

MINUTES

Ordinary Council Meeting

24 September 2019

Mayor and Councillors

Here within are the Minutes of the Ordinary Council Meeting of the City of South Perth Council held Tuesday 24 September 2019 in the City of South Perth Council Chamber, Cnr Sandgate Street and South Terrace, South Perth.



MARK TAYLOR
ACTING CHIEF EXECUTIVE OFFICER

27 September 2019

Acknowledgement of 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 and present.

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 - Minutes

Minutes of the Ordinary Council Meeting held in the City of South Perth Council Chamber, Cnr Sandgate Street and South Terrace, South Perth at 7.00pm on Tuesday 24 September 2019.

1. DECLARATION OF OPENING

The Presiding Member declared the meeting open at 7.01pm

2. DISCLAIMER

The Presiding Member read aloud the City's Disclaimer.

3. ANNOUNCEMENTS FROM THE PRESIDING MEMBER

Nil.

4. ATTENDANCE

Mayor Sue Doherty (Presiding Member)

Councillors

Como Ward

Como Ward

Manning Ward

Manning Ward

Moresby Ward

Moresby Ward

Mill Point Ward

Mill Point Ward

Councillor Glenn Cridland

Councillor Tracie McDougall

Councillor Blake D'Souza

Councillor Colin Cala

Councillor Greg Milner

Councillor Travis Burrows

Councillor Cheryle Irons

Councillor Ken Manolas

Officers

Chief Executive Officer

Director Corporate Services

Acting Director Development & Community Services

Director Infrastructure Services

Manager Business and Construction

Manager Development Services

Manager Governance

Manager Programs Delivery

Manager Stakeholder Engagement & Customer Relations

Acting Manager Strategic Planning

Governance Coordinator

Marketing Coordinator

Senior Governance Officer

Senior Strategic Projects Planner

Mr Geoff Glass

Mr Colin Cameron

Mr Patrick Quigley

Mr Mark Taylor

Ms Jacqueline Scott

Ms Fiona Mullen

Ms Bernadine Tucker

Mr Steve Atwell

Ms Danielle Cattalini

Mr Mark Carolane

Ms Toni Fry

Ms Lisa Williams

Ms Christine Lovett

Mr Aaron Augustson

Gallery

There were approximately 26 members of the public.

4.1 APOLOGIES

Nil.

4.2 APPROVED LEAVE OF ABSENCE

Nil.

5. DECLARATIONS OF INTEREST

Nil.

6. PUBLIC QUESTION TIME

6.1 RESPONSES TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil.

6.2 PUBLIC QUESTION TIME: 24 SEPTEMBER 2019

The Presiding Member opened Public Question Time at 7.02pm.

Written questions were received prior to the meeting from:

- Wesley van der Spuy of York Street, Perth
- Sam Parr of Hobbs Avenue, Como
- Janet Conte of Canning Highway, Como
- Melissa Evans of Forrest Street, South Perth
- Grant Dyker of Forrest Street, South Perth (question 1)

At 7.22pm the Presiding Member called for a Motion to extend Public Question Time to hear those questions not yet heard.

MOTION TO EXTEND PUBLIC QUESTION TIME AND COUNCIL DECISION

Moved: Mayor Sue Doherty

Seconded: Councillor Greg Milner

That in accordance with clause 6.7 of the City of South Perth Standing Orders Local Law 2007, Public Question Time be extended to hear those questions not yet heard.

CARRIED (9/0)

- Grant Dyker of Forrest Street, South Perth (questions 2 and 3)
- David Leigh of Hovia Terrace, Kensington

The questions and responses can be found in the **Appendix** of these Minutes.

There being no further questions, the Presiding Member closed Public Question Time at 7.24pm.

7. CONFIRMATION OF MINUTES AND TABLING OF NOTES OF BRIEFINGS AND OTHER MEETINGS

7.1 MINUTES

7.1.1 Ordinary Council Meeting Held: 27 August 2019

Officer Recommendation AND COUNCIL DECISION

Moved: Councillor Colin Cala
Seconded: Councillor Travis Burrows

That the Minutes of the Ordinary Council Meeting held 27 August 2019 be taken as read and confirmed as a true and correct record.

CARRIED (9/0)

7.2 CONCEPT BRIEFINGS

7.2.1 Council Agenda Briefing - 17 September 2019

Officers of the City presented background information and answered questions on Items to be considered at the 24 September 2019 Ordinary Council Meeting at the Council Agenda Briefing held 17 September 2019.

Attachments

7.2.1 (a): 17 September 2019 - Council Agenda Briefing Notes

7.2.2 Concept Briefings and Workshops

Officers of the City and/or Consultants provided Councillors with an overview of the following matters at Concept Briefings and Workshops:

Date	Subject
3 September 2019	Cyber Crime: Impact on the Council
	Innovation Briefing
	RAF Site Selection Supplementary Briefing
10 September 2019	Local Planning Strategy – Consultation Outcomes
11 September 2019	South Perth Activity Centre Plan – Consultation Outcomes

Attachments

Nil

Officer Recommendation AND COUNCIL DECISION

Moved: Councillor Tracie McDougall

Seconded: Councillor Travis Burrows

That Council notes the following Council Briefings/Workshops were held:

- 7.2.1 Council Agenda Briefing - 17 September 2019
- 7.2.2 Concept Briefings and Workshops

CARRIED (9/0)

8. PRESENTATIONS

8.1 PETITIONS

Nil.

8.2 PRESENTATIONS

Nil.

8.3 DEPUTATIONS

Deputations were heard at the Agenda Briefing of 17 September 2019.

8.4 COUNCIL DELEGATES REPORTS

Nil.

8.5 CONFERENCE DELEGATES REPORTS

Nil.

9. METHOD OF DEALING WITH AGENDA BUSINESS

The Presiding Member advised that with the exception of the items identified to be withdrawn for discussion that the remaining reports, including the Officer Recommendations, will be adopted by exception resolution (i.e. all together) as per Clause 5.5 Exception Resolution of the Standing Orders Local Law 2007.

The Chief Executive Officer confirmed all the report items were discussed at the Council Agenda Briefing held 17 September 2019.

ITEMS WITHDRAWN FOR DISCUSSION

- Item 10.0.1 Amendments to Canning Bridge Activity Centre Plan
- Item 10.1.2 2020/21 Community Sporting and Recreation Facilities Fund (CSRFF) Annual/Forward Grant Program Applications
- Item 10.3.1 Draft (Modified) Local Planning Strategy – Outcomes of Consultation and Recommendation
- Item 10.7.2 Proposed Recreation and Aquatic Facility

The Presiding Member called for a motion to move the balance of reports by Exception Resolution.

COUNCIL DECISION

Moved: Councillor Travis Burrows

Seconded: Councillor Colin Cala

That the Officer Recommendations in relation to the following Agenda Items be carried by exception resolution:

- Item 10.1.1 'Streets Meets' Neighbourhood Event Guide
- Item 10.4.1 Listing of Payments - August 2019
- Item 10.4.2 Monthly Financial Statements - August 2019
- Item 10.4.3 Local Government Insurance Service (LGIS)
- Item 10.4.4 Tender 7/2019 - Replacement of Existing Concrete Slab Footpaths with Poured In-situ Concrete Footpaths
- Item 10.7.1 City of South Perth Economic Development Discussion Paper
- Item 15.1.1 Millers Pool Café
- Item 15.1.2 Consideration of a Collier Park Golf Course Business Plan

CARRIED (9/0)

10. REPORTS

10.0 MATTERS REFERRED FROM PREVIOUS COUNCIL MEETINGS

10.0.1 Amendments to Canning Bridge Activity Centre Plan

Location:	Not Applicable
Ward:	Como, Moresby, Manning
Applicant:	Not Applicable
File Ref:	D-19-80884
Meeting Date:	24 September 2019
Author(s):	Aaron Augustson, Senior Strategic Planning Officer
Reporting Officer(s):	Vicki Lummer, Director Development and Community Services
Strategic Direction:	Environment (built and natural): Sustainable urban neighbourhoods
Council Strategy:	3.2 Sustainable Built Form

Summary

The Canning Bridge Activity Centre Plan (CBACP) provides guidance and development standards for development within the Canning Bridge Activity Centre area. The CBACP became operational in the City of South Perth February 2017. In August 2018 the Council resolved to undertake a review of the CBACP in response to a Council resolution in May 2015 to review the plan after 1 year of operation.

A consultant was subsequently engaged to lead this review and a comprehensive analysis of the operation of the plan has been undertaken which included;

- Background analysis and review of the strategic documents or case-studies that informed/shaped the original CBACP, and development applications received since gazettal of the plan; and,
- Preliminary stakeholder engagement to inform the review of the plan that included several engagement activities and tools.

The review culminated in the preparation of a 'Review Recommendations Report' included at **Attachment (b)** of this report. The report identifies a number of amendments that are recommended to be made to the CBACP. The amendments include:

- Introduction of provisions that provide assessment of solar access, building depth, tree retention and deep-soil areas, and visual privacy;
- Greater side and rear setbacks for taller buildings and greater setbacks for podium structures within parts of the M10 zone;
- Greater flexibility on building height in the H4 zone to provide design flexibility and to help achieve greater building separation, solar access, building depth, tree retention and deep-soil areas and visual privacy.
- Introduction of criteria relating to visitor parking ratios, waste collection, street interface along Canning Highway, dwelling mix and environmental sustainability.

It is recommended that Council consent to publically advertise the recommended amendments. Following the public consultation and review of submissions, a further report will be presented to Council identifying the outcomes of the public consultation and a recommendation as to how to proceed with the review process.

Moved: Councillor Colin Cala
Seconded: Councillor Travis Burrows

That Council:

1. Consents to publically advertise the draft (modified) Canning Bridge Activity Centre Plan subject to the amendments set out in **Attachment (a) – Schedule of Modifications**, in accordance with Regulation 34 of Schedule 2, Part 5 of the Planning and Development (Local Planning Schemes) Regulations 2015, for a period of 28 days.
2. Pursuant to Regulation 34(1)(c) of the Regulations, provides a copy of the Draft (modified) Canning Bridge Activity Centre Plan to the Western Australian Planning Commission for review.
3. Following the public advertising outlined in Point 1., receives a further report outlining the outcomes of the public consultation prior to making a final recommendation to the Western Australian Planning Commission.

Amendment

It was suggested that recommendation 1 be reworded as follows:

1. Consents to publically advertise the draft (modified) Canning Bridge Activity Centre Plan subject to the amendments set out in **Attachment (a) – Schedule of Modifications** with:
 - i. the removal of proposed unbundled parking changes; and
 - ii. changing 1200sqm to 800sqm and more than four storeys to more than three storeys in the align waste collection criteria part of the proposed modifications

in accordance with Regulation 34 of Schedule 2, Part 5 of the Planning and Development (Local Planning Schemes) Regulations 2015, for a period of 28 days.

With the agreement of the mover and seconder, the recommendation was reworded as follows:-

Amended Motion AND COUNCIL DECISION**Moved:** Councillor Colin Cala**Seconded:** Councillor Travis Burrows

That Council:

1. Consents to publically advertise the draft (modified) Canning Bridge Activity Centre Plan subject to the amendments set out in **Attachment (a)** – Schedule of Modifications with:
 - i. the removal of proposed unbundled parking changes; and
 - ii. changing 1200sqm to 800sqm and more than four storeys to more than three storeys in the align waste collection criteria part of the proposed modifications

in accordance with Regulation 34 of Schedule 2, Part 5 of the Planning and Development (Local Planning Schemes) Regulations 2015, for a period of 28 days.
2. Pursuant to Regulation 34(1)(c) of the Regulations, provides a copy of the Draft (modified) Canning Bridge Activity Centre Plan to the Western Australian Planning Commission for review.
3. Following the public advertising outlined in Point 1., receives a further report outlining the outcomes of the public consultation prior to making a final recommendation to the Western Australian Planning Commission.

CARRIED (9/0)**Background**Preparation and adoption of the CBACP

The CBACP was prepared jointly by the City of South Perth and City of Melville to provide guidance for development of the Canning Bridge Activity Centre Plan area.

The activity centre area comprises the walkable catchment of the Canning Bridge bus and rail interchange and includes land within the City of South Perth and the City of Melville. This area is recognised as an ‘activity centre’ under the Western Australian Planning Commission’s State Planning Policy 4.2: Activity Centres for Perth and Peel (SPP4.2).

The CBACP was developed over a number of years (2010 to 2015) and endorsed by the Western Australian Planning Commission (WAPC), with modifications, on 19 December 2015. The Minister for Planning approved the document subject to minor modifications in April 2016. The CBACP became operational in the City of Melville upon this approval, and operational within the City of South Perth following the gazettal of Amendment No. 47 in February 2017.

Previous modifications to the CBACP

Following the gazettal of the CBACP the City of Melville undertook a review of the plan and proposed a number of technical and administrative amendments, which were approved by the WAPC in June 2018.

In July 2018 the City of Melville resolved to commence public consultation on proposed amendments to the CBACP relating to building height, mezzanine levels, the permissibility of single dwellings, solar access/overshadowing and minimum lot sizes for buildings of certain sizes on land within the H4 zone under the plan. At its meeting held 19 March 2019, the City of Melville resolved to support the proposed amendments, subject to modifications resulting from the outcomes of the community consultation.

The City of South Perth endorsed the proposed modifications at its meeting of 28 May 2019 and forwarded the amendment report(s) to the WAPC for final approval.

Resolution by the City of South Perth Council to review the CBACP

In May 2015, Council resolved to endorse the draft CBACP subject to a range of modifications and;

'(d) The adopted structure plan will be reviewed and updated after a year of operation to address any issues that may arise.'

The CBACP did not take effect within the City of South Perth until gazettal of amendment No. 47 in February 2017. At its meeting held 28 August 2018, Council resolved to initiate a review of the CBACP that considered any improvements and/or noted deficiencies in the plan, focusing on the following matters:

- Overlooking in the H4 and H8 zones;
- Access to direct sunlight for adjacent properties;
- Lack of guidance in the application of discretion for certain matters;
- Potential lack of landscaping in side and rear setback areas;
- The reasonableness of sustainability requirements for smaller developments;
- The zoning of existing commercial properties on Ley Street;
- Potential issues with mandatory podium requirements; and
- Potential issues associated with parking management.

The review concerns the development of land in Q3, Q4 and Q5 of the CBACP only; being those quarters located within the City of South Perth. It is not the intent of the review to affect land within the City of Melville.

Following Council's resolution to review the CBACP, the City engaged consultants Shape Urban to (in cooperation with City officers) undertake a review of the operation of the plan that included:

- Background analysis of the strategic documents or case-studies that informed/shaped the original CBACP and Council/development assessment panel reports for applications received since gazettal of the plan. This analysis helped ascertain the key attitudes expressed by stakeholders on previous development applications received by the City in the CBACP area. This enabled the preliminary stakeholder engagement to target, more precisely, the possible deficiencies with the plan; and,

- Preliminary stakeholder engagement that included two public information and feedback sessions, an online survey and the formation of a 'Citizen Stakeholder Group' (CSG) to provide detailed feedback on the operation, requirements and aspirations of the plan. The CSG was comprised of 26 participants and convened for two sessions. At the conclusion of the second CSG session, CSG members had developed a series of recommendations.

Comment

Overview of participation and outcomes of preliminary consultation

Throughout early 2019 the City undertook a series of preliminary engagement activities to identify and test stakeholder attitudes towards the CBACP. The engagement process involved three elements:

- Public information and feedback sessions: These sessions were intended to give all stakeholders the ability to raise, understand and discuss the key elements of the CBACP they considered may need improvement. It also provide participants with an opportunity to familiarize themselves with the plan more before completing the online survey. Two sessions were held, attended by 107 participants.
- Online survey & engagement: An online survey was made available throughout the preliminary consultation period and asked participants to identify their key priorities for the CBACP into the future. This covered topics such as the design of buildings, transport and parking, and environment and sustainability.
- Citizen Stakeholder Group. This was a group that was randomly selected following expressions of interest from people within CBACP area. The purpose of the group was to explore the outcomes of the background analysis and outcomes of earlier consultation activities to provide a detailed set of recommended modifications to the CBACP.

The engagement resulted in the following participation by stakeholders;

- 107 participants attended two information and feedback sessions;
- 1,400 individuals visited the project page (on Your Say South Perth) during the preliminary consultation phase;
- 321 individual surveys were completed;
- 26 participants attended the Citizen Stakeholder Group meetings.

Results of Online Survey and Feedback Sessions

This component of the engagement culminated in the preparation of the 'Canning Bridge Activity Centre Plan Review – Engagement Summary Report', included in this report at **Attachment (c)**. This report established a framework of key issues for further, more in-depth discussion by the CSG. The report identified the following 'key themes' for further investigation by the CSG;

- Parking;
- Building height;
- Transport pathways, including public transport improvements;

- Safety;
- Setbacks and solar access;
- Design quality; and,
- A range of other matters including noise impacts and waste management.

The report identifies a range of key comments associated with each of the key themes identified.

Citizen Stakeholder Group

The CSG then met for two meetings and determined a series of recommended modifications to the CBACP. All of the CSG recommendations are set out in **Attachment (d)** – Citizen Stakeholder Group Report. Not all recommendations have resulted in a recommended modifications to the plan. In these situations, a direct modification to the plan is not required to affect the change, or the plan already deals with the matter. For example:

- Recommendations to provide greater guidance to the Design Review Panel, which does not require a modification to the plan to be made;
- The ability to provide flexibility on street setbacks, which the plan already provides in most instances; and,
- The ability to exercise more discretion in the plan when approving commercial uses, which is already available/apparent.

With the exception of instances like those described above, all of the CSG recommendations have been addressed through proposed modifications to the CBACP. The recommendations of the CSG that result in modification to the CBACP are as follows;

#	CSG Recommendation
1.1	Front and side setbacks of nil if fronting Canning Highway. This should be considered in conjunction with the provision of deep colonnades (3-4m) to be provided along Canning Highway.
1.5	A more flexible approach to housing diversity standards, encouraging 3+ bedroom dwellings as well as smaller apartment typologies
1.8	Increased discretion on built form setbacks and heights where housing diversity is provided in alternative formats such as courtyard housing, mews, living laneways, fonzi flats.
3.0	Introduce the Design WA Deep Soil Zones policy element.
4.0	Adoption of Design WA solar and daylight access provisions and recommendations for cross ventilation.
5.0	Adopt Design WA building separation requirements, providing clear direction in the Desired Outcomes to allow discretion to reduce this to maximise dwellings facing the street.
6.0	Adopt Design WA floor plate depth requirements to mitigate the loss of privacy and drive a higher quality of apartment design and allow for inclusion of large trees.
7.2	Introducing some flexibility in heights in the H4 and H8 zones provided that high quality design is provided.
8.0	Allow for unbundling of car parking in all zones and remove as a bonus element (Element 21 and 22). Potential to mandate unbundled bays for any space over 1 bay per dwelling.

9.0	Include waste management requirements per H8, M10 and M15 zones within the H4 zone.
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These recommendations, along with other matters identified as part of the review of the CBACP are discussed further in sections below.

The table below sets out the proposed modifications to the CBACP identified through the review process undertaken to date. These have been identified having regard to the following;

- The suite of issues identified in Council resolution from August 2018;
- The background analysis undertaken prior to the preliminary stakeholder engagement;
- The outcomes of the preliminary stakeholder engagement, including the recommendations of the CSG.

Matters such as consideration of visitor parking and the appropriateness of sustainability measures for smaller development proposals did not form part of the recommendations of the CSG.

Matter identified in review & preliminary consultation	Summary of proposed modification
Greater flexibility on setbacks and building size where this results in reduced building bulk, improved solar access, greater tree retention and planting and enhanced privacy.	Introduce the provisions of State Planning Policy 7.3 –Apartments (‘SPP7.3) in relation to; <ul style="list-style-type: none"> - Design Element 2.7 - Building separation (setbacks); - Design Element 2.6 – Building depth; - Design Element 3.3 – Tree canopy and deep soil areas. Additionally, introduce the ‘Element Objectives’ and ‘Planning Guidance’ to provide performance-based measures in relation to; <ul style="list-style-type: none"> - Design Element 3.2 – Orientation (inclusive of considerations of solar access to adjoining sites); - Design Element 3.5 – Visual privacy.
Greater flexibility on height where setbacks and design quality is improved.	Amend the height limited in the H4 zone to allow buildings up to 6 storeys in height on sites greater than 1,200sqm.
Reduced impacts of podium structures.	Podiums to be setback from side and rear boundaries in the M10 zone an average of 4 metres, with the exception of sites fronting Canning Highway.
Ensure appropriate parking management throughout the precinct.	Apply the visitor parking criteria of the R-Codes for developments greater than 12 dwellings. Enable parking to be unbundled in all zones to allow parking demand to be more flexibility satisfied.
Provision of a variety of dwelling types, including those that suit family households.	Modify dwelling mix criteria of the plan to promote the delivery of +3 bedroom dwellings.

Sustainability criteria of the plan are inappropriate for small developments	Apply the sustainability requirements of the plan to developments in the same way as the City's P350.01 Environmentally Sustainable Building Design.
Align waste collection criteria to the scale of the development.	Waste in larger developments (greater than 1,200sqm site area and more than 4 storeys) shall be collected on site. Waste management plans to accompany each development application.
Other minor modifications.	Open sided balconies are to be included as part of lot boundary setback calculations.
	Grouped Dwellings and Single House proposals in the H4 zone must demonstrated that the intensity of land use proposed assists in achieving the objectives of the CBACP.

Each of these proposed modifications is discussed in detail below. The series of changes, particularly those relating to modifications to built-form controls (such as lot boundary setbacks and building height) are intended to be considered as a single suite of changes. A number of the modifications could result in a reduction of dwelling/development yield and it important that is linked to complimentary flexibility in lot boundary setbacks and building height.

Integration of SPP7.3/R-Codes provisions

Clause 4.3(1)(p) of the Scheme specifically excludes consideration of the majority of the provisions of the Residential Design Codes (R-Codes).

The CBACP was adopted in 2016. Since that time the R-Codes have been modified considerably. An update to the R-Codes, in the form of SPP7.3, was gazetted in May 2019 and provides a comprehensive basis for the design and control of apartment development in Western Australia. SPP7.3 provides performance based measures for assessing a development; design quality, neighbourhood compatibility and amenity impact.

It is recommended that a number of provisions of SPP7.3 be introduced to the CBACP to provide more robust criteria on matters such as building separation, deep-soil areas and tree retention, visual privacy and solar access.

Building separation and lot boundary setbacks

Integration of Design Element 2.7 (Building separation) of SPP7.3 into the CBACP results in buildings being setback greater distances from side and rear boundaries. This is particularly the case for buildings more than 4 storeys. The table below sets out differences between the prescribed setbacks in SPP7.3 and the CBACP:

Height	CBACP Setbacks	SPP7.3
Up to 4 storeys (H4 zone)	3-4m depending on the lot width.	3.0m minimum, 3.5m average

Up to 8 storeys (H4, H8 zone)	3-4m depending on the lot width.	9.0m
Above 8 storeys (M10, M15)	4.0m	12.0m

Design Element 2.7 of SPP7.3 also requires a decision maker to give due regard to the 'element objectives' of the clause. These objectives are stated as follows;

2.7.1 New development supports the desired future streetscape character with spaces between buildings.

2.7.2 Building separation is in proportion to building height.

2.7.3 Buildings are separated sufficiently to provide for residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook.

2.7.4 Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings.'

A key implication of introducing Design Element 2.7 of SPP7.3 into the plan is that the majority of lots within the CBACP will not be able to accommodate buildings greater than 4 storeys without some form of land assembly.

The majority of un-subdivided lots within the CBACP have a frontage of approximately 20m. These lots would not be capable of development in excess of 4 storeys and would only achieve a developable building width (that is, the lot width less any side or rear setback criteria) equivalent to that currently achievable under the CBACP if the frontage was at least 30m.

	20m frontage		30m frontage		36m frontage	
Height	CBACP	SPP7.3	CBACP	SPP7.3	CBACP	SPP7.3
4 storey	12m	13m	22m	23m	28m	29m
6-8 storeys	12m	2m	22m	12m	28m	18m
9 or greater storeys	12m	Nil	22m	6m	28m	12m

Remaining site width less side setbacks based on lot frontage (numerals in red indicate negligible development envelope). 3.5m average used for SPP7.3 buildings 4 storeys or less.

Integration of the building separation criteria of SPP7.3 is likely to have the following affects;

- There will be a greater incentive to develop 4 storey buildings in instances where land assembly is not possible/desirable;
- There will be less incentive to develop 6 storey buildings on unassembled lots. In the H8 zone, buildings greater than 6 storeys can only be developed if the land is at least 1,200sqm. As land will need to be assembled to allow for a 6 storey building to achieve the stated setback criteria, most development

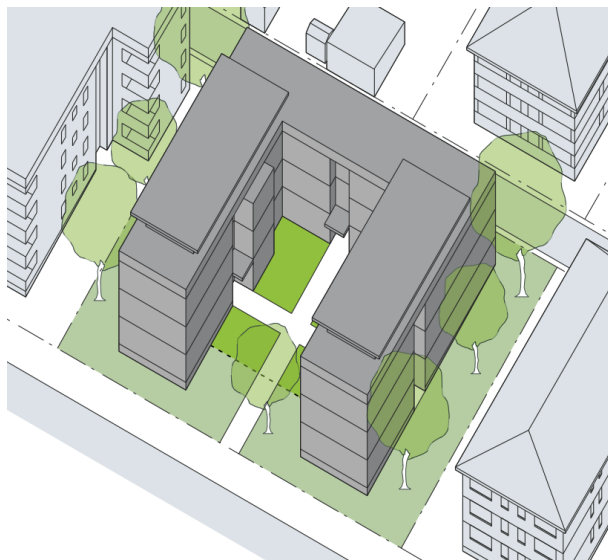
sites will likely be larger than 1,200sqm. This would then provide an incentive for a landowner to simply pursue an 8 storey development.

Overall the introduction of these criteria will provide incentive for the development of a greater variety of buildings forms while also encouraging land assembly.

Building depth

Design Element 2.6 of SPP7.3 (Building depth) provides a single 'acceptable outcome' that describes that buildings should not exceed a maximum depth of 20m. This distance is measured from the edge of apartments on either side of a circulation corridor.

The criteria restricts the depth of building floorplates (for apartments) to allow for daylight access, good solar access and orientation and ventilation. A typical design response is to articulate the façade of the building to provide a greater building perimeter; such as a 'u-shaped' building shown in the figure below.



Extract of figure from Apartment Design Guide – Appendices (Department of Planning, New South Wales) isometric example of courtyard (U-shaped) building resulting from building depth criteria.

This, as opposed to singular 'block' buildings, provides for enhanced privacy, solar orientation, opportunities for deep-soil planting and ventilation to apartments and to adjoining sites. The criteria also assist in breaking up building bulk and limiting the scale of buildings overall by limiting their depth/width relative to the proportions of the site.

Tree canopy and deep-soil areas

A key attitude identified in the consultation activities was that new buildings were resulting in the loss of large trees and that, along with inadequate setback criteria, offered insufficient space at ground levels to promote tree canopy growth.

SPP7.3 provides the first State-wide criteria that both protect existing trees and ensure sufficient area for new trees to be established on development sites. It is recommended that these criteria be adopted into the CBACP to ensure the on-going protection and maintenance of significant vegetation/trees.

The criteria of SPP7.3 provide that 7-10% of the site are should be provided as a deep-soil zone and planted with sufficient trees.

Table 3.3a Minimum deep soil area and tree provision requirements

Site Area	Minimum deep soil area	Minimum requirement for trees ¹
Less than 700m ²		1 medium tree and small trees to suit area
700 – 1,000m ²	10% OR	2 medium trees OR 1 large tree and small trees to suit area
> 1,000m ²	7% if existing tree(s) retained on site (% site area)	1 large tree and 1 medium tree for each additional 400m ² in excess of 1000m ² OR 1 large tree for each additional 900m ² in excess of 1000m ² and small trees to suit area
¹ Minimum requirement for trees includes retained or new trees Refer Table 3.3b for tree sizes		

Extract of Table 3.3 of SPP7.3 – Minimum deep soil area and tree provision criteria

It is recommended that Design Element 3.3 – Tree canopy and deep soil areas be applied to development within the CBACP to improve the retention of mature trees and growth of tree canopy.

