

AGENDA.

Ordinary Council Meeting

25 September 2018

Notice of Meeting

Mayor and Councillors

The next Ordinary Council Meeting of the City of South Perth Council will be held on Tuesday 25 September 2018 in the City of South Perth Council Chamber, Cnr Sandgate Street and South Terrace, South Perth commencing at 7.00pm.



GEOFF GLASS
CHIEF EXECUTIVE OFFICER

21 September 2018

Welcome to Country

Kaartdjinin Nidja Nyungar Whadjuk Boodjar Koora Nidja Djining Noonakoort kaartdijin wangkiny, maam, gnarnk and boordier Nidja Whadjul kura kura.

We acknowledge and pay our respects to the traditional custodians of this land, the Whadjuk people of the Noongar nation and their Elders past, present and future.

Our Guiding Values



Disclaimer

The City of South Perth disclaims any liability for any loss arising from any person or body relying on any statement, discussion, recommendation or decision made during this meeting.

Where an application for an approval, a licence or the like is discussed or determined during this meeting, the City warns that neither the applicant, nor any other person or body, should rely upon that discussion or determination until written notice of either an approval and the conditions which relate to it, or the refusal of the application has been issued by the City.

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Ordinary Council Meeting - Agenda

1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

2. DISCLAIMER

3. ANNOUNCEMENTS FROM THE PRESIDING MEMBER

4. ATTENDANCE

4.1 APOLOGIES

4.2 APPROVED LEAVE OF ABSENCE

5. DECLARATIONS OF INTEREST

6. PUBLIC QUESTION TIME

6.1 RESPONSES TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Responses to previous public questions Taken on Notice can be found in the **Appendix**.

6.2 PUBLIC QUESTION TIME: 25 SEPTEMBER 2018

The Presiding Member to invite those members of the public who submitted questions to read their questions.

7. CONFIRMATION OF MINUTES AND TABLING OF NOTES OF BRIEFINGS AND OTHER MEETINGS UNDER CLAUSE 19.1

7.1 MINUTES

7.1.1 Ordinary Council Meeting Held: 28 August 2018

Officer Recommendation

That the Minutes of the Ordinary Council Meeting held 28 August 2018 be taken as read and confirmed as a true and correct record.

7.2 CONCEPT BRIEFINGS

7.2.1 Local Planning Strategy Workshop - 3 September 2018

Officers of the City provided Council with an overview of draft Local Planning Strategy for which further discussion, explanation and advice was requested.

Attachments

7.2.1 (a): Local Planning Strategy Workshop - Notes - 3 September 2018

7.2.2 South Perth Activity Centre Plan - 3 September 2018

Officers of the City provided Council with an overview of the South Perth Activity Centre Plan, including the history of the development of Plan, the vision for the centre, consultation to date, structure of the Plan, development requirements, framework and timelines.

Attachments

7.2.2 (a): South Perth Activity Centre Plan - Notes - 3 September 2018

7.2.3 Ward Boundaries Review - 4 September 2018

Officers of the City provided Council with an overview of the requirements of the Local Government Act 1995 (Schedule 2.20), the previous review, electoral numbers, representation, ward names, and options.

Attachments

7.2.3 (a): Notes - Ward Boundaries Review - 4 September 2018

7.2.4 **Confidential** Recreational Aquatic Facility Briefing - 10 September 2018

Officers of the City and consultants provided Council with an update on progress of the Recreation and Aquatic Facility Feasibility Project.

Attachments

7.2.4 (a): **Confidential** Recreational Aquatic Facility Briefing - 10 September 2018 - Notes (*Confidential*)

7.2.5 Connect South Detailed Design Briefing - 10 September 2018

Officers of the City and Consultants from NS Projects and Place Lab provided Council with an update on the Connect South detailed design developed following the Masterplan Concept Design endorsed by Council at the April 2018 Ordinary Council Meeting.

Attachments

7.2.5 (a): Connect South Detailed Design Briefing - 10 September 2018 - Notes

Officer Recommendation

That the Notes of the following Council Briefings/Workshops be noted:

7.2.1 Local Planning Strategy Workshop - 3 September 2018

7.2.2 South Perth Activity Centre Plan - 3 September 2018

7.2.3 Ward Boundaries Review - 4 September 2018

7.2.4 **Confidential** Recreational Aquatic Facility Briefing - 10 September 2018

7.2.5 Connect South Detailed Design Briefing - 10 September 2018

8. PRESENTATIONS

8.1 PETITIONS

Nil

8.3 DEPUTATIONS

Deputations were heard at the Council Agenda Briefing held Tuesday 18 September 2018.

9. METHOD OF DEALING WITH AGENDA BUSINESS

10. REPORTS

10.1 STRATEGIC DIRECTION 1: COMMUNITY

10.1.1 Public Art Advisory Group - Annual Report 2017/18

Location:	City of South Perth
Ward:	Not Applicable
Applicant:	Council
File Ref:	D-18-98827
Meeting Date:	25 September 2018
Author(s):	Duncan McKay, Arts Officer
Reporting Officer(s):	Vicki Lummer, Director Development and Community Services
Strategic Direction:	Community: A diverse, connected, safe and engaged community
Council Strategy:	1.1 Culture & Community

Summary

This report presents the Annual Report of the City's Public Art Advisory Group for the 2017/18 financial year.

Officer Recommendation

That Council receives the Annual Report (**Attachment (a)**) of the City's Public Art Advisory Group for the 2017/18 financial year.

Background

The City of South Perth Public Art Advisory Group was established in February 2015, in alignment with a key initiative of the *City of South Perth Public Art Strategy*, which states that the Public Art Advisory Group's role is to:

Provide recommendations to Council and contribute to the ongoing development and implementation of the Public Art Strategy. The Public Art Advisory Group is made up of elected members, community industry specialists and City Officers who advise and guide the selection of large-scale projects.

The Public Art Advisory Group operates in alignment with City *Policy P112 – Community Advisory Groups*.

Comment

In accordance with *Policy P112 – Community Advisory Groups*, the CEO will provide Council with an annual report reviewing the terms of reference, activities and the achievements for each Community Advisory Group. The Annual Report for the 2017/18 Financial Year (**Attachment (a)**) for the Public Art Advisory Group is provided to Council in fulfilment of this policy commitment. The Annual Report includes a summary of the Meeting Schedule; Memberships; Projects Completed; New Business; and Project Forecasts for next financial year.

Consultation

The Public Art Advisory Group was consulted during the development of the attached 2017/18 Annual Report; and provided their endorsement at their meeting held on 9 August 2018.

Policy and Legislative Implications

Policy P112 – ‘Community Advisory Groups’ and Policy P101 – ‘Public Art’ are relevant to this report.

Financial Implications

There are no financial implications arising from this report.

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:	Culture and community
Strategy:	Facilitate and create opportunities for social, cultural and physical activity in the City

Attachments

10.1.1 (a): Public Art Advisory Group - Annual Report 2017/18

10.3 STRATEGIC DIRECTION 3: ENVIRONMENT (BUILT AND NATURAL)

10.3.1 Draft Local Planning Strategy - Endorsement for Public Consultation

Location:	Not Applicable
Ward:	All
Applicant:	Not Applicable
File Ref:	D-18-98829
Meeting Date:	25 September 2018
Author(s):	Elyse Maketic, Manager Strategic Planning
Reporting Officer(s):	Vicki Lummer, Director Development and Community Services
Strategic Direction:	Environment (built and natural): Sustainable urban neighbourhoods
Council Strategy:	3.2 Sustainable Built Form

Summary

The City is in the process of reviewing its existing Town Planning Scheme No. 6 (the Scheme). The first step in this review is to prepare a Local Planning Strategy (Strategy) to guide the future preparation and implementation of the Scheme.

The Strategy forms the high level strategic document that guides local planning and development within the City over the next 10 to 15 years. The Strategy is a local interpretation of the State and regional planning policies that apply to the City and a draft of this document is included in this report at **Attachment (a)**.

The principles guiding the preparation of the Strategy are as follows:

- Accommodate a growing population while protecting and enhancing neighbourhoods with identified character and heritage.
- Support a network of connected, functional and sustainable activity centres.
- Align population growth with needed civic infrastructure.
- Improve all aspects of liveability within the City.

The Strategy document includes a series of 'strategies' based around key topic areas and a series of associated 'actions' to deliver on the strategies. The strategies and actions have been derived from:

- Detailed investigation of the regional, State and local planning context of the City;
- Investigation of the City's demographic profile, trends and forecasts; and,
- The outcomes of preliminary consultation undertaken in early 2018.

Should Council endorse the Strategy, it will first be forwarded to the Western Australian Planning Commission (WAPC) for review. Once the WAPC endorses the Strategy, the City will formally advertise the draft Strategy and Council will be required to consider and endorse any modifications thereafter.

Officer Recommendation

That Council:

1. Consent to publically advertise the draft *City of South Perth Local Planning Strategy, 2018* in accordance with Regulation 13 of the *Planning and Development (Local Planning Schemes) Regulations*, as included at **Attachment (a)**;
2. Note a copy of the draft *City of South Perth Local Planning Strategy, 2018*, included at **Attachment (a)** will be forwarded to the Western Australian Planning Commission for its certification for the City to undertake public advertising Pursuant to Regulation 12(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
3. Note the City will advertise the draft Local Planning Strategy in accordance with Regulation 13 of the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of not less than 60 days, upon receipt of the Western Australian Planning Commission certification that the draft *City of South Perth Local Planning Strategy, 2018* is suitable for public advertising and as soon as reasonably practicable.

Background

Previous Council consideration of Local Planning Strategy

Council considered the Strategy (refer Item 10.3.4) at its meeting of 28 August 2018. At that meeting, Council resolved to defer the item for the following reasons:

'That Council defer the endorsement of the Draft City of South Perth Local Planning Strategy 2018 for the purposes of public advertising for a period sufficient to allow Councillors to workshop the draft proposals, but no later than the Ordinary Council Meeting of October 2018. The function of the Workshop or Workshops will be to:

1. *Provide Councillors the opportunity to discuss and better understand the rationale behind the draft proposals in their present form; and,*
2. *Provide an informal forum that will allow Elected Members to suggest possible improvements in the presentation and content of the material before it is endorsed for advertising.'*

Following discussion regarding the Strategy between Councillors and City officers, including at a workshop held on 3 September 2018, the draft Strategy (**Attachment (a)**) was modified as follows:

- A 'Key terms used' table has been added to Part 1 to explain some of the important terminology used throughout the document;
- Part 1, section 1 has been amended to include an explanation of how the principles, objectives, strategies and actions should be interpreted. This includes a table that clarifies the purpose of each of the aforementioned components;
- The preliminary text and key implications for each key focus area (i.e. 4.1 Population and Housing) have been reviewed and modified to clarify any assertions made. References to the applicable section of part 2 have also been added to the key implications for each key focus area;

- An overview of the City's growth forecast, the dwelling targets of Perth & Peel @3.5million and the managed growth strategy, including a table and graph have been added to section 4.1 of Part 1 to provide a high level explanation of the City's growth forecast and managed growth strategy, and how it compares to the dwelling figures in Perth and Peel @3.5 million;
- Strategy 4.1.1 and the associated actions have been reviewed and additional information added to clarify the outcomes of each action;
- Minor changes to terminology in strategies and actions in 4.3.5, 4.4.3 and 4.5.2 have also been made. These do not change the intent of the Strategy or action;
- Part 2.0, section 5.0 has been amended to provide further information about what informs the City's growth forecast and why this is preferred over other high level forecasts;
- The managed growth strategy dwelling figures for each area have been amended to reflect the most up-to-date figure for the South Perth Activity Centre. The City recently received an update to the forecasted growth in this area and the Strategy has been updated to incorporate this figure.
- A list of figures and tables has been added to the end of Part 2 (refer section 8.0);
- Key documents hyperlinked to allow these documents to be more easily reviewed;
- Minor corrections to titling and captions.

The comments section of this report has been updated to reflect the above changes and expand on the rationale for population growth forecasts and the managed growth strategy.

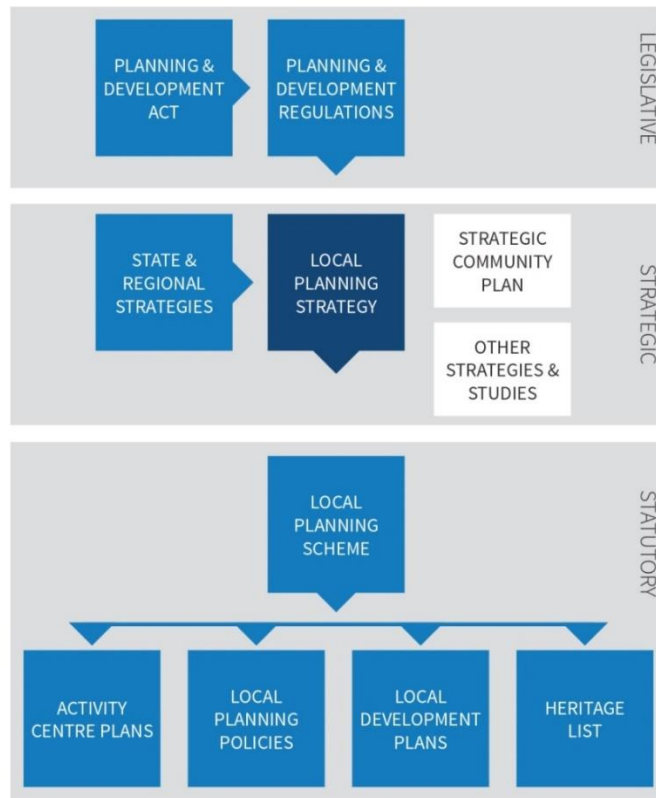
Review of Town Planning Scheme No. 6

At its meeting of 27 June 2017, the Council considered a report of Review of Town Planning Scheme No. 6 (Scheme) and recommended to the Western Australian Planning Commission (WAPC) that the Scheme required review and that a new Scheme should be prepared (refer Item 10.3.4). The City received endorsement of this recommendation from the WAPC in October 2017 to commence preparation of a new Local Planning Scheme (refer Item 10.3.4).

The Scheme was first gazetted on 29 April 2003 and at the time of Council resolving to prepare a new Scheme, 40 amendments to the current scheme had been made over the intervening years. Changes in the planning regime at the State level, subsequent amendments to the legislative framework, and introduction of new state strategies and policies over the last 15 years have all contributed to the need for the preparation of a new scheme and a comprehensive review of the City's local planning framework.

A scheme review is a multi-staged process, the first stage of which is the preparation of a Local Planning Strategy (Strategy), as required by Regulation 11(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations).

The Local Planning Strategy (Strategy) is a fundamental part of the City's Local Planning Framework. The diagram below provides the broad hierarchy of this framework:



The Strategy sets the strategic direction for planning and development in the City over the next 10 to 15 years. It provides the strategic basis for the preparation of, and implementation and amendments to the new Scheme. The content of the Strategy is governed by Regulation 11(2) of the Regulations and the WAPC's Local Planning Manual. The City has prepared the draft Strategy in accordance with the aforementioned documents.

Contemporary best planning practice requires planning documents, such as Local Planning Strategies, to be informed by a sound and robust evidence base. This evidence base provides the rationale for the Strategy. It is compiled from a range of different data sources including:

- Regional planning strategies, policies and guidelines of the State Government;
- Detailed data that identifies population and economic trends, with some data compiled into comprehensive forecasts;
- Planning investigations previously undertaken by the City; and,
- The outcomes of preliminary community consultation, undertaken earlier in 2018.

Preliminary consultation

Prior to the preparation of the draft Strategy, the City undertook preliminary community engagement. The purpose of this engagement was to identify the community's attitudes towards the planning challenges the City faces over the next 10 to 15 years.

The preliminary consultation involved the following tasks;

- A online survey completed by 172 community members asking a series of qualitative questions covering all of the topic areas of the draft Strategy; and,

- Four community workshops and two Elected Member workshops held throughout February attended by 103 stakeholders (of which 28 were common across multiple workshops) where the key attitudes towards each of the Strategy topic areas were discussed and explored in detail.

The outcomes of the preliminary consultation were documented and analysed by the City's engagement consultant, Consult WG. A report analysing the key attitudes explored during the preliminary consultation is contained at **Attachment (b)** of this report.

The results of the preliminary consultation are outlined below:

Key topic area	Key attitudes identified
Population and Housing	Increase density levels thoughtfully and with consideration given to current residential character.
	Investigate medium density options rather than high density.
	Explore affordable housing options.
	Ensure zonings encourage housing diversity across the City.
Activity Centres, Employment, Tourism and Entertainment	Identify the development potential of the Canning Highway movement corridor and nodal development opportunities.
	Support smaller businesses especially hospitality, entertainment and retail sectors.
	Focus on activity centres, especially for increased density, mixed use and retail opportunities to ensure this is distributed appropriately across the City.
Community facilities, sustainability and public open space	Retain current public open space areas.
	Increase waste and recycling programs.
	Identify opportunities for renewable energy options for large development applications.
	Identify activity centres and open space areas that could be used for new community facilities.
	Identify opportunities for community facilities including investigation of the potential for a recreation centre with pool/gym.
Transport and Access	Investigate improvements to address traffic congestion.
	Progress planning for the South Perth and Canning Bridge Station precincts.
	Investigate additional freeway access opportunities.
	Investigate an increased ferry network servicing Perth Water.
	Explore potential improvements for alternative transport options such as walking and bike paths, rail, bus, ferry, electric vehicles and charging points.
Heritage and urban design	Instigate strong design considerations for new development and ensure protection of heritage sites.

The outcomes of the preliminary consultation have helped guide the preparation of the Strategy.

Comment

Purpose of the Local Planning Strategy

The planning challenges facing the City over the next 10 to 15 years are significant and there is a need to develop a high-level strategic plan to manage these challenges.

The primary purpose of the draft Strategy is to provide rationale for the development of a new Local Planning Scheme. The Strategy also:

- Is a high-level direction for the future planning of the City, responding to State Government policy and growth trends/patterns;
- Identifies the key planning challenges facing the City over the next 10 to 15 years;
- Provides a broad plan for accommodating population and activity growth; and,
- Identifies elements of the City's planning framework that require detailed investigation.

The Strategy plays a key role in delivering the shared 'vision for the future' as set out in the City's Strategic Community Plan 2017-2027, (SCP) being:

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

It is a key part in delivering Strategy 3.2(A) of the Strategic Community Plan, which is to 'develop a local planning framework to meet current and future community needs and legislative requirements', and will also contribute to the delivery of various other strategies within the SCP.

It is not the purpose of the Strategy to provide detailed planning provisions for individual areas (for example, activity centres and urban corridors), or individual elements of the planning framework. The Strategy aims to set a broad framework in which detailed investigations can be undertaken in a coordinated manner.

The formulation of this Strategy needs to, and has, considered all the factors influencing and impacting upon the future development of the City. State Government strategies and policies provide important guidance to guide strategies that are then refined based on other local factors and evidence, such as population and economic demographic information, trends, and forecasts. These two pieces of information provide an outline of what we need to plan for and high level guidance as to how that planning should occur (where infill should be located, the role and accessibility of public open space and future priorities for transport). It is also important that the key implications identified through researching these factors are appropriately balanced. Greatest weight should be given to data that is robustly researched and locally grounded and less weight given the 'generic' standards, and guidelines.

