and nearby suburbs means the community are engaging with cultural opportunities outside of the area
- Potential duplication of events and services across the community leading to oversaturation
- Support for the provision of capital works projects with integrated public art elements, not just added-on
- Open space is an important part of local culture.

## Existing Cultural Initiatives

There are a range of existing City events/activations, programs, facilities, collections and natural environment areas that support the facilitation of local culture. These are summarised below.

### Events and Activations

The City has a proud history of providing quality cultural experiences and community initiatives, some of these include:

- State-wide celebrations (e.g. Australia Day Celebration Zone)
- Regional events (e.g. South Perth Sounds Concert; Marketplaces and Multicultural Festivals)
- Local events (e.g. Emerging Artist Award, Pioneer and Elders Luncheon, Live Series)
- Civic events (e.g. Citizenship Ceremonies)
- Activations (e.g. Find Me).

### Programs

Numerous programs and activities are used as a way to promote and deliver cultural experiences; ranging from art and literature programs through to sporting programs and celebrations of Aboriginal culture. Examples of these include:

- NAIDOC Week Celebrations
- Evolve Arts and Skills Workshops
- Environment and Sustainability Workshops
- Words with Wine
- Mind Lounge
- Temporary and Ephemeral Public Art
- National Youth Week Program
- South Perth Youth Network
- Speak With Confidence Awards
- Club Development Program
- Sporting Programs
- Streets Alive
- School Breakfast Club
- Community Funding Program

### Facilities

There are a range of local facilities that support cultural activation, such as:

- Old Mill

- Old Mill Theatre
- Hazel McDougall House
- Heritage House
- South Perth Learning Centre
- South Perth and Manning Libraries
- South Perth and Manning Senior Citizen Centres
- Manning Hub
- South Perth Community Hall
- Collier Park Village
- George Burnett Leisure Centre
- John McGrath Pavilion
- Collier Park Golf Course

## **Collections**

### **Art Collection:**

The City of South Perth Art Collection includes 178 pieces of artwork in a range of mediums. The City has an ongoing commitment to develop a cohesive and important West Australian Collection. Currently, most of the artworks can be viewed on display inside the Civic Centre. The City also manages the May and Herbert Gibbs Collection, consisting on 133 works which are on display at Heritage House

### **Public Art:**

The City of South Perth values public art as a means of celebrating the identity and history of the community, enhancing the environment and contributing to a sense of place.

As at 2018 the City has an inventory of 22 distinct and diverse public artworks that celebrate and contribute to the City's unique culture. The works are generally sculptural or mural in form and are permanently on display throughout the City. Some of the works are owned by the City and some are on private land, but are accessible to the public.

### **Local History Collection:**

Housed at the South Perth Library, the local history collection contains books, photographs, aerial maps, cartographic material, oral history interviews, objects, artworks, ephemera and local newspapers. The photograph collection dates back to the 1870s and much of it is available for viewing online.



## Natural Environment

The natural environment is part of the City's local culture. The City plays a pivotal role in developing and improving accessibility to the City's natural areas to allow the community to enjoy these places of cultural significance, such as: South Perth foreshore; Clontarf, Waterford and Salter Point Foreshore, Miller's Pool and Cygnia Cove.

## Cultural Plan – Implementation Plan

Following a review of the key findings of the community and stakeholder engagement phase; emerging cultural trends; and analysis of existing local cultural initiatives, the City has identified 10 Strategy Areas that will actively contribute to supporting the provision of culture for the local community, namely:

1. Community
2. Community Wellbeing
3. Events, Activations and Programs
4. Cultural Heritage
5. Cultural Identity
6. Public Art and Art Collection
7. Collaboration
8. Cultural Places, Open Spaces and Infrastructure
9. Creative Economy
10. Cultural Planning

Within the above Strategy Areas are Goals and Actions which have been identified to implement the Cultural Plan over a five year prescribed period.

For each Action, the City's level of involvement (and potential involvement) has also been listed with the following categories used:

- **Planner** - The City identifies community requirements for services and infrastructure and ensures mechanisms are in place to meet these requirements.
- **Supporter** - The City provides support for community organisations and clubs. This support is delivered through a number of methods including the use of community owned facilities; the provision of funding; and providing easy access to information resources.
- **Partner** - The City will partner with organisations that share a similar goal allowing for a pooling of resources. These partnerships will be on an informal or formal 'service agreement' basis as required.
- **Coordinator** - The City brings together stakeholders to plan and develop the joint provision of services and infrastructure.

- **Provider** - The City manages one of its own facilities or is solely responsible for the delivery of a service. Income and expenditure is determined by the City's annual budget process.

## Cultural Plan – Implementation Plan

### 1. Community

**Goal:** To ensure that community members of all ages, backgrounds and abilities have access to cultural life within the local community

	<b>Action</b>	<b>City Involvement</b>	<b>Lead Business Unit</b>	<b>Timeline</b>
1.1	Ensure accessibility and inclusion when planning events, festivals, activations etc.	Planner and/or Provider	All Staff	2019-2023
1.2	Development and implementation of a Reconciliation Action Plan (RAP) for the community	Planner, Supporter, Partner, Coordinator and/or Provider	Community Development	2018/19 (plan development) and ongoing (implementation) 2019-2023
1.3	Further develop cultural diversity through events such as Harmony Day and NAIDOC Week, as well as cultural programs which showcase cultures from around the world	Supporter, Partner and/or Provider	Cultural Development	2019-2023
1.5	Promote the City's Community Funding Program to community, arts and cultural groups	Supporter	Community Development	2019-2023

## 2. Community Wellbeing

Goal: To contribute to our community's health and wellbeing through cultural opportunities

	Action	City Involvement	Lead Business Unit	Timeline
2.1	Initiate, facilitate and support community cultural development activities that reduce isolation and enhance wellbeing, including targeted populations comprising seniors, young families and new residents	Planner, Supporter, Partner, Coordinator and/or Provider	Community Development Cultural Development Library Services	2019-2023
2.2	Nurture partnerships with community leaders from diverse cultures and services clubs to support community, arts and cultural programs	Supporter, Partner and/or Coordinator	Community Development Cultural Development Recreation Development	2019-2023
2.3	Encourage partnerships with community organisations, sporting clubs and schools to develop community capacity building and wellbeing	Supporter, Partner and/or Coordinator	Community Development Recreation Development Library Services	2019-2023
2.4	Continue opportunities for the development of projects that can facilitate intergenerational connections, knowledge-sharing and storytelling	Planner and/or Supporter	Community Development Library Services	2019-2023
2.5	Continue partnerships with local youth (via South Perth Youth Network) to produce cultural projects which assist them to ensure more positive relations and support in the wider community	Supporter and/or Partner	Community Development Library Services	2019-2023
2.6	Continue to support community safety through Streets Alive program and other initiatives	Supporter and/or Partner	Community Development	2019-2023
2.7	Investigate opportunities for City of South Perth staff to participate in cultural activities in the workplace	Planner and/or Provider	Office of the CEO Human Resources	2019/20

### 3. Events, Activations and Programs

Goal: Develop, promote and deliver events, activations and programs that highlight the City's unique identity and generate authentic experiences

	Action	City Involvement	Lead Business Unit	Timeline
3.1	Continue to provide a variety of artistic and cultural initiatives, festivals and events targeted at local, regional and/or state-wide audiences, such as Australia Day, South Perth Sounds Concert, Manning Community Festival and Emerging Artist Award	Planner, Partner and/or Provider	Cultural Development Parks Operations	2019-2023
3.2	Continue to provide activations, such as 'Find Me' and 'Live Series'	Planner and/or Provider	Cultural Development	2019-2023
3.3	Encourage optimum usage of the City's foreshore areas, parks and reserves by promoting usage of these spaces; and programming appropriate events and activities (such as cultural awareness tours for locals and visitors to learn and appreciate the foreshore heritage and culture)	Planner, Partner and/or Supporter	Cultural Development Community Development Parks Operations Assets and Design	2019-2023

#### 4. Cultural Heritage

Goal: To value, protect and enhance our cultural heritage

	Action	City Involvement	Lead Business Unit	Timeline
4.1	Continue to facilitate projects which document and celebrate the rich cultural heritage of the City, such as photographic exhibitions, significant anniversaries and commemorative publications	Planner, Partner and/or Provider	Library Services Cultural Development	2019-2023
4.2	Support the South Perth Historical Society to invigorate and promote Heritage House Museum operations and program of events	Supporter Partner	Cultural Development Library Services	2019-2023
4.3	Facilitate the annual provision of cultural awareness training for the City's staff	Planner, Coordinator and/or Provider	Community Development Human Resources	2019-2023
4.4	Continue to promote the use of local heritage sites e.g. Old Mill	Planner Supporter	Recreation Development Library Services	2019-2023

## 5. Cultural Identity

**Goal:** To celebrate the community's collective identity as well as the opportunity for self-expression

	Action	City Involvement	Lead Business Unit	Timeline
5.1	Support festivals, markets and events that express local characteristics and connect with the local community	Planner, Supporter	Community Development Cultural Development	2019-2023
5.2	Continue to present local cultural awards e.g. Emerging Artist Award, Speak Up, South Perth Young Writer's Award	Planner, Partner, and/or Provider	Community Development Cultural Development Library Services	2019-2023
5.3	Continue to support and partner on events that reflect and celebrate cultural identity e.g. ANZAC and Remembrance Day, Citizenship Ceremonies, NAIDOC Week	Planner, Supporter, and/or Provider	Community Development Cultural Development Library Services	2019-2023
5.4	Continue to collect and share local stories through cultural and heritage programs	Planner and/or Provider	Library Services	2019-2023
5.5	Continue to provide activities that nurture individual forms of creative expression, education and personal development e.g. Evolve Arts and Skills Workshops, Environmental Sustainability workshops	Planner, Coordinator and/or Provider	Cultural Development Library Services Assets and Design	2019-2023

## 6. Public Art and Art Collection

**Goal:** To provide the community with access to quality public art

	Action	City Involvement	Lead Business Unit	Timeline
6.1	Develop a Cultural Collection's Policy and Public Art Masterplan that provides guidance on the management of the City's cultural assets i.e. Art collection, Public Art collection and Local Heritage Collection	Planner	Cultural Development Library Services	2019/20
6.2	Continue to integrate public art and design into capital improvement/development projects e.g. Connect South Mends Street	Planner, Coordinator and/or Provider	Development Services Programs Delivery Cultural Development	2019-2023
6.3	Continue to implement the City's Public Art Policy	Coordinator	Cultural Development	2019-2023
6.4	Investigate an online, interactive program for the City's Art collection, detailing each piece and its relevance to the City	Planner	Cultural Development	2020/21
6.5	Continue to develop and promote the City's Temporary and Ephemeral Public Art program	Planner and/or Provider	Cultural Development	2019-2023
6.6	Continue to audit the existing City Art and Public Art Collections and maintain a comprehensive register, rotation and maintenance schedule	Planner	Cultural Development Financial Services Programs Delivery	2019-2023



## 7. Collaboration

**Goal:** To partner across the City and the community to increase the value of program and activities through shared knowledge and resources

	Action	City Involvement	Lead Business Unit	Timeline
7.1	Develop an arts and culture database of local and regional groups/facilities	Coordinator	Cultural Development Information Systems	2020/21
7.2	Investigate the identification of partnership opportunities with community groups and neighbouring local government authorities to deliver 'best practice' cultural programs, initiatives and facilities and reduce duplication	Planner	Cultural Development	2019/20
7.3	Continue to work with local organisations to assist with Civic events e.g. Citizenship Ceremonies, Australia Day, ANZAC Day etc.	Planner, Partner and/or Provider	Cultural Development	2019-2023
7.4	Collaborate across business units to integrate cultural elements into existing programs including sustainability, safety, bush care and community development	Planner	All Staff	2019-2023
7.5	Further develop sponsorship involvement with local business in festival and cultural programs; and continue to seek grant funding opportunities for cultural programs	Partner Supporter and/or	Cultural Development Stakeholder and Customer Relations	2019-2023

### 8. Cultural Places, Opens Spaces and Infrastructure

**Goal:** To provide venues, open space and facilities that foster creativity

	Action	City Involvement	Lead Business Unit	Timeline
8.1	Ensure that indoor and outdoor event infrastructure and technology is included in major new City developments, such as three-phase power, water and Wi-Fi	Planner and/or Provider	Development Services Infrastructure services	2019-2023
8.2	Encourage and promote the diverse use of locations for community cultural activities including non-traditional spaces	Coordinator	Recreation Development	2019-2023
8.3	Continue to enhance open spaces for people with disability – making areas accessible for all	Planner and/or Provider	Infrastructure Community Development	2019-2023
8.4	Continue to promote the Libraries as central community hubs that are accessible to all, encourage social interactions, enhances cultural connection and contributes to community wellbeing	Coordinator	Library Services Cultural Development Community Development	2019-2023
8.5	Investigate the suitability of the laneway culture to provide linkages through various artistic and cultural means	Planner	Cultural Development	2019/2020

## 9. Creative Economy

**Goal:** To encourage a culture that supports the creative industry and recognises its economic benefits

	Action	City Involvement	Lead Business Unit	Timeline
9.1	Continue to encourage the growth of local business and the creative industry by supporting community markets and pop ups, integrating these into community and cultural events e.g. as hosts of events, sponsors, activation activities	Planner, Partner and/or Supporter	Cultural Development Governance Stakeholder and Customer Relations	2019-2023
9.2	Continue to support community and cultural groups through the City's Community Funding Program	Supporter	Community Development	2019-2023
9.3	Investigate available space for the purposes of creative industry and activation including unused shopfronts and office buildings	Planner	Cultural Development	2020/21

## 10. Cultural Planning

**Goal:** To plan for the future cultural needs of the City of South Perth community

	Action	City Involvement	Lead Business Unit	Timeline
10.1	Investigate the use of existing facilities to optimise usage by cultural community groups	Planner	Recreation Development	2019/20
10.2	Review the Cultural Plan to ensure actions are still relevant or achievable and provide a progress report	Planner Coordinator	Cultural Development	2019-2023
10.3	Develop an events strategy that includes operational guidelines on event scale/target audience; resources allocation; and clearly defined criteria to measure success	Planner	Cultural Development Organisational Planning Stakeholder and Customer Relations	2019/20

### **Aligning the Plan with Other Initiatives**

The Plan compliments a number of City policies, management practices, plans and strategies. These documents have assisted in informing the Cultural Plan and are a resource for those interested in learning more about the range of work and planning undertaken by the City in relation to Culture. These can be found here on the City's website: <https://southperth.wa.gov.au/our-future/strategic-direction>

### **Reviewing the Plan and Monitoring Progress**

The outcomes of actions within the Plan will be measured and reviewed annually as a part of the City's annual business planning process.

### **Resourcing**

Any financial requirements for implementing the Cultural Plan will be sought through the City's annual operating budget process, with external funding to be pursued.

### **Acknowledgement of Country**

The City acknowledges the Wadjuk people who have lived in this beautiful area for thousands of years as the traditional owners and custodians of this land.

### **Acknowledgements**

This Cultural Plan has been prepared by the City of South Perth in partnership with community and stakeholder engagement and Council support. The City would like to thank everyone who participated.

Your support and involvement has created a comprehensive Cultural Plan that will provide clear direction on the provision of a range of cultural programs, services, facilities and initiatives, which will assist current and future generations to celebrate our community's culture.

The City looks forward to working in collaboration with the community and other stakeholders to enhance local cultural vitality throughout the duration of the Cultural Plan.

File Ref: SA2/2  
ID No. 11.2014.237.4  
Processing Officer: Val Gillum

*Planning and Development Act 2005*  
*Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clauses 70 & 86(4)*  
Metropolitan Region Scheme | City of South Perth Town Planning Scheme No. 6

## Notice of determination on application for development approval

<b>Owner:</b> Ms C S Thambyappah	
<b>Applicant:</b> Ms C S Thambyappah	
<b>Address for correspondence:</b> 17A Salter Point Parade SALTER POINT WA 6152	
<b>Location:</b> 2 Salter Point Parade SALTER POINT	
<b>Lot:</b> 804	<b>Plan/Diagram:</b> 69212
<b>Vol. No:</b> -	<b>Folio No:</b> -
<b>Application date:</b> 23 February 2018	<b>Received on:</b> 23 February 2018
<b>Date of determination:</b> 12 March 2018	
<b>Description of development:</b> EXTENSION TO VALIDITY OF APPROVAL FOR SITE WORKS	

The application for development approval is:  **Approved** subject to the following conditions  
 ~~Refused for the following reason(s)~~

### CONDITIONS:

- (1) This approval pertains only to the extension of the validity of the notice of determination (11.2014.237.2), dated 11 May 2015, for 12 months. The validity of approval shall cease if construction is not substantially commenced by **11 May 2019**.
- (2) All other conditions, advice notes and requirements detailed on the previous approvals (Application No. 11.2014.237.2), dated 11 May 2015, shall remain and be satisfied in full unless otherwise approved by the City.

### ADVICE NOTES:

- (1) This is a notice of determination on application for development approval issued in accordance the *Planning and Development Act 2005*, the *Planning and Development (Local Planning Schemes) Regulations 2015*, the *City of South Perth Town Planning Scheme No. 6*, and related policies. It is not a building permit or an approval to carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals, consents and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
- (2) This approval is not an authority to ignore any constraint to development on the land, which may exist through statute, regulation, contract, or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant and not the City to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development.

**Civic Centre** cnr Sandgate St & South Tce, South Perth WA 6151  
**Phone** 9474 0777 **Email** enquiries@southperth.wa.gov.au  
**www.southperth.wa.gov.au**

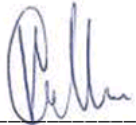


CITY OF SOUTH PERTH TOWN PLANNING SCHEME No. 6  
Notice of Determination of Application for Planning Approval (continued)

ID No. 11.2014.237.4

Page 2 of 2

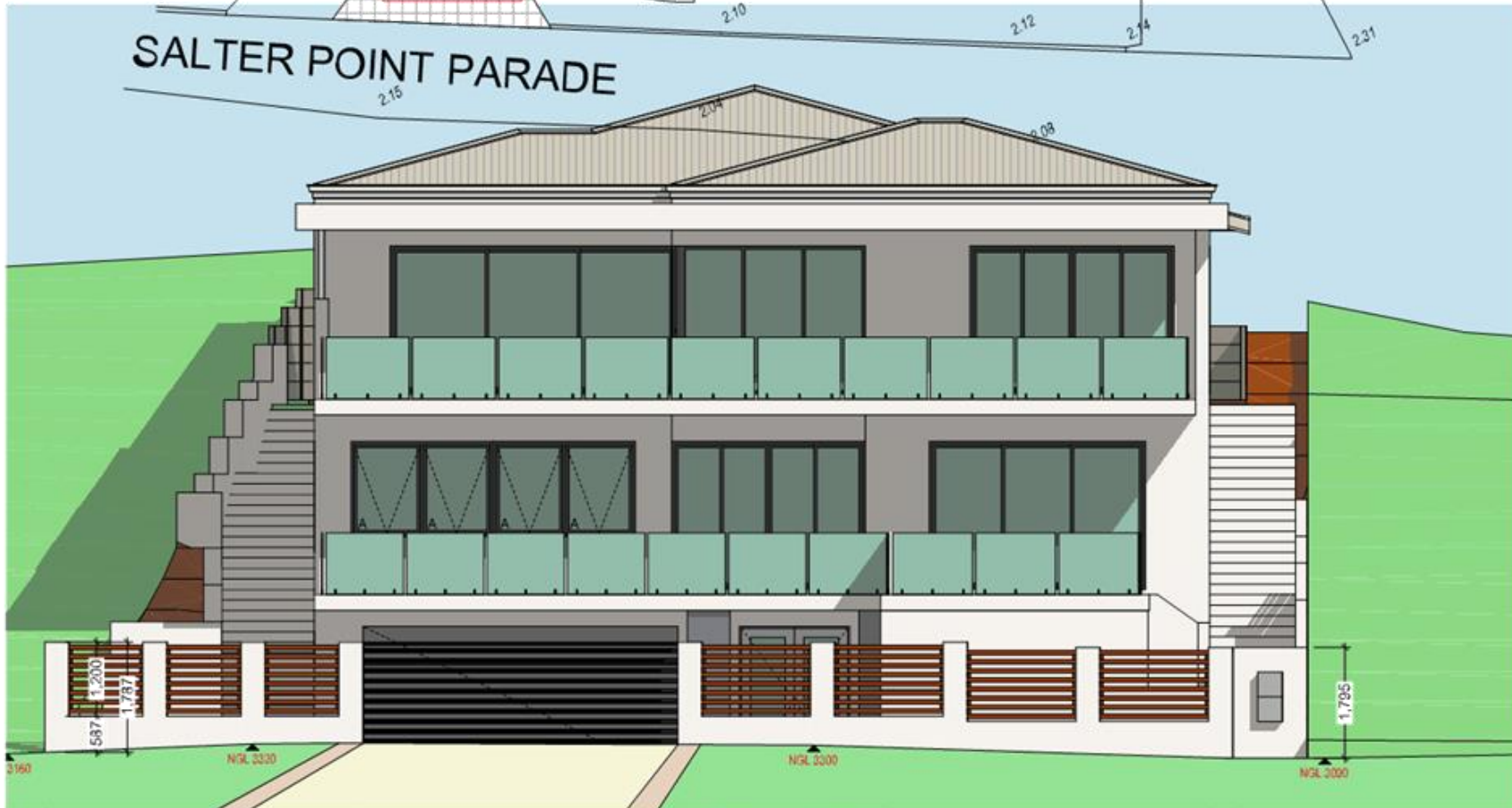
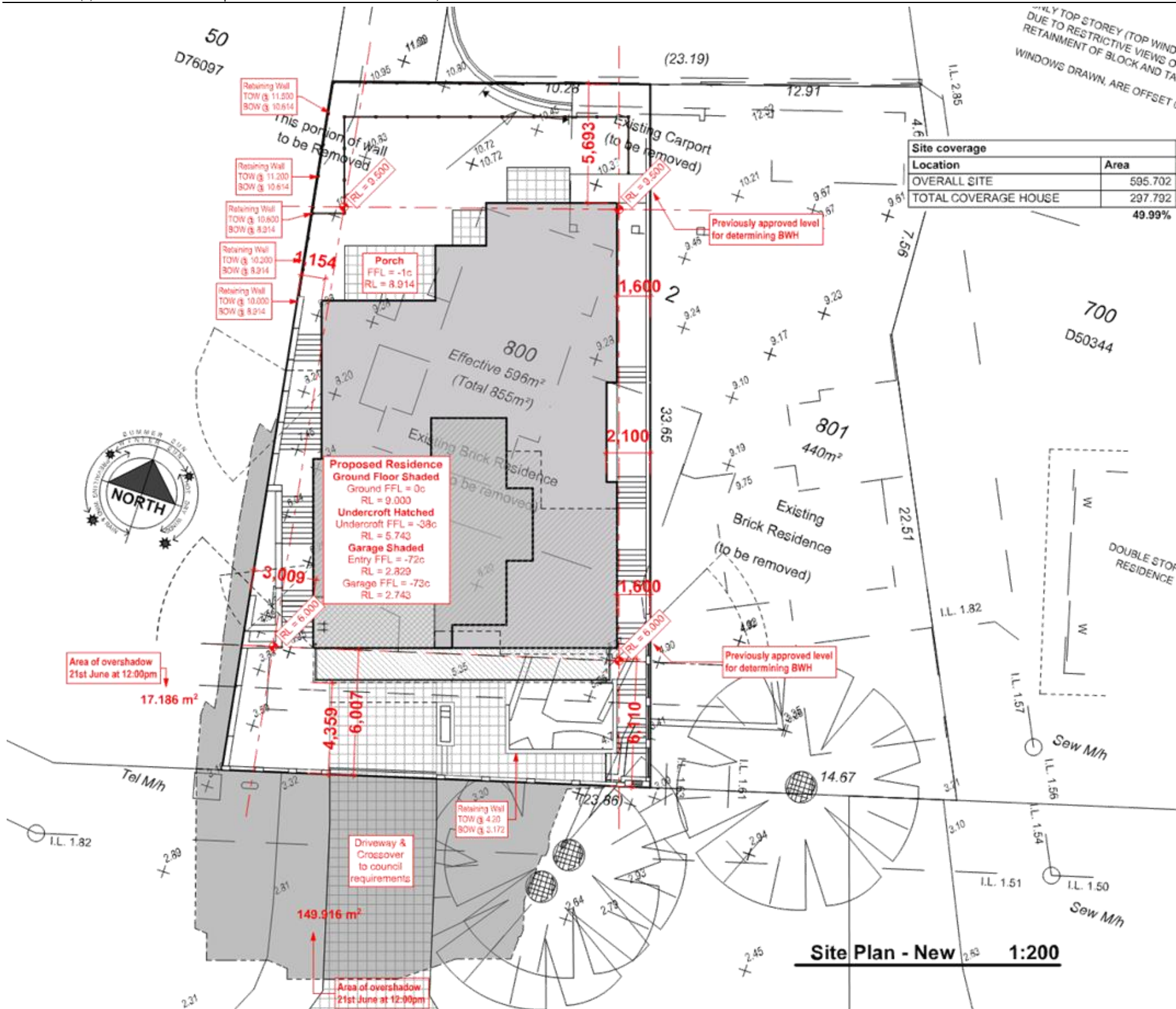
- (3) If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of the determination, the approval will lapse and be of no further effect.
- (4) Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
- (5) If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act* 2005 Part 14. An application must be made within 28 days of the determination.

SIGNED:  \_\_\_\_\_  
VAL GILLUM  
STATUTORY PLANNING OFFICER, DEVELOPMENT SERVICES  
for and on behalf of the City of South Perth

DETERMINATION DATED: 12 March 2018

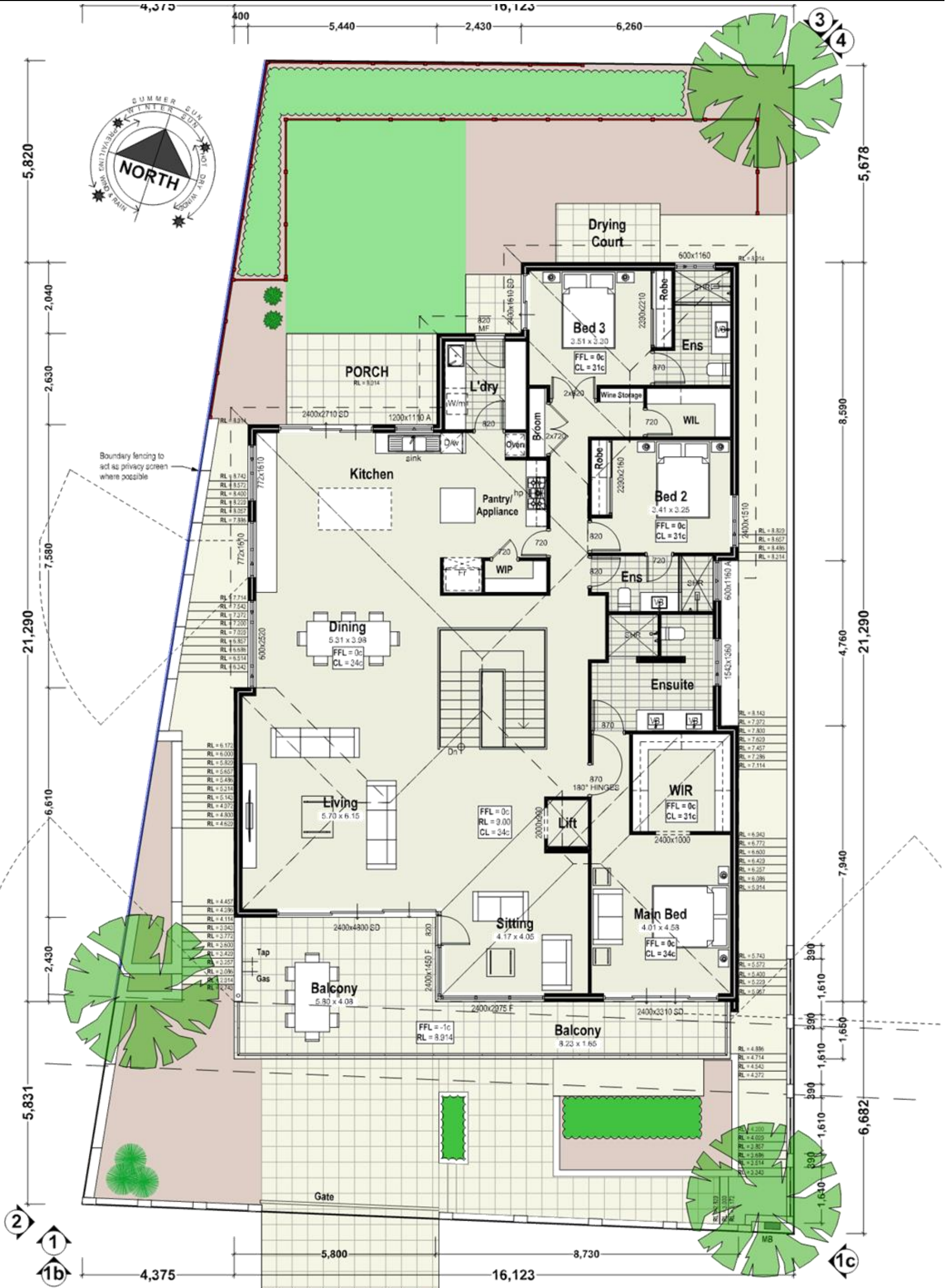
NB: For enquiries relating to this determination, please contact the applicant or the processing officer.