Visual privacy & solar orientation

A number of development applications received within the CBACP area have proposed major openings/windows and balconies that impact the privacy of adjoining properties. This has included balconies facing side boundaries that directly overlook outdoor living areas on adjoining sites. Development proposals have also resulted in significant loss of solar access to southern adjoining properties; notwithstanding that the CBACP allows for the development of tall buildings throughout the plan area.

SPP7.3 provides a series of ‘acceptable outcomes’ which provide a prescriptive assessment criteria for each design element. The acceptable outcomes provide a ‘one-size-fits-all’ approach to assessment that give little regard to the varied site and character circumstances that exist throughout the CBACP area. In general, rigidly applying the (generic, not locally specific) acceptable outcome criteria results in unresponsive design that favours a standardised outcome over one that is more suited for the site.

SPP7.3 also provides a series of ‘element objectives’ and ‘design guidance’ that outlines design elements/approaches that can be used to minimise visual privacy and solar access impacts. For visual privacy and orientation (solar access) these are stated as follows;

‘Visual privacy – Element Objectives

The orientation and design of buildings, windows and balconies minimises direct overlooking of habitable rooms and private outdoor living areas within the site and of neighbouring properties, while maintaining daylight and solar access, ventilation and the external outlook of habitable rooms.’

‘Orientation – Element Objectives

3.2.1 Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.

3.2.2 Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.'

These approaches recognise the need to balance the desire for outlook, ventilation and solar access to apartments with the need for reasonable privacy and solar access to adjoining sites. SPP7.3 provides acceptable outcomes for these two design elements, summarised as follows:

- Criteria for openings/balconies to be setback minimum distances (between 3-7.5m) from boundaries; and.
- Maximum rates (expressed as a percentage of the adjoining site) of overshadowing.

It is recommended the 'element objectives' and 'design guidance' be adopted into the CBACP, but the 'acceptable outcomes' be specifically excluded from any future assessment, for the following reasons:

- Solar access is a recognised concern but is largely unavoidable in CBACP owing to lot orientation and the development heights permitted. A performance based, rather than prescriptive approach, will result in proposals that balance development outcomes for the site (and future occupiers) and the need for reasonable solar access to adjoining sites;
- Applying prescriptive separation criteria (i.e. cone-of-vision setback criteria) will not provide sufficient separation between spaces so as to fully ameliorate the loss of privacy. Setback distances of 3-7.5m are unlikely to fully resolve visual privacy concerns and could result in developments proposing heavily screening of balconies and living areas. This will result in enclosed spaces with poor light access and ventilation. Instead, the element objectives would encourage better orientation and layout of balcony structures to minimise overlooking;
- Overly prescriptive criteria, particularly in relation to solar access could significantly inhibit development of land within the CBACP area and undermine the objective of the plan to add intensity of land use within proximity of Canning Bridge railway station.

Overall the 'element objectives' and 'design guidance' of 3.2 (Orientation) and 3.5 (Visual Privacy) of SPP7.3 provide a robust framework for the consideration of visual privacy and solar orientation for new buildings. The use of performance based criteria will ensure more rigorous building design and assessment and provide for more well-resolved solutions to privacy and solar access impact for each individual site than simply stating prescriptive criteria.

Additional building height in the H4 Zone

A key principle of SPP7.3 is that assessments of buildings should be performance based; offering flexibility and thorough interrogation of the potential impacts of development. Some of these measures proposed to be introduced into the CBACP are likely to impact development yield. In recognition of this it is recommended that complimentary flexibility also apply to development heights in the CBACP. It is important the development capacity of the CBACP is not significantly altered given the objective of the plan to add intensity of land use within proximity of Canning Bridge railway station.

10.0.1 Amendments to Canning Bridge Activity Centre Plan

It is recommended that the CBACP be modified to allow for additional development height, up to two additional storeys in the H4 zone where a site achieves a minimum lot size of 1,200sqm. To achieve this building height land will need to be assembled to accommodate the greater side and rear boundary setbacks outlined earlier in this report. This will result in larger land parcels that are able to more flexibly achieve higher standards of design, building siting, setbacks and landscaping.

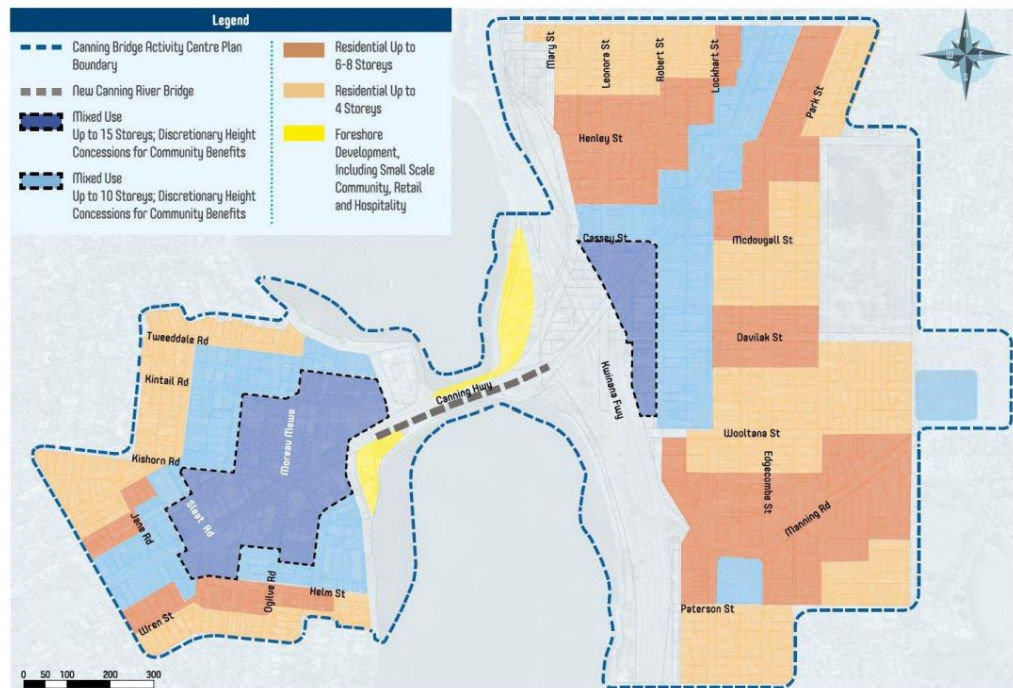
It may also, in the short-term, encourage the development of smaller 4-6 storeys developments. This would assist in alleviating the short-term ‘transition’ matters.

Built-form in the M10 zone

Element 3.3 of the CBACP mandates that development in the M10 or M15 Zone have a ‘podium’ of a minimum height of 7.0m (2 storey) and a maximum height of 13.5m (about 4 storeys). This is further reinforced by Element 5.1 which requires these podiums to be built to side boundaries, right-of-ways and possibly to rear boundaries.

Within Q3, Q4 and Q5 of the plan, the majority of the land zoned M10 is located along Canning Highway and opportunity sites along Manning Road (Mount Henry Tavern and former ‘Telstra Site’ at the corner of Ley Street).

However land between Lockhart Street, Wooltana Street, Robert Street and Canning Highway is also zoned M10 under the CBACP. While lots in this location are close to Canning Bridge Station, the character of the streets is considered to be more suburban and lower density with many single and two storeys houses. Mandating the development of substantial podiums in this location is clearly out-of-character with the prevailing built form and scale and results in an unnecessarily severe transition.



Canning Bridge Activity Centre Plan Land Use, Built Form and Zones

Conversely, Canning Highway consist of a 'highway' streetscape where buildings are built closer to boundaries, contain a range of commercial activities and the level of general amenity is lower.

It is recommended that the requirement to develop large podiums, built to side and rear boundaries is removed for land in the M10 zone except for land fronting Canning Highway. Podium/buildings on these lots will be required to be setback an average of 4.0m.

Built-form along Canning Highway

The CSG recommended that:

'Front and side setbacks of nil if fronting Canning Highway. This should be considered in conjunction with the provision of deep colonnades (3-4m) to be provided along Canning Highway.'

Deep colonnade structures will provide weather protection and relief from the busy traffic environment along Canning Highway.

Requirement 4.2 of the CBACP states that all development in the M15 shall be a minimum of nil and a maximum of 2.0m. To reflect the recommendation of the CSG and to assist in providing relief to the busy traffic environment along the highway, it is recommended the requirements 4.2-4.5 (contained in Element 4) be modified to require that a deep-colonnade (minimum 3.0m deep) for all buildings fronting Canning Highway.

Visitor parking ratios

The CBAPC provides ratios for the provision of parking within new developments. Ratios for the provision of visitor parking are not provided. A review of development applications lodged within Q3, Q4 and Q5 of the CBACP indicate that development provides an average of 1.33 bays per dwelling (503 bays across 377 dwellings).

A key attitude expressed during the preliminary consultation (though not specifically by the CSG) was a concern that parking for visitors to the precinct was not being appropriately catered for.

As a result, the CBACP is proposed to be modified to include a requirement to provide one visitor parking bay per eight dwellings in developments greater than 12 dwellings. An additional criteria requires that visitor parking not be located within a street setback area and not be visually prominent from the street.

Introducing criteria to allow for visitor parking is seen as an interim response that will providing parking flexibility as population in the CBACP area grows and infrastructure is incrementally improved.

Unbundled parking

A further recommendation of the CSG was to;

'Allow for unbundling of car parking in all zones and remove as a bonus element (Element 21 and 22). Potential to mandate unbundled bays for any space over 1 bay per dwelling.'

Unbundled parking refers to parking bays held on separate title. This allows landowners to sell or acquire bays as demand changes. It also serves to articulate the value of a parking bay given each bay can be sold across a development. It is recommended element 18.2 be modified to allow unbundled parking in all zones of Q3, Q4 and Q5. This will promote the rationalisation of the amount of parking provided within a development to the minimum demanded by the market.

It is noted that selling/leasing of a parking bay to a party not an owner or occupier of a development would likely be considered 'public parking' (as per the definition of the CBACP), which is stated as *'any land or buildings or part of a building open to the public generally for parking of vehicles for which payment of a fee or charge may be required'*. 'Public parking' is listed as a land use in various zones of the CBACP (namely the M15 zone). It is not listed as a 'preferred use' in the H4, H8 or M10 zones within Q3, Q4 or Q5. Notwithstanding the use of land for this purpose, future development applications involving unbundled parking could be considered subject to conditions which limit the use of any unbundled bays (that is, only to residents/occupiers of the development).

Dwelling mix and diversity

Element 1.13 of the CBACP currently specifies that developments proposing ten (10) or more dwellings shall provide between 20-50% of dwellings as one-bedroom dwellings and a minimum of 40% as two-bedroom dwellings.

A key attitude identified during the preliminary consultation was that there were too many smaller dwellings being constructed within the CBACP area and an insufficient opportunities for larger households (families) to live in new developments.

It is recommended Element 1.13 be amended to provide between 20-40% of dwellings as one-bedroom dwellings and a minimum of 20% as two-bedroom dwellings.

Sustainability criteria

The CBACP currently requires 'all development' within the City of South Perth to meet a 5-star Green Star rating. This includes the development of minor Single House and Grouped Dwelling developments. P350.01 requires that development in the rest of the City achieve a 4-star Green Star rating and specifically excludes:

- Single House and Grouped Dwelling developments (amongst other use classes); and,
- Buildings less than 1,000sqm gross floor area.

A review of certified Green Star buildings around Australia indicates that the tool is seldom applicable to smaller scale residential development; with no evidence of Single Houses or minor Grouped Dwelling developments having been certified. The Green Star (and equivalent tools) are designed to suit larger multi-residential, commercial and community scaled developments. It is not considered appropriate to apply then Green Star rating requirements to smaller developments. It is recommended the plan be modified to apply the criteria of the CBACP to the same scale of developments as outlined in P350.01.

Other modifications

The following further (minor) modifications are proposed to the plan to improve its operation;

- Amend Element 19.3 to provide that;
 - Where a development site is greater than 1,200sqm, waste shall be collected on-site and development shall be designed to allow internal circulation of the City's waste vehicle;
 - Where land is less than 1,200sqm and is 4 storeys or less, waste can be collected from the street. In this instance, the City may request a dedicated parking embayment and collection point;
 - All development applications are to be accompanied by a waste management plan.
- Amend Element 5.5, which permits open-sided balconies to protrude into setback areas, to exclude this from applying within Q3, Q4 and Q5.
- Add an additional requirement at 1.15 that outlines that development in Q3, Q4 & Q5 shall be provided in a variety of typologies, provided that the resulting density reflects the desired density outcomes of the CBACP. This ensures the development that significantly 'underdevelops' a site will not be supported.

Consultation

As described earlier in this report, there has been extensive preliminary consultation undertaken to inform the recommendations of this report. In accordance with Regulation 45 of Schedule 2, Part 5 of the Regulations, should Council resolve to proceed with the recommended modifications to the CBACP, the City is required to seek comments from all stakeholders likely to be affected by the modifications. Regulation 34 requires that advertising of activity centre plans must be carried out for at least 14 days but no more than 28 days unless approved by the WAPC. While the matters encompassed in the modifications are considered to be reasonably complex, it is not recommended that the City seek to advertise the modified CBACP for a period longer than 28 days. The extensive preliminary community consultation has added considerably to the identification of key community attitudes regarding the plan and this has cogently informed the recommendations of this report.

Advertising of the proposed modifications to the CBACP will be undertaken in accordance with Regulation 34 of Schedule 2 of the Regulations. Advertising will include the following:

- Direct written notice to all owners and occupiers within the CBACP area and properties directly adjoining the plan area;
- Email notice inviting comment on the plan modifications to the City's email database and those who have previously registered for updates via Your Say South Perth;
- A notice in the Southern Gazette newspaper, e-news and the City's social media platforms giving notice of the consultation period;

10.0.1 Amendments to Canning Bridge Activity Centre Plan

- Notice and documents setting out the proposed modifications (and any accompanying material) being made available for inspection at the City's administration centre during opening hours;
- Two community drop-in sessions to allow residents to learn more about the proposed modifications before making comment.

Upon conclusion of the public advertising, Council will consider all submissions received and must then consider whether to recommend the modifications to the WAPC.

Policy and Legislative Implications

The process relating to adopting and modifying activity centre plans are outlined in Part 5 of the Deemed Provisions. This report and the associated recommendations are required in accordance with Regulation 36 of the Deemed Provisions.

Financial Implications

There are no financial implications associated with this report.

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:	3.2 Sustainable built form
Strategy:	Promote and facilitate contemporary sustainable buildings and land use

Additional Information – Ordinary Council Meeting – 24 September 2019

The modifications to various elements of the CBACP proposed in this report will ensure that in the majority of cases land less than 1,200sqm will not be able to achieve development greater than 4 storeys. There is a prevailing character of lots approximately 1000sqm in size with frontages of approximately 20m within Q3, Q4 & Q5.

The WALGA 'Multiple Dwelling Waste Management Plan Guidelines' (the WALGA Guidelines) provide recommendations/standards for waste collection within multiple dwelling developments. The WALGA Guidelines specify typical waste generation rates for general waste, recycling and organic waste based on the number of bedrooms in each multiple dwelling. The waste management plans submitted with development applications typically use the WALGA Guidelines to estimate the likely waste generation of each development and the design of waste collection storage areas and collection points.

State Planning Policy 7.3 Residential Design Codes - Apartments, uses the WALGA Guidelines as the Acceptable Outcomes for waste management.

There are several limitations on the collection of waste from sites within the CBACP;

- The WALGA Guidelines indicate that in most circumstances waste collection vehicles require swept circles measuring at least 21.5m in depth to enable internal site circulation. This makes circulation impracticable on smaller lots, especially those with frontage less than 21.5m;
- It is unsafe for large waste collection vehicles to safely reverse into a development without the use of ‘spotters’ on each side of the vehicle. Collection in this manner means three persons must man the vehicle;
- The width of some of the streets within the CBACP area make manoeuvring waste vehicles in reverse unsafe and/or difficult;
- Narrow site frontages limit space for street collection of bins, especially when mature trees are present. The presence of such trees impacts the ability of waste vehicles to collect using a ‘side-arm’ mechanism.

The recommendations of this report relating to waste (element 19.3) reflect these limitations by requiring waste collection to be made on-site and via internal circulation (i.e. not reversing from the street) in situations where this is possible and practical (i.e. on sites larger than 1,200sqm).

This excludes buildings up to 4 storeys on sites less than 1,200sqm. The table below summarises the waste collection method that would apply as a result of the proposed modifications to element 19.3 of the CBACP

	Height/lot size	3 storeys	4 storeys	5-6 storeys	7+ storeys
Circulation likely impracticable	Sites <1,200 sqm	Street possible	Street possible	N/A*	N/A*
Circulation likely practical	Sites >1,200 sqm	Street possible	On-site required	On-site required	On-site required

*Sites less than 1,200m² unlikely/unable to accommodate a building greater than 4 storeys in accordance with other requirements/criteria of the activity centre plan.

The proposed modification results in waste from 4 storey buildings (in the H4 zone) on sites greater than 1,200sqm being required to be collected on-site. Currently the CBACP does not require on-site collection for such buildings.

Previous development approvals

The table below summarises the waste management response of various development approvals within the CBACP area in the H4 zone on sites less than 1,200sqm;

Development	Dwellings/ Bedrooms	Waste management response
24 Woollana Street (H4, 4 storeys, 799sqm)	6/12	3x general waste (240L) 2x comingled recycling (240L) Bins collected weekly from the street
9 Cale Street (H4, 4 storey, 496sqm, <i>ROW present</i>)	8/15	3x general waste (660L) 2 x comingled recycling (660L) Collected from right-of-way
31 Baldwin Street (H4, 4 storey, 811sqm)	14/27	1x general waste (1100L) 2x comingled recycling (240L) Bins collected weekly from the street
24 Edgecumbe Street (H4, 4 storey, 1,012sqm, <i>ROW present</i>)	14/30	11x general waste (240L), once a week 9x comingled recycling (360L), collected fortnightly Bins collected from the street.
17 Clydesdale Street (H4, 4 storey, 1,052sqm, <i>ROW present</i>)	14/34	2x general waste (660L), collected weekly. 3x comingled recycling (660L), collected fortnightly. Waste vehicle circulates through neighbouring site using street and ROW and collects on-site.
19 Clydesdale Street (H4, 4 storey, 1,052sqm, <i>ROW present</i>)	14/26	7x general waste (360L), collected weekly. 9x comingled recycling (360L), collected fortnightly. Waste vehicle circulates through site using street and ROW and collects on-site.
154 Lockhart Street (H4, 4 storey, 1,011sqm, <i>ROW present</i>)	20/38	5x general waste (360L), collected twice weekly 7 x comingled recycling (360L), collected weekly Collected from the street.
47 Clydesdale Street (H4, 5 storey, 1,011sqm, <i>ROW present</i>)	21/38	3 x general waste (660L) 4x comingled recycling (660L) Bins collected weekly from ROW before waste vehicle circulates through site to street.

The experience in the CBACP is that most developments that would be subject to the recommended modification provide a communal waste management system with communal bins and bin storage areas. In most instances, larger communal bins of at least 660L are proposed. This significantly reduces the amount and frequency in which bins are presented to the street. In some instances, bins may be stored within a bin storage area and collected upon arrival of the waste vehicle.

Based on previous development approvals and the modification proposed in this report, eight (8) approved developments (out of the 23 development applications overall) would be permitted to have waste collected from the street (24 Wooltana Street, 9 Cale Street, 31 Baldwin Street, 24 Edgecumbe Street, 17 & 19 Clydesdale Street, 154 Lockhart Street and 47 Clydesdale Street). Seven (7) of these proposals adopt a waste management approach that reduced the overall number of bins (relative to the number of apartments) and results in collection of bins once weekly. No. 24 Edgecumbe proposed an alternative approach that relies upon a larger number of bins (relative to the number of apartments) but less frequent collection (recycling collected once a fortnight).

Six have a right-of-way present but only four (4) utilise the right-of-way for collection/circulation. It is noted that in the instance of 9 Cale Street, the waste collection vehicle is still required to reverse into the right-of-way to collect waste.

Potential alternative modification

The modification proposed as part of this report ensures that in the majority of cases, waste is collected on-site and is only collected from the street in a smaller amount of instances where smaller waste volumes are apparent. Notwithstanding this, Council may form the view that it is necessary to specifically minimise the presentation of bins to the street; both in overall number and frequency. On that basis, element 19.3 of the CBACP could be further modified to:

- Ensure that where a suitable right-of-way is available, it is utilised to enable waste collection on-site or via the right-of-way, rather than the street; and
- Where collection is to occur from the street, the waste management response must limit the number and frequency in which bins are presented to the street.

To reflect this, the following underlined text amendments could be made to the CBACP:

'19.3 Developments within the M15, M10 and H8 Zones shall provide for all management of waste wholly within the development site, including the ability for service vehicles to circulate within the development. No on-street waste collection areas are permitted within the M15, M10 and H8 Zones.

Developments within the H4 Zones within Q3, Q4 and Q5 shall provide for all management of waste wholly within the development site, including the ability for waste vehicles to circulate within the development. Notwithstanding, on-street waste collection may be permitted within the H4 Zones within Q3, Q4 and Q5 where the lot size is less than 1200 square meters and there is no right-of-way present that enables collection of waste on-site.

10.0.1 Amendments to Canning Bridge Activity Centre Plan

All development applications within Q3, Q4 and Q5 shall be accompanied by a waste management plan. Where on-street waste collection is permitted, the waste management plan shall demonstrate how the number and frequency of bins presented to the street is minimised.'

Attachments

- 10.0.1 (a): Schedule of Modifications to Canning Bridge Activity Centre Plan
- 10.0.1 (b): Review Recommendations Report
- 10.0.1 (c): Engagement Summary Report
- 10.0.1 (d): Citizen Stakeholder Group Summary

10.1 STRATEGIC DIRECTION 1: COMMUNITY

10.1.1 'Streets Meets' Neighbourhood Event Guide

Location:	City of South Perth
Ward:	All
Applicant:	Not Applicable
File Ref:	D-19-80885
Meeting Date:	24 September 2019
Author(s):	Patrick Quigley, Manager Community, Culture & Recreation
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

On 23 July 2019 the Council endorsed the City of South Perth Community Safety and Crime Prevention Plan 2019-21.

As part of the implementation of this Plan, the City has developed a 'Streets Meets' Neighbourhood Event Guide to assist residents to plan and facilitate local events, which are aimed to optimise connections amongst neighbours in the community.

This report presents the 'Streets Meets' Neighbourhood Event Guide, which is shown as **Attachment (a)**.

Officer Recommendation AND COUNCIL DECISION

Moved: Councillor Travis Burrows

Seconded: Councillor Colin Cala

That Council:

1. Notes the City of South Perth 'Streets Meets' Neighbourhood Event Guide, which is shown as **Attachment (a)**.
2. Approves for the City to arrange public and products liability insurance for eligible/approved small-scale neighbourhood events facilitated by the community each year, subject to budget approval.

CARRIED BY EXCEPTION RESOLUTION (9/0)

Background

At its meeting held 23 July 2019 Council resolved as follows:

That Council:

- 1. Endorses the City of South Perth Community Safety and Crime Prevention Plan 2019-21 in Attachment (a); and*
- 2. Requests for the City to develop 'Streets Meets' Guide to assist residents to plan and facilitate open street events, as part of the implementation of the Community Safety and Crime Prevention Plan and report back to the September Council Meeting.*

Comment

Neighbourhood events are common across Australia and are generally held in public spaces (e.g. local parks/halls; front verges, cul-de-sacs or on local streets where either a portion or whole of a street is closed to allow neighbours to gather together). These events are often held during the year in association with a special occasion such as Australia Day, Halloween or a Christmas party.

Community Benefits of Neighbourhood Events

There are a number of benefits associated with neighbour events, including:

- Increased sense of belonging in the community;
- Introducing new neighbours to the community;
- Development of relationships between residents;
- Assisting with safety and crime prevention by improving connections amongst neighbours; and
- Encouraging neighbours to look after each other and the neighbourhood.

Hazards of Neighbourhood Events

Neighbourhood events held in public spaces may not always comply with local government requirements because the event organiser may be inexperienced at hosting neighbourhood-scale events; and/or the organiser does not notify the local government or book the public space for their event. In response to this issue the City has developed a Neighbourhood Event Guide to assist residents to plan and facilitate local events in a safer manner.

The main hazards associated with facilitating a neighbourhood event are community disturbance (e.g. noise and parking obstructions); personal injury; and property damage. These hazards can be addressed through educating the event organiser about basic risk management planning so that they have strategies in place to mitigate against the hazards.

One risk management strategy that is recommended for all neighbourhood events held by the community is the provision of public and products liability insurance coverage.

The City could require the event organiser to cover their own insurance cost. However, the City has anecdotal evidence to suggest that most neighbourhood events are held without insurance coverage because the event organiser cannot afford the insurance cost. One potential solution is for the City to take out an insurance policy on behalf of the community that provides public and products liability insurance coverage for a predetermined number of neighbourhood events held by the community each year (up to 20 events per annum is recommended). Officers have consulted with its insurer LGIS who have that a specialised insurance scheme called Local Community Insurance Service provides public and products liability insurance for small-scale neighbourhood events (generally up to 50 people), which provides a level of protection for an organiser of a single one-off community event against claims for personal injury or property damage by members of the public who attend their event.

If endorsed by Council, the City intends to apply for this public and products liability insurance and cover the cost on behalf of eligible/approved neighbourhood events organised within the local community, subject to annual budget approval.

'Streets Meets' Neighbourhood Event Guide

The content for the City's 'Streets Meets' Neighbourhood Event Guide includes information to assist local residents to plan and facilitate events in a safer manner, including:

- General Event Information – the step by step process to plan a neighbourhood event.
- Street Closure Approval Process – the application process to request a temporary road closure.
- Insurance Information - public and products liability insurance to provide protection against claims for personal injury or property damage by members of the public who attend neighbourhood events.
- Supplementary Information - Event Checklist, Evaluation Form, Road Closure Neighbour Consent Form, Letterbox Notification, Event Invitation Template, Road Closure Flowchart, Road Closure Application Form and Traffic Management Templates.

Under the 'Streets Meets' Neighbourhood Event Guide, an eligible event is to meet the following criteria:

- Neighbourhood/small scale event (up to 50 people).
- Type of event include community celebrations, sausage sizzles, fundraisers, youth events and cultural gatherings.
- Event is held within an approved public space (e.g. local park/hall; verge, cul-de-sac or on local street). An event held on private property (such as within a family home) is not eligible.
- Event cannot include children's rides, animal rides, amusement rides and inflatable recreational equipment (these activities are excluded by the insurance policy mentioned above).

Consultation

Consultation has occurred during the development of this report with the WA Police and other local governments in the Perth metropolitan area who have a neighbourhood event guide.

Additionally officers have consulted with its insurer LGIS in relation to insurance coverage.

Policy and Legislative Implications

The following are relevant to this report:

- Policy 105 – Community, Culture and Recreation Initiatives
- Policy 106 - Use of City Reserves and Facilities
- City of South Perth Public Places and Local Government Property Local Law 2011
- Environmental Protection (Noise) Regulations 1997

Financial Implications

There are no costs associated with the development of the 'Streets Meets' Neighbourhood Event Guide. However, the City would incur an annual cost (estimated at \$2,000) if the City arranged public and products liability insurance for the eligible/approved small-scale neighbourhood events held by the community each year (i.e. this would provide insurance coverage for a maximum of 20 neighbourhood events per annum). Funds are not currently allocated within the City's 2019/20 Budget for this purpose; so it is proposed that a request would be made as part of the mid-year budget review process.

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): City of South Perth - Neighbourhood 'Streets Meets' Event Guide

10.1.2 2020/21 Community Sporting and Recreation Facilities Fund (CSRFF) Annual/Forward Grant Program Applications

Location: Not Applicable
 Ward: Not Applicable
 Applicant: Not Applicable
 File Ref: D-19-80886
 Meeting Date: 24 September 2019
 Author(s): Jennifer Hess, Recreation Development Coordinator
 Reporting Officer(s): Vicki Lummer, Director Development and Community Services
 Strategic Direction: Community: A diverse, connected, safe and engaged community
 Council Strategy: 1.2 Community Infrastructure

Summary

Each year the Department of Local Government, Sport and Cultural Industries (DLGSCI) calls for applications via its Community Sport and Recreation Facility Fund (CSRFF) to invite eligible community groups and local governments to apply for funding to assist with sport and recreation infrastructure projects. CSRFF applications must initially be presented to the relevant local government to request its in-principle support of the project, including the financial contribution requested by the applicant under the CSRFF program.