The Strategy is divided into two parts:

- **Part 1:** The Strategy which includes the Vision and Principles, Objectives, a summary of the major characteristics and issues relevant to the future planning and development the local area. It also incorporates the strategies and actions required to implement the Strategy; and,
- **Part 2:** the background information and analysis which provides the evidence base and rationale for the strategies contained in Part 1.

The Strategy is included at **Attachment (a)**

Summary of Part 2 – State and Regional Planning Context and Local Profile

Through the background analysis a number of key implications have been identified. This analysis considered a broad range of information and data derived from:

- State, regional and local planning strategies, policies and guidelines;
- A local profile compiled of detailed data that identifies population and economic trends, with some data compiled into comprehensive forecasts. These forecasts, are based on a wide range of data sources including:
 - Statistical information available through the census;
 - Historical migration rates, death and birth rates and family, housing and age-structures; and,
 - Development data, such as building approvals and construction rates.

The forecasts are based on a ‘bottom-up’ approach, where the assumptions (above) are made for small census areas (usually a few street blocks). The sum of these forecasts then forms an overall forecast for the City of South Perth. This approach provides the City with the most flexible and robust model for projecting growth that can be updated and realigned over time.

- Planning investigations previously undertaken by the City; and,
- The outcomes of preliminary community consultation, undertaken earlier in 2018.

The key planning implications facing the City of South Perth over the coming decades are not unique to the City and similar to other inner urban locations around Australia, and are primarily driven by population growth.

In 2015 Australia’s population was approximately 23 million and the Australian Bureau of Statistics predicts this to increase to around 35.9 million by 2050. Australia is one of the most urbanised countries in the world and Australians increasingly seek to live in cities.

In the past, the Perth metropolitan region has been able to accommodate a growing population by sprawling outwards and through lower density infill. Perth and Peel as a metropolitan region now stretches over 150km north to south and continuing with this approach to growth is not sustainable.

In response to this, successive State governments have released spatial plans seeking to accommodate a greater proportion of growth through urban infill. The current spatial strategy, Perth and Peel @3.5million, and the accompanying sub-regional planning frameworks, provides a plan for the growth of Perth out to approximately 2050. These documents provide a comprehensive strategic plan for the consolidation of growth in the Perth metropolitan region.

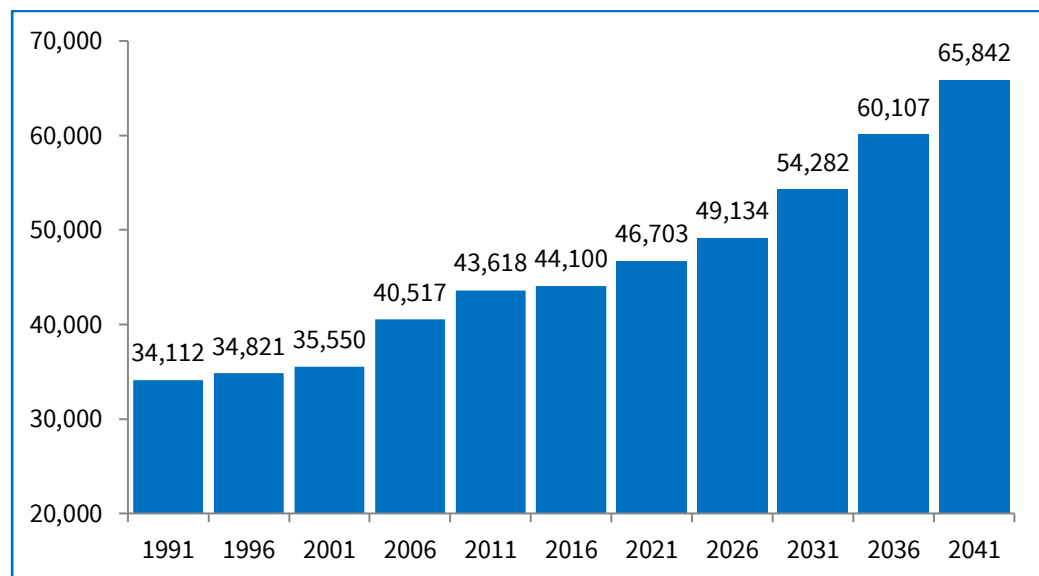
Perth and Peel @3.5million anticipates approximately 800,000 new dwellings in Perth by 2050, of which around 380,000 will be in existing urban areas. The majority of these (approximately 213,000) are predicted to be accommodated within the Central Sub-Region; an area comprising the 19 most inner-city local governments including the City of South Perth.

Despite this, the majority of Perth's growth will still occur in outer metropolitan areas. In order to responsibly manage growth, the whole of the metropolitan area will need to accommodate more population and activity.

The Central Sub-Regional Planning Framework and Perth & Peel @3.5million expect the majority of infill growth to be contained within 'activity centres', 'urban corridors' and 'station precincts'. Those expected growth areas relevant to the City are described as follows:

- **Activity centres:** Focal points well served by transport infrastructure that provide areas for commercial and social activity together with residential population.
- **Urban corridors:** Areas adjacent to transport infrastructure, typically high-frequency bus routes that provide links between activity centres.

Recognising, planning for and implementing strategies that accommodate growth ensure that growth can be shaped and managed appropriately. The City's population is forecast to grow by an additional 21,742 people to a total of around 65,800 people between 2016 and 2041. This population growth will result in increased demand for housing, employment opportunities and access to infrastructure of all kinds (social, open space, transport).



Estimated residential population within the City of South Perth (1991-2041)

It is important that the City develop plans to best accommodate this growth and respond to forecasts. Not responding to growth patterns and trajectory will result in poor planning outcomes because growth will still happen regardless and in an unplanned way. This has significant implications for planning for housing and infrastructure (community, open space, roads for example).

There are a number of key implications identified as a result of the background analysis. These are grouped into key focus areas for the purposes of Part 1, and are summarised as follows:

Population and housing

- The City's population is forecast to grow into the future, with the State Governments growth strategy, Perth and Peel @3.5million, recommending that new dwelling growth be directed towards existing 'activity centres' and 'urban corridors'.
- In accordance with detailed population forecasts, the City's population is forecast to grow by approximately 10,182 people by 2031 (from 2016) and will increasingly consist of people aged over 70, young children in family households and a large demographic of young adults aged 25-29.
- Detailed population forecasts indicate that the majority of future dwellings will need to be suitable for households that are 'lone person' or 'couples without dependants'.
- There is significant variation in relative levels of disadvantage between the various suburbs/neighbourhoods within the City.

Activity and employment

- State Planning Policy 4.2 – Activity Centres for Perth and Peel specifies that growth in activity, employment and population is best guided towards activity centres and urban corridors.
- There are low levels of employment self-containment in the City which can put added demand on transport infrastructure. Perth and Peel @3.5million recommends strengthening activity centres as a means of providing more local employment opportunities and increasing the amount of economic output generated and used locally.
- The majority of non-residential floor space within the City consists of 'office' and 'service' floor space. Diversify this floor space will promote more diverse employment opportunities.

Transport and access

- Public transport and active transport modes are increasingly used as a mode of travel to work and the City is planning to expand its bicycle network.
- Growth in population and activity should be focused around existing transport infrastructure and consider emerging transport modes, such as cycling and the use of ride-shares platforms.

Environment and sustainability

- The extent of tree canopy cover on private land has fallen considerably over the last three decades.
- State policy encourages new development that limit the consumption of environmental resources as much as possible.
- State Planning Policy 2 – Environment and natural resource policy encourages new development that limits the consumption of environmental resources.

Heritage, character and design

- Design quality and how development responds to matters such as crime prevention, the quality of public spaces and the management of urban systems (such as water management) are important considerations in assessing planning proposals.

- State Planning Policy 3.5 – Historic Heritage Conservation identifies the need to appropriately distinguish between areas of heritage and character and also outlines the need for local governments to maintain up-to-date statutory frameworks (heritage lists and inventories) identifying places/areas of significance.

Public open space and community facilities

- The City has limited resources to provide new community facilities and public open spaces. Consideration of how new or improved infrastructure is to be provided is needed.
- State Planning Policy 4.2 – Activity Centres for Perth and Peel recommends including community facilities/infrastructure within or around activity centres where they can become focal points for community activity to leverage resource sharing.

Tourism and entertainment

- Most international tourists visit South Perth to visit friends and relatives.
- The City has more tourists visiting for ‘educational’ reasons than the State average. There are also a number of significant tourism sites within the City. There are opportunities for the City to build on this advantage by making it easier for short-term accommodation uses to occur in appropriate locations.

Summary of Part 1 – Principles, Objectives, Strategies and Actions

Part 1 of the Strategy outlines a series of ‘strategies’, ‘actions’ and ‘key implications’, which should be interpreted as follows:

- **Key implication:** A key issue, trend or outcome identified through the investigations made in part 2 of the Strategy;
- **Strategy:** The strategy identified to address the implication; and,
- **Action:** Activities to address the Strategy.

The Strategy has been formed based on detailed, evidence-based planning that seek to align the City’s future planning framework with the strategic direction of the State government.

Principles and Objectives of the Local Planning Strategy

The Strategy is structured around a series of key implications, principles, objectives, strategies and actions which are grouped around seven key focus areas. This helps to align the key implications around common planning themes. These were derived from:

- The strategic directions of the Strategic Community Plan;
- A review and analysis of the City’s local profile (demographic, economic and environmental profile and trends), and the existing state and regional context; and
- Preliminary consultation undertaken with stakeholders.

In order to ensure each strategy and action works together, four principles have been developed. These principles seek to guide all of the outcomes of the Strategy. The Strategy also has a number of objectives. These objectives provide the more specific outcome expected of each principle. The table below sets out the principles and objectives of the Strategy and aligns these to the 'strategic directions' of the SCP:

Strategic Community Plan Strategic Directions, Aspiration	Local Planning Strategy Principles	Objectives
Environment (built and natural): Sustainable urban neighbourhoods.	Accommodate a growing population while protecting and enhancing neighbourhoods with identified character and heritage.	Provide for additional housing in a consolidated urban form in line with State government policy direction.
		Ensure housing is provided for people of all ages, family structures and incomes.
		Retain and enhance areas of authentic character, heritage or those with a distinct sense of place while recognising the need for population growth.
	Improve all aspects of liveability within the City.	Activate the public realm and create green, useable and enjoyable public spaces that reflect our demographic profile.
		Create an urban environment that encourages healthy, active living.
		Ensure new development is forward-thinking and achieves best-practice environmental outcomes.
	Align population growth with needed civic infrastructure.	Improve accessibility throughout the City by providing residents and visitors with a range of transport options, focusing on walking and cycling networks.
		Integrate planning for population growth with upgrades to transport, education, recreation and other vital community infrastructure.
		Ensure that new development contributes to the provision of new infrastructure.
Economy: A thriving City activated by innovation, attractions and opportunities.	Support a network of connected, functional and sustainable activity centres.	Reinforce the South Perth Activity Centre as the primary activity centre within the City.
		Support the ongoing function and viability of activity centres by accommodating appropriate population and activity growth opportunities.
		Support the realisation of the potential for the Bentley/Curtin Specialised Activity Centre to be a centre of employment, education, innovation and housing.

Key strategies

To help align each strategy and action with a particular planning theme, Part 1 of the Strategy is divided into the following key focus areas; population and housing; activity and employment; transport and access; environment and sustainability; character and design, public open space and community facilities; and tourism and entertainment.

The following section describes some of the key strategies and actions contained in Part 1 of the Strategy.

Population and Housing

4.1.1 Provide opportunities to accommodate a growing population in a consolidated form by adopting a 'managed growth strategy' that ensures the majority of future growth is accommodated within and around activity centres and along urban corridors.

This strategy is aligned to the principle to 'accommodate a growing population while protecting and enhancing neighbourhoods with identified character and heritage'.

A central purpose of this strategy is to outline how a growing population will be accommodated. It is important for the City to have a clear strategy to accommodate a growing population for the following reasons:

- Ensure the growth occurs in a coordinated way and not ad hoc or decided by an authority other than the City of South Perth;
- To ensure that the future planning of the City addresses both the State governments' expectations for dwelling growth and where that should be located, while also planning for growth at a more localised level according to the growth forecast;
- To ensure housing growth strengthens existing local communities and economies; and,
- To coordinate growth with other plans for social, environment, transport and economic infrastructure.

As outlined earlier in this report, the Central Sub-Regional Planning Framework directs population and activity growth towards activity centres, urban corridors and station precincts and under this document the City of South Perth has been allocated a dwelling target of 8,300 new dwellings by 2050. This target suggests there should be approximately 24,650 total dwellings in the City by 2031. These targets are intended to guide more detailed, localised investigations.

Forecast modelling prepared for the City projects that the number of dwellings within the City is likely to increase by approximately 4,784 by 2031 and by 9,891 by 2041. This projection is based on assumptions including rates of residential development, migration trends and trends in births and deaths. All of these assumptions are considered at a local level, which provides for the most robust and locally responsive forecast.

As demonstrated by the table below, the forecast level of dwelling growth suggests the City will remain consistent with the dwelling targets of Perth and Peel@3.5million over the life of the Strategy (10-15 years); broadly to 2031.

Year	Cumulative total dwellings under Perth and Peel dwelling target	City of South Perth total dwelling forecast	Difference between forecast and target
2016	21,200	20,286	-4.3%
2021	22,330	21,755	-2.6%
2026	23,570	22,822	-3.2%
2031	24,650	25,070	+1.7%

Cumulative total dwelling target and forecast (2016-2031)

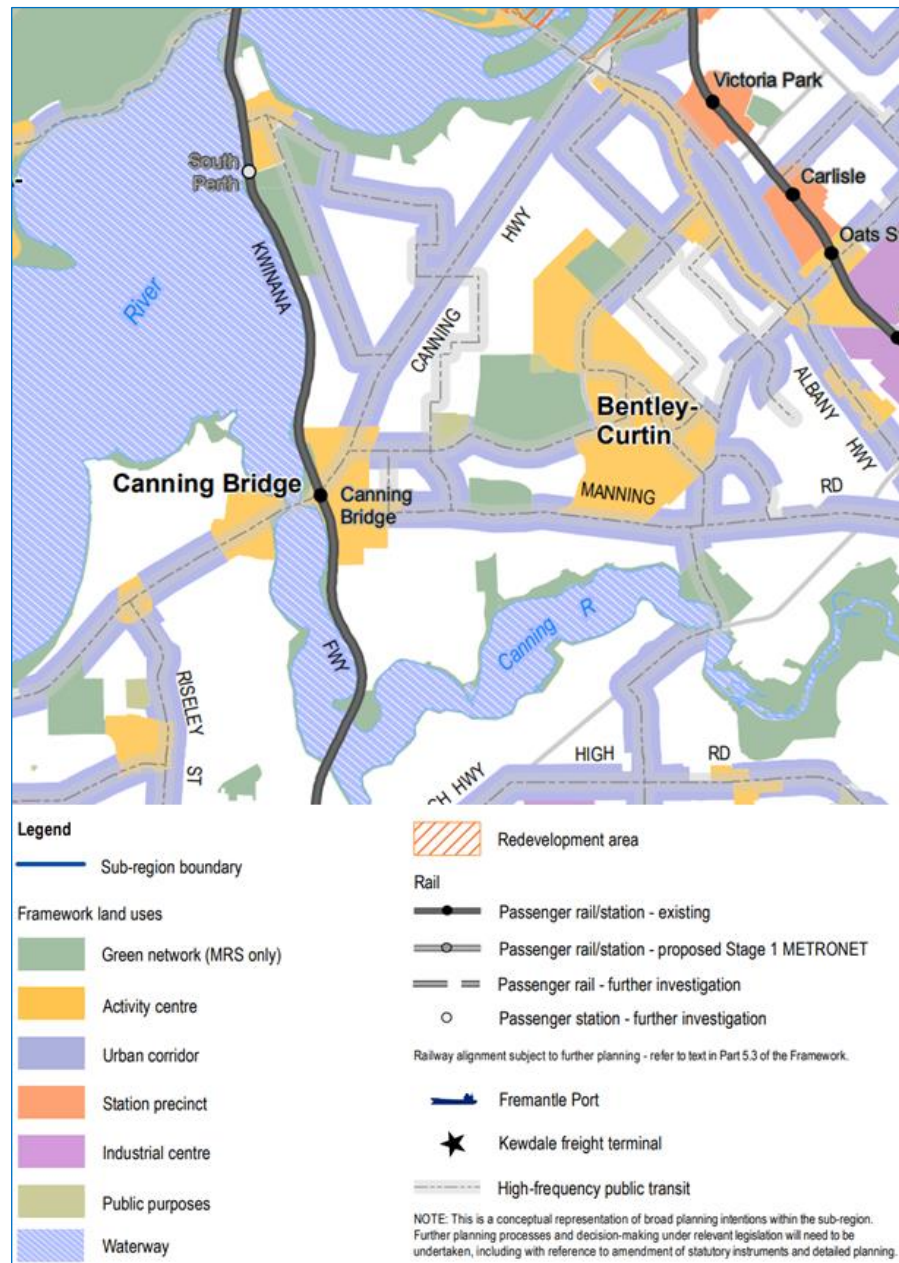
Managed growth strategy

The 'managed growth strategy' proposes to accommodate the majority of the City's forecast growth within activity centres and along urban corridors.

There are a number of reasons the City should adopt this approach;

- It is consistent with state government expectations regarding the location of population and dwelling growth (spatial plan in the Central Metropolitan Sub-Regional Strategy).
- It contains the extent of new development to specific areas that are well connected to public transport and other key services, so that the majority of the City's existing low density streetscapes remain, as much as possible, undisturbed. It is recognised that the character of some of the 'managed growth' areas may change over time. This strategy may also assist with protecting the City's urban tree canopy.
- It results in more intense development in certain locations that increase the viability of transport, economic and social infrastructure;
- It allows the development of a diverse range of housing choices. More intense development is likely to yield a greater proportion of smaller dwellings.
- It reduces the reliance the City has on natural resources, particularly reliance on private motor vehicles as more people are located closer to jobs, entertainment, natural spaces and social places; and,

The managed growth strategy identifies eleven locations where the majority of future growth can be directed towards. These locations have been identified based upon a range policy criteria of the State government; but primarily the spatial plan in the Central Sub-Regional Planning Framework and the associated transport plan.



Central Sub-Regional Planning Framework Map (Extract)

The map above identifies the relevant higher order activity centres (Canning Bridge, Bentley/Curtin and South Perth) as well as a series of urban corridors. The managed growth strategy identifies actions for three of these urban corridors; Canning Highway, Manning Road and Henley Street/Canavan Crescent). These three corridors and not the others (such as Labouchere Road and Jackson Road) form part of the managed growth strategy for the following reasons:

- The accompanying 'Transport Network Plan' to Perth and Peel @3.5million identifies 'high-priority transport routes' on Canning Highway, Manning Road and Henley Street/Canavan Crescent only and not the other urban corridors. This demonstrates a commitment from the State government to advance the transport priority of these corridors over others; and,
- There are advanced planning investigations for the Canning Highway urban corridor.

In addition to the framework under Perth and Peel @3.5million, 'State Planning Policy 4.2 – Activity Centres for Perth and Peel' (SPP4.2) also sets out a framework for the planning of 'neighbourhood centres'. These are smaller activity centres (not depicted on the Central Sub-Regional Planning Framework map above) that serve a local catchment. The existing activity centres at Angelo Street, Preston Street and Welwyn Avenue are considered to be 'neighbourhood centres' for the purpose of SPP4.2. SPP4.2 establishes desirable density targets for these centres, which have informed the level of growth recommended by the managed growth strategy.