Site Plan & Perspectives				Client	Scale	Date			
Rev.	Date	Amendment	Dwg	Singh Residence Project Name Lot 804 Salter Point Parade SALTER POINT	1:200	25/06/2018			
a.	13/07/17	sketch design	00						
b.	12/09/17	client sketch design amendments	00						
c.	19/10/17	client design amendments	00						
d.	21/11/17	client design amendments	00						
e.	07/12/17	client design amendments	00						
f.	12/12/17	issue for planning approval	00						
g.	29/01/18	pitched roof amendment	00						
h.	12/02/18	balcony roof and retaining amendments	05						
i.	02/05/18	external stairs and R.L. offset	09						
							Project No.	Drawing No.	
								<b>1 / 8</b>	
				Plot Date:		20/06/2018			





**Ground Floor Plan 1:100**

NOTE: Soft landscaping not included. Refer to addenda for extent of hard landscaping

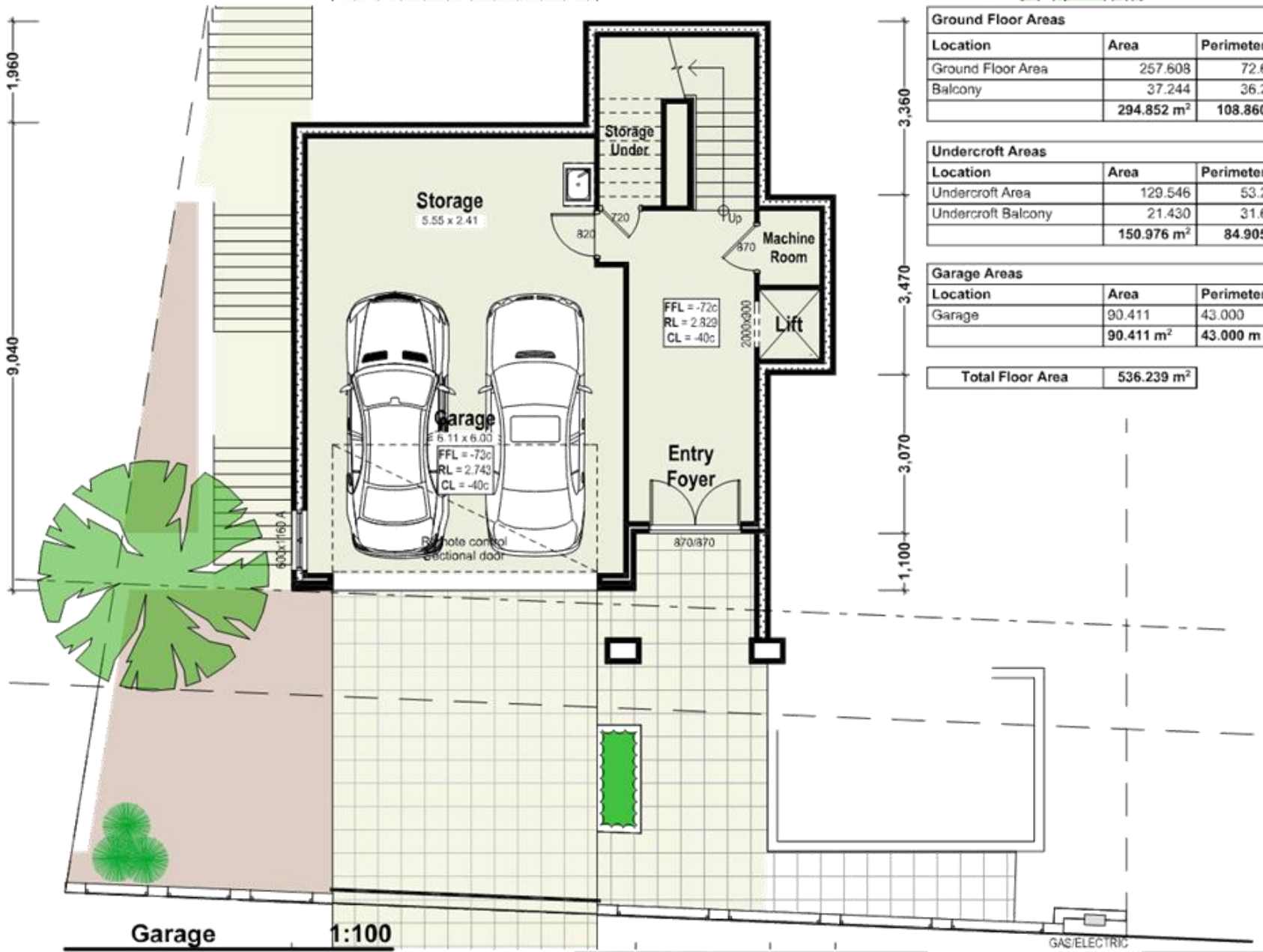
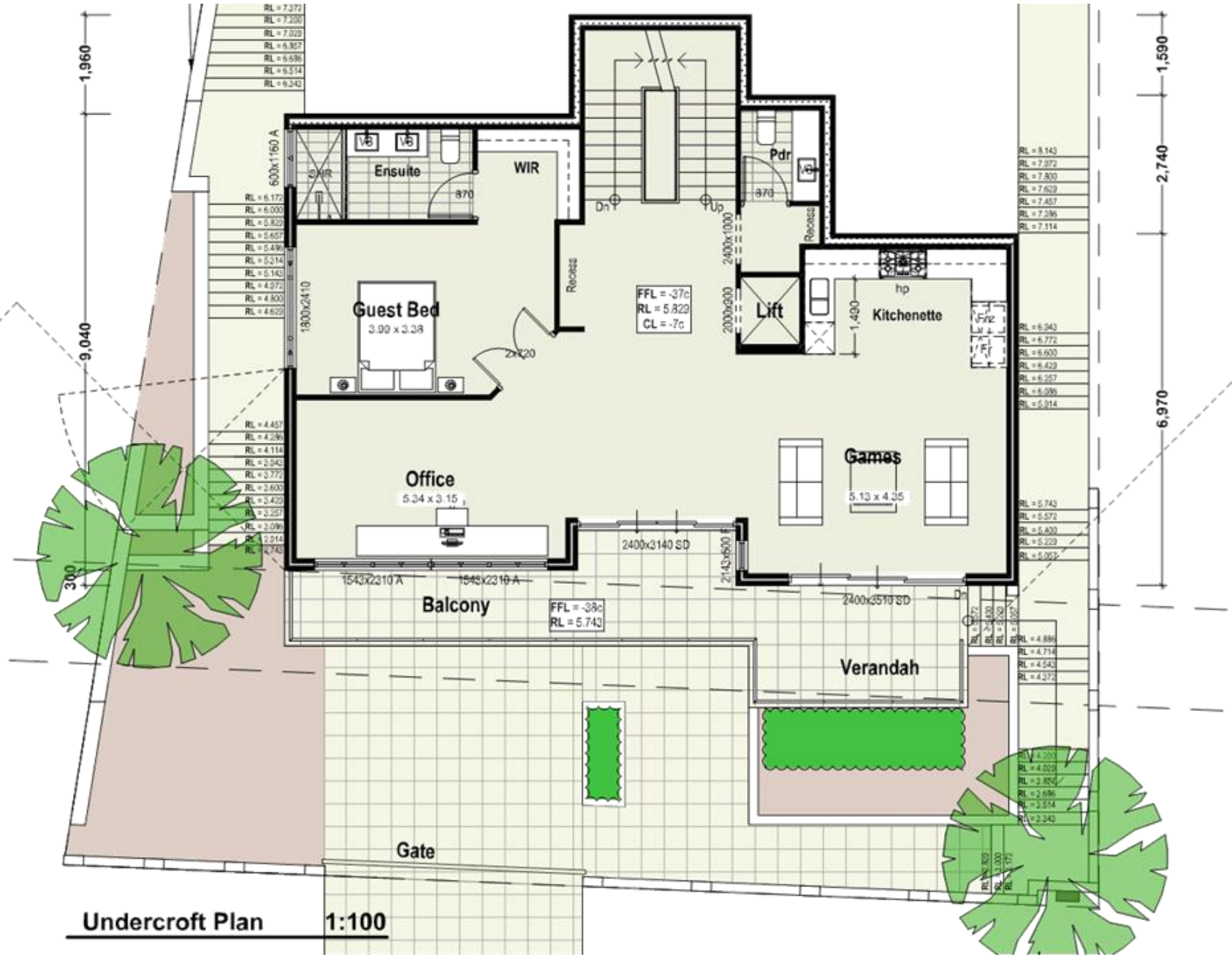
NOTE: Some furniture and cabinetry is shown on plans for presentation purposes only. Refer to addenda for cabinetry and fitout inclusions.



Rev.	Date	Amendment	Dwg
a.	13/07/17	sketch design	00
b.	12/09/17	client sketch design amendments	00
c.	19/10/17	client design amendments	00
d.	21/11/17	client design amendments	00
e.	07/12/17	client design amendments	00
f.	12/12/17	issue for planning approval	00
g.	29/01/18	pitched roof amendment	00
h.	12/02/18	balcony roof and retaining area details	00
i.	02/05/18	external stairs and R.L. notes	01

Client	Singh Residence
Project Name	Lot 804 Salter Point Parade SALTER POINT

Scale:	1:100	Date:	25/06/2018
Status:	Sketch Design	Drawn By:	DD
Project No.		Drawing No.	2/8
Plot Date:			20/06/2018



Ground Floor Areas		
Location	Area	Perimeter
Ground Floor Area	257.608	72.640
Balcony	37.244	36.220
	<b>294.852 m<sup>2</sup></b>	<b>108.860 m</b>

Undercroft Areas		
Location	Area	Perimeter
Undercroft Area	129.546	53.245
Undercroft Balcony	21.430	31.660
	<b>150.976 m<sup>2</sup></b>	<b>84.905 m</b>

Garage Areas		
Location	Area	Perimeter
Garage	90.411	43.000
	<b>90.411 m<sup>2</sup></b>	<b>43.000 m</b>

**Total Floor Area 536.239 m<sup>2</sup>**

NOTE: Soft landscaping not included. Refer to addenda for extent of hard landscaping

NOTE: Some furniture and cabinetry is shown on plans for presentation purposes only. Refer to addenda for cabinetry and fitout inclusions.



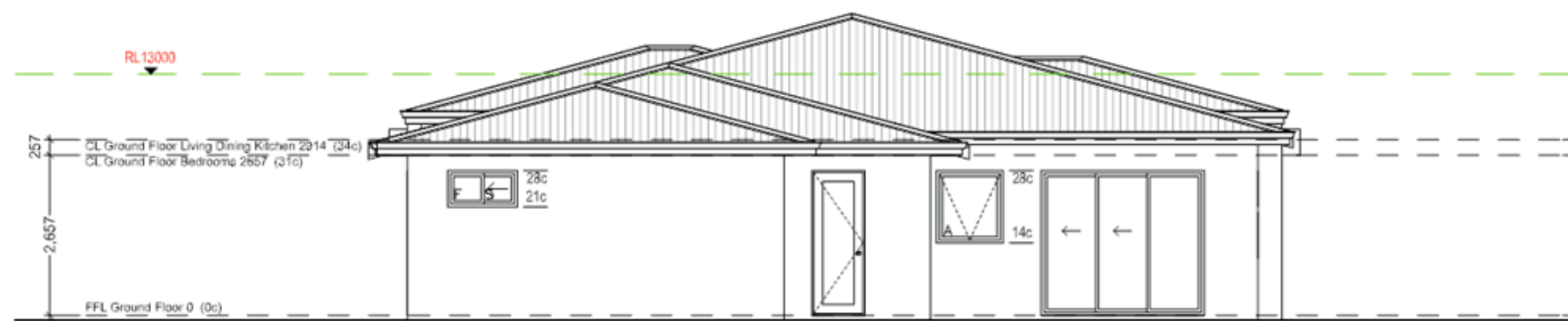
Rev.	Date	Amendment	Dwg
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b.	12/09/17	client sketch design amendments	00
c.	19/10/17	client design amendments	00
d.	21/11/17	client design amendments	00
e.	07/12/17	client design amendments	00
f.	12/12/17	issue for planning approval	00
g.	29/01/18	pitched roof amendment	00
h.	12/02/18	balcony roof and retaining amendment	00
i.	02/05/18	external stairs and R.L. notes	01

Client  
**Singh Residence**  
Project Name  
**Lot 804 Salter Point Parade  
SALTER POINT**

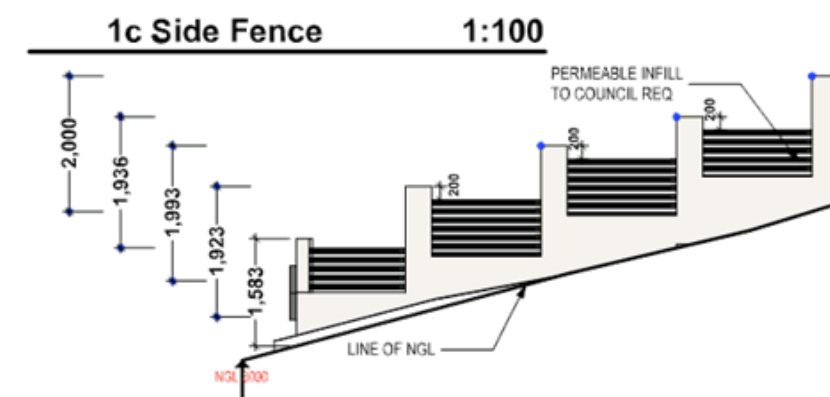
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Status: Sketch Design	Drawn By: DD
Project No.	Drawing No. <b>3 / 8</b>
Plot Date:	25/06/2018



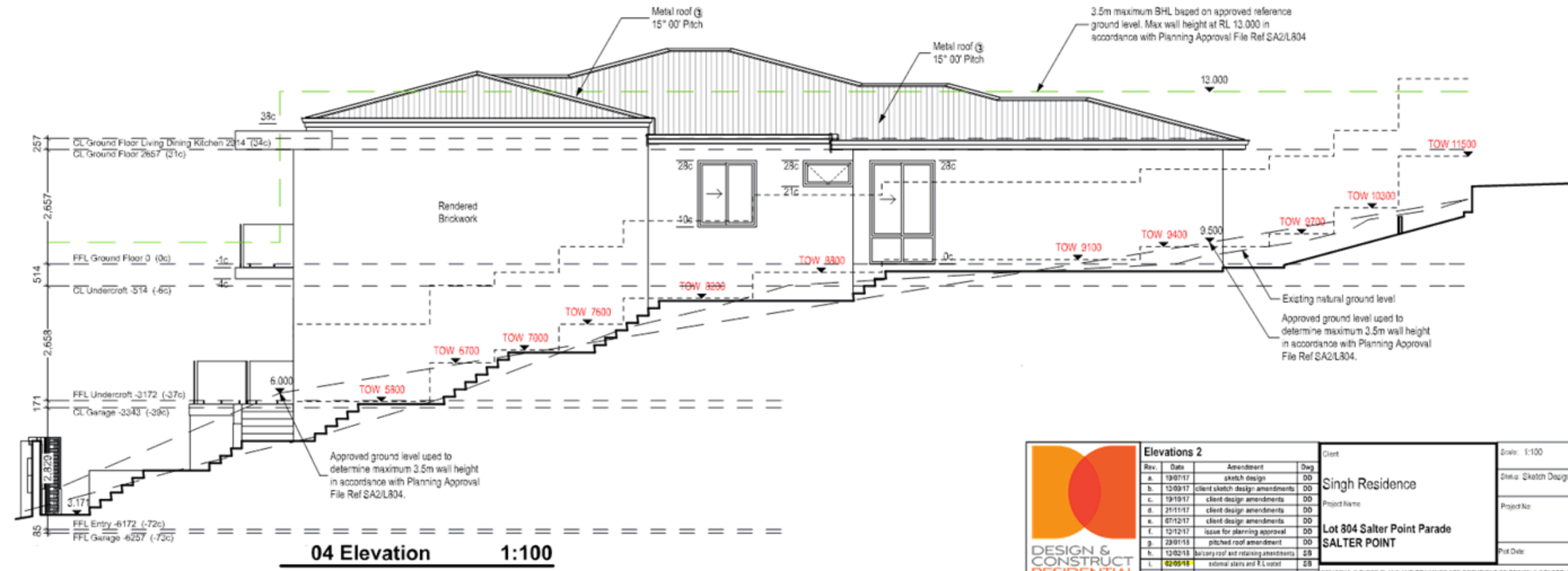
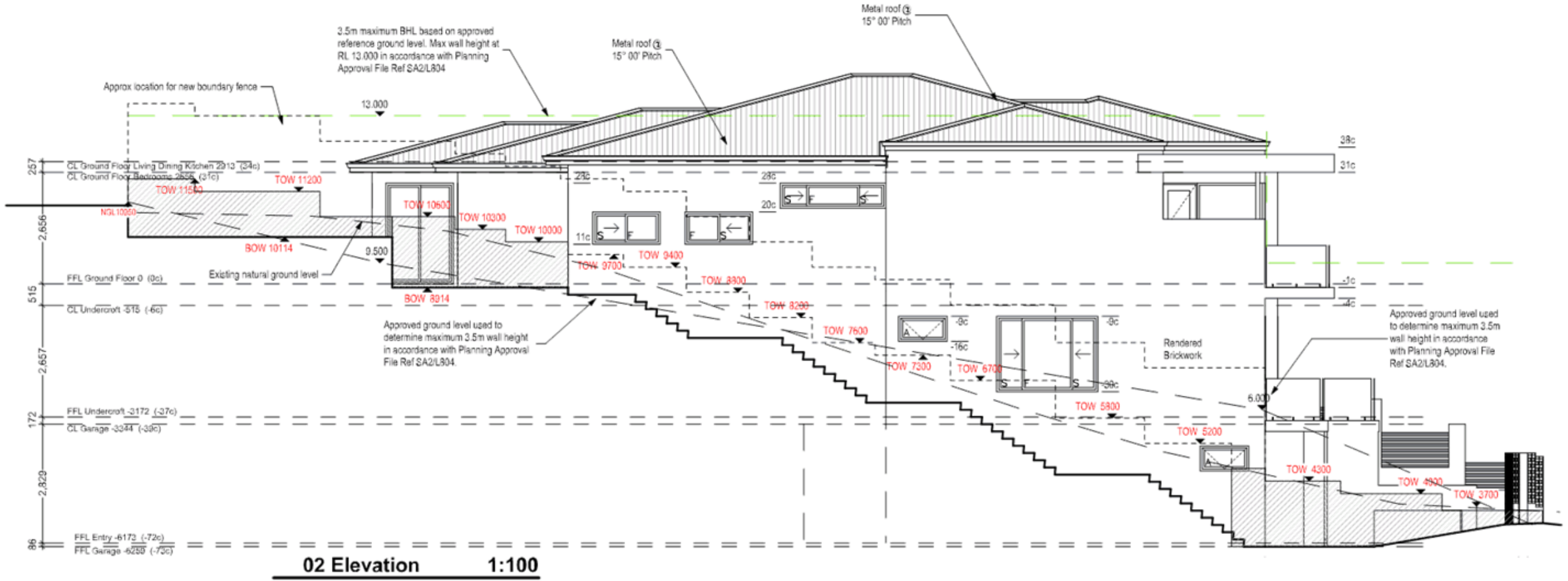
01 Elevation 1:100



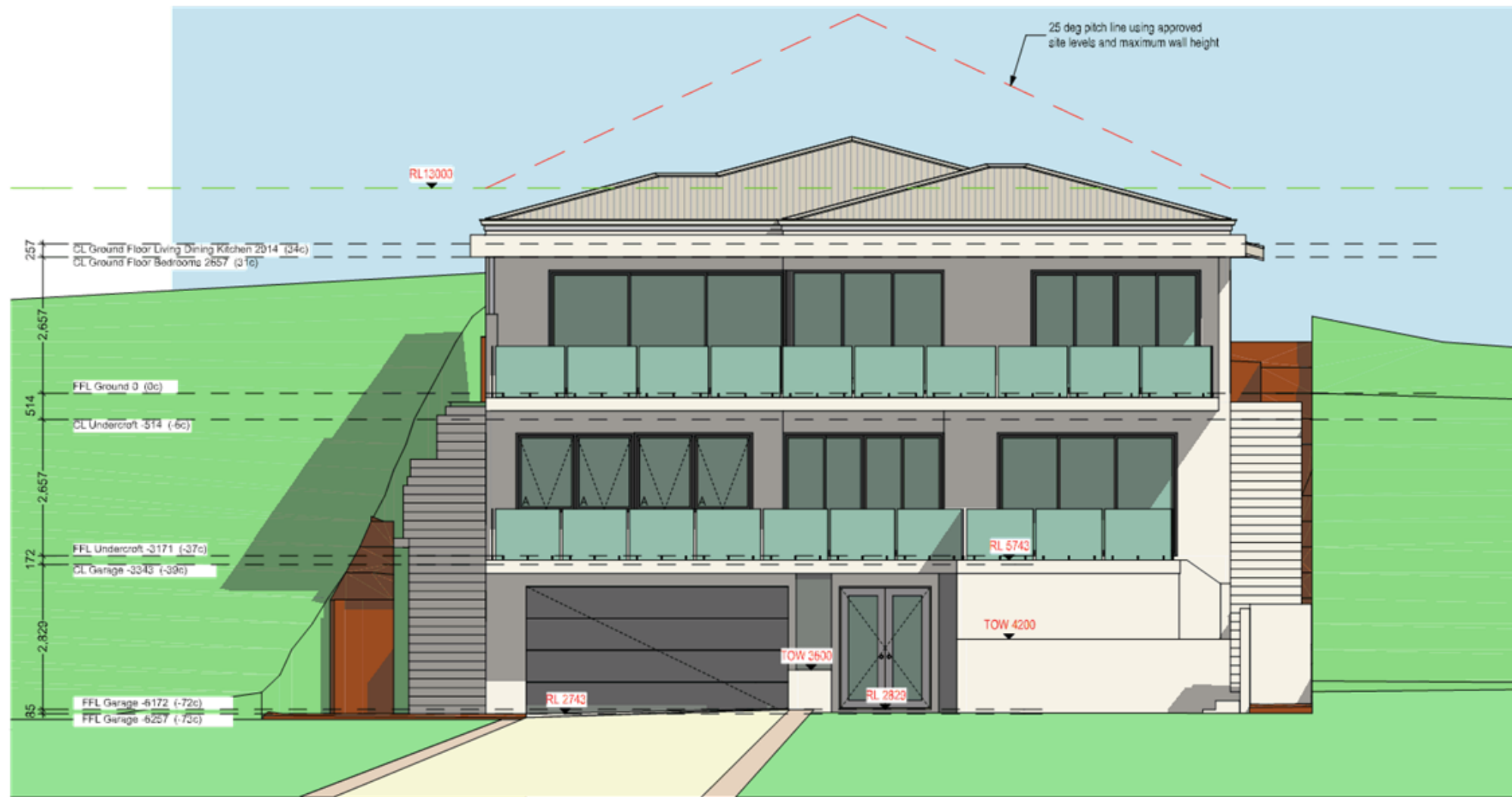
03 Elevation 1:100



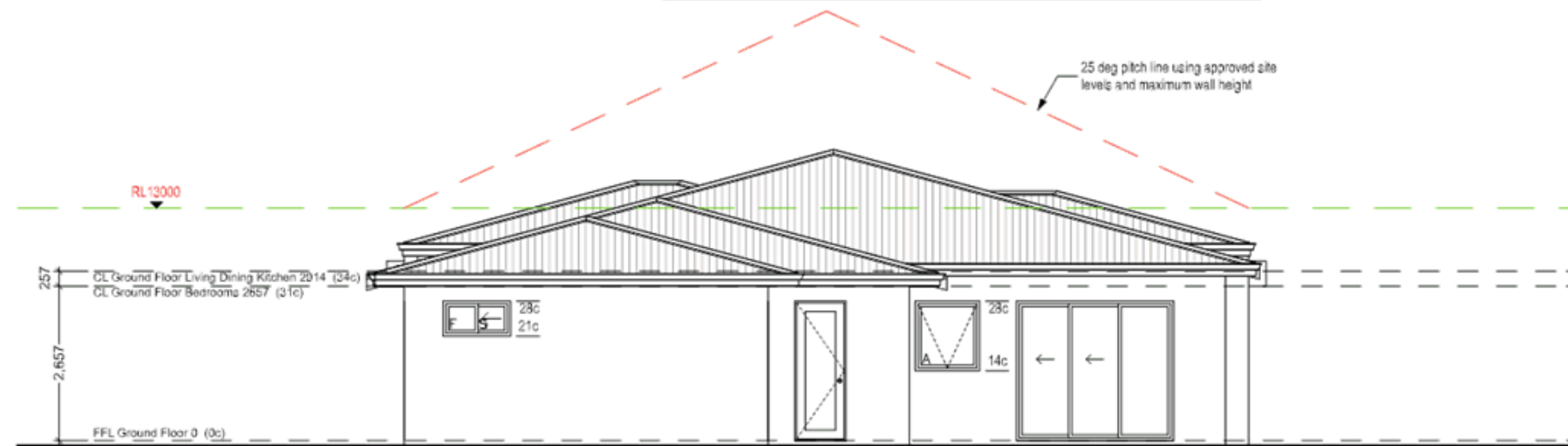
Elevations 1				Client	Scale: 1:100	Date: 25/06/2018
Rev.	Date	Amendment	Dwg	Singh Residence Project Name: Lot 804 Salter Point Parade SALTER POINT	Client: Sketch Design	Drawn By: DD
a.	13/07/17	sketch design	00		Project No:	Drawing No: <b>4 / 8</b>
b.	13/09/17	client sketch design amendments	00		Plot Date:	25/06/2018
c.	19/10/17	client design amendments	00			
d.	21/11/17	client design amendments	00			
e.	07/12/17	client design amendments	00			
f.	12/12/17	issue for planning approval	00			
g.	29/01/18	pitched roof amendment	00			
h.	13/02/18	balcony roof and retaining amendments	08			
i.	02/05/18	external stairs and F.L. notes	08			



Elevations 2				Client		Scale:	Date:
Rev.	Date	Amendment	Dwg	Singh Residence		1:100	25/06/2018
a.	13/07/17	sketch design	00			Status: Sketch Design	Drawn By: DD
b.	13/09/17	client sketch design amendments	00			Project No:	Drawing No:
c.	19/10/17	client design amendments	00	Lot 804 Salter Point Parade			<b>5 / 8</b>
d.	21/11/17	client design amendments	00	SALTER POINT		Plot Date:	25/06/2018
e.	07/12/17	client design amendments	00				
f.	12/12/17	issue for planning approval	00				
g.	29/01/18	pitched roof amendment	00				
h.	12/02/18	balcony roof and retaining amendments	08				
i.	02/05/18	external stairs and F.L. notes	08				



**1 25deg from Approved Levels 1:100**



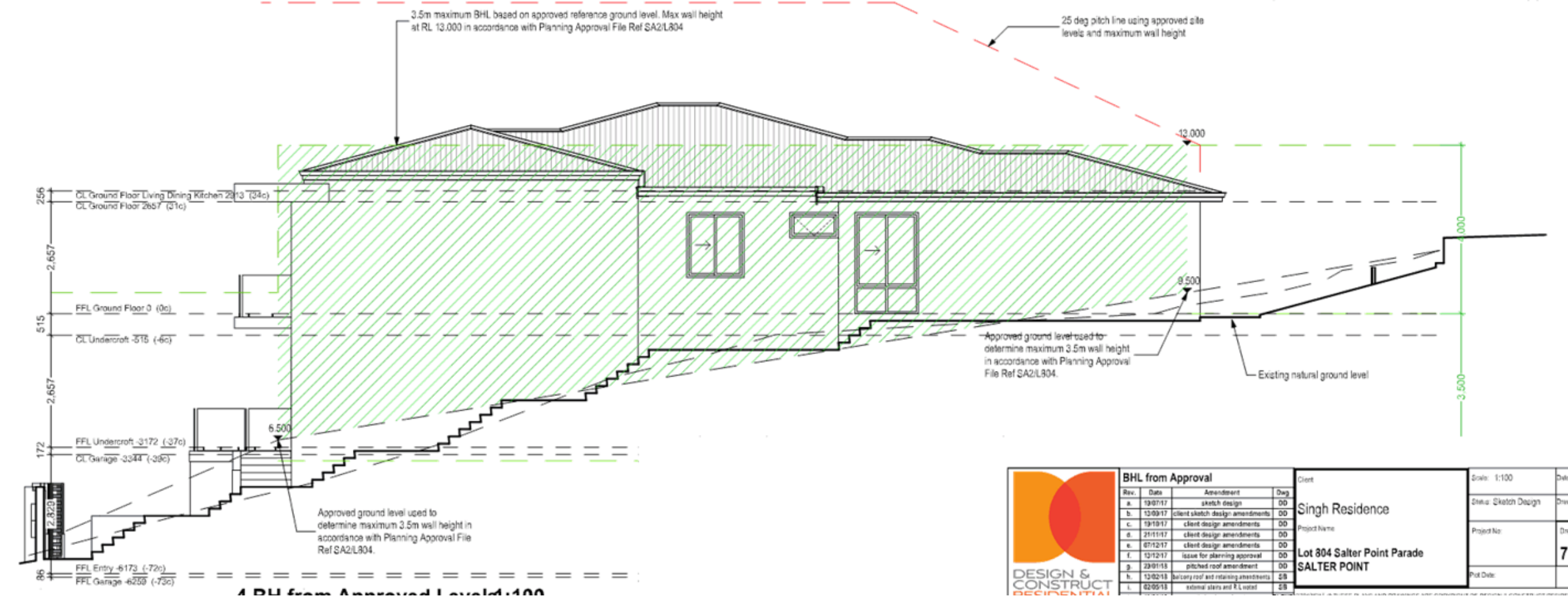
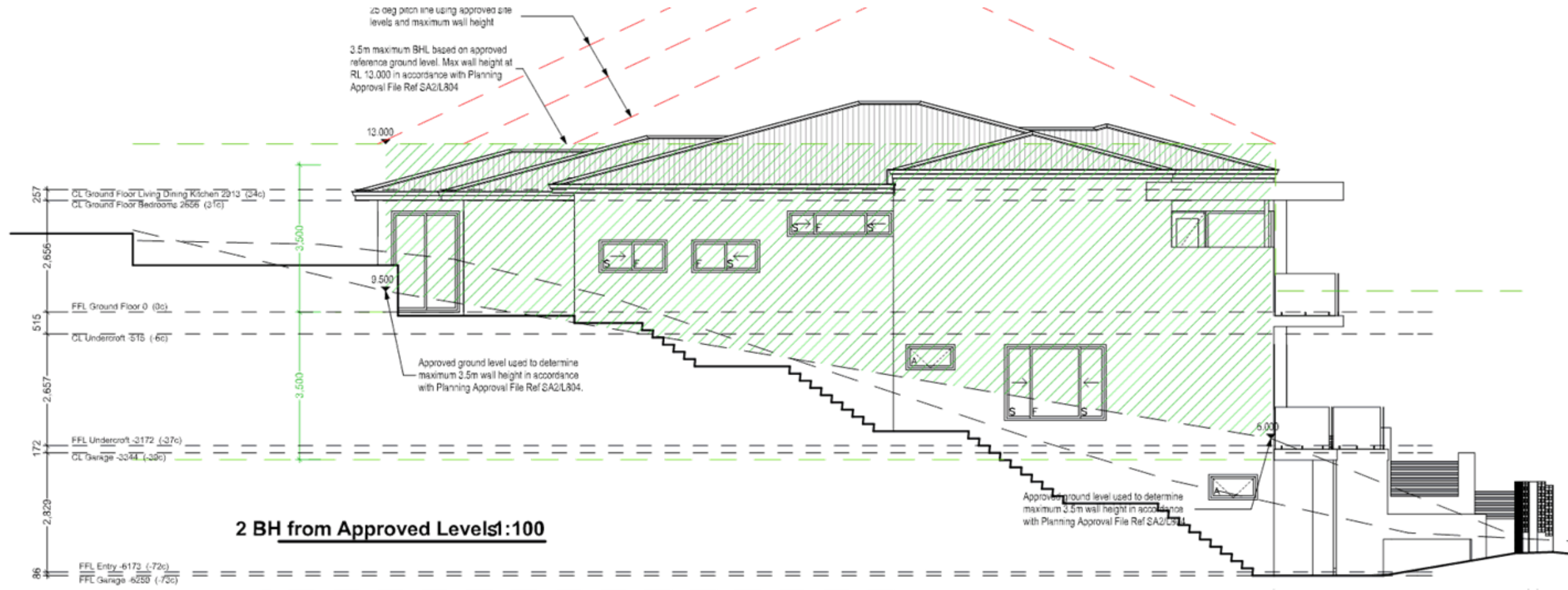
**3 25 deg from Approved Levels 1:100**



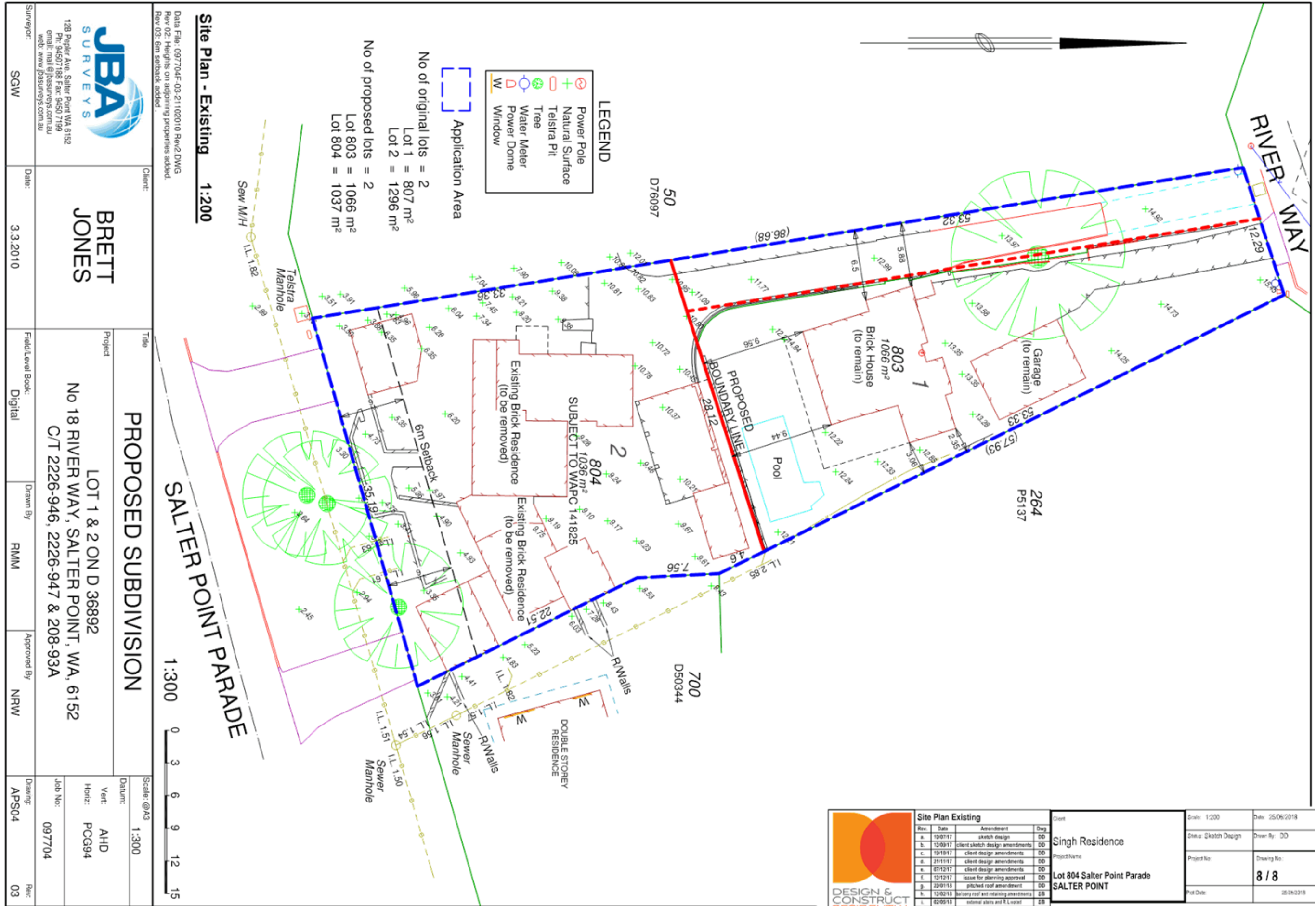
BHL from Approval			
Rev.	Date	Amendment	Dwg
a.	13/07/17	sketch design	00
b.	13/09/17	client sketch design amendments	00
c.	19/10/17	client design amendments	00
d.	21/11/17	client design amendments	00
e.	07/12/17	client design amendments	00
f.	12/12/17	issue for planning approval	00
g.	23/01/18	pitched roof amendment	00
h.	13/02/18	balcony roof and retaining amendments	08
i.	02/05/18	external stairs and FFL notes	08

Client	Singh Residence
Project Name	Lot 804 Salter Point Parade SALTER POINT

Scale: 1:100	Date: 25/06/2018
Client: Sketch Design	Drawn By: DD
Project No:	Drawing No: <b>6 / 8</b>
Plot Date:	25/06/2018



BHL from Approval				Client	Scale: 1:100	Date: 25/06/2018
Rev.	Date	Amendment	Dwg	Singh Residence Project Name: <b>Lot 804 Salter Point Parade SALTER POINT</b>	Status: Sketch Design	Drawn By: DD
a.	13/07/17	sketch design	00		Project No:	Drawing No:
b.	13/09/17	client sketch design amendments	00			<b>7 / 8</b>
c.	19/10/17	client design amendments	00		Plot Date:	25/06/2018
d.	21/11/17	client design amendments	00			
e.	07/12/17	client design amendments	00			
f.	12/12/17	issue for planning approval	00			
g.	29/01/18	pitched roof amendment	00			
h.	13/02/18	balcony roof and retaining amendments	08			
i.	02/05/18	external stairs and F.L. notes	08			



**Site Plan - Existing 1:200**

No of original lots = 2  
 Lot 1 = 807 m<sup>2</sup>  
 Lot 2 = 1296 m<sup>2</sup>  
 No of proposed lots = 2  
 Lot 803 = 1066 m<sup>2</sup>  
 Lot 804 = 1037 m<sup>2</sup>

- LEGEND**
- Power Pole
  - Natural Surface
  - Telstra Pit
  - Tree
  - Water Meter
  - Power Dome
  - Window

**PROPOSED SUBDIVISION**

LOT 1 & 2 ON D 36892  
 NO 18 RIVER WAY, SALTER POINT, WA, 6152  
 C/T 2226-946, 2226-947 & 208-93A

**JBA SURVEYS**  
 128 Pegler Ave, Salter Point WA 6152  
 P: 94507188 Fax: 9450 7199  
 email: mail@jbasurveys.com.au  
 web: www.jbasurveys.com.au

**BRETT JONES**

**SGW**

Date: 3.3.2010

Field Level Book: Digital

Drawn By: RMM

Approved By: NRW

Drawing: APS04

Rev: 03

Site Plan Existing				Client	Scale: 1:200	Date: 25/06/2018
Rev.	Date	Amendment	Dwg	Singh Residence	Client:	DD
a.	13/07/17	sketch design	00		Project Name:	8 / 8
b.	13/09/17	client sketch design amendments	00		Project No:	25/06/2018
c.	19/10/17	client design amendments	00		Plot Date:	
d.	21/11/17	client design amendments	00			
e.	07/12/17	client design amendments	00			
f.	13/12/17	issue for planning approval	00			
g.	23/01/18	pitched roof amendment	00			
h.	13/02/18	balcony roof and retaining amendments	05			
i.	02/05/18	external stairs and R.L. notes	05			

**Site Photos - No. 2 Salter Point Parade, Salter Point**





6 July 2018

Chief Executive Officer  
City of South Perth  
Cnr Sandgate Street & South Terrace  
South Perth WA 6151



**Attention: Ms Victoria Madigan**

Dear Sir/Madam

**Development Application – Proposed Dwelling – Amended Height Justification  
Lot 804 (No. 2) Salter Point Parade, Salter Point**

Pinnacle Planning acts on behalf of the Landowner of the above site.