The City has received one internal application for the CSRFF Annual/Forward Planning Grants Program 2020/21 funding round to assist with the upgrade of floodlights at Challenger Reserve.

Officer Recommendation AND COUNCIL DECISION

Moved: Mayor Sue Doherty
Seconded: Councillor Travis Burrows

That Council:

- Approves the City submitting a funding application to the Department of Local Government, Sport and Cultural Industries via its Community Sport and Recreation Facilities Fund – Annual/Forward Planning Grants Program 2020/21, for a Challenger Reserve Sports Oval Floodlight Upgrade Project, together with the comments from the officer report and the following rankings and ratings:

Applicant	Project	Ranking	Rating
City of South Perth	Upgrade of Sports Oval Floodlights at Challenger Reserve	1	A

2. Considers allocating a provisional expenditure amount of \$396,052 and provisional funding revenue amount of \$132,017 in the City's 2020/21 Budget for the proposed Challenger Reserve Floodlight Upgrade Project, subject to the City's Community Sport and Recreation Facilities Fund application being successful with the Department of Local Government, Sport and Cultural Industries.

CARRIED BY AN ABSOLUTE MAJORITY (9/0)

Background

The Department of Local Government, Sport and Cultural Industries (DLGSCI) annually invites applications for financial assistance to assist community groups and local governments to develop sustainable infrastructure for sport and recreation. The CSRFF program aims to increase participation in sport and recreation with an emphasis on physical activity, through rational development of good quality, well designed and well utilised facilities. Priority is given to projects that lead to facility sharing and rationalisation. Three CSRFF grant categories are offered (see table below for details).

Grant Category	Total Project Cost Range	Standard DSR Contribution	Frequency
Small Grants	\$7500 – \$300,000	\$2500 – \$100,000	Bi-Annual
Annual Grants	\$300,001 – \$500,000	\$100,000 – \$166,666	Annual
Forward Planning Grants	\$500,001 +	\$166,667 – \$2,000,000	Annual

The maximum grant awarded by DLGSCI will be no greater than one-third of the total cost of the project up to a maximum of \$2m. The CSRFF grant must be at least matched by the applicant's own cash contribution equivalent to one third of the total project cost, with any remaining funds being sourced by the applicant. In some cases, funds provided by DLGSCI do not equate to one-third of the project costs and the applicants are advised that they are expected to fund any shortfall. The local government is not obliged to contribute funding to the projects. As stated in the CSRFF guidelines, annual and forward planning grants can be claimed up to three financial years following the date of approval, depending on the requirements and approved details of the project.

CSRFF applications must initially be presented to the relevant local government to request its in-principle support of the project, including the financial contribution requested by the applicant under the CSRFF application.

Comment

One project is being proposed by the City for the 2020/2021 CSRFF Grants, namely the Challenger Reserve Floodlight Upgrade. The estimated project cost, grant and City contribution are as follows:

- CSRFF Grant Sought \$132,017 (ex GST)
- City's Contribution \$264,035 (ex GST)
- Estimated Total Project Cost \$396,052 (ex GST)

CSRFF Assessment Guidelines

Under the CSRFF guidelines, applications must initially be presented to the relevant local government to review and to request its in-principle support of the project, including the financial contribution required by the applicant under the CSRFF program. For this reason, a panel comprising the Manager Community, Culture and Recreation; Recreation Development Coordinator; and Club Development Officer assessed and ranked the application against the criteria in the table set out below by DLGSCI.

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

City Assessment of CSRFF Application for Upgrade of Floodlights at Challenger Reserve

In 2018 the City of South Perth developed a Sports Oval Floodlighting Plan. The objective of the Plan was to provide:

- A documented audit of all floodlights on the six active reserves owned/managed by the City of South Perth; identifying age, location, lux levels, sports it is servicing, and number of lights.
- A condition assessment of all floodlights on the six active reserves managed/owned by the City of South Perth; identifying on a scale, which needs immediate attention (highest priority) to the lowest priority.

The Plan identified five of the six reserves had lux levels that did not meet Australian Standards (AS2560 series) for training or competition night play. Following the completion of the audit and the Plan, it was recommended that Challenger Reserve be the first in the priority order for addressing floodlight repair, maintenance and replacement.

The project involves improving the floodlighting at Challenger Reserve, which will increase community participation in soccer and junior cricket. The project is consistent with the City's Sports Oval Floodlighting Plan.

The project would include replacing the switchboard; provide new lighting poles and upgrade luminaires to LED's with an electric control system that allows programming from an "App" on all electronic devices. The lux level currently averages 23 across the full site and are below the Australian Standards AS2560.3 – Football Code (50 lux levels for training standards and 100 lux levels for night competition play). The project is anticipated to provide 50 lux level lighting.

The Community Recreation Facilities Plan identified the critical need for upgraded floodlighting at Challenger Reserve. The City's priority is to complete the master plan for Challenger Reserve in 2019 first and conduct floodlighting upgrades in 2020/2021. This coincides with the CSRFF application guidelines, which if approved in this round is funded in the 2020/2021 financial year.

In summary, the City recommends that the Challenger Reserve Floodlight Upgrade receive a 'first/one' ranking; and an 'A' rating for the CSRFF program due to:

- The proposed upgrade being consistent with the City's Community Recreation Facilities Plan;
- The proposed upgrade being consistent with the City's Sports Oval Floodlighting Plan; and
- No other applications being submitted for review this funding round.

The results are summarised in the table below.

2020/21 CSRFF Annual/Forward Planning Grants Program

Applicant	Project	Ranking	Rating	City's Contribution	Total Project Cost
City of South Perth	Upgrade of floodlights at Challenger Reserve	1	A	\$264,035	\$396,052
TOTAL				\$264,035	\$396,052

Consultation

The City advertised the CSRFF funding round by email notification to local clubs. No applications for this round were received by community sporting clubs.

During the development of the Sports Oval Floodlighting Plan, the City consulted with all local sporting clubs who use the active reserves. This consultation process included consultation with the main tenant of Challenger Reserve, the South Perth United Football Club, who supports the proposed sports oval floodlighting upgrade project. Further engagement will be conducted with the Club once a suitable consultant has been appointed for the project.

Policy and Legislative Implications

- P110 Support of Community and Sporting Groups
- P609: Management of City Property
- P106: Use of City Reserves and Facilities

Financial Implications

The total cost of the project is estimated at \$396,052 for 2020/2021. This report seeks Council's endorsement for the City to apply for a grant of \$132,017 (i.e. up to one-third of the total project cost) to reduce the City's overall financial contribution required for this project; and to consider adding an allocation of \$264,034 in the draft 2020/2021 Capital Budget.

Strategic Implications

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

Strategic Direction: Community
Aspiration: A diverse, connected, safe and engaged community
Outcome: Community infrastructure
Strategy: Plan for and promote the development of recreation and aquatic facilities to service community needs

This matter also aligns to the City's Community Recreation Facilities Plan 2019-2034; and Sports Oval Floodlighting Plan 2018.

Attachments

Nil

10.3 STRATEGIC DIRECTION 3: ENVIRONMENT (BUILT AND NATURAL)

10.3.1 Draft (Modified) Local Planning Strategy - Outcomes of Consultation and Recommendation

Location:	Not Applicable
Ward:	All
Applicant:	Not Applicable
File Ref:	D-19-80888
Meeting Date:	24 September 2019
Author(s):	Aaron Augustson, Senior Strategic Planning Officer
Reporting Officer(s):	Vicki Lummer, Director Development and Community Services
Strategic Direction:	Environment (built and natural): Sustainable urban neighbourhoods
Council Strategy:	3.2 Sustainable Built Form

Summary

The Draft Local Planning Strategy (draft Strategy) was adopted by Council for the purpose of public consultation in September 2018 before being forwarded to the Western Australian Planning Commission (WAPC) for certification to proceed to consultation. This certification was provided by the WAPC on 28 February 2019 and public consultation on the Strategy was carried out over a 90 day period between 12 March 2019 and 10 June 2019.

At the conclusion of the consultation period the City had received 282 responses including 201 feedback forms (190 online, 11 hard copy), 78 written responses (including emails) and two petitions signed by 46 and 29 parties (75 in total) and a pro-forma response signed by 42 parties.

Detailed analysis of the outcomes of the consultation are set out in the 'Local Planning Strategy Consultation Report' included at **Attachment (a)**. It was identified through the analysis of the responses received during the consultation that:

- There is general support for the approach of the draft Strategy across all of the key topic areas;
- There were a number of recurrent themes raised in the written responses, with the most recurrent raised in less than 10% of responses. There is therefore a diversity of opinions (both supportive and not supportive) on the approaches contained in the draft Strategy.

In all key topic areas, more responses raised support or qualified support for the draft Strategy approach than those that objected. The report identifies 16 outcomes from the consultation that have been used to inform modifications to the draft Strategy. The modifications are outlined in **Attachment (b)** (Schedule of modifications) and are summarised as follows:

- Modification to the 'managed growth strategy' to give greater regard to built-form transition between higher and lower density codes, established low density character, correct anomalies and make minor adjustments to the boundary of some of the managed growth areas;

- Require that prior to any future density coding change, a character and streetscape analysis be undertaken to determine the most appropriate density code and built form provisions in parts of managed growth area 5 (Canning Highway Places 3, 4 & 5) and 9 (Angelo Street);
- Provide additional actions relating to:
 - The provision of accessible, adaptable and affordable housing;
 - How a future planning framework plans for diverse accommodation types, such as student, aged and independent living accommodation as well as for facilities of community need/benefit such as hospitals, cultural facilities and child day-care facilities;
 - The development of Parking Management Plans for each managed growth area;
 - The design of buildings at lower and medium density codes;
 - The effectiveness of the bus network throughout the City of South Perth and surrounds;
 - Alignment of the City's tree retention policies with the actions of the Urban Forest Strategy;
 - Consideration of water-sensitive urban design principles, the protection of waterways and foreshore areas;
 - The development of 'Place Plans' for each of the City's activity centres (as applicable).

A range of other modifications are also proposed to respond to changes to various plans and strategies of the City and State government since the draft Strategy was first endorsed for consultation. These relate to waste and resource management and local heritage listings.

Pursuant to the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations), the City of South Perth must now resolve to either support the local planning strategy without modifications or support the local planning strategy with proposed modifications to address any relevant issues raised in the submissions received. It is recommended that Council support the local planning strategy with the above modifications.

Amended Motion

Moved: Mayor Sue Doherty
Seconded: Councillor Travis Burrows

That Council:

- a. Prior to submission of the City of South Perth Draft Local Planning Strategy to the Western Australian Planning Commission, the following amendments to the Schedule of Modifications contained at **Attachment (b)** are to be made:
 - i. Modification 16 to be amended as follows:
 - (e) The street blocks bound by Angelo Street, Sandgate Street, Elizabeth Street and Lawler Street as being part of Managed Growth Area 5 and subject to a future coding 'up to R25' with the exception of lots fronting Lawler Street between Hampden Street and Elizabeth Street, and Lots 55 (50A) and 56 (50) Elizabeth Street that shall be depicted as 'up to R50'.

- (f) In the street block bound by Addison Street, Hensman Street, Canning Highway and Elizabeth Street, any lot currently depicted as 'up to R50' shall be depicted as 'up to R25' with the exception of Lots 3 (1-4/33) and 4 (1-3/35) Milson Street which shall remain depicted as 'up to R50'.
- (g) In the street block bound by Hensman Street, Sandgate Street, Renwick Street and Canning Highway, any lot currently coded R15 under Town Planning Scheme No. 6 shall be depicted as 'up to R25'.
- (h) Land within 'Managed Growth Area 6 – Henley Street and Canavan Crescent Urban Corridor' currently depicted as 'up to R50' shall be depicted as 'up to R30'.
- (i) The land in the street block(s) bound by Edinburgh Street, Rose Avenue, Angelo Street and Forrest Street currently depicted as either 'up to R50' or 'above R50' as being depicted as 'up to R30'.

- ii. An additional Modification 17 be added as follows:

17. Amend Strategy 4.3.1(a) as follows:

Strategy	Actions	Delivery timeframe
4.3.1 Align transport strategies with strategies to manage the City's growing population.	(a) Prepare and adopt a 'Transport, Access and Parking Strategy' that unifies the local and regional transport objectives. The Strategy shall consider factors affecting transport accessibility within the City including how forecast growth may impact the local road network, safety, and parking management within key locations of the 'managed growth strategy' set out in strategy 4.1.1.	Short - Medium

- iii. An additional Modification 18 be added as follows:
18. Amend Strategy 4.5.3(b) as follows:

Strategy	Actions	Delivery timeframe
4.5.3 Ensure the planning framework identifies and protects elements of residential character.	(b) Prepare local planning policies for each of the consolidated precincts where specific development provisions to maintain and enhance the character are required. The local planning policies shall consider elements that reinforce local character and protect an area's 'sense of place' including but not limited to: building form, massing, setbacks, scale, architectural features/detailing and materials, fencing, landscape design and tree planting, lot configuration, and retention of existing dwellings.	Short - Medium

- b. Pursuant to Part 3, clause 14(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 advises the Western Australian Planning Commission that it supports the City of South Perth Draft Local Planning Strategy, subject to the modifications set out in the Schedule of Modifications contained at Attachment (b).
- c. Authorises the Mayor and Chief Executive Officer to forward a copy of the modified Draft City of South Perth Local Planning Strategy, 2019 Schedule of Responses, Local Planning Strategy Consultation Report, all submissions and feedback forms, and all other relevant information to the Western Australian Planning Commission for consideration and endorsement.

Reasons for Change:

1. It is necessary that the Draft Local Planning Strategy provides a clear plan for growth that gives an appropriate level of certainty that the elements valued about living and working within the City of South Perth are protected.
2. The proposed range of density codes within parts of Managed Growth Area 5 (Canning Highway 3, 4 & 5), Area 6 (Henley Street and Canavan Crescent), and Area 9 (Angelo Street) as proposed in the Draft Strategy do not provide enough certainty for the community that the things they value about their neighbourhoods will be protected. Lower maximum codings in these areas are intended to provide certainty as to the highest possible future density. The reasons for modifying the maximum possible future codings in these areas are as follows:

- Within Managed Growth Area 5 (Canning Highway Places 3, 4 & 5), specifically the area around Elizabeth Street, the existing streetscapes are highly valued. These streetscapes should be investigated prior to any density coding change as part of a detailed 'Streetscape and Character Analysis' to ensure future density codings will not be detrimental to amenity. A future coding of 'up to R25' will provide certainty to residents that any future density coding increase will be capped at a maximum of one additional dwelling per lot and Multiple Dwellings will not be permitted.
 - Along the Henley Street/Canavan Crescent Urban Corridor a future coding 'up to R30' will enable growth to be accommodated in a way that is consistent with the pattern of two-dwelling subdivisions already evident in the area;
 - Within the Angelo Street Neighbourhood Centre, specifically the area around York Street a future coding of 'up to R30' will limit any potential change in this location to a maximum of one additional dwelling per site. A 'Streetscape and Character Analysis' will identify whether a coding of R30 is appropriate, but in the meantime, this modification gives certainty to residents as to the maximum potential change to be expected in the future.
3. The scope of the proposed 'Transport, Access and Parking Strategy' and suite of Precinct local planning policies should be expanded to ensure that all factors that are necessary to responsibly manage future growth are considered.

For: Councillor Burrows, Mayor Doherty and Councillor McDougall

Against: Councillor Cala, Councillor Cridland, Councillor D'Souza, Councillor Irons, Councillor Manolas and Councillor Milner

LOST (3/6)

During debate Councillor Ken Manolas foreshadowed the following alternative motion.

Alternative Motion AND COUNCIL DECISION

Moved: Councillor Ken Manolas

Seconded: Travis Burrows

1. That the item relating to Draft (Modified) Local Planning Strategy – Outcomes of Consultation and Recommendation be referred to a future meeting of Council to allow a workshop to be held with the newly elected Council.
2. The matters raised in the Mayors Alternative Motion form a basis for further discussions as part of the workshop.

Reasons for Change:

A number of months have elapsed since the submissions have closed and there should be another workshop to discuss the results.

The new Councillors should not be burdened with a major decision made by a previous Council.

The new council should not inherit a decision on this Draft Local Planning Strategy but should make their own decision and ownership.

Whether the City has an Election Caretaker Policy or not, it is a good practice not to make a major decision in the election period. Most caretaker policies have a provision that is to "*avoid making major decisions prior to an election which would bind an incoming council*"

The City had a number of deputations on the item and some of the points raised by the deputations, I agree with.

In narrow York and Edinburgh Streets they already have greater traffic in school pickup and drop off times that can be safely driven and I speak from personal experience. Before any increased density is considered for the narrow streets in this precinct there should be a traffic and safety study. This traffic and safety study should include all the narrow streets as well: Rose Avenue, Victoria Street and Albert Street. The majority of the residents in these streets oppose the changes of increased density

From the Planning Solutions report:

"The Angelo Street neighbourhood centre is already achieving the density target of 15 dwellings per hectare set by SPP 4.2."

CARRIED (9/0)

Officer Recommendation

That Council:

- a. Pursuant to Part 3, clause 14(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 advises the Western Australian Planning Commission that it supports the City of South Perth Draft Local Planning Strategy, subject to the modifications set out in the Schedule of Modifications contained at **Attachment (b)**.
- b. Authorises the Mayor and Chief Executive Officer to forward a copy of the modified Draft City of South Perth Local Planning Strategy, 2019 Schedule of Responses, Local Planning Strategy Consultation Report, all submissions and feedback forms, and all other relevant information to the Western Australian Planning Commission for consideration and endorsement.

Background

Resolution to prepare Local Planning Scheme No.7

At its meeting held 27 June 2017, Council considered a report of Review of Town Planning Scheme No. 6 (Scheme) and recommended to the 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 of this meeting).

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

Preparation of the draft Local Planning Strategy

The City prepared the draft Strategy from mid-2017 to mid-2018. The preparation of the draft Strategy was informed by:

- Background studies and analysis. This background analysis included data/information 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; and,
 - Other (earlier) planning investigations previously undertaken by the City.
- Preliminary community engagement, which was informed by the preliminary background studies and research. 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 engagement activities are discussed in the 'Local Planning Strategy Consultation Report' (Consultation report or Consultation document) included at **Attachment (a)**. The full outcomes report of the preliminary engagement is included as an attachment to the Local Planning Strategy.

Resolution to advertise the draft Local Planning Strategy & WAPC certification

At its meeting held 25 September 2018 Council resolved to publically advertise the draft Strategy for a period of not less than 90 days subject to a number of modifications. The Council resolution outlined that the consultation activities should be carried out over a period of at least 90 days and involve a wide range of consultation activities including:

- Notice provided in local newspaper advertisements;
- Notice and static display of the draft LPS in the City's Administration Centre and local libraries;
- Notices provided to various public authorities;
- Notice and display of the draft LPS on the City's website;
- Static displays at the office of the WAPC;
- Focus groups and drop-in sessions;
- Community information sessions/displays at key community locations – e.g. libraries, shopping centres;
- Digital online engagement through the Your Say South Perth portal;
- Referral of the draft LPS to neighbouring local governments; and,

- Supported by a range of communications channels including the City's social media, e-newsletter, Peninsula Snapshot as well as direct email to registered parties.

The modified draft Strategy was forwarded to the WAPC in October 2018 and received certification to commence advertising on 29 February 2019. The modifications required by the WAPC prior to consultation are set out in **Attachment (c)** of this report and included a number of minor adjustments to some of the strategies, actions, delivery timeframes, terminology and grammar. A copy of the advertised (modified following WAPC certification) is included in this report at **Attachment (d)**.

Comment

Strategy Purpose

The purpose of the draft Strategy is to provide a plan to manage population and activity growth over the next 10 to 15 years. The population of the City of South Perth is forecast to grow by approximately 10,200 people to 54,282 people overall by 2031. To accommodate this growth, approximately 4,780 dwellings will need to be constructed in the City. This forecast has been derived from the most robust, up to date and locally specific information available and provides the best estimate of what the growth is likely to be.

There are other forecast trends (projections) that exist, such as WA Tomorrow. This document is a projection as opposed to a forecast as it only considers trends. It does not make an assessment of any factors (local, regional or national) that might impact upon these trends and considers growth at state and regional level to primarily inform decisions at these levels about population and infrastructure. It is not designed or intended to provide a detailed understanding of how growth is most likely to occur at the local level as it does not have the relevant inputs necessary for this purpose (detailed local development data, local household composition and lifecycles and how at a local level this may influence growth).

The City's forecasts, are based on a wide range of locally specific 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. This data is an important component for a forecast as it is a relevant indicator of demand. It is important that any forecast appropriately considers demand in order to ensure pressure for development is identified and appropriately managed, rather than having it occur in an ad-hoc way.

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, locally specific and robust model for understanding growth at the local level that can be updated and realigned over time.

It is important to develop a plan to best manage this forecast growth. Growth in the City of South Perth represents about 1% of the growth target set out by the State Government in its strategic plan for the Perth metropolitan area, Perth and Peel @3.5million.

Regulatory requirements

Pursuant to regulation 14 of the Planning and Development (Local Planning Schemes) Regulations, following consultation on a local planning strategy, the local government is required to do the following;

‘(1) After the expiry of the period within which submissions may be made in relation to a local planning strategy, the local government must review the strategy having regard to any submissions made.

(2) The local government may –

- (a) Support the local planning strategy without modification; or,*
- (b) Support the local planning strategy with proposed modifications to address issues raised in the submissions’*

There is no ability under the Regulations for Council to not support the draft Strategy. The Council must consider what, if any, modifications to the Strategy are necessary to give regard to the outcomes of the consultation.

Formal consultation

Public consultation on the draft Strategy was carried out between 12 March 2019 and 10 June 2019 (90 days). City officers undertook a number of structured consultation activities to raise awareness of the project and to encourage as much informed feedback as possible.

While the comment period was open for 90 days, the focus of the first half of the comment period (Phase 1) was on raising awareness of the project and enabling stakeholders to develop an understanding of the draft Strategy proposals. The second phase (Phase 2) of the comment period focused on making sure the City received as much informed feedback as possible.

Phase 1 – Comment period opens and awareness raising

- Direct mail notice of the draft Strategy to every property (resident and absentee landowners) within the City of South Perth (approx. 28,000 letters);
- Notice of the project and impending consultation period opening in the January 2019 Peninsula magazine, sent to every household (approx. 24,000 copies) in the City of South Perth;
- Formal notice of comment period opening and overall purpose of the draft Strategy document in the March 2019 Peninsula magazine edition;
- Six community drop-in sessions at various locations, days and times, including weekends, around the City, to raise community understanding of the project outcomes. These sessions were attended by approximately 120 participants in total;
- Various post-card hand out at local events including Hello Manning and Manning Markets to raise awareness and increase engagement opportunities;
- Regular news articles on the City’s website and e-newsletter advising of the project and how to find out more;

- Formal notice in the Southern Gazette newspaper as required by the Regulations;
- Direct email notice to over 600 stakeholders who have previously expressed interest in the draft Local Planning Strategy and other City planning projects;
- Large static display boards at the City's administration centre and both libraries (erected throughout the consultation period); and,
- Various social media posts (23 in total across all platforms) to the City's Facebook, Instagram and LinkedIn accounts raising awareness of the project and inviting comment.

Phase 2 – Feedback and comment period closes

- Two focus groups undertaken with a random sample of stakeholders from previously underrepresented cohorts to gauge the level of acceptability of proposals contained in the draft Strategy;
- Additional articles in Peninsula magazine (May), e-news, website article and social media posts reminding stakeholders to have their say; and,
- Reminder emails to stakeholders (approx. 600 in total) to get involved with the project.

Communications and Engagement Reach

The consultation activities were designed to ensure as many stakeholders were aware and informed about the draft Strategy as possible. In total, the communications channels employed for the consultation (both the preliminary consultation and the formal consultation) were considered to reach approximately 42,000 people. Over 8,500 people received direct email communications (Peninsula Snapshot eNews and eNewsletter) about the Strategy project. The communications activities associated with the formal advertising of the draft Strategy resulted in:

- Social media reach/engagement of over 30,000 stakeholders;
- 28,000 letters to every property in the City (residents and absentee owners)
- 3,796 unique page-landings to the draft Local Planning Strategy Your Say South Perth page;
- 881 visits to the dedicated draft Local Planning Strategy page on the City's website;
- 1,479 downloads of the Strategy Summary Document and 273 downloads of the full draft Strategy document;
- 120 people attending the various drop in sessions; and,
- 50 phone calls, 26 emails and 35 face-to-face interactions between stakeholders and City officers (excluding drop-in sessions) during the comment period.

Feedback and Responses

Stakeholders were invited to comment on the draft Strategy over the course of the consultation period. The majority of feedback received was made via the online feedback form on Your Say South Perth. Stakeholders were also able to provide other written feedback (letters or emails), or complete hard-copies of the feedback form. A total of 282 responses were received in the following formats:

- 201 feedback forms (190 online, 11 hard copy);
- 78 other written responses; and
- 2 petitions signed by 46 and 29 parties (75 parties in total) and a pro-forma response signed by 42 parties.

Feedback Form

Throughout the consultation period a feedback form was available electronically via Your Say South Perth and in hard-copy at drop-in sessions, the City's administration building, and at both libraries. The responses to the feedback form are summarised and responded to in detail in the Schedule of Responses contained in **Attachment (a)** of the Consultation Report.

The feedback form consisted of eight questions relating to the seven key topic areas. Two questions related to the 'Population and Housing' key topic area. The feedback form allowed stakeholders to provide their level of support for the City's approach to each topic area ranging from 'strongly support' to 'strongly do not support'. Additionally, each question included an opportunity to provide a free-form discussion/comment about their response and the draft Strategy more generally. These comments were analysed to identify any recurrent themes/comments.

Other Written Responses

Throughout the consultation period 78 other written responses (letters and emails) were received. The responses are summarised and responded to in detail within the Schedule of Responses contained in **Attachment (a)** of the Consultation Report. Written responses were not provided in the same format as the online feedback form, therefore analysis of the 'levels of support' for each of the draft Strategy key topic areas has been undertaken by the City. Each response has been analysed to determine whether in relation to each key topic area the response:

- Offers support or qualified support; or,
- Is neutral or is neither supportive or not supportive; or,
- Did not support the approach; or,
- Offers no feedback on the topic.

Each response was also analysed to identify any recurrent themes/comments.

Focus Groups

The City undertook two focus groups as part of the overall consultation on the draft Strategy. The purpose of the focus groups was to seek feedback from a representative sample of population cohorts that were identified to be underrepresented in the preliminary consultation activities. The focus groups were convened as follows:

- Group 1: Residents of the City under 35 years of age (eight participants); and,
- Group 2: Adult residents (of any age) of the City who identify as living in lone-person or couple households (nine participants).

The focus groups were facilitated, documented and analysed by consultants 'Research Solutions' on behalf of the City. A report analysing the outcomes of the focus groups is included as an attachment to the Consultation document included in this report at **Attachment (a)**.

Petitions and Pro-forma Submission

Two petitions were accepted by Council during the comment period. These petitions were collectively signed by a total of 75 parties. The petitions are summarised below:

- Petition 1 – Objection to the proposal to recode land within Elizabeth Street from Lawler Street to Addison Street up to R50 and requesting that the existing R15 coding remain (46 parties); and,
- Petition 2 – Support recoding of the land in Hampden Street and in the vicinity of Milson Street and Elizabeth Street from R15 to R25, as was the coding prior to the gazettal of Town Planning Scheme No.6 (29 parties).

A proforma submission from 42 parties was also submitted. This consisted of a cover letter with the name and address of the signatory and an attached proforma letter. This letter objected to the proposed increase in density codings for the land bound by Angelo Street, Forrest Street, Edinburgh Street and Rose Avenue, South Perth. The proforma submission is formatted in a similar manner to a petition and therefore considered in the same manner for the purpose of analysing feedback.

Recurrent themes & Consultation Outcomes

The Consultation document **Attachment (a)** sets out detailed analysis of the responses to the feedback form, all of the written submissions, the petitions, pro-forma responses and the focus groups.

