

ATTACHMENTS

Council Agenda Briefing

19 October 2021

Part 1 – 10.1.1 – 10.4.2

ATTACHMENTS TO AGENDA ITEMS

Council Agenda Briefing - 19 October 2021

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Introduction

The Youth Plan 2021-25 is the City of South Perth's (the City) inaugural plan for young people who live, study, work, volunteer or spend time in our community. This Plan provides strategic direction on how the City will support local young people over the next five years.

The City acknowledges that young people are a unique group, requiring tailored planning and consideration. Young people face specific challenges—several of which were highlighted during the recent pandemic. They also have unique skills and strengths, and an aim of this Plan is to nurture and develop these so that we contribute to our young people thriving and reaching their full potential.

This Plan goals and actions across four priority areas that respond to the current and emerging needs of our young people. Over the next five-years we will:

1. Further develop our youth programming and events
2. Improve our facilities and places for young people
3. Improve our communications and engagement with young people
4. Provide opportunities for young people to develop their capacity and skills

The Plan is underpinned by a community development approach. This approach seeks to build social cohesion and community connections

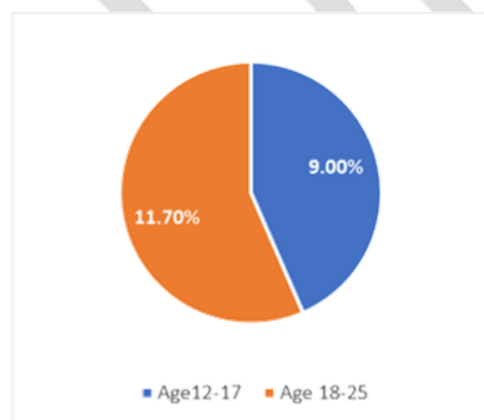
** For the purpose of this Plan, the definition of 'young people' is those aged 10 to 25. This is in line with the Department of Communities definition of youth/young people.*

Priority projects

There are five priority projects that the City will focus on over the next five years.

Who are our young people?

Young residents aged 10 to 25 make up 21.7% of the City's population. There are more young people aged 18 to 25—in tertiary education or the world of work, than those aged 10 to 17—in later years of primary school and high school.



Young residents are not evenly spread across the City. There is a higher than average proportion of high school aged young people living in Kensington, Manning and Waterford, and the proportion in Salter Point is more than double the City average. The proportion of young adults living in Karawara is more than two and a half times the City average—likely due

to the suburbs proximity to Curtin University and student housing in this area. Due to the population size of the suburbs, the highest numbers of young people living in Como and South Perth.

- 88 people aged 10 to 19 in the City are living with a disability
- 5% of young people aged 15 to 25 in the City are disengaged from education and employment—lower than the Greater Perth average
- 1.3% of the population is Aboriginal and/or Torres Strait Island; this significantly higher (3.5%) in Karawara

Why do we need a Youth Plan?

The City is developing a Youth Plan to guide our decisions on the kind of community programs, services, events, projects and facilities that should be considered for local young people now, and into the future. This includes young residents, but also young people that work, volunteer, study and/or recreate in the City.

Young people are at a critical stage in their life and need specific planning and consideration. At this age, they are moving towards independence, but still need a significant amount of scaffolding and support, from their family, from the services and institutions they connect with, and from their community. Local government has a significant role to play, however with a significant proportion of young people not eligible to vote and the least likely demographic to complain, they can be easily forgotten about.

Young people's needs are also constantly changing. Young people have been disproportionately impacted by the COVID-19 pandemic (ongoing as at the development of this Plan), through job losses, disruption to their education, periods of isolation and poorer access to friends and support networks. Even before the pandemic, young people faced a range of unique challenges, such as rising rates of mental health challenges, insecure housing and housing unaffordability, high youth unemployment, school and study stress and increasing technology pressures such as social media use and misuse, fake news and disinformation. Many young people also face community wide negative perception them as a group, with young people who have intersecting minority identities especially impacted and discriminated against.

Although young people face many societal challenges, there are also many opportunities. Young people are resilient, innovative and leading the way in many areas including challenging discrimination, climate action and forging a path into the future using innovative technology to solve some of our communities most challenging problems. Our role as local government is to support young people in these endeavours and provide opportunities for to thrive. This Youth Plan sets out a path for actions that the City of South Perth will take to do this over the next five years.

Strategic alignment

Strategic direction

The City of South Perth's Strategic Community Plan 2020-30 includes a range of strategies related to the provision of programs, services, projects, events and facilities for local young people. The developed of the Youth Plan 2021-25 has been informed by the City's Strategic Community Plan 2020-2030.

City's role in youth development

The City of South Perth takes a community development approach to the work it does with young people that seeks to build social cohesion and community connections

The City coordinates a youth leadership group—the South Perth Youth Network (SPYN), comprised of young people aged 12 to 25 who live, work, or study within the City of South Perth. The group plan events and deliver youth events, volunteer at City events and are one of the City's three reference groups that must be consulted when the City conducts any stakeholder engagement.

The City has 1FTE who undertakes the youth and children portfolio and will be responsible for monitoring this plan. The City plays an important leadership role in facilitating and establishing collaborative approaches and actions to support and engage young people. It achieves this through the roles outlined below. For each action, the City's level of involvement (and potential involvement) has been listed using the following categories:

Planner	The City identifies the community's requirements for programs, services, projects and/or facilities that deliver outcomes for young people, and ensures mechanisms are in place to meet these requirements.
Supporter	The City identifies the community's requirements for programs, services, projects and/or facilities that deliver outcomes for young people, and ensures mechanisms are in place to meet these requirements.
Partner	The City partners with relevant stakeholders to achieve shared community youth outcomes. These partnerships could be on an informal or formal basis as required.
Coordinator	The City brings together stakeholders to plan, deliver and evaluate youth programs, services, projects and/or facilities.
Provider	The City is solely responsible for the delivery of a youth program, service, project and/or facility. Income and expenditure is determined by the City's annual budget process.

Youth provision in the City of South Perth

The City current plans for and delivers a variety of youth focused programs and services.

- South Perth Youth Network (SPYN)—the City's youth leadership team
- WA Youth Week programming
- South Perth Young Writers Award
- Speak with Confidence Award
- Volunteering opportunities for young people
- Term and school holiday programs through the two libraries and George Burnett Leisure Centre
- Financial Assistance (Community Funding Program and KidSport Program)

The City also has a range of other places and facilities that are used by young people including a number of parks and reserves, George Burnett Leisure Centre, Manning Skate Park, Manning and South Perth Libraries, and community halls and buildings.

There are approximately 35 sports clubs that operate in the City and a club development program to support them. Wesley College has a swimming pool and gym that is open to the

public and used by young people, and there is a public golf course with regular golf, foot golf and mini golf.

There are five high schools in the area: four private and one public. The City also borders Curtin University.

Key attractions in the City are the Perth Zoo, RAC Intellibus and RAC Imagine Program (run out the City building—The Old Mill); the Ferry Tram and Mindeerup, which has a well-designed space off of the jetty and a Noongar story at night-time.

Stakeholder and community engagement

Stakeholder and community engagement to develop the Youth Plan was delivered in April and May 2021. This engagement included:

- An online survey with young people aged 10 to 25 and parents and caregivers
- Hard copy surveys available from the Civic Centre and the South Perth and Manning libraries
- Intercept surveys, carried out by Youth Plan Ambassadors at City events
- Question and answer tool on Your Say South Perth (YSSP), the City's online engagement platform, where participants could ask questions about the project

Information about the project, including the opportunity to participate, was provided to the community through multiple City channels, including Peninsula Magazine, the City's website, the City's Facebook and Instagram pages, Peninsula Snapshot and Peninsula Snapshot Newsletter and Club Spirt Newsletter.

Who we heard from **Young people**

- 273 young people completed the survey
- 77% were aged 10 to 17 and 23% were aged 18 to 25
- 65% lived in the City; 45% attended events in the City; 38% studied in the City; 33% played sport in the City; 13% worked in the City (this increased to 30% of 18 to 25 year old's)
- 16% culturally and linguistically diverse
- 13% LGBTIQ+
- 11% living with a mental health issue
- 9% Aboriginal or Torres Strait Islander
- 4% had caring responsibilities
- 3% identified as living with a disability
- 1% a parent

Parents and caregivers

Parents and caregivers also contributed via a parent/caregiver survey.

- 105 parents/caregivers completed the survey

What we heard

Youth Programs and Events

Young people told us that one of the biggest barriers to them attending City programs, services and events was that they were not interested in what was on offer. The events that they did enjoy tended to be in favoured locations such as South Perth foreshore and in parks and reserves. They particularly enjoyed events with music, markets and food trucks. Young people said that saw the many City run events as family oriented and did not feel those events were for them. Young people told us that they wanted to see more youth-focused events and activities, or more youth focused activities within the large scale community-wide events.

The City has a strong culture of youth volunteering and young people told us that they were keen on more service focused events or programs that helped them contribute and give back to their community.

We heard from young people and parents/caregivers that there were some good formal sport options, but that young people were keen for some more informal options both of a sporting nature, but other things such as yoga or parkour in the park, or arts, drama, music etc.

We heard that providing things local for young people was important. South Perth has adequate public transport and bike paths, compared to many other local government areas, however, provision is patchy and some young people in places like Karawara have poorer access and are less likely to be able to travel to places and events. Different suburbs in the City have varying youth demographics, and programming should take this into consideration. For example Karawara has a significant proportion of young people in the 18 to 25 age demographic, and of Chinese heritage.

Youth Places and Facilities

South Perth is rich in parks and reserves and natural beauty spots such as the Swan River. The South Perth foreshore and parks and playgrounds were the places most commonly frequented by young people. The City's libraries were also used by around half of the young people surveyed, and sporting clubs or ovals around 40%. City facilities that were not well used included community halls (18%), George Burnett Leisure Centre (15%) and Manning Skatepark (14%).

As the only City run leisure facility, George Burnett Leisure Centre is significantly underutilised by young people. There are no programs run out of the centre for young people over the age of 12. Young people talked about wanting more basketball and other facilities. The leisure centre has basketball courts, badminton, soccer and volleyball courts but these are not being used in any significant way by young people. Nearly a third of young people told us that cost is a barrier for them attending things they want to, and we know that young people's finances have been impacted by COVID-19. An action that the City could explore to address this is providing students free use of George Burnett Leisure Centre courts at off peak times.

Young people and parents and caregivers told us that they want more youth specific places, or a youth facility of some kind in the City. The City has a number of community halls or 'centres' which are rarely used by young people at the moment, so exploring the development of one or more of these into an exclusive, or part-time drop-in space with youth facilities, activities and programming should be looked at as a long-term goal. The City is also exploring building a new recreation facility near Curtin University—which should include youth provision should it go ahead.

Youth Communication

Young people told us that the biggest barrier to them attending City programs, services and events was that they just don't know about them (61%). Parents and caregivers supported this. Young people said that the City needed to communicate with them in more youth-friendly ways. Technology and ways that young people find out about things change all of the time. We also heard from SPYN members through their engagement with young people that there is disillusionment, apathy and a general lack of youth understanding of what local government is responsible for. Young people also said that the City needs to hold events and talk to young people in places that they wanted to go to already. They said it was important to go to them, rather than expect them to come to you. Better communications and branding of City services, facilities and events for young people would assist with this.

This is a significant area of development for the City and there was limited depth of questioning around this included in the surveys. As such the City should look at develop a specific youth communications strategy in consultation with young people interested in this area, that is reviewed on a biannual basis to keep up to date with emerging youth communication methods.

Young people said that they would like the City to feel more welcoming of young people. And that this would helped if communications around events were targeted at young people, and they were explicitly included in imagery, wording and event provision. They also said that they would be also feel more welcomed if there was a more positive image of young people portrayed in the community.

Youth Ddevelopment

Young people were not asked about specific issues that were important to them, but nevertheless several issues did get spoken about regularly, this included better bike infrastructure and the importance of environmental sustainability, and innovative ideas for projects on these topics emerged, such as City run bike hire. The SPYN is a good starting point for consultation, but unpaid reference groups attract a certain demographic of young people, and a small number of self-nominating young people should never be considered representative. Young people are also often only interested in contributing on an area of interest to them—one they have particular knowledge around or skills to assist with. The City should explore ways of engaging with young people when developing plans and strategies, such as the City's Integrated Transport Plan or the City's Strategic Environmental Management Plans. The biggest barrier to this can be City staff not having the experience, skills or confidence to engage with young people. A City guide of simple ways or avenues to talk to young people could be developed to support this.

Young people aged 18 to 25 were under-represented in the stakeholder engagement, and over the Plan's duration more consultation with this demographic should be delivered. However from the responses that were captured and looking at general trends we know that young people in this age group are interested in help with life skills development and things that lead to employment, such as resume and interview skills, understanding how to set up their own micro business, as well as tax returns and other 'adulting' skills. A youth maker's market was suggested to give young people the opportunity to sell their skills and wares. This could become a flagship youth event for the City held in places young people like to spend time and providing wrap around support with lead in workshops to build young people skills on things like pricing, promotion, reporting income and so on.

Implementation Plan

To develop the Youth Plan 2021-2025 we analysed the information we heard from young people and parent/caregivers within the context of the City's strategic direction, current youth provision and general youth issues and trends.

The Plan has four key focus areas:

1. Youth programs and events
2. Youth places and facilities
3. Youth communication
4. Youth development

Each focus area has key outcomes and actions and a timeline associated with delivery.

DRAFT

1. Youth Programs and Events

#	Action	City involvement	2021	2022	2023	2024	2025
1.1	Continue to provide a range of activities and events for WA Youth Week, inclusive of all ages and interests, with a focus on localising activities	Provider	X	X	X	X	X
1.2	Facilitate youth programming in places that young people enjoy attending (i.e. Foreshore, local parks and reserves)	Partner	X	X	X	X	X
1.3	Deliver an annual youth-focused music and food event	Provider		X	X	X	X
1.4	Incorporate a 'youth zone' at City large scale events (e.g. Sounds in the Park)	Coordinator		X	X	X	X
1.5	Partner with local business to deliver pop up youth workshops/events in 'on trend' places (i.e. cafés, art spaces, boutiques)	Partner		X		X	
1.6	Explore the provision of more casual/informal activity options in parks and open spaces	Planner			X		
1.7	Continue to develop and diversify the City's libraries programming for young people	Planner	X	X	X	X	X
1.8	Plan youth programming to be localised and responsive to the youth demographics in different City suburbs	Planner	X	X	X	X	X

2. Youth Places and Facilities

#	Action	City involvement	2021	2022	2023	2024	2025
2.1	Assess the feasibility of developing one of the City's community centres into an exclusive or part-time youth drop in space	Planner				X	
2.2	Explore the ability to incorporate youth programs and services within the City's proposed new recreation facility (RAF)	Planner		X			
2.3	Program free or low-cost activities for young people at the City's George Burnett Leisure Centre at off-peak times	Provider		X	X	X	X
2.4	Explore the inclusion of outdoor sports facilities across the City, particularly for young people (i.e. basketball half court)	Planner	X				

3. Youth Communication

#	Action	City involvement	2021	2022	2023	2024	2025
3.1	Engage a diverse group of young people to develop a Youth Communications toolkit for City wide use; this should be updated biannually as youth platforms change	Planner		X		X	
3.2	Promote positive stories of young people in the community i.e. volunteering, outstanding achievements, youth businesses/starts ups	Supporter		X	X	X	X
3.3	Review the City's engagement processes involving young people to optimise their input into the City strategies, plans and policies	Planner		X		X	

4. Youth Development

#	Action	City involvement	2021	2022	2023	2024	2025
4.1	Continue to facilitate and support South Perth Youth Network, with an increased focus on building capacity and skills through training or other means.	Supporter	X	X	X	X	X
4.2	Continue to foster a culture of youth volunteering and contributing to the community, through partnering with schools and tertiary institutions.	Partner	X	X	X	X	X
4.3	Develop connections and methods to engage with young people aged 18 to 25yrs to inform programming for this age group	Planner			X		
4.4	Develop a life skills and/or entrepreneurship focused program for young people aged 16yrs and over	Planner		X			
4.5	Explore the development of a flagship youth 'makers market' for young people to sell their skills and products	Planner		X			
4.6	Continue to deliver the City's Community Funding Program (with a focus on increasing promotion for cultural, academic or community activities and events)	Provider	X	X	X	X	X

Reviewing the Plan and Monitoring Progress

The Implementation Plan will be subject to an annual review to stay in tune with current and emerging youth needs and trends. The associated time frames will be adjusted accordingly. The outcomes of actions within the Implementation Plan will be measured and reviewed annually as part of the City's annual business planning process. Measuring the success of the actions related to the delivery of the Plan will vary according to the project, program or service development identified. All actions will be measured using a range of tools and methods e.g. both qualitative and quantitative data.