We refer to the meeting between the City of South Perth (City), our Office and our Client, the Landowner, regarding the development application for the above site.

Our Client has provided amended plans in order to relieve the concerns of the City regarding building height.

We provide the following justification in relation to this amendment.

**DISCUSSIONS WITH CITY**

Our Office met with the City and Landowner on 8 June 2018 to discuss concerns raised by adjoining landowners regarding the building height of the subject proposal and the perceived associated loss of views.

Whilst the proposed plans at the time were fully compliant with building height and significant views requirements, our Client took on board the position of the neighbours, and agreed to lower the building height by a further 0.5 metres.

It is understood that this is the key issue of concern from the City, and that this amendment will allow the City to support a recommendation for approval.

As such, our Client has now provided amended plans, which further reduce the impact on views from adjacent dwellings, and improve the proposal's impact on surrounding amenity.

**DESCRIPTION OF AMENDED PROPOSAL**

The amended plans reduce the overall building height by 0.5 metres. This is achieved by building lower into the site, lowering the entire building. This results in a greater percentage of the building being below natural ground level and brings the ground floor closer in line with the street.

These changes are in addition to previous plan amendments submitted to the City on 15 May 2018, partially as a response to neighbour concerns. These amendments included changes to the roof type, additional notation requested by the City, and other minor design changes.

Whilst the proposal was overly compliant with building height requirements before, the new amendments increase this over-compliance. Firstly, the wall height is approximately 1.1 metres below the required

maximum. Secondly, the roof height, when compared to a proposal with the maximum allowable wall height and roof pitch, is approximately 2.4 metres over-compliant.

This further reduction in building height greatly reduces the building's bulk and scale, minimising its visual impact on the streetscape and surrounding dwellings. It also greatly increases the provision of views from the dwellings to the rear of the subject site, to the Canning River and associated lagoon and bushland.

The reduction also increases the proposal's compliance in other areas, such as side and rear setbacks. We also reiterate that the proposal is already compliant in other areas which impact surrounding neighbours, such as the main street setback, visual privacy, and overshadowing.

## **IMPROVEMENT OF AMENITY**

### Current Amenity

The amenity of the surrounding area consists of luxury, custom single residential properties, with a mix of one and two storeys. The dwellings in the area are all oriented towards the Canning River, and designed in such a way to maximise views.

The lots on Salter Point Parade slope up from the river to varying degrees, with the heaviest sloping at the west end of the street, in the area of the subject site. As such, there is a higher prevalence of two storey dwellings in this area, with dwellings built into the side of the slope. This includes the dwelling adjacent on the east side of the subject site

The land adjacent on the west side of the subject site has been recently subdivided into five lots, with three facing onto Salter Point Parade and two onto River Way to the rear. As such, a significant portion of the streetscape surrounding the subject site is yet to be developed.

This land slopes heavily, and each lot is exceedingly narrow; two lots facing onto Salter Point Parade are 15.4 metres and 14.7 metres in width at the street. As a result, the lots will have a number of site constraints, and as is the case with the subject site and adjacent dwelling, will likely be developed to multiple storeys and built into the slope.

As such, whilst the current amenity of the wider locality is a mix of one and two storey luxury dwellings, the locality directly surrounding the subject site is likely to see a predominance of two or more storey dwellings into the future.

### The Proposal

As discussed, the subject site includes significant site constraints which are quite unique to the immediate surrounds in comparison to the rest of the street; the site is heavily sloping, and reasonably narrow. Whilst many other houses on the street are built towards the top of the slope, with the driveway sloping upwards, the subject proposal builds significantly into this slope. This allows for a garage and two-storey living space, as is typical throughout the street, which would not have otherwise been possible given the narrow lot.

The recent amendments build even lower into the slope than was previously proposed, lowering the entire building by 0.5 metres and bringing the garage closer to being level with the street. As a result, the bulk and scale of the proposal is significantly reduced, increasing its consistency with the surrounding streetscape and residential amenity. This is in addition to the already-lowered roof pitch, and other areas in which the proposal was also already compliant, such as the main street setback and façade treatments.

### Resultant Amenity

The underdeveloped nature of the surrounding area results in a transitional amenity, moving from a mix of one and two storeys to a predominance of two or more storeys, of which the subject proposal is an example. This transition is not the result of a lack of compliance with the planning framework – indeed, the subject proposal is over-compliant in many areas – or a disregard for the prevailing streetscape; it is simply the natural result of a substantial amount of undeveloped land with significant site constraints.

As a result of the proposed amendments, the bulk and scale of the building is now much more consistent with the wider locality, whilst the design as a whole is expected to be consistent with the emerging amenity of the surrounding streetscape.

### **REDUCTION OF IMPACT ON VIEWS**

The reduction of height provided in the amended plans greatly increases views from adjacent properties to the Canning River, as well as increasing views to Salter Point Reserve and Salter Point Lagoon.

As discussed in previous submissions to the City, the City of South Perth's Town Planning Scheme No. 6 (TPS6) includes a clause which requires that views to Canning River be reasonably preserved. Views to the reserve and lagoon are not protected by TPS6.

The previous amended plans preserved a significant portion of views from the dwellings to the rear of the subject site, to the Canning River, thereby complying with TPS6. This assertion was supported by two separate sight line surveys conducted by surveyors on site.

The amended plans take this compliance further, allowing increased views to Canning River, as well as the lagoon and reserve, of which preservation of views is not mandated by TPS6.

Within the planning system, there is a realistic expectation to an affordance of views. Typically, properties directly adjacent to significant areas, such as rivers or beaches, afford a strong expectation of views. Property value is linked to these views, and as such landowners purchase these properties with an understanding that the views will be protected, with planning authorities often acting to preserve these views through the enactment policies and relevant decision-making. If views to these properties were to be diminished, a negative reaction from landowners would not be unreasonable.

For properties located successive degrees away from these significant areas, there is a proportional reduction in the expectation of the affordance of views. If views are dependant on sight lines across another property, this diminishes the expectation that views must be entirely preserved. In this regard, it is reasonable to suggest that compliance with the planning framework represents a reasonable affordance.

As such, in the case of properties to the rear of the subject site, whilst there is a reasonable expectation to the preservation of views, this expectation is not unlimited.

The application has now gone through two rounds of public advertising, with neighbours having been given ample opportunity to voice their concerns regarding the perceived impact on views. In order to address these concerns, our Client have provided two sets of amended plans as well as additional sight line surveys, at great cost and extension of time.

The proposal is now well over-compliant with respect to both building height requirements and the affordance of significant views, and as such complies with all planning framework relevant to this issue. Our

Client has gone above and beyond and has exhausted all avenues to preserve the views of adjacent properties as much as is reasonable.

Given the increased views resulting from the most recent amended plans and the proposal's over-compliance, it is clear that the current proposal has taken every opportunity to preserve significant views to the surrounding properties.

### **LANDOWNER CONCESSIONS**

Our Client has given a number of concessions with regard to building design, as well as time and financial resources in order to both limit variations to the planning framework, and address the concerns of neighbours as best as possible. Our Client is greatly concerned by the prospect of troubling the surrounding landowners, and wishes to be neighbourly by taking any concerns fully into consideration.

Following the first round of public advertising, our Client took on board the views expressed by their neighbours. Amended plans with a significant reduction in roof pitch were provided in order to address neighbours' concerns; and despite not being requested by the City, more detailed sight line drawings were prepared by a surveyor following a second site visit; both of which came at a sizable financial cost and extended the application assessment time. These amended plans were provided to the City on 15 May 2018 alongside a detailed planning justification.

Following this submission and its assessment by the City, another public advertising period was held, during which time the City met directly with concerned neighbours to provide them with another opportunity to provide their comments.

Having received these comments, our Client, in conjunction with our Office, met with the City in order to discuss these concerns. It became clear that the key issue for adjoining neighbours was the reduction of views afforded to their properties. As such, despite having already provided amended plans, and a second round of public comments being very uncommon, our Client was eager to further address these neighbour concerns by providing a further reduction in building height.

This second round of amendments has resulted in the application now having been with the City for approximately six months, and has caused great expense to our Client. Our Client hopes that the current amendments will relieve the neighbours' concerns and allow for a positive relationship with their new community.

### **CONCLUSION**

In conclusion, the following points are evident:

- The proposed amendments lower the entire building by 0.5 metres;
- The reduction in height is achieved by building lower into the slope of the site, resulting in a greater proportion of the dwelling being below natural ground level;
- The proposed amendments result in a highly over-compliant building height, with a wall height 1.1 metres below the maximum and a roof height 2.4 metres below the maximum;
- The proposal's design is due to a combination of addressing site constraints and a desire to be harmonious with the surrounding streetscape, and will therefore be consistent with both the prevailing and emerging amenity of the locality;

- The proposed amendments greatly increase the degree of significant views from the dwellings adjacent to the subject site to the Canning River, Salter Point Lagoon and Salter Point Reserve;
- There is a reasonable expectation to the affordance of views, which has been provided by the proposed design and our Client; and
- Our Client has met with the City, made several rounds of amendments, provided additional justification and had additional surveys prepared, in order to best address neighbours' concerns to the greatest possible degree.

In considering the above and attached, we seek the Council approve the proposed residential addition at the earliest possible Council Meeting. Should you wish to discuss the above matters in further detail, please do not hesitate to contact the undersigned.

Yours faithfully

PINNACLE PLANNING

*BelleSmithies*

BELLE SMITHIES

Encl.

4 May 2018

Chief Executive Officer  
City of South Perth  
Cnr Sandgate Street & South Terrace  
South Perth WA 6151



**Attention: Ms Victoria Madigan**

Dear Sir/Madam

**Development Application – Proposed Dwelling – Additional Justification and Information  
Lot 804 (No. 2) Salter Point Parade, Salter Point**

Pinnacle Planning acts on behalf of the Landowner of the above site.

We refer to the City of South Perth's (City) recent email correspondence with our Client regarding the subject proposal, dated 14 March 2018. We provide the following justification and clarification in response to the City's comments.

**Street Setback**

The R-codes require a street setback of 6.0 metres. As the main line of the building is set back 6.0 metres from the street, the proposal is compliant with this requirement. The R-Codes allow for minor projections such as balconies and verandahs to project into the street setback area up to 1.0 metre. The majority of the dwelling's balconies and verandahs comply with this requirement, however portions of each are set back up to a minimum of 3.7 metres.

We would elect to address these variations through demonstration of compliance with the R-Codes Design Principles.

With regard to privacy and open space, we confirm that the proposal complies with all visual privacy and open space requirements. The proposal provides for adequate parking space and utilities, and extensive landscaping, and the generous verge space fully allows for safety clearances and easements. The design is stepped back vertically and horizontally to reduce building bulk, and the extensive windows, balconies and landscaping serve to provide visual interest.

Importantly, the variations stem from minor projections only, including portions of the balconies and verandah, and not the dwelling itself. These minor projections are in alignment with other non-compliant projections and structures along the streetscape, in particular at No. 5 Salter Point Parade, including portions of balconies and solid street walls.

Finally, the proposal in its entirety is compliant with the local planning framework and therefore the prevailing and desired streetscape as outlined by the City.

Given the above, and in particular the minor nature of the variations, we would consider the proposed street setbacks to be acceptable, consistent with the streetscape and capable of approval.

### **Lot Boundary Setback**

The lot boundary setback requirements are outlined in Clause 5.1.3 of the R-Codes. As noted in the City's correspondence, there are lot boundary setback variations on the ground floor, on both the east and west sides, as follows:

- Ground floor east bulk wall: 2.1m in lieu of 7.3m;
- Ground floor east Bed 2 wall: 1.6m in lieu of 2.0m;
- Ground floor east Main Bed wall: 1.6m in lieu of 4.3m;
- Ground floor west bulk wall: 6.3m in lieu of 7.3m;
- Ground floor west Kitchen and Dining: 1.2m in lieu of 6.1m; and
- Ground floor west Living: 2.0m in lieu of 4.2m.

In light of these variations, we would elect to demonstrate compliance with the R-Codes Design Principles.

### Building Bulk

With respect to the impact of building bulk on the adjoining properties, we first confirm that the variations are wholly confined to the Ground floor. The Garage and Undercroft floors are entirely compliant with all design requirements.

Furthermore, we note that the main source of the west boundary variations is the irregular shape of the lot, resulting in an angular boundary line. As a consequence, the western Ground floor wall is non-compliant in some areas and well over-compliant in others, which reduces the overall building bulk. We also note that the western wall stretches less than 50 per cent of the boundary, resulting in the adjoining site abutting a large portion of open space.

Other elements have also been incorporated into the design to reduce building bulk, such as the significantly reduced roof pitch, and the stepping back of each level from the one below it. Overall, the building bulk has been mitigated through a number of techniques and brought to an acceptable level.

### Sun, Ventilation and Open Space

With regard to sun, ventilation and open space, we confirm that the proposal is fully compliant with open space and overshadowing requirements. The R-Codes require that R20 sites provide a minimum of 50 per cent open space, which the proposal complies with.

With respect to overshadowing, the orientation of the site with the street to the south results in negligible overshadowing on adjoining properties, and allows the proposal to fully comply with the R-Codes.

The proposal includes no boundary walls, with a minimum setback of 1.2 metres. The variations are the result of the Ground floor height, as opposed to excessive proximity to the side boundaries, and therefore will not result in reduced ventilation.

The lot boundary setback variations therefore clearly have no impact on sun, ventilation and open space on the subject site or adjoining properties.

#### Overlooking

As further discussed below, we would accept a condition placed on approval which requires appropriate screening to ensure all visual privacy requirements are met. Given the acceptance of this condition, the lot boundary setback variations evidently will not result in overlooking onto adjoining properties.

Given the above, the lot boundary setbacks clearly comply with the R-Codes Design Principles and should therefore be supported.

#### **Street Walls and Fences**

Requirements for street walls and fences are outlined in the City's Local Policy P350.07 Street Walls and Fences (P350.07). It requires that front fences be a maximum height of 1.8 metres, with piers/pillars up to 2.1 metres. It also requires that portions of the fence above 1.2 metres must be a minimum of 80 per cent permeable.

The proposed front fencing is a total of 1.786 metres in height, with the solid portion of the wall just 0.586 metres in height. The variation lies in the fact that the permeable portion of the fence is only approximately 50 per cent permeable, as opposed to the required 80 per cent.

We note however, that due to only 0.6 metres of the fence being solid, as opposed to 1.2 metres, the total permeability of the fence is greater than that which would result from the minimum requirements set out in P350.07. A 0.6-metre portion of fencing with 80 per cent permeability would result in 0.48 metres of permeability, whereas a 1.2-metre portion of fencing with 50 per cent permeability would result in a total 0.6 metres of permeability.

Given that the proposed fence actually exceeds the minimum level of total permeability created by P350.07's requirements by 0.25 per cent, we would consider that the fence is acceptable and should be supported.

#### **Site Levels**

Our Client has organised for the building designer to amend the plans to show the site levels on either side of the dwelling. Please see attached plans for reference.

#### **Stormwater Management**

Stormwater management will be provided through the standard use of guttering and soak wells. As this is largely a building rather than planning issue, further detail will be provided at the building permit stage.



### Visual Privacy

Having discussed overlooking concerns with the City, we will accept a condition of approval that requires appropriate screening to ensure all visual privacy requirements are met. This specifically includes the east side of the Ground Floor balcony, and the Kitchen and Dining area.

As the adjoining property to the west is currently vacant, we understand that when a building is constructed on the property, the Kitchen and Dining area screening could be removed provided that it does not overlook any habitable areas. We would stipulate that this be included in the condition of approval.

Given the above concession, the proposal will clearly be constructed in compliance with visual privacy requirements.

### Colours and Materials

The proposal will be largely constructed with rendered brick, iron and glass. Colours have not yet been decided upon, however will be consistent with the surrounding streetscape.

### Significant Views

The City's correspondence refers to Local Policy P350.09 Significant Views (P350.09) in relation to neighbour comments regarding obstruction of existing views. The Policy Scope of P350.09 notes however, that the policy does not apply to any residential development in Precinct 13 – Salter Point assigned a building height limit of 3.0 metres, 3.5 metres or 6.5 metres.

As the subject site falls within this category, P350.09 does not apply. Instead, TPS6 Clause 6.1A (9) outlines requirements for buildings within Precinct 13 that are assigned one of the above height limits. The subclause states that a building falling into the above category shall not be erected unless:

- a) *"drawings are submitted showing, to the local government's satisfaction –*
  - i. *the location of the proposed building in relation to existing buildings on lots potentially affected with respect to views of the Canning River;*
  - ii. *the finished floor levels and the levels of the highest parts of those existing and proposed buildings; and*
  - iii. *sight lines demonstrating that views of the Canning River from any of those existing buildings will not be significantly obstructed;*
- b) *notice has been served upon the owners and occupiers of the lots potentially affected in relation to views of the Canning River, in accordance with clause 64 of the Deemed Provisions; and*
- c) *the local government is satisfied that views of the Canning River from any buildings on neighbouring land will not be significantly obstructed."*

With regard to point (a), we note that drawings have been submitted depicting the site lines from affected neighbours' existing buildings. As required, the drawings show the location of the proposed building in relation to existing buildings and the Canning River, and depict the finished floor levels of the existing buildings, interpolated from survey information and site visits to the subject site.

Importantly, we note that TPS6 only requires that views to Canning River be reasonably preserved, not views to Salter Point Reserve or Salter Point Lagoon.

The drawings clearly demonstrate that views of the Canning River are not significantly obstructed. Views of the river from the building to the north-east will not be obstructed at all. Views of the river from the building to the north-west will only be obstructed to a minor degree, obscuring the northern shore of the river only, whilst preserving views to the vast majority of the river and the southern shore.

The City have not requested updated drawings depicting the impact on significant views, and therefore it can be assumed that the submitted drawings are to the satisfaction of the local government. However, whilst not requested by the City, our Client have provided additional site line drawings, interpolated from an additional site visit by a surveyor, in order to further demonstrate the acceptability of the design. Please see attached plans for reference.

The owners and occupiers of the affected lots have been notified, in accordance with point (b), during the public consultant period. Neighbour comments have been received which are discussed in further detail in the section below.

In summary, original and updated drawings have been submitted in accordance with TPS6 and to the satisfaction of the City. These drawings clearly demonstrate that views to Canning River will not be significantly obstructed. It is therefore evident that the proposal complies with all requirements with regard to significant views.

### **General Design**

The City and neighbours have raised concerns regarding the three-storey nature of the proposal, given that there are no other three-storey buildings within the existing streetscape.

We firstly note that although the proposal is effectively three storeys, it does comply with all building height and significant views requirements. The issue raised of building bulk and height is therefore not statutory, but instead relates to general considerations of consistency with the streetscape and amenity of the locality.

The subject site faces significant site constraints that most other lots on Salter Point Parade and River Way to the rear do not experience. The subject site is a heavily sloping lot, dropping away towards the street. Whilst other lots along Salter Point Parade do have somewhat of an incline, the magnitude of such greatly increases towards the south-west end of the street, in the location of the subject site.

Due to this sloping, there was an opportunity on the site to build into the slope, as has been proposed for the lower garage level. As a result, a significant portion of the dwelling is below natural ground level. This allows the design to incorporate a separate garage in addition to a two-storey dwelling, which otherwise would not be possible on such a narrow lot, whilst still complying with all building height requirements.

Adjacent to the west of the subject site are five vacant, recently subdivided lots. As such a substantial portion of the streetscape surrounding the subject site is undeveloped. The three vacant

lots addressing Salter Point Parade are on slopes of similar scale to that of the subject site. Additionally, two of the three lots are exceedingly narrow, at just 15.7 and 14.5 metres at the street boundary. It is therefore reasonable to suggest that designs on these sites would be similar to that of the subject proposal, simply due to narrow and steep site constraints.

Despite these restrictions, the subject proposal has been designed with consistency with the prevailing streetscape in mind. As discussed, the building height, and street setback of the main building, are compliant and similar to that of adjacent properties. The façade and general design is also similar to the dwelling to the east, in that it is comprised of rendered brick, large windows and glass balustrades. In general, the construction materials and colours will be consistent with the surrounding streetscape.

The design of the subject proposal has carefully balanced site constraints, including a heavily sloping site and a narrow lot, with the desire to sit in harmony with the streetscape and amenity of the locality. It is expected that the design will be consistent with the future amenity of the locality, which will likely include similar dwellings as they will need to address these same site constraints. Additionally, the proposal will be harmonious with the prevailing streetscape and current amenity, through its compliance with statutory height and main setback requirements, and façade design.

#### **Neighbour Comments**

We provide the following responses to the two neighbours' comments which are considered to have town planning compliance concerns.

*"What happens between colour bond fence and their retaining wall at the back?  
What happens between texture coated wall at the side/front and their retaining wall?"*

*Seems they are within their rights to go to that height but question the necessity given that they would have the same views regardless.*

*If they started the building at basement level, say approx. 600mm. lower, and if they lowered the pitch of the roof then that would equate to a reduced height of approx. say 1.1m. and be in keeping with a more desirable/not so imposing structure. Also, the back door of both properties would be pretty much at the same level and there would be no issues regarding a need for screening. Just to add seems the retaining wall for stair in between our properties starts at basement level and goes to the 3rd level to my way of thinking that is not a good street scape look { possibly 6m. plus in height } a night mare to build at an horrendous cost and also leaves a dead space between both properties that cannot be serviced i.e.: 1.5m. space =1m. for stairs at least .200mm for wall leaves .300 mm. od dead space ?*

*If I may respectfully suggest if at all, stairs only to the first level because there are stairs on the other side from upper floor down, merely a suggestion that's all I'm wanting is to enhance not to obstruct just for the sake of it".*

Whilst we thank the author for their submission, we note that the submission does not address town planning compliance issues. The proposal is fully compliant with requirements regarding height, site

works, visual privacy provided that screening is included as a condition of approval, and as discussed above, with requirements surrounding significant views as outlined in TPS6.

*“Object - the application will cause significant loss of views to our property and is in direct contravention of TPS6 Clause 6.1A (9)(c). We strongly dispute the sight line drawings provided in the application. The application claims that the drawings regarding our significant views were accurately plotted from a site visit and measure. I can assure you that there has not been a site visit to our property. Therefore we request that a site visit is made and that an independent surveyor is appointed to determine the accuracy of the information provided prior to approval of this application. We request more time be made available for this survey to be conducted, and for us to review our legal options prior to approval being granted. The time made available to us has not been fair and reasonable given the significant impact that this proposed application could have on our property. The extra time to conduct this review should not cause significant delay to the owner of Lot 2 who has requested an extended builders license and whose property is on the market for sale at the moment.*

- *Please note that the significant view drawings only refer to the loss of river view, however our view is mainly of the Salter Point Lagoon and natural wetlands and under the current proposal we would lose this completely. There is only a sliver of river view at this point due to the narrowing of the river at the point.*
- *Please note that the extra height of the proposed roof, compared to 3 Salter Point Parade, won't really effect the look of their house from the street but it will have a significant impact on us.*
- *The view from the proposed residence at 2 Salter Point Parade will not be significantly different at a lower height due to the residence being directly on the river front, however our view will be dramatically impacted by the increased height.*
- *The size and scale of the proposed residence is out of scale and character to all other houses in the area. It will be the only three storey residence on Salter Point Parade.*
- *We believe that the natural ground level may have been altered from the original site, as we know that the previous owner had a driveway and garage at the back of the site that would have needed significant retaining and infill causing the back of the block to be higher than on the original piece of land. We do not believe that the natural ground level should be different to Lot 3's natural ground level as they were originally the same piece of land and residence”.*

As discussed above, the proposal complies with all requirements regarding height and significant views outlined in the R-Codes and TPS6, respectively.

The original and additional site line drawings demonstrate that views from the houses to the rear to Canning River will largely be maintained, with only a small portion of the northern shore being obstructed from the dwelling to the north-west. We note that TPS6 outlines the protection of views to Canning River, but not to Salter Point Lagoon or Salter Point Reserve. As such it is not considered that any landowner or occupant has a right to protected views of these latter two locations.

The original sight line drawings are based upon site levels determined from both survey information and two separate site visits by a surveyor to the subject site. Levels of the sites to the rear have been interpolated from this information, and as such site visits to the rear sites specifically are not required.

Whilst the provided site line drawings are acceptable, and the City have not requested amendments, our Client has acknowledged the neighbour's concerns and organised for a surveyor to complete updated drawings. Please see the attached drawings for reference.

The development application and public consultation timelines are outlined within the local planning framework and have been adhered to.

The size and scale of the proposed dwelling has been addressed in the above section, and is fully largely compliant with the planning framework.

Finally, we confirm that the natural ground level has not been altered and is aligned with the natural ground level of the property to the west.

## CONCLUSION

In conclusion, the following points are evident:

- The proposed street setback is compliant with the exception of minor projections, which are consistent with the surrounding streetscape;
- The proposed lot boundary setbacks are acceptable given that they do not impede on building bulk, open space, overshadowing, ventilation or visual privacy requirements;
- The proposed street fence is compliant with height requirements, and provides a greater level of permeability than that mandated by the local planning framework;
- Site levels have been provided on the attached amended plans;
- We will accept a condition on approval requiring the provision of screening to ensure visual privacy requirements are met;
- The construction materials and colours will be consistent with the surrounding streetscape;
- The proposal is fully compliant with all requirements surrounding significant views; and
- The proposal's general design is due to a combination of addressing site constraints and a desire to be harmonious with the surrounding streetscape, and will therefore be consistent with both the prevailing and future amenity of the locality.

In considering the above and attached, we seek the Council approve the proposed residential addition at the earliest possible Council Meeting. Should you wish to discuss the above matters in further detail, please do not hesitate to contact the undersigned.

Yours faithfully

## PINNACLE PLANNING



PINNACLE PLANNING | 937 Wellington Street, West Perth WA 6005 | T. 08 6143 3671  
E. admin@pinnacleplanning.com.au | W. www.pinnacleplanning.com.au

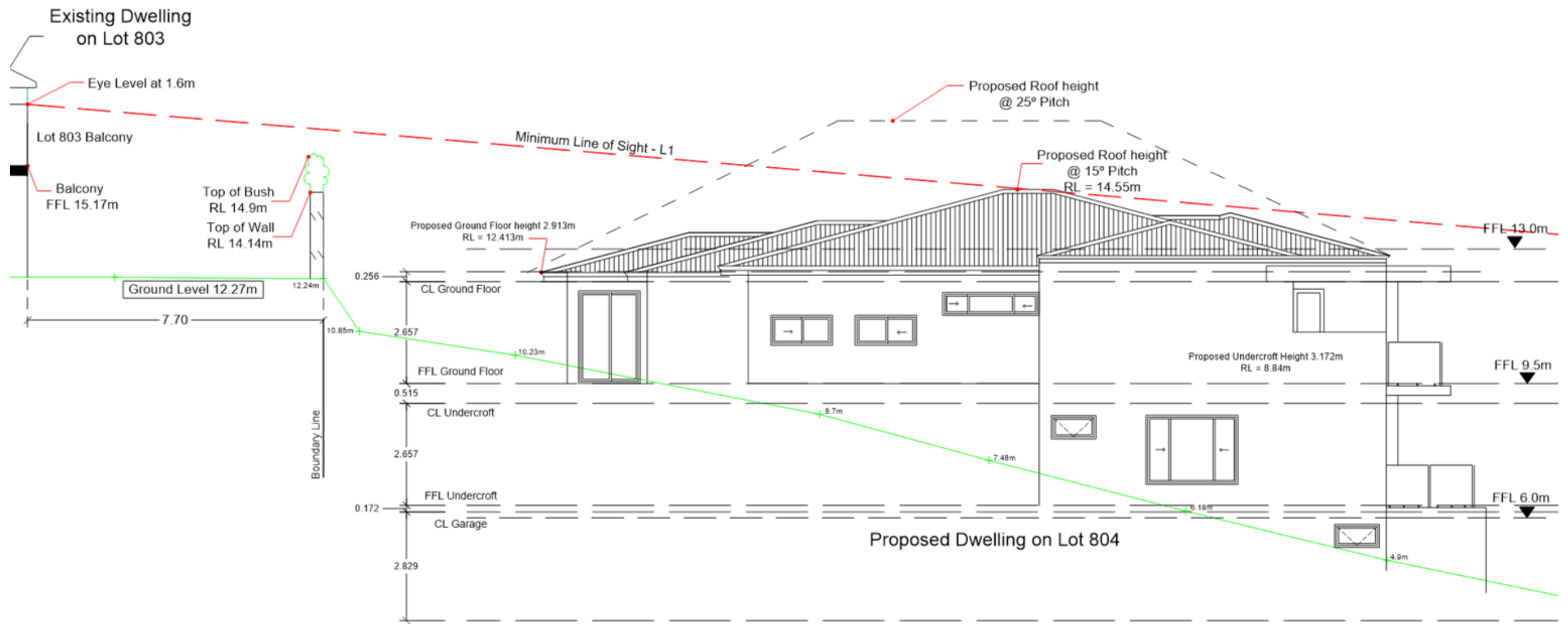
TOWN PLANNING

APPEALS

ADVOCACY

**Note: Survey prior to dwelling being reduced 500mm in height**

# Significant Views - River Section West



- Notes:**
1. Boundary re-established from cadastral connection.
  2. Roof design drawn from supplied Design & Construct Residential drawings Rev h.
  3. Water Level for Lagoon and Northern Shore established from survey Job 6165-358.
  4. No water Level was surveyed for Southern Shore, assumed to be flat.
  5. Heights established from SSM APP14 via GPS connection.
  6. Distances from Lot 803 & 804 Boundaries to Northern and Southern shore estimated from SCDB data.
  7. Offsets for proposed Dwelling measured from supplied Design & Construct Residential drawings Rev h.