When considering the feedback received throughout the consultation period, out of 282 responses, the following levels of support for the approach of the draft Strategy were identified:

Key topic area	Offered support or qualified support	Neutral or neither supportive /not supportive	Did not support	No feedback offered
Population and Housing (Managed Growth Strategy)	49.3%	13.1%	31.6%	6.0%
Population and Housing (Dual Density Codes)	37.6%	8.9%	27.0%	26.6%
Activity Centres and Employment	50.0%	9.9%	13.5%	26.6%
Transport and Access	51.1%	12.1%	17.0%	19.9%
Environment and Sustainability	51.8%	13.1%	9.9%	25.2%
Heritage, Character and Design	50.4%	14.2%	11.3%	24.1%
Public Open Space and Community Facilities	51.1%	14.2%	8.5%	26.2%
Tourism and Entertainment	46.8%	13.8%	11.3%	28.0%

It was identified through the analysis of the responses received during the consultation that there is general support for the approach of the draft Strategy across all of the key topic areas.

There were a number of recurrent themes raised in the written responses, with the most recurrent raised in less than 10% of responses. There is therefore a diversity of opinions (both supportive and not supportive) on the approaches contained in the draft Strategy.

All written responses (feedback forms, written submissions, pro-forma responses and petitions) and the outcomes of the focus groups were analysed to identify any recurrent themes. These were then structured around each of the key topic areas in order for comparison to the outcomes of the focus groups.

The table below outlines the recurrent themes identified for each key topic area.

Key topic area	Recurrent themes	Officer comment
Population and Housing (Managed Growth Strategy)	Concerns with Forecast -level of growth was too high, significant, unsustainable, validity of the (23 responses out of 282, 8.16%); - Validity of population forecasts is questioned (16 responses out of 282, 5.67%)	The City's forecast provides the best estimate of the likely level of future growth for the reasons outlined in the strategy purpose section of this report. These forecasts are based on the best and most up to date information that is currently available and include a range of inputs, such as birth, immigration and mortality rates. The Strategy is also consistent with the objectives of Perth and Peel @3.5million. It is orderly and proper planning, and considered best practice, that the draft LPS is evidence based and responds to the growth forecasts that are based on the most up to date and locally specific information available, as well as any overarching state policy objectives. Numerous actions of the managed growth strategy recognise that these forecasts are dynamic and change over time; and that it is necessary to review each of the managed growth actions in line with updates to the forecast.
	Managed growth strategy should run on streets/parks and not mid-block (18 responses out of 282, 6.41%)	This theme is addressed by a modification outlined and discussed further in this report; refer point (iii).
	Density should be more spread out throughout the City (14 responses out of 282, 4.96%)	The managed growth strategy includes actions that result in the majority of forecast growth being accommodated within approximately 25% of the City's land area. The areas identified in the Strategy are consistent with the State government's direction; which is to accommodate growth within and around activity centres and along urban corridors.
	Object to density increase in Managed Growth Area 5 (around Hensman Street, Elizabeth Street and Milson Street (13 responses out of 282, 4.61%))	This theme is addressed by a modification outlined further in this report; refer point (i) and (ii) and (iv).

Population and Housing (Dual Density Codes)	<ul style="list-style-type: none"> Existing dual density system not supported (15 responses out of 282, 5.23%) Supportive of dual density incentives (5 response out of 282s, 1.77%) 	These responses suggest generalised support for the approach outlined in the draft Strategy, or at least, a lack of support for the existing dual density system. These themes are addressed by a modification outlined further in this report; refer point (v).
Activity Centres and Employment	<ul style="list-style-type: none"> Density should be provided in activity centre (6 responses out of 282, 2.99%) Supportive of increased density around the Bentley/Curtin Activity Centre (6 responses out of 282, 2.13%) 	The managed growth strategy makes recommendations for how growth is proposed to be distributed throughout the City. This includes ensuring the level of population grow that occurs in each activity centre is responsive to demand and consistent with the vision for each centre.
Transport and Access	<ul style="list-style-type: none"> A heavy rail station in South Perth is not supported (25 responses out of 282, 8.87%) Support for increased frequency and increased network of the ferry system, particularly at Coode Street and Preston Street jetties, (23 responses out of 282, 8.16%) Existing infrastructure cannot support increased density (18 responses out of 282, 6.38%) 	<p>The future planning of the City is not dependent upon the realisation of a heavy rail station at South Perth. While some submissions specifically objected to the advent of a station, this still represented less than 10% of all responses received. A station at South Perth will improve accessibility to and from the South Perth Activity Centre.</p> <p>The Strategy includes actions relating to an expanded ferry network (refer 4.3.4). An additional action is proposed (further in this report) relating to the bus network.</p> <p>It is recognised that transport networks will need to be improved in the future to accommodate a growing population. Assessment of the capacity of and any requirements for specific improvements to the transport and access network for each of the managed growth areas will need be considered at the detailed planning stage, when there is greater certainty about the built form.</p>
Environment and Sustainability	<ul style="list-style-type: none"> Protect trees from demolition (16 responses out of 282, 5.67%) Increased open space requirements (8 responses out of 282, 2.84%) 	<p>Strategy 4.4.1 includes a range of actions intended to protect mature trees. Modifications to this strategy as also recommended further in this report; refer point (xi).</p> <p>Noted. Strategy 4.1.2 includes an action to review the dual density coding to incentivise new dwellings with greater levels of open space and space between buildings.</p>

Heritage, Character and Design	<ul style="list-style-type: none"> • Impacts of increased density on amenity (14 responses out of 282, 4.69%) • Buildings need better design quality (7 responses out of 282, 2.48%) 	It is recognised that the design quality of new buildings and their interaction with existing streetscapes and surrounding buildings is important. Section 4.5 of the Strategy contains an action relating to the implementation of Design criteria for new apartments. However the managed growth strategy also recommends a range of density coding increases at medium densities (townhouses, grouped dwellings etc.). These themes are addressed by a further action described further in this report; refer point (vi).
Public Open Space and Community Facilities	<ul style="list-style-type: none"> • All open space is to be retained and upgraded appropriately (27 responses out of 282, 9.57%) • Retention of open space will be increasingly important with higher density (9 responses out of 282, 3.19%) 	The Strategy does not recommend the reduction of open space and recommends a system of voluntary contributions (refer strategy 4.6.1) to deliver new or upgraded public open space.
Tourism and Entertainment	<ul style="list-style-type: none"> • Increased tourism, entertainment and temporary events supported (9 responses out of 282, 3.19%) • Supportive of short-term accommodation, in appropriate locations and suitably managed (9 responses out of 282, 3.19%) 	These matters are addressed by strategies 4.7.1 and 4.7.2 respectively. However none of the actions in these strategies provide a specific tool that would allow the implementation of increased tourism, entertainment and event uses within each location. An additional action is recommended to respond to these themes/attitudes and recognise the deficiency of an appropriate implementation mechanism; refer point (xiv).

The feedback was analysed to identify the outcomes of consultation. This was done through consideration of the following two factors:

- The levels of support for each approach, including qualified support and suggested improvements; and
- The identified recurrent themes in each key topic area.

The above two factors were considered jointly, and resulted in the identification of 16 'consultation outcomes as follows:

Population and housing

1. It is appropriate to plan for a growing population though if the extent of growth forecast eventuates, it will considerably change the City of South Perth.
2. The managed growth strategy is generally supported, with some consideration needed on built-form transition and identifying and respecting existing character.
3. A comprehensive review of the existing dual density coding system is supported.

Activity centres and employment

4. Opportunities for housing and employment are supported within the Bentley/Curtin Specialised Activity Centre.
5. Development in activity centres needs to ensure that appropriate services and activities (such as a supermarket) are provided.

Transport and access

6. Future planning should not rely on a heavy rail station at South Perth.
7. Traffic, congestion and parking is an existing concern that will be amplified by increased growth.
8. Existing public transport service levels and cycling infrastructure will need to be expanded and reviewed to remain effective into the future.

Environment and sustainability

9. Retaining mature trees and providing space for future trees is important and needs to be mandated or incentivised.
10. Greater consideration of environmental risks and environmental sustainability is needed.

Heritage, character and design

11. Density increases may result in a loss of amenity (loss of light access, privacy and design quality, etc.). The planning framework needs to ensure these impacts are appropriately managed.
12. Greater recognition and protection of character streetscapes and heritage places is need, particularly from the impacts of development.

Public open space and community facilities

13. Voluntary contributions that assist in accommodating growth and improving public infrastructure are supported.
14. Open space is highly valued and should be protected and sympathetically upgraded.

Tourism and entertainment

15. Short-term accommodation needs to be appropriately managed and located.
16. There is support for increased tourism, entertainment and temporary event uses in key activity centres and tourist destinations.

Modifications to draft Strategy to address the 'Consultation Outcomes'

Pursuant to clause 14 of Part 3 of the Regulations, a local government, in considering a local planning strategy, must consider modifications to the Strategy to address the outcomes of the consultation. On the basis of the responses and the consultation outcomes identified in **Attachment (a)**, a number of modifications to the draft LPS are recommended. These are set out below with the corresponding 'Consultation Outcome' noted in the heading (where applicable).

i. Managed Growth Area 5 (Canning Highway – Places 3, 4 & 5) – Consultation Outcome #2

13 responses (out of 282, 4.61%) raised concern about the potential loss of amenity in the areas along Hensman Street, Elizabeth Street and Milson Street, west of Canning Highway. The responses came from the assumption that land in this area would be coded R50 in the future; the draft Strategy Plan shows this area as being subject to a future coding of 'up to R50'. These responses were supplemented by two petitions (petitions #1 and #2) signed collectively by a total of 75 parties that requested the managed growth strategy in this location be modified. In the case of petition #1, this was to have the established R15 coding within the area remain. In the case of petition #2 this was to extend the managed growth area and recode land back to its former density of R25 as it was under Town Planning Scheme No. 5.

The boundary of managed growth area 5 (Canning Highway – Places 3, 4 & 5) was determined in reference to the study area boundary of the preceding 'Canning Highway Residential Density and Built Form Study' (2016). This study recognised that this boundary was established to inform more detailed analysis of streetscape, character and built-form considerations, including built form transition, prior to any density coding change. The study recognised the considerable differences between built-form character of land nearby to Canning Highway (characterised as having a 'highway' or 'urban' built-form typology) and the lower density housing in the streets behind (characterised as having a 'suburban' typology).

In the absence of a more detailed analysis of character and streetscape (which has been undertaken for managed growth area 4 (Canning Highway Places 1 & 2) the draft Strategy recommended a wide-breadth of possible codings; from the existing R15 to any code up to R50.

Notwithstanding that strategy 4.1.1(g) of the draft Strategy sets out that coding in this area be subject to investigations relating to built-form transition, it is recommended the managed growth strategy be modified to show this this land as being 'up to R30'. This allows for the application of either the R15, R17.5, R20, R25 or R30 code. At the R25 code a large majority of properties would be able to achieve subdivision into two lots or dwellings. This is considered an appropriate planning outcome for the area in so far as;

- It recognises that the majority of future growth should be directed towards urban corridors (such as Canning Highway) and be more closely concentrated in areas closest to existing transport infrastructure;
- The area(s) in question are considered to exhibit a level of streetscape and character value. Upon further assessment (refer discussion below under point (ii)), it will be necessary to further investigate these values and identify the most appropriate coding outcome; and,
- In parts of the area in question there is already a prevailing character of subdivided land and Grouped Dwellings at codings equivalent to R20 or R25 (notwithstanding the existing R15 codings) and future development would be consistent with this character. This is particularly the case north of Elizabeth Street.

This modification is depicted in the maps below:

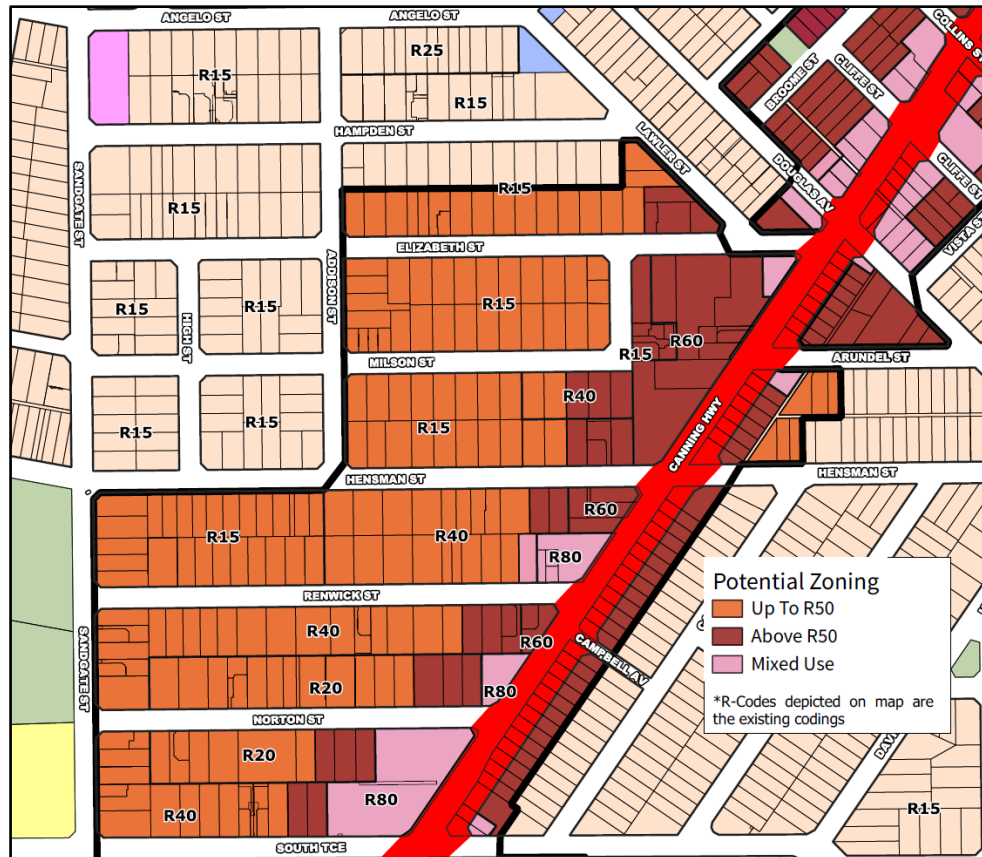


Figure 1a: Managed growth strategy, as advertised, with existing R-Codes

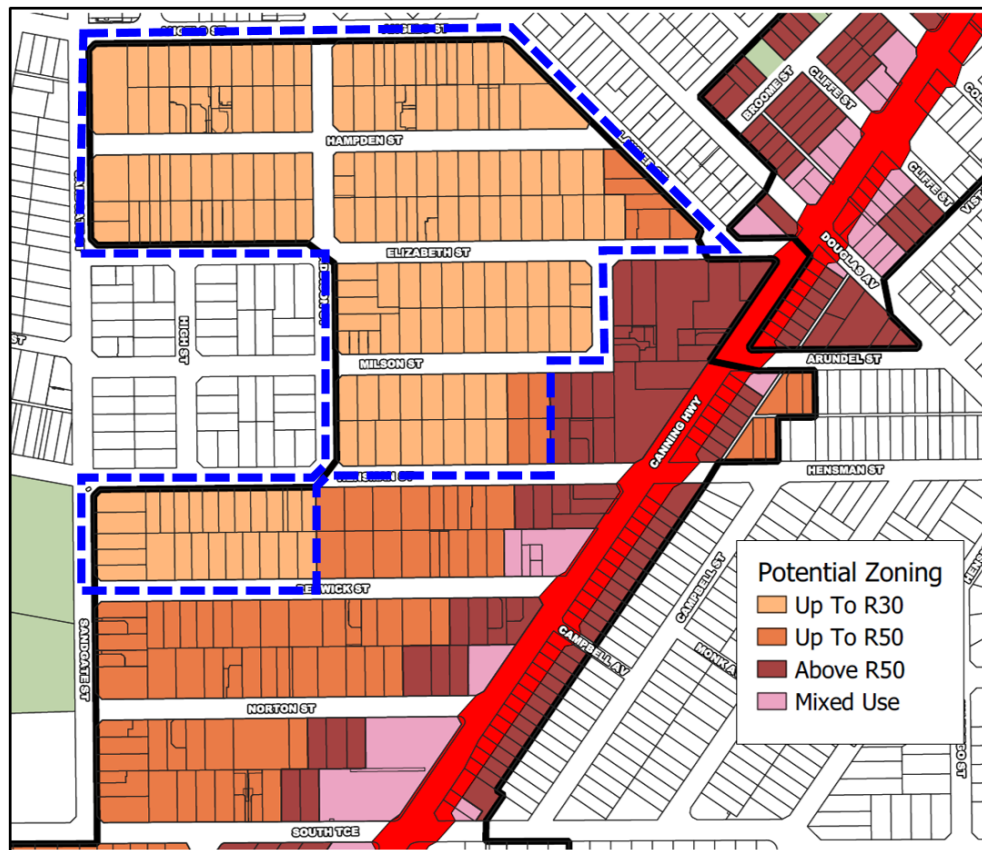


Figure 1b: Managed growth strategy Area 5 – Canning Highway Places 3, 4 & 5, as recommended to be modified

ii. Character studies to precede density changes – Consultation Outcome #12

As outlined above, the managed growth strategy is proposed to be modified in a number of ways to clarify the extent and distribution of growth throughout various areas adjacent to Canning Highway.

It is noted in the Consultation document that responses raised concern with the potential loss of character and streetscape values in various managed growth areas. This was particularly the case within managed growth area 5 (Canning Highway Places 3, 4 & 5) and area 9 (Angelo Street Neighbourhood Centre).

An additional action is recommended to be added under the strategy relating to the managed growth (strategy 4.1.1) as follows:

*‘(n) Prior to the implementation of any actions that result in a change to density coding’s, for those areas depicted on the Strategy Plan set out at section 6.0, undertake a ‘Streetscape and Character Analysis’ to determine the appropriateness of any future density coding.’
Delivery timeframe: Short’*

This action recognises the need to appropriately manage the built form transition between higher density and any established, lower density areas with a relatively cohesive character. It also reinforces the need to ensure that future codings are underpinned by analysis of potential character and streetscape impacts.

Due to the established development pattern apparent in each of the following areas and the potential for increased density coding to significantly alter the character of these areas (particularly those as depicted as ‘Above R50’) it is necessary to undertake a detailed streetscape and character analysis prior to any change:

- Angelo Street, Sandgate Street, South Terrace, Canning Highway and Lawler Street with the exception of the street blocks bound by Sandgate Street, Hensman Street, Addison Street and Elizabeth Street;
- Edinburgh Street, Rose Avenue, Angelo Street and Forrest Street; and,
- Properties (except those depicted as being subject to a future ‘Mixed Use’ zoning) within managed growth area 9 fronting Waverley Street, Norfolk Street and Wattle Street.

The Strategy Plan has been updated to reflect these areas as being subject to a future ‘Streetscape and Character Analysis’.



Figure 2a: Managed growth strategy Area 9 – Angelo Street Neighbourhood Centre, as recommended to be modified.

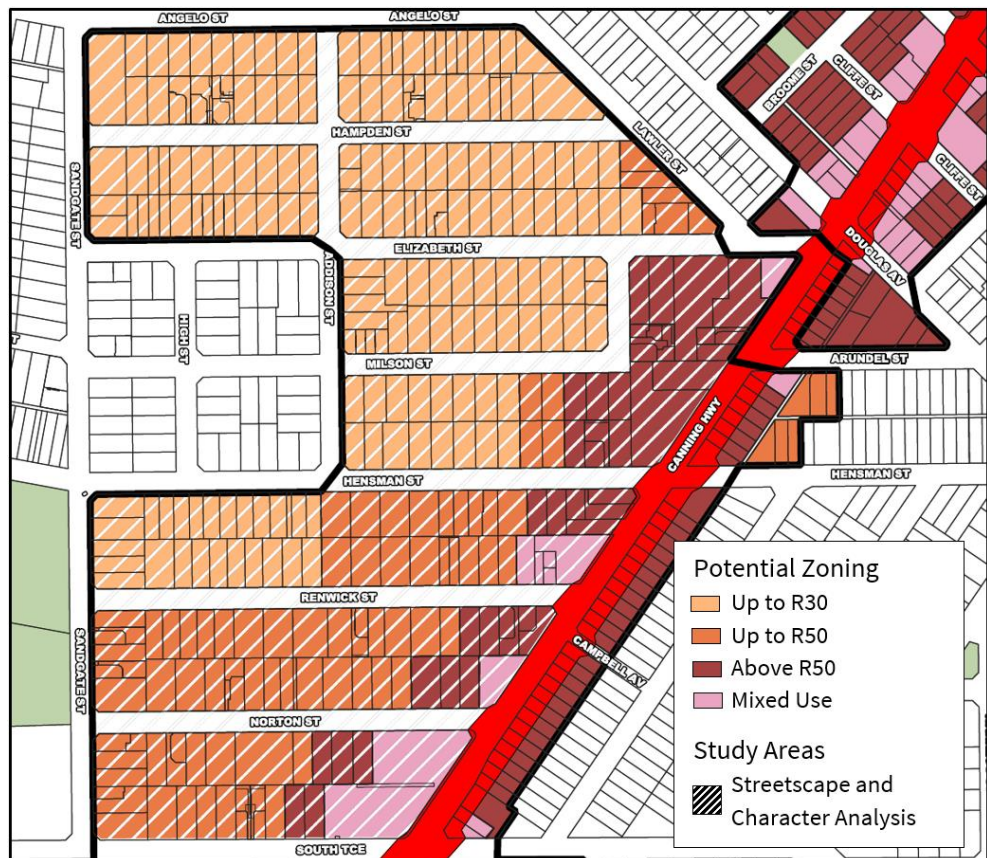


Figure 2b: Managed growth strategy Area 5 – Canning Highway Places 3, 4 & 5, as recommended to be modified.

iii. Modifications to align Managed Growth Area 5 (Canning Highway – Places 3, 4 & 5) and Area 10 (Preston Street Neighbourhood Centre) to street boundaries – Consultation Outcome #2

18 responses (out of 282, 6.38%) raised comments about managed growth area boundaries running along lot boundaries, rather than along street or open space boundaries. The responses suggested that using side and rear boundaries would provide insufficient built-form transition and a potential loss of privacy and solar access.

The boundary of managed growth area 5 (Canning Highway – Places 3, 4 & 5) was determined in reference to the study area boundary of the preceding ‘Canning Highway Residential Density and Built Form Study’ (2016). This study recognised that this boundary was established to inform more detailed analysis of streetscape, character and built-form considerations, including built form transition, prior to any density coding change. Notwithstanding, it is agreed that the use of road and/or open space reservations allows for a more gradual built form transition. It also enables a more holistic consideration of future density changes across a whole street block.

It is recommended three various boundaries of the managed growth strategy be modified to align to street boundaries as set out in the maps below. In all instances, this means the managed growth area is extended. However in these instances, the extension covers an area that has an existing coding that is similar in coding to the potential coding outlined on the managed growth area map. The modifications to the boundaries make it clear that future investigations of coding changes should consider street blocks as a whole. Maps setting out the originally proposed and currently proposed managed growth area boundaries provided below:

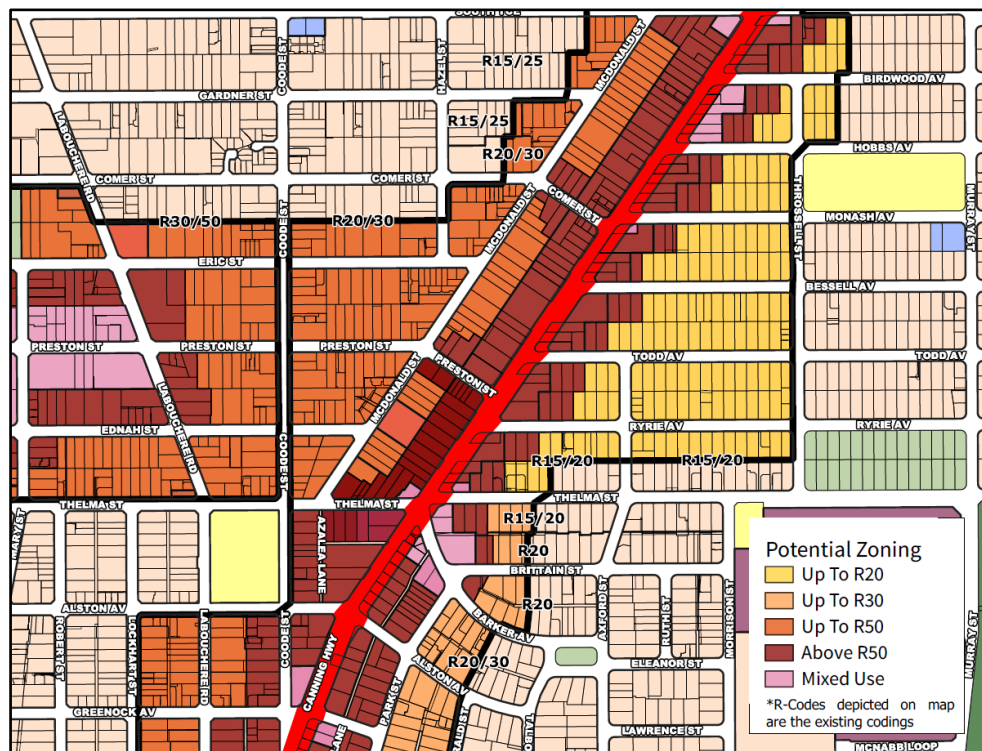


Figure 3a: Managed growth strategy Area 5 – Canning Highway Places 3, 4 & 5, as advertised, with existing R-Codes.

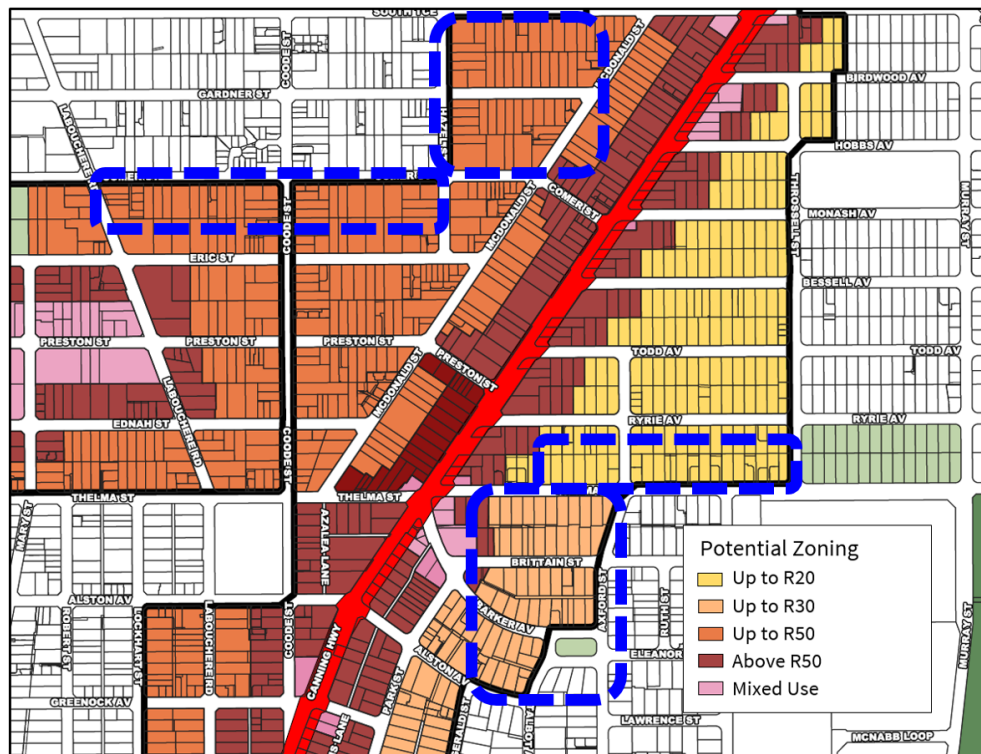


Figure 3b: Managed growth strategy Area 5 – Canning Highway Places 3, 4 & 5, as recommended to be modified.

iv. Built-form transition between codes – Consultation Outcome #2

In some of the managed growth areas a wide range of codes could potentially apply in the future. The Strategy Plan provides that in locations like Angelo Street and Preston Street, codes will either be ‘up to R50’ or ‘above R50’. The intent of this arrangement is to allow more detailed investigations to occur in the future; within a framework of a clear maximum or minimum code. This recognises that there is an absence of any detailed planning investigations for certain areas of the managed growth strategy. While this arrangement allows for a wide variety of codes to apply, it is recognised that an appropriate built form transition between codes will be necessary in all instances.