Resourcing

Any financial requirements for implementing the Youth Plan 2021-25 will be sought through the City's annual operating budget process, with external funding and/or contributions from external stakeholders to be pursued.

Acknowledgements

The Youth Plan has been prepared by the City of South Perth in partnership with the Youth Advisory Council of Western Australia (YACWA), South Perth Youth Network (SPYN) and the local community. The City would like to acknowledge everyone who assisted with the development of the plan.

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

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

Access and inclusion

This Plan is available in alternative formats upon request, including Braille, large print, electronic and audio format on CD. National Relay Service (NRS): 13 36 77 Translating and Interpreting Service (TIS): 131 450.

Youth Plan: Stakeholder engagement overview report June 2021

Introduction

The City of South Perth is developing its first ever Youth Plan and wanted to find out more about what matters most to the young people in our community. The Youth Plan will help us deliver events, programs and services for our younger community members and ensure that the youth perspective is part of our future planning.

Young people aged 10-25 years who live, work, study, play sport, attend events, or visit the City of South Perth were invited to participate in a survey for young people. Parents and guardians/caregivers were also encouraged to complete a survey specifically designed for them.

The purpose of this report is to provide an overview of the engagement activities carried out and participation rates, as well as a summary of the feedback received. More in-depth analysis of the data was carried out by the project team when developing the draft Youth Plan and is not included in this document.

Stakeholder engagement activities

Stakeholder engagement was carried out between Monday 8 April and Tuesday 18 May 2021 and included:

- Online surveys:
 - Young people aged 10-25 survey
 - Parents and guardians/caregivers survey
- Hard copy surveys, available from the Civic Centre and the South Perth and Manning libraries
- Intercept surveys, carried out by Youth Plan Ambassadors at City events
- Question and answer tool on Your Say South Perth (YSSP), the City's online engagement platform, where participants could ask questions about the project.

Communication methods and reach*

Information about the project, including the opportunity to participate, was provided to the community through multiple City channels.

Channel	Reach	Results
Peninsula Magazine	Distributed to 24,000 residents across the City.	Article in the May 2021 edition.
Website	Banner image on home page of website and Youth Plan page.	News article – 34 views Youth Plan page – 13 views
Social media	Facebook 10,977 followers	Total campaign reach: 7,964 Total clicks to survey page: 251 Number of ads: 2 Reach: 4,409 Clicks to survey page: 74 Number of posts: 5 Reach: 3,555 Clicks to survey page: 177
	Instagram 4,619 followers	Number of posts: 3 Total Likes: 55 Total reach: 1,554
Peninsula Snapshot	Full page advert in the Southern Gazette.	Article published – 3 May 2021
Peninsula Snapshot eNewsletter	Fortnightly eNewsletter distributed to over 12,000 subscribers.	7 April – 36 clicks to survey page 5 May – 4 clicks to survey page
Club Spirit eNewsletter	Distributed to 101 sporting clubs.	No clicks to Your Say South Perth

* Reach – total number of people who see the content

Posters, postcards and hard copy surveys were available at the City's libraries and Civic Centre. Posters and post cards were also distributed to local businesses, the City's community centres, George Burnett Leisure Centre and Kensington PCYC. Postcards were given to attendees at City events.

Emails were sent to all schools and early learning centres in the area with information about the plan and participation, and encouraging them to pass on the opportunity to complete the survey to their communities.

Participation rates

Surveys

Completed number of surveys received:

- Young people aged 10-25 survey: 280
- Parents and guardians/caregivers survey: 106

Intercept surveys were carried out by Youth Plan Ambassadors (young people from the South Perth Youth Network and youth events volunteers) who were involved in the whole project, starting with providing advice and feedback on the development of the young people's survey. The Youth Affairs Council of Western Australia (YACWA) was engaged by the City to work with the Youth Plan Ambassadors, analyse the outcomes of the surveys and draft the Youth Plan. They also provided training in carrying out intercept surveys including communications skills, consent and confidentiality. The Ambassadors attended the City's Youth Week events and Sounds in the Park at Karawara with iPads and facilitated completion of surveys by the young people and parents. They also handed out hard copy surveys at various other City events.

Questions and answer tool

One question was asked on the tool and responded to privately.

Your Say South Perth

Between Monday 8 April and Tuesday 18 May, just over 500 people visited the Youth Plan project page on Your Say South Perth.

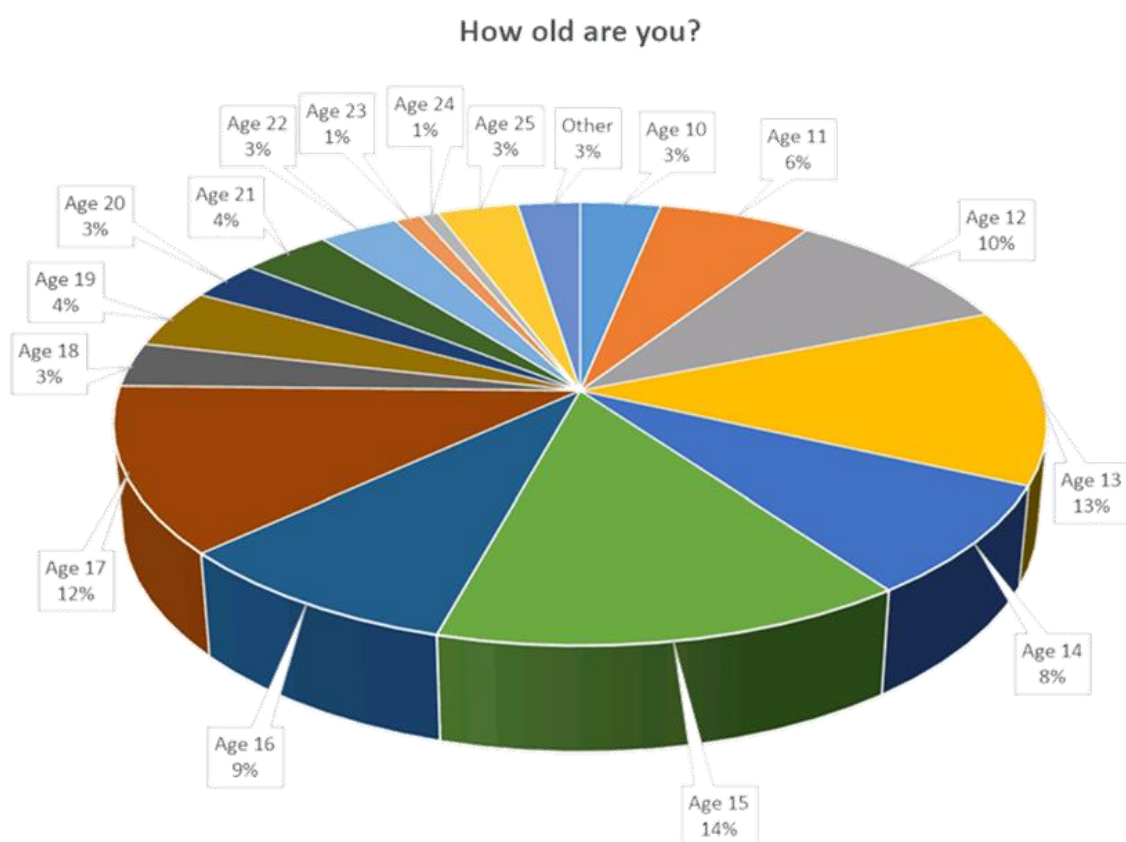
Survey feedback

The responses from both surveys are detailed below. Verbatim comments from the young people's survey are provided in Appendix 1 and the parents and guardians/caregivers survey in Appendix 2.

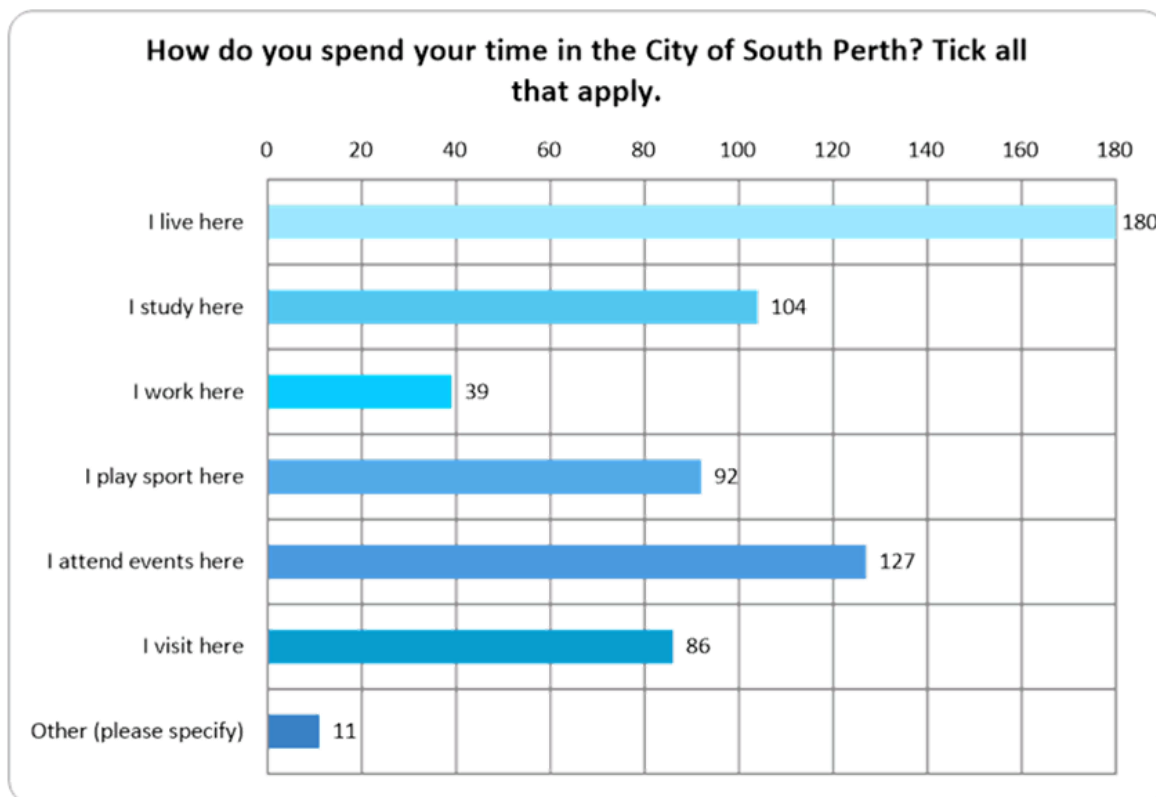
Young people aged 10-25 survey

Respondents were asked a range questions:

Age



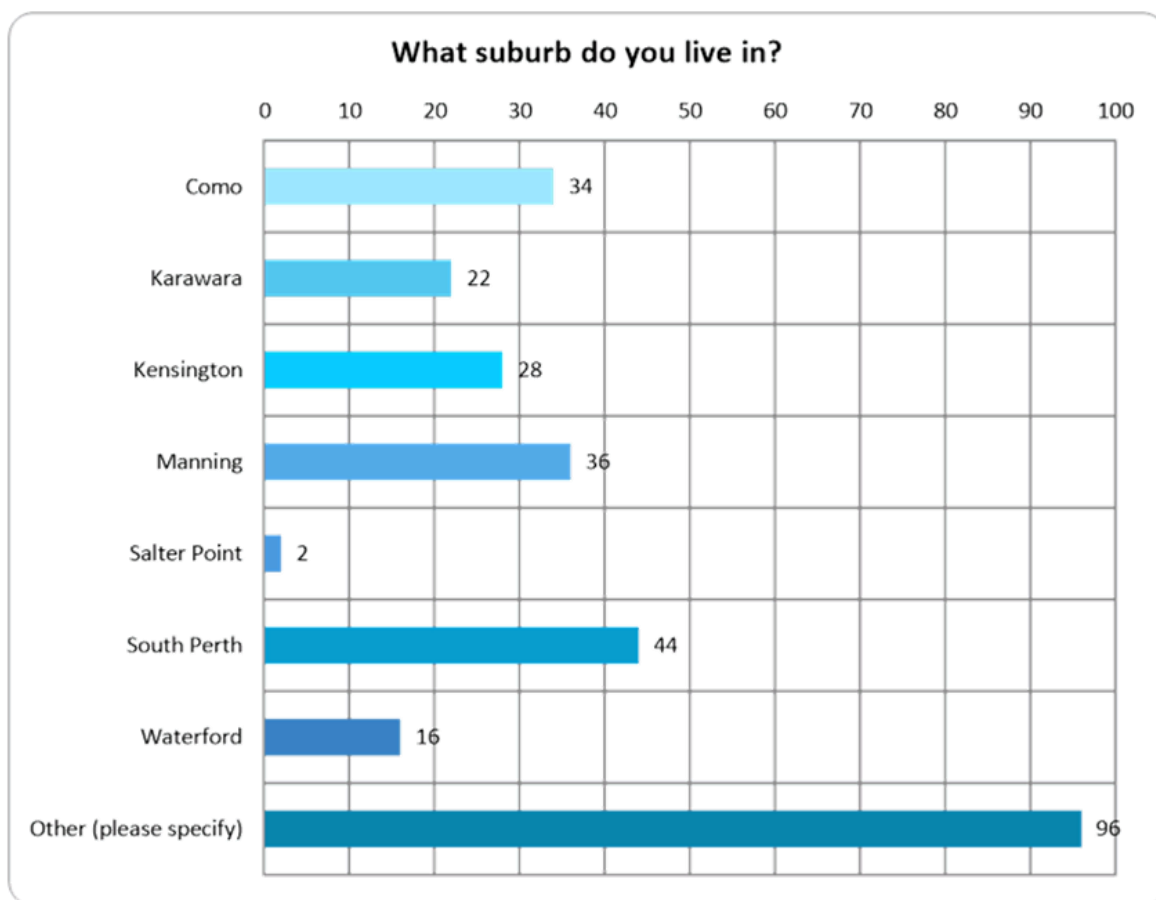
Your time in the City of South Perth



The 11 responses in 'other' were:

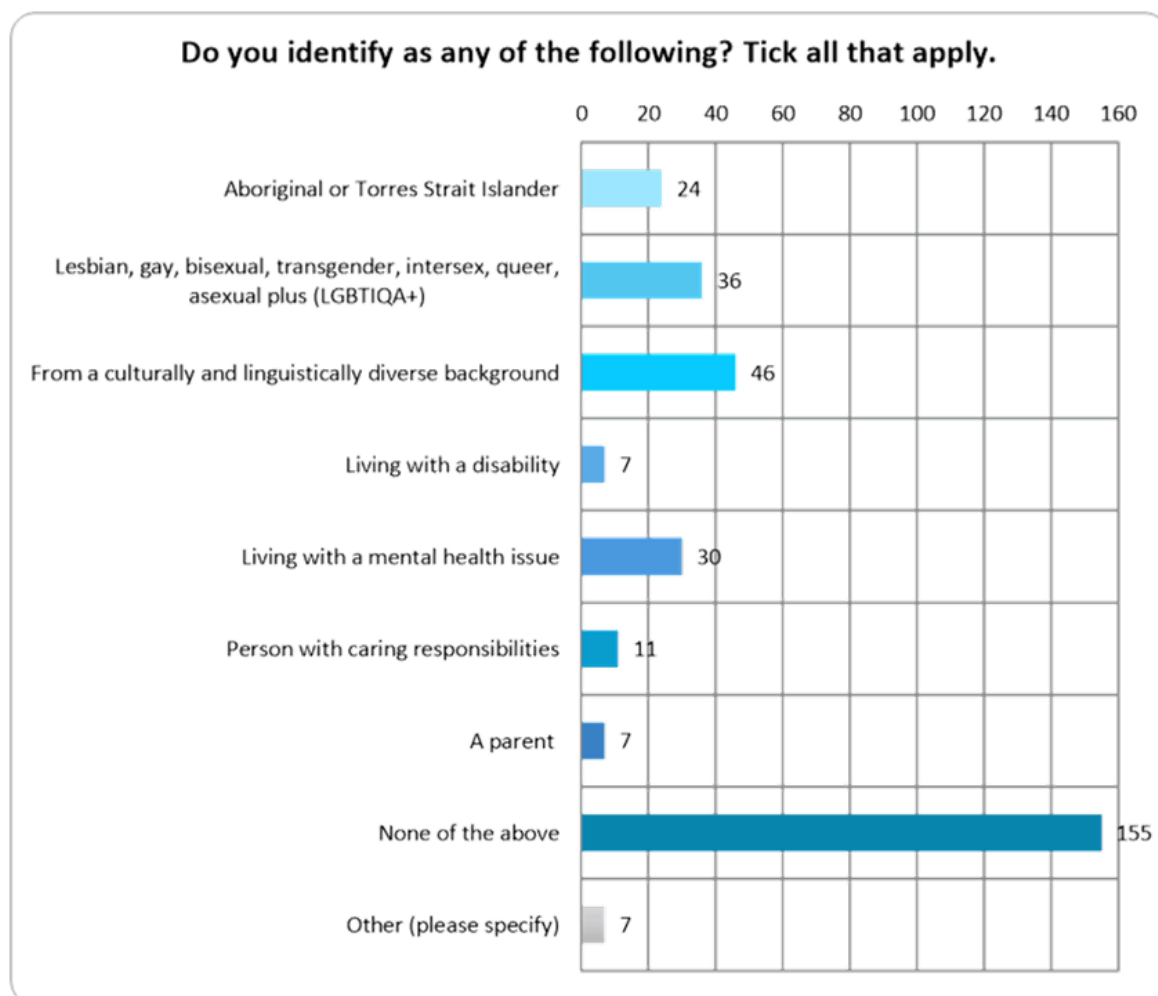
- School x 3
- I play in a park
- Meet friends
- Part of the South Perth Youth Network
- Random hippy told me about this
- School not in area
- Shop
- Volunteer
- Volunteering

Suburb



In the 'other' response, East Victoria Park was the most popular suburb with nine mentions. Lathlain, St James, Thornlie and Victoria Park had four mentions, and Gosnells and Mount Pleasant had three each. 63 respondents mentioned other suburbs either once or twice, and two respondents did not write anything in the other box.

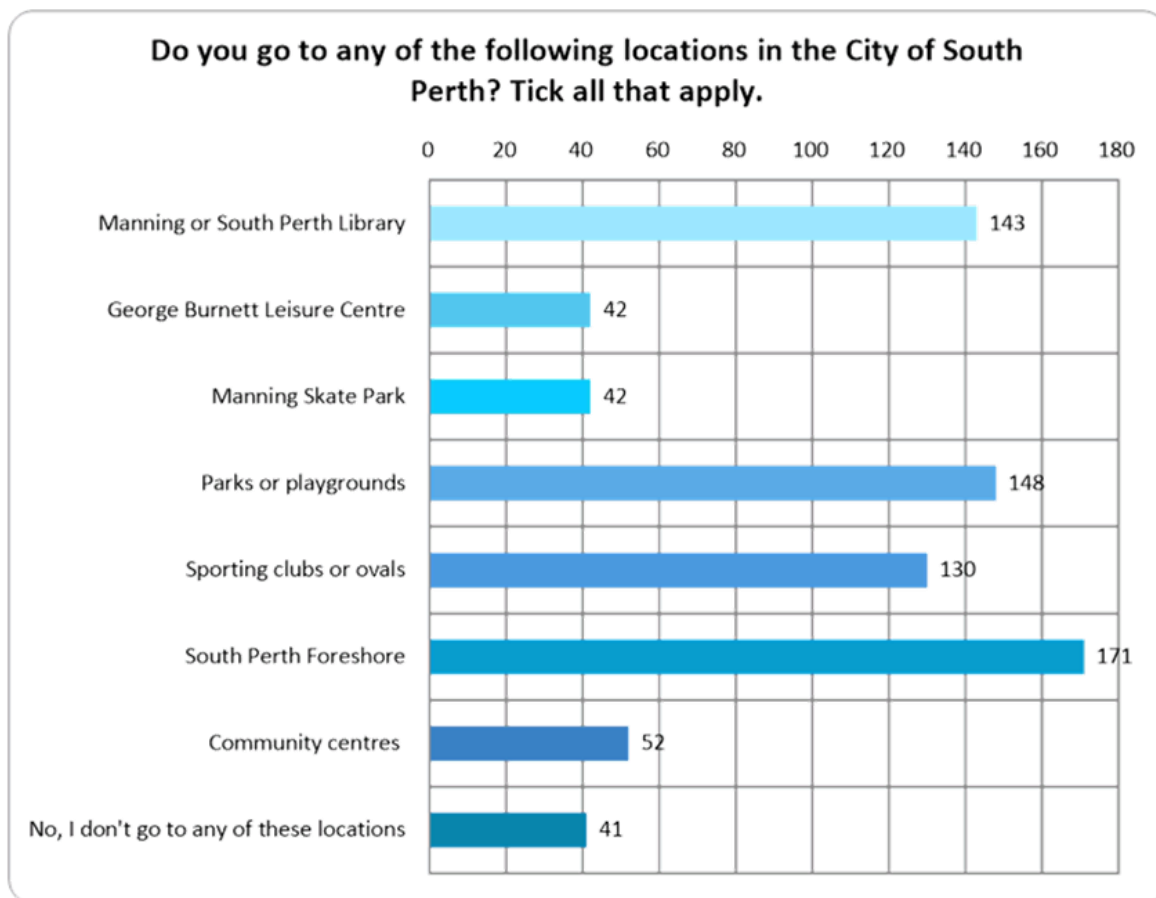
Self-identification



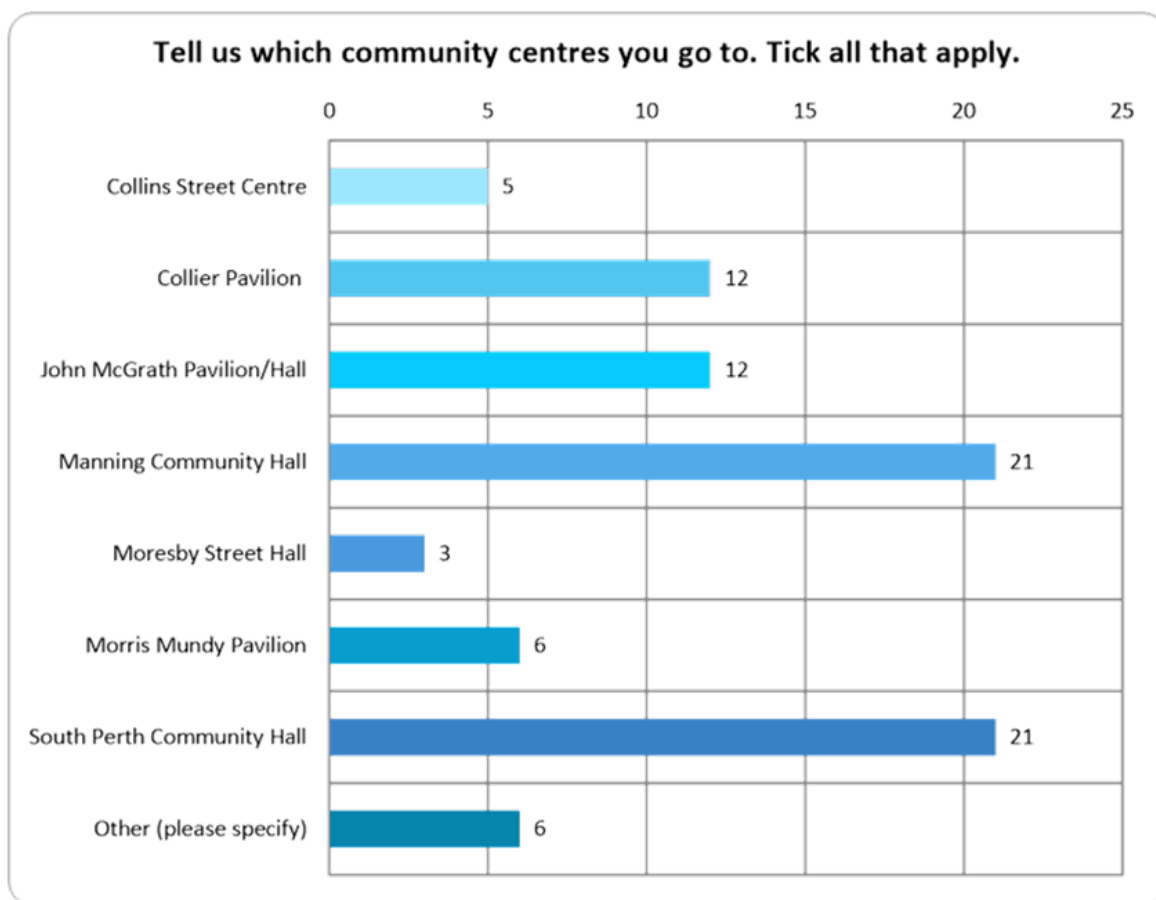
The seven responses in 'other' were:

- A
- Child
- ADHD/Autism
- not living with a disability but previously disabled and chronically ill with a current complex illness history
- N/A
- Person
- I don't know.

Locations in the City of South Perth



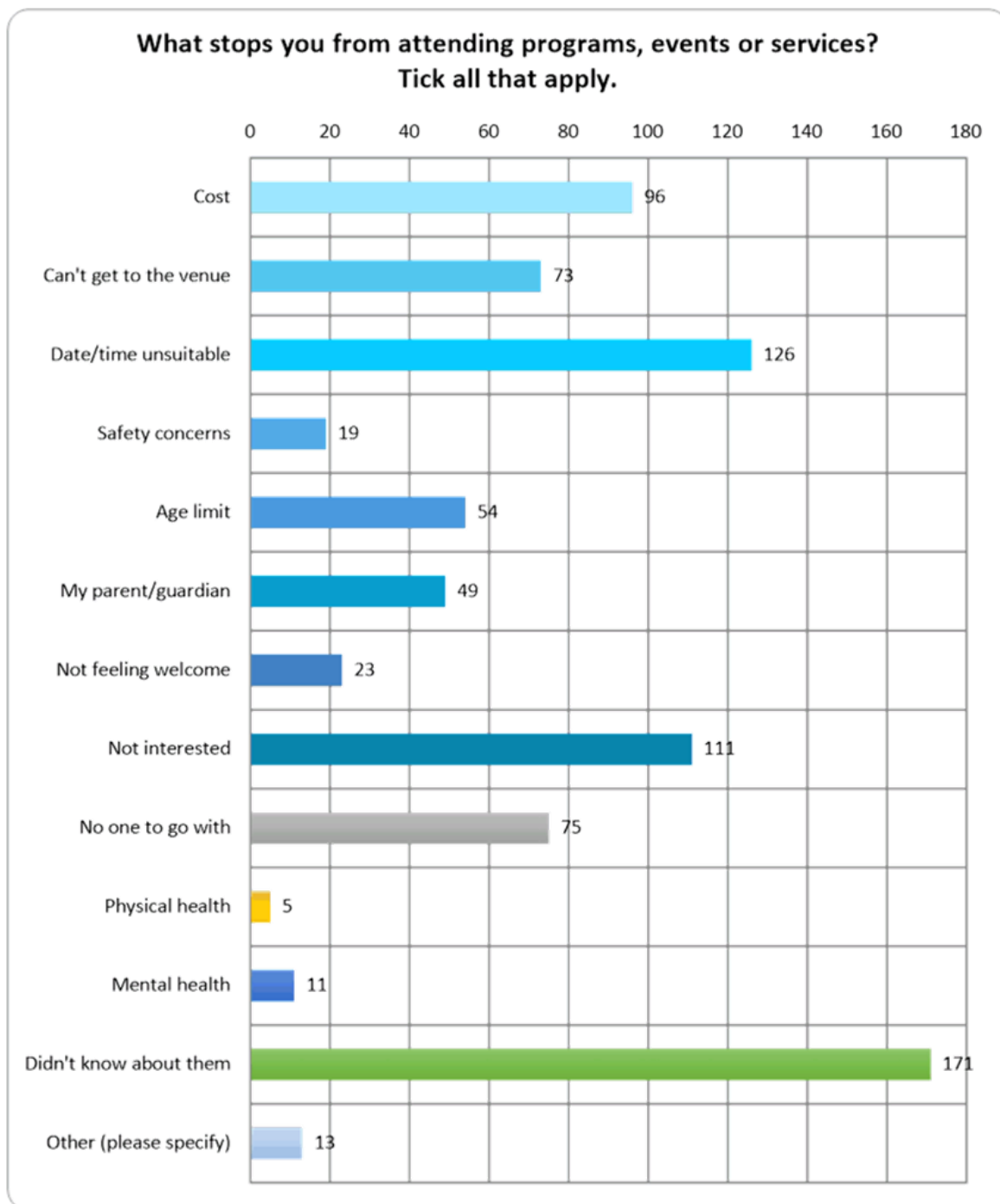
Community centres in the City of South Perth



The six responses in 'other' were:

- Moorditj keila
- Manning senior centre
- South Perth senior citizens centre
- Abmusic
- None x 2

Barriers to attending programs, events or services



The 13 responses in 'other' were:

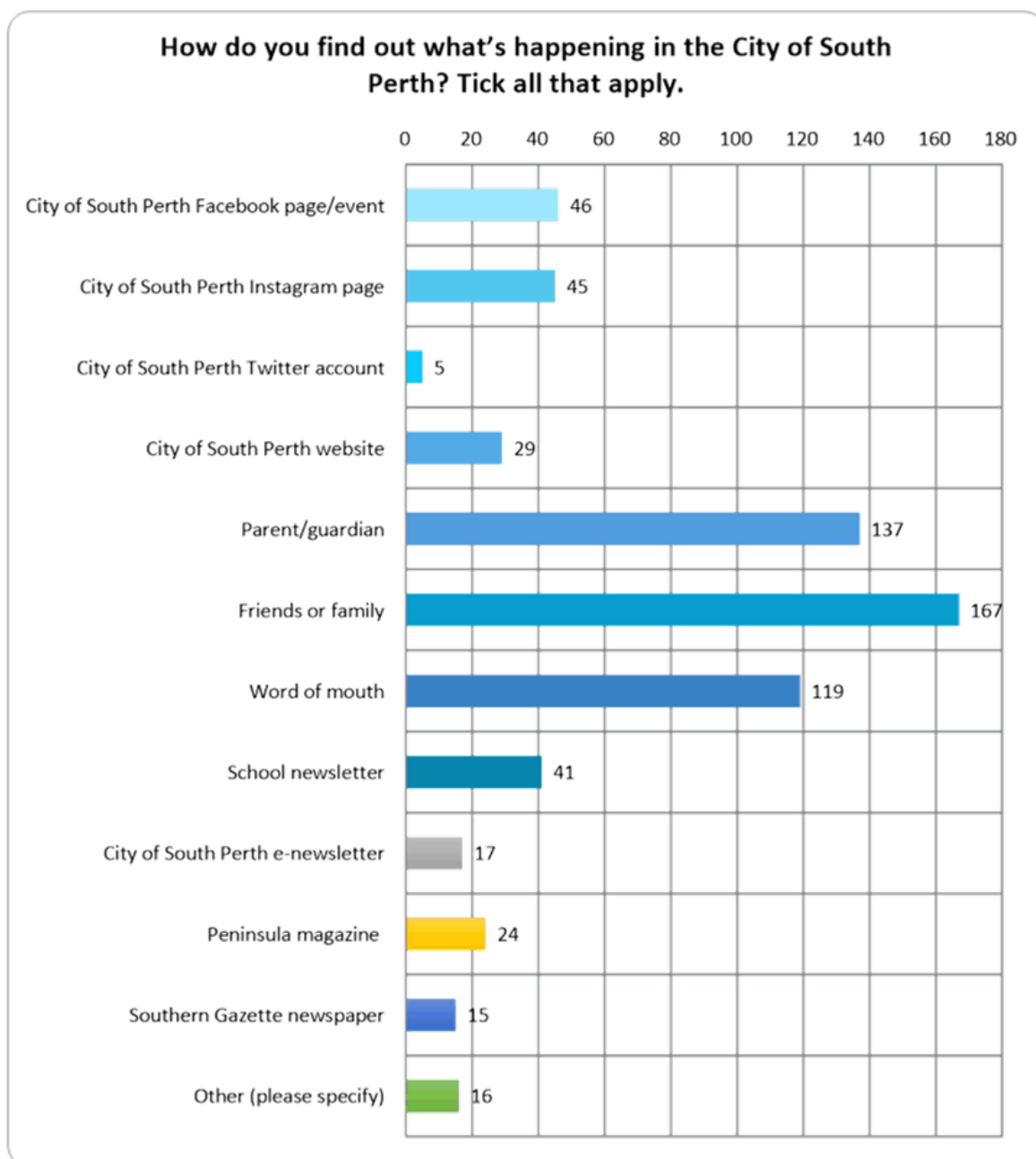
- Parking far away from events

Youth Plan engagement overview report – June 2021

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- Live far away ~
- Kkrkdk
- No longer live here
- Injury
- Tired
- Not much things to do in school holidays
- My PlayStation
- Cant get there
- Lack of time in school term
- I live far away / long drive
- Poor lighting at Manning Rippers clubs, games cant be played at night
- Cant be bothered travelling