Having regard to the above, the managed growth strategy includes actions to accommodate the majority of the City's growth, as set out in the table below:

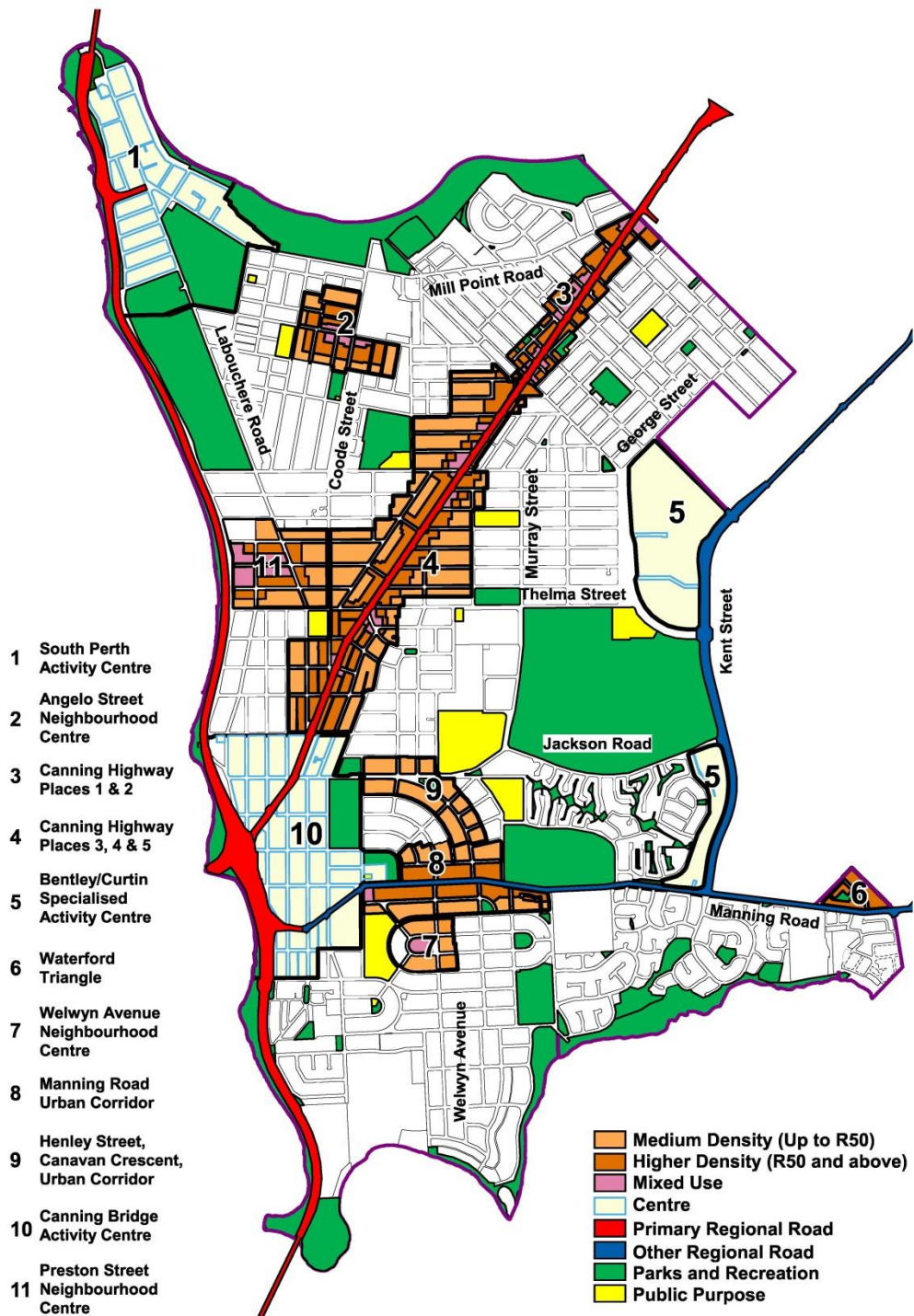
Type	Managed Growth Area	Additional dwellings 2016-2031 (percentage of total additional)
Activity Centres	Canning Bridge Activity Centre	+1,133 (25.9%)
	South Perth Activity Centre	+809 (18.5%)
	Bentley/Curtin Specialised Activity Centre	+744 (17.0%)
	Angelo Street Neighbourhood Centre	+359 (8.2%)
	Preston Street Neighbourhood Centre	+222 (5.1%)
	Welwyn Avenue Neighbourhood Centre	+78 (1.8%)
Urban Corridors	Canning Highway Urban Corridor	+457 (10.4%)
	Manning Road Urban Corridor	+226 (5.2%)
	Henley Street Canavan Crescent Urban Corridor	+197 (4.5%)
	Waterford Triangle	+150 (3.4%)
Total additional		+4,375 (approx.)

The above 'additional dwellings' figures have been calculated based on a number of factors, including;

- Detailed forecast modelling undertaken as part of detailed planning studies, such as for the land subject to the Canning Bridge Activity Centre Plan. These figures are underpinned by the most robust evidence base of all of the above figures as the planning framework is already established; or,
- Where the above is not available:
 - Growth projections based on known development standards contained in the City's planning scheme, or,
 - Estimations of the number of dwellings needed to achieve a certain level of dwelling density, based on the guidance contained in State planning policies. These policies set 'desirable' dwelling density targets in order to support the viability of activity centres and transport infrastructure.

The figure for the South Perth Activity Centre area has been updated to reflect the most up-to-date figure for the South Perth Activity Centre. The City recently received an update to the forecasted growth in this area as part of the detailed modelling being undertaken for the South Perth Activity Centre Plan. The figures outlined in the table should be considered as one possible outcome of the managed growth strategy and actual rates of additional dwellings may vary once detailed forecast modelling is undertaken for each area. The managed growth strategy allows for a lesser number of dwellings (+4,375 dwellings) to be developed within the City by 2031 compared to the overall dwelling forecast (+4,784) for the City (refer section 5.3.1 of Part 2); a difference of 409 dwellings. It is expected that this remaining growth will be accommodated by minor incremental infill that occurs as a result of existing density codings throughout the City; that is, sites that have not already developed to the applicable maximum dwelling density. This demonstrates that the managed growth strategy will be able to accommodate the majority of the dwelling growth expected in the City, while also remaining consistent with policies of the State government.

The below figure depicts the areas identified in the 'managed growth strategy':



The above figure references certain areas being subject to codings ‘up to R50’ or ‘R50 and above’. These codings should be considered in the context of the specific action of the managed growth strategy (refer to Part 1, section 4.1.1 of **Attachment (a)**), which provide further guidance on the types of density that will be considered in each area as part of the development of the new local planning scheme. Whilst built form does not form part of an LPS, to provide an idea of what the potential built form in these areas might be the building height criteria of the Residential Design Codes is set out below:

R30	R40	R50	R60	R80 (and above)
2 storeys	2 storeys	3 storeys	3 storeys	4-5 storeys

In order to implement this strategy, the Strategy identifies the following actions are to be undertaken:

- Adopt and implement an activity centre plan for the South Perth Activity Centre;
- Progress planning for the areas of the Bentley/Curtin Specialised Activity Centre located within the City of South Perth;
- Continue to implement, monitor and review the Canning Bridge Activity Centre Plan;
- Adopt scheme provisions that provide for medium/high density development along the Canning Highway Urban Corridor;
- Undertake planning investigations for the land 200m either side of Manning Road and adjacent to the urban corridor identified along Henley Street and Canavan Crescent;
- Progress scheme amendments for the Waterford Triangle area;
- Prepare centre plans to guide future development within and around the Angelo Street, Preston Street and Welwyn Avenue neighbourhood centres.

Population and Housing

4.1.2 Support actions that promote a diversity of housing choice, including housing accessibility and affordability measures, as well as opportunities for existing populations to 'age in place'.

Analysis of the City's demographic and physical profile identified that there are a number of areas whereby the City could incentivise development to address key housing need deficiencies. These deficiencies include;

- An underrepresentation of smaller one and two bedroom dwellings;
- The need to plan for an ageing population, but also an increase in the number of family households within the City; and,
- A substantial fall in the City's urban tree canopy over the last few decades.

It was also identified that the City's Town Planning Scheme No. 6 has limited controls on development that could help address these key issues. The actions associated with this strategy include reviewing the existing 'split density code' system (which applies to a number of properties throughout the City) to align the assessment criteria for these split codes with the measures that address the key implications above. It also includes actions to ensure the City's activity centre plans account for these implications.

Activity and employment

4.2.1 Ensure each of the City's activity centres achieve an appropriate mix of activity, employment, recreational, civic and cultural, and entertainment uses as well as increased levels of residential population to support the ongoing viability and function of each centre. The planning framework should ensure sufficient non-residential floor space, to meet forecast demand, can be provided in each centre.

As population grows, the City will need to accommodate more non-residential floor space for new businesses and community activities. *State Planning Policy 4.2 – Activity Centres for Perth and Peel* sets out a hierarchy of activity centres. New development is to be facilitated in these centres at an intensity that reflects the centres' role and function, place in the hierarchy and location within the inner metropolitan area; including providing certain levels of residential dwellings to support the ongoing function, viability and sustainability of each Centre.

This strategy specifies that decisions relating to land use, employment and population should be investigated in detail on a centre-by-centre basis, where likely demand is predicted and appropriately accommodated.

The actions associated with strategy 4.2.1 outline that the City adopt, implement and monitor activity centre plans or otherwise progress planning for each activity centre/urban corridor that ensures the City's planning framework provides opportunities for new non-residential floor space to meet demand.

Activity and employment

4.2.2 Support long-term planning for the Bentley/Curtin Specialised Activity Centre with a focus of providing opportunities for employment in learning and technology industries.

The Bentley/Curtin Specialised Activity Centre covers a vast area and is divided between the City of South Perth and the Town of Victoria Park, while also adjoining the edge of the City of Canning. The centre is provided with high levels of transport accessibility and is a major employer. The centre includes the Curtin University campus, the area known as 'Technology Park', the Waterford Plaza shopping centre, land used by the Department of Agriculture and a series of other intuitional and mixed use sites.

This strategy supports the long term planning of this location as a major employment and learning hub, supported by a residential population. There are unique opportunities present at this centre, for employment, housing (including diverse housing, such as student accommodation) and environmental sustainability that can be leveraged. The actions associated with this strategy include progressing a detailed, evidence-based activity centre plan for the specialised centre.

Transport and access

4.3.1 Align transport strategies with strategies to manage the City's growing population.

4.3.4 Achieve a progressive increase in the mode-share of active transport (walking, bicycle, public transport) options over other transport modes as a means of reducing pressure on the road network.

These strategies are aligned to the principle to 'align population growth with needed civic infrastructure'.

The City of South Perth is an inner-city local government with relatively good levels of private vehicle and public transport accessibility. However some areas of the City are better served than others and as the City and the Perth metropolitan region grow, the City will need to consider more alternative transport options to residents and visitors. Developing a comprehensive transport, access and parking plan for the City and surrounds will ensure the increased pressure on the movement network that comes with a growing population is managed as best as possible.

The key action associated with this strategy is to prepare and adopt a 'Transport, Access and Parking Strategy' in the short-medium term.

Environment and sustainability

4.4.1 Achieve an increase in the City's tree canopy cover on private land.

The extent of tree canopy cover on private land has fallen considerably over the last three decades. This has largely been offset by planting and growth of tree canopy on public land (reserves, street verges etc).

This strategy and the associated action provide that the City should review its current policies to ensure, as much as reasonable, the retention, maintenance and enhancement of the urban tree canopy on private land into the future. This action is supported by the 'managed growth strategy' which concentrates the majority of growth in key locations. This enables some single-residential areas to remain at their existing density, thereby encouraging greater amounts of open space, landscaping and tree growth.

This strategy is not exclusively related to the City's 'significant tree register' which enables the registering of highly significant trees. The actions associated are aimed at ensuring significant trees are retained as much as possible, while also ensuring new development provides sufficient space for trees that can contribute to the growth of the urban canopy.

Heritage, character and design

4.5.2 Ensure the City's planning framework clearly separates areas considered to be of heritage significance and those with a good sense of place or streetscape character.

The City is forecast to grow into the future. This will result in increased development pressure in areas of identified character and heritage significance. With this growth comes an expectation that new developments will achieve high levels of design quality befitting the character of each neighbourhood.

An important aspect of managing population growth is ensuring adequate protections are in place for identified heritage and character. This strategy includes actions to;

- Review the City's Municipal Heritage Inventory;
- Complete a review of the City's Heritage List; and,
- Adopt local planning policies for any identified heritage area.

The purpose of these measures is to ensure that the future development of places or areas identified as having heritage or character values are appropriately accounted for in planning for population growth.

Public open space and community facilities***4.6.1 Incentivise new development to make voluntary community benefit contributions that improve local amenity.***

The City is considered to have sufficient areas of public open space; with many active and passive areas for recreation. It is important that public spaces reflect the needs of a growing population and changing demographic profile.

This growth requires improvement in the quality and availability of community facilities, streetscapes and open space. The City has limited resources to provide new community facilities and public open spaces so it must ensure that, as population grows, its planning system leverages new development to help provide new civic infrastructure.

This strategy has associated actions to ensure the South Perth Activity Centre Plan (and other appropriate plans) include measures that deliver any identified community facilities/benefits. This could include forming partnerships with private institutions to provide infrastructure, or in the form of voluntary agreements to provide contributions for the City to provide such infrastructure.

Next steps

The following steps are applicable to the further progression of the draft Strategy;

September 2018	Draft Local Planning Strategy prepared and considered by Council for the purpose of proceeding to public advertising.
Late 2018	Draft Strategy forwarded to WAPC for certification for the purpose of public advertising.
Estimated - Early 2019	Public advertising of draft Strategy.
Estimated - Mid 2019	Consideration of outcomes of public advertising and final adoption of draft Strategy by Council.
Estimated - Mid 2019	Estimated timeframe for approval of the Strategy by the WAPC.

Consultation

Should Council endorse the draft Strategy for the purpose of public advertising, the certification of the Western Australian Planning Commission will be required prior to the commencement of any public advertising. The WAPC may direct the City to modify the draft Strategy prior to advertising commencing. Advertising will be undertaken in accordance with Regulation 13 of the Regulations and will include the following:

- Developing supporting documentation (available electronically and in hard copy) to explain key components of the Strategy, including FAQs, summary documents and explanatory notes;
- Inviting feedback on the draft Strategy via the City's online engagement platform (Your Say South Perth);
- Advertising the draft Strategy in local newspapers and publications (both online and hard-copy) including the Southern Gazette, e-news, Peninsula Magazine and social media;
- Emails to established database for planning projects

10.3.1 Draft Local Planning Strategy - Endorsement for Public Consultation

- Media communications to promote the project and opportunities to provide feedback; and,
- Community drop in sessions to enable stakeholders to ask detailed questions of City staff.

Regulation 13(1) of the Regulations also requires the City to consult with each public authority and adjoining local governments likely to be affected by the draft Strategy.

Upon conclusion of the public advertising, Council will consider all submissions received and make a recommendation to either:

- Support the strategy without modification; or
- Support the strategy subject to modification.

The Strategy will then be submitted to the WAPC for final approval. It is estimated that Council will consider final adoption of the Strategy in the first half of 2019.

Policy and Legislative Implications

The requirement for, process for the preparation of, and content of the Strategy is governed by Part 3 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The Strategy has been prepared in accordance with these requirements and the content of the WAPC's Local Planning Manual

Any future scheme amendments that do not align with an endorsed Strategy will be considered a 'complex' amendment, which require additional steps and an extended period of public consultation.

Financial Implications

The preparation of the draft Strategy is included in the 2018/2019 operational budget.

Strategic Implications

This matter relates to the following Strategic Direction identified within Council's [Strategic Community Plan 2017-2027](#). For further information, refer to the 'comment' section of this report.

Strategic Direction:	Environment (Built and natural)
Aspiration:	Sustainable urban neighbourhoods
Outcome:	Sustainable built form
Strategy:	Develop a local planning framework to meet current and future community needs and legislative requirements.

Attachments

- 10.3.1 (a):** Draft Local Planning Strategy - September 2018
- 10.3.1 (b):** Consultation and Survey Responses Report - Local Planning Strategy

10.3.2 Proposed Tennis Court (Private) with Improvements plus Garage Additions to Single House on Lots 88 and 14 (Nos. 235 and 239) Mill Point Road, South Perth

Location: Lots 88 and 14 (Nos. 235 and 239) Mill Point Road, South Perth

Ward: Mill Point Ward

Applicant: Edwin Bollig

File Reference: D-18-98831

DA Lodgement Date: 11 May 2018

Meeting Date: 25 September 2018

Author(s): Kevin Tang, Statutory Planning Officer

Reporting Officer(s): Vicki Lummer, Director Development and Community Services

Strategic Direction: Environment (built and natural): Sustainable urban neighbourhoods

Council Strategy: 3.2 Sustainable Built Form

Summary

This reports seeks Council's consideration of an application for development approval for a private tennis court with improvements plus garage additions to single house on Lots 88 and 14 (Nos. 235 and 239) Mill Point Road, South Perth. Council is being asked to exercise discretion in relation to the following:

Element on which discretion is sought	Source of discretionary power
Land Use	TPS6 clause 3.3
Tennis Court (Private) Requirements in a Residential Zone	TPS6 Table 4
Street Setback	TPS6 clause 7.8 (1)
Maximum Levels	TPS6 clause 6.10 (1) and (3)
Site Works	R-Codes clause 5.3.7 and Council Policy P350.17
Boundary Wall	R-Codes clause 5.1.3 and Council Policy P350.02
Setback of Garage	R-Codes clause 5.2.1
Sight Lines	R-Codes clause 5.2.5
Trees on Development Sites	Council Policy P350.05

Officer Recommendation

That Council, pursuant to the provisions of the *City of South Perth Town Planning Scheme No. 6* and the *Metropolitan Region Scheme*, **approve** the application for development approval for a Tennis Court (Private) with Improvements plus Garage Additions to Single House on Lots 88 and 14 (Nos. 235 and 239) Mill Point Road, South Perth, subject to the following conditions:

- (i) Prior to the submission of a building permit application, a Lighting Plan demonstrating compliance with AS4282-1997 shall be submitted, approved and subsequently implemented to the satisfaction of the City.
- (ii) Prior to the commencement of use, the applicant shall provide written certification from a suitably qualified lighting engineer that the lights have

- been installed, baffled, focused and tested so as to ensure that they will perform as required.
- (iii) The use of the tennis court shall be ancillary to the existing Single House on No. 235 Mill Point Road and confined strictly to private use by family members and invited guests, as required by Table 4 of *Town Planning Scheme No. 6*.
- (iv) Lighting shall not be illuminated between the hours of 10.30pm and 7.00 am on any day unless with the prior written permission of the local government.
- (v) Prior to occupation of the buildings, at least two mature trees, not less than 3.0 metres in height, shall be planted and thereafter maintained to the satisfaction of the City.
- (vi) Prior to occupation of the dwelling the applicant shall modify the existing crossover between the road and the property boundary in accordance with the approved plans, to the satisfaction of the City.
 - (a) The development shall be in accordance with the approved plans at all times unless otherwise permitted by the City.
 - (b) All stormwater from the property shall be discharged into soak wells or sumps located on the site unless otherwise approved by the City.