197704-F02-1.0.dwg

VER.	DATE	BY	AMENDMENTS	FILE SOURCE
1.0	13.04.2018	CG	Issued for Information	097704-14.0-2002014-F-LOT804

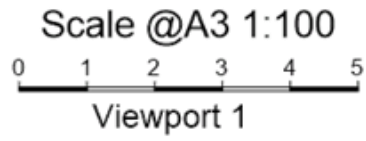
**JBA SURVEYS**  
12b Pepler Ave. Salter Point WA 6152  
Ph: 9450 7188  
email: admin@jbasurveys.com.au  
web: www.jbasurveys.com.au

CLIENT:  
**SWAIN THAMBYAPPAH**

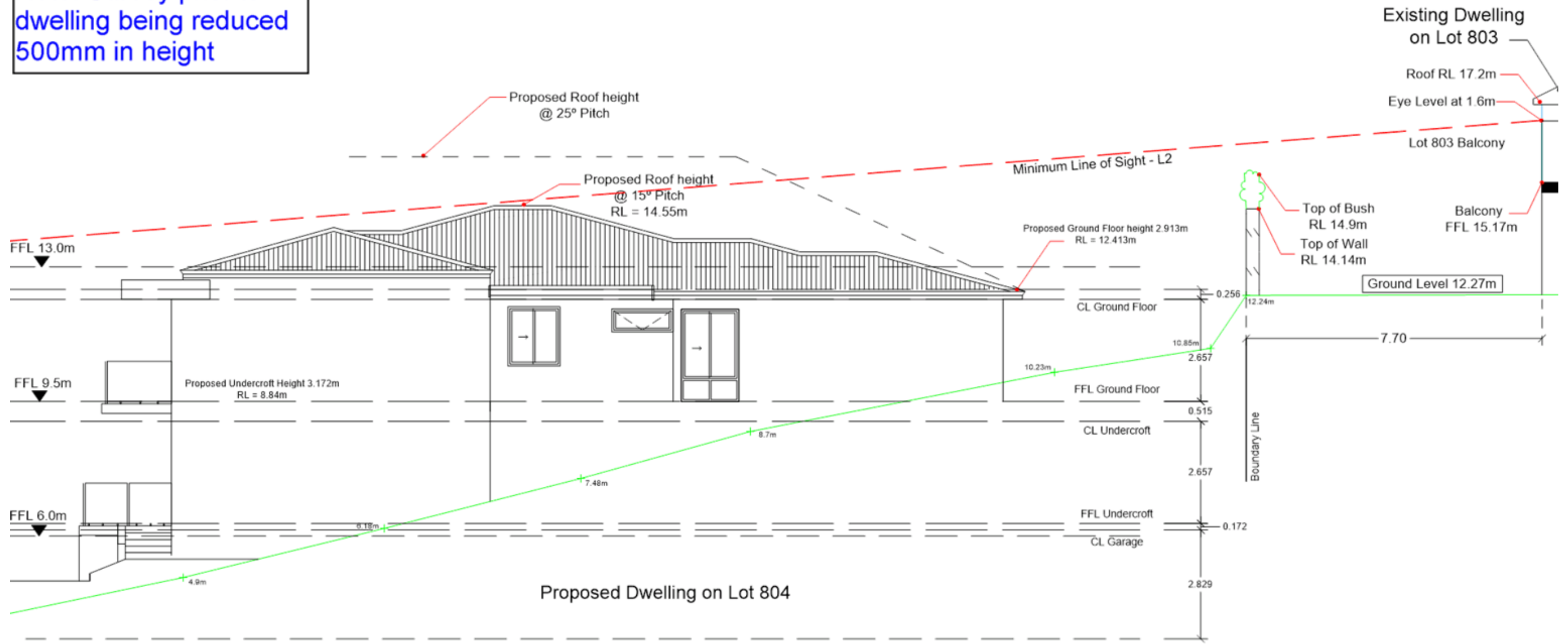
JOB NO: 097704	TITLE: FEATURE SURVEY
PROJECT: <b>LOT 804 ON DP69212 No 2 SALTER POINT PARADE SALTER POINT, WA, 6152 C/T 2769-586</b>	
DATE OF SURVEY: 05.04.2018	

DATUM	N
VERT: AHD HORIZ: LOCAL	
SCALE: SEE VIEWPORT	VER: 1.0
DWG NO: 097704-F02	
SHEET NO: 1 OF 3	A3

# Significant Views - River Section East



Note: Survey prior to dwelling being reduced 500mm in height



Notes:  
 .. Boundary re-established from cadastral connection.  
 i. Roof design drawn from supplied Design & Construct Residential drawings Rev h.  
 i. Water Level for Lagoon and Northern Shore established from survey Job 6165-358.  
 i. No water Level was surveyed for Southern Shore, assumed to be flat.  
 i. Heights established from SSM APP14 via GPS connection.  
 i. Distances from Lot 803 & 804 Boundaries to Northern and Southern shore estimated from SCDB data.  
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 197704-F02-1.0.dwg

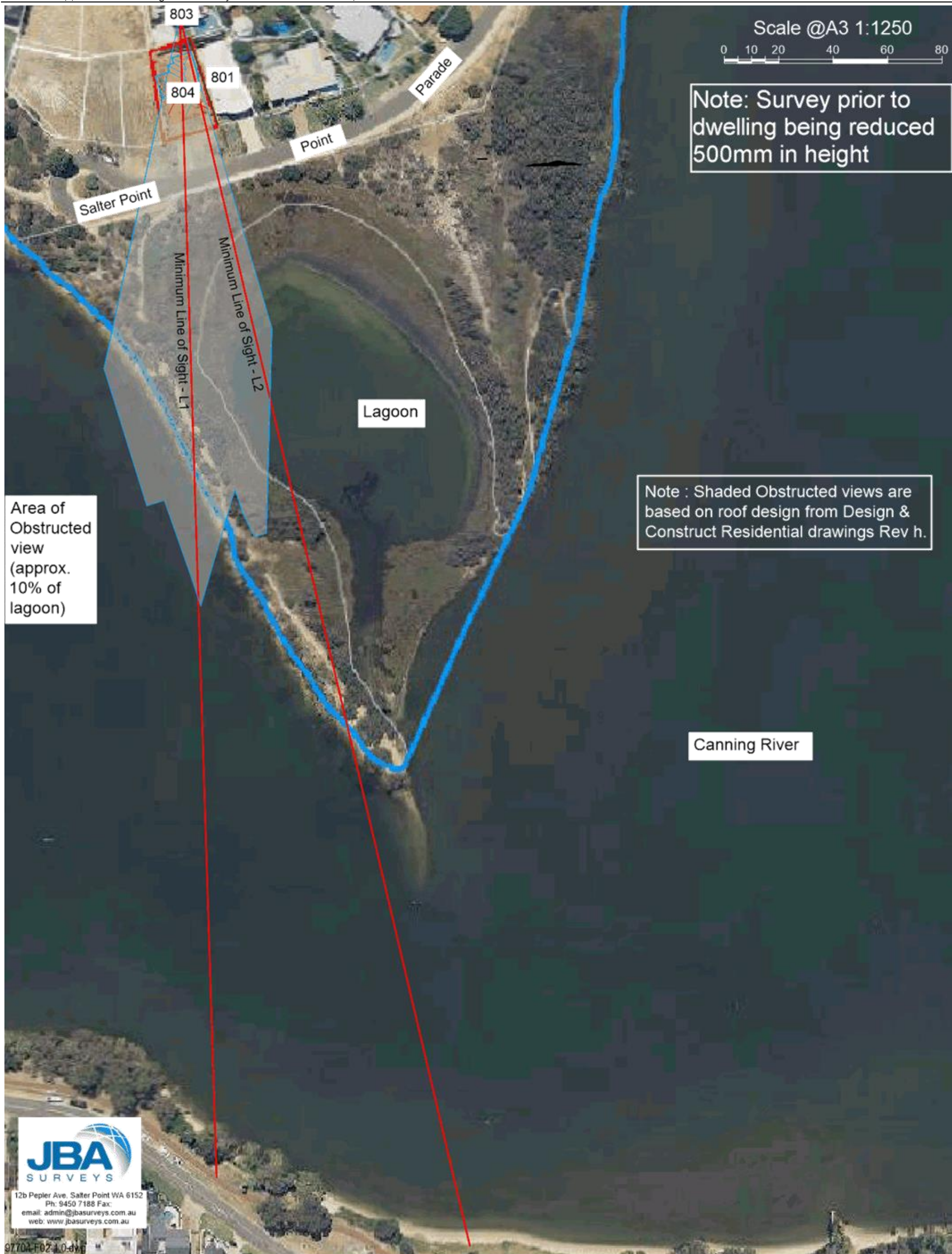
VER.	DATE	BY	AMENDMENTS	FILE SOURCE
1.0	13.04.2018	CG	Issued for Information	097704-14.0-2002014-F-LOT804

**JBA SURVEYS**  
 12b Pepler Ave. Salter Point WA 6152  
 Ph: 9450 7188  
 email: admin@jbasurveys.com.au  
 web: www.jbasurveys.com.au

CLIENT:  
**SWAIN THAMBYAPPAH**

JOB NO: 097704	TITLE: FEATURE SURVEY
PROJECT: LOT 804 ON DP69212 No 2 SALTER POINT PARADE SALTER POINT, WA, 6152 C/T 2769-586	
DATE OF SURVEY: 05.04.2018	

DATUM	N
VERT: AHD HORIZ: LOCAL	
SCALE: SEE VIEWPORT	VER: 1.0
DWG NO: 097704-F02	
SHEET NO: 2 OF 3	A3



VER.	DATE	BY	AMENDMENTS	FILE SOURCE	CLIENT:	JOB NO.	TITLE	DATUM	N ★
1.0	13.04.2018	CG	Issued for information	097704-14.0-20022014-F-804	SWAIN THAMBYAPPAH	097704	FEATURE SURVEY	AHD	
								LOCAL	
								SCALE: 1:1250	
								DWG NO: 097704-F02	VER: 1.0
								SHEET NO: 3 OF 3	A3







**Survey Report** - 13<sup>th</sup> April 2018

**Property Address:** No 2 Salter Point Parade, Salter Point

**Certificate of Title Details:** Lot 804 on Deposited Plan 69212 Volume 2769 Folio 586  
comprising an area of 596m<sup>2</sup>.

**Registered Proprietors:**

**Survey Results**

This is to certify that JBA Surveys have carried out a level survey of the above property on the 5.4.2018 and report the results of our findings hereunder and as shown on our drawing number 097704-F02 Rev 1.0 (sheets 1 to 3) appended hereto.

Australian Height Datum (AHD) was adopted for the survey. The datum for the project was State Survey Mark (SSM) Applecross 14.

The surveys were carried out by Andrew Robertson who is a Licensed Surveyor.

A field survey was carried out to determine the levels on Lot 804 and adjoining block Lot 803 on DP 69212 to calculate the obstructed views created by the construction of the proposed dwelling to be built on Lot 804 from the second storey balcony of Lot 803. Lot 803 balcony levels were located from Lot 804 by using a reflectorless total station allowing the building to be positioned horizontal and vertically without physically entering the property.

Combining the level survey and the supplied design plans for the proposed house on Lot 804 (Design and Construct Residential drawings Rev h) the obstructed views could be calculated (depicted as shaded on the drawings) for the second storey balcony of Lot 803. The obstructed views have been calculated adopting a height of 1.6m above the observed floor level (FFL 15.17m AHD) of the balcony of Lot 803 of 16.77m AHD and the proposed design roof pitch. The highest point of the roof as determined from the Design and Construct Residential drawings Rev h is 14.55m AHD.

The boundary of Lot 804 was re-established from cadastral connections allowing the location of Lot's 803 balcony and the design building footprint for Lot 804 to be positioned, relative to the surrounding lots, lagoon, water boundaries and aerial photography.

In our opinion the owners of Lot 803 will still have unobstructed views of the significant feature – being the Canning River. They will have approx. 10% of the view of the Lagoon obstructed.

For JBA Surveys

Licensed Surveyor



12B Pepler Avenue, Salter Point  
Western Australia 6152

**Phone:** (08) 9450 7188

**Fax:** (08) 9450 7199



View from George Street



Alfresco Dining Area





James Tran  
The Little Asian Cafe  
55 George Street  
KENSINGTON  
WA 6151

3 March 2018

Ms Sandy Trosic  
Compliance Officer  
Civic Centre  
Cnr Sandgate St & South Terrace  
SOUTH PERTH WA 6151

Dear Ms Trosic,

RETROSPECTIVE APPROVAL OF ALFRESCO DINING DECKS AND SHEDS AT  
LOT 2 (NO. 51-57) GEORGE STREET, KENSINGTON WA 6151.

I was not aware that I was required to seek approval for the development of an alfresco dining deck and the two sheds at Lot 2. I would like to sincerely apologise for my infraction.

I would like to lodge an application for retrospective development approval for the alfresco dining deck and the two sheds at Lot 2. As suggested, I have used your application form for the development approval. I have attached this application form, along with a revised plan of the dining areas of both the inside and outside of the building.

Yours sincerely



James Tran  
Manager  
The Little Asian Cafe

GOURMET DELI  
57 GEORGE ST, KENSINGTON

22 February 2018

Mr James Tran  
49 George St  
Kensington WA 6151

Dear James

APPROVAL FOR TWO SMALL STORAGE SHEDS + ALFRESCO DINNING DECK <sup>SM</sup>

Could you please convey to the City of South Perth, that we have no objection to the two small storage sheds that have been built behind you café.

We wish you well in your business.

Regards



Liam

Proprietor

9307 8826

Steve Davis Real Estate  
51 George St, Kensington

22 February 2018

Mr James Tran  
49 George St  
Kensington WA 6151

Dear James

APPROVAL FOR TWO SMALL STORAGE SHEDS + ALFRESCO DINNING DECK <sup>SD</sup>

Could you please convey to the City of South Perth, that we have no objection to the two small storage sheds that have been built behind you café.

We wish you well in your business.

Regards

Regards



Proprietor

Steve Davis Real Estate



Ayhan's Turkish Cafe  
49 George St, Kensington

22 February 2018

Mr James Tran  
49 George St  
Kensington WA 6151

Dear James

APPROVAL FOR TWO SMALL STORAGE SHEDS + ALFRESCO DINNING DECK. *AMW*

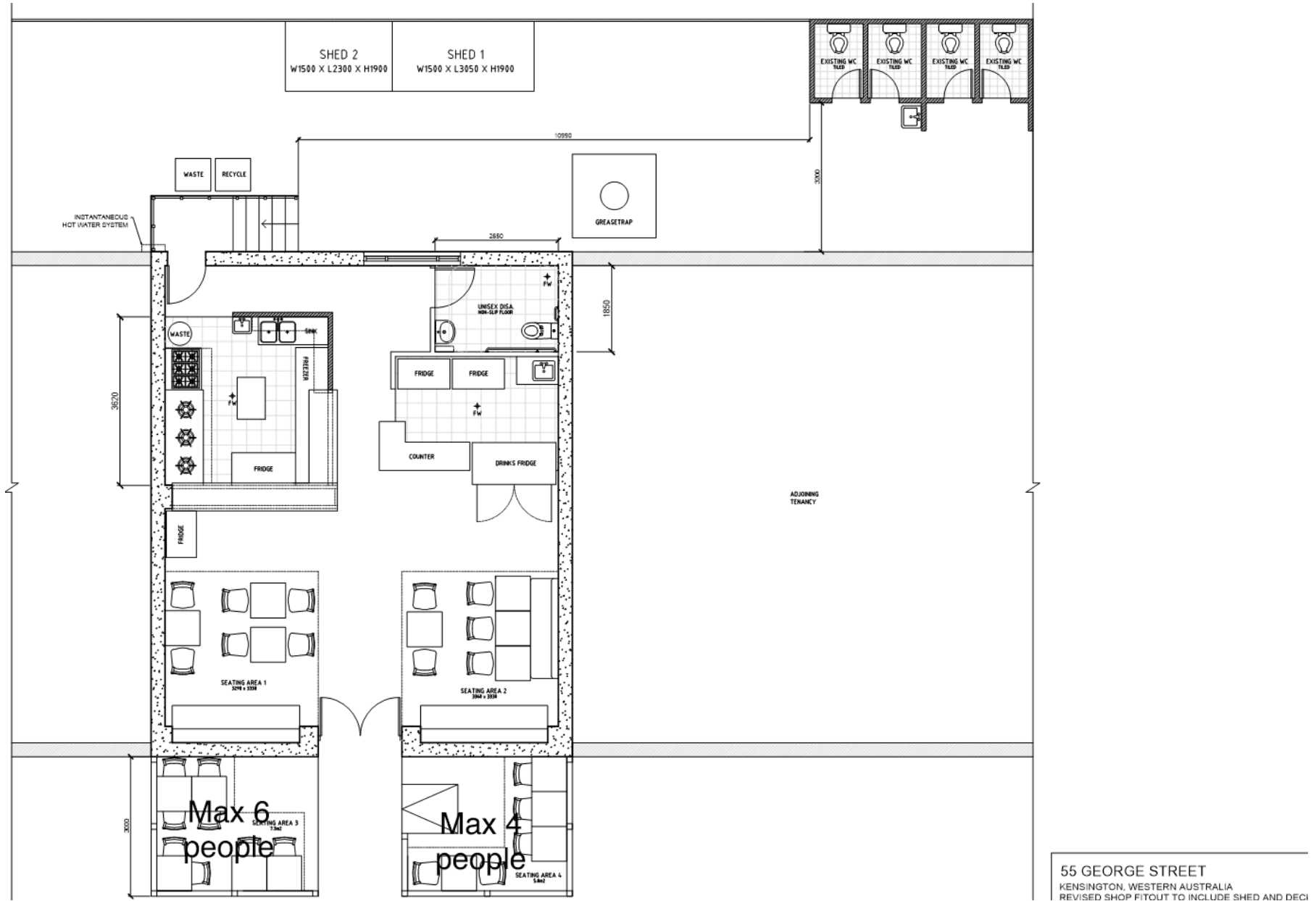
Could you please convey to the City of South Perth, that we have no objection to the two small storage sheds that have been built behind you café.

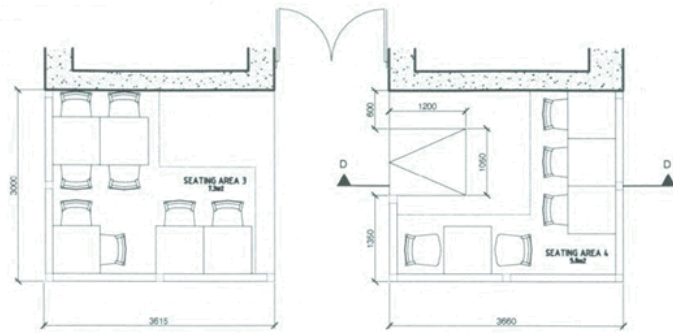
We wish you well in your business.

Regards

Proprietor  
Ayhan's Turkish Cafe

*Melissa*

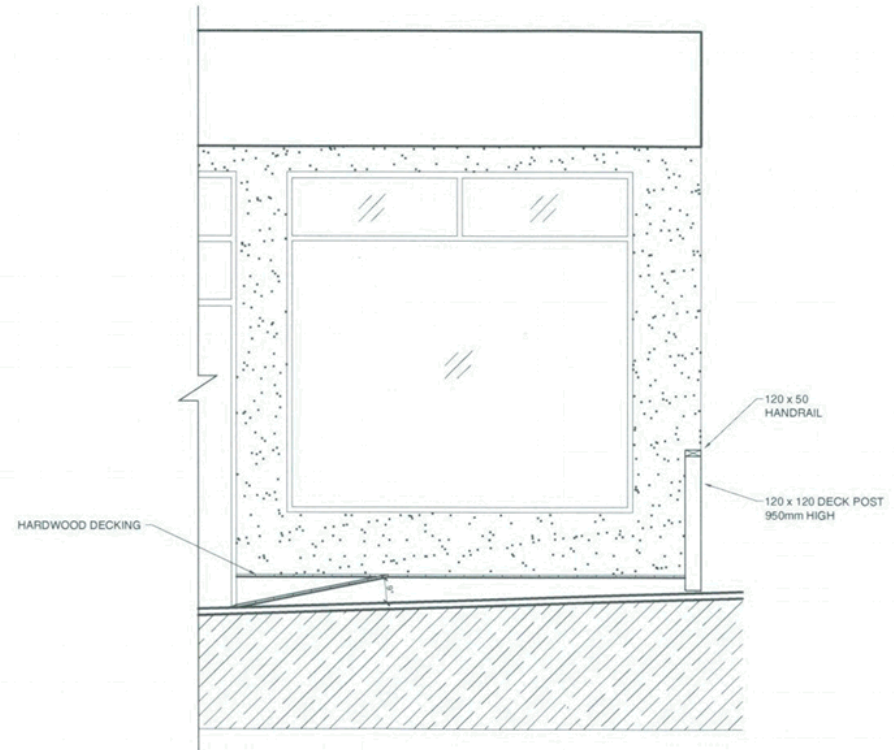




**EXTERIOR DECKING PLAN** SCALE 1:100



**STOREFRONT ELEVATION** SCALE 1:100

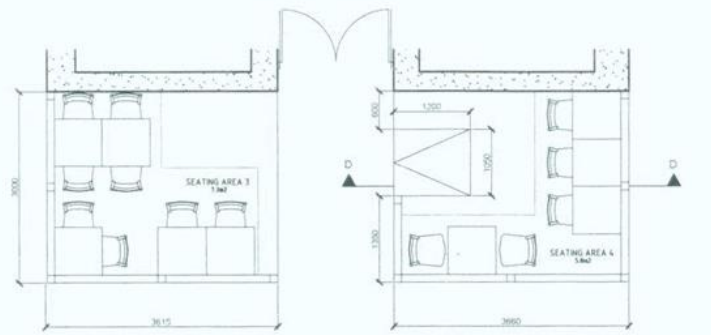


**SECTION D-D** SCALE 1:50

55 GEORGE STREET  
KENSINGTON, WESTERN AUSTRALIA  
REVISED SHOP FITOUT DECK AREA



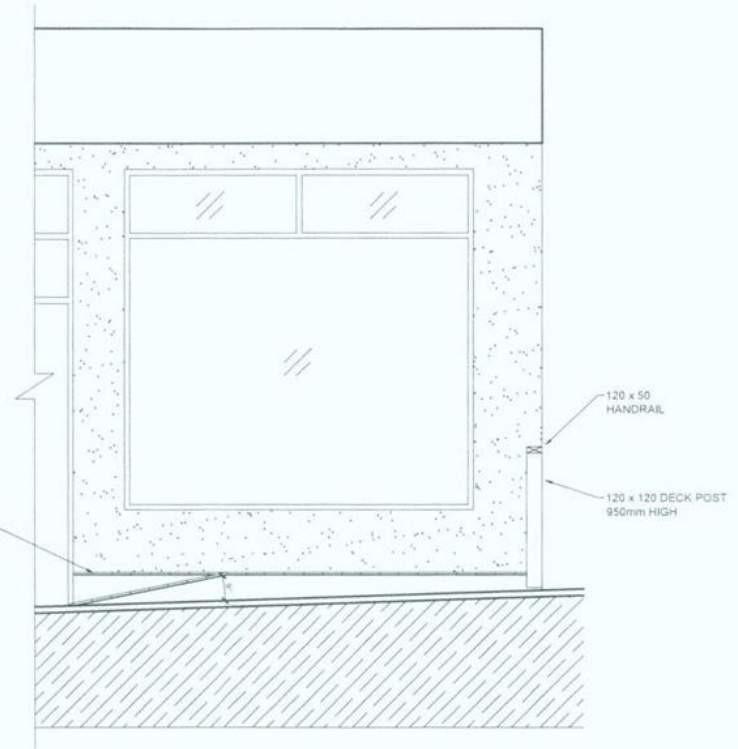
55 GEORGE ST  
KENINGTON WA



**EXTERIOR DECKING PLAN** SCALE 1:100



**STOREFRONT ELEVATION** SCALE 1:100



**SECTION D-D** SCALE 1:50

55 GEORGE STREET  
KENSINGTON, WESTERN AUSTRALIA  
REVISED SHOP FITOUT DECK AREA

## Kevin Tang

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**From:** [REDACTED]  
**Sent:** Friday, 6 April 2018 7:32 AM  
**To:** enquiries  
**Subject:** The little Asian cafe. 55 George St, Kensington.

To whom it may concern,

It has been brought to my notice that there has been some objection to the al fresco / decking area outside the above restaurant.

My family and friends have enjoyed dining at The little Asian cafe since it opened and were delighted when it was further improved by the addition of the al fresco area.

We have very much enjoyed sitting outside eating dinner with family and friends especially as the weather here enables us to do so much of the year. We feel that the owners and staff have done their customers a great service by this facility. We also feel that the al fresco area gives this row of shops a more village feel which before, was lacking.

The owners have provided many locals including myself and friends an excellent place to get together to eat in a lovely informal setting with superb freshly made food, not to mention the fantastic service and friendship from all of the staff at this invaluable local restaurant.

I would very much urge those in opposition to this facility to reconsider and please give this small local business the very best chance to further succeed.

Yours sincerely,

[REDACTED]

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For more information please visit <http://www.symanteccloud.com>

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## Kevin Tang

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**From:** [REDACTED]  
**Sent:** Friday, 6 April 2018 7:59 AM  
**To:** enquiries  
**Subject:** Little Asian Restaurant

Please don't listen to the people who have nothing to do with their lives but complain about trivial things. The little Asian restaurant in George Street is a joy to visit, beautiful, delicious food and the owners 'James' and 'Minh' are delightful, a couple who are hard working and eager to please their customers. To take away the outdoor decking area would be a tragedy and would minimise their customer base, which would then possibly affect their business. Let's give them a good Aussie 'go' and leave their business premises as is.  
Yours sincerely  
[REDACTED]

Sent from my iPhone

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## Kevin Tang

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**From:** [REDACTED]  
**Sent:** Sunday, 8 April 2018 5:50 PM  
**To:** enquiries  
**Subject:** Support for Development Application - 11/2017 File GE1/51-57 Alfresco Area George Street Shopping Precinct

Dear Sir/Madam

I am writing to you to express support for the development of an alfresco dining area at 51-57 George Street Kensington.

The development is entirely suited to the George Street shopping precinct, it enhances the street scape and lifts and improves the general ambience of the area (particularly at night).

The alfresco area is not in any way an impediment to footpath access on that section of George Street

The patrons of the restaurant are generally local residents and I have witnessed no evidence of noise or other disturbances emanating from the restaurant. The development of the alfresco area compliments the two existing alfresco eating areas in the precinct and is the type of development that the George Street shopping precinct benefits from and aligns with South Perth Council's suburban village strategies and general development philosophies.

Regards



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## Kevin Tang

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**From:**   
**Sent:** Tuesday, 10 April 2018 12:18 PM  
**To:** enquiries  
**Subject:** Application for Development Approval - Lot 2 (51-57) George Street, Kensington

TO WHOM IT MAY CONCERN

As a local Kensington resident who has lived in the area for more than 30 years I am fully in support of the proposed amendment to development approval to include retrospective alfresco dining area and shed additions to the Little Asian Café/Restaurant located at Lot 2 (51/57) George Street, Kensington.

The owners have created an inviting and informal meeting and dining place for residents in, and near, Kensington and are encouraging people to spend their money locally. Their efforts to build a sense of community should be encouraged.



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## Kevin Tang

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**From:** [REDACTED]  
**Sent:** Tuesday, 10 April 2018 8:51 PM  
**To:** enquiries  
**Subject:** Lot 2, No. 51-57 George Street, Kensington WA

Dear Kevin,

With regards to the subject notice (GE/51-57, 11.2017.11.2) received today, we oppose this due to following reasons/views:

- 1) Alfresco & Dining area setup outside creates lot of parking problems and affects other businesses on the same street.
- 2) People take longer time for eating at restaurant and block other parking available.
- 3) If this application gets approved there may be similar applications in future, this will create more hassles to locals and other businesses nearby.
- 4) This application is not supporting council's original decision made/approval. Proper business planning must be done in advance and get approval not retrospective, this is to me a complete waste of resources available. More data need to back up this application.
- 5) There is another cafe on the same strip which is creating parking issues because of people spend longer time (not sure if they have Council approval for the outdoor setup) and blocks all parking and affects a quick grab and go or another purchases from other businesses nearby.

Thank you.

Kind Regards,

[REDACTED]

(Sent from my iPhone, apologies for any spelling mistakes)

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## Kevin Tang

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**From:** [REDACTED]  
**Sent:** Tuesday, 17 April 2018 5:07 PM  
**To:** enquiries  
**Subject:** Public comment - 55 George Street, Kensington

Good Afternoon

I noticed that you have called for public comment on the "Little Asian Cafe" in George Street, Kensington.

I love the new look, the food is fabulous and it really improves the look of the shops. I wish the others in the near vicinity would clean up there act and improve their shops also.

Also, how can you have outdoor dining on a slope without improvements??

Warm regards

[REDACTED]

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**Payment Listing**  
Payments between  
1/07/2018 to 31/07/2018



Print Date and time: 15/08/2018 5:11:06PM

Cancelled			
<i>Reference No.</i>	<i>Date</i>	<i>Payee</i>	<i>Amount</i>
00019486	09/07/2018	Andre Maynard	\$550.00
<b>Total:</b>	<b>Cheque</b>		<b>1 \$550.00</b>
-----			
<b>Total:</b>	<b>Cancelled</b>		<b>1 \$550.00</b>
<b>Grand Total:</b>			<b>1 \$550.00</b>

**Payment Listing**  
Payments between  
1/07/2018 to 31/07/2018



Print Date and time: 15/08/2018 5:11:06PM

Creditors				
Reference No.	Date	Creditor	Payee	Amount
2064.206133-01	30/07/2018	206133	LGISWA	\$865,272.14
2060.208469-01	19/07/2018	208469	Mr R VanNoort	\$295,850.98
2060.208468-01	19/07/2018	208468	Mr E P Cogan	\$295,370.08
2063.21476-01	26/07/2018	21476	Western Aust Treasury Corp	\$278,547.41
2057.206835-01	12/07/2018	206835	Roads 2000	\$204,534.27
2062.76357-01	20/07/2018	76357	Deputy Commissioner Of Taxation	\$197,197.00
2058.76357-01	13/07/2018	76357	Deputy Commissioner Of Taxation	\$187,315.00
2063.202918-01	26/07/2018	202918	Environmental Industries Pty Ltd	\$183,878.15
2063.207996-01	26/07/2018	207996	Suez Recycling & Recovery	\$180,217.23
2063.208460-01	26/07/2018	208460	Choices Flooring Joondalup	\$126,495.60
2065.206133-01	31/07/2018	206133	LGISWA	\$119,845.00
2064.205023-01	30/07/2018	205023	LGIS Insurance Broking	\$118,225.55
2057.205064-01	12/07/2018	205064	Data#3 Limited	\$91,540.68
2063.208448-01	26/07/2018	208448	MG Group WA	\$86,767.21
2063.76420-01	26/07/2018	76420	Forpark Australia	\$77,000.00
2063.201073-01	26/07/2018	201073	Slater Gartrell Sports	\$72,858.50
2057.208310-01	12/07/2018	208310	Dave Lanfear Consulting Pty Ltd	\$71,511.00
2057.207190-01	12/07/2018	207190	Lightspeed Communications Aust Pty	\$68,574.31
2057.83929-01	12/07/2018	83929	Dowsing Group Pty Ltd	\$68,395.11
2057.208448-01	12/07/2018	208448	MG Group WA	\$62,773.50
2057.205260-01	12/07/2018	205260	West Coast Profilers Pty Ltd	\$57,829.58
2063.206550-01	26/07/2018	206550	Capital Recycling	\$57,807.09
2057.204064-01	12/07/2018	204064	MMM WA Pty Ltd	\$57,013.78
2060.204681-01	19/07/2018	204681	Urbis	\$55,000.00
2057.206069-01	12/07/2018	206069	Downer EDI Engineering	\$52,690.00
2063.73806-01	26/07/2018	73806	WA Local Government Association	\$51,423.32
2057.208134-01	12/07/2018	208134	Powerlux WA	\$47,330.14
2063.207957-01	26/07/2018	207957	Out of the Box Community Events	\$47,146.55
2057.206996-01	12/07/2018	206996	Enviro Sweep	\$44,988.71
2057.203103-01	12/07/2018	203103	Jackson McDonald Lawyers	\$39,548.38
2060.21476-01	19/07/2018	21476	Western Aust Treasury Corp	\$37,569.35
2057.83969-01	12/07/2018	83969	Town Of Victoria Park	\$33,120.00
2057.207678-01	12/07/2018	207678	Classic Tree Services	\$32,935.10
2063.207678-01	26/07/2018	207678	Classic Tree Services	\$31,562.85
2063.202085-01	26/07/2018	202085	South Perth Baseball Club (Inc)	\$30,859.81
2057.208300-01	12/07/2018	208300	GSquare Pty Ltd	\$26,400.00
2057.74187-01	12/07/2018	74187	Fuji Xerox	\$25,951.76
2057.203975-01	12/07/2018	203975	Syrinx Environmental Pty Ltd	\$25,187.80
2057.207851-01	12/07/2018	207851	Webson Services	\$24,845.70
2057.202359-01	12/07/2018	202359	Plant & Soil Management	\$24,365.64
2063.73148-01	26/07/2018	73148	Cleanaway	\$24,133.36
2060.207407-01	19/07/2018	207407	Axiis Contracting Pty Ltd	\$22,917.95
2057.203917-01	12/07/2018	203917	JBA Surveys	\$22,220.00