Find out what's happening in the City of South Perth



The 16 responses in 'other' were:

- I don't usually look for events here but came because of the skateclinic
- Friend of mine forced me
- Library staff

Youth Plan engagement overview report – June 2021

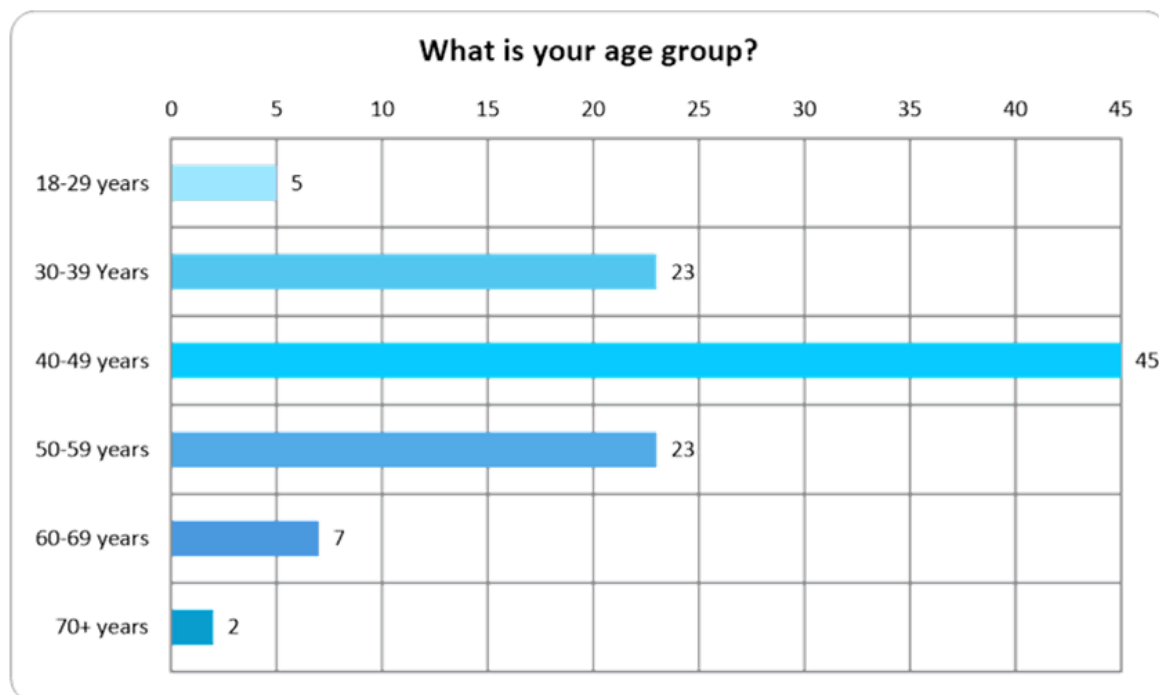
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- Did not finish
- I dont know about them.
- usually don't know
- Posters & banners around south perth
- Signage
- South perth youth network instagram
- I don't. Didn't know south perth did anything
- School
- I don't know about them
- Planning Department
- Maar Moorditj training
- through Abmusic School
- none

Parents and guardians/caregivers survey

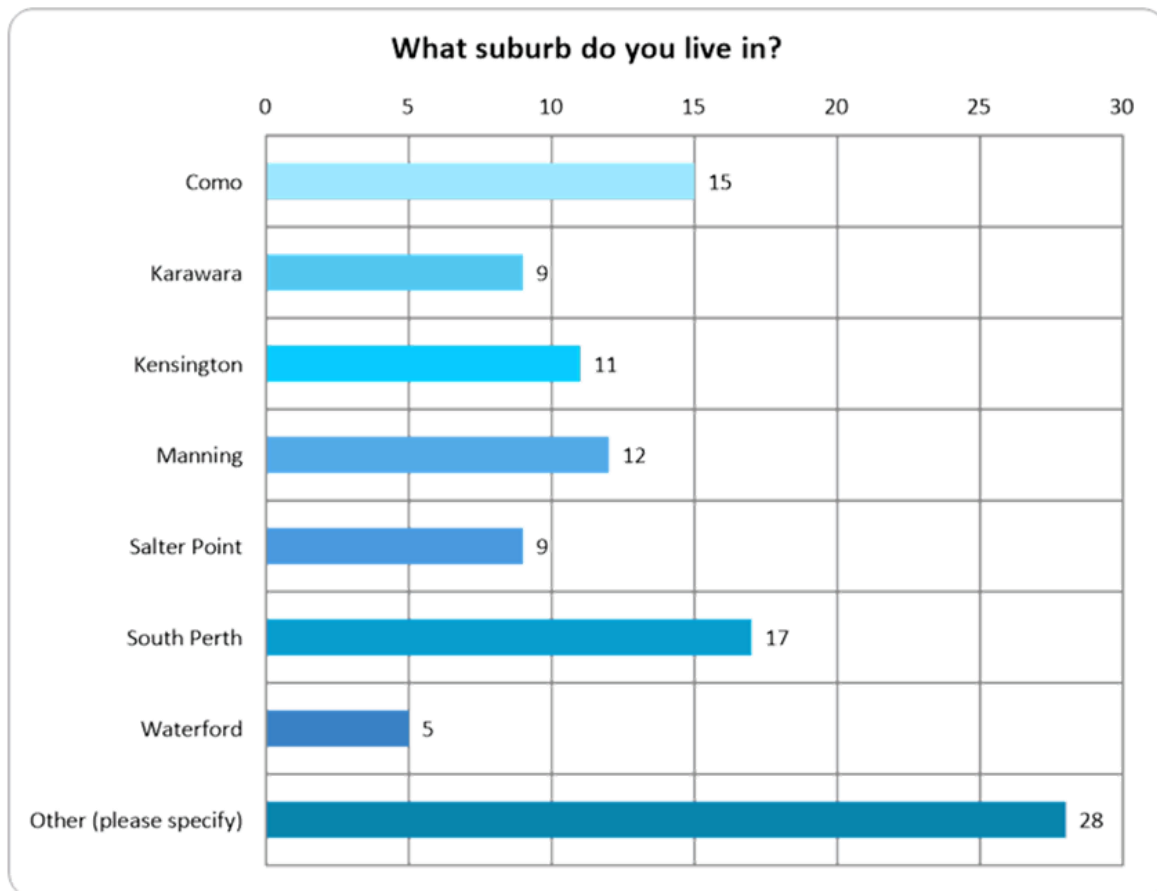
Respondents were asked a range questions:

Age



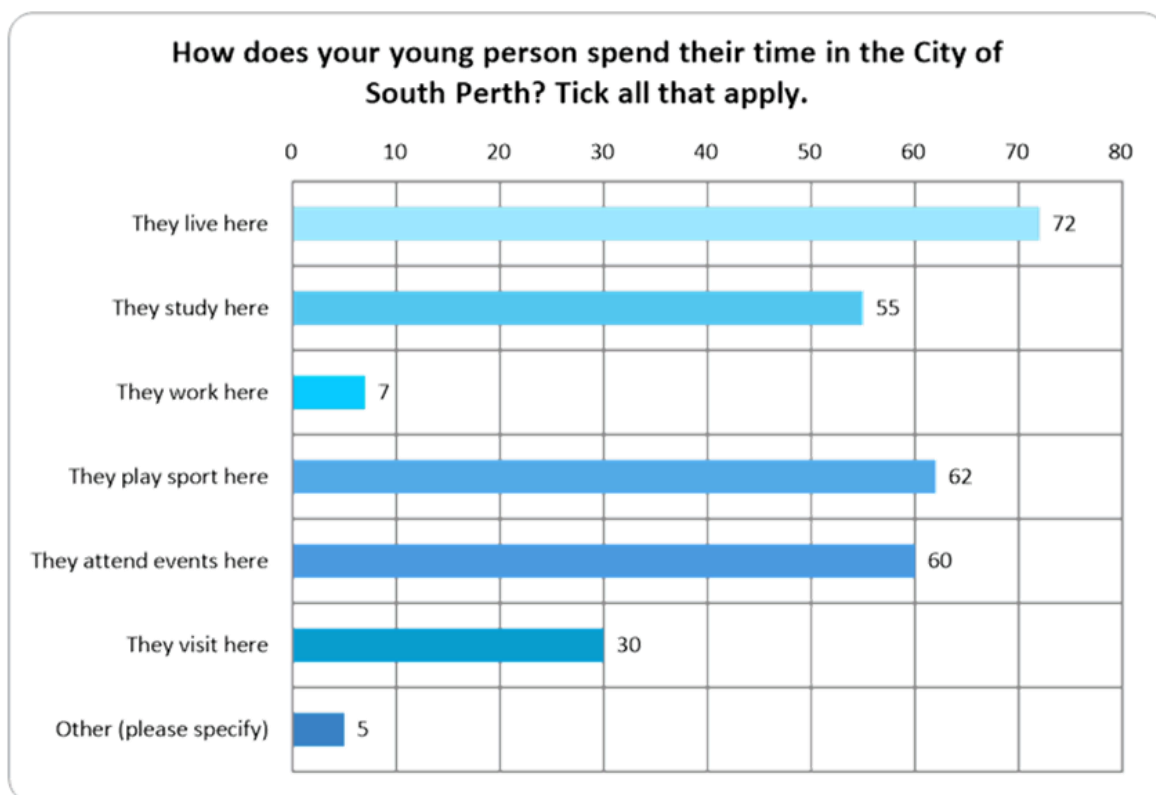
One person did not respond.

Suburb



In the 'other' response, Applecross was the most popular suburb with three mentions. East Victoria Park, Queens Park and St James had two mentions, and 19 other suburbs were mentioned once.

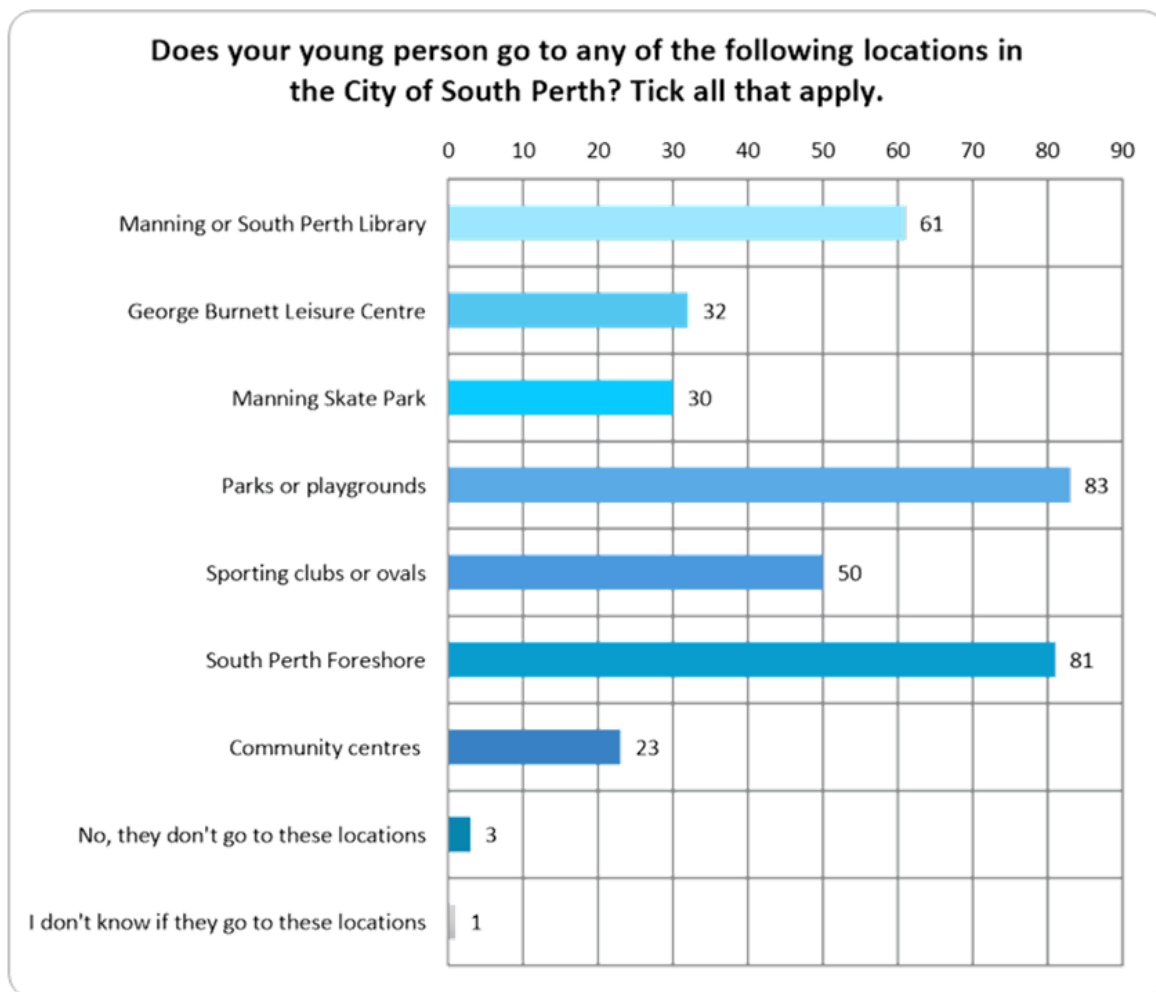
Young person's time in the City of South Perth