Background

The development site details are as follows:

Zoning	Residential
Density coding	R15/R50
Lot area	2502 m ² (Lot 88:1670 m ² ; Lot 14: 832 m ²)
Building height limit	7.0 metres
Development potential	N.A.
Plot ratio limit	N.A.

The location of the development site is shown in Figure 1 below:



Figure 1 – Location Plan

In accordance with Council Delegation DC690, the proposal is referred to a Council meeting because it falls within the following categories described in the Delegation:

1. Specified uses

(g) Non-residential "DC" uses within the Residential zone;

Comment

(a) Background

In May 2018, the City received an application for a private tennis court with improvements plus garage additions to existing single house on Lot 15 (No. 239) Mill Point Road, South Perth.

(b) Existing Development on the Subject Site

The existing building structures at Lot 15 (No. 239) Mill Point Road, including an old house and rear garage, have been demolished, as depicted in the site photographs at **Attachment (a)**. Lot 88 (No. 235) Mill Point Road is located immediately to the west of the subject site and currently contains a single house and incidental amenity facilities such as a swimming pool and small tennis court. The proposed development is ancillary to the Single House at No. 235. Both Nos 235 and 239 are under the same ownership but remain two separate green title lots. There is no intention for the owner to amalgamate the lots.

(c) Description of the Surrounding Locality

The subject property has two street frontages, one to Mill Point Road to the north and the other to Garden Street to the south. The subject property is bordered by residential properties to the west and east, as seen in **Figure 2** below:



Figure 2 – Aerial Image

(d) Description of the Proposal

The proposal involves the following components:

- Quadruple garage;
- Private tennis court and associated improvements, including a pavilion, site works and fencing;

The existing site slopes up from Mill Point Road (RL3.5m) to Garden Street (RL5.2m), consisting of a 1.7m site level difference. A substantial amount of fill is to be introduced onto the site to ensure that the finished levels of tennis court are flush and consistent with the levels on Garden Street. The proposed levels will gradually step up from Mill Point Road to Garden Street with RL3.9m at the front lawn area, RL5.25m at the Pavilion and RL5.2m across the tennis court.

A solid front fence is also proposed on top of the retaining wall along Mill Point Road street boundary, which is consistent with Council Policy P350.07 “Street Walls and Fences” requirements whereby solid front fences of up to 1.8m are permitted along a number of the City’s major roads. The height of the fence is measured from the higher side of the ground level on both sides.

As a result of the City’s planning assessment, amended plans have been submitted from the applicant and are provided in **Attachment (b)**.

The following components of the proposed development require discretionary assessments against the City of South Perth Town Planning Scheme No. 6 (Scheme; TPS6) and Council Policy requirements:

- (i) Land use (TPS6 Clause 3.3);
- (ii) Specific Private Tennis Court requirements (TPS6 Table 4);
- (iii) Street setback (TPS6 Table 5);
- (iv) Maximum levels (TPS6 Clause 6.10);
- (iv) Site works (R-Codes 5.3.7 and Council Policy P350.17)
- (v) Setback of garage (R-Codes clause 5.1.2);
- (vi) Boundary wall (R-Codes 5.1.3 and Council Policy P350.02);
- (vii) Sight Lines (R-Codes 5.2.5); and
- (viii) Trees (Council Policy P350.05);

(e) Land Use

The proposed land use of a Tennis Court (Private) is classified as a ‘DC’ (Discretionary with Consultation) land use in Table 1 (Zoning – Land Use) of TPS6. In exercising its discretion, the City shall have regard to the Scheme objectives listed in clause 1.6 and to such matters referred to in Deemed Provisions in clause 67 as the City considers relevant in the circumstances. The City has previously granted development approvals for private tennis courts in residential areas provided that the subject site is of sufficient size and the proposal does not impose unacceptable amenity impacts on the surrounding residential land uses. It is noted that the use of tennis court is ancillary to the existing single house on the adjoining lot and shall be limited to private use only. No objections were received from the neighbour

consultation period. Accordingly, the use is considered to be acceptable for this locality.

(f) Tennis Court (Private) Requirements

Table 4 of TPS6 contains specific requirements in relation to the land use of Private Tennis Court.

Use	Other development requirements
Tennis Court (Private)	<p>1. Lighting</p> <p>(a) Shall not be illuminated between the hours of 10.30pm and 7.00am on any day unless with the prior written permission of the local government;</p> <p>(b) Shall be installed, operated and maintained to the satisfaction of the local government so as to avoid detrimentally affecting adjoining premises by reason of light glare or spillage. No alternative or replacement lighting system shall be installed or operated unless it can be demonstrated to the satisfaction of the local government that such system will have no greater impact than the system originally permitted;</p> <p>(c) Resulting from direct, reflected and other incidental light emanating from the site shall not exceed 10 lux measure in the horizontal plane 1.5m outside the boundary of the site.</p> <p>2. prior to the commencement of use, the applicant shall provide written certification from a suitably qualified lighting engineer that the lights have been installed, baffled, focused and tested so as to ensure that they will perform as required.</p> <p>3. Use shall be confined to private use by family members and invited guests.</p>

The applicant has provided the following statement in relation to the requirements above:

We acknowledge the City's Private Tennis Court requirements (refer to TPS6 Table 4) and confirm that we shall adhere to all these requirements confirming appropriately selected lights and certification will be supplied.

In terms of the tennis court lighting we confirm the selected light fitting shall be used which complies with the AS 4282 – 1997 and a lighting distribution plan shall be provided by the tennis court installation contractor with the building license drawings confirming the light spill is appropriate to the standard. The proposed light fitting is a 200W LED luminaire 4 off as shown on the plans with the extended reflector as shown below to prevent glare and light spill.

The City has recommended the imposition of a planning condition in relation to a Lighting Plan and hours of illumination.

(g) Street Setback

Table 5 of TPS6 contains special setback requirements for non-residential uses along Mill Point Road:

Element	Deemed to comply	Proposed
Mill Point Road setback	9.0m	8.5m
<p><i>Objective of the setback:</i> <i>To preserve the visual attractiveness of, and vistas along, the street</i></p>		
<p><i>Discretion to Permit Variations from Scheme Controls:</i> <i>The power conferred by this sub-clause[7.8(i)] may only be exercised if the local government is satisfied that:</i></p> <p><i>(i) approval of the proposed development would be consistent with the orderly and proper planning of the precinct and the preservation of the amenity of the locality;</i></p> <p><i>(ii) the non-compliance will not have any adverse effect upon the occupiers or users of the development or the inhabitants of the precinct or upon the likely future development of the precinct; and</i></p> <p><i>(iii) the proposed development meets the objectives for the City and for the precinct in which the land is situated as specified in the precinct plan for that precinct.</i></p>		
<p>While the proposed development is considered to be a non-residential development, it sits within a residential context in a residential zone. The Council may refer to the following R-Codes design principles when exercising discretion on this matter.</p> <p><i>Design Principles (R-Codes 5.1.2 P2.1 and P2.2)</i></p> <p><i>P2.1 Buildings set back from street boundaries an appropriate distance to ensure they:</i></p> <ul style="list-style-type: none"> • <i>Contribute to, and are consistent with, an established streetscape;</i> • <i>Provide adequate privacy and open space for dwellings;</i> • <i>Accommodate site planning requirements such as parking, landscape and utilities; and</i> • <i>Allow safety clearance for easements for essential service corridors;</i> <p><i>P2.2 Building mass and form that:</i></p> <ul style="list-style-type: none"> • <i>Use design features to affect the size and scale of the building;</i> • <i>Uses appropriate minor projections that do not detract from the character of the streetscape;</i> • <i>Minimises the proportion of the façade at ground level taken up by building services, vehicle entries and parking supply, blank walls, servicing infrastructure access and meters and the like; and</i> • <i>Positively contributes to the prevailing development context and streetscape.</i> 		

The proposed pavilion contains a 0.5m setback variation to Mill Point Road. The applicant advised that a variation is proposed in order to provide sufficient space for a standard tennis court and a garage on site. This variation is considered to be supportable due to the following reasons:

- The proposed setback variation is only 0.5m and less than 10% of the required setback;
- The proposed pavilion is a single storey building among predominantly two storey or multi-storey buildings along Mill Point Road;
- The proposed front elevation of the pavilion contains a large glass area featured by bi-fold or sliding doors, which minimises blank walls and would not impose significantly on the established streetscape;
- The proposed setback variation does not affect or impinge on the open space provision;
- The street setback area is landscaped with grassed area and trees, which would enhance the visual attractiveness of the street;

(h) Maximum Levels

Areas	Maximum finished ground/floor level permitted	Maximum finished ground/floor level proposed	variations
Pavilion floor level	4.17m AHD	5.25m AHD (on average)	1.08m
Tennis court ground level	4.11m AHD	5.20m AHD (on average)	1.09m
<p><i>Discretion to Permit Variations from Scheme Control (pavilion floor level)</i></p> <p><i>TPS6 Clause 6.10(1)(b):</i> <i>The local government may permit or require the floor level to be varied to the extent necessary to comply with the following:</i></p> <p><i>(i) In no case shall the floor level be lower than required by clause 6.9.</i></p> <p><i>(ii) The floor shall not be at a level which, in the local government's opinion, would cause the building to unreasonably adversely affect the amenity of neighbouring properties in relation to visual impact and overshadowing.</i></p> <p><i>(iii) The local government may require the floor level to be varied where necessary in the local government's opinion to achieve a visually balanced streetscape, having regard to the floor levels of buildings on adjoining lots.</i></p>			
<p><i>Discretion to Permit Variations from Scheme Control (tennis court ground level)</i></p> <p><i>TPS6 Clause 6.10(3):</i> <i>The finished ground level beyond the external walls of the building shall be calculated to generally achieve equal cutting below and filling above the natural ground level at the perimeter of the site, provided that the local government may permit or require the finished level to be varied to the extent necessary to comply with the following:</i></p> <p><i>(i) The site shall not be filled to a level which, in the local government's opinion, would unreasonably adversely affect the amenity of neighbouring properties in relation to visual impact and overshadowing.</i></p> <p><i>(ii) Portions of the site beyond the external walls of the building shall be filled to a level which, in the local government's opinion, is necessary to maintain visual privacy for the occupiers of any adjoining lot, consistent with the provisions of any Local Planning Policy.</i></p>			

A fill of 1.08m to 1.09m is proposed to be added to the site to raise the floor level of the pavilion and the ground level of the tennis court. Notwithstanding this, the variation in relation to the ground and floor levels is supported on the basis of the following:

- Due to largely north-south orientation of the lots, shadows would be cast on the subject site in winter and would not adversely affect the solar access of any adjoining properties;
- While there is an average of approximately 1m fill being added to the site, the site levels are proposed to be stepped up gradually from Mill Point Road to Garden Street. The proposed fill respects the existing natural land form and would be consistent with existing levels at the adjoining properties on both sides. The filled site levels will also be consistent with the verge levels of Garden Street; (refer Attachment (a))
- The existing brick fence is proposed to be increased to 1.9m above the ground level to provide privacy screening between the raised site level and the adjoining property to the east;
- Overall, it is considered that the proposed site levels will achieve visually balanced streetscape, while not posing adverse impact on the neighbouring land in relation to visual privacy and overshadowing;

(h) **Site Works**

Element	Deemed to comply	Proposed
Site Works	Filling within 3m of the street alignment shall not exceed 0.5m	Up to 0.56m
	Filling behind a street setback line: (i) Within 3m of a lot boundary shall not exceed 1m above the natural ground level; and (ii) Greater than 3m from a lot boundary shall be limited by compliance with building height limits and building setback requirements;	Up to 1.32m
<p><i>Design principles (R-Codes 5.3.7):</i></p> <p><i>P7.1 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.</i></p> <p><i>P7.2 Where excavation/fill is necessary, all finished levels respecting the natural ground level at the lot boundary of the site and as viewed from the street</i></p> <p><i>Clause 2 of Council Policy P350.17 provides the following matters to be considered in the determination of proposals that apply the design principles above:</i></p> <p><i>(i) The natural features of the site, in particular any significant differences in natural ground level that result in a sloping site;</i></p> <p><i>(ii) The interpretation of natural ground level at all lot boundaries;</i></p> <p><i>(iii) The natural ground level as viewed from the street; and</i></p> <p><i>(iv) Having regard to the natural features of the site and adjoining properties, the necessity for any excavation and/or fill.</i></p>		

Clause 5.3.7 of R-Codes and Council Policy P350.17 contain requirements in relation to site works. The proposal presents a variation to the deemed to comply provisions and hence requires a design principle assessment. The City supports the proposed site works due to the following reasons:

- The proposal includes a minor fill, representing a 0.06m above the permissible level within 3m of the street alignment and 0.32m above the permissible level within 3m of a lot boundary.
- The proposed levels respect the existing site levels on the adjoining properties and street boundaries.
- It is necessary to fill the site in order to accommodate a tennis court.

(i) **Setback of Garage**

Element	Deemed to comply	Proposed
Setback of garage	1.5m	1m
<p><i>Design Principle (R-Codes 5.1.2):</i> P1 The setting back of carports and garages to maintain clear sight lines along the street and not to detract from the streetscape or appearance of dwellings; or obstruct views of dwellings from the street and vice versa.</p>		

The proposed garage is set back 1m in lieu of 1.5m from Garden Street. The applicant has proposed this variation in order to have sufficient space to accommodate the proposed development. This variation is supported due to the following reasons:

- The proposed garage setback would provide a clear sight line along Garden Street;
- The proposed garage setback is consistent with the previous garage setback (refer to surveyed diagram in Attachment (b)) and is therefore considered not to detract from the established streetscape or appearance of dwellings;

(j) **Boundary Wall**

Element	Deemed to comply	Proposed
Boundary wall requirement	Where the wall abuts an existing or simultaneously constructed wall of similar or greater dimension	The proposed boundary wall does not abut an existing or simultaneously constructed wall of similar or greater dimension
<p><i>Design Principle (R-Codes 5.1.3):</i> P3.2 Buildings built up to boundaries (other than the street boundary) where this:</p> <ul style="list-style-type: none"> • Makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas; • Does not compromise the design principle contained in clause 5.1.3 P3.1; 		

<ul style="list-style-type: none"> • <i>Does not have any adverse impact on the amenity of the adjoining property;</i> • <i>Ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted; and</i> • <i>Positively contributes to the prevailing development context and streetscape.</i>
<p><i>Amenity considerations under Clause 2 of P350.02:</i></p> <ul style="list-style-type: none"> • <i>Streetscape character;</i> • <i>Outlook from (i) the front of an adjoining dwelling or its front garden, if the proposed boundary wall is located forward of that adjoining dwelling; or (ii) any habitable room window of an adjoining dwelling;</i> • <i>Visual impact of building bulk where the proposed boundary wall is situated alongside an outdoor living area on an adjoining lot; and</i> • <i>Amount of overshadowing of a habitable room window or outdoor living area on an adjoining lot. The amenity impact of the boundary wall will be deemed to be acceptable where the overshadowing caused by the boundary wall does not exceed the overshadowing caused by a wall that conforms to the Residential Design Codes 'deemed-to-comply' setback.</i>

The proposed rear garage boundary wall would be built next to a neighbouring garage at 32 Garden Street. While the neighbouring garage sets back 6.5m from Garden Street, the proposed rear garage contains a street setback of 2.2m. The above design principles and amenity consideration must be used to assess the proposal. The variation is considered to be supportable against the design principles and P350.02 due to the following reasons:

- The height and length of the boundary wall, being 3.6m and 5.8m, is not considered to result in an adverse building bulk impact;
- The boundary wall would not impact on any outdoor living area;
- The boundary wall does not impact on any habitable rooms to the east, and the outlook from the eastern adjoining property is not considered to be detrimentally impacted;
- The boundary wall is not deemed to be out of character with the streetscape as it satisfies the street setback requirement;
- There is considered to be sufficient open space on the eastern boundary to allow for ventilation;

(k) Sight Lines

Element	Deemed to comply	Proposed
Sight lines	Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, other structures adjoin vehicle access points where a driveway meets a public street and where two streets intersect	Only 1m by 1m visual truncations being proposed
<p><i>Design Principles (R-Codes 5.2.5)</i> <i>P5 Unobstructed sight lines provided at vehicle access points to ensure safety and visibility along vehicle access ways, streets, right-of-way, communal streets, crossovers, and footpaths.</i></p>		

The applicant has proposed this variation in order to have sufficient space to accommodate the proposed development. The proposed 1m by 1m visual truncations are considered to be appropriate given that they are consistent with the previous garage layout.

(l) Trees

Council Policy P350.5 prescribes that all existing trees 3.0 metres or more in height are to be retained, provided that the trees are situated at least 3.0 metres from a side or rear boundary of a lot. According to surveyor's diagram, two mature trees have been identified as requiring retention. The applicant proposes to relocate these two trees to the Mill Point Road setback area. A planning condition to this effect has been recommended to be imposed.

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

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

- (f) Safeguard and enhance the amenity of residential areas and ensure that new development is in harmony with the character and scale of existing residential development;*
- (g) Protect residential areas from the encroachment of inappropriate uses;*

The proposed development is considered satisfactory in relation to all of these matters, subject to the recommended conditions.

(n) Matters to be considered by Local Government: Clause 67 of the Deemed Provisions for Local Planning Schemes

In considering an application for development approval the local government is to have due regard to matters listed in clause 67 of the Deemed Provisions to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application. The matters most relevant to the proposal, and the City's response to each consideration, are outlined in the table below:

Matter	Officer's Comment
(c) any approved State Planning Policy;	As detailed in the report, the proposal is considered to satisfy the relevant Design Principles of the Residential Design Codes where variations are sought from the deemed to comply requirements. The R-Codes is a State Planning Policy incorporated into the City's Town Planning Scheme No. 6.
(g) any local planning policy for the Scheme area;	As detailed in the report, the proposal is considered to satisfy the relevant local planning policy with recommended conditions.

Matter	Officer's Comment
(m) the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;	The proposal is considered to be compatible with the surrounding developments as detailed in the report.
(n) the amenity of the locality including the following – (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development;	The proposal is not considered to have an acceptable impact on the amenity of the locality as detailed in the report.
(y) any submissions received on the application;	The submissions received in the advertising period have been duly considered, as outlined in the 'Neighbour Consultation' section of this report.

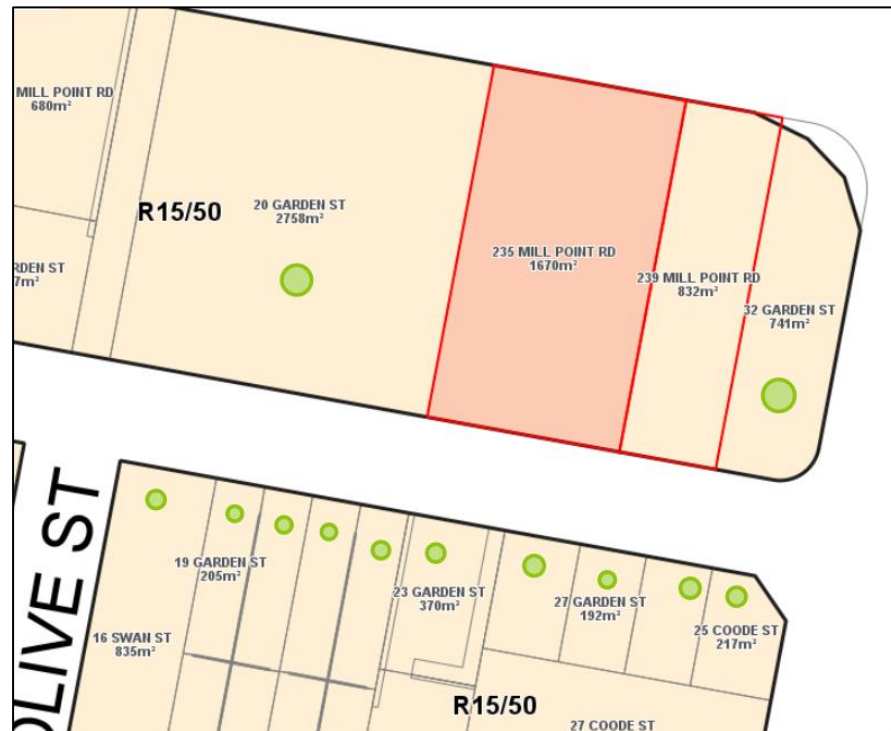
The proposed development is considered satisfactory in relation to all of these matters, subject to the recommended conditions.