To ensure appropriate built form transitions between codes, particularly where the managed growth strategy provides for a wide range of possible densities, a further action is recommended to be added to strategy 4.1.1 (managed growth strategy) as follows:

‘(m) Ensure development provisions within activity centre plans, local planning policies and the Scheme that address the potential impacts of increased density on existing buildings/streetscapes and ensure appropriately managed built-form transition between high/medium density and lower density area.’

Delivery timeframe: Short–Medium’

v. Dual density coding system – Consultation Outcome #3

The most common responses received relating to dual density identified a lack of support for the existing dual density system (15 responses out of, 5.32%). This was also supplemented by a further three (3) responses (out of 282, 1.06%) that raised the comments that ‘existing dual density is not achieving expected outcomes’ and ‘dual density is too hard to meet/too subjective’ as issues.

Conversely, the second most recurrent comment expressed in responses relating to this matter was 'supportive of dual density initiatives' (5 responses out of 282, 1.77%).

The responses point clearly towards a general objection to the use of dual density codings. The existing dual density coding system is complex to interpret, diminishes certainty, and in some instances provides inequitable outcomes. It is therefore recommended, as supported by the responses, to remove dual density, where appropriate. It is however noted that removal of dual density in some areas may not be the best planning outcome and therefore each dual density area needs to be assessed on a case-by-case basis.

It is therefore recommended that action 4.1.2(a) remain and that the words '*with the intent to remove dual density codings where appropriate*' shall be added. This will make it clear that codings shall be investigated for removal in the first instance and in the limited instances they remain, be realigned to address the matters listed in action 4.1.2(a). It is considered that this modification will strengthen the action and clarifies the intent.

vi. Medium density development and design – Consultation Outcome #11

A recurrent response from the consultation period related to a concern around potential 'impacts of increased density on amenity' and how this would be addressed (14 responses out of 282, 4.96%). Impacts on privacy and overshadowing were the most common areas of concern, in particular where the draft Strategy contemplates higher codings and taller buildings than the current framework. Supplementary to this, respondents were supportive of applying and being consistent with Design WA (5 responses out of 282, 1.77%). There was also a clear desire that new developments be sustainable and of a high quality (3 responses out of 282, 1.06%), be designed better (7 responses out of 282, 2.48%), and provide greater separation between buildings (4 responses out of 282, 1.42%).

It is recognised that the managed growth strategy will enable the development of medium and higher density dwellings in various areas of the City and that having a robust framework to mitigate potential impacts on amenity is important. Earlier in 2019, the State Government adopted State Planning Policy 7.3 – Apartment Design as part of the 'Design WA' suite of documents and reform. A further identified stage of this reform is to develop a similar 'medium density' policy for development at codes between lower coded houses and higher density apartments (e.g. terrace houses, townhouses, Grouped Dwellings, etc.). It is expected that such a policy, along with SPP7.3 will ameliorate the concerns raised in the consultation.

In recognition of the feedback received and to ensure these matters are appropriately considered, irrespective of any possible State planning policy, it is recommended that strategy 4.5.1 (under Heritage, character and design) include an additional action as follows:

'(b) Investigate mechanisms that give consideration to the design quality of new development at lower and medium density codes, having regard to elements such as neighbourhood context and character, scale, landscape design, sustainability, occupant amenity, safety, aesthetics and dwelling diversity.'
Delivery timeframe: Short'

vii. Supermarket floor space – Consultation Outcome #5

A key finding of the ‘Activity Centres Review (2017)’, described in Part 2, section 5.2.5 (Non-residential growth in activity centres and urban corridors) was that there is currently an under-supply of supermarket floor space in the City, but particularly north-west of Canning Highway. Three (3) responses (out of 282, 1.06%) during the consultation specifically identified that a lack of supermarket space in this area was a concern.

In recognition of this finding of the Activity Centres Review and this feedback, it is recommended strategy 4.2.4 (under Activity centres and employment) include an additional action as follows:

‘(d) Investigate opportunities/locations for the provision of additional supermarket floor space generally north/west of Canning Highway. Ensure a new local planning scheme enables the development of this floor space at the locations identified. Delivery timeframe: Short-Medium’

This will reinforce the need to ensure that the planning framework appropriately provides for the range of essential uses required to service the population.

viii. Parking management – Consultation Outcome #7

The ‘South Perth Station Precinct Parking Management Action Plan’ was prepared in March 2017. This plan provides recommendations for the management of parking within part of the South Perth Activity Centre. However, many of the managed growth areas are not subject to an adopted parking management plan.

Parking and parking management was raised in responses throughout the consultation period and was a central discussion point during the focus groups. It was also clear from the responses received that concerns about parking are an existing concern that many feel will deteriorate as the City grows. The management of parking is an important part of managing impacts of growth. In order to ensure parking management is an integral consideration as part of the management of growth within each managed growth area, and in recognition of feedback received, a further action is recommended to be added to strategy 4.3.3 (under Transport and access) as follows:

‘(c) Develop and/or review Parking Management Plans for each of the managed growth strategy areas outlined in strategy 4.1.1 as necessary.’ Delivery timeframe: On-going’

ix. Bus network – Consultation Outcome #8

A consultation outcome for the transport and access key topic area was ‘Existing public transport service levels and cycling infrastructure will need to be expanded and reviewed to remain effective into the future’. This was reflected in a wide range of responses such as ‘existing infrastructure cannot support increased density’ (18 responses out of 282, 6.38%) indication that improved transport access is as a necessary component of increased population and activity. Some respondents felt there were finite limits to transport and access

within the City, including transport infrastructure, and that these provided limits on future development.

The draft Strategy provides actions relating to improving heavy rail, ferry and cycling accessibility, but does not include an action specifically relating to the bus network.

There is currently no service directly connecting the South Perth Activity Centre with the Bentley/Curtin Specialised Activity Centre, Canning Bridge Activity Centre or nearby centres in other local governments such as Booragoon or UWA/QEII. Likewise, six bus services run along the Kwinana Freeway, by-passing the City and important activity centres like Canning Bridge, Preston Street, Angelo Street and South Perth. Four of these services provide connection to Booragoon with two further services connecting to Fremantle; two important activity and employment centres.

In line with the managed growth strategy, it is important that the City's public transport network, and specifically the bus network, directly and efficiently serve key activity centres and urban corridors. As such, it is recommended that strategy 4.3.4 (under Transport and access) include an additional action as follows:

*'(f) Advocate for an expansion/review of the bus network to more directly and efficiently connect prominent activity centres
Delivery timeframe: On-going'*

x. Urban Forest Strategy and tree retention – Consultation Outcome #9

Since the preparation of the draft Strategy, the City has adopted the Urban Forest Strategy (2018-2023) ('UFS'). Action 4.4.1(a) under that key topic area of Environment and sustainability is recommended to be modified to include reference to the adopted UFS and reflect the two recommendations of the UFS relevant to tree retention on private land, being;

- Achieving a 25% increase in the number of trees on the 'Significant Tree Register'; and,
- Ensuring private development contributes towards the goal of planting 7,500 trees within the City.

A number of responses also raised concern with reference to protection of 'significant' trees, rather than 'mature' trees. The City maintains a 'significant tree register'. This Register identifies and protects trees of high value/significance in terms of historical value, great age, being a remnant native species or sentimental value. Strategies 4.4.1(a) and 4.1.2(a) both refer to the protection of 'significant trees'. However the associated actions describe situations that would apply to mature trees (of appropriate species); such as a mature tree retained on a development site under P350.05 – Trees on Development Sites and Street Verges. It is therefore recommended strategy 4.4.1(a) and 4.1.2(a) be modified to use the word 'mature' in lieu of significant to address these responses.

xi. Environmental considerations – Consultation Outcome #10

Consultation outcome #10 identifies the need for greater consideration of environmental risks and sustainability in future planning. The draft Strategy contains a number of strategies relating to such matters, including consideration of flood risk, high-water tables, bush-fire risk, and the sustainability rating of new buildings. However based on responses received during the consultation, it has been identified that matters such as waste management and water sensitive urban design are not appropriately addressed.

To address responses relating to waste management, an additional strategy and action is recommended to be added to key topic area 4.4 (Environment and sustainability) as follows:

‘Strategy: 4.4.4 Integrate waste management considerations into the planning framework.

Action: Develop a waste management local planning policy that reflects the principles of any adopted waste and resources management plan of the City and outlines how waste should be managed in new development.

Delivery timeframe: Medium’

The City received advice from the Department of Biodiversity, Conservation and Attractions identifying that the draft Strategy should consider matters such as water sensitive urban design principles and protection of waterway, consistent with a number of state planning policies and guidelines. To address this, it is recommended existing action 4.4.3 (under Environment and sustainability) be modified as follows:

‘Develop appropriate provisions through the Scheme and/or policies to ensure development allows for the impact of flood risk, high water tables and bushfire risk. Adopt provisions that consider/promote water-sensitive urban design principles, the protection of water resources, waterways and foreshore areas.’

xii. Heritage compatibility – Consultation Outcome #12

An additional action, aligned to strategy 4.5.2 (under Heritage, character and design), is recommended to be added as follows:

‘(d) Review P313 – Local Heritage Listings to ensure new development adjacent to heritage places considers the relationship between each place in terms of scale, materials, separation and landscaping.’

Delivery timeframe: Short’

The purpose of this action is to ensure P313 identifies (where it currently does not) a framework for the assessment of impact from new developments on adjacent heritage places in terms of scale, materials, separation and landscaping. This is important to ensure that the planning framework appropriately considers and provides appropriate guidance for heritage management. Concern about the impact on new development adjacent to heritage places was a recurring comment expressed during the consultation; ‘more preservation of heritage from large developments, particularly in activity centres’ (8 responses out of 282, 2.84%) being a recurrent response.

xiii. Aboriginal heritage sites and places – Consultation Outcome #12

Two responses (out of 282, 0.71%) identified a lack of strategies/actions relating to the consideration of Aboriginal cultural heritage. It is integral that the planning framework recognises and respects aboriginal heritage. It is therefore recommended that a further strategy and action be added to the Strategy under section 4.5 (Heritage, character and design), as follows;

‘Strategy: 4.5.4 Ensure the City’s planning framework acknowledges and respects aboriginal cultural heritage.

Action: develop a framework to undertake cultural heritage assessment within the City for registered Aboriginal sites and places.

Delivery timeframe: On-going’

xiv. Economic development and place planning – Consultation Outcome #16

Consultation outcome #16 outlines that ‘there is support for increased tourism, entertainment and temporary event uses in key activity centres and tourist destinations’. Nine responses (out of 282, 3.19%) received during the consultation period were in support of ‘increased tourism, entertainment, and temporary events’. Responses cited there was a lack of vibrancy, particularly in the evenings, and that more small bars, cafes and food trucks and would improve this situation (3 responses out of 282, 1.06%).

The strategies contained in section 4.7 (Tourism and entertainment) set out a number of responses that were intended to address these matters. However none of the actions provide a specific tool that would allow the implementation of increased tourism, entertainment and event uses within each location. To address this, it is recommended the following additional action be added to strategy 4.7.1;

‘(c) Develop ‘Place Plans’ for each of the activity centres (as applicable) that considers the design and functioning of public spaces, economic development opportunities.’

Delivery timeframe: Medium-Long’

Modifications not aligned to consultation outcomes

xv. Facilities of community benefit/need

There were a number of responses that raised the need to provide land uses of community benefit/need that are of a scale to adequately service the growing population (7 across a range of land uses such as aged-care, schools and community facilities, 2.48%). 5 responses (out of 282, 1.77%) also raised support for an aquatic facility. These were supplemented by very specific feedback typically from or on behalf of the facility owner/operator about the inflexibility within the Scheme to consider and determine such proposals. This includes facilities such as aged-care facilities, educational establishments (including private schools), hospitals, kindergartens and child day-care facilities. It is in the wider community’s interest that these proposals are provided for and due consideration is given to such proposals by a decision maker.

The land use of 'Hospital' and 'High Level Aged Care' are prohibited in zones except the Residential and Private Institution zones. Similarly 'Family Day Care', which must occur within a dwelling, is prohibited in a number of zones where Single Houses are permitted or discretionary. The restrictions on such uses extend to built-form requirements that are unlikely to be tailored towards such uses (such as plot ratio limits/controls).

It is recommended the City's future planning framework be more flexible when such uses are proposed in order to better respond to community needs. It is recommended strategy 4.2.4 (under Activity centres and employment) include an additional action as follows:

'(e) Include provisions in the next local planning scheme that provide a framework the consideration of proposals involving facilities of community and civic benefit/need, including but not limited to aged care facilities, hospitals, cultural facilities and child day-care centres/kindergartens.'
Delivery timeframe: Short'

This approach:

- Allows the City to more flexibly, but overall more robustly, consider proposals that are of community/civic benefit; and
- Aligns with the increasingly performance based approach to development and land use assessment emerging within the local and State planning frameworks.

xvi. Diverse and affordable housing and accommodation

Recently, the City has progressed a number of amendments to the Scheme that provide for a diverse range of accommodation, specifically student and aged-person accommodation/care. This includes amendment 60 relating to land within the Waterford Triangle and amendment 45 (relating to the 'Southcare' site). These amendments were, in part, because the Scheme did not allow the consideration of the land use in the particular location. Uses such as student and aged-person accommodation/care still allow for the permanent occupation of buildings, even if these buildings are not considered to constitute 'dwellings'. In that respect, the underlying nature of land use remains similar to typical residential dwellings; albeit that the built-form and intensity of the use differs.

It is recommended the draft Strategy be modified to outline that, in any new local planning scheme, the City should take a more performance-based rather than prescriptive approach to the assessment and consideration of uses involving diverse, but otherwise permanent accommodation. It is recommended that strategy 4.1.2 (under Population and housing) include an additional action as follows:

'(e) Include provisions in the next local planning scheme that provide a framework the consideration of proposals involving a range of accommodation types, such as student, aged and independent living accommodation.'
Delivery timeframe: Short'

This action aligns with strategy 4.1.2 which outlines that that future planning of the City should promote housing choice and opportunities for existing populations to 'age in place'.

xvii. Minor modifications

A number of other minor modifications to strategies and actions are also recommended. These modifications are set out in **Attachment (b)** and seek to clarify the purpose and intent of some of the strategies and actions, and also to fix inconsistencies. These modifications are as follows:

- Modifying strategy 4.1.1(h) to replace reference to the R40 code with the R30 code to reflect the Strategy Plan;
- Deleting the word 'new' prior to the word housing in strategy 4.6.2. Some responses received during the consultation period interpreted 'new housing' in the context of this strategy to mean that housing would be built upon public open space; which is not proposed.
- Depict the former 'Telstra Site' a Lot 3 Ley Street as being subject to a 'Centre' zoning. The site is currently subject to a Local Reserve (Public Purpose). The Centre zoning recognises the classification of the land under the Canning Bridge Activity Centre Plan as 'Mixed Use (M10)'.

Additions/modifications to Part 2 (State and Regional Planning Context and Local Profile)

The draft Strategy was prepared in September 2018. Since that time a number of changes to the planning framework (of the both the City and the State government) have occurred. The following modifications are recommended to be made to Part 2 of the draft Strategy to ensure it remains consistent with the planning framework:

- Amend section 3.4 (Development Control Policies) to remove discussion relating to Development Control Policy 1.4 – Functional Road Classification for Planning to reflect that fact it has been rescinded by the WAPC.
- Update the discussion in section 3.3 (State Planning Policies) to include discussion about State Planning Policy 3.1 (Residential Design Codes), the introduction of State Planning Policy 7 (Design of the Built Environment) and planned future policies from the 'Design WA' suite of documents;
- Amend section 5.2.5 (Non-residential growth in activity centres and urban corridors) to more clearly articulate the outcomes of the 'Activity Centres Review (2017)' under the heading 'Other activity centres and urban corridors'.
- Update section 5.6.3 to reflect recent changes made through the 'Bushfire Framework Review 2019', which results removal of 'bush-fire prone' classification in a number of locations throughout the City;
- Update section 5.7 (Heritage and character) to reflect the finalisation of the City's recent Local Heritage Inventory and Heritage List review.

Consultation outcomes without recommended modifications

While a number of modifications to the draft Strategy are recommended, a number of 'Consultation Outcomes' have not resulted in any modifications. The reasons for this are set out in the table below:

Consultation Outcome	Officer comment
(1) It is appropriate to plan for a growing population though if the extent of growth forecast eventuates, it will considerably change the City of South Perth.	The series of modifications recommended as part of this report along with the existing strategies and actions, particularly those relating to the managed growth strategy, are intended to collectively address this consultation outcome.
(4) Opportunities for housing and employment are supported within the Bentley/Curtin Specialised Activity Centre.	Strategy 4.1.1(e) already identifies that planning for the Bentley/Curtin Specialised Activity Centre should be progressed and include a mix of employment and housing opportunities.
(6) Future planning should not rely on a heavy rail station at South Perth.	The future planning of the City, including the planning for the South Perth Activity Centre, are not dependent upon the realisation of a heavy rail station at South Perth. While responses raised a degree of objection to this proposal, the potential for a station will improve access to and from the South Perth Activity Centre and is recommended to remain as an action in the draft Strategy. This indicates the City remains open to the provision of a station by the State government in the future.
(13) Voluntary contributions that assist in accommodating growth and improving public infrastructure are supported.	Existing strategy 4.6.2 outlines the approach to voluntary contributions for new community infrastructure and where such criteria should apply. No modification to this strategy is considered necessary.
(14) Open space is highly valued and should be protected and sympathetically upgraded.	The existing strategies of the 'Community facilities and public open space' key topic area (4.6) are already considered to address this outcome and seek to protect and sympathetically upgrade existing open space, in line with adopted plans (such as the South Perth Foreshore Strategy and Management Plan).
(15) Short-term accommodation needs to be appropriately managed and located.	Existing strategy 4.7.2 is considered to address this outcome without the need for modification.

Consultation

As described earlier in this report, there has been extensive preliminary and formal consultation undertaken. The preliminary consultation activities, along with other considerations, informed the preparation of the draft Strategy. The formal consultation has helped identify elements of the draft Strategy that required modification, prior to the Council resolving to support the Strategy.

In accordance with regulation 13 of the Regulations, formal consultation on the draft Strategy was carried out between 12 March 2019 and 10 June 2019 (90 days). City officers undertook a number of structured consultation activities to raise awareness of the project and to encourage feedback.

Pursuant to regulation 14(3)(b) of the Regulations, the City is required to submit a schedule of submissions/responses to the WAPC. The 'Local Planning Strategy Consultation Report' document contained in this report at **Attachment (a)** includes a summary of the responses received during the comment period and a detailed analysis this feedback.

Policy and Legislative Implications

The requirement for, process for the preparation of, and content of a local planning 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 context of the WAPC's Local Planning Manual that provides guidance on the preparation and content of a local planning strategy.

Any future scheme amendment that does not align with an endorsed Strategy will be considered a 'complex' amendment, which requires additional steps and a more extended period of public consultation than a 'basic' or 'standard' amendment.

The statutory stages for the preparation of a local planning strategy are set out below, together with a date for each stage. The stages which have been completed are shown shaded:

September 2018	Strategy prepared and endorsed by Council for the purpose of advertising.
Late 2018	Strategy forwarded to WAPC for certification for advertising.
February 2019	Certification to advertise Strategy received from WAPC.
March-June 2019	Strategy consultation undertaken (90 days)
September 2019	Strategy considered by Council and submitted to WAPC.
Late 2019/Early 2020	Strategy endorsed by WAPC.

Regulation 14(2) states that:

'The local government may –

- (a) Support the local planning strategy without modification; or*
- (b) Support the local planning strategy with proposed modifications to address issues raised in submissions.'*

The Regulations provide Council with the ability to support the draft Strategy either as advertised, or with modifications. There is no ability under the Regulations for Council to refuse to support the draft Strategy. Following the Council resolution, the draft Strategy is required to be forwarded to the WAPC for endorsement. The WAPC may:

- (a) Endorse the Strategy without modification;
- (b) Endorse the Strategy with some or all of the modifications proposed by the local government; or,
- (c) Require the local government to modify the Strategy in the manner specified by the Commission before the Strategy is resubmitted to the Commission for endorsement; or,
- (d) Refuse to endorse the Strategy.

Once endorsed by the WAPC, the Strategy becomes part of the City's planning framework.

Financial Implications

The preparation, advertising and submission of the Strategy is included in the 2019/2020 operational budget. The Strategy provides the high-level direction for the future development of the City's planning framework; namely the preparation and implementation of a new Local Planning Scheme. Preparation of this framework will have future financial implications for the City in that it will require the preparation of a number of further informing and enabling planning examinations.

Strategic Implications

The draft Strategy will ensure that the future development and growth within the City is appropriately managed and aligned to the City's Strategic Community Plan. An adopted Strategy will be periodically reviewed to ensure it remains up to date and aligned to the Strategic Community Plan.

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

- 10.3.1 (a): Local Planning Strategy Consultation Report (*Published Separately*)
- 10.3.1 (b): Schedule of modifications (*Published Separately*)
- 10.3.1 (c): Schedule of modifications as required by WAPC (*Published Separately*)
- 10.3.1 (d): Draft Local Planning Strategy - Approved for Advertising by WAPC (*Published Separately*)

10.4 STRATEGIC DIRECTION 4: LEADERSHIP

10.4.1 Listing of Payments - August 2019

Location:	Not Applicable
Ward:	Not Applicable
Applicant:	Not Applicable
File Ref:	D-19-80890
Meeting Date:	24 September 2019
Author(s):	Abrie Lacock, 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 between 1 August 2019 and 31 August 2019 for information. During the reporting period, the City made the following payments:

EFT Payments to Creditors	(400)	\$4,370,432.97
Cheque Payment to Creditors	(9)	\$77,251.00
Total Monthly Payments to Creditors	(409)	\$4,447,683.97
EFT Payments to Non-Creditors	(54)	\$79,550.69
Cheque Payments to Non-Creditors	(0)	\$0.00
Total EFT & Cheque Payments	(463)	\$4,527,234.66
Credit Card Payments (August 2019)	(6)	\$24,060.54
Total August Payments	(469)	\$4,551,295.20

Officer Recommendation AND COUNCIL DECISION

Moved: Councillor Travis Burrows
Seconded: Councillor Colin Cala

That the Council receives the Listing of Payments for the month of August 2019 as detailed in **Attachment (a)**.

CARRIED BY EXCEPTION RESOLUTION (9/0)

Background

Regulation 11 of the Local Government (Financial Management) Regulations 1996 requires the development of procedures to ensure the approval and authorisation of accounts for payment. These controls are documented in Policy P605 - Purchasing and Invoice Approval and Delegation DM605 sets the authorised purchasing approval limits.

After an invoice has been matched to a correct Goods Receipt Note in the financial system, 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 for August 2019 is included at **Attachment (a)**.

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.

In accordance with the Council resolution on 26 March 2019, the attached report includes a "Description" for each payment. Officers provide a public disclaimer in that the information contained within the "Description" is unlikely to accurately describe the full nature each payment. In addition, officers have used best endeavours to redact (in black) information of a private or confidential nature.

The report records payments classified as:

- **Creditor Payments**

These include payments by both cheque and EFT to regular suppliers with whom the City transacts business. The reference numbers represent a combination of both date and batch number of each payment.

- **Non Creditor Payments**

These one-off payments that include both cheque and EFT are made to individuals / suppliers who are not listed as regular suppliers. The reference numbers represent a combination of both date and batch number of each payment.

- **Credit Card Payments**

Credit card payments are now processed in the Technology One Finance System as a creditor payment and treated as an EFT payment when the bank account is direct debited at the beginning of the following month.

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 directly debited from the City's bank account in accordance with the agreed fee schedules under the contract for provision of banking services.

Consultation

Nil.

Policy and Legislative Implications

Regulation 11 of the Local Government (Financial Management) Regulations 1996.
Policy P605 - Purchasing and Invoice Approval and Delegation DM605.

Financial Implications

The payment of authorised amounts is within existing budget provisions.

10.4.1 Listing of Payments - August 2019

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): Listing of Payments - August

10.4.2 Monthly Financial Statements - August 2019

Location:	Not Applicable
Ward:	Not Applicable
Applicant:	Not Applicable
File Ref:	D-19-80891
Meeting Date:	24 September 2019
Author(s):	Abrie Lacock, 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 are provided within the Attachments ((a)-(i)), with high level analysis contained in the comments of this report. The commencement of new accounting software (1System Project) on 1 July 2019, required all reports to be created. For July, the main focus was to produce the essential reports, now the August reports include the full suite. The reports are still considered interim until the Annual Financial Statements are completed and Audited. Whilst the majority of balances are unlikely to change, there may be changes to the Statement of Financial Position (balance sheet).

Officer Recommendation AND COUNCIL DECISION

Moved: Councillor Travis Burrows
Seconded: Councillor Colin Cala

That Council notes the interim Financial Statements and report for the month ended 31 August 2019.

CARRIED BY EXCEPTION RESOLUTION (9/0)

Background

Regulation 34(1) of the Local Government (Financial Management) Regulations 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 2019/20 budget adopted by Council on 25 June 2019, determined the variance analysis for significant amounts of \$10,000 or 10% for the financial year. 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.

It should be noted that these statements are interim, in that all the 2018/19 year-end accounting transactions and reconciliation are being finalised. The final annual financial statements form part of the Annual Report. These financial statements are audited by the WA Auditor General and presented at the annual Meeting of Electors held each year.

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 1996. 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.

Commencement of new accounting software (1System Project) on 1 July 2019 has created some challenges as the budget was based on the Chart of Accounts within Authority, the old financial system. These budgets were loaded and reported within the Chart of Accounts in the Technology One CiAnywhere Finance System (1System Project). This results in some of the Budgets v Actuals appearing in the reports slightly differently. This does not affect the overall budget for each business unit, rather the detailed lines within. These budget adjustments, with nil effect on the closing position, will be presented for Council approval at a future meeting.

Actual income from operating activities for August year-to-date (YTD) is \$47.38m in comparison to budget of \$46.95m. Actual expenditure from operating activities for August is \$9.84m in comparison to budget of \$11.38m. Variations in the month of August are common with a lower activity following the budget adoption.

Actual Capital Revenue YTD is \$0.101m in comparison to the budget of \$0.768m. Actual Capital Expenditure YTD is \$1.119m in comparison to the budget of \$2.279m. As described during the budget deliberations, the estimation of capital projects that may carry-forward from one year to the next is challenging as it is dependent on estimating the completion of work by 30 June by a contractor. As in previous years, there are a number of capital projects that will require a budget adjustment as they were not re-budgeted for in 2019/20.

Cash and Investments balance is \$71.858m. Traditionally, August cash is a higher balance following the collection of rates revenue for the 2019/2020 year. Consistent with previous monthly reports, this information is contained within the Statement of Financial Position. In addition, further detail is included in a non-statutory report (All Council Funds).

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 46.01% of its investments in institutions that do not provide fossil fuel lending. The Summary of Cash Investments, 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 1995* and regulation 34 and 35 of the Local Government (Financial Management) Regulations 1996.

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

10.4.2 (a):	Statement of Financial Position
10.4.2 (b):	Statement of Change in Equity
10.4.2 (c):	Statement of Financial Activity
10.4.2 (d):	Operating Revenue & Expenditure
10.4.2 (e):	Significant Variance Analysis
10.4.2 (f):	Capital Revenue & Expenditure
10.4.2 (g):	Statement of Council Funds
10.4.2 (h):	Summary of Cash Investments
10.4.2 (i):	Statement of Major Debtor Categories

10.4.3 Local Government Insurance Service (LGIS)

Location:	Not Applicable
Ward:	Not Applicable
Applicant:	Not Applicable
File Ref:	D-19-80892
Meeting Date:	24 September 2019
Author(s):	Abrie Lacock, 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

WALGA President and Chair of the Local Government Insurance Service (LGIS) Cr Lynne Craigie OAM has requested a Council report be progressed to describe the annual surplus allocation process. This report has been prepared to provide a copy of the letter, as well as describe the existing processes to ensure Council are aware of how insurance is administered within the City.

Officer Recommendation AND COUNCIL DECISION

Moved: Councillor Travis Burrows
Seconded: Councillor Colin Cala

That Council note the letter from Cr Lynne Craigie, WALGA President and Chair of the Local Government Insurance Service.