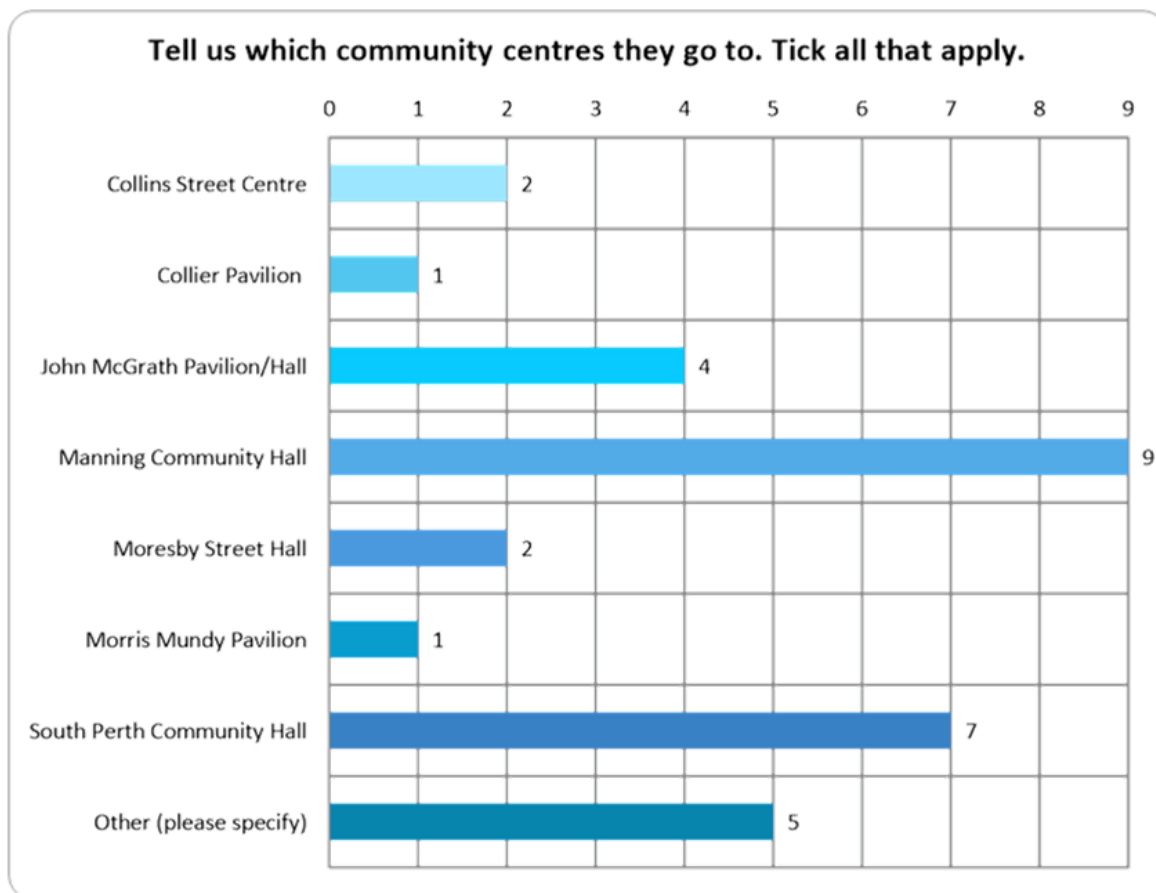
The five responses in 'other' were:

- They go to playgrounds there
- They play at parks/playgrounds here
- They play at skate parks
- Investment properties
- Nature sports, parks

Locations in the City of South Perth



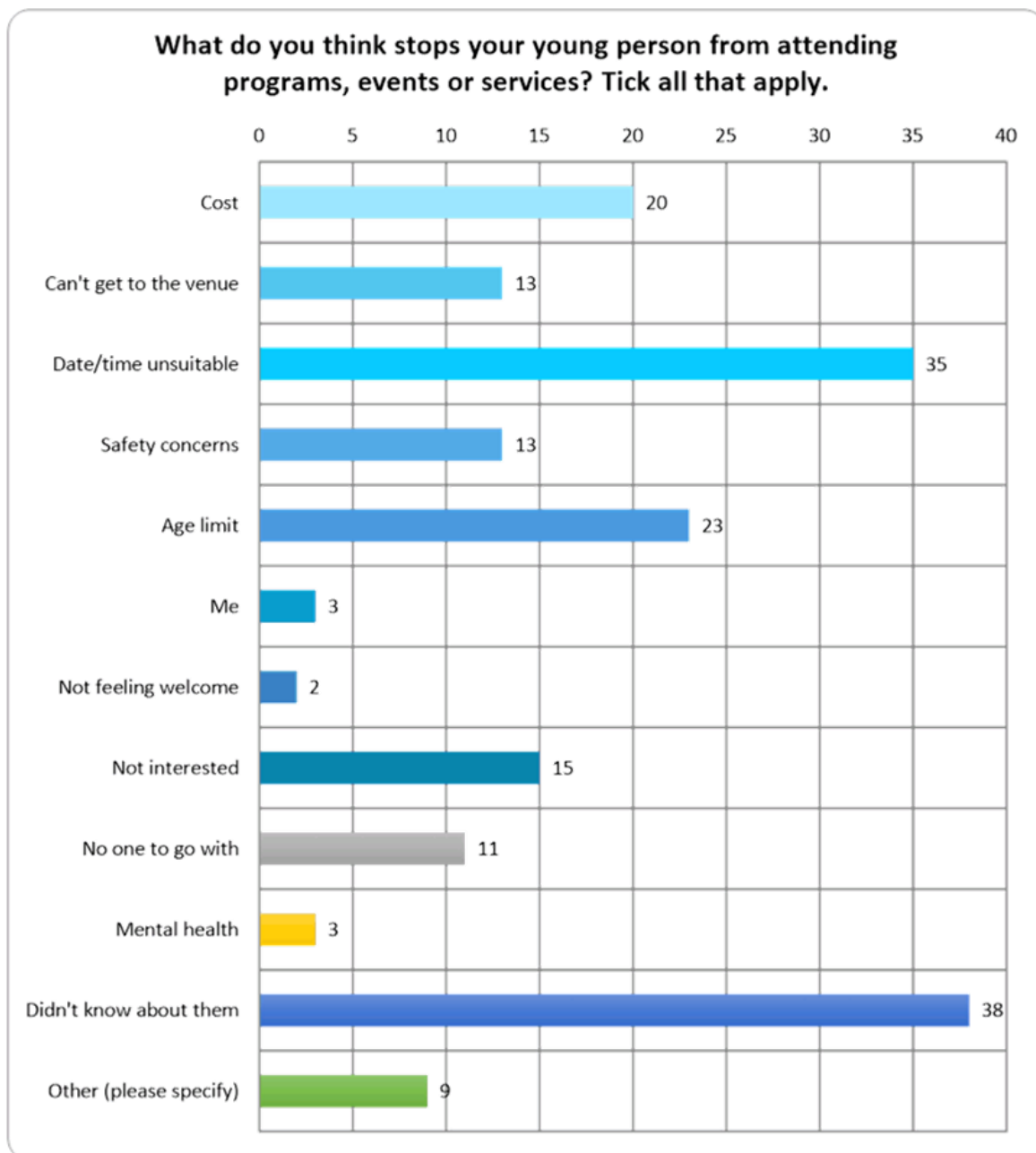
Community centres in the City of South Perth



The five responses in 'other' were:

- Lifestreams sports centre
- Vic Park Community centre - play basketball, Curtin Stadium - play basketball
- Manning Senior Centre
- Manning Senior Citizens Centre
- Challenger Reserve

Barriers to attending programs, events or services



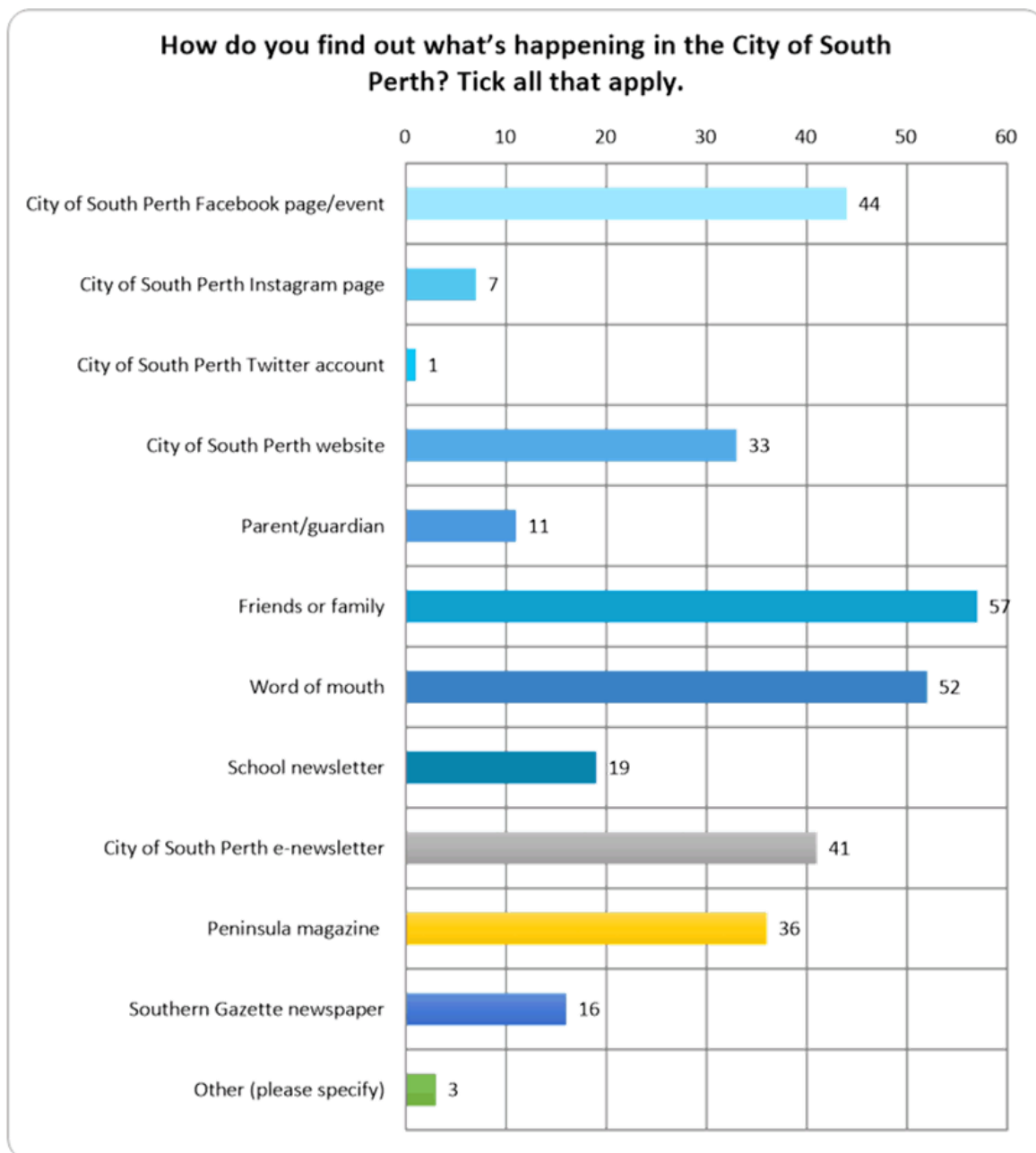
Youth Plan engagement overview report – June 2021

PAGE 20

- Clash with other commitments
- Skateboard park
- Happy with what they go to
- Date and time unsuitable as kids in childcare for the holidays
- Forgot =(
- Only come if "gran" me bring them
- More parking /Other type of transport like bus or train



Find out what's happening in the City of South Perth



The three responses in 'other' were:

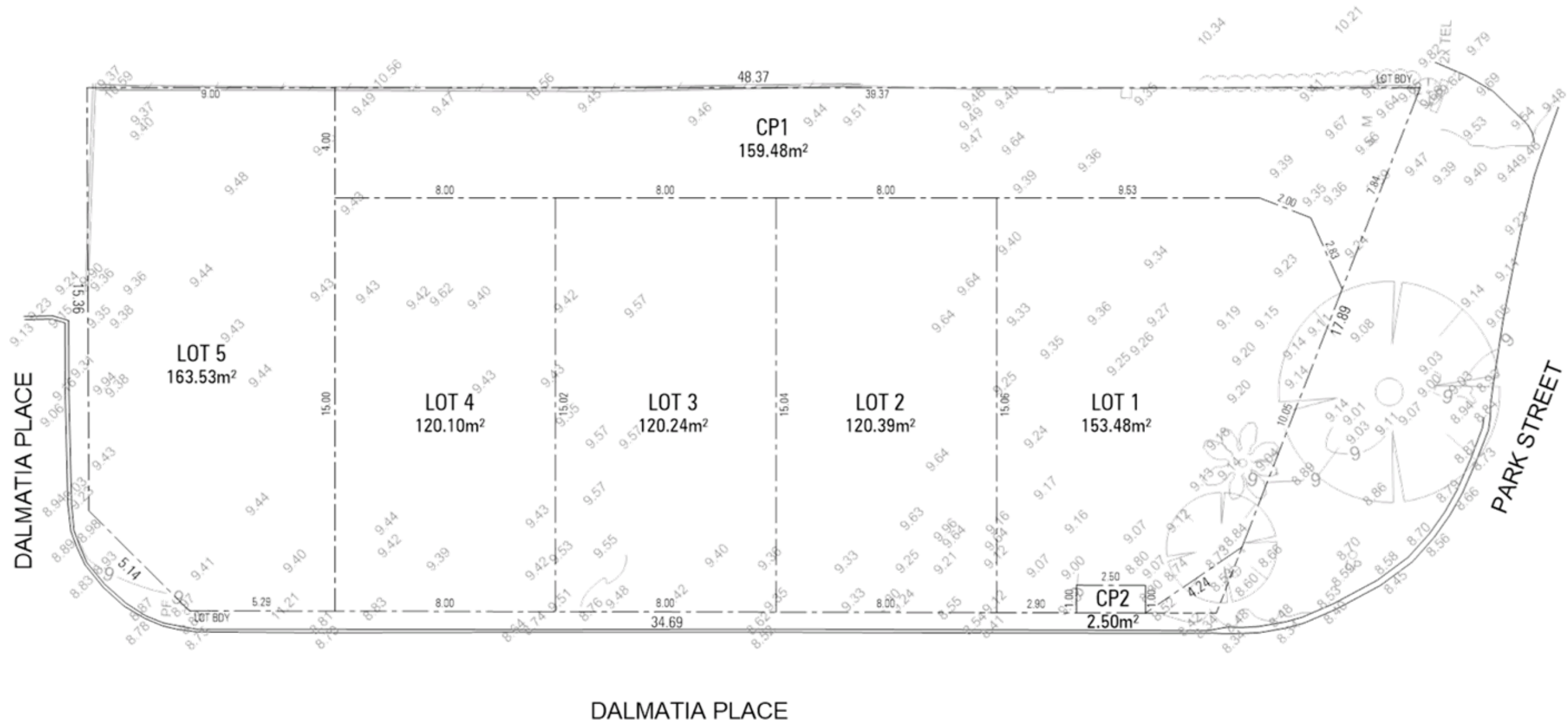
- Eventbrite
- Don't
- Sounds in the Park

Next steps

All feedback has been provided to the Youth Affairs Council of Western Australia for analysis and development of the draft Youth Plan, which will be presented to Council at a briefing in June/July. In August, there will be a public feedback period and the draft Plan will then be revised as required and finalised.

GENERAL NOTES

1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION/FABRICATION. DO NOT SCALE FROM DRAWING.
2. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES, ERRORS OR OMISSIONS BEFORE WORK COMMENCES.