**Payment Listing**  
Payments between  
1/07/2018 to 31/07/2018



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Creditors				
Reference No.	Date	Creditor	Payee	Amount
2057.207721-01	12/07/2018	207721	Clarity Corporate Communications Pt	\$21,427.69
2057.203439-01	12/07/2018	203439	Prestige Alarms	\$20,647.00
2057.208160-01	12/07/2018	208160	Place Laboratory	\$20,464.90
2057.204653-01	12/07/2018	204653	Ultimo Catering And Events	\$20,258.05
2060.207678-01	19/07/2018	207678	Classic Tree Services	\$18,265.23
2059.202938-01	16/07/2018	202938	Mrs S D Doherty	\$17,800.00
2057.205347-01	12/07/2018	205347	Aurecon Australia Pty Ltd	\$17,677.00
2057.207373-01	12/07/2018	207373	Constructive Project Solutions Pty	\$16,643.01
2060.204158-01	19/07/2018	204158	Western Power - Underground Power	\$16,500.00
2060.206607-01	19/07/2018	206607	The Brand Agency	\$16,482.07
2057.200406-01	12/07/2018	200406	Perth Zoo	\$16,470.90
2057.207526-01	12/07/2018	207526	Datacom Solutions (AU) Pty Ltd	\$16,015.23
2057.202304-01	12/07/2018	202304	Landmark Engineering & Design	\$15,616.70
2057.203752-01	12/07/2018	203752	Hillarys Plumbing & Gas	\$14,640.30
2060.203917-01	19/07/2018	203917	JBA Surveys	\$14,443.00
2063.208310-01	26/07/2018	208310	Dave Lanfear Consulting Pty Ltd	\$14,355.00
2060.203975-01	19/07/2018	203975	Syrinx Environmental Pty Ltd	\$14,344.00
2057.202490-01	12/07/2018	202490	McLeods Barristers & Solicitors	\$13,555.44
2057.207111-01	12/07/2018	207111	Engineering Technology Consultants	\$13,486.00
2057.206450-01	12/07/2018	206450	Building Commission	\$13,047.56
2057.207407-01	12/07/2018	207407	Axiis Contracting Pty Ltd	\$12,774.47
2057.22507-01	12/07/2018	22507	BCITF	\$12,582.89
2057.204586-01	12/07/2018	204586	Integrity Industrial	\$12,578.22
2057.201771-01	12/07/2018	201771	Wood & Grieve Engineers	\$12,375.00
2063.202612-01	26/07/2018	202612	Fleetcare	\$12,373.25
2060.204586-01	19/07/2018	204586	Integrity Industrial	\$12,355.51
2057.83856-01	12/07/2018	83856	South Perth Bowling Club	\$11,654.08
2057.208322-01	12/07/2018	208322	Mastec Australia Pty Ltd	\$11,433.59
2060.205064-01	19/07/2018	205064	Data#3 Limited	\$11,122.23
2060.204538-01	19/07/2018	204538	Cardno (WA) Pty Ltd	\$10,890.00
2057.201086-01	12/07/2018	201086	Woodlands Distributors Agencies	\$10,721.70
2057.205503-01	12/07/2018	205503	Mr G Cridland	\$10,545.44
2063.84059-01	26/07/2018	84059	Synergy	\$10,299.15
2060.206775-01	19/07/2018	206775	NS Projects	\$10,287.75
2057.206104-01	12/07/2018	206104	Coolmate Pty Ltd	\$10,000.60
2060.202304-01	19/07/2018	202304	Landmark Engineering & Design	\$9,981.40
2057.202407-01	12/07/2018	202407	JH Computer Services	\$9,927.50
2057.204061-01	12/07/2018	204061	Discus Digital Print	\$9,396.20
2063.206775-01	26/07/2018	206775	NS Projects	\$9,278.50
2057.200155-01	12/07/2018	200155	CDM Australia Pty Ltd	\$9,102.50
2057.206775-01	12/07/2018	206775	NS Projects	\$8,984.25
2060.76491-01	19/07/2018	76491	Supa Pest & Weed Control	\$8,629.50
2060.208457-01	19/07/2018	208457	Bar Code Data Systems Pty Ltd	\$8,616.30

**Payment Listing**  
Payments between  
1/07/2018 to 31/07/2018



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Creditors				
Reference No.	Date	Creditor	Payee	Amount
2057.206550-01	12/07/2018	206550	Capital Recycling	\$8,606.40
2060.206646-01	19/07/2018	206646	Department Of Planning	\$8,490.00
2057.72842-01	12/07/2018	72842	Australia Post	\$8,176.79
2057.203839-01	12/07/2018	203839	Carringtons Traffic Services	\$8,080.11
2060.204293-01	19/07/2018	204293	Sifting Sands	\$7,835.52
2057.205247-01	12/07/2018	205247	State Wide Turf Services	\$7,520.63
2057.207289-01	12/07/2018	207289	Pracsys Management Systems Pty Ltd	\$7,425.00
2060.208019-01	19/07/2018	208019	TES Electrical	\$7,297.95
2060.74357-01	19/07/2018	74357	RA Shopland	\$7,232.50
2057.207981-01	12/07/2018	207981	Blackwell & Associates Pty Ltd	\$6,977.85
2057.205180-01	12/07/2018	205180	Perth Security Services	\$6,951.95
2057.205531-01	12/07/2018	205531	Hutton Street Carpet Court	\$6,795.00
2057.207613-01	12/07/2018	207613	Mr T Burrows	\$6,625.00
2057.84867-01	12/07/2018	84867	Mr C A Cala	\$6,625.00
2057.207091-01	12/07/2018	207091	Cheryle Irons	\$6,625.00
2057.207612-01	12/07/2018	207612	Mr K Manolas	\$6,625.00
2057.208277-01	12/07/2018	208277	Ms T D McDougall	\$6,625.00
2057.208278-01	12/07/2018	208278	Mr G Milner	\$6,625.00
2059.208276-01	16/07/2018	208276	Mr B D'Souza	\$6,625.00
2063.84133-01	26/07/2018	84133	Alinta	\$6,398.15
2059.207663-01	16/07/2018	207663	OnePath Masterfund	\$6,250.00
2060.207949-01	19/07/2018	207949	Paraquad Industries	\$6,101.70
2063.204586-01	26/07/2018	204586	Integrity Industrial	\$6,075.83
2057.204072-01	12/07/2018	204072	Glevan Consulting	\$6,061.00
2057.202679-01	12/07/2018	202679	MP Rogers & Associates Pty Ltd	\$5,745.53
2060.208413-01	19/07/2018	208413	Brand Republic Pty Ltd	\$5,731.00
2060.202644-01	19/07/2018	202644	Harrison Electrics Pty Ltd	\$5,642.40
2063.207988-01	26/07/2018	207988	GRA Partners	\$5,500.00
2057.202644-01	12/07/2018	202644	Harrison Electrics Pty Ltd	\$5,239.64
2057.208273-01	12/07/2018	208273	Slavin Architects Pty Ltd	\$5,197.50
2057.208453-01	12/07/2018	208453	LH Squared Pty Ltd ATF The Henri Fa	\$5,156.25
2057.204337-01	12/07/2018	204337	Kerb Doctor	\$5,009.40
2063.207995-01	26/07/2018	207995	StrataGreen	\$4,831.52
2063.73342-01	26/07/2018	73342	Landgate	\$4,830.68
2057.202334-01	12/07/2018	202334	Expo Document Copy Centre (WA) P/L	\$4,829.00
2060.203692-01	19/07/2018	203692	ZD Constructions Pty Ltd	\$4,724.28
2057.204379-01	12/07/2018	204379	Rubicor Gov Pty Ltd	\$4,625.58
2063.76773-01	26/07/2018	76773	Total Eden	\$4,552.16
2063.201523-01	26/07/2018	201523	Lo-Go Appointments	\$4,491.54
2063.200974-01	26/07/2018	200974	Hays Specialist Recruitment(Aust) P	\$4,444.31
2057.208408-01	12/07/2018	208408	Ktown Productions	\$4,400.00
2063.76373-01	26/07/2018	76373	Domus Nursery	\$4,312.00
2057.76423-01	12/07/2018	76423	Baileys Fertilisers	\$4,303.20

**Payment Listing**  
Payments between  
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Creditors				
Reference No.	Date	Creditor	Payee	Amount
2057.208330-01	12/07/2018	208330	Air Torque Pty Ltd	\$4,197.60
2060.202231-01	19/07/2018	202231	Marketforce Pty Ltd	\$4,034.50
2057.203632-01	12/07/2018	203632	Reino International	\$3,945.62
2060.83130-01	19/07/2018	83130	GHD Pty Ltd	\$3,893.65
2060.206752-01	19/07/2018	206752	Conway Highbury Pty Ltd	\$3,850.00
2060.205192-01	19/07/2018	205192	Caltex Energy WA	\$3,814.10
2057.207942-01	12/07/2018	207942	Roberts Day	\$3,783.88
2057.207680-01	12/07/2018	207680	Aquamonix	\$3,780.16
2057.206560-01	12/07/2018	206560	Australian Red Cross	\$3,750.00
2057.208456-01	12/07/2018	208456	Light Application Pty Ltd	\$3,702.26
2060.204988-01	19/07/2018	204988	Telstra - ID 1003577	\$3,576.02
2057.203306-01	12/07/2018	203306	AGS Metalwork	\$3,531.00
2057.208004-01	12/07/2018	208004	ReachTel Pty Ltd	\$3,520.00
2057.208219-01	12/07/2018	208219	Pritchard Francis Consulting Pty Lt	\$3,465.00
2057.205817-01	12/07/2018	205817	Apple Pty Ltd	\$3,422.10
2063.207822-01	26/07/2018	207822	Australian Parking & Revenue Contro	\$3,369.30
2057.204655-01	12/07/2018	204655	Dellas Group Pty Ltd	\$3,334.10
2060.204337-01	19/07/2018	204337	Kerb Doctor	\$3,316.50
2057.207618-01	12/07/2018	207618	Paula Silbert Arts Consultancy	\$3,300.00
2057.206079-01	12/07/2018	206079	Sonic HealthPlus Pty Ltd	\$3,195.50
2057.205257-01	12/07/2018	205257	Austral Mercantile Collections Pty	\$3,187.15
2063.204653-01	26/07/2018	204653	Ultimo Catering And Events	\$2,994.20
2060.208310-01	19/07/2018	208310	Dave Lanfear Consulting Pty Ltd	\$2,948.00
2060.207030-01	19/07/2018	207030	GAF Traffic	\$2,915.00
2060.200730-01	19/07/2018	200730	Century Air Conditioning	\$2,911.00
2057.208366-01	12/07/2018	208366	ASF Cleaning	\$2,859.56
2057.203260-01	12/07/2018	203260	Imagesource Digital Solutions	\$2,858.90
2063.204374-01	26/07/2018	204374	Garmony Property Consultants	\$2,776.00
2057.208146-01	12/07/2018	208146	RJC Cabinets	\$2,750.00
2057.208001-01	12/07/2018	208001	Poly Fusion WA Pty Ltd	\$2,665.00
2057.84059-01	12/07/2018	84059	Synergy	\$2,656.05
2060.202959-01	19/07/2018	202959	Playright Australia Pty Ltd	\$2,541.00
2057.204510-01	12/07/2018	204510	Karalee Tavern	\$2,539.80
2057.208446-01	12/07/2018	208446	Cameron Chisholm Nicol	\$2,530.00
2057.208405-01	12/07/2018	208405	C Campbell	\$2,500.00
2063.204001-01	26/07/2018	204001	Temptations Catering	\$2,483.90
2060.76423-01	19/07/2018	76423	Baileys Fertilisers	\$2,472.80
2057.208443-01	12/07/2018	208443	ST Spatial Pty Ltd	\$2,442.00
2057.200974-01	12/07/2018	200974	Hays Specialist Recruitment(Aust) P	\$2,427.91
2060.205423-01	19/07/2018	205423	Michael Page International Pty Ltd	\$2,304.64
2063.205423-01	26/07/2018	205423	Michael Page International Pty Ltd	\$2,304.64
2060.81399-01	19/07/2018	81399	Western Educating Service	\$2,268.75
2057.74357-01	12/07/2018	74357	RA Shopland	\$2,255.00



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2060.205137-01	19/07/2018	205137	Thomson Reuters Australia Ltd	\$2,200.00
2060.208285-01	19/07/2018	208285	Time Critical CPR & First Aid	\$2,200.00
2063.204609-01	26/07/2018	204609	West Coast Shade Pty Ltd	\$2,189.00
2057.206782-01	12/07/2018	206782	WINC Australia Pty Ltd	\$2,180.88
2057.205452-01	12/07/2018	205452	Action Fencing Services	\$2,150.00
2057.204563-01	12/07/2018	204563	WJE Bannister	\$2,150.00
2060.202404-01	19/07/2018	202404	Nuturf Australia Pty Ltd	\$2,134.00
2057.207737-01	12/07/2018	207737	Eclipse Soils Pty Ltd	\$2,128.50
2063.207981-01	26/07/2018	207981	Blackwell & Associates Pty Ltd	\$2,112.00
2057.205423-01	12/07/2018	205423	Michael Page International Pty Ltd	\$2,058.82
2057.207447-01	12/07/2018	207447	Rockwater Pty Ltd	\$2,035.00
2063.205729-01	26/07/2018	205729	Fulton Hogan Industries Pty Ltd	\$2,002.00
2057.200357-01	12/07/2018	200357	Mustard Catering	\$2,000.00
2057.204610-01	12/07/2018	204610	Fixit Maintenance and Roofing	\$1,980.00
2063.207169-01	26/07/2018	207169	West-Sure Group Pty Ltd	\$1,972.03
2057.206937-01	12/07/2018	206937	iSentia Pty Ltd	\$1,953.60
2057.207846-01	12/07/2018	207846	Corsign WA Pty Ltd	\$1,920.05
2060.201590-01	19/07/2018	201590	The Pressure King	\$1,914.00
2060.206734-01	19/07/2018	206734	WA Mechanical Services	\$1,905.31
2057.84216-01	12/07/2018	84216	Como Panel And Paint	\$1,898.05
2060.203752-01	19/07/2018	203752	Hillarys Plumbing & Gas	\$1,819.79
2063.201343-01	26/07/2018	201343	Sledgehammer Concrete Cutting	\$1,802.24
2060.207215-01	19/07/2018	207215	Blue Force Pty Ltd	\$1,799.41
2057.208090-01	12/07/2018	208090	People Sense Pty Ltd	\$1,771.00
2057.76359-01	12/07/2018	76359	Coates Hire	\$1,709.98
2060.72966-01	19/07/2018	72966	Benara Nurseries	\$1,693.40
2057.208461-01	12/07/2018	208461	No Probs Plumbing and Gas	\$1,693.00
2060.208366-01	19/07/2018	208366	ASF Cleaning	\$1,664.77
2057.208434-01	12/07/2018	208434	Relationships Australia Western	\$1,650.00
2060.207728-01	19/07/2018	207728	Burson Automotive Pty Ltd	\$1,577.27
2057.205677-01	12/07/2018	205677	Memento Australia Pty Ltd	\$1,567.94
2057.205054-01	12/07/2018	205054	J Gourdis Landscapes	\$1,560.00
2057.203305-01	12/07/2018	203305	Bokay Group (WA) Pty Ltd	\$1,553.20
2060.208090-01	19/07/2018	208090	People Sense Pty Ltd	\$1,540.00
2063.204675-01	26/07/2018	204675	Insight Call Centre Services	\$1,528.67
2057.207104-01	12/07/2018	207104	Modular Shades & Shutters	\$1,482.25
2063.206719-01	26/07/2018	206719	Atom Supply	\$1,441.04
2060.206996-01	19/07/2018	206996	Enviro Sweep	\$1,430.00
2057.207791-01	12/07/2018	207791	OBAN Group Pty Ltd	\$1,380.50
2060.202918-01	19/07/2018	202918	Environmental Industries Pty Ltd	\$1,375.00
2060.202355-01	19/07/2018	202355	IPWEA - **National**	\$1,375.00
2057.203877-01	12/07/2018	203877	Global CCTV Pty Ltd	\$1,369.50
2057.208421-01	12/07/2018	208421	Work Metrics Pty Ltd	\$1,320.00

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2063.206782-01	26/07/2018	206782	WINC Australia Pty Ltd	\$1,305.37
2060.201343-01	19/07/2018	201343	Sledgehammer Concrete Cutting	\$1,292.54
2057.72990-01	12/07/2018	72990	Bunnings Building Supplies P/L	\$1,261.19
2060.208189-01	19/07/2018	208189	Turfcare Australia	\$1,257.00
2063.202490-01	26/07/2018	202490	McLeods Barristers & Solicitors	\$1,206.72
2057.205945-01	12/07/2018	205945	Carroll & Richardson-Flagworld P/L	\$1,122.00
2060.206436-01	19/07/2018	206436	Xylem Water Solutions Australia Ltd	\$1,121.65
2063.206996-01	26/07/2018	206996	Enviro Sweep	\$1,108.25
2057.208430-01	12/07/2018	208430	South Metropolitan TAFE	\$1,101.51
2057.201297-01	12/07/2018	201297	Clontarf Aboriginal College	\$1,100.00
2057.208458-01	12/07/2018	208458	Golf Business Group Pty Ltd	\$1,094.00
2057.208428-01	12/07/2018	208428	M.E Pump Wizards	\$1,061.50
2060.208073-01	19/07/2018	208073	NRP Electrical Services	\$1,059.30
2057.202681-01	12/07/2018	202681	Ecojobs	\$1,041.70
2060.84133-01	19/07/2018	84133	Alinta	\$1,019.35
2060.208425-01	19/07/2018	208425	Tyres 4 U Pty Ltd	\$1,005.80
2060.205606-01	19/07/2018	205606	Honey A Webb	\$1,000.00
2060.204817-01	19/07/2018	204817	Kerry-Ann Winmar T/as Moordjarl	\$1,000.00
2060.207090-01	19/07/2018	207090	Solo Resource Recovery	\$990.00
2060.200510-01	19/07/2018	200510	Totally Workwear - Victoria Park	\$985.36
2063.207291-01	26/07/2018	207291	Waterlogic Australia Pty Ltd	\$981.20
2060.208455-01	19/07/2018	208455	Taylor Robinson Pty Ltd ATF Taylor	\$968.00
2060.74446-01	19/07/2018	74446	Richgro Garden Products	\$960.00
2061.201999-01	20/07/2018	201999	Health Insurance Fund of WA	\$954.70
2060.207333-01	19/07/2018	207333	MG Building Maintenance	\$950.00
2060.77031-01	19/07/2018	77031	Tudor House	\$950.00
2057.73342-01	12/07/2018	73342	Landgate	\$932.77
2057.208192-01	12/07/2018	208192	Calibre Professional Services Pty L	\$931.70
2060.200866-01	19/07/2018	200866	Assa Abloy Entrance Systems Austral	\$914.65
2063.205986-01	26/07/2018	205986	Department Of Transport	\$904.50
2063.207327-01	26/07/2018	207327	Isunshade System	\$892.00
2057.207395-01	12/07/2018	207395	Fridge Cool Refrigeration & Air	\$880.00
2057.203749-01	12/07/2018	203749	Weston Road Systems	\$880.00
2060.208330-01	19/07/2018	208330	Air Torque Pty Ltd	\$877.25
2057.206734-01	12/07/2018	206734	WA Mechanical Services	\$869.55
2060.204248-01	19/07/2018	204248	CBC Australia Pty Ltd WA	\$840.95
2057.201815-01	12/07/2018	201815	Quick Corporate Aust Pty Ltd	\$825.12
2060.201128-01	19/07/2018	201128	BCA Consultants (WA) Pty Ltd	\$825.00
2060.208323-01	19/07/2018	208323	Mr A P Brender-A-Brandis	\$814.57
2057.201951-01	12/07/2018	201951	Hanson Construction Materials P/L	\$812.01
2060.207465-01	19/07/2018	207465	The Fruit Box	\$793.10
2063.202511-01	26/07/2018	202511	Pirtek Welshpool	\$791.19
2060.203081-01	19/07/2018	203081	Filters Plus	\$790.24

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2057.204374-01	12/07/2018	204374	Garmony Property Consultants	\$770.00
2060.24269-01	19/07/2018	24269	Wall To Wall Carpets	\$759.00
2060.207128-01	19/07/2018	207128	Blake Shopland Carpentry	\$748.00
2060.206166-01	19/07/2018	206166	Manheim Pty Ltd	\$742.50
2060.77033-01	19/07/2018	77033	Toolmart Australia Pty Ltd	\$720.00
2061.202999-01	20/07/2018	202999	Local Govt Racecourses & Cemeteries	\$717.50
2057.207495-01	12/07/2018	207495	DFP Recruitment Service	\$713.19
2060.207188-01	19/07/2018	207188	Wild Honey - Carlos Maxwell	\$700.00
2063.208328-01	26/07/2018	208328	Little Wooden Booth Co	\$700.00
2063.72990-01	26/07/2018	72990	Bunnings Building Supplies P/L	\$692.57
2057.205153-01	12/07/2018	205153	Abco Products	\$690.89
2057.201823-01	12/07/2018	201823	Boral Construction Materials Group	\$684.32
2060.202409-01	19/07/2018	202409	GCS Services Pty Ltd	\$680.90
2057.206688-01	12/07/2018	206688	Glen Flood Group Pty Ltd	\$678.18
2057.207850-01	12/07/2018	207850	Petro Industrial WA Pty Ltd	\$677.05
2063.207839-01	26/07/2018	207839	Sodexo Australia Pty Ltd	\$665.50
2063.203839-01	26/07/2018	203839	Carringtons Traffic Services	\$657.80
2057.202642-01	12/07/2018	202642	Royal Life Saving Society of WA	\$654.50
2057.208414-01	12/07/2018	208414	McRobert Contracting Services	\$653.40
2060.207394-01	19/07/2018	207394	Bucher Municipal	\$643.50
2060.76626-01	19/07/2018	76626	Bunzl Ltd	\$627.53
2057.202328-01	12/07/2018	202328	SecurePay Pty Ltd	\$619.19
2060.73148-01	19/07/2018	73148	Cleanaway	\$610.72
2063.85222-01	26/07/2018	85222	Westbooks	\$606.24
2057.208342-01	12/07/2018	208342	Ms K Hyde	\$600.00
2057.208318-01	12/07/2018	208318	J Macedo	\$600.00
2057.208255-01	12/07/2018	208255	Mr M Mackay	\$600.00
2057.207124-01	12/07/2018	207124	Mr T Paterson	\$600.00
2060.205180-01	19/07/2018	205180	Perth Security Services	\$582.45
2057.207945-01	12/07/2018	207945	Redfish Technologies Pty Ltd	\$577.50
2057.207530-01	12/07/2018	207530	Offshore Mining & Civil Pty Ltd	\$570.35
2057.84680-01	12/07/2018	84680	Officeworks	\$554.30
2057.83878-01	12/07/2018	83878	BOC Gases	\$554.12
2057.202792-01	12/07/2018	202792	Award Contracting	\$550.00
2060.206785-01	19/07/2018	206785	Travis Hayto Photography	\$550.00
2057.81399-01	12/07/2018	81399	Western Educting Service	\$544.50
2060.25544-01	19/07/2018	25544	Vertel Telecoms Pty Ltd	\$544.50
2057.205129-01	12/07/2018	205129	Scarey One Pty Ltd	\$536.25
2060.203439-01	19/07/2018	203439	Prestige Alarms	\$528.00
2060.76679-01	19/07/2018	76679	City Of Canning	\$525.00
2063.202766-01	26/07/2018	202766	Urban Development Institute of Aust	\$525.00
2063.203830-01	26/07/2018	203830	Hart Sport	\$512.60
2060.200980-01	19/07/2018	200980	The Chair Doctor WA Pty Ltd	\$504.90

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2057.207818-01	12/07/2018	207818	Le'Neat Painters & Property Mainten	\$495.00
2060.208183-01	19/07/2018	208183	Ms R Smith	\$495.00
2060.205155-01	19/07/2018	205155	Ultraclean Carpet Cleaning	\$470.25
2060.207121-01	19/07/2018	207121	Accidental Health & Safety	\$469.27
2063.200866-01	26/07/2018	200866	Assa Abloy Entrance Systems Austral	\$462.00
2057.203184-01	12/07/2018	203184	Kennards Hire	\$453.00
2060.204468-01	19/07/2018	204468	John Hughes Service	\$451.00
2060.208459-01	19/07/2018	208459	Able Westchem	\$447.70
2063.76492-01	26/07/2018	76492	Budget Rent A Car - LOC 20008	\$447.70
2060.203366-01	19/07/2018	203366	T-Quip	\$446.55
2060.21689-01	19/07/2018	21689	Charter Plumbing & Gas	\$429.00
2060.203684-01	19/07/2018	203684	Shade Engineering Pty Ltd	\$429.00
2057.207728-01	12/07/2018	207728	Burson Automotive Pty Ltd	\$421.99
2063.80788-01	26/07/2018	80788	McIntosh & Son WA	\$409.38
2057.76267-01	12/07/2018	76267	Daytone Printing	\$407.00
2061.73636-01	20/07/2018	73636	Hospital Benefit Fund	\$401.90
2063.203968-01	26/07/2018	203968	Our Community	\$400.00
2060.207994-01	19/07/2018	207994	Tyke Electrical	\$397.10
2060.76492-01	19/07/2018	76492	Budget Rent A Car - LOC 20008	\$386.65
2063.200264-01	26/07/2018	200264	GBC Fordigraph	\$385.00
2057.204468-01	12/07/2018	204468	John Hughes Service	\$382.55
2063.201815-01	26/07/2018	201815	Quick Corporate Aust Pty Ltd	\$380.09
2057.207987-01	12/07/2018	207987	SITO Elevator & Escalator Service C	\$375.00
2063.207834-01	26/07/2018	207834	Australia Post	\$363.25
2063.208462-01	26/07/2018	208462	Cervantes Historical Society Inc	\$360.00
2063.200519-01	26/07/2018	200519	Dorma Australia Pty Ltd	\$359.93
2060.207551-01	19/07/2018	207551	Loose Produce	\$352.00
2060.205153-01	19/07/2018	205153	Abco Products	\$350.33
2057.201825-01	12/07/2018	201825	Kelyn Training Services	\$345.00
2060.201815-01	19/07/2018	201815	Quick Corporate Aust Pty Ltd	\$341.45
2063.84314-01	26/07/2018	84314	Work Clobber	\$340.88
2060.205097-01	19/07/2018	205097	Perth Bin Hire	\$340.00
2060.207791-01	19/07/2018	207791	OBAN Group Pty Ltd	\$335.50
2063.202249-01	26/07/2018	202249	Local Government Professionals Aust	\$335.00
2063.207987-01	26/07/2018	207987	SITO Elevator & Escalator Service C	\$325.00
2057.207128-01	12/07/2018	207128	Blake Shopland Carpentry	\$308.00
2063.205861-01	26/07/2018	205861	Suez Medical Solutions Pty Ltd	\$306.90
2063.208334-01	26/07/2018	208334	Waterford Plaza Shopping Centre	\$300.00
2060.202766-01	19/07/2018	202766	Urban Development Institute of Aust	\$297.00
2063.72834-01	26/07/2018	72834	Blackwoods	\$286.04
2060.73806-01	19/07/2018	73806	WA Local Government Association	\$285.00
2063.205352-01	26/07/2018	205352	Telstra (Video Conf) - ID 1003577	\$280.50
2063.204595-01	26/07/2018	204595	Affordable Pest Control	\$275.00

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2060.202249-01	19/07/2018	202249	Local Government Professionals Aust	\$270.00
2063.205415-01	26/07/2018	205415	A2B Removals	\$270.00
2063.205714-01	26/07/2018	205714	CMA Ecocycle	\$269.28
2063.207027-01	26/07/2018	207027	Mrs T Lampard	\$268.00
2060.202859-01	19/07/2018	202859	WA Hino Sales & Service	\$265.58
2063.76267-01	26/07/2018	76267	Daytone Printing	\$264.00
2063.202619-01	26/07/2018	202619	Perth Basketball Association	\$264.00
2061.73970-01	20/07/2018	73970	Australian Services Union	\$259.00
2057.207885-01	12/07/2018	207885	Bloomin Box Co	\$258.00
2060.85049-01	19/07/2018	85049	E & MJ Rosher Pty Ltd	\$247.50
2060.208424-01	19/07/2018	208424	Goodchild Enterprises	\$246.40
2060.205955-01	19/07/2018	205955	Beacon Equipment - Canning Vale	\$242.50
2060.206079-01	19/07/2018	206079	Sonic HealthPlus Pty Ltd	\$231.00
2060.204588-01	19/07/2018	204588	Western Resource Recovery Pty Ltd	\$229.90
2057.84314-01	12/07/2018	84314	Work Clobber	\$227.70
2057.203922-01	12/07/2018	203922	Local Refrigeration & Air Condition	\$220.00
2057.203362-01	12/07/2018	203362	Equip Safe	\$210.00
2060.208261-01	19/07/2018	208261	Westside Fire Services	\$209.00
2060.72990-01	19/07/2018	72990	Bunnings Building Supplies P/L	\$208.95
2063.204291-01	26/07/2018	204291	Iron Mountain Aust Group Pty Ltd	\$204.09
2057.207448-01	12/07/2018	207448	Floral Image	\$200.20
2057.207995-01	12/07/2018	207995	StrataGreen	\$195.92
2060.207602-01	19/07/2018	207602	Hire A Hubby Leeming	\$195.57
2060.207574-01	19/07/2018	207574	Vetwest Animal Hospitals Pty Ltd	\$192.33
2060.201216-01	19/07/2018	201216	Chemform	\$189.86
2060.203260-01	19/07/2018	203260	Imagesource Digital Solutions	\$188.10
2060.74187-01	19/07/2018	74187	Fuji Xerox	\$182.82
2060.207298-01	19/07/2018	207298	Totally Workwear - Belmont	\$179.32
2063.204470-01	26/07/2018	204470	Alanco Australia Pty Ltd	\$177.84
2057.205590-01	12/07/2018	205590	Northstar Asset Pty Ltd & Jaffa Ro	\$165.00
2063.205534-01	26/07/2018	205534	Superclean Laundry and Linen Servic	\$161.65
2063.85282-01	26/07/2018	85282	Allwest Windscreens & Tinting	\$160.00
2057.204837-01	12/07/2018	204837	Mrs F C Nababan	\$157.25
2057.204291-01	12/07/2018	204291	Iron Mountain Aust Group Pty Ltd	\$156.83
2057.206719-01	12/07/2018	206719	Atom Supply	\$151.80
2060.201833-01	19/07/2018	201833	IPWEA - **WA Only**	\$150.00
2063.203798-01	26/07/2018	203798	Tranen Revegetation Systems	\$141.90
2060.202610-01	19/07/2018	202610	Australian Golf Course Superintenda	\$125.00
2063.200269-01	26/07/2018	200269	Martins Trailer Parts Pty Ltd	\$123.78
2063.208172-01	26/07/2018	208172	DIAL BEFORE YOU DIG WA LTD	\$121.55
2057.201391-01	12/07/2018	201391	Refresh Pure Water **USE 201391**	\$120.00
2060.204837-01	19/07/2018	204837	Mrs F C Nababan	\$115.60
2060.205534-01	19/07/2018	205534	Superclean Laundry and Linen Servic	\$106.55

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2060.207822-01	19/07/2018	207822	Australian Parking & Revenue Contro	\$106.00
2057.76679-01	12/07/2018	76679	City Of Canning	\$100.00
2057.202053-01	12/07/2018	202053	Budget Gas	\$99.00
2063.208425-01	26/07/2018	208425	Tyres 4 U Pty Ltd	\$96.67
2060.202642-01	19/07/2018	202642	Royal Life Saving Society of WA	\$93.50
2060.202452-01	19/07/2018	202452	Lock Stock & Farrell Locksmith	\$90.00
2060.201391-01	19/07/2018	201391	Refresh Pure Water **USE 201391**	\$90.00
2060.203395-01	19/07/2018	203395	City Rubber Stamps	\$86.95
2063.207126-01	26/07/2018	207126	Mr C D Mosedale	\$84.00
2063.201823-01	26/07/2018	201823	Boral Construction Materials Group	\$82.89
2063.201833-01	26/07/2018	201833	IPWEA - **WA Only**	\$75.00
2060.206376-01	19/07/2018	206376	Ms M Sullivan	\$69.80
2057.25522-01	12/07/2018	25522	Mercury Messengers Pty Ltd	\$67.89
2063.207846-01	26/07/2018	207846	Corsign WA Pty Ltd	\$63.80
2063.202814-01	26/07/2018	202814	WA Sports Federation	\$60.00
2063.208451-01	26/07/2018	208451	Telstra - ID 1003577	\$59.99
2060.207557-01	19/07/2018	207557	TenderLink.Com	\$57.20
2063.207574-01	26/07/2018	207574	Vetwest Animal Hospitals Pty Ltd	\$52.00
2060.204510-01	19/07/2018	204510	Karalee Tavern	\$50.00
2060.207846-01	19/07/2018	207846	Corsign WA Pty Ltd	\$49.28
2060.203622-01	19/07/2018	203622	Harvey Fresh	\$48.60
2060.207040-01	19/07/2018	207040	Nespresso Australia	\$46.60
2060.208445-01	19/07/2018	208445	Telstra - ID 1003577	\$40.00
2057.201983-01	12/07/2018	201983	Muchea Tree Farm	\$39.00
2057.207026-01	12/07/2018	207026	Peninsular Como Newsround	\$35.20
2057.206376-01	12/07/2018	206376	Ms M Sullivan	\$35.00
2057.85222-01	12/07/2018	85222	Westbooks	\$23.66
2057.205241-01	12/07/2018	205241	Mrs N Paisley	\$23.02
2060.207027-01	19/07/2018	207027	Mrs T Lampard	\$21.70
2060.206719-01	19/07/2018	206719	Atom Supply	\$20.15
2063.202452-01	26/07/2018	202452	Lock Stock & Farrell Locksmith	\$16.00
2057.205884-01	12/07/2018	205884	Ampac Debt Recovery WA Pty Ltd	\$10.78
<b>Total:</b>	<b>EFT</b>			<b>419 \$5,672,031.91</b>
00107150	12/07/2018	205515	Department Of Transport	\$35,437.65
00107178	19/07/2018	200691	Water Corporation	\$14,137.78
00107183	26/07/2018	204669	Jonathan Epps - Arboriculturist	\$4,725.00
00107179	19/07/2018	201849	Town of Bassendean	\$870.00
00107147	12/07/2018	73091	Administration Petty Cash	\$636.40
00107149	12/07/2018	201849	Town of Bassendean	\$625.00
00107174	19/07/2018	73091	Administration Petty Cash	\$398.35
00107148	12/07/2018	200949	Collier Park Village Petty Cash	\$127.95
00107173	20/07/2018	202589	WA Local Govt Superannuation Plan	\$80.00