CARRIED BY EXCEPTION RESOLUTION (9/0)

Background

WALGA President and Chair of the Local Government Insurance Service (LGIS) Cr Lynne Craigie OAM wrote to the City on 5 August 2019 requesting the City include a report to Council advising of the annual surplus allocation (**Attachment a**). Due to the timing of knowing a potential surplus, an adjustment is best undertaken during the statutory Half Year Budget Review. An adjustment is dependent on insurance premiums covering the cost of the scheme in each year. The Half Year Review is considered by Council in February each year and must be adopted by an absolute majority.

On 9 April 2019, LGIS attended a concept briefing presenting to Councillors and officers the history of the LGIS Scheme. They described the operational model, oversight and management, as well as claims management for the Scheme.

Comment

The request from the Chair of the LGIS, Cr Lynne Craigie, was to ensure Council was aware of LGIS operations. Over the past few years, the City has requested LGIS to present at Concept Briefings and this years briefing occurred on 9 April 2019.

At the Concept Briefing, LGIS described how the mutual model rewards good risk management practices and allows for surplus funds to go back to the community. From 2007, the scheme surplus was \$425,974 which comprised:

- \$250,180 cash being returned
- \$80,588 funding for risk priorities
- \$13,200 health and wellbeing funding (annually for three years)
- \$85,204 contribution credits

These adjustments are handled through the budget adjustment process. Similarly, the City is required to make additional payments when insurance premium caps have been reached.

Some of the credits are used for a range of purposes, including procurement training, risk management and occupational health and welfare initiatives. As described during the Concept Briefing, these initiatives have improved the City as well as the sector as it has contributed to a relative reduction in premiums as a result of better practices.

In regards to the letter received, officers do not recommend any changes to the current practice as it provides appropriate administration and oversight by Council.

Consultation

No external consultation was undertaken.

Policy and Legislative Implications

Adoption of the annual budget and budget adjustments are completed in accordance with the Local Government Act 1995 and regulations and occur via an absolute majority resolution of Council.

Financial Implications

As described above, allocation of funds occurs through the adoption of the annual budget or a budget adjustment determined by a resolution of Council.

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

10.4.3 (a): Letter from the Chair of LGIS

10.4.4 Tender 7/2019 - Replacement of Existing Concrete Slab Footpaths with Poured In-situ Concrete Footpaths

Location:	Not Applicable
Ward:	All Wards
Applicant:	Not Applicable
File Reference:	D-19-80893
Meeting Date:	24 September 2019
Author(s):	Steve Atwell, Manager Programs Delivery
Reporting Officer(s):	Mark Taylor, Director Infrastructure Services
Strategic Direction:	Leadership: A visionary and influential local government
Council Strategy:	4.3 Good Governance

Summary

This report considers submissions received from the advertising of Tender 7/2019 for the Replacement of Existing Concrete Slab Footpaths with Poured In-situ Concrete Footpaths.

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

Officer Recommendation AND COUNCIL DECISION

Moved: Councillor Travis Burrows
Seconded: Councillor Colin Cala

That Council:

1. Accepts the tender submitted by Cobblestone Concrete for the Replacement of Existing Concrete Slab Footpaths with Poured In-situ Concrete Footpaths in accordance with Tender Number 7/2019 for the period of three years with the option to extend for an additional two year period at the City's discretion;
2. Accepts the estimated tender price of \$2,026.394 excluding GST as included in **Confidential Attachment (a)**.

CARRIED BY EXCEPTION RESOLUTION (9/0)

Background

The necessity to replace existing concrete slab footpaths is determined following detailed condition auditing and prioritisation of the pedestrian thoroughfare. The 2019/20 Capital Budget includes an allocation of approximately \$200,000 for works to be implemented utilising this contract.

A Request for Tender (RFT) 7/2019 for the "Replacement of Existing Concrete Slab Footpaths with Poured In-situ Concrete Footpaths" was advertised in The West Australian newspaper on Saturday 15 June 2019 and closed at 2.00pm on Tuesday 16 July 2019.

Tender offers were invited as a Schedule of Rates pricing model.

The contract is for the period of three years with the option at the City's discretion to extend for an additional two year period.

Comment

At the close of the tender advertising period seven submissions had been received and these are listed in the table below:

TABLE A – Tender Submission

Tender Submission
1. Uniplex P/L
2. Axiis
3. Remote Civils Australia
4. Cobblestone Concrete
5. Capital Recycling
6. Dowsing Group P/L
7. Capital Recycling – Alternative Tender

The Tenders were reviewed by an Evaluation Panel and assessed according to the qualitative criteria and weighting detailed in the RFT, also stated in Table B below.

TABLE B - Qualitative Criteria

Qualitative Criteria	Weighting %
1. Relevant Experience	40%
2. Key Personnel Skills and Resources	20%
3. Demonstrated Understanding	20%
4. Price	20%
Total	100%

Based on the assessment of all submissions received for Tender 7/2019 "Replacement of Existing Concrete Slab Footpaths with Poured In-situ Concrete Footpaths", it is recommended that the tender submission from Cobblestone Concrete be accepted by Council.

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

Consultation

Public tenders were invited in accordance with the *Local Government Act 1995* (the Act).

Policy and Legislative Implications

Section 3.57 of the Act requires a local government to call tenders 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 tenders must be called and accepted.

The following Council Policies also apply:

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

Financial Implications

The full cost of the works for year one is included in the 2019/2020 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

10.4.4 (a): Recommendation Report (*Confidential*)

10.7 MATTERS REFERRED FROM COMMITTEE MEETINGS

10.7.1 City of South Perth Economic Development Discussion Paper

Location:	Not Applicable
Ward:	Not Applicable
Applicant:	Not Applicable
File Ref:	D-19-80894
Meeting Date:	24 September 2019
Author(s):	Bernadine Tucker, Manager Governance
Reporting Officer(s):	Geoff Glass, Chief Executive Officer
Strategic Direction:	Economy: A thriving City activated by innovation, attractions and opportunities
Council Strategy:	2.2 Activated Places

Summary

This report responds to a Notice of Motion submitted by Councillor Travis Burrows at the February 2019 Council Meeting requesting an economic development discussion paper be prepared.

Committee Recommendation AND COUNCIL DECISION

Moved: Councillor Travis Burrows
Seconded: Councillor Colin Cala

That:

1. The Property Committee receives the Economic Development Discussion Paper; and
2. A further report be presented to the Property Committee on the development and implementation of an Economic Development Strategy.

CARRIED BY EXCEPTION RESOLUTION (9/0)

Background

At the Council meeting held 26 February 2019, the following Notice of Motion was endorsed:

That Council:

1. *Prepares a discussion paper on the promotion of economic development in the City.*
2. *The discussion paper is presented to Council as part of the 2019/20 budget deliberations.*

On 14 May 2019, a workshop was held with Councillors on economic development where a snapshot of the economic portfolio of the City was discussed. The workshop also enabled Councillors to provide feedback on the development of the economic discussion paper.

Following the workshop, an economic discussion paper began to be developed. However, the staff member compiling the discussion paper left the City in June and the discussion paper was not completed in time for the budget deliberations.

Comment

The City outsourced the Economic Development Discussion Paper to Pracsys who developed a paper covering critical success factors for the City. Their paper includes:

1. What is economic development and how economic development factors feed into wider local government decision making
2. The role of local government in economic development (control, influence, monitor)
3. A high level overview of potential economic development opportunities/directions in South Perth including background data analysis of local businesses, employment and land uses
4. The role of stakeholder consultation and an overview of the process and techniques
5. The structure of an economic development strategy and key components
6. Recommendations.

The Economic Development Discussion Paper is a comprehensive document that provides a good overview of economic development in the City and provides future discussion points for Elected Members.

Consultation

Nil.

Policy and Legislative Implications

Nil.

Financial Implications

Nil.

Strategic Implications

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

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

Attachments

10.7.1 (a): South Perth Economic Development Discussion Paper

10.7.2 Proposed Recreation and Aquatic Facility

Location:	Not Applicable
Ward:	Not Applicable
Applicant:	Not Applicable
File Ref:	D-19-80895
Meeting Date:	24 September 2019
Author(s):	Jac Scott, Manager Business & Construction Naomi Kavanagh, Senior Projects Officer
Reporting Officer(s):	Mark Taylor, Director Infrastructure Services
Strategic Direction:	Community: A diverse, connected, safe and engaged community
Council Strategy:	1.2 Community Infrastructure

Summary

This report provides information on the progression of a proposed Recreation and Aquatic Facility within the City.

Amended Motion AND COUNCIL DECISION

Moved: Councillor Travis Burrows
Seconded: Councillor Glenn Cridland

That Council:

1. Formally acknowledge and thank the Federal Member for Swan, Hon Steve Irons MP and accept (subject to the execution of appropriate documentation and agreements as required) the May 2019 Federal Election Coalition Commitment of \$20m for a Recreation and Aquatic Facility in the City of South Perth;
2. Confirm as the preferred site the Collier Park Golf Course (north of the Clubhouse) as the selected location based on opportunities for establishing integrated facilities, enhancing commercial and operational viability, future proofing the golf course and attracting partner funding opportunities;
3. That the preferred site be used for the purpose of advancing the feasibility business case with the business case to include a stakeholder and funding strategy, estimates on capital and operational costs, delivery and operational procurement models, delivery risk assessment, facility scope and accommodation plans, and any required commercial and partner agreements;
4. Request the Chief Executive Officer to initiate and establish formal governance arrangements with prospective partners and to seek external funding support;
5. That all decision milestones on the progress of the project be reported direct to Council for its determination.

Reasons for Change:

1. The matter of a swimming pool in South Perth has been around for many years. We now have the opportunity to properly investigate and establish if it is viable.
2. This current proposal is far different to previous proposals given what it may include. This is particularly important for the financial viability. I will not support it if it is not financially viable.
3. This current proposal and concepts have been the subject of several workshops and briefings to elected members and has been included in the Council's Strategic Community Plan.
4. I listened to the deputations last week, particularly around consultation and have had many other conversations with local residents including Golfer's, which I'm one of.
5. In order to have meaningful and informed consultation we need nominate a proffered site in order to prepare a preliminary design, develop a capital budget, a detailed delivery schedule, an operating budget and model, sustaining capital and funding model. These will all form part of the feasibility and business plan and be a part of the gateway to broad consultation before any final approval can be put to Council.
6. What we are approving here tonight is one step towards informed consultation with all stakeholders and residents. There will be numerous milestones along the way and this motion provides greater clarity for that journey. Like all projects the work needs to be done before you proceed to construct anything.

For: Councillor Burrows, Councillor Cridland, Mayor Doherty, Councillor Irons, Councillor McDougall

Against: Councillor Cala, Councillor D'Souza, Councillor Manolas, Councillor Milner

CARRIED (5/4)

COMMITTEE RECOMMENDATION

That the Property Committee recommends to Council to:

1. Formally acknowledge and accept (subject to the execution of the appropriate documentation and Council approvals) the May 2019 Federal Election Coalition Commitment of \$20m for a Recreation and Aquatic Facility in the City of South Perth;
2. Confirm the preferred site (Collier Park Golf Course north of Clubhouse) as the selected location for the Recreation and Aquatic Facility;
3. Request the Chief Executive Officer establish formal governance arrangements with prospective partners to detail project scope, planning and design;
4. Prepare a funding and delivery strategy; and
5. Defer consideration of this Item to the September Ordinary Meeting of Council.

Officer Recommendation

That the Property Committee recommends to Council to:

1. Formally acknowledge and accept the May 2019 Federal Election Coalition Commitment of \$20m for a Recreation and Aquatic Facility in the City of South Perth;
2. Confirm the preferred site (Collier Park Golf Course north of Clubhouse) as the selected location for the Recreation and Aquatic Facility;
3. Request the Chief Executive Officer establish formal governance arrangements with prospective partners to detail project scope, planning and design; and
4. Prepare a funding and delivery strategy.

Background

The development of an aquatic facility within the City of South Perth (the City) has been the subject of a range of proposals dating back many years. More recently, an integrated, larger scale Recreation and Aquatic Facility (RAF) was incorporated into the Council's Strategic Community Plan.

Since 2003 the City has conducted six studies and delivered nine community polls / surveys incorporating sport and recreation needs. The community has indicated significant support for aquatic facilities, indoor sports and a gymnasium.

The City's only indoor recreation facility (George Burnett Leisure Centre) is below industry standard for provision of indoor sports and recreation, comprising one under-sized sports court. The minimum requirement for indoor sports such as basketball and netball is three to eight courts.

The City has no public aquatic facilities, which restricts the local community's ability to participate in recreation programs such as 'Learn to Swim' programs. A review undertaken in 2015 indicated that a conventional swimming pool, whilst publicly supported would require ongoing financial subsidy to meet operational costs.

The benefits of developing a multi-purpose recreation facility like the proposed RAF were highlighted in the City's Community Recreation Facilities Plan. The adopted Plan recommends the City to investigate provision of a Regional Recreation and Aquatic facility to include:

- Six to eight indoor sports courts to accommodate netball, basketball, volleyball, badminton, table tennis and other relevant sports;
- Outdoor and indoor swimming pool, leisure water, spa / sauna and other necessary aquatic sports;
- Education spaces, commercial spaces, entrainment spaces (function areas, golf), gymnasium, health and wellness space;
- Partnerships with Federal, State and regional stakeholders such as Curtin University and the Town of Victoria Park and commercial operators to assist in capital and life cycle funding; and
- Repurposing of the existing Geoff Burnett Leisure Centre.

At the meeting held in October 2018, Council resolved to:

1. *Reaffirm its commitment for the planning and promotion of the development of recreation and aquatic facilities to service community needs in accordance with Strategic Outcome 1.2(C) of the City of South Perth Strategic Community Plan 2017-2027;*
2. *Commence formal engagement with Federal and State Governments, adjoining local authorities, tertiary institutions, peak sporting bodies and commercial operators to gauge their interest, support and involvement in a regional scale multi-use leisure and aquatic facility to be located within the City;*
3. *Advance work on the design concepts and preferred sites to enable preparation of a detailed Business Plan to be submitted to Council by July 2019;*
4. *Commit to consultation with stakeholder groups and the public on the refinement of the concepts and preferred sites; and*
5. *Form a Project Reference Group reporting through to the Property Committee to oversee the development of the project.*

Progress of the project was expedited to align with the funding opportunities arising from the recent Federal Election. This was recognised in the both the October 2018 Ordinary Council Meeting and February 2019 Property Committee reports.

Comment

Since October 2018, the internal project team has focussed on key partner and stakeholder engagement, refinement of design concepts and site assessments and developing an understanding of general community interest in the project.

Formal Engagement

Project Partners

Key project partners have been identified for potential financial contributions and support that they will bring to the project, these potential partners are:

- Federal Government
- State Government
- Curtin University
- Town of Victoria Park
- West Australian Sports Federation

Federal Government

Extensive engagement at the Federal Government level was completed with both local and Canberra based representatives. This included two official visits by the Mayor and Chief Executive Officer (CEO) in November 2018 and January 2019.

The engagement was informed by:

- Alignment with government strategies,
- Initial feasibility studies,
- Positive community feedback,
- Conceptual designs, and
- Promotional material prepared by the City.

There was very strong advocacy for the project from the Member for Swan, Hon Steve Irons MP.

On 17 April 2019, Federal Treasurer, Hon Josh Frydenberg MP announced a \$20 million election commitment as part of a West Australian pre-election visit at the Collier Park Golf Course. The financial contribution by the Coalition Federal Government should now be formally acknowledged and accepted.

State Government and the Town of Victoria Park

Engagement at a state and local level has taken the form of a number of meetings with key representatives of the Department of Local Government, Sport & Cultural Industries and Department of Planning, Lands & Heritage. There was also a presentation to elected members and senior officers of the Town of Victoria Park in early July. Feedback has been positive, and has included interest in being involved with the project at a strategic level with representation in future governing arrangements.

Curtin University

Curtin University has long been a supporter of the provision of aquatic facilities by the City, as the current RAF proposal contributes to their Greater Curtin aspirations. More recent discussions have been very positive, with the University agreeing to representation in project governance in line with a commitment to funding further project planning.

West Australian Sports Federation (WASF)

WASF, as the State's peak sporting body representing all State Sporting Associations, has indicated in principle support and is committed to participating in the advancement of the project.

Stakeholders

Sporting Bodies

Engagement has been undertaken with a number of State Sporting Associations and other sporting bodies. Organisations include Golf WA, Swimming WA, Basketball WA, Hockey WA, Table Tennis WA, Badminton WA, Volleyball WA and Netball WA. Feedback has been very supportive with a desire to be active users of the facility, which will meet the needs of their members and the wider community who are interested in their sport.

Commercial Operators

Engagement with a number of commercial operators has occurred, with preliminary discussions both initiated by the City and sought by others. Further discussions were also held with the current commercial operator of the Collier Park Golf Course. Within the terms of their lease, the existing operator is required to develop a Masterplan for the site in conjunction with the City.

Broader Community Stakeholders

Representatives have been engaged from a range of organisations, including discussions with local schools (both public and private) and interested groups (including Clontarf Aboriginal College and the Perth Redbacks). The response once again has been positive and the City has received a number of letters of support (refer **Attachment (a)**).

In liaising with the public, a range of communications media were used. This included a project page on the City's website, 'Your Say' opportunities to engage, independent ReachTel surveys, Facebook posts, media articles and hard copy promotional material (namely articles in both the City's Peninsula newsletter and the Community Southern Gazette).

Site Identification

Identification of a range of sites was undertaken, which involved a review of over 20 sites within the City (referred to as the 'Long List of Potential Sites' in **Attachment (b)**). These were then ranked against a number of criteria. The criteria included the following considerations:

- Available building footprint
- Integration opportunities
- Available funding partners
- Land and stakeholder impact
- Traffic congestion
- Ability to meet functional brief
- Long term planning for the area
- Environmental impact

A short list of six potential sites (refer **Attachment (c)**) was selected for further investigation to inform a multi-criteria analysis.

Criteria were separated into: functional requirements; delivery viability; funding potential; integration opportunities; and value for money.

Sites were subsequently ranked in order of preference, with the top three sites selected for further analysis. These were:

1. Site 4: Collier Park Golf Course north of Clubhouse
2. Site 5: George Burnett Leisure Centre
3. Site 6: Collier Park Golf Centre south east corner



Figure 1: Shortlisted sites

Design concept

Architectural firm, Carabiner, was appointed to assist planning for and promotion of the development of the RAF. Carabiner were the architects of the Cockburn Aquatic and Recreation Centre (ARC) and were engaged by the City to review site potential and provide conceptual architectural footprints. Possible core functions and their components were reviewed and conceptual floor plans were prepared.

Each site offered varying challenges and opportunities that informed the layout and components of the facility. Councillors were presented with a comparative review of the sites at a Councillor briefing session in February 2019.

Preferred Site

The assessment identified Collier Park Golf Course, north of the clubhouse, as the preferred site due to the following benefits:

- Ability to achieve an operational profit;
- Co-location of the RAF with the existing golf operation to maximise operational and market opportunity;
- City's funds are better able to address multiple asset renewal requirements in a single combined facility;
- Enhanced funding profile for external partners;
- Proximity to the Bentley-Curtin Specialised Activity Centre;
- Proximity to the new Curtin central bus station; and
- Catchment benefits due to proximity to Curtin University Bentley Campus.

Integration with Current City Facilities

George Burnett Leisure Centre (GBLC)

As previously stated in this report, the GBLC is the City's only indoor recreation facility and is below industry standard for provision of indoor sports and recreation. A requirement for investment in GBLC has been identified in previous budgets and project proposals to the City, with the need to address the reduced functionality of the Centre. This is further articulated in the Community Recreation Facilities Plan for the City to investigate provision for a regional Recreation and Aquatic Facility to include repurposing of the existing George Burnett Leisure Centre.

Collier Park Golf Course (CPGC)

The current CPGC clubhouse buildings are nearing end of life and are no longer fit for purpose. A requirement of the current Operator's lease included the development of a masterplan, however the scope of commercially viable improvements is currently limited by the uncertainty presented by the RAF proposal.

In 2017 the City commissioned a review of the golf business by golf consultants 'WellPlayed'. This identified a future direction for CPGC that articulated the need for change.

Need to sustain financial returns

Needs to deliver improved financial returns to pay for ongoing capital works

Infrastructure works ongoing

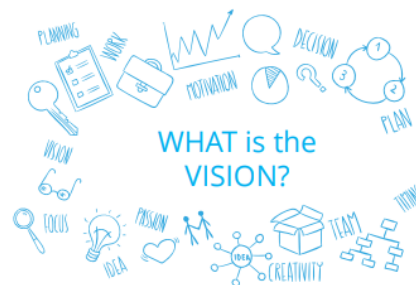
Next 3 years will challenge returns with major works on the Pines course

Golf entertainment?

Driving range not optimised for golf trends - not responding to the trend for golf-entertainment options

Customer-focus?

Current focus is on traditional golfers, competitors are broadening their market



Revenue not diversified

Facilities do not allow for diversified revenue streams

Hospitality offer basic

Hospitality offer is behind the times - explore functions & events and/or casual restaurant?

Figure 2: The need for change at CPGC (WellPlayed 2017)

The review identified that currently the business is focused primarily on the traditional golf market, but this approach will not support the facility into the future. The business model needs to become more market-focused and adapt in order to stay relevant. Currently the business is focused primarily on the traditional golf market, but this approach will not support the facility into the future. The golf course now needs to actively engage with the local community, be more customer-focused, and broaden appeal by targeting women, families, diverse groups and younger generations in order to stay relevant and commercially viable. The introduction of short-format, social and golf entertainment participation options would support this goal.

The development of the RAF at CPGC would enable the required diversification whilst still retaining the original 18-hole layout for the established traditional golfers. Golf provides a range of broader community benefits that align with the core purposes of local government and overlaps with the strategic purpose of the RAF project. Siting the RAF on CPGC allows for the maximisation of benefits whilst

financial demands are concentrated and reduced through the focus on a single facility.

Mini-golf has been identified as a diversification proposal that can be progressed, irrespective of the RAF by increasing the attractiveness of the CPGC to a broader demographic profile, as well providing a financial return to the City. This proposal will be presented to Council as a separate report, taking due consideration of the current RAF proposal status.

There are competing requirements which need to be managed between the current and future offerings and it is essential that these are addressed and resolved if CPGC is to remain relevant and continue to contribute financially to the City. It is expected that this would be achieved through specific zones within the facility for the different uses as well as through the different times and days of peak demand across the various offerings.

The focus for the next stage of the RAF project will be to engage with the existing CPGC users and the broader community to ensure that developments to the golf course meet community and customer expectations whilst allowing the golf business to remain financially viable and appeal more widely across the community.

It should be noted that in the event of the RAF not proceeding at CPGC the need to reconsider a 27-hole layout would remain in order to provide a more diversified product range. This would include an upgraded driving range; improved food & beverage; mini-golf and / or short course options; and replacement of end-of life buildings.

Timeline

A Gateway structure is being developed to facilitate governance and decision making support and to retain Council oversight and control of the Project. This identifies three main stages for the project (illustrated below). These gateways align with the anticipated stages of financial contributions towards the project for both Council and other Project partners to limit financial exposure for all partners as the project progresses to the approval of the construction stage.

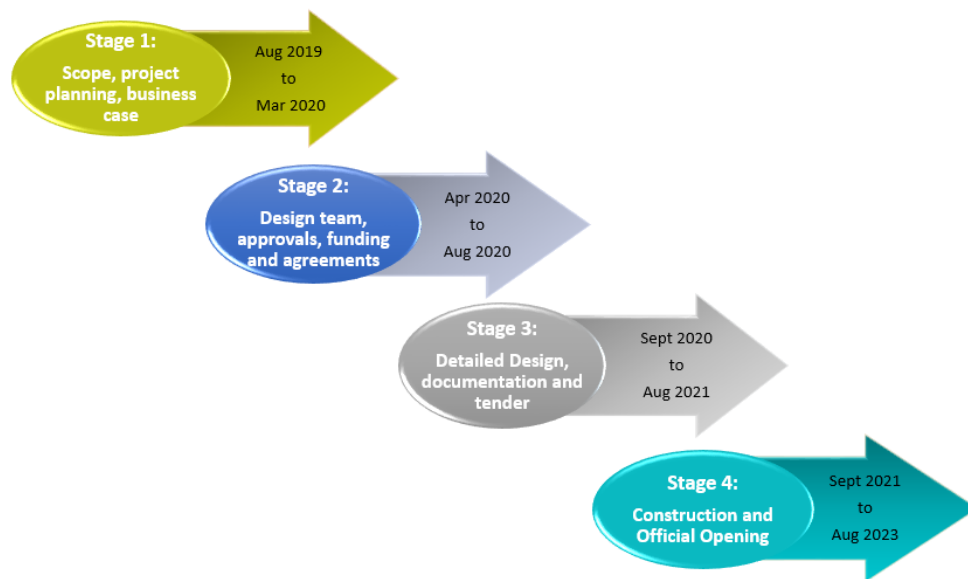


Figure 3: Projected stages and timelines

The key decision gateways for Council would be:

1. Confirmation of site location and approval to proceed to finalise financial partners and project scope;
2. Confirmation of financial partners and approval of Business Plan (project scope and financials) to commence to detailed design; and
3. Confirmation of final design and approval to commence to construction.

A project plan under development has identified expected milestones for the project, as illustrated in Figure 4.

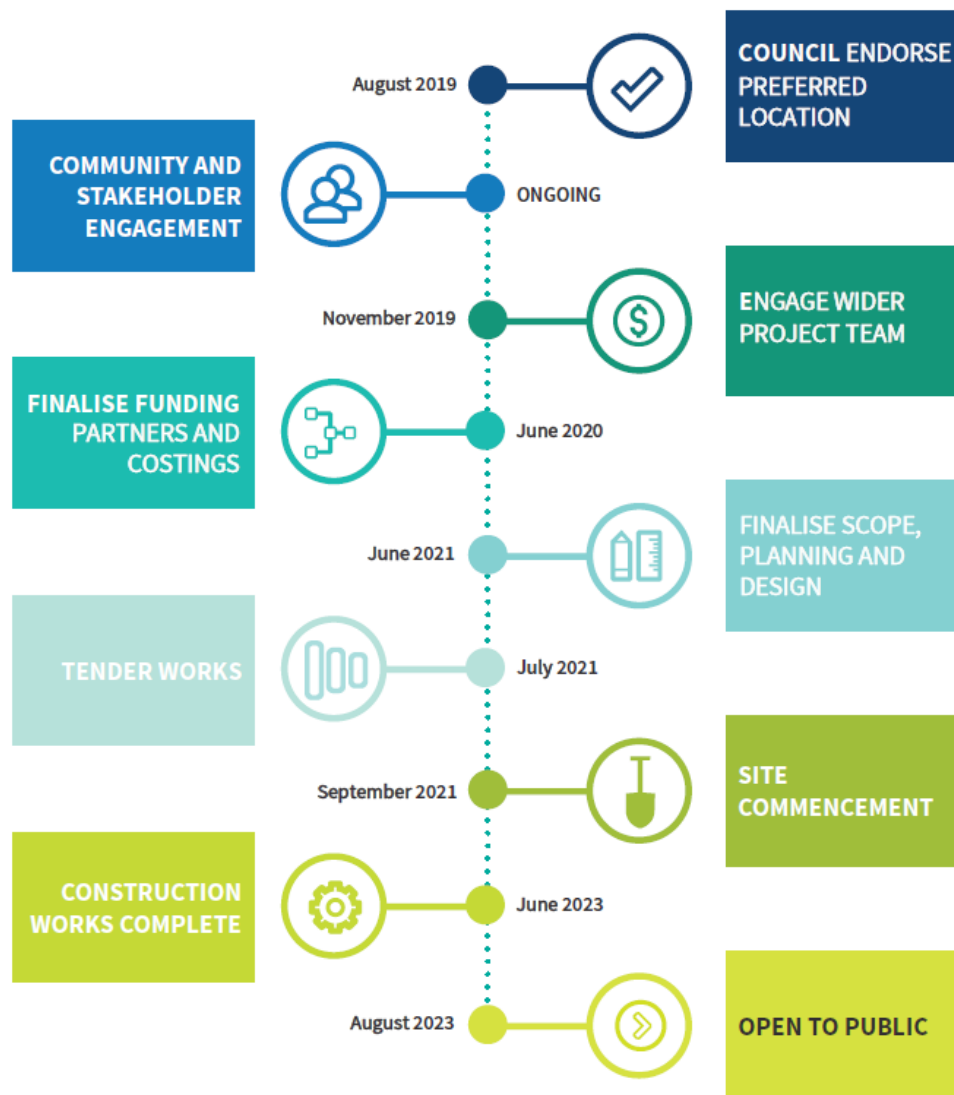


Figure 4: Indicative timelines for significant milestones

Facility Core Functions

The core functions were selected to maximise the commercial viability of the facility and to meet identified community needs. The concept footprints prepared for the three shortlisted sites by Carabiner therefore included:

- 50 metre multi-purpose swimming pool
- 25 metre indoor swimming pool
- Program and learn-to-swim pool
- Children's aquatic play area and splash pad
- Hydrotherapy pool
- Aquatic recover pools
- Regional multi-purpose indoor sporting centre inclusive of courts
- Health club
- Program rooms
- Rehabilitation facilities
- Allied health facilities
- Community café/restaurant/bar
- Community office and meeting spaces
- Sports-house (accommodation for a peak sporting body)

- Regional playground and picnic areas
- Education, research and work integrated learning facilities
- Integrated sport merchandise store and golf pro shop
- Golf facilities including mini golf and technology driven driving range

Next Steps

Following endorsement of the preferred site, engagement with potential funding partners would continue to finalise the full level of funding required to progress the project to construction. Planning and due diligence will be progressed, with consultants utilised where required. Proactive management of risk (including mitigation measures) will continue throughout the project. The planning and promotion of recreation and aquatic facilities is a key strategy of the City's Strategic Community Plan.