PROJECT TITLE / CLIENT
AUSTRALIAN RESIDENTIAL COLLECTIVE
5 GROUPED DWELLINGS - 65 PARK STREET - COMO

DRAWING TITLE
SUBDIVISION PLAN

REV	DATE	DESCRIPTION	DWN
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D	01.07.21	ISSUED FOR REVIEW	JY
A	18.05.21	PRELIMINARY	PK

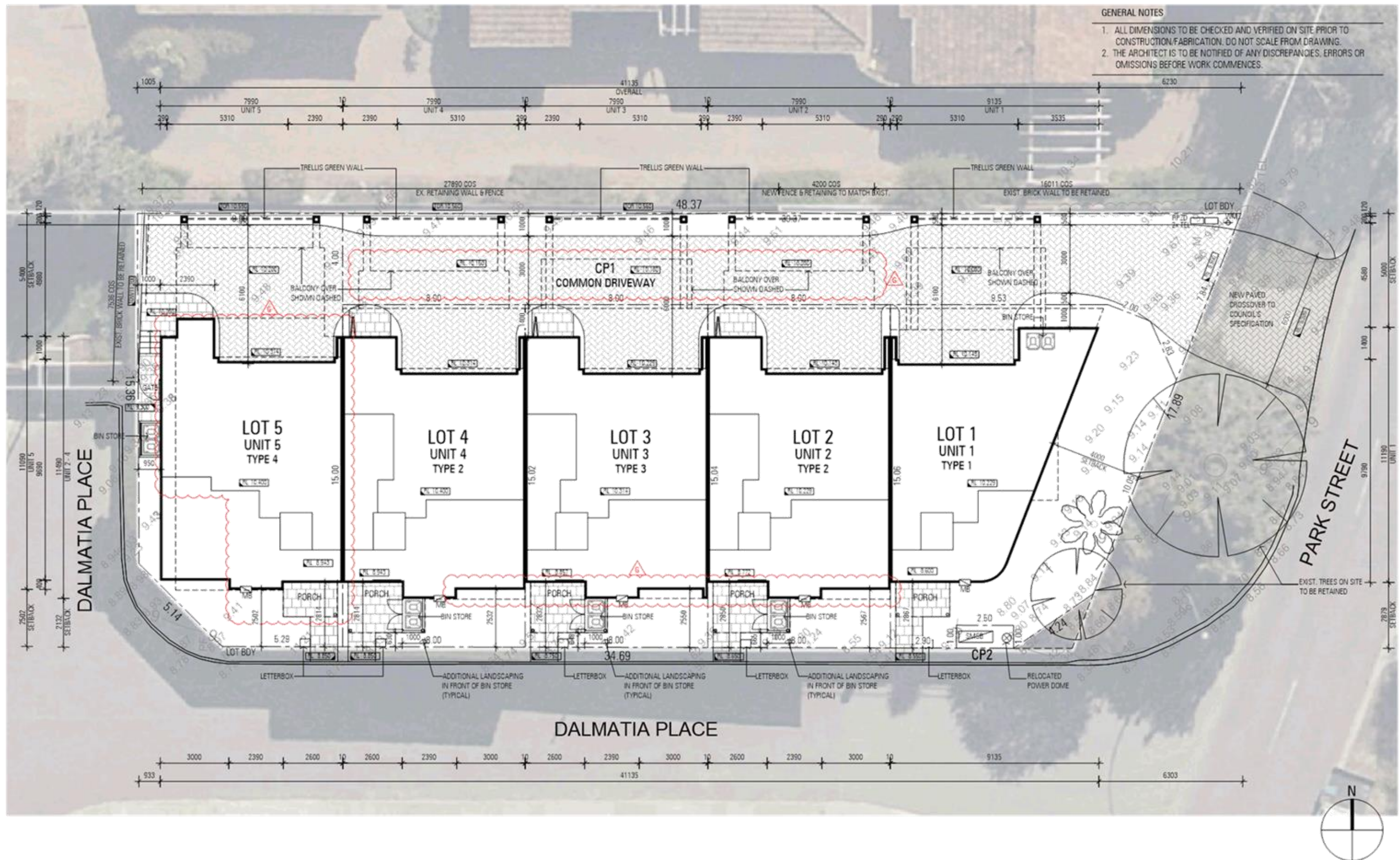
ZMH ZUIDVELD MARCHANT HUR
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DA SUBMISSION

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CAD FILE	SCALE	1:150	REVISION

DRAWING NUMBER
P2195 SK1.04

REVISION
E



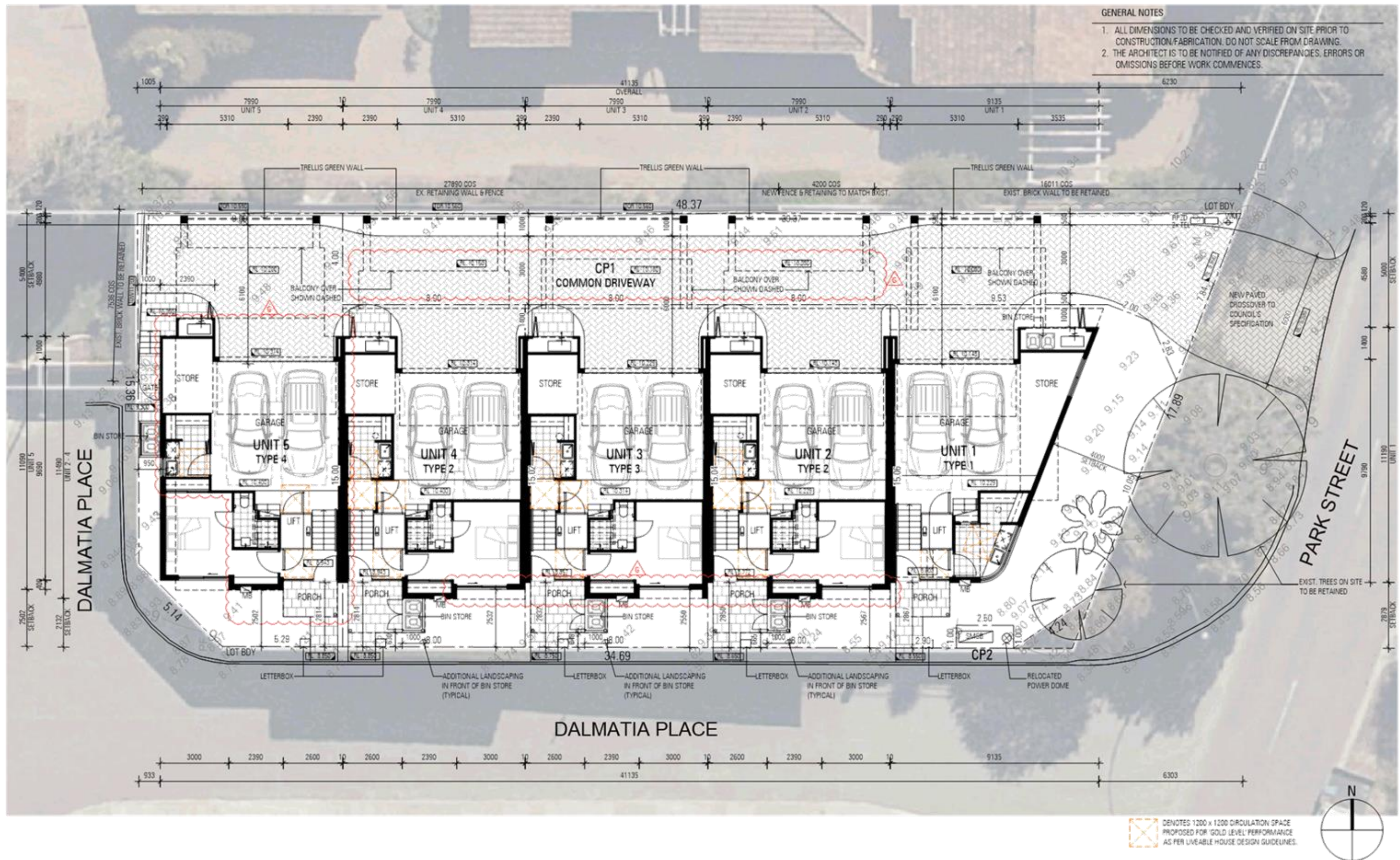
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5 GROUPED DWELLINGS - 65 PARK STREET - COMO

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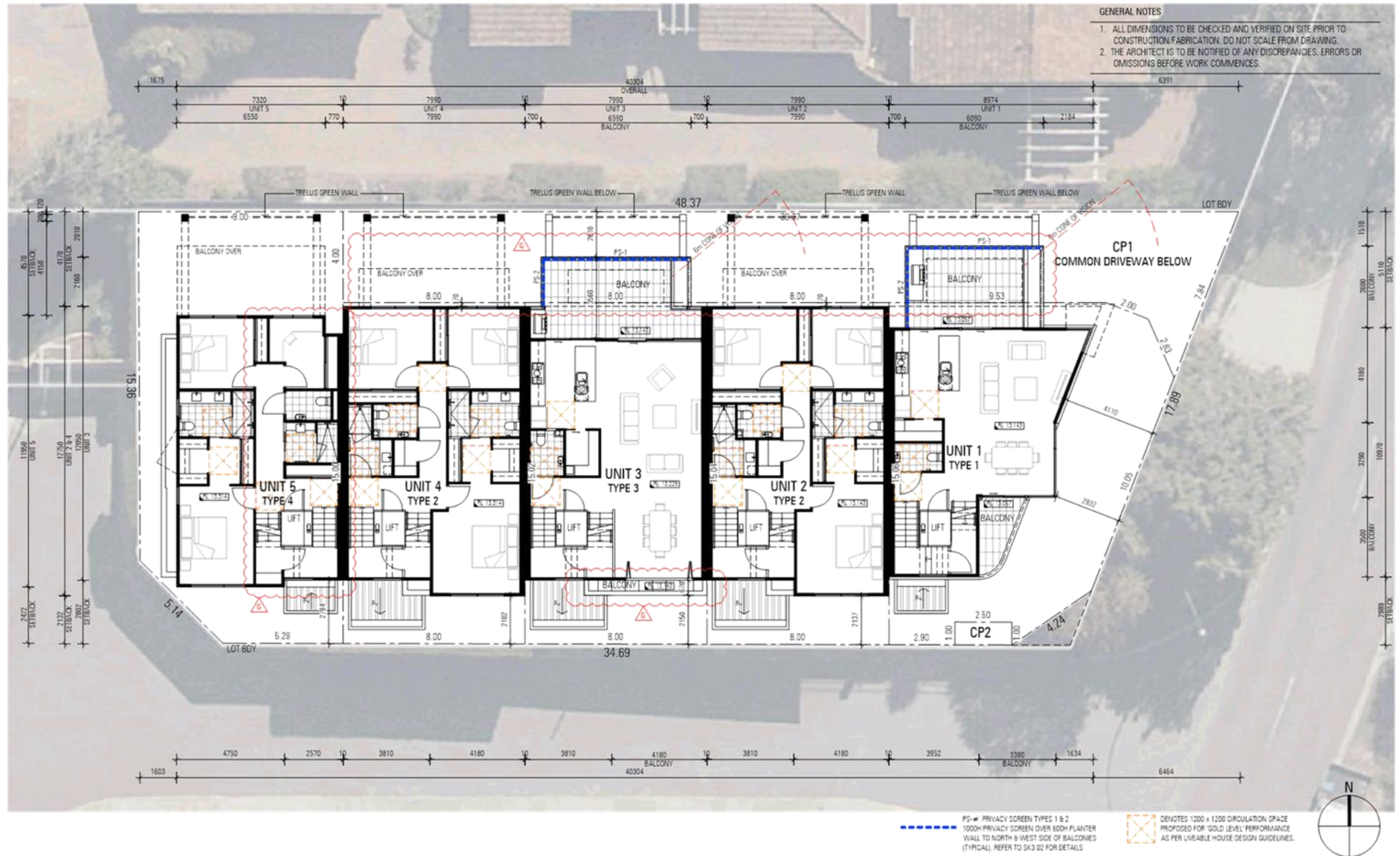
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D	01.07.21	ISSUED FOR REVIEW	JY
C	29.06.21	PRELIMINARY	JY
REV	DATE	DESCRIPTION	DWN

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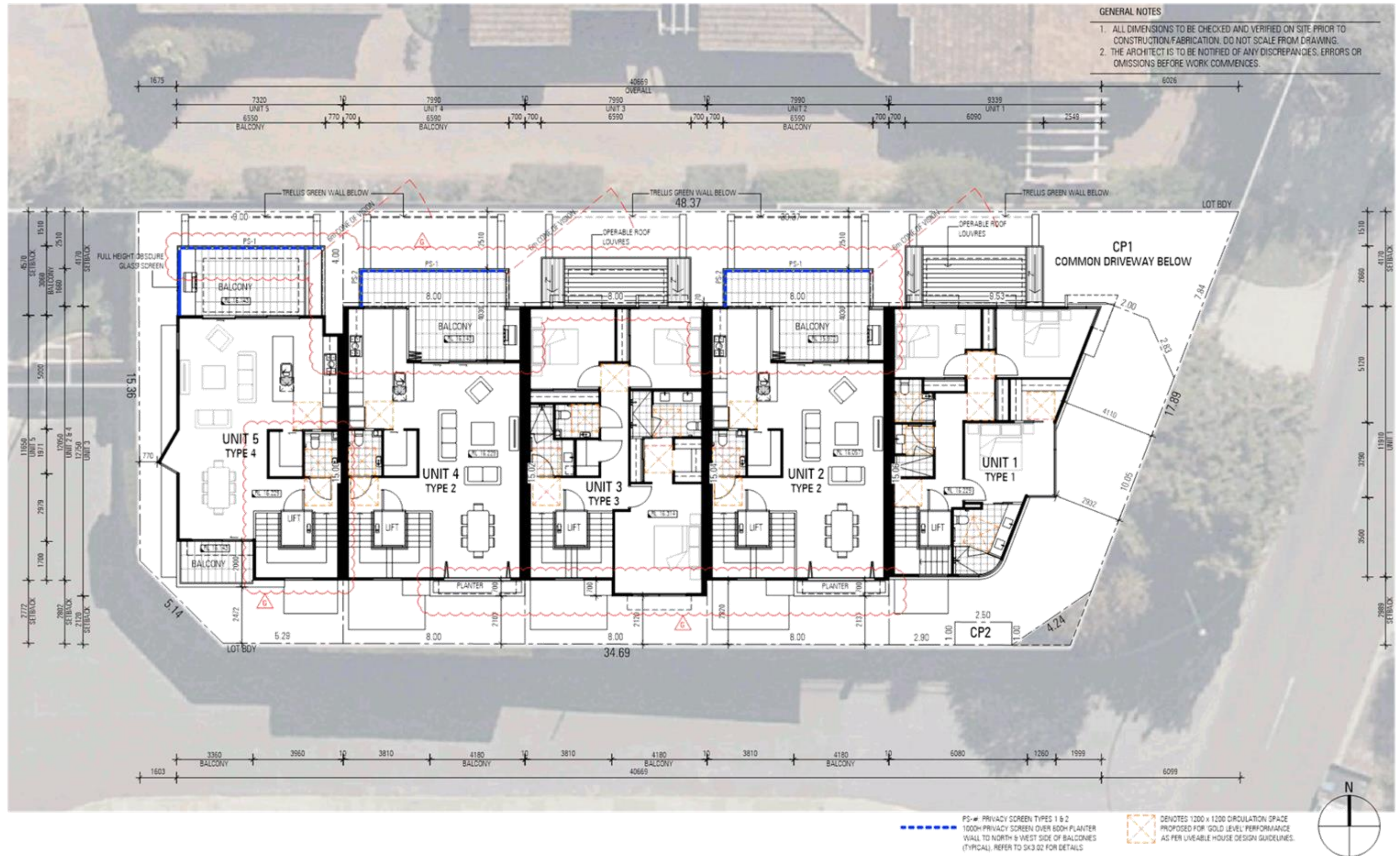
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5 GROUPED DWELLINGS - 65 PARK STREET - COMO

DRAWING TITLE
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C	28.06.21	PRELIMINARY	JY
B	24.06.21	PRELIMINARY	JY
REV	DATE	DESCRIPTION	DWN

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5 GROUPED DWELLINGS - 65 PARK STREET - COMO

DRAWING TITLE
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D	01.07.21	ISSUED FOR REVIEW	JY
C	29.06.21	PRELIMINARY	JY
REV	DATE	DESCRIPTION	DWN