**Payment Listing**  
Payments between  
1/07/2018 to 31/07/2018



Print Date and time: 15/08/2018 5:11:06PM

Creditors				
<i>Reference No.</i>	<i>Date</i>	<i>Creditor</i>	<i>Payee</i>	<i>Amount</i>
00107175	19/07/2018	76324	City Of Gosnells	\$60.00
<b>Total:</b>	<b>Cheque</b>			<b>10 \$57,098.13</b>
-----				
<b>Total:</b>	<b>Creditors</b>			<b>429 \$5,729,130.04</b>

**Payment Listing**  
 Payments between  
 1/07/2018 to 31/07/2018



Print Date and time: 15/08/2018 5:11:06PM

Non-Creditors

<i>Reference No.</i>	<i>Date</i>	<i>Payee</i>	<i>Amount</i>
00107157	12/07/2018	Clontarf Aboriginal College	\$5,000.00
00019478	09/07/2018	Stannard Group Pty Ltd	\$3,000.00
00019494	19/07/2018	Plunkett Homes (1903) Pty Ltd	\$3,000.00
00019470	09/07/2018	Mr C H Miu	\$2,200.00
00019474	09/07/2018	Tangent Nominees Pty Ltd	\$2,200.00
00019477	09/07/2018	Modern Home Improvers	\$2,200.00
00019479	09/07/2018	Averna Homes	\$2,200.00
00019488	19/07/2018	Mr D & Mrs D Musarra	\$2,200.00
00019493	19/07/2018	Coastview Australia Pty Ltd	\$2,200.00
00019496	19/07/2018	Mr M Linz	\$2,050.00
00019482	09/07/2018	Animal Aid Abroad	\$1,750.00
00019483	09/07/2018	Mr E D'Couto	\$1,750.00
00107159	20/07/2018	Dog's Refuge Home WA Inc	\$1,750.00
00107184	30/07/2018	Como Primary School P & C	\$1,750.00
00107170	20/07/2018	Womens Health & Wellbeing Service	\$1,400.00
00019487	09/07/2018	Claire Strom	\$1,080.00
00019484	09/07/2018	Kubra Serin	\$1,050.00
00019485	09/07/2018	Alzheimers WA	\$1,050.00
00107152	12/07/2018	Centre for Thai Language and Cultur	\$1,050.00
00019498	19/07/2018	Piyushkumar N Patel	\$1,050.00
00107165	20/07/2018	T Kwerengwe	\$1,050.00
00107172	20/07/2018	Dao Ji Association	\$1,050.00
00107163	20/07/2018	Mrs Marchel Blood	\$734.58
00107151	12/07/2018	Australian Institute of Traffic Pla	\$550.00
00019499	19/07/2018	Andre Maynard	\$550.00
00107167	20/07/2018	Stella Angelina	\$550.00
00107169	20/07/2018	RAfael Arape	\$550.00
00107171	20/07/2018	Chipo Tsvigu	\$550.00
00019471	09/07/2018	Brajkovich Demolition & Salvage Pty	\$500.00
00019472	09/07/2018	Brajkovich Demolition & Salvage Pty	\$500.00
00019473	09/07/2018	Chee Uwi Lee	\$500.00
00019475	09/07/2018	Ricciardo Earthmoving	\$500.00
00019476	09/07/2018	Ricciardo Earthmoving	\$500.00
00019480	09/07/2018	Tropical Pools	\$500.00
00019481	09/07/2018	Magnificent Properties & Constructi	\$500.00
00019489	19/07/2018	Ms D Musarra	\$500.00
00019490	19/07/2018	Elite Blockwork Pty Ltd	\$500.00
00019491	19/07/2018	Mr R D Edwards	\$500.00
00019492	19/07/2018	Mr R D Edwards	\$500.00
00019500	23/07/2018	Ms G M Ballantine	\$500.00
00019501	23/07/2018	APG Homes Pty Ltd	\$500.00
00019502	23/07/2018	Mr A Grobbelaar	\$500.00
00019503	23/07/2018	Goldbox Holdings Pty Ltd (In Liquid	\$500.00



**Payment Listing**  
 Payments between  
 1/07/2018 to 31/07/2018



Print Date and time: 15/08/2018 5:11:06PM

Non-Creditors			
Reference No.	Date	Payee	Amount
00107161	20/07/2018	Abby Parker	\$300.00
00019495	19/07/2018	M Hirani	\$250.00
00107153	12/07/2018	Ms Annie Gibbs	\$200.00
00107154	12/07/2018	Mr Brock Hickey	\$200.00
00107155	12/07/2018	Mr Kai Hickey	\$200.00
00107160	20/07/2018	Mr Jonah Pilatti	\$200.00
00107162	20/07/2018	Luke Burrows	\$200.00
00107158	20/07/2018	Mrs D Sawyer	\$189.08
00107156	12/07/2018	Perth Patios & Home Improvements	\$159.35
00107164	20/07/2018	Glenys Mulvany	\$75.00
00107166	20/07/2018	T Kwerengwe	\$70.00
00019497	19/07/2018	Mr V Lee	\$50.00
00107181	26/07/2018	Nicholas Werner	\$35.00
00107168	20/07/2018	Nathan Wright	\$30.00
00107180	26/07/2018	Eleni Mika	\$30.00
<b>Total:</b>	<b>Cheque</b>		<b>58 \$55,203.01</b>
-----			
<b>Total:</b>	<b>Non-Creditors</b>		<b>58 \$55,203.01</b>
-----			
<b>Grand Total:</b>			<b>487 \$5,784,333.05</b>

**City of South Perth**  
**Statement of Financial Position**  
**As at 31 July 2018**

Details	2019 YTD	2018 YTD	30 June 2018
	\$	\$	\$
<b>CURRENT ASSETS</b>			
Cash & Cash Equivalents	49,946,786	62,645,606	52,086,028
Trade & Other Receivables	43,098,909	40,293,861	3,665,026
Inventories – Materials	6,793	106,750	6,793
Other Current Assets	619,442	1,025,467	334,529
<b>TOTAL CURRENT ASSETS</b>	<b>93,671,930</b>	<b>104,071,684</b>	<b>56,092,376</b>
<b>NON-CURRENT ASSETS</b>			
Other Receivables	1,262,542	1,524,786	1,265,134
Investments	209,770	180,347	209,771
Property, Plant & Equipment	380,600,684	375,823,797	380,956,157
Infrastructure	329,016,740	331,458,210	329,565,250
Intangibles	970,083	972,022	1,014,083
<b>TOTAL NON-CURRENT ASSETS</b>	<b>712,059,819</b>	<b>709,959,162</b>	<b>713,010,395</b>
<b>TOTAL ASSETS</b>	<b>805,731,749</b>	<b>814,030,846</b>	<b>769,102,771</b>
<b>CURRENT LIABILITIES</b>			
Trade & Other Payables	2,472,461	6,221,895	5,020,489
Borrowings	1,211,647	1,263,820	1,504,508
Provisions	4,175,758	4,197,298	4,175,758
Leaseholder Liability	28,253,159	30,559,150	29,129,404
<b>TOTAL CURRENT LIABILITIES</b>	<b>36,113,025</b>	<b>42,242,163</b>	<b>39,830,159</b>
<b>NON-CURRENT LIABILITIES</b>			
Borrowings	8,752,693	10,206,248	8,752,693
Provisions	381,174	332,490	381,174
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>9,133,867</b>	<b>10,538,738</b>	<b>9,133,867</b>
<b>TOTAL LIABILITIES</b>	<b>45,246,892</b>	<b>52,780,901</b>	<b>48,964,026</b>
<b>NET ASSETS</b>	<b>760,484,857</b>	<b>761,249,945</b>	<b>720,138,745</b>
<b>EQUITY</b>			
Retained Surplus	172,796,372	165,738,481	131,651,288
Reserves - Cash Backed	41,675,631	49,498,611	42,474,603
Revaluation Surplus	546,012,854	546,012,853	546,012,854
<b>TOTAL EQUITY</b>	<b>760,484,857</b>	<b>761,249,945</b>	<b>720,138,745</b>

**CITY OF SOUTH PERTH  
STATEMENT OF CHANGE IN EQUITY  
As at 31 July 2018**

	2019 YTD \$	2018 YTD \$	30 June 2018 \$
<b>RESERVES</b>			
<b>Cash Backed</b>			
Balance at beginning of reporting period	42,474,603	49,400,375	49,400,375
Aggregate transfers to Retained Earnings	(894,395)	(4,450)	(10,110,273)
Aggregate transfers from Retained Earnings	95,423	102,686	3,184,501
Balance at end of reporting period	<u>\$ 41,675,631</u>	<u>\$ 49,498,611</u>	<u>\$ 42,474,603</u>
<b>Non - Cash Backed</b>			
Asset Revaluation Reserve	546,012,854	546,012,853	546,012,854
Balance at end of reporting period	<u>\$ 546,012,854</u>	<u>\$ 546,012,853</u>	<u>\$ 546,012,854</u>
<b>TOTAL RESERVES</b>	<u>\$ 587,688,485</u>	<u>\$ 595,511,464</u>	<u>\$ 588,487,457</u>
<b>RETAINED EARNINGS</b>			
Balance at beginning of reporting period	131,651,288	126,670,436	126,670,436
Change in Net Assets from Operations	40,346,112	39,166,281	(1,944,920)
Aggregate transfers to Reserves	(95,423)	(102,686)	(3,184,501)
Aggregate transfers from Reserves	894,395	4,450	10,110,273
Balance at end of reporting period	<u>\$ 172,796,372</u>	<u>\$ 165,738,481</u>	<u>\$ 131,651,288</u>
<b>TOTAL EQUITY</b>	<u>\$ 760,484,857</u>	<u>\$ 761,249,945</u>	<u>\$ 720,138,745</u>





**CITY OF SOUTH PERTH**  
**STATEMENT OF FINANCIAL ACTIVITY**  
FOR THE PERIOD 1 JULY 2018 TO 31 JULY 2018

Attachment 10.6.1.(c)

Original Budget 2018/19	MYR Revised Budget 2018/19	OPERATING ACTIVITIES	YTD MYR BUDGET @ 31 JULY 2018	YTD ACTUAL @ 31 JULY 2018	\$ VARIANCE	VAR NOTE	% VAR / MYR YTD BUDGET YTD
<b>Income</b>							
36,813,296	36,813,296	Rates	36,675,796	36,649,518	(26,278)	U	0%
2,585,813	2,585,813	General Purpose Funding	386,411	141,078	(245,333)	U	-63%
70,000	70,000	Governance	5,833	684	(5,149)	U	-88%
200,250	200,250	Law, Order, Public Safety	11,250	10,155	(1,095)	U	-10%
144,500	144,500	Health	82,625	75,657	(6,968)	U	-8%
1,948,108	1,948,108	Housing	228,674	199,960	(28,714)	U	-13%
7,623,053	7,623,053	Community Amenities	6,797,963	6,881,794	83,831	F	1%
4,381,626	4,381,626	Recreation and Culture	356,280	350,745	(5,535)	U	-2%
3,189,612	3,189,612	Transport	290,829	149,082	(141,747)	U	-49%
474,500	474,500	Economic Services	87,502	97,338	9,836	F	11%
72,000	72,000	Other Property and Services	5,999	2,860	(3,140)	U	-52%
<b>57,502,758</b>	<b>57,502,758</b>	<b>Subtotal Income</b>	<b>44,929,162</b>	<b>44,558,871</b>	<b>(370,291)</b>	<b>U</b>	
<b>Expenditure</b>							
311,164	311,164	General Purpose Funding	52,191	(2,006)	54,197	F	104%
4,282,632	4,282,632	Governance	721,881	509,608	212,273	F	29%
1,142,759	1,142,759	Law, Order, Public Safety	128,111	61,156	66,955	F	52%
52,250	52,250	Education	4,351	2,045	2,306	F	53%
731,508	731,508	Health	58,603	52,700	5,903	F	10%
621,599	621,599	Welfare Services	50,266	43,570	6,696	F	13%
2,286,935	2,286,935	Housing	316,257	307,085	9,172	F	3%
11,673,397	11,673,397	Community Amenities	958,092	352,633	605,459	F	63%
21,291,273	21,291,273	Recreation and Culture	1,690,266	1,596,775	93,491	F	6%
15,815,329	15,815,329	Transport	1,294,092	1,133,980	160,112	F	12%
737,029	737,029	Economic Services	59,578	56,063	3,515	F	6%
81,687	81,687	Other Property and Services	126,566	115,152	11,415	F	9%
<b>59,027,562</b>	<b>59,027,562</b>	<b>Subtotal Expenditure</b>	<b>5,460,254</b>	<b>4,228,759</b>	<b>1,231,495</b>	<b>F</b>	
<b>(1,524,804)</b>	<b>(1,524,804)</b>	<b>Net Operating Surplus/ (Deficit)</b>	<b>39,468,908</b>	<b>40,330,112</b>	<b>(861,204)</b>	<b>F</b>	
<b>ADD NON CASH ITEMS</b>							
11,224,400	11,224,400	Depreciation of Assets	935,352	1,024,316	(88,964)	U	
127,500	127,500	Ammortisation Expense	10,625	44,000	(33,375)	U	
<b>11,351,900</b>	<b>11,351,900</b>	<b>Subtotal Non Cash Items</b>	<b>945,977</b>	<b>1,068,316</b>	<b>(122,339)</b>	<b>U</b>	
<b>9,827,096</b>	<b>9,827,096</b>	<b>Net Operating Surplus/ (Deficit)</b>	<b>40,414,885</b>	<b>41,398,428</b>	<b>983,543</b>	<b>F</b>	
<b>LESS CAPITAL INCOME &amp; EXPENDITURE</b>							
725,680	725,680	Grants for Acquisition of Assets	6,431	16,000	9,569	F	
262,294	262,294	Realised (Gain) / Loss on Sale of Assets	(21,950)	-	21,950	F	
(4,263,200)	(4,263,200)	Acquisition of Buildings	(421,864)	(31,420)	390,444	F	
(16,000)	(16,000)	Acquisition of Furniture	(1,333)	-	1,333	F	
(2,436,700)	(2,436,700)	Acquisition of Technology	(196,454)	519	196,973	F	
(499,652)	(499,652)	Acquisition of Plant & Equipment	(5,000)	(626)	4,374	F	
(774,150)	(774,150)	Acquisition of Mobile Plant	(135,500)	-	135,500	F	
(11,963,588)	(11,963,588)	Construction of Infrastructure Assets	(392,583)	(88,805)	303,778	F	
(5,000)	(5,000)	Work in Progress	-	-	-	U	
<b>(18,970,316)</b>	<b>(18,970,316)</b>	<b>Subtotal Capital Income and Expenditure</b>	<b>(1,168,253)</b>	<b>(104,332)</b>	<b>1,063,921</b>	<b>F</b>	
<b>LESS OTHER NON OPERATING ITEMS</b>							
(1,524,798)	(1,524,798)	Loan Principal Repayments	(292,861)	(292,861)	-	-	
(4,079,391)	(4,079,391)	Transfers to Reserves	(95,423)	(95,423)	-	-	
<b>(5,604,189)</b>	<b>(5,604,189)</b>	<b>Subtotal Other Non Operating Items</b>	<b>(388,284)</b>	<b>(388,284)</b>	<b>-</b>	<b>-</b>	
<b>OTHER FUNDING SOURCES</b>							
13,263,079	13,263,079	Transfers from Reserves	894,395	894,395	-	-	
316,635	316,635	Proceeds on Disposal of Assets	26,583	-	(26,583)	U	
610,716	610,716	Self Supporting Loans Recouped	130,111	130,111	-	-	
750,000	750,000	Movement in Non Current CPV Liability	62,500	(876,245)	(938,745)	U	
-	-	Movement in Deferred Rates (Non-Current)	-	2,591	(2,591)	F	
4,117,152	4,117,152	Opening Net Current Assets July 1 B/Fwd	4,117,152	4,117,152	-	-	
<b>21,119,720</b>	<b>21,119,720</b>	<b>Subtotal Other Funding Sources</b>	<b>5,230,741</b>	<b>4,268,004</b>	<b>(967,919)</b>	<b>U</b>	
<b>6,372,311</b>	<b>6,372,311</b>	<b>CLOSING NET CURRENT ASSETS YTD</b>	<b>44,089,090</b>	<b>45,173,816</b>	<b>1,079,544</b>	<b>F</b>	

**CITY OF SOUTH PERTH**  
**2018/2019 - OPERATING REVENUE & EXPENDITURE - BUDGET VERSUS ACTUAL**  
**July-2018**

Key Responsibility Areas	Month Budget	Month Actual	YTD Budget	YTD Actual	Variance \$	Var F/U	MYR Revised Budget	Original Budget
<b>REVENUE</b>								
<b>Chief Executive's Office</b>								
Ranger Services								
Animal Control	10,084	9,367	10,084	9,367	(717)	U	186,250	186,250
Fire Prevention	125	-	125	-	(125)	-	1,500	1,500
Parking Management	270,582	129,135	270,582	129,135	(141,447)	U	3,247,000	3,247,000
District Rangers	1,041	788	1,041	788	(253)	U	12,500	12,500
Sub Total Revenue - Ranger Services	281,832	139,290	281,832	139,290	(142,542)	U	3,447,250	3,447,250
Total Revenue - Governance & Administration	281,832	139,290	281,832	139,290	(142,542)	U	3,447,250	3,447,250
<b>Total Revenue - Chief Executive's Office</b>	<b>281,832</b>	<b>139,290</b>	<b>281,832</b>	<b>139,290</b>	<b>(142,542)</b>	<b>U</b>	<b>3,447,250</b>	<b>3,447,250</b>
<b>Directorate - Corporate Services</b>								
Financial Services								
Treasury Management	237,083	684	237,083	684	(236,399)	U	995,000	995,000
Investment Activities	93,245	86,963	93,245	86,963	(6,282)	U	929,813	929,813
Rating Activities	36,737,712	36,703,633	36,737,712	36,703,633	(34,079)	U	37,559,296	37,559,296
Property Management	29,499	12,486	29,499	12,486	(17,013)	U	394,000	394,000
Total Revenue - Financial Services	37,097,539	36,803,766	37,097,539	36,803,766	(293,773)	U	39,878,109	39,878,109
<b>Total Revenue - Corporate Services</b>	<b>37,097,539</b>	<b>36,803,766</b>	<b>37,097,539</b>	<b>36,803,766</b>	<b>(293,773)</b>	<b>U</b>	<b>39,878,109</b>	<b>39,878,109</b>
<b>Directorate - Development &amp; Community Services</b>								
Community, Culture & Recreation								
Administration	125	-	125	-	(125)	U	1,500	1,500
Cultural Development								
Major Events	-	-	-	-	-	-	253,300	253,300
Community Events	3,499	-	3,499	-	(3,499)	U	42,000	42,000
Facility Bookings & Recreation Revenue								
George Burnett Leisure Centre Revenue	37,628	28,811	37,628	28,811	(8,817)	U	319,550	319,550
Halls & Public Buildings	25,030	52,835	25,030	52,835	27,805	F	300,400	300,400
Total Revenue - Community, Culture & Recreation	66,282	81,646	66,282	81,646	15,364	F	916,750	916,750
Collier Park Retirement Complex								
Collier Park Village	211,556	199,465	211,556	199,465	(12,091)	U	1,942,323	1,942,323
Collier Park Community Centre	500	495	500	495	5	U	6,000	6,000
Total Revenue - Collier Park Village	212,056	199,960	212,056	199,960	(12,096)	U	1,948,323	1,948,323
Library Services								
Administration	1,178	2,456	1,178	2,456	1,278	F	13,050	13,050
Civic Centre Library	833	1,293	833	1,293	460	F	10,000	10,000
Manning Library	266	978	266	978	712	F	2,100	2,100
Old Mill	208	98	208	98	(110)	U	2,500	2,500
Total Revenue - Library Services	2,485	4,825	2,485	4,825	2,340	F	27,650	27,650
Development Services								
Strategic Planning	1,166	-	1,166	-	1,166	U	14,000	14,000
Statutory Planning	44,582	52,874	44,582	52,874	8,292	F	535,000	535,000
Building Services	85,623	96,538	85,623	96,538	10,915	F	457,500	457,500
Environmental Health Services	82,833	75,657	82,833	75,657	(7,176)	U	147,000	147,000
Total Revenue - Development Services	214,204	225,069	214,204	225,069	10,865	F	1,153,500	1,153,500
<b>Total Revenue - Development &amp; Community Services</b>	<b>495,027</b>	<b>511,500</b>	<b>495,027</b>	<b>511,500</b>	<b>16,473</b>	<b>F</b>	<b>4,046,223</b>	<b>4,046,223</b>

**CITY OF SOUTH PERTH**  
**2018/2019 - OPERATING REVENUE & EXPENDITURE - BUDGET VERSUS ACTUAL**  
**July-2018**

Attachment 10.6.1 (d)

Key Responsibility Areas	Month Budget	Month Actual	YTD Budget	YTD Actual	Variance \$	Var F/U	MYR Revised Budget	Original Budget
<b>Directorate - Infrastructure Services</b>								
Infrastructure Support								
City Environment								
Contributions	27,082	17,174	27,082	17,174	(9,908)	U	333,500	333,500
Nursery Revenue	1,879	800	1,879	800	(1,079)	U	22,560	22,560
Environmental Services Revenue	416	240	416	240	(176)	U	5,000	5,000
<b>Total Revenue - City Environment</b>	<b>29,377</b>	<b>18,214</b>	<b>29,377</b>	<b>18,214</b>	<b>(11,163)</b>	<b>U</b>	<b>361,060</b>	<b>361,060</b>
Engineering Infrastructure								
Traffic Management Revenue	9,499	562	9,499	562	(8,937)	U	114,000	114,000
Road Grants	-	-	-	-	-	U	410,000	410,000
Contributions to Works	5,416	2,860	5,416	2,860	(2,557)	U	65,000	65,000
Reinstatement Revenue	1,166	2,300	1,166	2,300	1,134	F	14,000	14,000
Crossover Revenue	8,333	4,523	8,333	4,523	3,810	U	100,000	100,000
Asset Control Revenue	24,874	7,981	24,874	7,981	(16,893)	U	298,500	298,500
Other Revenue	583	-	583	-	(583)	U	7,000	7,000
<b>Sub Total - Construction &amp; Maint</b>	<b>40,372</b>	<b>17,664</b>	<b>40,372</b>	<b>17,664</b>	<b>22,708</b>	<b>U</b>	<b>894,500</b>	<b>894,500</b>
<b>Total Revenue - Engineering Infrastructure</b>	<b>49,871</b>	<b>18,226</b>	<b>49,871</b>	<b>18,226</b>	<b>(31,645)</b>	<b>U</b>	<b>1,008,500</b>	<b>1,008,500</b>
Waste Management								
Refuse Collection	5,010,281	5,075,269	5,010,281	5,075,269	64,988	F	5,297,743	5,297,743
Recycling	1,741,310	1,753,413	1,741,310	1,753,413	12,103	F	1,768,810	1,768,810
<b>Total Revenue - Waste Management</b>	<b>6,751,591</b>	<b>6,828,682</b>	<b>6,751,591</b>	<b>6,828,682</b>	<b>77,091</b>	<b>F</b>	<b>7,066,553</b>	<b>7,066,553</b>
Collier Park Golf Course								
Collier Park Golf Course - Revenue	233,675	234,615	233,675	234,615	940	F	2,804,138	2,804,138
<b>Total Revenue - Collier Park Golf Course</b>	<b>233,675</b>	<b>234,615</b>	<b>233,675</b>	<b>234,615</b>	<b>940</b>	<b>F</b>	<b>2,804,138</b>	<b>2,804,138</b>
<b>Total Revenue - Infrastructure Services</b>	<b>7,064,514</b>	<b>7,099,736</b>	<b>7,064,514</b>	<b>7,099,736</b>	<b>35,222</b>	<b>F</b>	<b>11,240,251</b>	<b>11,240,251</b>
<b>TOTAL REVENUE</b>	<b>44,938,912</b>	<b>44,554,291</b>	<b>44,938,912</b>	<b>44,554,291</b>	<b>(384,621)</b>	<b>U</b>	<b>58,611,833</b>	<b>58,611,833</b>
<b>EXPENDITURE</b>								
<b>Chief Executive's Office</b>								
City Administration								
Corporate Support	66,918	46,780	66,918	46,780	20,138	F	844,923	844,923
Building Operating Costs	125,841	113,800	125,841	113,800	12,041	F	258,300	258,300
Human Resources Administration	95,090	65,317	95,090	65,317	29,773	F	1,190,988	1,190,988
<b>Total Expense - City Administration</b>	<b>287,849</b>	<b>225,897</b>	<b>287,849</b>	<b>225,897</b>	<b>61,952</b>	<b>F</b>	<b>2,294,211</b>	<b>2,294,211</b>
Governance Admin	74,313	14,564	74,313	14,564	59,749	F	936,630	936,630
Governance - Elected Members	204,691	181,747	204,691	181,747	22,944	F	749,491	749,491
Marketing & Communications								
Community Promotions	55,336	45,345	55,336	45,345	9,991	F	695,033	695,033
Publications	11,649	(6,759)	11,649	(6,759)	18,408	F	139,800	139,800
Ranger Services								
Animal Control	26,611	24,914	26,611	24,914	1,697	F	340,020	340,020
Fire Prevention	54,122	(22)	54,122	(22)	54,144	F	126,064	126,064
Parking Management	73,781	56,014	73,781	56,014	17,767	F	927,615	927,615
District Rangers	20,392	15,340	20,392	15,340	5,052	F	263,807	263,807
Other Law & Order	416	-	416	-	416	F	5,000	5,000
<b>Total Expense - Ranger Services</b>	<b>175,322</b>	<b>96,245</b>	<b>175,322</b>	<b>96,245</b>	<b>79,077</b>	<b>F</b>	<b>1,662,506</b>	<b>1,662,506</b>
<b>Total Expense - Governance</b>	<b>521,311</b>	<b>331,142</b>	<b>521,311</b>	<b>331,142</b>	<b>190,169</b>	<b>F</b>	<b>4,183,460</b>	<b>4,183,460</b>
<b>Total Expense - Chief Executive's Office</b>	<b>809,160</b>	<b>557,039</b>	<b>809,160</b>	<b>557,039</b>	<b>252,121</b>	<b>F</b>	<b>6,477,671</b>	<b>6,477,671</b>



**CITY OF SOUTH PERTH**  
**2018/2019 - OPERATING REVENUE & EXPENDITURE - BUDGET VERSUS ACTUAL**  
**July-2018**

Attachment 10.6.1 (d)

Key Responsibility Areas	Month Budget	Month Actual	YTD Budget	YTD Actual	Variance \$	Var F/U	MYR Revised Budget	Original Budget
<b>Directorate - Corporate Services</b>								
Administration	20,315	17,922	20,315	17,922	2,393	F	261,308	261,308
Organisational Performance	26,414	6,480	26,414	6,480	19,934	F	338,425	338,425
Financial Services								
Treasury Management	324,048	302,997	324,048	302,997	21,051	F	2,081,750	2,081,750
Rating Activities	63,827	12,559	63,827	12,559	51,268	F	450,804	450,804
Investment Activities	25,929	23,002	25,929	23,002	2,927	F	311,164	311,164
Property Management	12,435	(413)	12,435	(413)	12,848	F	149,250	149,250
<b>Total Expense - Financial Services</b>	<b>426,239</b>	<b>338,144</b>	<b>426,239</b>	<b>338,144</b>	<b>88,095</b>	<b>F</b>	<b>2,992,968</b>	<b>2,992,968</b>
Information Technology	252,769	249,404	252,769	249,404	3,365	F	3,101,069	3,101,069
Records Management	33,969	31,974	33,969	31,974	1,995	F	429,081	429,081
Customer Services Team	91,969	117,153	91,969	117,153	(25,184)	U	1,182,200	1,182,200
Cost Allocation Outwards	(53,405)	(53,406)	(53,405)	(53,406)	1	F	(640,870)	(640,870)
<b>Total Expense - Corporate Services</b>	<b>798,270</b>	<b>707,669</b>	<b>798,270</b>	<b>707,669</b>	<b>90,601</b>	<b>F</b>	<b>7,664,181</b>	<b>7,664,181</b>
<b>Directorate - Development &amp; Community Services</b>								
Community, Culture & Recreation								
Community Development								
Administration	49,056	55,285	49,056	55,285	(6,229)	U	629,124	629,124
Donations	5,000	5,700	5,000	5,700	(700)	U	180,000	180,000
Safer City Program	4,915	(25)	4,915	(25)	4,940	-	59,000	59,000
Senior Citizens	33,146	28,258	33,146	28,258	4,888	F	416,137	416,137
<b>Total Expense - Community Development</b>	<b>92,117</b>	<b>89,218</b>	<b>92,117</b>	<b>89,218</b>	<b>2,899</b>	<b>F</b>	<b>1,284,261</b>	<b>1,284,261</b>
Cultural Development								
Major Events Expense	-	42,861	-	42,861	(42,861)	U	845,000	845,000
Summer Events Program	5,833	200	5,833	200	5,633	F	200,000	200,000
Community Events	46,521	34,234	46,521	34,234	12,287	F	617,139	617,139
Civic Functions	7,666	2,582	7,666	2,582	5,084	F	92,000	92,000
<b>Total Expense - Cultural Development</b>	<b>60,020</b>	<b>79,876</b>	<b>60,020</b>	<b>79,876</b>	<b>(19,856)</b>	<b>U</b>	<b>1,754,139</b>	<b>1,754,139</b>
Recreation								
George Burnett Leisure Centre	37,493	31,658	37,493	31,658	5,835	F	465,561	465,561
<b>Total Expense - Recreation &amp; Leisure</b>	<b>37,493</b>	<b>31,658</b>	<b>37,493</b>	<b>31,658</b>	<b>5,835</b>	<b>F</b>	<b>465,561</b>	<b>465,561</b>
Facility Hire								
Bookings Office	20,601	27,360	20,601	27,360	(6,759)	U	264,688	264,688
Halls & Public Buildings	75,473	19,478	75,473	19,478	55,995	F	904,150	904,150
<b>Total Expense - Facility Hire</b>	<b>96,074</b>	<b>46,838</b>	<b>96,074</b>	<b>46,838</b>	<b>49,236</b>	<b>F</b>	<b>1,168,838</b>	<b>1,168,838</b>
<b>Total Expense - Community, Culture &amp; Recreation</b>	<b>285,704</b>	<b>247,590</b>	<b>285,704</b>	<b>247,590</b>	<b>38,114</b>	<b>F</b>	<b>4,672,799</b>	<b>4,672,799</b>
Collier Park Retirement Complex								
Collier Park Village	316,372	307,085	316,372	307,085	9,287	F	2,287,050	2,287,050
<b>Total Expense - Collier Park Complex</b>	<b>316,372</b>	<b>307,085</b>	<b>316,372</b>	<b>307,085</b>	<b>9,287</b>	<b>F</b>	<b>2,287,050</b>	<b>2,287,050</b>
Library Services								
Civic Centre Library	100,873	122,031	100,873	122,031	(21,158)	U	1,267,958	1,267,958
Manning Library	67,709	105,041	67,709	105,041	(37,332)	U	866,788	866,788
Local Studies Collection	1,794	1,000	1,794	1,000	794	F	21,550	21,550
Old Mill	17,496	3,699	17,496	3,699	13,797	F	212,906	212,906
<b>Total Expense - Library Services</b>	<b>187,872</b>	<b>231,771</b>	<b>187,872</b>	<b>231,771</b>	<b>(43,899)</b>	<b>U</b>	<b>2,369,202</b>	<b>2,369,202</b>
Development Services								
Directorate Administration	19,877	16,097	19,877	16,097	3,780	F	255,741	255,741
Strategic Planning	58,028	39,491	58,028	39,491	18,537	F	720,931	720,931
Statutory Planning	116,061	96,761	116,061	96,761	19,300	F	1,482,010	1,482,010
Compliance Unit	12,758	10,506	12,758	10,506	2,252	F	158,387	158,387
Building Services	32,152	21,892	32,152	21,892	10,260	F	407,907	407,907
Health & Regulatory Services								
Administration	32,810	34,217	32,810	34,217	(1,407)	U	421,940	421,940
Infant Health Services	666	-	666	-	666	F	8,000	8,000
Preventative Services	5,289	144	5,289	144	5,145	F	63,500	63,500
<b>Total Expense - Health Services</b>	<b>38,765</b>	<b>34,361</b>	<b>38,765</b>	<b>34,361</b>	<b>4,404</b>	<b>F</b>	<b>493,440</b>	<b>493,440</b>
<b>Total Expense - Development Services</b>	<b>277,641</b>	<b>219,108</b>	<b>277,641</b>	<b>219,108</b>	<b>58,533</b>	<b>F</b>	<b>3,518,416</b>	<b>3,518,416</b>
<b>Total Expense - Development &amp; Community Services</b>	<b>1,067,589</b>	<b>1,005,554</b>	<b>1,067,589</b>	<b>1,005,554</b>	<b>62,035</b>	<b>F</b>	<b>12,847,467</b>	<b>12,847,467</b>