Consultation

(a) Neighbour Consultation

Neighbour Consultation has been undertaken for this proposal to the extent and in the manner required by Council Policy P301 'Community Engagement in Planning Proposals'. Under the 'Area 1' consultation method, nearby individual property owners, occupiers and/or strata bodies, as depicted in the map below, were invited to inspect the plans and to submit comments during a minimum 14-day period (however the consultation continued until this report was finalised).

Proposed Tennis Court (Private) with Improvements plus Garage Additions to Single House on Lots 88 and 14 (Nos. 235 and 239) Mill Point Road, South Perth



During the advertising period, a total of 32 consultation notices were sent and one submission was received. The comments from the submitter, together with officer responses are summarised below.

Submitters' Comments	Officer's Responses
<p>I share a common boundary with the owner of 239 Mill Point Road. I have met with the owner and reviewed the plans for the proposed tennis court on the property adjoining mine and understand the levels of the proposed tennis court are higher than the existing levels along the boundary.</p> <p>I understand that it is intended to raise the levels to match the owner's existing residence and that the fencing and privacy screening will be provided to this boundary to my satisfaction.</p> <p>I am supportive of the owner's plans and have no objection to the proposal.</p>	<p>The comment is NOTED.</p>

(b) Internal Administration

Comments were invited from Assets and Design (formerly Engineering Infrastructure) and Environmental Health of the City's administration.

The Assets and Design section was invited to comment on a range of issues relating to crossover design, street sign relocation and sightlines from the proposal. The comment from this section has been provided at **Attachment (c)**.

Whilst it is acknowledged that the proposal does not meet the requirements from the Assets and Design section, the reduced setback of the garage is supported for reasons stated in the report. The proposed crossover is merely replacing the existing one and has been conditioned to require a separate approval from the City's Infrastructure Services.

The Environmental Health section provided comments with respect to light spill. This section raises no objections and has provided recommended planning condition relating to the Lighting Plan.

Accordingly, planning conditions and advice notes are recommended to respond to the comments from the above officers.

Policy and Legislative Implications

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

Financial Implications

This determination has some financial implications – if the applicant were to appeal the determination at the State Administrative Tribunal, the City would be required to seek representation (either internal or external).

Strategic Implications

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

Strategic Direction:	Environment (Built and natural)
Aspiration:	Sustainable urban neighbourhoods
Outcome:	Sustainable built form
Strategy:	Promote and facilitate contemporary sustainable buildings and land use

Sustainability Implications

Being non-residential land uses of a non-sensitive nature, it is considered that the development enhances sustainability by providing local businesses and employment opportunities.

Conclusion

It is considered that the proposal meets all of the relevant Scheme and Council Policy objectives and provisions, as it will not have a significant detrimental impact on adjoining residential neighbours and streetscape. The proposal is considered to have a low amenity impact on the basis of an appropriate Lighting Plan in compliance with relevant Australian Standards. Accordingly, it is considered that the application should be conditionally approved.

Attachments

- 10.3.2 (a):** Site Photographs
- 10.3.2 (b):** Final Development Plans
- 10.3.2 (c):** Assets and Design Comments

10.3.3 Final Endorsement of Draft Revised Local Heritage Inventory and Heritage List

Location:	City of South Perth
Ward:	All
Applicant:	Not Applicable
File Ref:	D-18-98835
Meeting Date:	25 September 2018
Author(s):	Matthew Andrews, Strategic Planning Officer
Reporting Officer(s):	Vicki Lummer, Director Development and Community Services
Strategic Direction:	Environment (built and natural): Sustainable urban neighbourhoods
Council Strategy:	3.3 Enhanced Environment & Open Spaces

Summary

The City first adopted its Local Heritage Inventory (LHI) in 1994 and has undertaken several reviews since this time. The City of South Perth Heritage List consists of those properties on the LHI categorised as A+, A and B. The last major review of the City's LHI was undertaken in 2006 and a review is therefore due. As the City's Heritage List is informed by the LHI it is prudent to review this list at the same time. The City engaged Hocking Heritage Studio and Creating Communities to undertake this review in July 2017. The review included preliminary engagement, nomination and assessment of up to 20 additional places and re-assessment of all existing places on the Local Heritage Inventory.

Formal advertising of the draft revised Local Heritage Inventory and Heritage List has been undertaken and the purpose of this report is to:

- Outline the outcomes of consultation and proposed modifications following review of feedback and further internal review; and
- Seek final approval of the revised documents from Council.

Officer Recommendation

That Council :

1. Notes the submissions received as detailed in the Schedule of Submissions at **Confidential Attachment (a)**;
2. Resolves pursuant to Section 45(1) of the *Heritage of Western Australia Act* 1990, to endorse the revised Local Heritage Inventory, with modifications, included at **Attachment (b)**;
3. Endorses those properties listed as Management Category of 'A' and 'B' of the revised Local Heritage Inventory included at **Attachment (b)** to form the City's Heritage List, pursuant to clause 8(3)(d) of Part 3, Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations* 2015;
4. Approves the updated place listing #25 (Field Gun) of the Local Heritage Inventory to reflect the new location of the Field Gun at Ernest Johnson Reserve.
5. Notes the City will provide a copy of the endorsed Local Heritage Inventory to the State Heritage Office pursuant to Section 45(3) of the *Heritage of*

Western Australia Act 1990.

6. Notes the City will notify all owners and occupiers of properties listed as Management Category of 'A' and 'B' of the revised Local Heritage Inventory included at **Attachment (b)** that will form the City's Heritage List and of Councils endorsement of the Local Heritage Inventory, pursuant to clause 8(4) of Part 3, Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Background

The draft revised Local Heritage Inventory (LHI) and Heritage List (the List) was considered and endorsed for public advertising by Council at its Ordinary Meeting of 29 May 2018 (refer item 10.3.1). Detailed background pertaining to this review and the Local Heritage Inventory is contained in the 'Background' section of the aforementioned report. The review process consisted of the following:

- Consideration of the management categories used in the LHI. The current LHI has 6 categories; 'A+', 'A', 'B', 'C', 'D', and 'E';
- Reassessment/assessment of 81 places (59 existing and 22 nominated) taking into consideration the assessment criteria in the State Heritage Guidelines, including assigning an appropriate management category;
- Determining those places that will be recommended to make up the City's Heritage List; and
- Identification of any Heritage Areas for future consideration.

Below is a summary the modifications resulting from the above process:

- The draft revised LHI proposes only 4 categories being 'A', 'B', 'C', and 'D', as opposed to the current 6. This is consistent with the State Heritage Guidelines.
- Existing places in categories 'A+' and 'E' have been assessed and reallocated to a new management category.
- Re - categorisation of 14 properties (refer to the Comment section of Item 10.3.1 from the OCM of 29 May 2018).
- Places allocated a Management Category of 'A' or 'B' are recommended to make up to City's Heritage List. The current Heritage List includes places with a category 'A+', 'A' and 'B' (a total of 50 places).
 - 9 places are proposed to be removed the Heritage List being those places listed in **Attachment (b)**.
 - 1 existing place is proposed to be included on the Heritage List being 'Roma' located at 182 Canning Highway, Como.
 - 6 new places are proposed to be included on the Heritage List as detailed in the table below:

#	Listing Name	Address	Suburb	Category
15	Kensington Primary School	73 Banksia Terrace	Kensington	B
18	Memorial Church of St Martin in the Field and Durbridge Hall	50 Dyson Street	Kensington	B
37	Commercial Premises: 91 Coode Street	91 Coode Street	South Perth	B
46	South Perth Child Health Centre (fmr)	46 Hensman Street	South Perth	B
69	Clayton's Butcher Shop	271 Mill Point Road	South Perth	B
77	Residence: 69 South Perth Esplanade	69 South Perth Esplanade	South Perth	B

- Renumbering and reordering places to make the LHI more concise and user friendly.

Since May the draft revised Local Heritage Inventory and Heritage List has been advertised for a period of 45 days, commencing 12 June 2018 and concluding on 27 July 2018, in accordance with clause 8(3) of the deemed provisions and Local Planning Policy 301 'Community Engagement in Planning Proposals' which require a minimum consultation period of 21 and 42 days respectively. In particular feedback was sought from the general community, as well as those persons with properties on the existing Local Heritage Inventory or Heritage List, or proposed to be added to the Inventory or List. Feedback was also sought from the Heritage Council of Western Australia as prescribed by Local Planning Policy P301 'Community Engagement in Planning Proposals'.

Comment

Following advice from the Department of Planning, Lands and Heritage, review of the submissions received during advertising and further internal review, a small number of minor modifications are proposed to be made to the draft revised Local Heritage Inventory and Heritage List. These modifications aim to address the key comments raised in the submissions from the community and state government departments.

Key Issues resulting from consultation

During the public consultation period the City received 9 submissions on the draft revised Local Heritage Inventory and Heritage List, including 3 from government agencies. Further statistical information regarding the outcomes of the consultation is detailed in the 'Consultation' section of this report and a summary of the submissions is included at attachment (a). The key matters raised during consultation are outlined below:

- *Owners wanting to remove properties from the inventory*

Three responses were received from owners of properties either on the existing Local Heritage Inventory and Heritage List, or proposed to be added to the Inventory and/or List, requesting that their property be removed. Of the three submissions, one property was proposed to be included on the Heritage List, one was proposed to be added to the Local Heritage Inventory and one was an existing listing with no changes proposed.

For those properties included on the Local Heritage Inventory only, removal from the list is not supported as the listing has no statutory effect on the property and is for historical information purposes only. Being on the LHI does not result in any additional requirements or restrictions for redevelopment.

For properties included on the Heritage List, commensurate with best practice and the City's Policy P313 – Local Heritage Listing reclassification or deletion may only be considered where the information held in the place listing such as the description of the building or the historic background is inaccurate.

Feedback was provided to the City in relation to place listing 18 - *Memorial Church of St Martin in the Field and Durbridge Hall*, requesting that the management category for the property be modified from B to D. The reasons provided included the current condition of the buildings on the site being poor, the lack of available funds to maintain the buildings on the site and the impact the listing will have on the potential redevelopment of the site. It should be noted that being on the heritage list does not prohibit redevelopment of a site. The redevelopment plans will need to adequately consider the heritage building and incorporate it within any redevelopment. Having consideration to Local Planning Policy P313 – Local Heritage Listing, the reasons provided are not considered to affect the heritage assessment that has been undertaken and therefore no change is proposed to the management category for this place.

All comments received by the City were provided to the City's Heritage Consultant to review. Following this review, the consultants did not recommend any changes to individual place listings on the draft revised Local Heritage Inventory.

- *Comments from the Department of Planning, Lands and Heritage*

The department congratulated the City on completing the first stage of the Local Heritage Inventory and Heritage List review and advised that the draft generally complied with the Heritage Council guidelines. Notwithstanding, the department provided advice that the draft revised Local Heritage Inventory and Heritage List should include the following:

- A Thematic History of the City of South Perth;
- Identification of those places on the Heritage List that have a significant interior to ensure that development approval is sought prior to any internal works being undertaken;
- The date of assessment noted on each record;
- The inHerit database Place Number included on each place and in all reference tables; and
- Clearer indication on each place record on whether that place is included in the State Register of Places.

- *Comments from Department of Education*

The Department of Education raised no objection, in particular with any of the public schools listed. There are a total of 5 public schools on the draft revised Local Heritage Inventory being:

- Collier Primary School
- Como Primary School
- Kensington Primary School
- Manning Primary School
- South Perth Primary School

- *Comments from Main Roads WA*

Main Roads advised that it had no objection, however notes that properties located along Canning Highway are partially within the Metropolitan Region Scheme (MRS) reservation and may be impacted upon by future road upgrades and/or widening. There are total of 6 properties on the draft revised Local Heritage Inventory adjacent to Canning Highway being:

- 95 Canning Highway, South Perth (Solar Advisory Centre (Fmr))
- 133 Canning Highway, South Perth (Shops)
- 151 Canning Highway, South Perth (Shops)

- 182 Canning Highway, South Perth (Roma)
- 243 Canning Highway, South Perth (Como Hotel)
- 426 Canning Highway, Como (Blue Waters)

A detailed officer response to each submission is contained in the Schedule of Submissions contained at **Confidential Attachment (a)** of this report.

Proposed Modifications

In response to these key matters raised, and following further internal review of the amendment, a number of minor modifications are proposed as follows:

- inHerit database numbers added to all place records and into the summary table in Part 8;
- Place records now state if a property is also listed on the State Heritage Register;
- A Thematic History of South Perth has been added (this was in the existing Local Heritage Inventory but not included in the draft revised version approved for advertising); and
- Minor administrative modifications relating to grammar, consistency in wording and formatting.

Consultation

Preliminary consultation to inform the revised documents was undertaken in late 2017. Detail on the process and extent of this are outlined in the Item 10.3.1 of the 29 May 2018 Ordinary Council Meeting Minutes. The draft revised LHI and List were advertised as outlined in the background section of this report. The consultation involved:

- One notice in the Southern Gazette, which appeared on 19 July 2018;
- Letters sent to the following persons:
 - owners of properties on the draft LHI;
 - owners and occupiers of properties to be included as, or currently, have a management category of A or B that will make up the City's Heritage List;
 - the South Perth Historical Society;
 - community stakeholders and persons involved in the preliminary engagement process; and
 - relevant government agencies;
- Review documents being published on the 'Your Say South Perth' Website for the duration of the consultation period;
- Notice and the availability of hard copy review documents at the City of South Perth Civic Centre throughout the consultation period.

At the conclusion of the consultation period a total of 9 submissions were received. Below is a detailed breakdown:

- 4 supported the review;
- 3 opposed individual place listings in the review; and
- 2 provided comment but raised no objections.

As detailed in the preceding section of this report, a number of modifications are proposed in order to address some of the key matters raised during consultation.

Policy and Legislative Implications

The statutory process for review of the LHI is set out in Clause 45 of the *Heritage of Western Australia Act 1990 (WA)*.

The statutory process for alterations and additions to the Heritage List is set out in Schedule 2, Part 3, Clause 8 of the Regulations. This process differs from the previous requirements that were in place at the City under TPS6 prior to the gazettal of the Regulations in 2015 and therefore from the process previously undertaken by the City. The process, together with an estimate of the likely time frame associated with each stage of the process, is detailed below.

Stage of LHI review	Estimated Time
Preliminary consultation with owners of properties on the current LHI and other key stakeholders	August/September 2017
Preparation of draft LHI and Heritage List	March 2018
Council resolution to advertise of draft revised LHI and Heritage List	29 May 2018
Public advertising period of not less than 42 days including referral to the State Heritage Office	13 June 2018 to 27 July 2018
Council consideration of Report on Submissions and resolution on adoption of the draft revised LHI and Heritage List	25 September 2018
Provision of a copy of the adopted LHI and Heritage List to the Heritage Council of Western Australia	October 2018

Financial Implications

The full cost of this review is included in the 2018/2019 budget.

Strategic Implications

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

Strategic Direction:	Environment (Built and Natural)
Aspiration:	Sustainable urban neighbourhoods
Outcome:	Sustainable built form
Strategy:	Develop a local planning framework to meet current and future community needs and legislative requirements

Attachments

- 10.3.3 (a):** Schedule Of Submissions (*Confidential*)
- 10.3.3 (b):** Local Heritage Inventory

10.3.4 eQuote 12/2018 "Road Resurfacing, Rehabilitation, and Ancillary Services"

Location:	City of South Perth
Ward:	All
Applicant:	Council
File Reference:	D-18-98839
Meeting Date:	25 September 2018
Author(s):	Lewis Wise, Infrastructure Projects Coordinator
Reporting Officer(s):	Mark Taylor, Director Infrastructure Services
Strategic Direction:	Environment (built and natural): Sustainable urban neighbourhoods
Council Strategy:	3.1 Connected & Accessible City

Summary

This report considers submissions received from the advertising of the schedule of rates eQuote (12/2018) for *Road Resurfacing, Rehabilitation and Ancillary Services* under the WA Local Government Association (WALGA) Preferred Supplier Panel – *Road Building Materials Related Services*.

The report will outline the assessment process used during evaluation of the eQuotes received and recommends approval of the submission(s) that provides the best value for money and level of service to the City.

Officer Recommendation

That Council:

1. Approves the following schedule of rates submissions for eQuote 12-2018 - *Road Resurfacing, Rehabilitation and Ancillary Services*, as per the conditions and pricing of the WALGA Preferred Supplier Panel - *Roadbuilding Materials Related Services*, for the period of supply up to 30 June 2019, inclusive submitted by:
 - i. Asphaltech Pty Ltd for Work Packages one (1) and two (2);
 - ii. West Coast Profilers & WCP Civil Pty Ltd for Work Package three (3).
2. Accepts the estimated prices for eQuote 12/2018 be included in the **Confidential Attachment (a)** and those estimated prices be made public.

Background

The City has an annual road resurfacing program to ensure its roads meet service standards. Approximately \$3 million has been allocated for road related projects in the 2018/2019 Infrastructure Capital Works budget.

The City invited eQuotes (12/2018) *Road Resurfacing, Rehabilitation and Ancillary Services*, as a schedule of rates under the WALGA Preferred Supplier Panel - *Roadbuilding Materials Related Services*.

The contract is for the period of nine months. It was prescribed within the request for eQuote that it was the City's intention to award three contracts (work packages) to one or more (up to three) contractors.

Four suitably qualified contractors were selected to provide a response, with the invitation to quote closing at 2pm on Friday 24 August 2018.

Comment

At the close of the eQuote invitation period three submissions had been received and these are tabled below:

TABLE A – Quotation Submission

Quotation Submission
Roads 2000 Pty Ltd
West Coast Profilers & WCP Civil Pty Ltd
Asphaltech Pty Ltd

The submissions were reviewed by an Evaluation Panel and assessed according to the qualitative criteria detailed in the RFQ, as per Table B below.

TABLE B - Qualitative Criteria

Qualitative Criteria	Weighting %
1. Company Experience, Past Performance and Understanding of the Works	40%
2. Key Personnel, Skills & Resources	30%
3. Resources and Subcontractors	20%
4. Management Systems	10%
Total	100%

Based on the assessment of all submissions received for eQuote 12/2018 *Road Resurfacing, Rehabilitation and Ancillary Services*, it is recommended that:

- The quotation submission from Asphaltech Pty Ltd be awarded Work Packages one (1) and two (2); and
- The quotation submission from WCP Civil Pty Ltd be awarded Work Package three (3).