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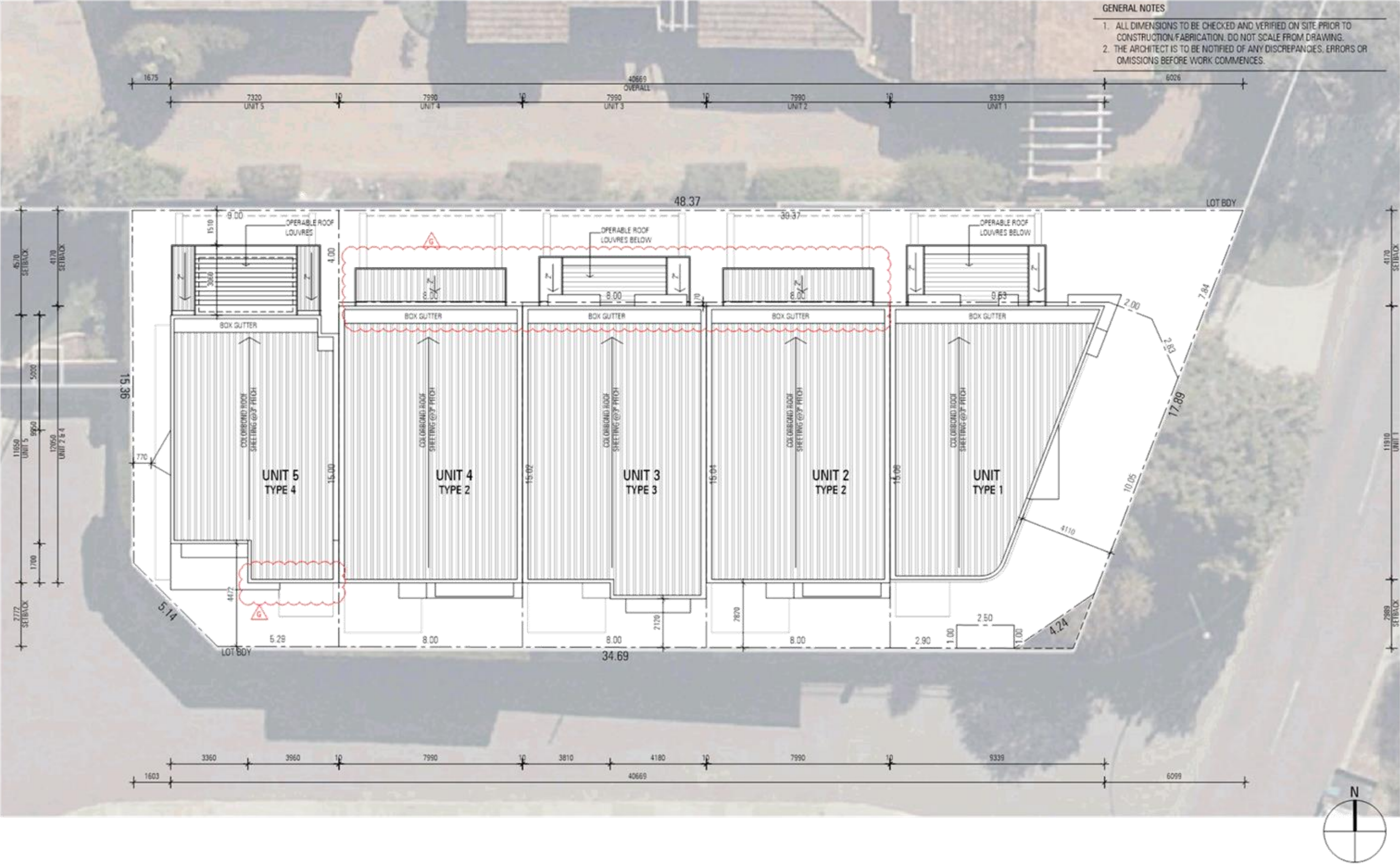
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D	01.07.21	ISSUED FOR REVIEW	JY
C	29.06.21	PRELIMINARY	JY
REV	DATE	DESCRIPTION	DWN

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5 GROUPED DWELLINGS - 65 PARK STREET - COMO

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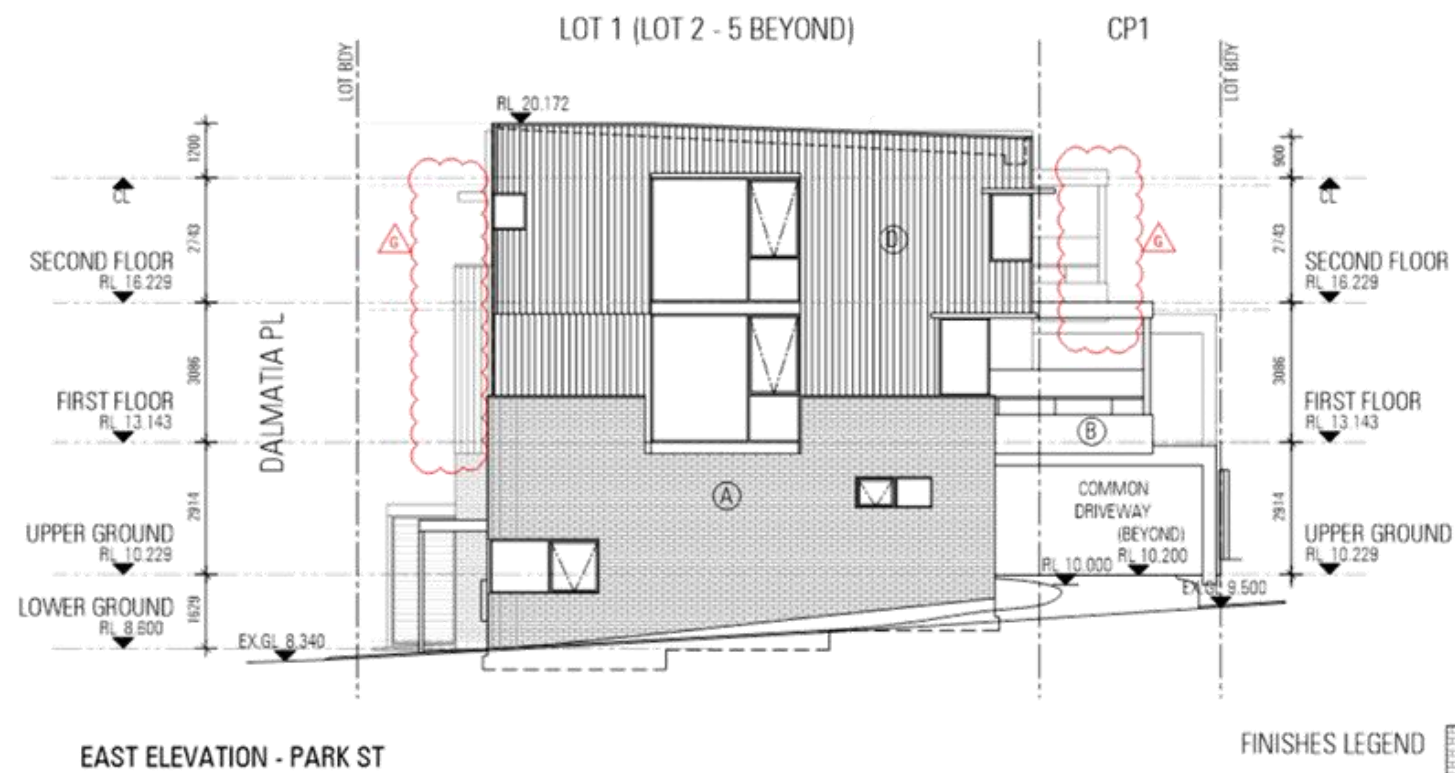
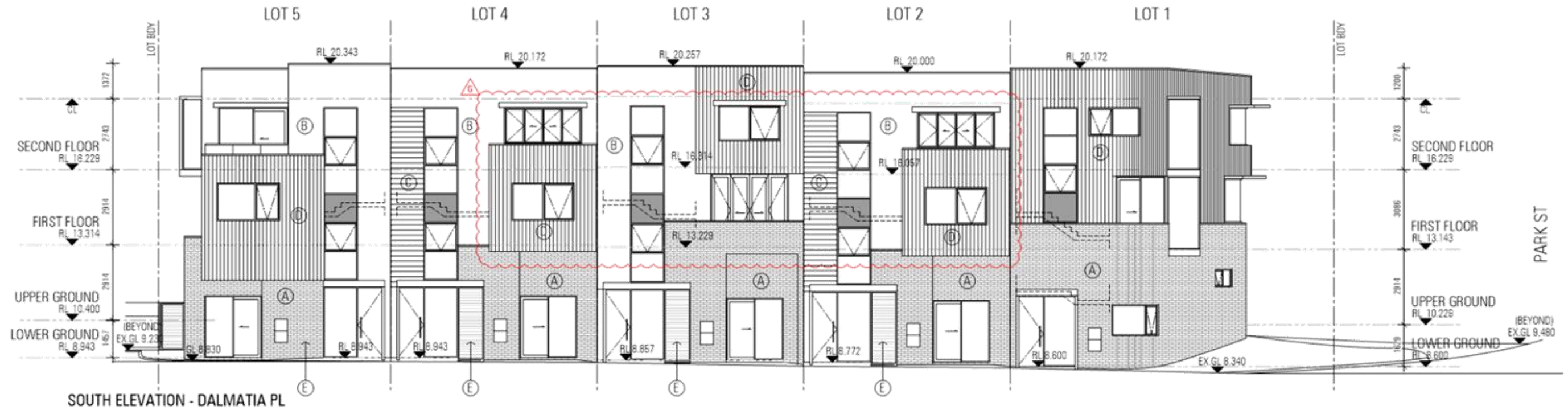
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D	01.07.21	ISSUED FOR REVIEW	JY

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FINISHES LEGEND



FACE BRICK



WHITE RENDER



TIMBER-LOOK BOARDING



CHARCOAL BOARDING



TIMBER-LOOK SLAT SCREEN

PROJECT TITLE / CLIENT
AUSTRALIAN RESIDENTIAL COLLECTIVE
5 GROUPED DWELLINGS - 65 PARK STREET - COMO

DRAWING TITLE
SOUTH & EAST ELEVATIONS

G	09.09.21	REVISED BALCONIES AS CLOUDED	JY
F	24.08.21	ADDED WINDOW AS CLOUDED	JY
E	09.07.21	ISSUED FOR DA SUBMISSION	JY
D	01.07.21	ISSUED FOR REVIEW	JY
C	29.06.21	PRELIMINARY	JY
REV	DATE	DESCRIPTION	DWN

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5 GROUPED DWELLINGS - 65 PARK STREET - COMO

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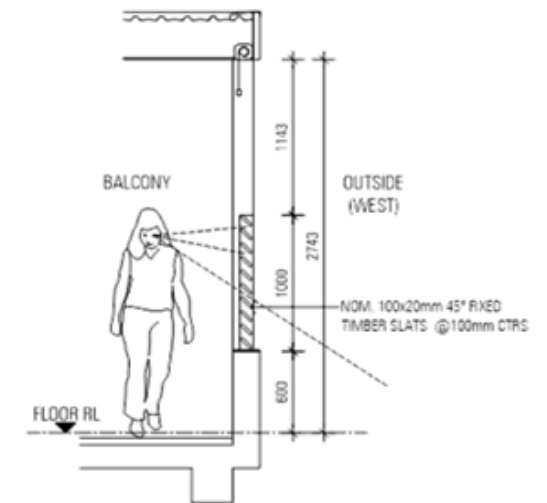
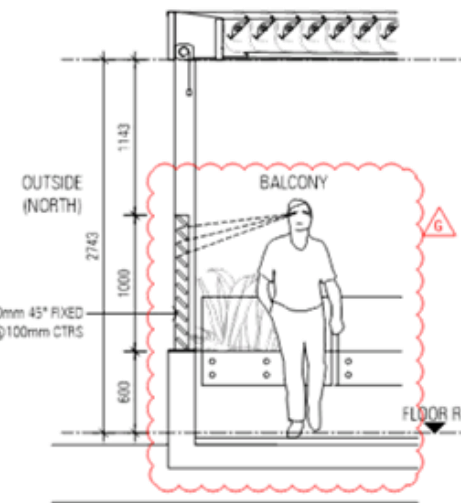
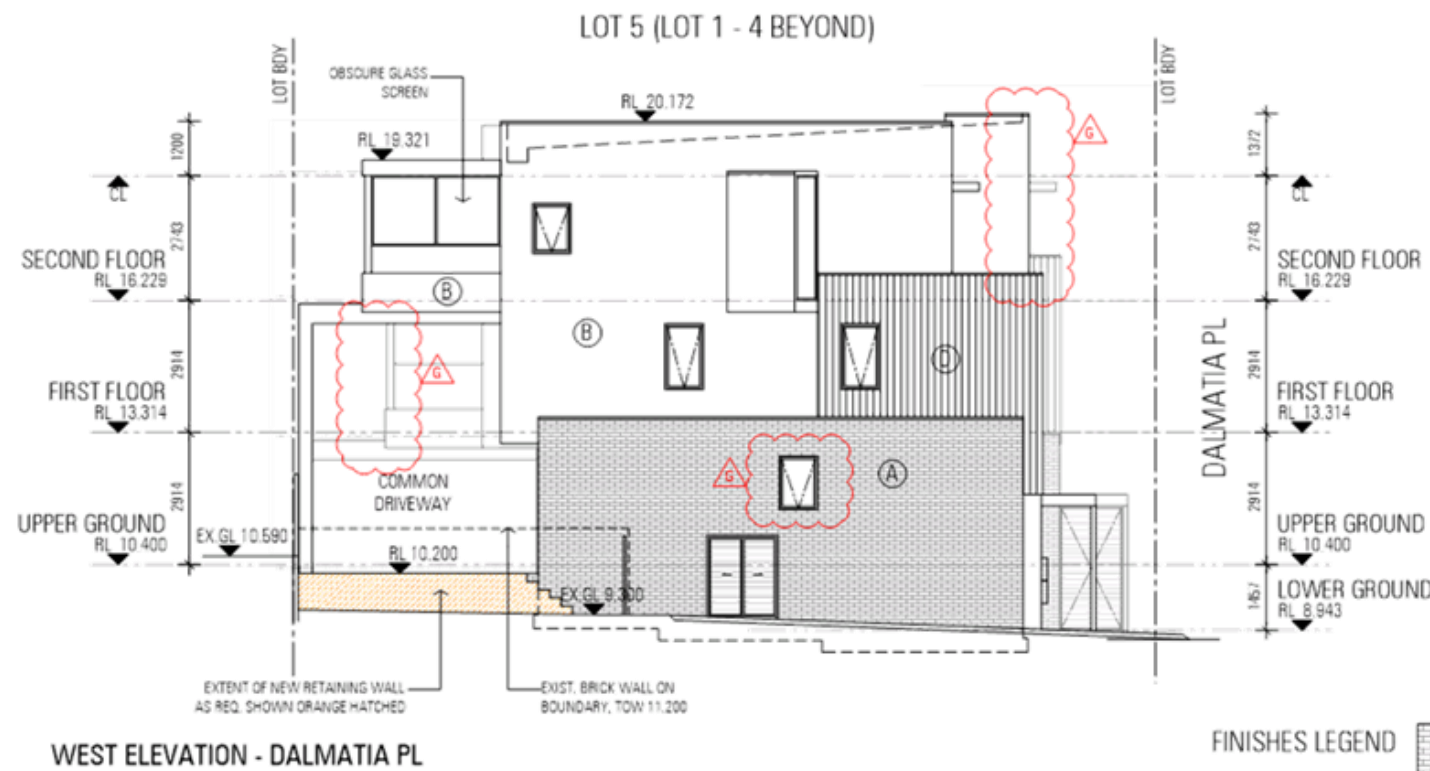
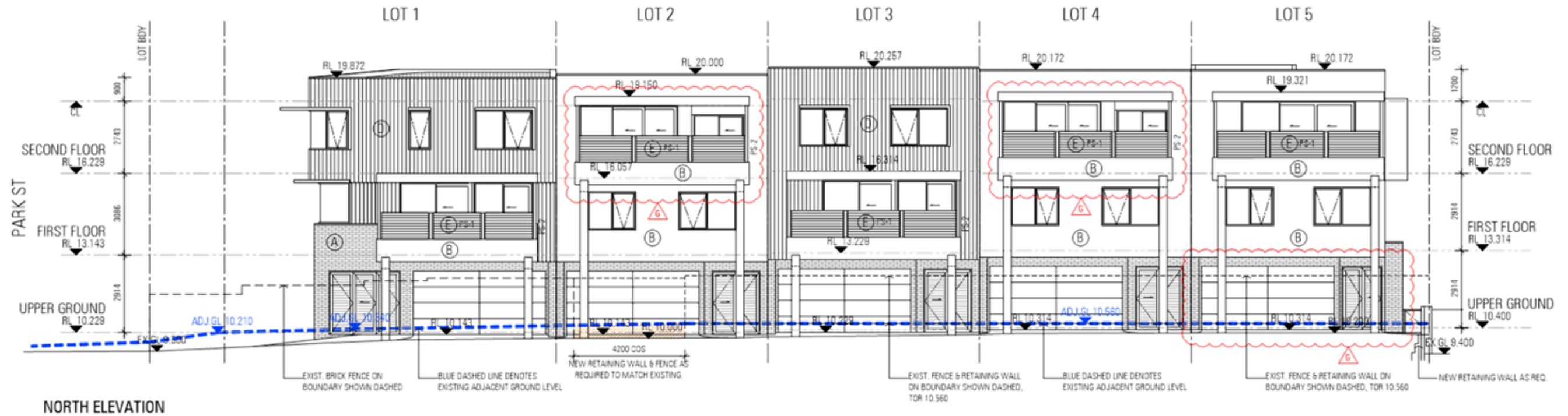
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D	01.07.21	ISSUED FOR REVIEW	JY
C	29.06.21	PRELIMINARY	JY
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FINISHES LEGEND