It is intended for the RAF to go beyond sport, recreation and aquatics. It is envisaged it will be:

- A unique and vibrant social hub where physical activity and lifestyle experiences meet to enhance overall community health and wellbeing;
- A place for community, sport and education partnerships;
- A dynamic destination and meeting place that connects communities;
- A leading centre for sport education and research;
- An economically efficient and financially viable multi-purpose facility; and
- A social space for every member of the community, accessible to all abilities and age groups.

Governance

At the Property Committee meeting of 18 February 2019, an update on progress was provided and noted by the Committee and subsequently at the Council meeting. At this meeting an internal governance arrangement was outlined where the Property Committee would essentially fulfil functions of an internal Project Reference Group so as to receive reports and recommend as necessary to Council so as to more readily receive feedback from Councillors.

An internal Project Working Group has been established (chaired by the CEO), and a project governance structure has been drafted to facilitate wider project delivery. Recognising the different requirements which government, commercial partners and the community have, this structure would better facilitate management of project stages (including interim project feasibility) and articulate roles to enable project delivery.

The structure would be further supplemented by development of terms of reference, memorandums of understanding, and other documentation as required to support governance arrangements. Additionally, a newly established wider project control group would be established to include both City of South Perth representatives but also contributing partners.

Consultation

The Mayor, CEO, City officers and consultants (where required) have liaised with a wide range of stakeholders (**Attachment (a)**). Additionally, the general community have also been engaged via a range of media.

Initially, interest in the project and support was gauged from key stakeholders, and more recently, potential funding partners have also demonstrated in principle support, as detailed in this report.

Policy and Legislative Implications

The following legislation and policies may be relevant to this project as it evolves:

- *Local Government Act 1995* – Section 3.18 of the Act prescribes that a local government may provide services and facilities; and in doing so should satisfy itself that they are integrated and coordinated with services and facilities provided by the Commonwealth, the State and other entities;
- *Local Government Act 1995* – Section 3.59 of the Act prescribes the requirements for preparation of a business plan detailing what this may include;
- Policy 106 ‘Use of City Reserves and Facilities’; and
- Policy 609 ‘Management of City Property’.

In looking at the feasibility of a RAF, land tenure will also need to be considered during the site investigation process and planning stages. Initial discussions with the Department of Planning, Lands & Heritage have indicated no major hurdles to the progression of the project. Liaison with the WAPC and appropriate approval processes will be required, acknowledging vesting and management orders that exist.

Financial Implications

The RAF involves a large capital outlay, in the region of \$60 to \$80 million, depending on its location and core functions. External funding, such as the \$20 million Federal Government commitment and other potential partners, uniquely reduces the City’s contribution towards the creation of a significant community asset.

The provision of the RAF would increase and expand the City’s recreation and aquatic services whilst also reducing maintenance demands and ongoing operational costs of existing facilities. The capital expenditure demands of the project for the City are projected to be in the order of that currently required to maintain and improve existing services at GBLC and CPGC. The RAF will effectively replace the need for significant investment in the existing facilities.

The RAF, in the proposed location and core functions, has the capacity to broaden the community recreation offering and contribute to the City’s income over a number of years. The facility location, design and scope are critical to avoid the negative financial impact often attributable with a stand-alone aquatic facility. The feasibility work undertaken to date points to the proposed RAF facility being fully sustainable.

The 2019/2020 budget includes a City contribution of \$300,000 for this project. Additional base fund contributions will be sought from partners to finance the delivery of Stage 1 of the project.

Strategic Implications

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

Strategic Direction:	Community
Aspiration:	A diverse, connected, safe and engaged community
Outcome:	Community Infrastructure
Strategy:	Plan for and promote the development of recreation and aquatic facilities to service City of South Perth needs

Additional Information – Ordinary Council Meeting - 24 September 2019

Since the preparation of the Property Committee report there has been additional information requested by Council and a further Councillor Concept Briefing held on 3 September. This is captured in the additional attachments now provided:

Attachment (d): Additional comments related to the report

This attachment provides for expanded or amended information to the August Property Committee report and to include information requested by the Property Committee.

Attachment (e): Timeline of Project Development

This attachment provides the timeline for the development of the proposal and summarises how the City has reached a point where a preferred site is identified and formal development of a business plan for that site it now proposed.

Attachments

10.7.2 (a):	Project Partners and Stakeholders
10.7.2 (b):	Long List of Potential Sites
10.7.2 (c):	Short List of Potential Sites
10.7.2 (d):	Additional comments related to the report
10.7.2 (e):	Timeline of Project Development

11. APPLICATIONS FOR LEAVE OF ABSENCE

Nil.

12. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Councillor Tracie McDougall left the meeting at 8.27pm during Item 12.1 and returned to the meeting at 8.29pm during Item 12.1.

12.1 NOTICE OF MOTION - COUNCILLOR CHERYLE IRONS - BUILDING CLADDING

Location: City of South Perth
Ward: All
Applicant: Not Applicable
File Ref: D-19-80896
Meeting Date: 24 September 2019
Author(s): Vicki Lummer, Director Development and Community Services
Reporting Officer(s): Vicki Lummer, Director Development and Community Services
Strategic Direction: Environmental (Built and Natural)
Council Strategy: Promote and facilitate contemporary sustainable buildings and land use

Summary

Councillor Cheryle Irons submitted the following Notice of Motion prior to the Council Agenda Briefing to be held 17 September 2019.

Councillor Cheryle Irons withdrew the Notice of Motion at the Council Meeting.

Notice of Motion Recommendation (suggested Alternative Recommendation on Page 102)

That:

1. The City of South Perth suspends building approval processes for all buildings above 3 levels in the City of South Perth until it is established that the buildings meet the cladding codes in the National Construction Code.
2. The City of South Perth suspends buildings under construction for all buildings above 3 levels in the City of South Perth until the buildings are checked for compliance with the cladding codes of the National Construction Code.
3. The City of South Perth survey all buildings above 3 levels within the City of South Perth to establish the buildings that comply or do not comply with the cladding codes in the National Construction Code.

Reasons for the Motion:

- The cladding crisis is a symptom of non-compliance and a lack of enforcement from the states, territories and local councils.
- The use of combustible cladding has always been restricted in high rise construction above 3 stories.
- Victoria has taken responsibility for this issue and taking steps to rectify at risk buildings
- The states, territories along with local councils should work cooperatively to address non-compliance.
- Cooperation is critical to restoring community confidence in our built environment and that is why the Building Confidence Report was commissioned in 2017.
- It is clear from recent events that states, territories along with local councils need to redouble their efforts to implement the Building Confidence Report recommendations which were handed down last year.
- Industry agrees, as highlighted by the letter in Australian newspaper dated 17th July, that the best thing that could happen is for the states, territories and local councils to implement those recommendations.

The local council has a moral obligation and duty to residents and ratepayers to ensure all building structure approvals, buildings under construction and completed and approved buildings within the City of South Perth comply with National Construction Code, as the safety of residents is paramount.

Background

A State-Wide Cladding Audit of private buildings in WA has been undertaken by the state government. The WA Building Commissioner has identified three buildings in the City that have an unacceptable level of risk in terms of fire safety. This information has been sent to the City as part of the investigations undertaken.

The City is working together with the Department of Mines, Industry Regulation and Safety (DMIRS) to ensure that those buildings identified by DMIRS as having an unacceptable level of risk in terms of fire safety, due to the use of combustible cladding are remediated and the City recently issued a Notice of Proposed Building Order to the owners and occupiers of each of the three identified buildings in the City classified as a 'moderate risk'. These Notices require the Building Owner to organise for a survey of the building cladding to be carried out.

The City is working directly with Building owners in their investigations of these fire safety issues identified by the State Government's Audit. Under the *Building Act 2011* (the Act), a local government has a range of enforcement and compliance actions that it may undertake, depending on the level of risk that has been identified in the State Government's Cladding Audit.

Comment

The motion, whilst proposed for sound reasons, is not able to be implemented. In regard to point 1 and 2, the City has no statutory power to generally suspend building approval processes or building construction. Under the Act there is no power which enables a permit authority, such as the City to suspend all building approvals of a certain class – for example those above three storeys.

The Act provides alternative means for ensuring a building's compliance with the National Construction Code, which is the Certificate of Design Compliance. This must be signed by a building surveyor to certify that the building will be constructed in accordance with the applicable standards.

The building regulations deals with the applicable standards for non-combustible exterior walls. These applicable standards are those set out in the Building Code and the Building Code comprises volumes 1 and 2 of the National Construction Code.

Therefore in order to obtain a building permit the Certificate of Design Compliance must include a statement by the building surveyor that the building will comply with each applicable standard which includes the standards of the National Construction Code for non-combustible external walls.

In regard to point 3, as mentioned above, an audit of all private buildings has been undertaken and the necessary action is already underway with respect to the 3 buildings identified by the audit within the City of South Perth.

Should Council consider a resolution is required on this matter, the following is recommended:

Suggested Alternative Recommendation

That the City continues to work with the Department of the Department of Mines, Industry Regulation and Safety (DMIRS) and building owners to ensure that those buildings identified by DMIRS as having an unacceptable level of risk in terms of fire safety, due to the use of combustible cladding are remediated.

Consultation

The City has consulted with its solicitors to provide this advice.

Policy and Legislative Implications

The *Building Act 2011*, the Building Code and the National Construction Code contain the provisions which ensure safety of building construction.

Financial Implications

Nil

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

Attachments

12.1 (a): Newspaper Article

12.2 NOTICE OF MOTION - MAYOR SUE DOHERTY - INTRODUCTION OF GUIDELINES FOR DEVELOPERS UNDERTAKING CONSTRUCTION WITHIN THE CITY

Location:	Not Applicable
Ward:	Not Applicable
Applicant:	Not Applicable
File Ref:	D-19-80897
Meeting Date:	24 September 2019
Author(s):	Fiona Mullen, Manager Development Services
Reporting Officer(s):	Vicki Lummer, Director Development and Community Services
Strategic Direction:	Environment (Built and Natural)
Council Strategy:	Promote and facilitate contemporary sustainable buildings and land use

Summary

Mayor Sue Doherty submitted the following Notice of Motion prior to the Council Meeting held 27 August 2019.

Amended Motion AND COUNCIL DECISION

Moved: Councillor Sue Doherty
Seconded: Councillor Travis Burrows

That Council request the Chief Executive Officer arrange for a report to be prepared for the December 2019 Ordinary Council Meeting in respect of the introduction of guidelines for developers within the City undertaking construction, to be considerate of their neighbours, ensuring sites are well managed, and give due consideration to their impact on the locality and the public with particular reference to:

- Informing, respecting and showing courtesy to those affected by the work.
- Minimising the impact of deliveries, parking and work on the road reserve.
- Having systems that care for the safety of the public.
- Minimising security risks to neighbours.
- Undertake consultation with developers.

CARRIED (9/0)

Notice of Motion Recommendation

That Council request the Chief Executive Officer arrange for a report to be prepared for the October 2019 Ordinary Council Meeting in respect of the introduction of guidelines for developers within the City undertaking construction, to be considerate of their neighbours, ensuring sites are well managed, and give due consideration to their impact on the locality and the public with particular reference to:

- Informing, respecting and showing courtesy to those affected by the work.
- Minimising the impact of deliveries, parking and work on the road reserve.
- Having systems that care for the safety of the public.
- Minimising security risks to neighbours.

Background

As the City continues to develop, there will be increasing incidents of significant construction taking place adjacent to existing residential properties with resultant noise and general disturbance during the course of the works. This notice of motion relates to the introduction of a guideline which may offer the potential to address the impact of development on the locality and residents of areas in which development is taking place by the voluntary adoption of the guidelines by developers.

Comment

The construction industry has an impact on the residents of the City of South Perth, with most construction work taking place in established residential areas. If construction sites and companies presented an image of good management, accountability, and neighbourliness, although local residents would still experience disturbance from the changes that are taking place within the City, they would have the potential reassurance of knowing such developers are engaged with the community and aim to minimise the impact of the construction.

Guidelines can be prepared to which developers could voluntarily register, which would commit sites or companies to respect the community, secure everyone's safety and care about the appearance of the site. This would also include a requirement to provide clear contact details including the name and telephone number of the site manager or company contact at the site, together with out of hours contact details.

It is anticipated that each section of the Guidelines will be relatively concise, and consist of supporting statements with bullet points representing basic expectations, such as: minimising the impact of deliveries, parking and work on the immediate locality; Informing, respecting and showing courtesy to those affected by the work.

Consultation

The City will liaise with developers and WALGA in preparing guidelines.

Policy and Legislative Implications

As the guidelines would be voluntary there are no policy or legislative implications.

Financial Implications

The introduction and implementation of guidelines for considerate construction would have financial implications in relation to officer time.

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

12.3 NOTICE OF MOTION - MAYOR SUE DOHERTY - POP UP PARKS

Location:	City Wide
Ward:	All
Applicant:	Not Applicable
File Ref:	D-19-80898
Meeting Date:	24 September 2019
Author(s):	Chris Jansen, Manager Assets & Design
Reporting Officer(s):	Mark Taylor, Director Infrastructure Services
Strategic Direction:	Community
Council Strategy:	Develop and facilitate community infrastructure to respond to changing community needs and priorities

Summary

Mayor Sue Doherty submitted the following Notice of Motion prior to the Council Meeting held 27 August 2019.

Notice of Motion Recommendation AND COUNCIL DECISION

Moved: Councillor Sue Doherty
Seconded: Councillor Ken Manolas

That the City investigate the concept of Pop-up Parks and report back to Council at the December Meeting. The investigation to include:

- Provision of temporary play spaces;
- Suggested locations; and
- Research other local governments' initiatives with this concept.

CARRIED (9/0)

Background

A Kensington resident noted that the City of Vincent has implemented several pop-up parks with great success and that the City of South Perth could initiate a similar project.

Upon further investigation the City of Vincent has implemented:

- A parkour play space
- Two BMX pump tracks
- A cubby and fort building yard.

More information of these projects can be found via the link below:

<https://imagine.vincent.wa.gov.au/pop-up-play>

Comment

The majority of City of South Perth playgrounds provide play for toddlers and young children. Youth in the City between the ages of 12 and 17 are not as well serviced.

This is a worthwhile initiative that should be explored further. There could be opportunities to work with the Mens Shed and the Kensington PCYC in developing pop-up play.

Consultation

Not applicable at this time.

Policy and Legislative Implications

Playgrounds would need to ensure compliance with relevant Building Codes and Australian Standards to reduce the risk to the community and City.

Financial Implications

The City will need to consider the cost of preparing, supplying, installing, maintaining and dismantling play equipment.

Funding to assist with these types of projects can be sought from State Government through agencies such as Lotterywest and Healthway.

Strategic Implications

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

Strategic Direction:	Community
Aspiration:	A diverse, connected, safe and engaged community
Outcome:	Community infrastructure
Strategy:	Develop and facilitate community infrastructure to respond to changing community needs and priorities

12.4 NOTICE OF MOTION - MAYOR SUE DOHERTY - CITIES POWER PARTNERSHIP

Location:	Not Applicable
Ward:	Not Applicable
Applicant:	Not Applicable
File Ref:	D-19-80899
Meeting Date:	24 September 2019
Author(s):	Mark Taylor, Director Infrastructure Services
Reporting Officer(s):	Mark Taylor, Director Infrastructure Services
Strategic Direction:	Environment (Built and Natural)
Council Strategy:	Promote and implement sustainable water, waste, land and energy management practices

Summary

Mayor Sue Doherty submitted the following Notice of Motion prior to the Council Agenda Briefing held 17 September 2019.

Notice of Motion Recommendation AND COUNCIL DECISION

Moved: Councillor Sue Doherty
Seconded: Councillor Travis Burrows

That a report be submitted to the Ordinary Meeting of Council to be held 15 October 2019 to allow Council to consider joining the Cities Power Partnership.

For: Councillor Burrows, Councillor Cridland, Mayor Doherty, Councillor Irons, Councillor Manolas and Councillor McDougall

Against: Councillor Cala, Councillor D'Souza, Councillor Milner

CARRIED (6/3)

Background

Mayor Sue Doherty received an email on 3 September 2019 from Volunteering WA requesting the City of South Perth sign up to become a member of the Cities Power Partnership.

Comment

The Cities Power Partnership, launched in mid-2017, engages with towns and cities, throughout Australia, via local government and incentivises organisations to increase renewable energy and efficiency, improve transport and engage in advocacy.

Officers can provide a report to the Ordinary Council Meeting to be held 15 October 2019 providing sufficient information to allow Council to make an informed decision.

Consultation

Consultation with relevant Business Units will be required to produce the final report to ensure it is beneficial for the City to become a member of the Cities of Power Partnership and also to ensure that it is not in conflict with anything the City is currently undertaking.

Policy and Legislative Implications

Not Applicable.

Financial Implications

At this stage there is no financial cost to become a member of the Cities Power Partnership.

Strategic Implications

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

Strategic Direction:	Environment
Aspiration:	Sustainable Urban Neighbourhoods
Outcome:	Resource Management and Climate Change
Strategy:	Promote and implement sustainable water, waste, land and energy management practices

12.5 NOTICE OF MOTION - COUNCILLOR TRAVIS BURROWS - LIVE STREAMING

Location:	Not Applicable
Ward:	Not Applicable
Applicant:	Not Applicable
File Ref:	D-19-80901
Meeting Date:	24 September 2019
Author(s):	Toni Fry, Governance Coordinator
Reporting Officer(s):	Geoff Glass, Chief Executive Officer
Strategic Direction:	Leadership
Council Strategy:	Empower effective and quality decision-making and governance

Summary

Councillor Travis Burrows submitted the following Notice of Motion prior to the Council Agenda Briefing held 17 September 2019.

Notice of Motion Recommendation AND COUNCIL DECISION

Moved: Councillor Travis Burrows

Seconded: Councillor Greg Milner

The Council requests the Chief Executive Officer to investigate the requirements and potential costs of accommodating live audio and visual media streaming of all public and open Council meetings. A report is to be provided to the Council which outlines these requirements of live media streaming on the City's website as well as social media platforms prior to the Ordinary Meeting of Council of December 2019.

CARRIED (9/0)

Background

Prior to the Council Agenda Briefing of 17 September 2019, Councillor Travis Burrows submitted a Notice of Motion that requested the City investigate the requirements and potential costs of accommodating live audio and visual media streaming of all public and open Council meetings. The reasons given for the Notice of Motion were:

- The Council works hard in committing in being an accessible and transparent local government. Transparency is a cornerstone of good governance.
- More people than ever are connected to the Internet than ever, and reaching people where they are is a good way to increase their engagement.
- It creates a strong direct link between constituents and their audience

Comment

The City currently audio records all meetings open to the Public including Agenda Briefings, Council Meetings, Electors' General Meetings and Special Council Meetings. These recordings are accessible to members of public at a cost of \$28.00 as per the 2019/20 Fees and Charges Schedule. Requests for audio recordings from members of the public are minimal.

A comprehensive report will need to be undertaken and cover topics such as but not limited to:

- Current equipment compatibility
- Total cost vs benefit
- Additional Resource at meetings to operate equipment
- Privacy and legal risks

Consultation

A number of other local governments currently stream their meetings such as the City of Vincent (audio and video), City of Bunbury (audio and video), City of Joondalup (audio), Shire of Mundaring (audio) and the Town of Victoria Park (audio and video). Officers will consult with these Councils to determine the number of views per session and its viability.

Policy and Legislative Implications

Not Applicable.

Financial Implications

This will be considered in the full report to be submitted in December.

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

12.6 NOTICE OF MOTION - COUNCILLOR GREG MILNER - FUNDING OPPORTUNITIES FOR COMMUNITY SAFETY INITIATIVES

Location: City of South Perth
Ward: All
Applicant: Not Applicable
File Ref: D-19-80902
Meeting Date: 24 September 2019
Author(s): Bernadine Tucker, Manager Governance
Reporting Officer(s): Geoff Glass, Chief Executive Officer
Strategic Direction: Community
Council Strategy: Facilitate and foster a connected and safe community

Summary

Councillor Greg Milner submitted the following Notice of Motion prior to the Council Agenda Briefing held 17 September 2019.

Notice of Motion Recommendation (suggested alternative recommendation page 116)

Moved: Councillor Greg Milner

Seconded: Councillor Blake D'Souza

1. That the City investigate opportunities and avenues for financial assistance from:
 - (a) the Federal Government;
 - (b) the State Government; and
 - (c) any other appropriate entity,for community safety initiatives within the City of South Perth, including (but not limited to) CCTV infrastructure and after-hours security patrols.
2. That the City apply for financial assistance as appropriate, with the primary (but not exclusive) goal of addressing the recent increase of anti-social behaviour around the Manning Hub and Welwyn Street, Manning.
3. That the City liaise and share resources with the Western Australian Police Force (as appropriate) with the primary (but not exclusive) goal of addressing the recent increase of anti-social behaviour around the Manning Hub and Welwyn Street, Manning.

For: Councillor D'Souza, Councillor Irons and Councillor Milner

Against: Councillor Burrows, Councillor Cala, Councillor Cridland, Mayor Doherty, Councillor Manolas and Councillor McDougall

LOST (3/6)

During debate Councillor Colin Colin foreshadowed the suggested alternative recommendation as follows:

Suggested Alternative Recommendation AND COUNCIL DECISION

Moved: Councillor Colin Cala

Seconded: Councillor Tracie McDougall

That Council notes:

1. The City's efforts to obtain financial assistance for community safety initiatives; and
2. The City's efforts in relation to reducing anti-social behaviour around the Manning Hub.

CARRIED (9/0)

Background

Prior to the Council Agenda meeting of 17 September 2019, Councillor Greg Milner submitted a Notice of Motion that requested the City investigate opportunities and avenues for financial assistance for community safety initiatives. The reasons given for the Notice of Motion were:

1. There has been an increase in anti-social behaviour in the Manning area in recent months.
2. At a recent meeting of concerned residents, I have heard:
 - (a) that Manning Primary School has suffered four break-ins in as many weeks;
 - (b) that an individual armed with a baseball bat created a disturbance in Welwyn Avenue;
 - (c) that another individual armed with a machete was roaming Welwyn Avenue;
 - (d) that the building site adjacent to the Manning Hub has been broken into;
 - (e) that a business trading on Welwyn Avenue has been broken into; and
 - (f) reports of shoplifting and bag-snatching, to name just a few examples of anti-social behaviour.
3. At the Ordinary Council Meeting on 23 June 2019, Council approved the City's *Community Safety and Crime Prevention Plan*. While local government is not the level of government with the primary responsibility for law enforcement, this Plan seeks to promote community safety and crime prevention by directing efforts for building partnerships with key organisations, groups and individuals.
4. The City can and does provide education services and community building advice to the community, including about the importance of reporting incidents of anti-social behaviour to the Police and looking out for your neighbours. I am advised that the City is already liaising with key members of the community on this issue. Reporting is particularly important, so that resources can be best deployed on an evidence-based basis.
5. However, the City does not have the budget to provide substantial additional infrastructure such as CCTV without external financial assistance.
6. CCTV helps prevent anti-social behaviour by deterrence, as well as providing evidence to the appropriate authorities when anti-social behaviour does occur.

7. Security patrols can perform a similar function, both in terms of deterrence, and in terms of gathering and collating evidence for the appropriate authorities when anti-social behaviour does occur.

Comment

The City has a long standing history of investigating opportunities for funding assistance from other government agencies and regularly applies for funding grants for community safety initiatives. The City receives notifications of funding opportunities as soon as they become available and staff have repeatedly submitted applications.

Over the last 10 years of submitting applications, the City has rarely been successful as suburbs within the South Perth District are not deemed to be crime hotspots. Regardless, the City continues to apply for funding and was recently successful in receiving assistance to purchase a mobile CCTV trailer which is regularly used on the South Perth foreshore.

Also, in February 2019 Federal Member for Swan Steve Irons announced the City had been granted \$500,000 to enable the installation of safety and security measures including CCTV cameras in Karawara Park, as well as public open spaces with high visitation such as Mends Street, the South Perth Foreshore at Coode Street, and Mill Point Road in South Perth. The funding was part of the Coalition government's \$30 million Safer Communities Fund.

The City is also in constant liaison with WA Police in relation to incidents that occur within our suburbs. Recent issues in Manning have already been addressed with a number of stakeholders in Manning, including police, where the City has agreed to reposition the CCTV trailer near the Manning Hub to help police identify offenders. Anti-social behaviour is the responsibility of WA Police, however the City is committed to assisting where possible in deterring and identifying offenders.

The City has also investigated other ways to promote community safety initiatives outside of government funding programs. For example, in 2012 the City launched the Streets Alive program that promoted community safety by encouraging people to get to know their neighbours. The Streets Alive program allowed South Perth residents to request reimbursement of up to \$200 for hosting a neighbourhood activity. However, when considering the City of South Perth Cultural Plan 2019-2023 at the Council meeting held 18 December 2018, Council resolved to discontinue the Streets Alive program as from 1 July 2019.

Consultation

The City is in constant liaison with WA Police and community members regarding community safety concerns.

Policy and Legislative Implications

Nil

Financial Implications

Nil

Strategic Implications

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

Strategic Direction: Community
Aspiration: A diverse, connected, safe and engaged community.
Outcome: Community safety and health
Strategy: Facilitate and foster a connected and safe community

Suggested Alternative Recommendation

That Council notes:

1. The City's efforts to obtain financial assistance for community safety initiatives; and
2. The City's efforts in relation to reducing anti-social behaviour around the Manning Hub.

Reason for Alternative Recommendation

The City is already undertaking these tasks and has officers dedicated to applying for funding opportunities and for community safety programs.

13. QUESTIONS FROM MEMBERS

13.1 RESPONSE TO PREVIOUS QUESTIONS FROM MEMBERS TAKEN ON NOTICE

Responses to questions from members taken on notice at the Ordinary Council Meeting held 27 August 2019 and submitted prior the Council Meeting of 24 September 2019 can be found in the **Appendix** of these Minutes.

13.2 QUESTIONS FROM MEMBERS

- Councillor Glenn Cridland
- Councillor Colin Cala

The questions and responses can be found in the **Appendix** of these Minutes.

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

Nil

15. MEETING CLOSED TO THE PUBLIC

15.1 MATTERS FOR WHICH THE MEETING MAY BE CLOSED

The following items were carried by exception resolution and were not considered behind closed doors.

15.1.1 Millers Pool Cafe

*This item is considered **confidential** in accordance with section 5.23(2)(e)(iii) of the Local Government Act 1995 as it contains information relating to "a matter that if disclosed, would reveal information about the business, professional, commercial or financial affairs of a person, where the information is held by, or is about, a person other than the local government"*

Location:	Reserve 33804, Millers Pool
Ward:	Mill Point Ward
Applicant:	Not Applicable
File Ref:	D-19-80904
Meeting Date:	24 September 2019
Author(s):	Bernadine Tucker, Manager Governance
Reporting Officer(s):	Geoff Glass, Chief Executive Officer
Strategic Direction:	Economy: A thriving City activated by innovation, attractions and opportunities
Council Strategy:	2.2 Activated Places

Committee Recommendation AND COUNCIL DECISION

Moved: Councillor Travis Burrows
Seconded: Councillor Colin Cala

That the Property Committee endorse the Officer Recommendation as contained in the body of this report.