More detailed information about the assessment process can be found in the Evaluation Panel Member's report – **Confidential Attachment (a)**.

Consultation

eQuotes under the WALGA Preferred Supplier Program were invited in accordance with the *Local Government Act 1995*.

Policy and Legislative Implications

Section 3.57 of the *Local Government Act* (as amended) requires a local government to call e-quotes when the expected value is likely to exceed \$150,000. Part 4 of the Local Government (Functions and General) Regulations 1996 sets regulations on how e-quotes must be called and accepted.

The following Council Policies also apply:

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

Financial Implications

The full cost of the works is included in the 2018/2019 Infrastructure Capital Works budget.

Strategic Implications

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

Strategic Direction:	Environment (Built and Natural)
Aspiration:	Sustainable urban neighbourhoods
Outcome:	Connected and accessible City
Strategy:	Facilitate a safe, efficient and reliable transport network

Attachments

10.3.4 (a): eQuote 12/2018 - Recommendation Report - Signed Copy
(Confidential)

10.3.5 Proposed Perth Zoo Café & Function Centre. Lot 1313, No. 20 Labouchere Road, South Perth (Perth Zoological Gardens).

Location:	Lot 1313, No. 20 Labouchere Road, South Perth (Perth Zoological Gardens).
Ward:	Mill Point Ward
Applicant:	Resolve Group Pty Ltd
File Reference:	D-18-98843
DA Lodgement Date:	18 April 2018
Meeting Date:	25 September 2018
Author(s):	Cameron Howell, Senior Statutory Planning Officer
Reporting Officer(s):	Vicki Lummer, Director Development and Community Services
Strategic Direction:	Environment (built and natural): Sustainable urban neighbourhoods
Council Strategy:	3.2 Sustainable Built Form

Summary

This report provides a recommendation to the Western Australian Planning Commission for an application for development approval for a three-storey café and function centre at Perth Zoo – Lot 1313, No. 20 Labouchere Road, South Perth. Council is not being asked to exercise discretion.

Officer Recommendation

That Council recommends to the Western Australian Planning Commission, pursuant to the provisions of the *Metropolitan Region Scheme*, this application for development approval for the Perth Zoo Café and Function Centre on Lot 1313, No. 20 Labouchere Road, South Perth **be approved** subject to:

- (1) The development shall be in accordance with the approved plans unless otherwise authorised by the Western Australian Planning Commission, on the advice of the City of South Perth.
- (2) Waste management shall occur in accordance with the Waste Management Plan prepared by Resolve Group Pty Ltd, dated 20 July 2018 or as amended by the City, and shall be implemented and adhered to all times, to the satisfaction of the Western Australian Planning Commission, on the advice of the City of South Perth.
- (3) Prior to the submission of a building permit application, the applicant shall submit to the City of South Perth an Amended Acoustic Report prepared by a qualified Acoustic Consultant to ensure that noise received inside, or emitted from the premises does not exceed the levels stipulated in the *Environmental Protection (Noise) Regulations 1997* (as amended), to the satisfaction of the Western Australian Planning Commission, on the advice of the City of South Perth.
- (4) Prior to the submission of an occupancy permit application, all noise attenuation measures, identified in an approved Acoustic Report shall be implemented or installed and remain in place permanently, to the satisfaction of the Western Australian Planning Commission, on the advice of the City of South Perth.

- (5) Prior to the submission of a building permit application or a demolition permit application, or the commencement of development, whichever is earlier, a Construction Management Plan must be submitted to the City of South Perth, to the satisfaction of the Western Australian Planning Commission, on the advice of the City of South Perth. The Construction Management Plan must address the following issues, where applicable:
 - (a) public safety and amenity;
 - (b) site plan and security;
 - (c) contact details of essential site personnel, construction period and operating hours;
 - (d) community information, consultation and complaints management Plan;
 - (e) noise, vibration, air and dust management;
 - (f) dilapidation reports of nearby properties;
 - (g) traffic, access and parking management;
 - (h) waste management and materials re-use;
 - (i) earthworks, excavation, land retention/piling methods and associated matters;
 - (j) stormwater and sediment control;
 - (k) street tree management and protection;
 - (l) asbestos removal management Plan; and/or
 - (m) any other matter deemed relevant by the City of South Perth.
- (6) The Construction Management Plan must be complied with at all times during development, to the satisfaction of the Western Australian Planning Commission, on the advice of the City of South Perth.
- (7) Prior to the submission of a building permit application, a public art concept for the subject development or alternatively a contribution to public art within the vicinity of the development, to the value of 1% of the construction value shall be submitted to the City of South Perth. The approved public art concept shall be to the satisfaction of the Western Australian Planning Commission, on the advice of the City of South Perth.
- (8) Prior to the issue of an occupancy permit, the approved public art concept shall be implemented and maintained thereafter, to the satisfaction of the Western Australian Planning Commission, on the advice of the City of South Perth.
- (9) Prior to the submission of a building permit application, the applicant is to submit documentation to the City of South Perth from the Green Building Council of Australia certifying that the development achieves a Green Star rating of at least 4 Stars or alternatively, documentation provided from another rating tool/system that achieves equivalent or greater performance standards than required by Green Star. All sustainable design features proposed in the development shall be implemented.

- (10) Prior to the issue of an occupancy permit, landscaping areas shall be installed in accordance with the approved landscaping plan. All landscaping areas shall be maintained thereafter to the satisfaction of the Western Australian Planning Commission, on the advice of the City of South Perth.
- (11) All existing trees intended to be retained as indicated on the site plan shall be identified for retention on the building plans and landscaping plan and shall be protected prior to and during construction, and shall not be removed without the prior approval of the Western Australian Planning Commission, on the advice of the City of South Perth.
- (12) Hard standing areas approved for the purpose of car parking or vehicle access shall be maintained in good condition at all times, free of potholes and dust and shall be adequately drained, to the satisfaction of the Western Australian Planning Commission, on the advice of the City of South Perth.
- (13) Prior to occupation of the development the applicant shall construct a crossover between the road and the property boundary in accordance with the approved plans and the specifications of the City of South Perth, to the satisfaction of the Western Australian Planning Commission, on the advice of the City of South Perth.
- (14) The existing crossover shall be removed and the verge and kerbing shall be reinstated to the satisfaction of the Western Australian Planning Commission, on the advice of the City of South Perth.
- (15) All stormwater from the property shall be discharged into soak wells or sumps located on the site unless otherwise approved by the Western Australian Planning Commission, on the advice of the City of South Perth.
- (16) External fixtures, such as air-conditioning infrastructure, shall be integrated into the design of the building so as to not be visually obtrusive when viewed from the street and to protect the visual amenity of residents in neighbouring properties, to the satisfaction of the Western Australian Planning Commission, on the advice of the City of South Perth.
- (17) This approval does not pertain to the installation of any advertisements (signage). A separate application is to be submitted for any proposed advertisements that are not exempt from requiring development approval.

Note: City officers will include relevant advice notes on the recommendation letter.

Background

The development site details are as follows:

Zoning	Not applicable
Density coding	Not applicable
Reservation	Parks and Recreation with Restricted Public Access (Metropolitan Region Scheme)
Lot area	19ha
Building height limit	Not applicable (7.0 metres under TPS6)
Development potential	Purpose of which Land is Reserved: Parks and Recreation area - restricted public access
Plot ratio limit	Not applicable

The location of the development site and the proposed development is shown in **Figure 1** below:

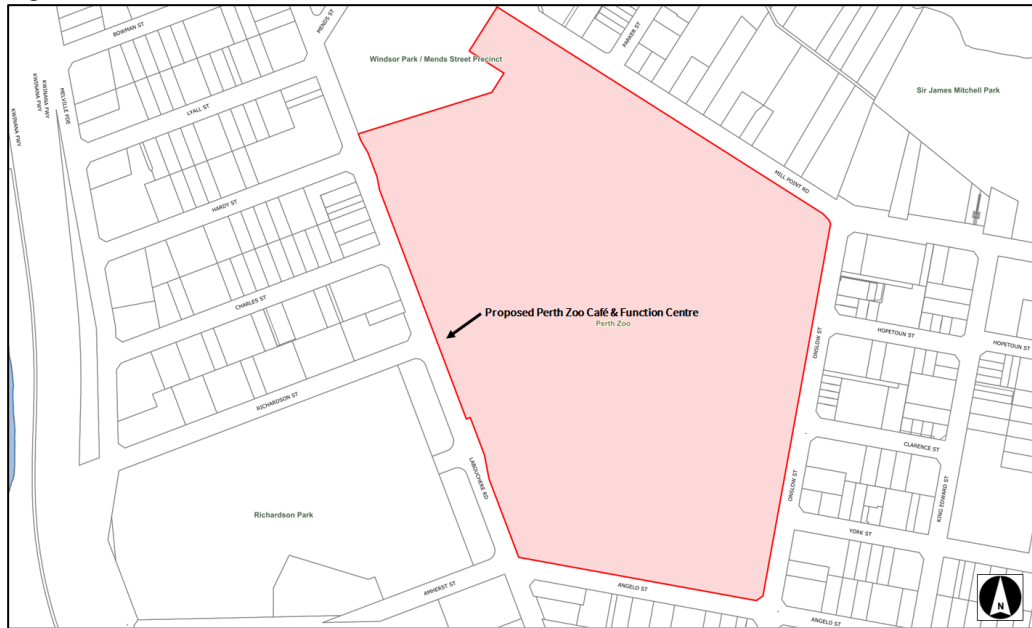


Figure 1 – Location of the Development Site and the Proposed Development

This item is referred to Council due to the proposal's potential amenity impacts to the locality.

Comment

(a) Background

In April 2018, the City received a Metropolitan Regional Scheme Form 1 development application for a café and function centre in a 3-storey building on Lot 1313, No. 20 Labouchere Road, South Perth – Perth Zoological Gardens. The proposed development is located adjacent to the Labouchere Road boundary of the zoological gardens, near the intersection with Richardson Street.

As the proposed development is on land reserved under the Metropolitan Region Scheme (MRS), the Western Australian Planning Commission is the responsible authority for determining this application.

In addition, as the proposed works are wholly located on an area identified as a regional reserve under a region planning scheme, the proposed development is exempt from requiring development approval under *Town Planning Scheme No. 6*, in accordance with Schedule 2 clauses 60 and 61(1)(a) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The applicant submitted revised plans in July and August 2018.

(b) Existing Development on the Subject Site

The location of the proposed development is currently contains an existing single-storey zoo café and function centre. This building will need to be demolished to facilitate the construction of the proposed development. This building is not referenced as having any heritage significance in the Heritage Listing applicable to the Perth Zoo.

(c) Description of the Surrounding Locality

The location of the proposed development has a frontage to Labouchere Road to the west and located opposite non-residential developments in the South Perth Station Precinct and the Richardson Reserve car park, as seen in **Figure 2** below:



Figure 2 – Aerial Photograph (May 2018)

(d) Description of the Proposal

The proposal involves the demolition of the existing single-storey café and function development and the construction of a replacement café and function centre in a 3-storey building, as depicted in the submitted plans at **Attachment (a)**.

As the development does not require approval under *Town Planning Scheme No. 6* (TPS6), the scheme's planning provisions do not apply to the assessment of this application.

(e) Development Controls

The MRS does not contain specific development controls that are applicable to this application.

As the proposed development is exempt from requiring a TPS6 approval and the MRS does not reference a needing to have regard to the local planning scheme for an applications on reserved land, the scheme controls, including the deemed provisions for local planning schemes and local planning policies, do not apply to the assessment of this application.

(f) Land Use

The zoological gardens are reserved in the MRS for the purpose of “Parks and Recreation area - restricted public access”, in accordance with MRS clause 12.

The MRS does not contain land use definitions, though the proposed uses would be classified as Café/Restaurant and Reception Centre using the TPS6 land use definitions.

The proposed purpose of the proposed development and the associate uses of the building are seen to be ancillary functions to the operation of the zoological gardens. It is noted that the proposed development is replacing an existing facility used for the same purpose.

Accordingly, the proposed development is regarded as complying with the purpose of the reservation.

(g) MRS Considerations

MRS clause 30(1) contains a general consideration that is applicable to the determination of this application.

30. (1) The Commission or a local authority exercising the powers of the Commission so delegated to it under the *Planning and Development Act 2005* may consult with any authority that in the circumstances it thinks appropriate; and having regard to the purpose for which the land is zoned or reserved under the Scheme, the orderly and proper planning of the locality and the preservation of the amenities of the locality may, in respect of any application for approval to commence development, refuse its approval or may grant its approval subject to such conditions if any as it may deem fit.

The City has undertaken public consultation and referred the application to affected City officers and to the City of South Perth Design Review Panel. Further comments are contained in the consultation section of this report.

In regards to the orderly and proper planning and the preservation of the amenity considerations, further comments of the key matters are provided as follows.

Building Design (Labouchere Road Façade)

The Labouchere Road façade has been reviewed by the Design Review Panel a number of times and the design modified by the applicant in response to these comments.

The applicant has advised that it is constrained by the Perth Zoo's brief and budget and accordingly is unable to include additional glazing in this elevation, due to operation requirements imposed by the zoo (such as the relationship between the ground floor level kitchen and retail café), mitigation of heat impacts from the western setting sun and that views of Melville Water and parkland are obscured by the large mature trees surrounding Richardson Reserve.

Taking into account the design measures and landscaping provided in the proposal, while the development is not the optimal design, it is seen to provide a quality presentation to the streetscape.

Building Height

The proposed building is 3 storeys and 15 metres in height. This height is greater than the 7 metre building height limit in the TPS6 Scheme Maps. However, as TPS6 approval is not required, the WAPC is not bound by the local planning scheme provisions. It would be open for the WAPC to have regard to the applicable building height under TPS6; however the WAPC would not be obliged to apply that limit.

In a local context, the proposed development is immediately opposite an existing 4 storey building at No. 57 Labouchere Road, which is up to 14m in height above street level. The neighbouring buildings to the north of this property are single-storey (No. 55) and 20 storeys in height (No. 53 – the *Pinnacle* development). All of the land north of Richardson Street and west of Labouchere Road is located within the South Perth Station Precinct, with maximum potential heights of 25 metres, 41 metres and unlimited height.

The additional height is not seen to pose any significant impacts in terms of the provision of sunlight to neighbouring public spaces and neighbouring building or to the availability of significant views from neighbouring buildings.

The City considers that the proposed building height is consistent with the existing context and future potential built outcomes.

Car Parking

The proposed development includes a service yard on the northern side of the proposed building, which incorporates space for the parking of service vehicles. Otherwise, the development is relying on existing parking facilities on site and in the locality for the provision of staff and visitor parking.

The proposed development is located opposite the City's Richardson Reserve car park (189 bays, paid car park – *South Perth Parking Map 30 July 2018*) and on-street parking in Richardson Street.

The City considers that there are adequate parking facilities within the locality to cater for the parking demand generated by the proposed development.

Events

Concerns have been raised from some neighbours in relation to potential anti-social activities and noise from events held at the function centre.

In response to the anti-social concerns, the applicant has advised of the measures taken in the existing development to control these potential impacts, including security guards, house management policies and code of conduct requirements imposed by the existing liquor licence. It is expected that these requirements would also be imposed by the State licencing authorities should a licence be granted for the new development.

The proposal has been reviewed by the City's Environmental Health Officers, with conditions recommended for the applicant to develop and provide an acoustic report that incorporates the detailed specifications of the building, to demonstrate that the development will conform to the noise regulations.

Consultation

(a) Design Review Panel Comments

The development application was presented to the City of South Perth Design Review Panel (DRP) at their meetings held on 7 May 2018, 7 August 2018 and 4 September 2018.

The current set of development plans has received mostly favourable comments from the DRP. The DRP has advised that the Labouchere Road façade is not the optimal design response in an urban context, though it has been noted that the applicant's building's design has been constrained by the operational and budget requirements imposed by the Perth Zoo. The design response facing the zoo grounds and the internal layout of the building are supported by the DRP. The summary of the DRP comments prepared by the Chair of the Panel is copied below:

The proposed development is, subject to a few more minor changes in regard to the Labouchere Road frontage, a good architectural outcome.

The interface to the Zoo is particularly well crafted with an organic plan form that is further articulated with vertical battens that alludes to the original natural environment of many of the Zoo's inhabitants.

The building defines, with an active and open edge, a lively and useful space that is further enhanced by the retention of large existing trees.

The proposed servicing yard is an improvement on the existing arrangement.

The palette of materials provides an interesting contrast between light and heavy, natural and man-made, which results in a visually interesting building.

The internal planning of the building is logical and relatively efficient.

However, the building's relationship to Labouchere Road is a poor second to the relationship to the Zoo itself. The Panel has been highly critical of the Labouchere Road interface and the design has gone several iterations to improve it through the design review process. The Panel has reached a point where it believes that in the context of the stretch of the street that it sits in, and in the context of quality of the rest of the design, the overall design is acceptable.

The Panel appreciated an explanation of the background in regard to the functional brief for the site but notes its disappointment that the brief failed to adequately consider urban design issues and, in particular, the relationship between the proposed building to street interface. As such, the architects were given a difficult task in meeting their brief and responding to the normal urban design requirements that are expected to meet as a matter of course.

In this respect, the Panel notes that State Government agencies should have a responsibility to demonstrate leadership when it comes to contributing to the built environment. Whilst the building is an acceptable design, it could have been an excellent design if the architects were either given a more appropriate brief or given greater flexibility to respond to the fundamental principles of urban design.

A copy of the DRP comments are provided in **Attachment (e)**.

(b) Neighbour Consultation

Neighbour Consultation has been undertaken for this proposal to the extent and in the manner required by Council Policy P301 'Community Engagement in Planning Proposals'. Under the 'Area 2' consultation method, individual property owners, occupiers and/or strata bodies on property abutting Labouchere Road or Richardson Street within 150m of the proposed development were invited to inspect the plans and to submit comments during a minimum 21-day period in April/May 2018, as shown in **Figure 3** below. In addition, a sign was placed on the site inviting comment from any other interested person.



Figure 3 – Distribution of Neighbour Consultation Notices

During the advertising period, a total of 246 consultation notices were sent and 8 submissions were received. All of the submissions object to or raise concerns with the proposal. The comments from the submitters, together with officer responses are summarised below.

Submitters' Comments	Officer's Responses
Noise impact from functions and events	The City has recommended conditions regarding conformity to the noise regulations. The comment is NOTED .
Anti-social behaviour from functions and events	This concern largely relates to the management of the premises. The comment is NOTED .
Height, scale and appearance of development	The City considers that the height and scale is consistent with the surrounding locality and provides a quality presentation to Labouchere Road. The comment is NOTED .
Impact on views and removal of significant vegetation	The proposed building is not considered to pose any significant impact to views from neighbouring properties. The plans identify the removal of 4 trees, with replacement trees to be planted. The comment is NOTED .

A copy of the submissions are provided in **Attachment (f)**.

(c) Internal Administration

Comments have been obtained from the Environmental Health and Infrastructure Services sections of the City's administration.

The Infrastructure Services officers have reviewed the vehicle access arrangements and vehicle crossover to the service docks, the associated impacts to the local road network and the proposed waste management plan. These officers raise no objections to the current development plans.

The Environmental Health section has provided comments with respect to noise, food premises and public buildings. These officers have provided recommended conditions to address the noise impacts and advice notes for their other comments.

Accordingly, planning conditions and advice notes are recommended to respond to the comments from the above officers.