**CITY OF SOUTH PERTH**  
**2018/2019 - OPERATING REVENUE & EXPENDITURE - BUDGET VERSUS ACTUAL**  
**July-2018**

Attachment 10.6.1 (d)

Key Responsibility Areas	Month Budget	Month Actual	YTD Budget	YTD Actual	Variance \$	Var F/U	MYR Revised Budget	Original Budget
<b>Directorate - Infrastructure Services</b>								
<b>Infrastructure Support &amp; Administration</b>								
Governance Cost	60,241	52,449	60,241	52,449	7,792	F	773,926	773,926
Asset Management	30,218	23,492	30,218	23,492	6,726	F	386,579	386,579
<b>Total Expense - Infrastructure Support</b>	<b>90,459</b>	<b>75,940</b>	<b>90,459</b>	<b>75,940</b>	<b>14,519</b>	<b>F</b>	<b>1,160,505</b>	<b>1,160,505</b>
<b>City Environment</b>								
Reserves & Parks Maintenance	273,108	180,043	273,108	180,043	93,065	F	3,277,450	3,277,450
Miscellaneous Parks Programmes	1,666	-	1,666	-	1,666	F	20,000	20,000
Grounds Maintenance	14,947	15,740	14,947	15,740	(793)	U	179,400	179,400
Streetscape Maintenance	193,581	144,958	193,581	144,958	48,623	F	2,365,000	2,365,000
Environmental Services	70,327	23,200	70,327	23,200	47,127	F	862,250	862,250
Plant Nursery	11,983	18,728	11,983	18,728	(6,745)	U	143,800	143,800
Overheads	71,146	65,518	71,146	65,518	5,628	F	946,992	946,992
Asset Holding Costs	106,383	106,384	106,383	106,384	(1)	U	1,276,600	1,276,600
Building Maintenance	66,686	21,920	66,686	21,920	44,766	F	800,387	800,387
Reserve Building Maintenance & Operations	7,112	(1,392)	7,112	(1,392)	8,504	F	85,400	85,400
Public Convenience Maintenance & Operations	21,820	(4,548)	21,820	(4,548)	26,368	F	261,989	261,989
Operations Centre Maintenance	10,788	5,025	10,788	5,025	5,763	F	129,478	129,478
Jetty Maintenance	499	-	499	-	499	F	6,000	6,000
<b>Total Expense - City Environment</b>	<b>850,046</b>	<b>575,575</b>	<b>850,046</b>	<b>575,575</b>	<b>274,471</b>	<b>F</b>	<b>10,354,746</b>	<b>10,354,746</b>
<b>Collier Park Golf Course</b>								
Collier Park Golf Course - Expense	256,566	197,525	256,566	197,525	59,041	F	2,748,592	2,748,592
<b>Total Expense - Collier Park Golf Course</b>	<b>256,566</b>	<b>197,525</b>	<b>256,566</b>	<b>197,525</b>	<b>59,041</b>	<b>F</b>	<b>2,748,592</b>	<b>2,748,592</b>
<b>Waste Management</b>								
Refuse Collection	406,408	(5,019)	406,408	(5,019)	411,427	F	4,892,229	4,892,229
Recycling	75,191	(7,605)	75,191	(7,605)	82,796	F	902,300	902,300
Transfer Station	56,361	30,453	56,361	30,453	25,908	F	699,871	699,871
<b>Total Expense - Waste Management</b>	<b>537,960</b>	<b>17,829</b>	<b>537,960</b>	<b>17,829</b>	<b>520,131</b>	<b>F</b>	<b>6,494,400</b>	<b>6,494,400</b>
<b>Engineering Infrastructure</b>								
Design Office Overheads	24,283	60,122	24,283	60,122	(35,839)	U	344,248	344,248
<b>Sub Total - Design Office</b>	<b>24,283</b>	<b>60,122</b>	<b>24,283</b>	<b>60,122</b>	<b>(35,839)</b>	<b>U</b>	<b>344,248</b>	<b>344,248</b>
Traffic Management	39,680	12,822	39,680	12,822	26,858	F	485,446	485,446
<b>Sub Total - Traffic Management</b>	<b>39,680</b>	<b>12,822</b>	<b>39,680</b>	<b>12,822</b>	<b>26,858</b>	<b>F</b>	<b>485,446</b>	<b>485,446</b>
Construction & Maintenance								
Reinstatements	833	625	833	625	208	F	10,000	10,000
Crossovers	7,083	1,924	7,083	1,924	5,159	F	85,000	85,000
Asset Holding Costs	531,774	531,931	531,774	531,931	(157)	U	6,381,300	6,381,300
Roads, Paths & Drains	257,619	115,577	257,619	115,577	142,042	F	3,091,500	3,091,500
Fleet Operations	177,464	237,350	177,464	237,350	(59,886)	U	769,320	769,320
Overheads	16,101	65,279	16,101	65,279	(49,178)	U	234,287	234,287
<b>Sub Total - Construction &amp; Maintenance</b>	<b>990,874</b>	<b>952,686</b>	<b>990,874</b>	<b>952,686</b>	<b>38,188</b>	<b>F</b>	<b>10,571,407</b>	<b>10,571,407</b>
<b>Total Expense - Engineering Infrastructure</b>	<b>1,054,837</b>	<b>1,025,631</b>	<b>1,054,837</b>	<b>1,025,631</b>	<b>29,206</b>	<b>F</b>	<b>11,401,101</b>	<b>11,401,101</b>
<b>Total Expense - Infrastructure Services</b>	<b>2,789,868</b>	<b>1,892,501</b>	<b>2,789,868</b>	<b>1,892,501</b>	<b>897,367</b>	<b>F</b>	<b>32,159,344</b>	<b>32,159,344</b>
<b>TOTAL EXPENDITURE</b>	<b>5,464,887</b>	<b>4,162,762</b>	<b>5,464,887</b>	<b>4,162,762</b>	<b>1,302,125</b>	<b>F</b>	<b>59,148,663</b>	<b>59,148,663</b>
<b>NET POSITION</b>	<b>39,474,025</b>	<b>40,391,529</b>	<b>39,474,025</b>	<b>40,391,529</b>	<b>917,504</b>	<b>F</b>	<b>(536,830)</b>	<b>(536,830)</b>

CITY OF SOUTH PERTH  
2018/2019 CAPITAL SUMMARY  
July-2018

Key Responsibility Areas	MONTH		YEAR TO DATE			MYR Revised Budget	Original Budget
	Month Budget	Month Actual	YTD Budget	YTD Actual	Variance \$		
<b>CAPITAL REVENUE</b>							
<b>Development &amp; Community Services</b>							
Collier Park Village	16,833	-	16,833	-	16,833	202,000	202,000
<b>Total Revenue - Collier Park Village</b>	<b>16,833</b>	<b>-</b>	<b>16,833</b>	<b>-</b>	<b>16,833</b>	<b>202,000</b>	<b>202,000</b>
<b>Total Revenue - Community Services</b>	<b>16,833</b>	<b>-</b>	<b>16,833</b>	<b>-</b>	<b>16,833</b>	<b>202,000</b>	<b>202,000</b>
<b>Infrastructure Services</b>							
Roads, Paths & Drains	4,824	20,581	4,824	20,581	15,757	706,388	706,388
City Environment	1,607	-	1,607	-	1,607	19,292	19,292
<b>Total Revenue - Infrastructure Services</b>	<b>6,431</b>	<b>20,581</b>	<b>6,431</b>	<b>20,581</b>	<b>14,150</b>	<b>725,680</b>	<b>725,680</b>
<b>TOTAL CAPITAL REVENUE</b>	<b>23,264</b>	<b>20,581</b>	<b>23,264</b>	<b>20,581</b>	<b>2,683</b>	<b>927,680</b>	<b>927,680</b>
<b>CAPITAL EXPENDITURE</b>							
<b>Non Infrastructure Projects</b>							
<b>Chief Executive's Office</b>							
Administration	42,916	9,426	42,916	9,426	33,490	515,000	515,000
Ranger Services	1,250	-	1,250	-	1,250	289,652	289,652
Major Land & Building Initiatives	392,016	10,734	392,016	10,734	381,282	6,545,000	6,545,000
<b>Total Expense - Chief Executive's Office</b>	<b>436,182</b>	<b>20,160</b>	<b>436,182</b>	<b>20,160</b>	<b>416,022</b>	<b>7,349,652</b>	<b>7,349,652</b>
<b>Corporate Services</b>							
<b>Information Technology</b>							
Information Technology	195,621	(519)	195,621	(519)	196,140	2,347,500	2,347,500
<b>Total Expense - Corporate Services</b>	<b>195,621</b>	<b>(519)</b>	<b>195,621</b>	<b>(519)</b>	<b>196,140</b>	<b>2,347,500</b>	<b>2,347,500</b>
<b>Development &amp; Community Services</b>							
<b>Library</b>							
Library Capital Expense	3,749	-	3,749	-	3,749	345,000	345,000
<b>Total Expense - Library Services</b>	<b>3,749</b>	<b>-</b>	<b>3,749</b>	<b>-</b>	<b>3,749</b>	<b>345,000</b>	<b>345,000</b>
<b>Community Culture &amp; Recreation</b>							
Community, Culture & Recreation	1,333	30,860	1,333	30,860	29,527	16,000	16,000
<b>Total Expense - Community, Culture &amp; Recreation</b>	<b>1,333</b>	<b>30,860</b>	<b>1,333</b>	<b>30,860</b>	<b>29,527</b>	<b>16,000</b>	<b>16,000</b>
<b>Collier Park Retirement Complex</b>							
Collier Park Village	32,808	14,411	32,808	14,411	18,397	393,700	393,700
<b>Development Services</b>							
Strategic Land Use Planning	-	3,440	-	3,440	3,440	-	-
<b>Total Expense - Development &amp; Community Services</b>	<b>37,890</b>	<b>48,711</b>	<b>37,890</b>	<b>48,711</b>	<b>10,821</b>	<b>754,700</b>	<b>754,700</b>
<b>Infrastructure Services</b>							
<b>Collier Park Golf Course</b>							
Collier Park Golf Course	53,000	24,952	53,000	24,952	28,048	387,940	387,940
<b>Total Expense - Golf Course</b>	<b>53,000</b>	<b>24,952</b>	<b>53,000</b>	<b>24,952</b>	<b>28,048</b>	<b>387,940</b>	<b>387,940</b>
<b>Roads, Paths &amp; Drain Infrastructure</b>							
Roadworks	209,500	706	209,500	706	208,794	2,742,388	2,742,388
Traffic Management	49,500	-	49,500	-	49,500	598,100	598,100
Drainage	5,000	6,022	5,000	6,022	1,022	265,000	265,000
Paths	5,000	-	5,000	-	5,000	524,100	524,100
<b>Total - Roads, Paths &amp; Drains Infrastructure</b>	<b>269,000</b>	<b>6,727</b>	<b>269,000</b>	<b>6,727</b>	<b>262,273</b>	<b>4,129,588</b>	<b>4,129,588</b>
<b>Fleet Management</b>	91,500	-	91,500	-	91,500	641,210	641,210
<b>Waste Management</b>	15,000	626	15,000	626	14,374	255,000	255,000
<b>City Environment</b>							
Park Development	45,000	71,303	45,000	71,303	26,303	1,904,000	1,904,000
Environmental Projects	-	(1,555)	-	(1,555)	1,555	-	-
Building Management	9,541	-	9,541	-	9,541	1,179,500	1,179,500
<b>Total - City Environment</b>	<b>54,541</b>	<b>69,748</b>	<b>54,541</b>	<b>69,748</b>	<b>15,207</b>	<b>3,083,500</b>	<b>3,083,500</b>
<b>Other Infrastructure</b>							
Other Projects	-	15,925	-	15,925	15,925	1,009,200	1,009,200
<b>Total Expense - Infrastructure Services</b>	<b>430,041</b>	<b>93,027</b>	<b>430,041</b>	<b>93,027</b>	<b>337,014</b>	<b>9,118,498</b>	<b>9,118,498</b>
<b>TOTAL CAPITAL EXPENDITURE</b>	<b>1,152,734</b>	<b>186,330</b>	<b>1,152,734</b>	<b>186,330</b>	<b>966,404</b>	<b>19,958,290</b>	<b>19,958,290</b>

**2018/2019 - SIGNIFICANT VARIANCE ANALYSIS BY BUSINESS UNIT  
OPERATING REVENUE EXPENDITURE - JULY 2018  
(BUDGET VERSUS ACTUAL)**

Key Responsibility Areas	Month Budget	Month Actual	YTD Budget	YTD Actual	Variance \$	Var F/U	Var %	MYR Adjusted Budget	Original Budget	Variance Analysis & Commentary Significant (material) variances of \$10,000 or 10% (the greater)
<b>REVENUE</b>										
<b>Chief Executive's Office</b>										
Ranger Services	281,832	139,290	281,832	139,290	(142,542)	U	51	3,447,250	3,447,250	Lower Ranger Service revenue (\$143k) is primarily due to lower Meter Parking Revenue (\$100k) and lower Infringements (\$38k).
<b>Total Revenue - Chief Executive's Office</b>	<b>281,832</b>	<b>139,290</b>	<b>281,832</b>	<b>139,290</b>	<b>(142,542)</b>	<b>U</b>	<b>51</b>	<b>3,447,250</b>	<b>3,447,250</b>	
<b>Directorate - Corporate Services</b>										
Financial Services	37,097,539	36,803,766	37,097,539	36,803,766	(293,773)	U	1	39,878,109	39,878,109	YTD Revenue is lower (\$294k) due to a grant revenue (\$231k), which has been budgeted for July 2018, has not been received yet.
<b>Total Revenue - Corporate Services</b>	<b>37,097,539</b>	<b>36,803,766</b>	<b>37,097,539</b>	<b>36,803,766</b>	<b>(293,773)</b>	<b>U</b>	<b>1</b>	<b>39,878,109</b>	<b>39,878,109</b>	
<b>Directorate - Development &amp; Community Services</b>										
Community, Culture & Recreation	66,282	81,646	66,282	81,646	15,364	F	23	916,750	916,750	YTD Revenue is higher (\$15k) due to higher Hall & Pavillion Hire Revenue (\$28k) offset by lower George Burnett Leisure Centre Revenue (\$9k).
Collier Park Village	212,056	199,960	212,056	199,960	(12,096)	U	6	1,948,323	1,948,323	Lower YTD Collier Park Village revenue (\$12k) primarily due to lower Maintenance Fees revenue (\$6k) and lower Recoup of Utilities Costs (\$4k).
Library Services	2,485	4,825	2,485	4,825	2,340	F	94	27,650	27,650	Higher YTD revenue (\$2k) primarily due to higher Grant revenue (\$1k) and higher Photocopier revenue (\$1k).
Development Services	214,204	225,069	214,204	225,069	10,865	F	5	1,153,500	1,153,500	Higher revenue (\$11k) YTD from: higher Statutory Planning - Application Fees (\$8k), higher Building Services (\$11k) offset by lower Environmental Health Services (\$7k).
<b>Total Revenue - Development &amp; Comm</b>	<b>495,027</b>	<b>511,500</b>	<b>495,027</b>	<b>511,500</b>	<b>16,473</b>	<b>F</b>	<b>3</b>	<b>4,046,223</b>	<b>4,046,223</b>	
<b>Directorate - Infrastructure Services</b>										
Infrastructure Support	0	0	0	0	0	U		0	0	
City Environment	29,377	18,214	29,377	18,214	(11,163)	U	38	361,060	361,060	YTD Revenue is lower (\$11k) than planned primarily due to lower Contributions (\$10k).
Engineering Infrastructure	49,871	18,226	49,871	18,226	(31,645)	U	63	1,008,500	1,008,500	YTD lower Revenue (\$32k) primarily due to timing of Asset Control (\$17k), Traffic Management (\$9k) and Contributions to Works (\$3k).
Waste Management	6,751,591	6,828,682	6,751,591	6,828,682	77,091	F	1	7,066,553	7,066,553	Waste Management is mainly in line with budget with a slight increase in Refuse Collection (\$65k) and Recycling (\$12k).
Collier Park Golf Course	233,675	234,615	233,675	234,615	940	F	0	2,804,138	2,804,138	
<b>Total Revenue - Infrastructure Services</b>	<b>7,064,514</b>	<b>7,099,736</b>	<b>7,064,514</b>	<b>7,099,736</b>	<b>35,222</b>	<b>F</b>	<b>0</b>	<b>11,240,251</b>	<b>11,240,251</b>	
<b>TOTAL REVENUE</b>	<b>44,938,912</b>	<b>44,554,291</b>	<b>44,938,912</b>	<b>44,554,291</b>	<b>(384,621)</b>	<b>U</b>	<b>1</b>	<b>58,611,833</b>	<b>58,611,833</b>	
<b>EXPENDITURE</b>										
<b>Chief Executive's Office</b>										
City Administration	287,849	225,897	287,849	225,897	61,952	F	22	2,294,211	2,294,211	YTD Expenditure is lower (\$62k) due to lower Human Resource Admin cost (\$30k), lower Corporate Support (\$20k) and lower Building Operating costs (\$12k).
Governance	279,004	196,311	279,004	196,311	82,693	F	30	1,686,121	1,686,121	Favourable variance of \$83k is due to the timing of Utilities & Miscellaneous expenses (\$39k) and legal fees.
Marketing & Communications	66,985	38,585	66,985	38,585	28,400	F	42	834,833	834,833	Lower YTD Marketing & Communication expenditure (\$28k) primarily due to: lower Community Promotions costs (\$10k) and other Publications Costs (\$18k).
Ranger Services	175,322	96,245	175,322	96,245	79,077	F	45	1,662,506	1,662,506	YTD Expenditure is lower (\$79k) primarily due to lower Fire Prevention cost (\$54k) and Parking Management Cost (\$18k).
<b>Total Expense - Chief Executive's Office</b>	<b>809,160</b>	<b>557,039</b>	<b>809,160</b>	<b>557,039</b>	<b>252,122</b>	<b>F</b>	<b>31</b>	<b>6,477,671</b>	<b>6,477,671</b>	

**2018/2019 - SIGNIFICANT VARIANCE ANALYSIS BY BUSINESS UNIT  
OPERATING REVENUE EXPENDITURE - JULY 2018  
(BUDGET VERSUS ACTUAL)**

Key Responsibility Areas	Month Budget	Month Actual	YTD Budget	YTD Actual	Variance \$	Var F/U	Var %	MYR Adjusted Budget	Original Budget	Variance Analysis & Commentary
										Significant (material) variances of \$10,000 or 10% (the greater)
<b>Directorate - Corporate Services</b>										
Administration	20,315	17,922	20,315	17,922	2,393	F	12	261,308	261,308	YTD Expenditure is in line with budget with slight decrease (3K) primarily due to lower Training & Conferences costs.
Organisational Performance	26,414	6,480	26,414	6,480	19,934	F	75	338,425	338,425	YTD lower expenditure (\$20k) primarily due to lower Salaries & Associated costs (\$16k) and lower Consultant Fee (\$3k).
Financial Services	426,239	338,144	426,239	338,144	88,095	F	21	2,992,968	2,992,968	Favourable YTD expenditure (\$88k) primarily due to lower Rating Activities costs (\$51k), lower Finance Admin costs (\$21k) and lower Utilities costs in Property Management (\$12k).
Information Technology	252,769	249,404	252,769	249,404	3,365	F	1	3,101,069	3,101,069	
Records Management	33,969	31,974	33,969	31,974	1,995	F	6	429,081	429,081	
Customer Services Team	91,969	117,153	91,969	117,153	(25,184)	U	27	1,182,200	1,182,200	YTD higher expenditure primarily due to higher amortisation expense.
Cost Allocation Outwards	(53,405)	(53,406)	(53,405)	(53,406)	1	F		(640,870)	(640,870)	
<b>Total Expense - Corporate Services</b>	<b>798,270</b>	<b>707,669</b>	<b>798,270</b>	<b>707,669</b>	<b>90,601</b>	<b>F</b>	<b>11</b>	<b>7,664,181</b>	<b>7,664,181</b>	
<b>Directorate - Development &amp; Community Services</b>										
Community Development	92,117	89,218	92,117	89,218	2,899	F	3	1,284,261	1,284,261	
Cultural Development	60,020	79,876	60,020	79,876	(19,856)	U	33	1,754,139	1,754,139	YTD expenditure higher due to timing of Major Events Expense.
Recreation	37,493	31,658	37,493	31,658	5,835	F	16	465,561	465,561	Lower YTD Expenditure due to lower cleaning costs.
Facility Hire	96,074	46,838	96,074	46,838	49,236	F	51	1,168,838	1,168,838	Lower YTD Expenditure (\$49k) due to timing of Halls & Public Buildings Expenses.
Collier Park Village	316,372	307,085	316,372	307,085	9,287	F	3	2,287,050	2,287,050	
Library Services	187,872	231,771	187,872	231,771	(43,899)	U	23	2,369,202	2,369,202	Unfavourable variance (\$44k) primarily due to higher Depreciation expense (\$23k) and higher Stationery expense (\$9k) and higher Miscellaneous expenses (\$6k).
Development Services	277,641	219,108	277,641	219,108	58,533	F	21	3,518,416	3,518,416	Lower YTD Expenditure of \$59k primarily due to lower Statutory Planning costs (\$19k), lower Strategic Planning (\$19k), lower Building Services costs (\$10k), and lower Preventative Services (\$5k).
<b>Total Expense - Development &amp; Community Services</b>	<b>1,067,589</b>	<b>1,005,554</b>	<b>1,067,589</b>	<b>1,005,554</b>	<b>62,035</b>	<b>F</b>	<b>6</b>	<b>12,847,467</b>	<b>12,847,467</b>	
<b>Directorate - Infrastructure Services</b>										
Infrastructure Support & Administration	90,459	75,940	90,459	75,940	14,519	F	16	1,160,505	1,160,505	YTD expenditure is lower due to lower Governance Costs (\$8k) and lower Asset Management costs (\$7k).
City Environment	850,046	575,575	850,046	575,575	274,471	F	32	10,354,746	10,354,746	Lower YTD Expenditure (\$274k) is mostly due to lower Reserves & Park Maintenance (\$93k) and lower Streetscape Maintenance (\$49k), lower Environmental Services (\$47k) and lower Building Maintenance Costs (\$45k).
Collier Park Golf Course	256,566	197,525	256,566	197,525	59,041	F	23	2,748,592	2,748,592	Lower YTD Expenditure (\$59k) is mostly due to timing of CPGC Loan Principal Expense (\$25k) and lower Utilities & Maintenance costs.
Waste Management	537,960	17,829	537,960	17,829	520,131	F	97	6,494,400	6,494,400	Lower YTD Expenditure of \$520k is due to lower Refuse Collection and lower Recycling costs.
Engineering Infrastructure	1,054,837	1,025,631	1,054,837	1,025,631	29,206	F	3	11,401,101	11,401,101	YTD Expenditure is lower (\$30k) due to lower Roads, Paths & Drains (\$142k) offset by higher Fleet Operations (\$60k), higher Overheads costs (\$49k).
<b>Total Expense - Infrastructure Services</b>	<b>2,789,868</b>	<b>1,892,501</b>	<b>2,789,868</b>	<b>1,892,501</b>	<b>897,367</b>	<b>F</b>	<b>32</b>	<b>32,159,344</b>	<b>32,159,344</b>	
<b>TOTAL EXPENDITURE</b>	<b>5,464,887</b>	<b>4,162,762</b>	<b>5,464,887</b>	<b>4,162,762</b>	<b>1,302,125</b>	<b>F</b>	<b>24</b>	<b>59,148,663</b>	<b>59,148,663</b>	
<b>NET POSITION</b>	<b>39,474,025</b>	<b>40,391,529</b>	<b>39,474,025</b>	<b>40,391,529</b>	<b>917,504</b>	<b>F</b>	<b>2</b>	<b>(536,830)</b>	<b>(536,830)</b>	





**STATEMENT of ALL COUNCIL FUNDS  
AS AT 31 JULY 2018**

<b>Municipal Fund</b>		<b>\$ 8,450,676</b>
Investments		4,910,817
Current Account at Bank		3,903,897
Cash on Hand		4,500
Transfers (to)/from Reserves		(368,538)
		<u>8,450,676</u>
<b>Trust Fund</b>	<b>Non Controlled Funds</b>	<b>\$ 1,565,042</b>
Investments		1,075,000
Current Account at Bank		490,042
		<u>1,565,042</u>
<b>Cash Backed Reserves</b>		<b>\$ 41,675,631</b>
	<b>Discretionary Reserves</b>	
Plant Replacement Reserve		308,623
Reticulation and Pump Reserve		236,343
Information Technology Reserve		1,069,603
Insurance Risk Reserve		388,847
Major Community Facilities Reserve		8,209,346
Underground Power Reserve		112,375
Parking Facilities Reserve		424,115
River Wall Reserve		173,076
Railway Station Precincts Reserve		796,390
Sustainable Infrastructure Reserve		3,170,885
Public Art Reserve		210,338
	<b>Quarantined Reserves</b>	
CPV Residents Loan Offset Reserve		21,295,390
Waste Management Reserve		4,038,165
Collier Park Village Reserve		1,242,136
		<u>41,675,631</u>
<b>Reserves represented by:</b>		
Investments		41,157,046
Accrued Interest		150,047
Transfers from/(to) Muni		368,538
		<u>41,675,631</u>
<b>TOTAL COUNCIL FUNDS</b>		<b>\$ 51,691,349</b>



**SUMMARY OF CASH INVESTMENTS  
AS AT 31 JULY 2018**

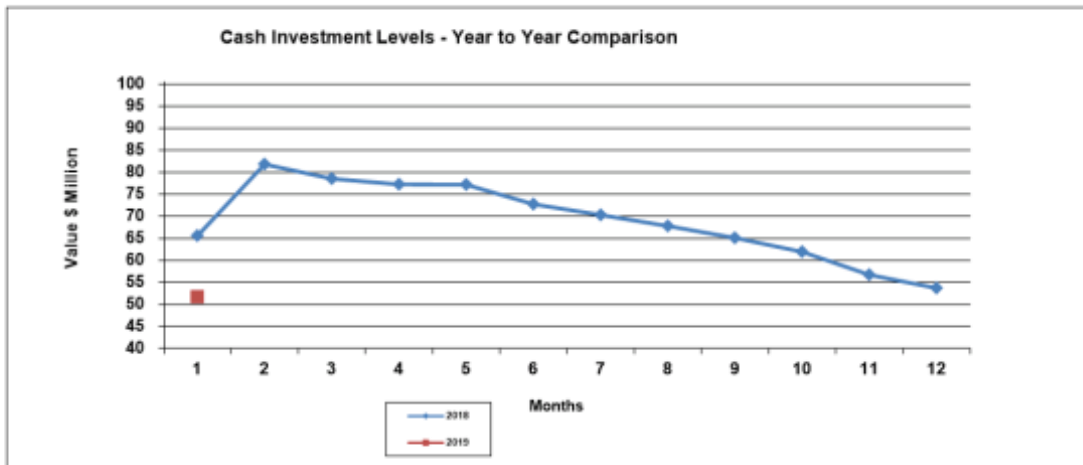
<b>Investments - Disclosed by Fund</b>	<b>\$</b>	<b>%</b>
Municipal	8,450,676	16.35%
Restricted - Trust	1,565,042	3.03%
Reserves	41,675,631	80.62%
	<b>51,691,349</b>	<b>100.00%</b>

<b>Investments - Disclosed by Financial Institution</b>	Non-Fossil Fuel %	S&P Credit Ratings (Short Term)	<b>\$</b>	<b>%</b>
Bankwest (Non-Fossil Fuel)	19.15%	A-1+	9,029,517	19.15%
Commonwealth Bank (Fossil Fuel)		A-1+	4,769,219	10.12%
ANZ Bank (Fossil Fuel)		A-1+	10,496,966	22.27%
IMB Bank (Non-Fossil Fuel)	6.44%	A-2	3,036,753	6.44%
Westpac Banking Corporation (Fossil Fuel)		A-1+	5,368,120	11.39%
Suncorp Metway Bank (Non-Fossil Fuel)	11.06%	A-1	5,211,663	11.06%
National Australia Bank (Fossil Fuel)		A-1+	4,726,607	10.03%
Bank of Queensland (Non-Fossil Fuel)	9.55%	A-2	4,504,017	9.55%
	<b>46.20%</b>		<b>47,142,862</b>	<b>100.00%</b>

<b>Interest Earned on Investments for Year to Date</b>	<b>\$</b>	<b>2017</b>
Municipal Fund	14,307	520,498
Reserves	95,423	1,339,826
	<b>109,730</b>	<b>1,860,324</b>

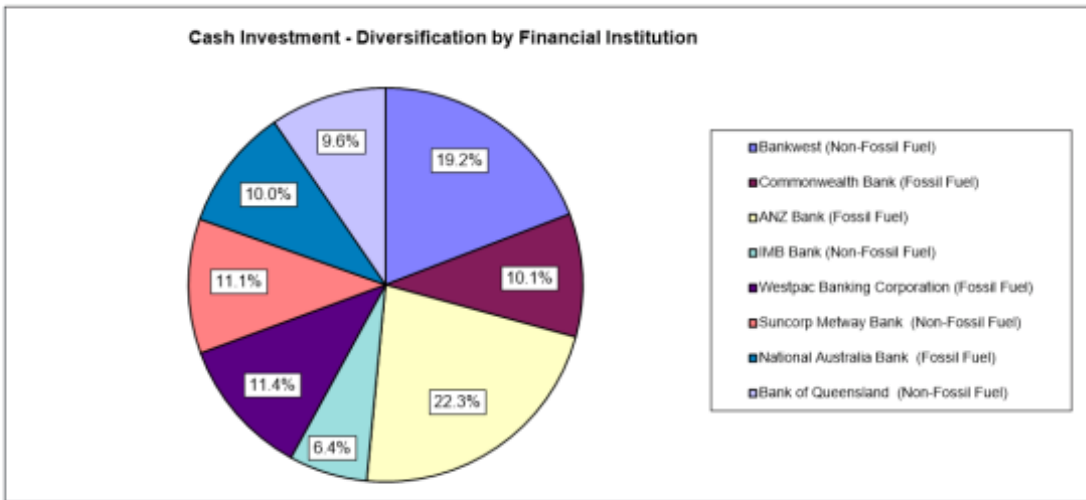
The anticipated weighted average yield on funds currently invested is 2.38%

**Cash Investment Levels**

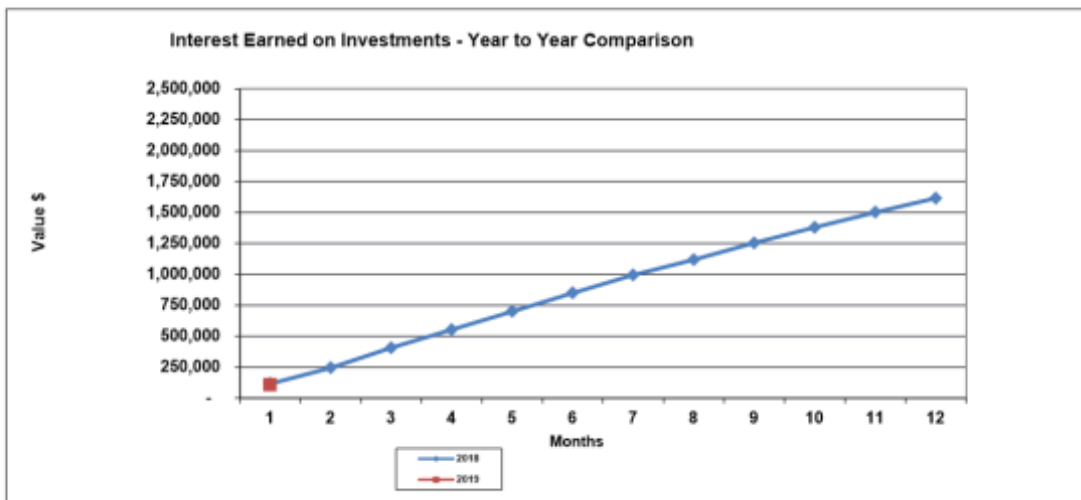


**SUMMARY OF CASH INVESTMENTS  
AS AT 31 JULY 2018**

**Investments - Disclosed by Institution**



**Interest Earned on Investments**



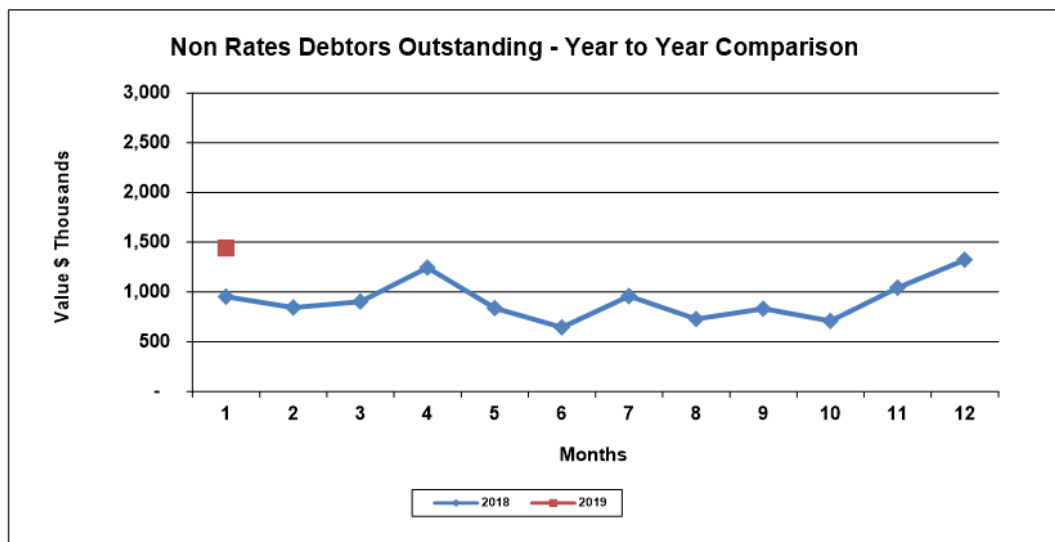
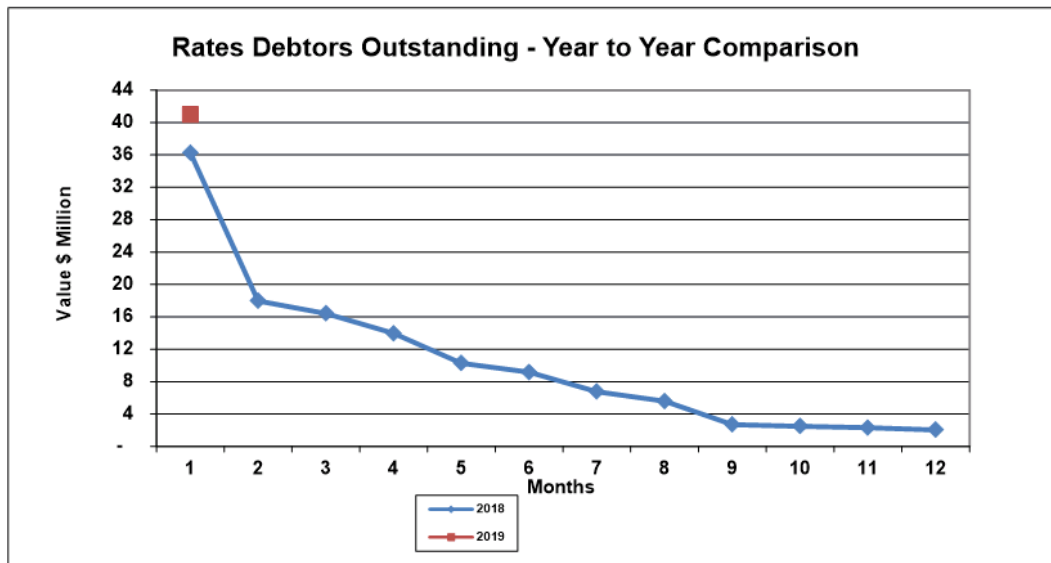
**STATEMENT OF MAJOR DEBTOR CATEGORIES  
AS AT 31 JULY 2018**

**Rates Debtors Outstanding**

	<b>YTD 2019</b>	<b>2018 YR END</b>
Outstanding - Current Year & Arrears	40,317,699	1,419,191
Pensioner Deferrals	457,305	459,295
	<b>40,775,005</b>	<b>1,878,486</b>

**Rates Outstanding as a percentage of Rates Levied**

	<b>YTD 2019</b>	<b>2018 YR END</b>
Percentage of Rates Uncollected at Month End (One Instalment remaining)	<b>99.93%</b>	<b>4.46%</b>



# MINUTES

## Property Committee Meeting

**9 August 2018**

### Committee Members

Here within are the Minutes of the Property Committee Meeting held Thursday 9 August 2018 in the City of South Perth Council Chamber, Cnr Sandgate Street and South Terrace, South Perth.