CARRIED BY EXCEPTION RESOLUTION (9/0)

15.1.2 Consideration of a Collier Park Golf Course Business Plan

*This item is considered **confidential** in accordance with section 5.23(2)(c) of the Local Government Act 1995 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: Collier Park Golf Course
Ward: Moresby Ward
Applicant: Not Applicable
File Ref: D-19-81254
Meeting Date: 24 September 2019
Author(s): Colin Cameron, Director Corporate Services
Reporting Officer(s): Colin Cameron, Director Corporate Services
Strategic Direction: Leadership: A visionary and influential local government
Council Strategy: 4.3 Good Governance

Committee Recommendation AND COUNCIL DECISION

Moved: Councillor Travis Burrows

Seconded: Councillor Colin Cala

That Council:

1. In accordance with s3.59 of the *Local Government 1995*, gives statewide public notice of the Collier Park Golf Course Business Plan **Attachment (a)**; and
2. Notes that following the statewide public notice period, a report considering submissions made will be presented to a future meeting of Council, where it may be determined to proceed with implementing the Business Plan.

CARRIED BY EXCEPTION RESOLUTION (9/0)

16. CLOSURE

The Presiding Member thanked everyone for their attendance and closed the meeting at 9.10pm.

RECORD OF VOTING

7.1.1 Ordinary Council Meeting Held: 27/08/2019 12:00:00 AM

For: Mayor Sue Doherty; Councillor Ken Manolas; Councillor Cheryle Irons; Councillor Colin Cala; Councillor Blake D'Souza; Councillor Glenn Cridland; Councillor Tracie McDougall; Councillor Greg Milner; Councillor Travis Burrows

7.2.1 Council Agenda Briefing - 17 September 2019

For: Mayor Sue Doherty; Councillor Ken Manolas; Councillor Cheryle Irons; Councillor Colin Cala; Councillor Blake D'Souza; Councillor Glenn Cridland; Councillor Tracie McDougall; Councillor Greg Milner; Councillor Travis Burrows

7.2.2 Concept Briefings and Workshops

For: Mayor Sue Doherty; Councillor Ken Manolas; Councillor Cheryle Irons; Councillor Colin Cala; Councillor Blake D'Souza; Councillor Glenn Cridland; Councillor Tracie McDougall; Councillor Greg Milner; Councillor Travis Burrows

9.1 En Bloc Motion

For: Mayor Sue Doherty; Councillor Ken Manolas; Councillor Cheryle Irons; Councillor Colin Cala; Councillor Blake D'Souza; Councillor Glenn Cridland; Councillor Tracie McDougall; Councillor Greg Milner; Councillor Travis Burrows

10.0.1 Amendments to Canning Bridge Activity Centre Plan

Amended Motion

For: Mayor Sue Doherty; Councillor Ken Manolas; Councillor Cheryle Irons; Councillor Colin Cala; Councillor Blake D'Souza; Councillor Glenn Cridland; Councillor Tracie McDougall; Councillor Greg Milner; Councillor Travis Burrows

10.1.1 'Streets Meets' Neighbourhood Event Guide

For: Mayor Sue Doherty; Councillor Ken Manolas; Councillor Cheryle Irons; Councillor Colin Cala; Councillor Blake D'Souza; Councillor Glenn Cridland; Councillor Tracie McDougall; Councillor Greg Milner; Councillor Travis Burrows

10.1.2 2020/21 Community Sporting and Recreation Facilities Fund (CSRFF) Annual/Forward Grant Program Applications

Absolute Majority

For: Mayor Sue Doherty; Councillor Ken Manolas; Councillor Cheryle Irons; Councillor Colin Cala; Councillor Blake D'Souza; Councillor Glenn Cridland; Councillor Tracie McDougall; Councillor Greg Milner; Councillor Travis Burrows

10.3.1 Draft (Modified) Local Planning Strategy - Outcomes of Consultation and Recommendation

Amended Motion

For: Mayor Sue Doherty; Councillor Tracie McDougall; ; Councillor Travis Burrows

Against: Councillor Ken Manolas; Councillor Cheryle Irons; Councillor Colin Cala; Councillor Blake D'Souza; Councillor Glenn Cridland; Councillor Greg Milner

Alternative Motion

For: Mayor Sue Doherty; Councillor Ken Manolas; Councillor Cheryle Irons; Councillor Colin Cala; Councillor Blake D'Souza; Councillor Glenn Cridland; Councillor Tracie McDougall; Councillor Greg Milner; Councillor Travis Burrows

10.4.1 Listing of Payments - August 2019

For: Mayor Sue Doherty; Councillor Ken Manolas; Councillor Cheryle Irons; Councillor Colin Cala; Councillor Blake D'Souza; Councillor Glenn Cridland; Councillor Tracie McDougall; Councillor Greg Milner; Councillor Travis Burrows

10.4.2 Monthly Financial Statements - August 2019

For: Mayor Sue Doherty; Councillor Ken Manolas; Councillor Cheryle Irons; Councillor Colin Cala; Councillor Blake D'Souza; Councillor Glenn Cridland; Councillor Tracie McDougall; Councillor Greg Milner; Councillor Travis Burrows

10.4.3 Local Government Insurance Service (LGIS)

For: Mayor Sue Doherty; Councillor Ken Manolas; Councillor Cheryle Irons; Councillor Colin Cala; Councillor Blake D'Souza; Councillor Glenn Cridland; Councillor Tracie McDougall; Councillor Greg Milner; Councillor Travis Burrows

10.4.4 Tender 7/2019 - Replacement of Existing Concrete Slab Footpaths with Poured In-situ Concrete Footpaths

For: Mayor Sue Doherty; Councillor Ken Manolas; Councillor Cheryle Irons; Councillor Colin Cala; Councillor Blake D'Souza; Councillor Glenn Cridland; Councillor Tracie McDougall; Councillor Greg Milner; Councillor Travis Burrows

10.7.1 City of South Perth Economic Development Discussion Paper

For: Mayor Sue Doherty; Councillor Ken Manolas; Councillor Cheryle Irons; Councillor Colin Cala; Councillor Blake D'Souza; Councillor Glenn Cridland; Councillor Tracie McDougall; Councillor Greg Milner; Councillor Travis Burrows

10.7.2 Proposed Recreation and Aquatic Facility

Amended Motion

For: Mayor Sue Doherty; Councillor Cheryle Irons; Councillor Glenn Cridland;
Councillor Tracie McDougall; Councillor Travis Burrows

Against: Councillor Ken Manolas; Councillor Colin Cala; Councillor Blake D'Souza;
Councillor Greg Milner

12.1 Notice of Motion - Councillor Cheryle Irons - Building Cladding

Item withdrawn at the Council meeting by Councillor Cheryle Irons

12.2 Notice of Motion - Mayor Sue Doherty - Introduction of Guidelines for Developers undertaking construction within the City

Amended Motion

For: Mayor Sue Doherty; Councillor Ken Manolas; Councillor Cheryle Irons;
Councillor Colin Cala; Councillor Blake D'Souza; Councillor Glenn Cridland;
Councillor Tracie McDougall; Councillor Greg Milner; Councillor Travis Burrows

12.3 Notice of Motion - Mayor Sue Doherty - Pop Up Parks

For: Mayor Sue Doherty; Councillor Ken Manolas; Councillor Cheryle Irons;
Councillor Colin Cala; Councillor Blake D'Souza; Councillor Glenn Cridland;
Councillor Tracie McDougall; Councillor Greg Milner; Councillor Travis Burrows

12.4 Notice of Motion - Mayor Sue Doherty - Cities Power Partnership

For: Mayor Sue Doherty; Councillor Ken Manolas; Councillor Cheryle Irons;
Councillor Glenn Cridland; Councillor Tracie McDougall; Councillor Travis
Burrows

Against: Councillor Colin Cala; Councillor Blake D'Souza; Councillor Greg Milner

12.5 Notice of Motion - Councillor Travis Burrows - Live Streaming

For: Mayor Sue Doherty; Councillor Ken Manolas; Councillor Cheryle Irons;
Councillor Colin Cala; Councillor Blake D'Souza; Councillor Glenn Cridland;
Councillor Tracie McDougall; Councillor Greg Milner; Councillor Travis Burrows

12.6 Notice of Motion - Councillor Greg Milner - Funding Opportunities for Community Safety Initiatives

Notice of Motion Recommendation

For: Councillor Cheryle Irons; Councillor Blake D'Souza; Councillor Greg Milner

Against: Mayor Sue Doherty; Councillor Ken Manolas; Councillor Colin Cala; Councillor
Glenn Cridland; Councillor Tracie McDougall; Councillor Travis Burrows

Suggested Alternative Recommendation

For: Mayor Sue Doherty; Councillor Ken Manolas; Councillor Cheryle Irons;
Councillor Colin Cala; Councillor Blake D'Souza; Councillor Glenn Cridland;
Councillor Tracie McDougall; Councillor Greg Milner; Councillor Travis Burrows

15.1 Matters For Which The Meeting May Be Closed

15.1.1 Millers Pool Café

For: Mayor Sue Doherty; Councillor Ken Manolas; Councillor Cheryle Irons;
Councillor Colin Cala; Councillor Blake D'Souza; Councillor Glenn Cridland;
Councillor Tracie McDougall; Councillor Greg Milner; Councillor Travis Burrows

15.1.2 Consideration of a Collier Park Golf Course Business Plan

For: Mayor Sue Doherty; Councillor Ken Manolas; Councillor Cheryle Irons;
Councillor Colin Cala; Councillor Blake D'Souza; Councillor Glenn Cridland;
Councillor Tracie McDougall; Councillor Greg Milner; Councillor Travis Burrows

APPENDIX

ELECTED MEMBER QUESTIONS TAKEN ON NOTICE AT THE ORDINARY COUNCIL MEETING HELD 27 AUGUST 2019

Councillor Travis Burrows	Response provided by: Vicki Lummer, Director Development and Community Services
<p><i>[Preamble]</i></p> <p><i>I understand the Pinnacles, Southbank and No. 19 The Esplanade, South Perth have all been identified as having cladding problems and these are being addressed.</i></p>	
<p>1. What are the specific cladding issues for each of these 3 premises? Can we please be provided with a detailed explanation including the remediation plan, when this will be undertaken and will the City of South Perth be responsible for ensuring it complies with the treatment that is mandated?</p>	<p>The City has been advised that 3 private buildings within the City of South Perth have been identified as possibly having fire safety issues related to the potential installation of Combustible Cladding. The Building Commissioner has identified this information as part of the investigations undertaken by the State Government's Statewide Cladding Audit.</p> <p>The necessary Building Orders have been issued to the building owners by the City. The owners of all 3 buildings have been cooperative and are complying with the orders.</p> <p>For privacy reasons, the Building Commissioner does not intend to disclose information about individual buildings unless it considers it is in the public interest to do so.</p>
<p>2. Will there be a notification placed on the title about the cladding issues or alternatively until there is a State Government public register, will the City have a publically available register of South Perth buildings with cladding issues where tenants, owners and prospective purchasers can find this information?</p>	<p>Given the above, there will not be notifications on title. The City's process for responding to property enquiries by settlement and real estate agents will ensure that prospective purchasers are aware of the Building Orders.</p>

Mayor Sue Doherty

Response provided by: Fiona Mullen, Manager Development Services

[Preamble]

I understand that Echelon and Miss Chow's have the street address 39 Mends Street whereas when the Echelon Development Application that went to the JDAP, the addresses were 77 and 79 The Esplanade.

1. Why has there been that change?

As the planning approval granted consent for the doors and letter boxes to be located on Mends Street, in accordance with the City's adopted Street Addressing policy, following the amalgamation of No's 77 and 79 South Perth Esplanade, the property was re-numbered 39 Mends Street.

ELECTED MEMBER QUESTIONS RECEIVED FOR THE 24 SEPTEMBER 2019 ORDINARY COUNCIL MEETING

Councillor Greg Milner	Response provided by: Steve Atwell, Manager Programs Delivery
<p><i>[Preamble]</i></p> <p><i>The City of South Perth made a post on its Facebook account dated 3 September 2019 announcing that it is growing “Rainbow Eucalypts” in its nursery. The post contained the following statement:</i></p> <p><i>“One of the aims of the Urban Forest Strategy is to increase species diversity in the City, which means planting trees native to WA, Australia, and some from overseas. Rainbow eucalypts are currently growing in our nursery – one of the species our team is particularly excited about given the tree’s vibrant coloured trunk and its potential as a food source.”</i></p> <p><i>The Rainbow Eucalypts, or Eucalyptus deglupta, is not native to Australia. It is one of only four eucalypt species (out of more than seven hundred) that do not occur in Australia. It appears to be extremely fast-growing, and there are some suggestions that the species is predicted to be invasive. Please see the below links from the University of Florida’s Institute of Food and Agricultural Sciences website.</i></p> <p>https://assessment.ifas.ufl.edu/assessments/eucalyptus-deglupta/</p> <p>https://assessment.ifas.ufl.edu/site/assets/files/2656/e_deglupta_wra_2012.pdf</p>	
<p>1. What objectives of the Urban Forest Strategy does the planting of Eucalyptus deglupta achieve (which could not be achieved by planting eucalypts that are native to Western Australia or Australia)?</p>	<p>The possible planting of Eucalyptus deglupta addresses no specific objective of the Urban Forest Strategy that could not be achieved by planting an alternative Eucalyptus species native to Western Australia.</p> <p>The City’s open spaces however host many species of tree which are not native to Western Australia or Australia. The presentation of trees of horticultural or amenity interest has historically been a feature of botanic and ornamental parklands which are developed by national and local government agencies throughout the world.</p> <p>The opportunity to propagate a small number of Eucalyptus deglupta species within the City’s plant nursery, arose following the collection of seed from some existing trees which are growing in the State Governments Kings Park Botanic Gardens. It is the City’s intention to grow the trees to suitable size for planting within ornamental parklands as specimen species. They are acknowledged as having very decorative bark when mature. The fruit of this Eucalypt is also considered a suitable food source for native fauna including the Carnaby Cockatoo.</p>

2. Does the City of South Perth have any concerns about planting a non-native eucalypt species, in circumstances where the species is predicted to be invasive by the University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS)?

The City is concerned in relation to the potential for any tree species, Australian or exotic to become an invasive weed within its valuable conservation reserves. The City's intention is to plant a small number of the Eucalyptus deglupta trees within its ornamental parklands where grassed recreation areas are highly cultivated and regularly maintained and where the risk of self-propagation would be minimal.

With reference to the University of Florida's, Non-Native Plants in Natural Areas predicative assessment tool, the City advises it has reviewed the reference provided by Councillor Milner in relation to Eucalyptus deglupta and notes that it states that this species of Eucalypt is predicted to be invasive and is not recommended. The reference continues to state "*In particular cases, this species may be considered for use under specific management practices that have been approved by the IFAS Invasive Plant Working Group.*" The site does not define or state what management practices would be considered sufficient to warrant approval for use by the IFAS Invasive Plant Working Group.

The City also noted that in the published assessment sheet for the Eucalyptus deglupta (see excerpt below) it scored a "0" risk assessment against criterion 3.02 Garden/amenity/disturbance weed, 3.03 Weed of Agriculture and 3.04 Environmental weed.

The assessment sheet does score the species with a rating of 2 for the criteria 3.05 Congeneric weed, the City understands that a plant considered to be a "Congeneric weed" is a plant which is characterised by the circumstance that at least 2 other plant species from a common "Genus" of plants, in this case Eucalyptus plants, are acknowledged as being invasive weeds in some environments.

	precipitation		
2.05	Does the species have a history of repeated introductions outside its natural range?	y	
3.01	Naturalized beyond native range	y	2
3.02	Garden/amenity/disturbance weed	n	0
3.03	Weed of agriculture	n	0
3.04	Environmental weed	n	0
3.05	Congeneric weed	y	2
4.01	Produces spines, thorns or burrs	n	0

The City is confident that the planting of a small number of Eucalyptus deglupta within its ornaments parklands will not pose an environmental threat.

QUESTIONS FROM MEMBERS: 24 SEPTEMBER 2019

Councillor Glenn Cridland	Response provided by: Fiona Muller, Manager Development Services
<p><i>[Preamble]</i></p> <p><i>My question relates to one or two of the questions tonight from members of the public being Sam Parr and Janet Conte who asked various questions and there was one and I couldn't recall the answer. It was about the Farmer Jacks JDAP application that was approved and was about the 13 delivery trucks that are allowed under a particular condition to travel to or deliver to the facility each day.</i></p>	
<p>1. Is the City going to do any policing, assessment, penalisation of Farmer Jacks in respect of non-compliance with that condition?</p>	<p>Whilst the City does not have sufficient resources to proactively monitor the number of delivery vehicles, they will work with the site operator to ensure compliance with the relevant condition of the approval.</p> <p>Should the developer not comply with the condition, this will be addressed appropriately at that time.</p>
<p>2. Without prejudging what might happen in the future does the range of appropriate responses include for example prosecution for non-compliance with the condition under the Planning and Development Act?</p>	<p>Yes, it may result in that action, however the City does try and address any compliance issue with the developer initially and through negotiation but if that fails then yes it's a course of action that the City can take.</p>

Councillor Colin Cala	Response provided by: Fiona Muller, Manager Development Services
<p>1. In regard to a matter being brought to your attention I presume the matter can only be brought to your attention if a member of the public complained. If we don't have any active compliance program in place it would only be if the neighbours complained and brought it to your attention, would that be correct?</p>	<p>Yes, the City does have Compliance Officers but the resources are limited so it would be for members of the public to bring to the City's attention that they may have exceeded the number of deliveries and the City would then address that with the site operator.</p>

APPENDIX

PUBLIC QUESTION TIME: 24 September 2019

1. Mr Wesley van der Spuy of 44 York Street, South Perth Received: 23 September 2019	Response provided by: Mark Carolane, Acting Manager Strategic Planning
<p><i>[Preamble] Item 10.3.1 Draft (Modified) Local Planning Strategy – Outcomes of Consultation and Recommendation</i></p> <p>My questions relate to the area bounded by Angelo Street, Forrest Street, Edinburgh Street, and Rose Avenue. Last week you heard from our planner, Ross Underwood, who recommended that the density codings are removed from the Strategy Map with respect to this area, and that more detailed parking, traffic and safety investigations should occur. York Street is a street comprised mainly of character homes, and it is clogged with parking and traffic which is a nuisance for residents and creates a safety issue.</p>	
1. Is Council aware if redevelopment is allowed to happen along York Street at higher density it would destroy the streetscape and our residential amenity?	<p>The Officer's Recommendation includes an additional action (refer modification 2 in the Schedule of Modifications) to undertake a 'Streetscape and Character Analysis' in the area around York Street prior to consideration of any future density coding change.</p> <p>The outcomes of this analysis will help to determine the appropriate future density code. A higher density code would only be recommended if it is supported by the outcomes of the Streetscape and Character Analysis.</p> <p>The analysis may also identify other measures to ensure streetscape values are protected if the density code is to be increased.</p>

<p>2. Can Council confirm that as the Angelo Street neighbourhood centre is already successful and thriving and since the density target of SPP4.2 Activity Centres for Perth and Peel for 15 dw/ha is already met, there is no need for any further housing?</p>	<p>State Planning Policy 4.2 sets out a high level framework to guide planning for growth within activity centres. It provides an indicative ‘desirable’ density for centres like Angelo Street of 25 dwellings per gross hectare. Angelo Street and its surrounding catchment is estimated to have a dwelling density of approximately 15.6 dwellings per gross hectare.</p> <p>The Draft Local Planning Strategy provides a ‘managed growth strategy’ that considers growth across the City overall. It is appropriate that the majority of growth be accommodated within close proximity to activity centres like Angelo Street because these areas have high levels of accessibility to employment, shopping, services and entertainment.</p> <p>It is important that the Angelo Street centre has potential to grow so that it can remain a vibrant centre into the future and because it has an important role in managing the overall growth of the City of South Perth.</p>
<p>3. Can Council confirm that York Street is already saturated with parking and traffic at school drop-off and pick-up and that there is simply no way that any additional housing can be developed without worsening the situation?</p>	<p>The City’s Parking Strategy provides a long-term plan for the provision and management of parking within the City. It details recommendations and a comprehensive action plan to assist in the development of Parking Management Plans for 14 Parking Control Areas within the City.</p> <p>The planning framework includes controls (through Town Planning Scheme No. 6 and other policies such as the Residential Design Codes) that require new developments to provide adequate on-site vehicle parking. This mitigates demand for vehicle parking on the street.</p> <p>Nonetheless, the Officers recommendation includes an additional action to be added to the Draft Strategy (refer to modification 6 in the Schedule of Modifications) that will ensure Parking Management Plans are prepared for each of the managed growth areas, as appropriate. Parking Management Plans can consider on-street parking restrictions (time limits, no parking zones etc) to lessen impacts caused by parking demand on local residents and business.</p>

2. Mr Sam Parr of 6 Hobbs Avenue, Como Received: 23 September 2019	Response provided by Fiona Mullen, Manager Development Services
<p><i>[Preamble] Farmer Jacks Supermarket Right Next Door – 264-270 Canning Highway, Como</i></p> <p>We are not granting permission for a 2.4m high wall on our boundary as it is of no use. We therefore request that the prison wall be extended to 4m + high and 1.5m off our boundary with the laneway to stop the noise and fumes from the delivery trucks</p>	
<p>1. How will a 2.4m high acoustic wall prevent the noise and fumes from delivery trucks entering the 4m high open eaves and vents of my house as the truck refrigeration units are 3.5m high?</p>	<p>The City’s Environmental Health team will monitor any noise and fume issues that arise from the development and take appropriate action as necessary.</p>
<p>2. As it is a condition of the JDAP that the delivery trucks are limited to 13 delivery trucks per day, why are the City of South Perth officers unwilling to monitor and enforce this and will the City be charging a penalty or similar for exceeding the limit?</p>	<p>Whilst the City does not have sufficient resources to proactively monitor the number of delivery vehicles, they will work with the site operator to ensure compliance with the relevant condition of the approval.</p> <p>Should the developer not comply with the condition, this will be addressed appropriately at that time.</p>
<p>3. What will be done about the noise and dust during the site works and construction phase to limit the impact on nearby visits?</p>	<p>Condition 4 of the Development approval requires the submission of a Construction Management Plan prior to the submission of a building permit application, or a demolition permit, and the management plan will address such matters.</p>

<p>3. Janet and Giovanni Conte of 271 Canning Highway, Como Received: 23 September 2019</p>	<p>Response provided by: Fiona Mullen, Manager Development Services</p>
<p><i>[Preamble] Farmer Jacks Development – 264-270 Canning Highway, Como</i> We recognise that the Farmer Jacks development is going ahead and we're not opposed to development but it will need to be designed to ensure resident and shopper safety, including a pedestrian crossing over Canning Highway with traffic lights.</p>	
<p>1. Will local residents be kept informed of traffic management plans?</p>	<p>Information in relation to any construction work that requires traffic management is updated on a weekly basis by the City on the Council's website.</p>
<p>2. What measures are being taken to deal with the predicted 2400 vehicles that will need to use Hobbs Ave to go around to the entry to the shop off Canning Highway?</p>	<p>The traffic impact statement indicates a current flow of 917vpd, the forecast increase will result in a demand of 1,487vpd, which is approximately half of the desirable maximum traffic flow to maintain residential amenity. Under current planning guidelines (Austroads Guide to Traffic Management Part 12: Traffic Impacts of Developments (2016) and the WAPC Transport Impact Assessment Guidelines dated August 2016) the residential amenity of Hobbs Avenue would not be unduly affected. There are therefore no additional measures that will be taken in this regard.</p>
<p>3. Can you confirm that only 13 delivery trucks will be going into the Farmer Jacks Supermarket each day?</p>	<p>Condition 33 of the development approval stipulates the number of deliveries (to the back-of-house delivery area) is restricted to a maximum of 13 delivery vehicles per day.</p>

<p>4. Ms Melissa Evans of 26 Forrest Street (Cnr York Street), South Perth Received: 23 September 2019</p>	<p>Response provided by: Fiona Mullen, Manager Development Services</p>
<p><i>[Preamble] Specifically Area 9 - Angelo Street Activity Centre, the area bounded by Forrest St, Angelo St, Edinburgh St and Rose Avenue</i></p>	
<p>1. Has the Council undertaken any investigations on traffic and parking in Forrest Street in the light of proposed rezoning in York Street?</p>	<p>The City is currently considering a retrospective development application in regard to this matter and as part of that assessment, traffic and parking within the area will be considered.</p> <p>With regard to any potential rezoning, the City's Parking Strategy provides a long-term plan for the provision and management of parking within the City and the planning framework includes controls (through Town Planning Scheme No. 6 and other policies such as the Residential Design Codes) that require new developments to provide adequate on-site vehicle parking.</p>
<p>5. Mr Grant Dyker of 22 Forrest Street, South Perth Received: 23 September 2019</p>	<p>Response provided by: Mark Carolane, Acting Manager Strategic Planning</p>
<p><i>[Preamble] Specifically Area 9 - Angelo Street Activity Centre, the area bounded by Forrest St, Angelo St, Edinburgh St and Rose Avenue</i></p>	
<p>1. In light of the way resident's feedback was presented in the report, what measures have the Councillors taken to ensure that the report has no other misleading information in it?</p>	<p>The officer's report and accompanying Consultation Outcomes Summary Report provides an analysis of the outcomes of consultation, including a schedule of all of the feedback received during the consultation period. The feedback comprised varying levels of support; objections; and/or offering alternative solutions. The 'Consultation Outcomes' are intended to provide Council with the best possible overall reflection of all of the feedback received. Neither the Officer's report nor the Consultation Outcomes Summary Report are misleading in any way.</p>

<p>2. This area has been recommended as requiring a "Streetscape and Character Analysis". If this is passed, who will be conducting the analysis and what does a "Short" timeframe mean?</p>	<p>City Officers will be responsible for the delivery of the Streetscape and Character Analysis. If additional resources and/or specialist expertise is required the City may engage consultants to assist or provide advice. The involvement of any third parties will be determined following progression of the Draft Local Planning Strategy, having regard to what resources/expertise are required for each of the projects.</p> <p>The City has previously undertaken similar projects/studies. For example, the 'Canning Highway – Kensington/South Perth Character Study' reports. This project included input from consultants.</p> <p>A 'Short' term action is described in the Draft Strategy as one undertaken/completed prior to the adoption of the City's next Town Planning Scheme; meaning the analysis will be undertaken before a Draft of Local Planning Scheme No. 7 is completed.</p>
<p>3. Will the community have the opportunity to be involved in the "Streetscape and Character Analysis"?</p>	<p>Yes. Local residents and other stakeholders will be invited to assist in the identification of elements of streetscape and character that they value and deem worthy of preservation.</p>

<p>6. Mr David Leigh of Hovia Terrace, Kensington Received: 24 September 2019</p>	<p>Response provided by: CEO, Mr Geoff Glass</p>
<p><i>[Preamble] Given the recent press regarding a potential cost of 50,000 dollars for a by-election in the Kalgoorlie Mayoral election process I ask</i></p>	
<p>1. What is the estimated cost for a by-election should Councillor Milner be elected Mayor?</p>	<p>It is estimated that a by-election will be approximately \$35,000. The cost of an election is based on the number of residents within the ward, or within the District for a Mayoral by-election. There are approximately 6,600 electors in the Morseby Ward. The City of Kalgoorlie-Boulder has no wards, and therefore the cost of an election would increase as all residents in the City (16,886 people) would be invited to participate in the election. The Electoral Commission undertakes the local government election process for the City of South Perth, and should there be a need to undertake a by-election following the local government elections in October, a report will be presented to the Council requesting authorisation for the Electoral Commission to conduct that by-election.</p>
<p>2. What percentage does this by-election cost represent from the additional reductions implemented by Councillor Milne during the final budget meeting?</p>	<p>Officers recommended a Rate increase on 1.4%, based on the Local Government Cost Index for March 2019. Council resolved to increase the Rates by 1.0% for the 2019/20 Annual Budget, thereby reducing the Rates income by \$149,030, this being offset by a reduction in two capital items, as described in the Minutes of the Ordinary Council Meeting on 25 June 2019. In relation to \$149,030, \$35,000 is approximately 23%.</p>

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These Minutes were confirmed at the Ordinary Council Meeting held: Tuesday 15 October 2019.

Signed _____ / /2019
Presiding Member at the meeting at which the Minutes were confirmed.