(d) External Agencies

The application has been referred to the Western Australian Planning Commission and the Department of Planning, Lands and Heritage for their determination.

Policy and Legislative Implications

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

Financial Implications

This determination has no financial implications.

Strategic Implications

This matter relates to the following Strategic Direction identified within Council's Strategic Community Plan 2017-2027:

Strategic Direction:	Environment (built and natural)
Aspiration:	Sustainable urban neighbourhoods.
Outcome:	Sustainable built form
Strategy:	Promote and facilitate contemporary sustainable buildings and land use

Sustainability Implications

The proposed development is seen to achieve an outcome that has regard to the sustainable design principles.

Conclusion

It is considered that the proposal meets all of the relevant Scheme objectives and provisions and will not have a detrimental impact on adjoining residential neighbours and streetscape. Accordingly, it is considered that the Council should recommend to the Western Australian Planning Commission application should be conditionally approved.

10.3.5 Proposed Perth Zoo Café & Function Centre. Lot 1313, No. 20 Labouchere Road, South Perth (Perth Zoological Gardens).

Attachments

- 10.3.5 (a): Development Plans - Proposed Perth Zoo Café & Function Centre - 11.2018.134.1
- 10.3.5 (b): Applicant's Reports (Part 1) - Proposed Perth Zoo Café & Function Centre - 11.2018.134.1
- 10.3.5 (c): Applicant's Reports (Part 2) - Proposed Perth Zoo Café & Function Centre - 11.2018.134.1
- 10.3.5 (d): Applicant's Reports (Part 3) - Proposed Perth Zoo Café & Function Centre - 11.2018.134.1
- 10.3.5 (e): Design Review Panel Comments - Proposed Perth Zoo Café & Function Centre - 11.2018.134.1
- 10.3.5 (f): Neighbour Consultation Submissions - Proposed Perth Zoo Café & Function Centre - 11.2018.134.1

10.4 STRATEGIC DIRECTION 4: LEADERSHIP

10.4.1 Monthly Financial Statements - August 2018

Location:	City of South Perth
Ward:	Not Applicable
Applicant:	Council
File Ref:	D-18-98848
Meeting Date:	25 September 2018
Author(s):	Andre Brandis, Manager Finance
Reporting Officer(s):	Colin Cameron, Director Corporate Services
Strategic Direction:	Leadership: A visionary and influential local government
Council Strategy:	4.3 Good Governance

Summary

The monthly Financial Statements have been reformatted and incorporated in one package (**Attachments (a)–(i)**). High level analysis is contained in the comments of this report.

Officer Recommendation

That the Council note the Financial Statements and Report for the month ended 31 August 2018 in accordance with Regulation 34(1) of the *Local Government (Financial Management) Regulations 1996*.

Background

Regulation 34(1) of the *Local Government (Financial Management) Regulation 1996*, requires each Local Government to present a Statement of Financial Activity, reporting on income and expenditure, as set out in the annual budget. In addition, Regulation 34(5) requires a Local Government to adopt a percentage or value to report on material variances between budgeted and actual results. The 2018/19 Budget, adopted on 26 June 2018, adopts a variance analysis for significant amount of \$10,000 or 10% for the 2018/19 financial year.

The attachment Financial Management Reports provides similar information to those provided in previous years, with less duplication (than 30 June 2017 and prior years). Each Financial Management Report contains the Original Budget and the Annual Budget, allowing a quick comparison between the adopted Budget and any Budget Adjustments approved by Council.

Comment

The Statement of Financial Activity, a similar report to the Rate Setting Statement, is required to be produced monthly in accordance the Local Government (*Financial Management*) Regulations. This Financial Report is unique to Local Government, drawing information from other reports to include Operating Revenue and Expenditure, Capital Income and Expenditure as well as transfers to reserves and loan funding. The Statement of Financial Activity has commentary provided on variances, in accordance with the Regulations.

Actual Income from Operating Activities for August is \$45.750m in comparison to budget of \$46.377m. Expenditure from Operating Activities for August is \$9.321m in comparison to budget of \$10.917m. The August Operating Net Position was \$0.969m favourable with lower actual expenditure than budget of \$1.596m offset by lower revenue of \$0.627m than planned. The Operating results, August year-to-date represent a slow commencement of expenditure and activity engagement at the start of the year, along with the reversal of the prior year's-end accruals in July, with some lagging vendor invoices still to be received.

In terms of the Capital Summary, actual Capital Revenue for the year to date is \$0.111m in comparison to the budget of \$0.066m. Actual Capital Expenditure for the year to date is \$0.594m in comparison to the budget of \$2.121m. Capital expenditure for August is lagging, representing a timing difference.

Cash and Investments balance is \$74.68m, traditionally August Cash is a higher balance, following the collection of Rates Revenue for the 2018/2019 year.

The City holds a portion of its funds in financial institutions that do not invest in fossil fuels. Investment in this market segment is contingent upon all of the other investment criteria of Policy P603 being met. Currently the City holds 39.9% of its investments in institutions that do not provide fossil fuel lending. The Summary of Cash Investments, Attachment 10.6.1 (h), illustrates the percentage invested in each of the Non-Fossil Fuel institutions and the Short Term Credit Rating provided by Standard & Poors (S&P) for each of the institutions.

Consultation

No external consultation is undertaken.

Policy and Legislative Implications

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

Financial Implications

The preparation of the monthly Financial Reports occurs from the resources provided in the Annual Budget.

Strategic Implications

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

Strategic Direction:	Leadership
Aspiration:	A visionary and influential local government
Outcome:	Good governance
Strategy:	Empower effective and quality decision-making and governance

Attachments

10.4.1 (a):	Statement of Financial Position - August 2018
10.4.1 (b):	Statement of Change in Equity - August 2018
10.4.1 (c):	Statement of Financial Activity - August 2018
10.4.1 (d):	Statement of Operating Revenue & Expenditure - August 2018
10.4.1 (e):	Capital Summary - August 2018

10.4.1 Monthly Financial Statements - August 2018

- 10.4.1 (f):** Significant Variance Analysis by Business Unit Operating Revenue - August 2018
- 10.4.1 (g):** Statement of All Council Funds - August 2018
- 10.4.1 (h):** Summary of Cash Investments - August 2018
- 10.4.1 (i):** Statement of Major Debtor Categories - August 2018

10.4.2 Listing of Payments - August 2018

Location:	City of South Perth
Ward:	Not Applicable
Applicant:	Council
File Ref:	D-18-98852
Meeting Date:	25 September 2018
Author(s):	Andre Brandis, Manager Finance
Reporting Officer(s):	Colin Cameron, Director Corporate Services
Strategic Direction:	Leadership: A visionary and influential local government
Council Strategy:	4.3 Good Governance

Summary

This report presents to Council a list of accounts paid under delegated authority (Delegation DC602) between 1 August 2018 and 31 August 2018 for information. During the reporting period, the City made the following payments:

EFT Payments to Creditors	(575)	\$4,630,069.80
Cheque Payment to Creditors	(13)	\$81,037.90
Total Monthly Payments to Creditors	(588)	\$4,711,107.70
Cheque Payments to Non-Creditors	(86)	\$89,244.79
Total EFT & Cheque Payments	(674)	\$4,800,352.49
Credit Card Payments (August 2018)	(7)	\$11,017.78
Total June Payments	(681)	\$4,811,370.27

Officer Recommendation

That the Council receive the Listing of Payments for the month of August 2018 as detailed in **Attachment (a)**.

Background

Local Government (*Financial Management*) Regulation 11 requires the development of procedures to ensure the approval and authorisation of accounts for payment. These controls are documented Policy P605 - Purchasing and Invoice Approval and Delegation DM605 sets the authorised purchasing approval limits.

After an invoice is approved for payment by an authorised officer, payment to the relevant party must be made and the transaction recorded in the City's financial records. Payments in the attached listing are supported by vouchers and invoices.

Comment

A list of payments made during the reporting period is prepared and presented to the next ordinary meeting of Council and recorded in the minutes of that meeting. The payment listing is now submitted as **Attachment (a)** to this Agenda.

It is important to acknowledge that the presentation of this list of payments is for information purposes only as part of the responsible discharge of accountability.

The report records payments classified as:

- **Creditor Payments**

(Regular suppliers with whom the City transacts business)

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

- **Non Creditor Payments**

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

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

- **Credit Card Payments**

Credit Card Payments are not processed in Authority as a Creditor Payment or Non-Creditor Payment per above. The direct debiting of the bank account results in Credit Card Payment being excluded from the Payment Listing provided. For August 2018, Credit Card Payments total \$11,017.78.

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

With the new financial year it is proposed to customise the Listing of Payments to conform to the relevant statutory requirements. Effective from July 2018 the Listing of Payments Attachment has been modified from prior periods' monthly reporting and do not include the Description column. System limitations sometimes result in ambiguous or unclear descriptions being created when preparing this report. It is possible for the description disclosure to also contain narrative errors when processing Purchase Orders. Removing the *Description column* mitigates the risk of error, ambiguity or even confidentiality with regard to contracts and agreements. Retaining the other columns (*Reference No, Date, Creditor, Payee and Amount*) complies with *Local Government (Financial Management) Regulations*. Efficiencies are achieved in removing the Description column, as this removes the time consuming rework required monthly to attempt to correct all vendor payment descriptions.

Consultation

Nil.

Policy and Legislative Implications

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

Financial Implications

The payment of authorised amounts is within existing budget provisions.

Strategic Implications

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

Strategic Direction:	Leadership
Aspiration:	A visionary and influential local government
Outcome:	Good governance
Strategy:	Empower effective and quality decision-making and governance

Attachments

10.4.2 (a): Listing of Payments - August 2018

10.4.3 Proposed 2019 Council Meeting Schedule

Location:	City of South Perth
Ward:	Not Applicable
Applicant:	Council
File Ref:	D-18-98854
Meeting Date:	25 September 2018
Author(s):	Sharron Kent, Governance Officer
Reporting Officer(s):	Bernadine Tucker, Manager Governance
Strategic Direction:	Leadership: A visionary and influential local government
Council Strategy:	4.3 Good Governance

Summary

This report seeks Council's consideration of the proposed City of South Perth 2019 Council Meeting Schedule.

Officer Recommendation

That Council:

1. Endorse the Council meeting dates, times and places proposed for 2019 as detailed in table (1) within this report.
2. Approve the 2018 Annual Electors' Meeting be held on Monday 10 December at 7pm.

Background

Section 5.25(1)(g) of the *Local Government Act 1995* requires local governments to, at least once a year, give local public notice of the dates on which and the time and place at which Ordinary Council meetings (which are required to be open to the public) are to held over the next 12 months.

All Council meetings are held in the City of South Perth Council Chamber, corner Sandgate Street and South Terrace, South Perth commencing at 7pm.

Typically, the City of South Perth holds Council Agenda Briefings at 5.30pm on the third Tuesday of each month, and the Ordinary Council Meetings on the fourth Tuesday of each month.

Comment

It is proposed that all Council meetings for the 2019 calendar year continue to be held in the City of South Perth Council Chamber. The meeting times of the Council meetings will remain the same with Council meetings commencing at 7pm.

Following on from previous years, it is proposed to have a recess in January and for the December Council Agenda Briefing and the Ordinary Council Meeting be brought forward by one week.

On 19 October 2019, the Western Australian local government elections will be held. Therefore, it is proposed that the Council Agenda Briefing for October 2019 be held on the second Tuesday of the month and the Ordinary Council Meeting for October 2019 will be held on the third Tuesday of the month.

Following the local government elections, it is proposed to hold an Ordinary Council Meeting on 22 October for the swearing in ceremony of new Council members at 6pm.

The Annual Electors' Meeting has traditionally been held on the second Monday in December – within 56 days of Council accepting the Annual Report as required by the Local Government Act. For 2018, it is proposed that the Annual Electors' Meeting be held on Monday 10 December at 7pm.

The proposed meeting schedule for 2019 is as follows:

Council Agenda Briefing City of South Perth Council Chamber, corner Sandgate Street and South Terrace, South Perth.	Ordinary Council Meeting City of South Perth Council Chamber, corner Sandgate Street and South Terrace, South Perth.
5.30pm Tuesday, 19 February 2019	7pm Tuesday, 26 February 2019
5.30pm Tuesday, 19 March 2019	7pm Tuesday, 26 March 2019
5.30pm Tuesday, 16 April 2019	7pm Tuesday, 23 April 2019
5.30pm Tuesday, 21 May 2019	7pm Tuesday, 28 May 2019
5.30pm Tuesday, 18 June 2019	7pm Tuesday, 25 June 2019
5.30pm Tuesday, 16 July 2019	7pm Tuesday, 23 July 2019
5.30pm Tuesday, 20 August 2019	7pm Tuesday, 27 August 2019
5.30pm Tuesday, 17 September 2019	7pm Tuesday, 24 September 2019
5.30pm Tuesday, 8 October 2019	7pm Tuesday, 15 October 2019
	6pm Tuesday, 22 October 2019
5.30pm Tuesday, 19 November 2019	7pm Tuesday, 26 November 2019
5.30pm Tuesday, 10 December 2019	7pm Tuesday, 17 December 2019

Table (1)

The following scheduled 2019 Western Australia Public Holidays do not affect the proposed City of South Perth 2019 Council Meeting Schedule.

Public Holiday	2019
New Year's Day	Tuesday, 1 January 2019
Australia Day	Monday, 28 January 2019
Labour Day	Monday, 4 March 2019
Good Friday	Friday, 19 April 2019
Easter Monday	Monday, 22 April 2019
ANZAC Day	Thursday, 25 April 2019
WA Day	Monday, 3 June 2019
Queen's Birthday	Monday, 30 September 2019
Christmas Day	Wednesday, 25 December 2019
Boxing Day	Thursday, 26 December 2019

Table (2)

Consultation

In accordance with Regulation 12 of the Local Government (Administration) Regulations 1996, an advertisement will be placed in the Southern Gazette newspaper by December 2018. In addition, this advertisement will be placed on the City's website and on the notice board in the Civic Centre, and at both of the City's Libraries by December 2018.

Policy and Legislative Implications

Section 5.25(1)(g) of the *Local Government Act 1995* provides for the giving of public notices of the date and agenda for Council or Committee meetings.

Regulation 12(1) of the Local Government (Administration) Regulations 1996 provides:-

"(1) At least once each year a local government is to give local public notice of the dates on which and the time and place at which –

(a) the ordinary council meetings; and

(b) the committee meetings that are required under the Act to be open to members of the public or that are proposed to be open to the members of the public,

are to be held in the next 12 months."

Section 5.27 of the *Local Government Act 1995* provides for Annual Electors Meetings (Electors' general meetings).

Financial Implications

The cost of advertising the meeting dates, times and places for 2019 has been included in the 2018/19 budget.

Strategic Implications

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

Strategic Direction:	Good governance
Aspiration:	A visionary and influential local government
Outcome:	Good governance
Strategy:	Empower effective and quality decision-making and governance

Attachments

Nil

10.4.4 Review of Ward Boundaries - Discussion Paper

Location:	City of South Perth
Ward:	All
Applicant:	Council
File Ref:	D-18-98856
Meeting Date:	25 September 2018
Author(s):	Naomi Kavanagh, Senior Projects Officer
Reporting Officer(s):	Geoff Glass, Chief Executive Officer
Strategic Direction:	Leadership: A visionary and influential local government
Council Strategy:	4.3 Good Governance

Summary

This report considers a review of ward boundaries and has been prepared in response to the State Government's requirement for regular ward boundary reviews for local governments. The ratio of councillor to electors within the City is outside of the recommendation by the Local Government Advisory Board (the Board). Therefore, the current ward boundaries need review to ensure a more balanced representation.

Officer Recommendation

That Council:

1. Resolves to initiate a review of its ward boundaries; and
2. Endorses the Discussion Paper in **Attachment (a)** for public consultation.

Background

Schedule 2.2 of the *Local Government Act 1995* requires local governments to carry out reviews of their ward boundaries, and number of councillors for each ward, so that no more than eight years elapse between successive reviews.

The last review of wards in the City of South Perth was in 2011 with changes coming into effect in 2014. A recent examination of the electors for each ward has revealed that the Mill Point Ward is under represented compared to the other wards in the City. Therefore, in accordance with the advice provided by the Local Government Advisory Board, another ward boundary review should be initiated.

Comment

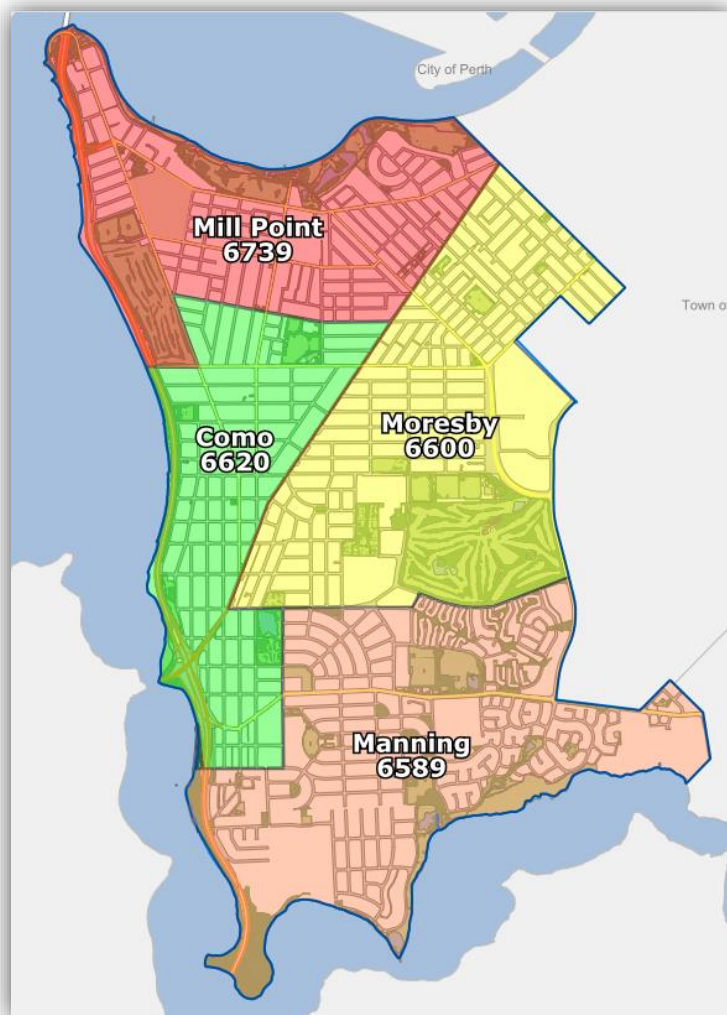
At the 2017 Ordinary Local Government Elections, the City of South Perth had 26,548 enrolled electors, located across four (4) wards, represented by two (2) elected members for each ward. The representation of councillors amongst electors was as follows:

Ward	Number of Electors	Number of Councillors	Councillor/Elector Ratio	Percentage Ratio Deviation
Mill Point	7,350	2	1:3,675	-10.73 %
Como	6,683	2	1:3,342	-0.69%
Manning	5,986	2	1:2,993	9.82%
Moresby	6,529	2	1:3,265	1.63%
Total	26,548	8	1:3,319	N/A

The percentage ratio deviation indicates the percentage difference between the average councillor/elector ratio for the whole local government and the councillor/elector ratio for each ward. The guide developed by the Local Government Advisory Board to assist in undertaking a review, suggests a balanced ratio representation would be reflected in the percentage ratio deviation being within plus or minus 10%. Based on this definition, it can be seen that there is an imbalance in representation within the Mill Point Ward by being under represented by 0.73% and the Manning Ward being close to being over represented.