*As this Committee does not hold Delegated Powers or Duties in accordance with Section 5.23 of the Local Government Act the meeting was not open to the public.*



GEOFF GLASS  
CHIEF EXECUTIVE OFFICER

15 August 2018



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# Property Committee Meeting - Minutes

## 1. DECLARATION OF OPENING

The Chair opened the meeting at 6.35pm and welcomed everyone in attendance.

## 2. ATTENDANCE

### Elected Members

Mayor	Sue Doherty
Manning Ward	Councillor Blake D'Souza
Manning Ward	Councillor Colin Cala
Mill Point Ward	Councillor Ken Manolas
Moresby Ward	Councillor Greg Milner (Deputy Chair)
Moresby Ward	Councillor Travis Burrows (Chair)

### External Committee Members

Mr Lewis Brock

### Consultants

Conway Highbury

Mr Ray Davy

### Officers

Chief Executive Officer	Mr Geoff Glass
Director Development & Community Services	Ms Vicki Lummer
Manager Development Services	Mr Stevan Rodic
Manager Governance	Ms Bernadine Tucker
Governance Officer	Ms Sharron Kent

## 2.1 APOLOGIES

Nil

## 2.2 APPROVED LEAVE OF ABSENCE

Nil

## 3. DECLARATIONS OF INTEREST

Nil.

## 4. CONFIRMATION OF MINUTES

### 4.1 PROPERTY COMMITTEE MEETING HELD: 12 MARCH 2018

#### Motion AND COMMITTEE DECISION

**Moved:** Councillor Greg Milner

**Seconded:** Mayor Sue Doherty

That the Minutes of the Property Committee Meeting held 12 March 2018 be taken as read and confirmed as a true and correct record.

**CARRIED (7/0)**

## 5. BUSINESS ARISING FROM PREVIOUS MEETING

Nil.

## 6. REPORTS

*Note: The Chair brought forward Items 6.2 – 6.5 pending the arrival of a representative from Mackay Urban Design for Item 6.1.*

### 6.2 FORMER MANNING LIBRARY

Location:	Reserve 33639
Ward:	Manning Ward
Applicant:	City of South Perth
File Ref:	D-18-77199
Meeting Date:	9 August 2018
Author(s):	Ray Davy, Property Consultant
Reporting Officer(s):	Geoff Glass, Chief Executive Officer
Strategic Direction:	Economy: A thriving City activated by innovation, attractions and opportunities
Council Strategy:	2.2 Activated Places

#### Summary

This report provides an update regarding the proposed lease of the former Manning Library, and seeks guidance from the Committee as to a preferred way forward.

#### Officer Recommendation AND COMMITTEE RECOMMENDATION

**Moved:** Mayor Sue Doherty  
**Seconded:** Councillor Greg Milner

That the Committee recommends to the Council that it proceed with Option 4 of this report.

**CARRIED (7/0)**

#### Background

The City of South Perth built the subject building situated at the George Burnett Recreation Precinct, on the corner of Manning Road and Goss Avenue, Karawara for the purposes of a Library in 1964. Officially named the Walter Murdoch Library - Manning Branch, it was in operation up until February 2017 when the new Manning Library opened as part of the Manning Community Hub adjacent to James Miller Oval.

With the relocation of the library collection to the new Hub, it was decided to lease the property for a suitable use whilst a decision is made regarding the master planning process of the George Burnett Recreation Precinct.

**6.2 Former Manning Library**

The City sought non-binding expressions of interest for use of the building in line with the Strategic Community Plan 2017-2027, and the zoning of the land for the purpose of Community, Parks and Recreation. Submissions needed to be cognisant of the location and the City's commitment to facilitate the provision of a range of services and opportunities. This included potential and innovative sharing arrangements, community usage, environmental groups, arts and cultural usage and not for profit.

At its meeting on 6 December 2017 the Committee received a report on the outcome of the expressions of interest process and resolved to defer the matter pending advice from the Minister for Lands on the scope of commercial use that may be permissible. Following receipt of advice that ruled out any commercial use, the matter was further considered by the Committee at its meeting on 12 March 2018 when it was agreed to recommend to Council that 5 of the 8 applications be progressed to a further stage of evaluation. It also resolved that any decision on the potential alternative of having the existing Management Order revoked to permit the premises to be leased for commercial purposes, be deferred pending the outcome of the George Burnett Leisure Precinct Master Plan Review.

**Comment**

Two formal tenders were received, being from:

- Bayswater Extended Community Help Organisation (ECHO) Community Services, and
- Blue Thumb Project Inc

These were evaluated by an internal panel, which resolved not to recommend either proposal progress through to Stage 3.

Upon finalising consensus, the panel decided to explore the option (indicated in both submissions) for a joint proposal. This was suggested by the panel, appreciating that both organisations were perceived to offer complementary and supplementary elements to each other's proposals which could collectively represent a more favourable proposition. Also, due to the infrequency of the meeting of the Property Committee (and the timeline extension to the process previously when officers were required to seek additional advice during Stage 1 for the Committee's consideration), the value in obtaining an additional proposal was seen as a positive opportunity to increase options for the site available to the City.

This approach was facilitated following an informal telephone discussion (31 May 2018), formal meeting (6 June 2018) and correspondence exchange wherein both applicants were invited to jointly respond to each of the qualitative criteria, including additional detail on layout and a proposed MOU.

This opportunity to submit a joint proposal to the Property Committee for consideration was well received by both organisations at the formal meeting, appreciating earlier discussions regarding shared use of the building having stimulated conversation amongst and engagement between the organisations.



**6.2 Former Manning Library**

Owing to deadlines for pending meetings, it was requested by both organisations that preliminary information would be sought and received by the City for consideration by 11 June 2018, rather than a detailed proposal. This was deemed acceptable, acknowledging that should the proposal be favourable to the Committee further detail would be required at a later stage to accompany any reports required to go through Council.

The preliminary information sought was therefore deemed to be a brief but collective response to all the selection criteria outlining how ECHO and Blue Thumb would jointly propose to use the building and service the community. The majority of this information sought had already been received but varied somewhat between organisations. Additionally, further clarity was sought detailing anticipated works and associated costings to upgrade the ablution services in the building expected of Council as part of their proposal, as well as anticipated return to Council.

However, on 12 June 2018 Blue Thumb decided not to proceed in partnership, and suggested instead that their original proposal stand on its own merits. The other organisation, ECHO, decided to present another submission as a stand-alone entity on this date.

The panel met again on 14 June 2018, discussing the decision of the organisations not to submit a joint proposal. At this meeting, the following was noted:

- ECHO maintained their expectation that Council outlay capital expenditure for ablutions;
- ECHO services were still predominantly very similar to SouthCare, an organisation supported by the City;
- ECHO sought to seek out partnerships within the local community by providing co-working space for various activities including craft or sporting groups;
- ECHO expect a turnover of over \$4 million in the 2017/2018 year; and
- ECHO propose to pay the City a peppercorn lease

The panel noted that should the City decide to accept the submission from ECHO, this may detract existing or future bookings from community groups using other existing City infrastructure (including neighbouring George Burnett Leisure Centre), thereby reducing activity within these premises and revenue to the City. Additionally, by entering into a peppercorn lease, the panel suggested that this may unfairly advantage this organisation's competitiveness and indirectly discriminate commercially against other like providers.

This final version of the Evaluation Panel Recommendation Report has been updated accordingly, with the panel decision that neither applicant be invited individually to progress through to Stage 3 still being maintained.

Longer term options for the site are being reviewed in the George Burnett Leisure Precinct Draft Masterplan and are likely to include a recommendation to demolish the building as it is no longer fit for purpose. This is in line with more recent approaches to planning highlighting inefficiencies exist owing to the lack of co-location of community infrastructure.

**6.2 Former Manning Library**

The building currently represents a financial impost on the City and is subject to graffiti and other anti-social behaviour. Accordingly, if it is to be retained in the shorter term there is a need to both activate it and to recoup revenue from the building at least sufficient to cover the costs of maintenance given that the implementation of the GBLC Masterplan may be some years away.

The following options are presented for the consideration of the Committee:

Option 1 – Demolish the building

Option 2 – Re-advertise expressions of interest for community groups willing to lease the building at a rental sufficient to cover the maintenance and operating costs to the City. It is estimated that operating costs would be in excess of \$23,000 per year.

Option 3 – Explore the possibility of relocating the South Perth Senior Citizens Centre or another community group to the building, allowing another property to be freed up for potential redevelopment

Option 4 – Seek the revocation of the existing Management Order and an amendment to the Metropolitan Region Scheme to enable the property to be leased for commercial purposes.

**Consultation**

The City will be required to advertise any proposed lease arrangements as mandated by section 3.58 of the *Local Government Act 1995* and consider any public submissions prior to entering into the lease.

**Policy and Legislative Implications**

Nil.

**Financial Implications**

Not known at this stage.

**Strategic Implications**

This matter relates to the following Strategic Direction identified within Council's [Strategic Community Plan 2017-2027](#):

Strategic Direction:	Economy
Aspiration:	A thriving City activated by innovation, attractions and opportunities
Outcome:	Activated Places
Strategy:	Facilitate activity centres and neighbourhood hubs that offer a diverse, viable and attractive mix of uses.

**Attachments**

Nil

### 6.3 BURCH STREET CARPARK

Location:	Ernest Johnson Reserve
Ward:	Como Ward
Applicant:	City of South Perth
File Ref:	D-18-77215
Meeting Date:	9 August 2018
Author(s):	Ray Davy, Property Consultant
Reporting Officer(s):	Geoff Glass, Chief Executive Officer
Strategic Direction:	Community: A diverse, connected, safe and engaged community
Council Strategy:	1.2 Community Infrastructure

#### Summary

This report summarises the situation regarding the Burch Street carpark, which provides parking for South Perth Hospital as well as for the Ernest Johnson Reserve.

#### Officer Recommendation

**Moved:** Mayor Sue Doherty  
**Seconded:** Councillor Colin Cala

That the Committee recommends to the Council that the CEO be requested to initiate a study of options for the Burch Street carpark land, incorporating an appropriate provision for parking to be leased to South Perth Hospital on commercial terms, and present the outcome to a future meeting of the Committee.

#### Amended Motion AND COMMITTEE RECOMMENDATION

**Moved:** Mr Lewis Brock  
**Seconded:** -

That the words "or sold" be added after the words "to be leased" as follows (shown in red):

That the Committee recommends to the Council that the CEO be requested to initiate a study of options for the Burch Street carpark land, incorporating an appropriate provision for parking to be leased **or sold** to South Perth Hospital on commercial terms, and present the outcome to a future meeting of the Committee.

#### LAPSED FOR WANT OF A SECONDER

#### Amended Motion AND COMMITTEE RECOMMENDATION

**Moved:** Mayor Sue Doherty  
**Seconded:** Councillor Colin Cala

That the words ", incorporating an appropriate provision for parking to be leased to South Perth Hospital on commercial terms," be deleted as follows (shown in red):

That the Committee recommends to the Council that the CEO be requested to initiate a study of options for the Burch Street carpark land **,incorporating an**

**6.3 Burch Street Carpark**

~~appropriate provision for parking to be leased to South Perth Hospital on commercial terms,~~ and present the outcome to a future meeting of the Committee.

**CARRIED (7/0)**

The Amended then became the Substantive.

**COMMITTEE RECOMMENDATION**

**Moved:** Mayor Sue Doherty  
**Seconded:** Councillor Colin Cala

That the Committee recommends to the Council that the CEO be requested to initiate a study of options for the Burch Street carpark land and present the outcome to a future meeting of the Committee.

**CARRIED (7/0)**

**Background**

The City owns in freehold title an area of land adjacent to the Ernest Johnson ("EJ") Reserve which has been developed as a car park (also known as the Burch Street carpark) and jointly used for many years by patrons of the Reserve as well as by clients of the adjoining South Perth Hospital. With the redevelopment of the EJ Reserve including extensive new parking areas, it is anticipated that demand for parking in this area by patrons of the Reserve will be significantly reduced. This raises the question of whether the City should now seek a return from the asset through lease, sale or redevelopment.

Concurrently, the South Perth Hospital has over many years been developing a masterplan for future development and has recently presented a draft version of this for consideration by the City's Design Review Panel. The draft masterplan clearly identifies the Burch Street carpark as a key element of the Hospital's future development.

A preliminary meeting was held between City officers and the CEO of the Hospital on 21 March 2018, following which the Mayor, Deputy Mayor and CEO of the City were asked to meet with the Chair, Deputy Chair and CEO of the Hospital Board to discuss the future of the carpark. Whilst the Hospital acknowledged that the carpark belonged to the City, at both meetings it was made clear they believed that the City should provide a more favourable arrangement to them in regards to the carpark.

**Comment**

There is no record of any formal arrangement with the South Perth Hospital for the use or maintenance of the Burch Street carpark, despite it having been used by the Hospital for many years. It is unambiguous that the carpark is owned by the City, which has extended it in the past and provides ongoing regular maintenance including sweeping, line marking and surface patching.

Documentation in the City's files suggests that South Perth Hospital has historically acknowledged the City's ownership. By way of example, a Concept Paper for future development of the hospital forwarded to the City under cover of a letter dated 30 August 2004 stated that "*We understand that the Council has budgeted funds for 2004/05 to resurface the Burch Street car park. The Hospital Board has agreed to*

### 6.3 Burch Street Carpark

*meet part of the costs involved and would request that 15 bays closest to the hospital be granted to South Perth Hospital as a special hospital use."*

A report to the Council meeting on 27 June 2006, at which a development application for extensions and refurbishment to the Hospital was being considered, also noted that "... *the Hospital has offered to contribute towards the cost of redesigning the City's Ernest Johnson carpark to accommodate approximately 30 additional car bays*" and further that "... *Council may wish to consider the possibility of charging the Hospital for long-term dedicated use of specific car bays in the Ernest Johnson carpark*".

None of this suggests that the parties were ever in doubt as to the proper ownership and tenure arrangements applying to the Burch Street carpark.

Council resolved at that time that a conceptual master plan should be prepared to assist the Hospital and the City in better understanding and planning for the future needs of the Hospital. In approving this development application the Hospital was required to pay \$61,250 towards increasing the available public parking in the vicinity of the Hospital.

The Hospital has been progressing work on a master plan over the past several years, including seeking feedback from the City's Design Review Panel in July 2016 and again in March 2018. The Hospital's representatives also provided a briefing to the Council in October 2016 regarding the future requirements of the Hospital and progress towards preparation of a master plan. The presentation to the Design Review Panel in March 2018 included plans for a second level to the Burch Street Carpark and associated adjacent landscaping, playground and entrance from South Terrace. The Design Review Panel provided design feedback on this proposal but did not discuss the ownership of the carpark site or adjacent public reserve (across which the master plan proposed to construct an access road to the carpark).

The City has been at pains to reassure the Hospital that it has no plans at the present time to sell, redevelop or rezone the Burch Street carpark. However, the City should not be constrained from considering such measures as part of its Strategic Property Review. In order to progress the matter, it is recommended that a study of development options be undertaken, which would incorporate an appropriate level of parking for the Hospital, to inform the Council's future decisions on the use of the land and as a basis for further discussions with the Hospital.

It is unsatisfactory from a legal risk perspective that there is no formal tenure arrangement at present for the Hospital to use the carpark and this needs to be rectified. Accordingly, it is appropriate that any use of the land by the Hospital, both now and under any future development scenario, be covered by a formal commercial lease.

#### **Consultation**

The City has committed to ongoing consultation with South Perth Hospital regarding the future use and tenure of the property. Any proposed lease will be subject to statutory consultation as mandated by section 3.58 of the *Local Government Act 1995*.

**6.3 Burch Street Carpark**

**Policy and Legislative Implications**

Nil.

**Financial Implications**

A valuation of the property has been commissioned by the City, showing a market value in the range \$3.8 million to \$4.8 million excluding GST, depending on zoning. If the property were leased to the Hospital on a yield of 5%, this would equate to annual rental in the vicinity of \$200,000 - \$250,000.

**Strategic Implications**

This matter relates to the following Strategic Direction identified within Council's [Strategic Community Plan 2017-2027](#):

Strategic Direction:	Community
Aspiration:	A diverse, connected, safe and engaged community
Outcome:	Community Infrastructure
Strategy:	Manage the use and development of the City's properties, assets and facilities

**Attachments**

Nil

## 6.4 BOATSHED CAFE EXPANSION

Location:	Boatshed Cafe, Coode Street, South Perth
Ward:	Mill Point Ward
Applicant:	City of South Perth
File Ref:	D-18-77223
Meeting Date:	9 August 2018
Author(s):	Ray Davy, Property Consultant
Reporting Officer(s):	Geoff Glass, Chief Executive Officer
Strategic Direction:	Economy: A thriving City activated by innovation, attractions and opportunities
Council Strategy:	2.1 Local Business

### Summary

This report provides an update regarding the proposed expansion of the Boatshed Café.

### Officer Recommendation AND COMMITTEE RECOMMENDATION

**Moved:** Councillor Greg Milner

**Seconded:** Councillor Colin Cala

That the Committee recommends to the Council that it receive and note the report.

**CARRIED (7/0)**

### Background

At its meeting on 6 December 2017 the Committee received a presentation from the Lessee of the Boatshed Café regarding a proposed expansion of the lease area in order to develop an expanded alfresco dining area. The café sits on Crown Reserve land which was excised from the surrounding Sir James Mitchell Park in 2008, with a lease that is due to expire in 2029.

A Development Application (DA) has been submitted for the proposed expansion, and at its meeting on 27 March 2018 Council authorised the CEO to sign the DA (as primary lessee of the land) for the purposes of submission to the relevant State planning authorities.

The owner/Lessee of the café has approached the City with a proposal for a new lease of 21 years from the date on which the DA or the new lease is approved (whichever is the later), in order to defray the cost of expansion. The Lessee also proposes that it assume full maintenance responsibility for the public toilets which form part of the café complex.

### Comment

The Boatshed Café is regarded as a key element in creating a vibrant riverside precinct for the City, and the present owners have been exemplary Lessees since taking over the premises. The City is supportive of the aspiration to provide an expanded and less formal riverside dining experience through the proposed alfresco expansion. It is understood that there is not intended to be any overall

#### 6.4 Boatshed Cafe expansion

increase in patronage as a consequence of the proposed changes, but that is one of several matters to be addressed in the planning approval process.

While the City has general powers to lease Crown reserve lands under its management for a period of up to 21 years, the management order for designated parks and recreation land such as Sir James Mitchell Park excludes commercial use, which applies to a restaurant or café taking bookings. When the current lease was created in 2008, the lease area was excised from the surrounding reserve and placed under a separate management order to permit the current lease for commercial purposes. Accordingly, if the Minister for Lands approves the proposed new lease it would presumably also require the additional land to be similarly excised for inclusion in the separate title on which the café currently sits.

The Lessee's proposal to include management and maintenance of the public toilets in any new lease is considered to be a sensible outcome for both parties, and the commercial implications of this will be reflected in the new rental arrangements. Any specific conditions arising from either the Ministerial consent or the planning approval process can also be incorporated in a new lease agreement.

Until the terms of the requisite approvals are known, it is not practicable to finalise a new lease agreement. In addition, it will be necessary for the parties to reach agreement on a starting rent for the new lease, which would then be subject to periodic review in accordance with the existing lease. Discussions will be held with the Lessee on key terms for a new lease, to be presented for the "in principle" approval of the Committee and Council at a future meeting. It is then proposed that an Agreement for Lease be entered into to reflect the agreed terms, with the formal lease to come into effect at such later date as the necessary approvals are received.

#### Consultation

The City will be required to advertise the proposed lease arrangements as mandated by section 3.58 of the *Local Government Act 1995* and consider any public submissions prior to entering into the lease.

#### Policy and Legislative Implications

Nil.

#### Financial Implications

Nil.

#### Strategic Implications

This matter relates to the following Strategic Direction identified within Council's [Strategic Community Plan 2017-2027](#):

Strategic Direction:	Economy
Aspiration:	A thriving City activated by innovation, attractions and opportunities
Outcome:	Local business
Strategy:	Attract and support a broad range of small and medium-sized enterprises (SMEs) to the City

#### Attachments

Nil



## 6.5 RESERVE 33804 PROPOSED MILLERS POOL RESTAURANT / CAFE

Location:	South Perth
Ward:	Mill Point Ward
Applicant:	City of South Perth
File Ref:	D-18-77228
Meeting Date:	9 August 2018
Author(s):	Ray Davy, Property Consultant
Reporting Officer(s):	Geoff Glass, Chief Executive Officer
Strategic Direction:	Economy: A thriving City activated by innovation, attractions and opportunities
Council Strategy:	2.1 Local Business

### Summary

This report considers the City's proposal to develop a portion of Reserve 33804 for the purpose of a permanent café / restaurant, to be known as Millers Pool Café.

### Officer Recommendation

**Moved:** Mayor Sue Doherty  
**Seconded:** Councillor Colin Cala

That the Committee recommends to the Council that the CEO be authorised to:

- a) Take the necessary steps to excise a portion of Reserve 33804, for the purpose of the development and operation of a permanent café / restaurant; and
- b) Seek indicative proposals from potential developers of a café/restaurant at the site; and
- c) Secure a lease of the excised land to the City (with the power to sublease), for the purpose of a permanent café / restaurant.

### Amended Motion AND COMMITTEE RECOMMENDATION

**Moved:** Councillor Ken Manolas  
**Seconded:** Councillor Blake D'Souza

That point a) be deleted as follows (in red):

That the Committee recommends to the Council that the CEO be authorised to:

- ~~a) Take the necessary steps to excise a portion of Reserve 33804, for the purpose of the development and operation of a permanent café / restaurant; and~~
- b) Seek indicative proposals from potential developers of a café/restaurant at the site; and
- c) Secure a lease of the excised land to the City (with the power to sublease), for the purpose of a permanent café / restaurant.

**LOST 2/5**

6.5 Reserve 33804 Proposed Millers Pool Restaurant / Cafe

**Officer Recommendation AND COMMITTEE RECOMMENDATION**

**Moved:** Mayor Sue Doherty  
**Seconded:** Councillor Colin Cala

That the Committee recommends to the Council that the CEO be authorised to:

- a) Take the necessary steps to excise a portion of Reserve 33804, for the purpose of the development and operation of a permanent café / restaurant; and
- b) Seek indicative proposals from potential developers of a café/restaurant at the site; and
- c) Secure a lease of the excised land to the City (with the power to sublease), for the purpose of a permanent café / restaurant.

**CARRIED (5/2)**

**Background**

Reserve 33804 comprises a portion of Crown Land near Millers Pool, primarily being reclaimed land. The care, control and management of Reserve 33804 has been vested in the City pursuant to Management Order 1697600, subject to the condition that the Reserve is to be used for the designated purpose of 'recreation', and for purposes 'ancillary or beneficial to recreation'.

The existing Management Order does not grant the City a power to lease or licence the whole or any portion of the reserve.

**Comment**

The City is proposing to develop a portion of Reserve 33804 for the purpose of a permanent café / restaurant, to be known as Millers Pool Café. The South Perth Foreshore Strategy and Management Plan (SPFSMP) is the strategic document that guides the use, development and management of the South Perth Foreshore. The SPFSMP contemplates a permanent drink/food stop being located at "Foreshore Node 5: Mill Point" (Strategy N5.3), which is located on Reserve 33804.

The concept for Millers Pool Café has previously been presented to Council as part of the Mill Point Node 5 Development Concept in 2015 (Stage 2), and was also the subject of extensive community consultation from July 2015 to September 2015.

The Council adopted the Mill Point Node 5 Development Concept in October 2015, where the following was noted:

*There was considerable discussion at the public information session, concerning the proposed café/restaurant, which is part of Stage 2 and not currently funded but shown on the Concept plan. The City was very clear about the possibility of a potential future café/restaurant and most of the feedback to this proposal was positive – although the community were clear for their preferences:*

- *To ensure that it catered for casual/informal dining – not only formal / higher end;*
- *A single storey and 'appropriate' building for the area close to the river*

**6.5 Reserve 33804 Proposed Millers Pool Restaurant / Cafe**

In April 2017, the City met with representatives from the Department of Lands (Department) to discuss the low impact single storey café proposal at Millers Pool.

The Department advised when a 'use' of a reserve may no longer be considered to be consistent with the designated purpose of 'recreation', including where:

- the use of the reserve is for a permanent commercial activity, such as a café; and
- the commercial activity, such as a café, is the purpose for a person visiting the reserve so that the commercial activity cannot be described as 'ancillary' to the designated purpose of 'recreation' for the reserve.

The Department indicated that in this situation, the portion of the reserve required for the proposed permanent café would be required to be 'excised' from the wider reserve and leased to the City for a commercial purpose pursuant to section 79 of the *Land Administration Act 1997*. A sub-lease arrangement would then be entered into between the City and the successful applicant of the expression of interest process. This process was undertaken in respect of the Boatshed Café, also located on the South Perth Foreshore.

Having regard to the Department's observations set out above, to facilitate the Millers Pool Café at this site, the following action is required:

- excision from Reserve 33804; and
- leasing to the City for the purposes of a café/restaurant together with the power to sub-lease (in a manner similar to the Boatshed Café).

The City required the Department's 'in principle' approval to progress this proposal and present it to Council for consideration. This 'in principle' approval was received on 5 July 2017.

Following further discussions with the Department, the City has now received "in principle" support for a new lease to be for 21 years with the option of a further 21 years in order to maximise the commercial viability of any new development.

The City has previously engaged JBA Surveys to undertake a site survey of the proposed land to be excised for the café, and received preliminary site drawings that identified the boundaries of the café land (791m<sup>2</sup>) and the boundaries of a proposed easement (368m<sup>2</sup>) to provide road access to the site. However, prior to finalising the details of the site it is recommended that firm proposals be received from potential developer/operators of the café, as their plans or expectations may result in a variance to these hypothetical dimensions.

**Consultation**

The City has undertaken extensive community consultation in relation to the Millers Pool Café proposal, as well as consultation with relevant governance agencies. The Mill Point Node 5 Development Concept, inclusive of the café, was also the subject of extensive community consultation from July 2015 to September 2015, prior to being adopted by the Council in October 2015.

This proposal was also the subject of a Councillor Briefing on 14 June 2017.

**6.5 Reserve 33804 Proposed Millers Pool Restaurant / Cafe**

The final award of a lease/sublease will be subject to public notification in compliance with section 3.59 of the *Local Government Act 1995*.

**Policy and Legislative Implications**

The *Land Administration Act 1997* and the *Swan and Canning Rivers Management Act 2006* are applicable to Reserve 33804 and its uses.

**Financial Implications**

Costs associated with the excision of the land can be accommodated within existing budgets and is expected to be minimal.

**Strategic Implications**

This matter relates to the following Strategic Direction identified within Council's [Strategic Community Plan 2017-2027](#):

Strategic Direction:	Economy
Aspiration:	A thriving City activated by innovation, attractions and opportunities
Outcome:	Local business
Strategy:	Embrace and facilitate unique events and attractions on or near foreshore areas and reserves around the City.

**Attachments**

Nil

CONFIDENTIAL

## 6.1 CONFIDENTIAL ITEM - ANGELO STREET SOUTH PERTH

*This item is considered **confidential** in accordance with the Local Government Act 1995 section 5.23(2) (c) as it contains information relating to "a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting"*

Location:	South Perth
Ward:	Mill Point Ward
Applicant:	City of South Perth
File Ref:	D-18-77185
Meeting Date:	9 August 2018
Author(s):	Ray Davy, Property Consultant
Reporting Officer(s):	Geoff Glass, Chief Executive Officer
Strategic Direction:	Community: A diverse, connected, safe and engaged community
Council Strategy:	1.2 Community Infrastructure

### Summary

As per the confidential report.

## **7. CLOSURE**

The Chair thanked everyone for their attendance and closed the meeting at 7.38pm.

## RECORD OF VOTING

### 6.2 FORMER MANNING LIBRARY

For: Mayor Sue Doherty, Councillor Blake D'Souza, Councillor Colin Cala, Councillor Ken Manolas, Councillor Greg Milner, Councillor Travis Burrows, Mr Lewis Brock

### 6.3 AMENDED MOTION: BURCH STREET CARPARK

For: Mayor Sue Doherty, Councillor Blake D'Souza, Councillor Colin Cala, Councillor Ken Manolas, Councillor Greg Milner, Councillor Travis Burrows, Mr Lewis Brock

### 6.3 BURCH STREET CARPARK (SUBSTANTIVE AS AMENDED)

For: Mayor Sue Doherty, Councillor Blake D'Souza, Councillor Colin Cala, Councillor Ken Manolas, Councillor Greg Milner, Councillor Travis Burrows, Mr Lewis Brock

### 6.4 BOATSHED CAFE EXPANSION

For: Mayor Sue Doherty, Councillor Blake D'Souza, Councillor Colin Cala, Councillor Ken Manolas, Councillor Greg Milner, Councillor Travis Burrows, Mr Lewis Brock

### 6.5 AMENDED MOTION: RESERVE 33804 PROPOSED MILLERS POOL RESTAURANT / CAFE

For: Councillor Blake D'Souza, Councillor Ken Manolas

Against: Mayor Sue Doherty, Councillor Colin Cala, Councillor Greg Milner, Councillor Travis Burrows, Mr Lewis Brock

### 6.5 RESERVE 33804 PROPOSED MILLERS POOL RESTAURANT / CAFE

For: Mayor Sue Doherty, Councillor Colin Cala, Councillor Greg Milner, Councillor Travis Burrows, Mr Lewis Brock

Against: Councillor Blake D'Souza, Councillor Ken Manolas

### 6.1 MOTION TO DEFER: CONFIDENTIAL ITEM - ANGELO STREET SOUTH PERTH

For: Mayor Sue Doherty, Councillor Blake D'Souza, Councillor Colin Cala, Councillor Ken Manolas, Councillor Greg Milner, Councillor Travis Burrows, Mr Lewis Brock

These Minutes to be confirmed at the next Property Committee Meeting yet to be determined.

Signed: \_\_\_\_\_  
Presiding Member at the meeting at which the Minutes were confirmed