The ward boundary review process involves an opportunity for public submissions on proposed ward boundaries for 42 days. At the close of the public consultation period, a report is to be presented back to Council advising of the submissions and proposing any adjustments to the wards if needed. Should Council resolve to amend the ward boundaries, a report will then be forwarded through to the Local Government Advisory Board for consideration and endorsement by the Minister for Local Government; Heritage; Culture and The Arts. Any ward adjustments are required to be forwarded to the Local Government Advisory Board by 30 January 2019.

It is proposed that the following ward boundary be advertised for public comment.



The proposed new ward boundaries includes three areas of land being transferred from one ward to another ward. The first area is a parcel of land bounded by Labouchere Road, Hensman Street, Coode Street and South Street, transferred from the Mill Point ward to the Como ward. The second area is a parcel of land bounded by the foreshore, Gentilli Way, Mt Henry Road and Edgewater Road, being transferred from the Como ward to the Manning Ward. The third area is a parcel of land bounded by Jackson Road, Henley Street, the Collier Park Golf Course and Como Secondary College transferred from the Manning ward to the Moresby ward.

The above changes result in the following councillor / elector ratios and deviations which is within the limits suggested by the Local Government Advisory Board:

Ward	Number of Electors	Number of Councillors	Councillor/Elector Ratio	Percentage Ratio Deviation
Mill Point	6,739	2	1:3,370	-0.02 %
Como	6,620	2	1:3,310	0.00%
Manning	6,589	2	1:3,295	0.01%
Moresby	6,600	2	1:3,300	0.01%
Total	26,548	8	1:3,319	N/A

Consultation

The draft Discussion Paper was the subject of a Council workshop on 4 September 2018. Should the Council endorse the Discussion Paper, there will be a minimum 42 day statutory public submission period.

Policy and Legislative Implications

Schedule 2.2 of the *Local Government Act 1995* prescribes the requirements and process for undertaking a ward and representation review.

Financial Implications

Nil.

Strategic Implications

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

Strategic Direction: Leadership
 Aspiration: A visionary and influential local government
 Outcome: Good governance
 Strategy: Empower effective and quality decision-making and governance

Attachments

10.4.4 (a): Discussion Paper

10.4.5 Zoo Paid Parking - Angelo & Onslow Streets

Location:	City of South Perth
Ward:	All
Applicant:	Council
File Ref:	D-18-98860
Meeting Date:	25 September 2018
Author(s):	Bernadine Tucker, Manager Governance Mark Taylor, Director Infrastructure Services
Reporting Officer(s):	Geoff Glass, Chief Executive Officer
Strategic Direction:	Leadership: A visionary and influential local government
Council Strategy:	4.3 Good Governance

Summary

The City has been liaising with Perth Zoo to better manage Zoo employee parking. The proposal recommended in the Parking Control Area plan for the area (PCA1) was to install a parking permit system. The Zoo and the City have not been able to develop a suitable implementation plan that meets the needs of both organisations.

Instead, this report recommends the introduction of a maximum \$6 all day parking fee for parking on the north side of Angelo Street (between Onslow Street and Labouchere Road) and on the west side of Onslow Street (between Angelo Street and Mill Point Road), South Perth from Monday to Saturday, between 8.00am and 6.00pm.

Perth Zoo staff can park within these streets and the paid parking can also be used by members of the public. Outside of these hours the parking is not time controlled or a fee payable.

Officer Recommendation

That the Council give local public notice of the introduction of a fee of \$6 day rate for paid parking on the north side of Angelo Street (between Onslow Street and Labouchere Road) and on the west side of Onslow Street (between Angelo Street and Mill Point Road), South Perth on Monday to Saturday, 8.00am to 6.00pm, effective 1 October 2018.

Background

Council adopted its Parking Strategy in May 2016 following community and stakeholder consultation. The strategy outlined a detailed parking framework for the next 15 years to assist in achieving the City's goals in relation to travel demand management and sustainable transport and to ensure the existing road network amenity is maintained and improved. Additionally, it contained 22 recommendations for review and implementation, including the development of Parking Management Plans for 14 Parking Control Areas (PCA) within the City.

In October 2017, Council adopted its first Parking Management Plan for "Parking Control Area No. 1" (PCA1), and the supplementary "Parking Impact Zone" (PIZ). PCA1 was developed in conjunction with a working party of residents and contained a number of recommendations for that precinct.

The proposed changes to parking arrangements for PCA1 and its supplementary PIZ were presented to Council at budget briefings and adopted as part of the 2018/2019 budget at the June Ordinary Council Meeting.

The parking restrictions surrounding Perth Zoo on Onslow and Angelo Streets were amended as part of the implementation of PCA1 to 2P and 4P respectively. There are 21 bays on Angelo Street and 43 bays on Onslow Street along the Zoo boundary. The reason for this recommendation of PCA1 was to restrict parking for the public and encourage all day parking by Zoo employees under a paid permit system to be administered by Perth Zoo.

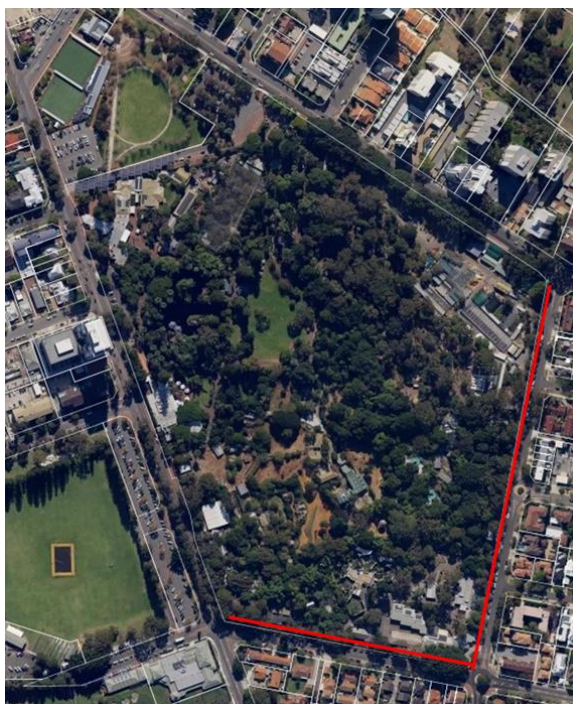
Comment

The City and Perth Zoo have recently met to discuss parking matters. The discussions included the recommended permit system for Zoo employees, a future revenue share of the Zoo owned and City managed car park off Mill Point road and proposed amendments to parking controls to restrict contractor parking currently experienced there.

The City and Perth Zoo were unable to reach an agreement on staff parking permits along Angelo and Onslow Streets that would be suitable to either party. The Zoo did accept the desire of the City to introduce paid parking in these streets in lieu of a permit system. Without a permit system in place, the recently introduced controls would no longer be effective.

It is therefore proposed to amend the parking controls and introduce a maximum fee of \$6 for paid parking on the north side of Angelo Street (between Onslow Street and Labouchere Road) and on the west side of Onslow Street (between Angelo Street and Mill Point Road). The controls are proposed to be introduced from Monday to Saturday between 8.00am and 6.00pm.

The reason for the Monday to Saturday control is because these are the days when Zoo employees require parking. The parking bays will remain available for the general public and residents, albeit now paid during the control period. From 6.00pm to 8.00am Monday to Saturday and all day Sunday, the parking bays are not time limited and free to use.



The implementation of paid parking bordering the Perth Zoo along Angelo and Onslow Streets, will be consistent with the current day rate applied to the Perth Zoo Car Park which is \$6 per day from 8.00am to 6.00pm Monday to Sunday.

The proposal is considered to be a measured and considerate approach in providing parking for Perth Zoo staff.

Consultation

The availability of staff parking along the Perth Zoo boundary on Angelo and Onslow Streets has been requested by the Zoo to provide parking for their employees. The Zoo has indicated its support for paid parking within this area.

Policy and Legislative Implications

The proposed recommendation is consistent with the approach of the City's adopted Parking Strategy.

Local Government Act 1995

6.16. Imposition of fees and charges

(1) A local government may impose and recover a fee or charge for any goods or service it provides or proposes to provide, other than a service for which a service charge is imposed.

6.19. Local government to give notice of fees and charges

If a local government wishes to impose any fees or charges under this Subdivision after the annual budget has been adopted it must, before introducing the fees or charges, give local public notice of –

(a) its intention to do so; and

(b) the date from which it is proposed the fees or charges will be imposed.

Financial Implications

The introduction of paid parking, at a 100% occupancy rate, would generate approximately \$139,000 per annum (Monday to Saturday). However, based on a more achievable occupancy rate of 60%, this would generate \$83,400 per annum for Monday to Saturday restrictions. This revenue would then fund other municipal projects for the benefit of the broader South Perth community.

The project will require the installation of parking machines along the amended areas of Onslow and Angelo Streets. The cost of supply and installation of parking machines is already included in the 2018/2019 Capital Works budget.

Strategic Implications

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

Strategic Direction:	Leadership
Aspiration:	A visionary and influential local government
Outcome:	Good governance
Strategy:	Empower effective and quality decision-making and governance

Attachments

Nil

11. APPLICATIONS FOR LEAVE OF ABSENCE
12. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN
13. QUESTIONS FROM MEMBERS
 - 13.1 RESPONSES TO PREVIOUS QUESTIONS FROM MEMBERS TAKEN ON NOTICE
 - 13.2 QUESTIONS FROM MEMBERS: 25 SEPTEMBER 2018
14. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING

15. MEETING CLOSED TO THE PUBLIC

15.1 MATTERS FOR WHICH THE MEETING MAY BE CLOSED

15.1.1 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-18-87830
Meeting Date:	27 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 provides an update on the outcome of work commissioned from a design consultant to consider the options and implications for redevelopment of the Angelo Street-Anstey Street precinct, and recommends a number of measures that the City can take in order to facilitate a high quality, integrated urban design outcome through ownership of strategically located properties in the precinct.

Officer Recommendation

That Council proceed with the recommendation as detailed in the conclusion of this report for Angelo Street South Perth.

15.2 PUBLIC READING OF RESOLUTIONS THAT MAY BE MADE PUBLIC

16. CLOSURE



APPENDIX

6.1 RESPONSES TO PREVIOUS QUESTIONS TAKEN ON NOTICE: 28 August 2018

Carol Roe of Abjornson Street, Manning Received: 27 August 2018	
<i>[Preamble] Theoretically, under ideal conditions, access roads have two-way capacity for 3,000 vehicles per day under liveable neighbourhoods. On traffic management, the City's website states that with very few exceptions, the imposition of additional controls is not undertaken without the completion of a Local Area Study. Three exceptions are two longstanding traffic calming devices in Norton Street west, in January this year left-in, left out at Canning Hwy and approved left-in, right-out at two crossovers to a not yet built Dan Murphy's liquor barn. The City recently did a traffic count on Norton Street.</i>	
1. What was/is the justification for these exceptional additional traffic controls in Norton Street in the context of existing traffic (please provide the count) and expected traffic post a much larger liquor outlet at the eastern end?	<p><i>Response provided by Mark Taylor, Director Infrastructure Services</i></p> <p>Traffic safety was a prime consideration by the City in the recent extension of a median barrier (north) along Canning Highway from the nearby signal intersection of Canning Highway/South Terrace and was well support by Main Roads. Right turn vehicle movements out of Norton Street onto Canning Highway have been prevented and in conjunction with the number of vehicles now prevented from making right hand turns off Canning Highway to access the hotel premises is considered a safety improvement without detriment to the surrounding road network.</p> <p>Recent traffic counts, six months after the works were completed, support this earlier assertion that the change in the speed and volume of vehicles on Norton Street, Renwick Street, and Hensman Street as a result of the median island extension is minimal and is well within the carrying capacity and classification of the street network.</p> <p>The traffic volumes from 2016 & 2018 are shown in the table below for your information:</p>

<i>Street</i>	<i>Year</i>	<i>AADT</i>	<i>85th Percentile Speed</i>
Hensman Street	2016	1495	41.8 km/h
Hensman Street	2018	1553	40.4 km/h
Renwick Street	2014	469	48.9 km/h
Renwick Street	2018	520	41.8 km/h
Sandgate Street	2015	3044	49.9 km/h
Sandgate Street	2018	2840	45.4 km/h
Norton Street	2016	736	42.9 km/h
Norton Street	2018	556	43.5 km/h

Craig Dermer of Mill Point Road, South Perth Received late 28 August 2018

[Preamble] At the August Agenda meeting, In response to a question concerning density Rcodes from Councillor DeSouza, the responding officer stated that the Local Planning Strategy was in fact requesting 'permission' to research density needs and locations.

BUT - the Draft South Perth ACP already contains Officers Density numbers and development areas.

SO - Since the Strategy is supposed to guide AC planning – and Community consultation is an integral part of all Planning -

1. How would the officers justify the release of the Draft AC Plan for comment before the LPS comment period is finalised and all valid community input has been integrated?

Response provided by Vicki Lummer, Director Development & Community Services

Work has been progressing on the review of the planning framework in the South Perth Station Precinct since May 2015. The preparation of an Activity Centre Plan was also resolved by Council as a priority action in June 2017. It is not an unusual practice where there are current issues in an area resulting from an existing planning scheme for detailed planning to progress alongside the preparation of an LPS.

With respect to Population and housing, the Local Planning Strategy is a high level document that provides direction on where growth should be directed, and where, and what, more detailed investigations need to occur to shape this growth. The Activity Centre Plan is the detailed work that needs to be undertaken in the South Perth Activity Centre. The level at which the LPS operates simply highlights that this is an area where growth should be accommodated, consistent with state policy, and that detailed work needs to be undertaken to determine how that growth should be shaped and managed.

[Preamble] The Forecast.ID site states how you have provided them with the future dwelling estimates, and they show a list of the buildings for which DAs have been received for the Station Precinct. Some of the buildings on the original list have dropped away because the developer could simply not sell enough, and many are still speculative.

The Officers' excess population estimates over the WAPC estimates alone represent over 30 Aurelias.

2. Since the developers forecast list has recently changed - will the assumptions used in the LPS and ACP also change?

Response provided by Vicki Lummer, Director Development & Community Services

The forecasts used to inform the LPS and ACP reflect the most up to date information from the Forecast ID website, including the updated development data.

[Preamble] In late 2016 we paid ~\$50,000 in subscription fees to a company called ID Consulting Pty Ltd to get so called “independent” data and consulting. ID Consulting, or an affiliated company, has used your developers’ wish list to provide population estimates back to you.

3. If this is a part of what you call the independent modelling, how do you explain how it is more robust and superior than the WAPC’s method?

Response provided by Vicki Lummer, Director Development & Community Services

Best planning practice requires the use of the most up to date, robust and locally specific information available to inform planning strategies and documents. For population growth in the City this is the information provided by ‘ID – The Population experts’. The City’s forecast is preferred over the local government forecast and dwelling figures in Perth and Peel as it is more locally specific and builds a clearer and more accurate picture of likely growth in the City for several reasons;

- It uses the most up to date census information;
- It is locally specific, analysing each small census area in detail to then build a picture of each suburb and the City of South Perth as a whole;
- It provides a detailed picture of demographic change, not just growth. It provides detailed findings on household compositions, age, gender and family structure.
- It builds in the most up to date development data that considers previous dwelling constructions, current approved precinct level plans and zoning, and planned and approved development. The development data only includes approved developments.

There is no rationale provided in the Perth and Peel documents on how the local government population forecasts and dwelling figures have been determined and the references provided at the end of the document do not provide any further light on this. It can only be assumed that these have in part been informed by WA Tomorrow, which is based on older 2011 census data that analyses growth at the larger state and local government levels, which is not as useful for planning at the local level as it is less responsive to local demographic and development characteristics. It is unclear if and how these forecasts have informed the population forecasts and dwelling figures in Perth and Peel. The local government forecasts and dwelling figures in Perth and Peel are therefore not the most robust, reliable or locally responsive information available to the City to inform population and dwelling growth

Vicki Redden of Mill Point Road, South Perth Received late 28 August 2018

[Preamble] Given the history of planning in South Perth, we justifiably have great difficulty accepting your vastly different population growth figures on blind faith. You say your 'robust modelling' is far better than what the WAPC experts have provided, but we still know nothing about it. We have asked numerous times for details on the modelling, the assumptions, the source of these population numbers, but it continues to be a secret. We have very serious concerns about the secrecy and why it is being hidden from the Reference Group AND the councillors AND the community

1. In light of the Council's principles of respectful, open and accountable conduct, why are you so concerned with releasing this information?

Response provided by Vicki Lummer, Director Development & Community Services

The details of the assumptions and modelling used are provided in Part 2 of the draft LPS as well as on the Forecast ID website. Comprehensive details of the modelling method and what assumptions are considered when building the forecast are also publically available on the forecast ID website. This information is therefore freely available.

[Preamble] We checked with our colleagues over at Nedlands and the real issue they faced is that their draft local planning scheme is inconsistent with their local planning strategy - and that is why the WAPC called it in.

2. Will the CoSP's new planning schemes and activity centres be based on exactly the same population and housing figures that will be in our approved Local Planning Strategy?

Response provided by Vicki Lummer, Director Development & Community Services

To clarify, advice from Planning Managers at DPLH and planning colleagues at Nedlands highlights that the issue with the Nedlands Strategy and Scheme was that it took a business as usual approach and did not provide a sufficient growth management strategy that was responsive to the requirements of the Spatial Plan of Perth and Peel.

The City will prepare a new Scheme that is consistent with the Strategies and Actions in Part 1 of the LPS. It is acknowledged in the Managed Growth Strategy that the figures mentioned may be subject to change depending on the outcomes of detailed investigations. The results of detailed investigations will be based on sound evidence based analysis and aim to be the best planning response to each location.

3. At what point in the process will the councillors and the community have access to the WA Planning Commission assessment of the City of South Perth Draft Local Planning Strategy?

Response provided by Vicki Lummer, Director Development & Community Services

This is a question that should be directed to the WAPC. The City does not currently have access to the WAPC assessment of scheme amendments, strategies, activity centre plans or schemes. The City is only advised of what modifications are required, if any before advertising or prior to finalisation.

13.1 RESPONSES TO QUESTIONS FROM MEMBERS TAKEN ON NOTICE: 28 August 2018

Councillor Glenn Cridland (Como Ward)	
<i>In relation to a previously disused (residential) crossover (on the commercial Como Hotel site) as raised by Ms Carol Roe in her Deputation this evening.</i>	
1. Were Councillors previously informed of the Direction given by the City to ALH to close it and of the company's failure to comply with that Direction?	<i>Response provided by Vicki Lummer, Director Development & Community Services</i> Elected Members were not notified of the Direction notice served on ALH Group nor were they advised of the company's failure to comply with the Direction.
2. Is it the City's normal practise to prosecute landholders who fail to comply with Directions issued by the City?	<i>Response provided by Vicki Lummer, Director Development & Community Services</i> Where a Direction Notice has not been complied with the City may initiate prosecution should this be determined as the best course of action to resolve a matter.
3. If it is normally the case that we would prosecute someone who refuses to comply with the Direction why hasn't the landholder yet been prosecuted in this matter?	<i>Response provided by Vicki Lummer, Director Development & Community Services</i> The landowner had 60 days to comply with the Direction. Compliance with the Direction was required by 20 August 2018.