(A)	FACE BRICK	(B)	WHITE RENDER	(C)	TIMBER-LOOK BOARDING	(D)	CHARCOAL BOARDING	(E)	TIMBER-LOOK SLAT SCREEN
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PROJECT TITLE / CLIENT
AUSTRALIAN RESIDENTIAL COLLECTIVE
5 GROUPED DWELLINGS - 65 PARK STREET - COMO

DRAWING TITLE
NORTH & WEST ELEVATIONS

G	09.09.21	REVISED BALCONIES AS CLOUDED	JY
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C	29.06.21	PRELIMINARY	JY
REV	DATE	DESCRIPTION	DWN

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NORTH ELEVATION

PROJECT TITLE / CLIENT
AUSTRALIAN RESIDENTIAL COLLECTIVE
5 GROUPED DWELLINGS - 65 PARK STREET - COMO

DRAWING TITLE
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D	01.07.21	ISSUED FOR REVIEW	JY
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REV	DATE	DESCRIPTION	DWN

ZMH ZUIDEVELD
MARCHANT
HUR

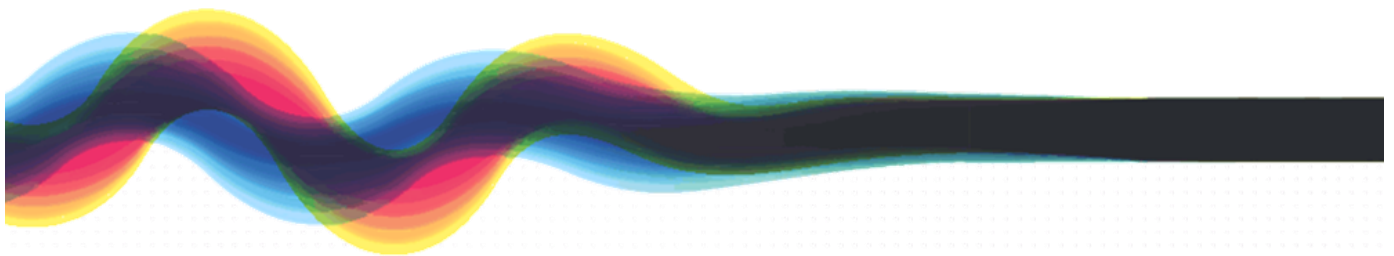
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Townhouse Development Application

Lot 5 (No. 65) Park Street, Como

July 2021 | 20-103



element.
the art and science of place

Townhouse Development Application Lot 5 (No. 65) Park Street, Como

We acknowledge the custodians of this land, the Whadjuk Nyoongar and their Elders past, present and emerging. We wish to acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

Document ID: Graphics/2020/20-103 Como, 65 Park Street/2021 DA Report/20-103 Townhouse Development Application Lot 5 (No/20-103 Townhouse Development Application Lot 5 (No. 65) Park Street, Como.indd

Issue	Date	Status	Prepared by	Approved by
1	12.07.21	Draft	Callum Thatcher	David Read
2	13.07.21	Final	Callum Thatcher	David Read

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1. Executive Summary

Over the past decade there has been growing discussions regarding how to achieve density in strategic locations in a manner that still protects amenity, protects streetscapes, provides greater housing choice and affordability whilst also dealing with areas in transition from low rise single storey dwellings to medium and high-rise multiple storey developments.

Housing typologies such as terrace dwellings, 'fonzie flats', dual key dwellings, or 'manor' homes all make up what is being referred to as **'the missing middle'**. These alternative housing types can more readily fit within established suburbs, without the amenity impacts associated with multiple dwelling apartments, and offer a number of key benefits:

Amenity Benefits

- Reduce impacts on existing neighbours in terms of less overshadowing, building bulk, scale and privacy impacts.
- Provide a cohesive and compatible built form outcome that is more consistent with existing single dwellings.
- Services, plant and equipment are typically located at the ground level where they can be acoustically and visually screened.
- The avoidance of basement car parking solutions provide greater opportunities to achieve deep rooted planting and landscape retention.

Housing Availability and Affordability

- Living in accessible locations that are in close proximity to the City becomes more affordable and consequently available to a wider range of people.
- Smaller lots and dwellings also use less building product, typically no basement construction have reduced operating expenses for a lower whole of life cost.
- Strata fees are significantly reduced with no lift maintenance, or maintenance of expensive often under used communal amenities such as gyms and pools.

Suitability for an Aging Population

- Dwelling options offer resident's low maintenance and up-keep due to smaller backyards (also for those with busy lifestyles).
- Housing design can incorporate multi-purpose built spaces such as a linen cupboard that can in time accommodate a lift, allowing residents to age in place and within the communities they know.
- Security of tenure allows the aged to retain value in their asset which is an important consideration for those who have worked all their lives to earn it and are likely to need it if nursing home care is required.

Housing Diversity

- Population trends show a reduced household size, with more single households, couples opting not to have children, or having children later in life.
- Medium density housing become a favourable option for those not needing or wanting a large backyard but something more than an apartment balcony. Similarly, those looking to downsize are turning to "lock and leave" housing products.

Environmental, Social and Economic Benefits

- Medium density housing allows more people to live within accessible, connected and often established suburbs, walkability and reduced commute times have profound benefits on the sustainable triple bottom line.
- Increasing density around our neighbourhood centres increases the threshold population that use these services and make it more likely that the local butcher, hardware store and delicatessen can compete with the larger chains, preserving the convenience, the lifestyle and sense of community that is often fostered in these local hubs.

Townhouse Development Application Lot 5 (No. 65) Park Street, Como

This type of housing is particularly integral within middle ring suburbs and transitional precincts as these areas are well serviced by public transport and are close to activity centres, amenities, and employment clusters. Establishing medium density living options within these areas offers a transition between higher density towers promoted for within the key activity hubs, and the surrounding single dwelling neighbourhoods.

The proposed development comprising five (5) three storey residential grouped dwellings seeks to respond to increasing demand for this type of housing. The high quality, architecturally designed development carefully respects the existing character of development in the immediate area, whilst delivering a scale of development that is entirely appropriate for its location within a transition zone and on the outer periphery of the Canning Bridge Activity Centre Plan (CBACP) area. The site is also within close proximity to high frequency public transport infrastructure and other existing facilities and services.

Following the determination of the previous development application which proposed seven (7) front loaded dwellings, a large body of work has been undertaken to improve the design outcome to receive a positive endorsement from Canning Bridge Design Review Panel (CBDRP) achieving 9 green scores out of a potential 10. The CBDRP were supportive of the revisions to the design, with only minor comments made in respect to more detailed aspects of the development which have been addressed within the development application.

2. Introduction

This report has been prepared by **element.** on behalf of the Park Lane Terraces Pty Ltd, in support of a development at Lot 5 (No. 65) Park Street, Como, designed by Zuideveld Marchant Hur Architects. The proposed development is located within the Canning Bridge Activity Centre and will provide five (5) three storey residential grouped dwellings.

This report provides a detailed overview of the proposed development at the subject site and includes an assessment against the relevant planning framework requirements. Accompanying supporting information is also provided as part of the architectural package, including technical reports prepared by the following consultants:

- Landscape Architect – UDLA Landscape Architect
- Sustainability Consultant – CADDIS Group
- Waste Consultant – Dallywater Consulting

3. Subject Site

3.1 Site Location and Property Description

The proposed development is situated at Lot 5 (No. 65) Park Street, Como (the subject site). The site has a total land area of 842sqm with frontage of 20.46 metres to Park Street and 37.26 metres to Dalmatia Place. The site generally slopes from a height of approximately 10 metres along the northern boundary, down to a height of approximately 9 metres along the Dalmatia Place frontage. The subject site contains an existing single storey dwelling and associated incidental improvements.

Refer to Figure 1 – Location Plan

Refer to Figure 2 – Aerial Plan

Refer to Figure 3 – Site Plan

The following table provides a legal description of the subject lot.

Table 1: Certificate of Title Details

Lot No.	Address	Volume	Folio	Plan/Diagram	Registered Proprietor
5	65 Park Street, Como	1389	219	P10871	Park Lane Terraces Pty Ltd

Refer to Appendix A – Certificate of Title

3.2 Site Location and Property Description

The subject site is located approximately 5.5km from the Perth CBD, and within 750 metres of the Canning Bridge Train/Bus Station. The site is within close proximity to a range of local commercial and recreational amenities and enjoys excellent access to the public transport network with several bus routes servicing Henley Street to the south, a high frequency bus route (910) servicing Canning Highway, and the Canning Bridge Train/Bus Station situated 750 metres to the south-west.

The subject site is situated within a low-density residential area, characterised by predominantly single storey grouped dwelling developments. Under the Canning Bridge Activity Centre Plan (CBACP), land to the west of Park Street has the potential to be redeveloped up to 8 storeys in height, with land to the east identified for up to 4 storeys. Dalmatia Place, which provides access to four (4) dwellings, is a narrow 10 metre wide road with the footpath/verge provided on the opposite (southern) side of the street.

Refer to Figure 4 – Local Context Plan

3.3 Environmental and Heritage Considerations

A desktop search indicates that the subject site:

- Has no known European or Aboriginal heritage significance;
- Is not located within a bushfire prone area;
- Is not a registered contaminated site; and
- Does not pose a risk of encountering Acid Sulphate Soils.

As such, there are no identified environmental or heritage constraints that would inhibit the proposed development.

Townhouse Development Application Lot 5 (No. 65) Park Street, Como

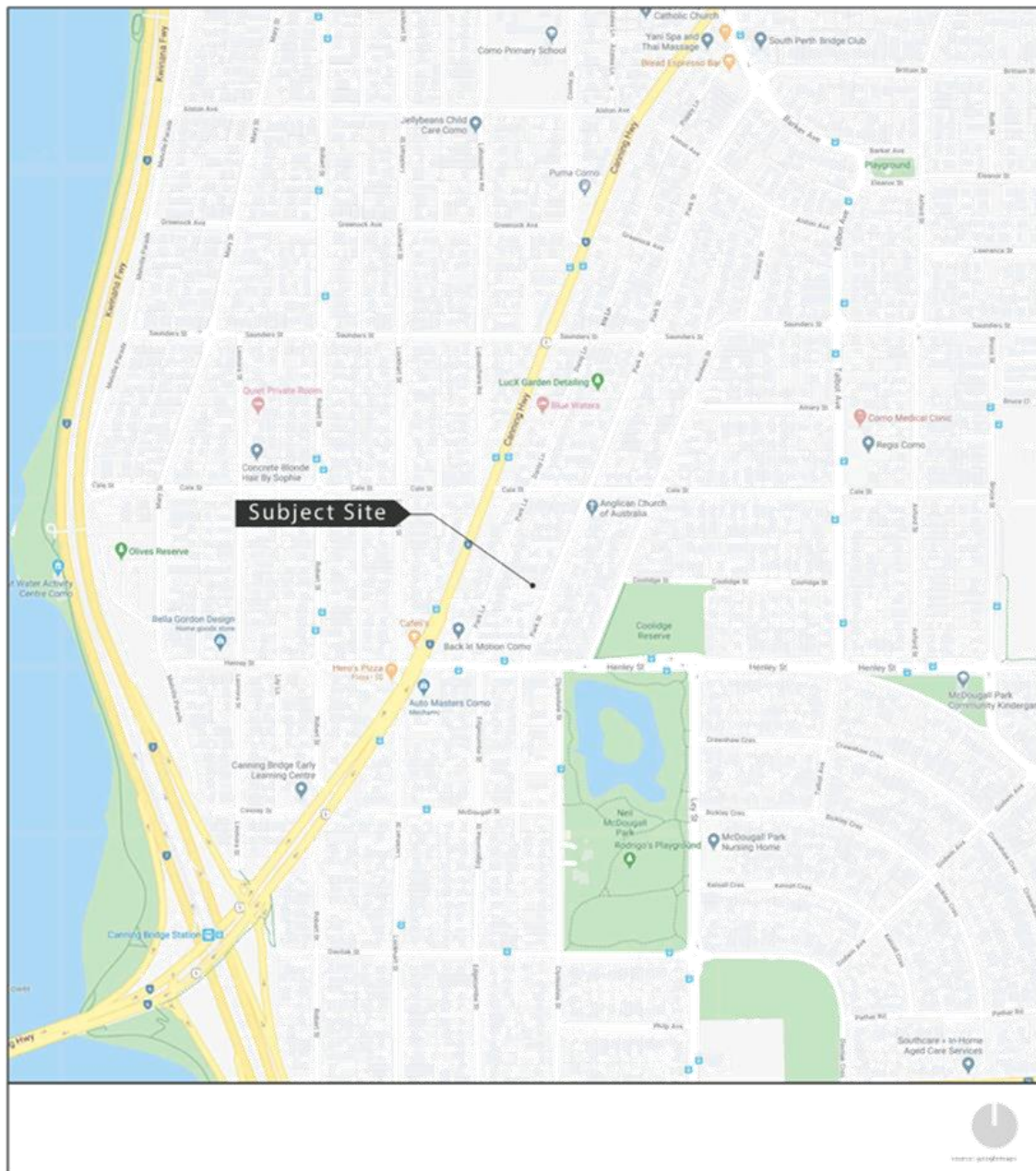


Figure 1. Location Plan

element.



Figure 2. Aerial Plan

Townhouse Development Application Lot 5 (No. 65) Park Street, Como



Figure 3. Site Plan



Figure 4. Local Context Plan

4. Planning Framework

4.1 Metropolitan Region Scheme

The subject site is zoned 'Urban' under the *Metropolitan Region Scheme (MRS)* and is not affected by any reservations under the MRS. The nature of the proposed development is appropriate with respect to the Urban zoning applicable to the site.

Refer to Figure 5 – Extract of Metropolitan Region Scheme

4.2 City of South Perth Town Planning Scheme No.6

The subject site is zoned 'Centre' under the *City of South Perth Town Planning Scheme No. 6 (TPS6)*. The objectives of the Centre zone under TPS6 are as follows:

- a. *To designate land for future development as a town centre or activity centre.*
- b. *To provide a basis for future detailed planning in accordance with the structure planning provisions of this Scheme and the Activity Centres State Planning Policy.*

Under TPS6, land use and development requirements for the Centre zone are to be in accordance with an approved structure plan, activity centre plan and / or local development plan. In this regard, the CBACP has been adopted by the City of South Perth to guide the development of the subject site and its surrounds, as discussed below.

Refer to Figure 6 – Extract of Town Planning Scheme No. 6

4.3 State Planning Policy 7.3 – Residential Design Codes Volume 1

The Western Australian Planning Commission (WAPC)'s *State Planning Policy 7.3 – Residential Design Codes Volume 1 (R-Codes)* provides a statutory framework for the control of residential development throughout Western Australia. The R-Codes provide numerous provisions in relation to grouped dwelling developments, however, in accordance with Clause 4.3(1)(p) of the City's TPS6, the provisions of the R-Codes do not apply unless explicitly specified in the CBACP. It is noted, there is no reference made to Volume 1 of the R-Codes as the CBACP is targeted at achieving multiple dwelling products, notwithstanding grouped dwellings are a preferred land use within the H8 zone.

4.4 Canning Bridge Activity Centre Plan

The CBACP has been prepared by the WAPC, Department of Planning, City of Melville, City of South Perth, Department of Transport, Public Transport Authority and Main Roads WA as a joint initiative to progress long term planning for the Canning Bridge Activity Centre Plan area, which is recognised as an Activity Centre under *State Planning Policy 4.2: Activity Centres for Perth and Peel*, and the *Perth and Peel @ 3.5 Million* framework.

The CBACP area comprises land within both the City of South Perth and the City of Melville and is proposed to be developed for a diverse mix of residential, civic, office, retail and entertainment uses against the backdrop of the Swan and Canning Rivers and the adjacent open space. The stated vision for the CBACP area is as follows:

The Canning Bridge area will evolve to become a unique, vibrant, creative community centred on the integrated transport node of the Canning Bridge rail station. The area will be recognised by its unique location, its integrated mix of office, retail, residential, recreational, and cultural uses that create areas of excitement, the promotion of its local heritage and as a pedestrian friendly enclave that integrates with the regional transport networks while enhancing the natural attractions of the Swan and Canning Rivers

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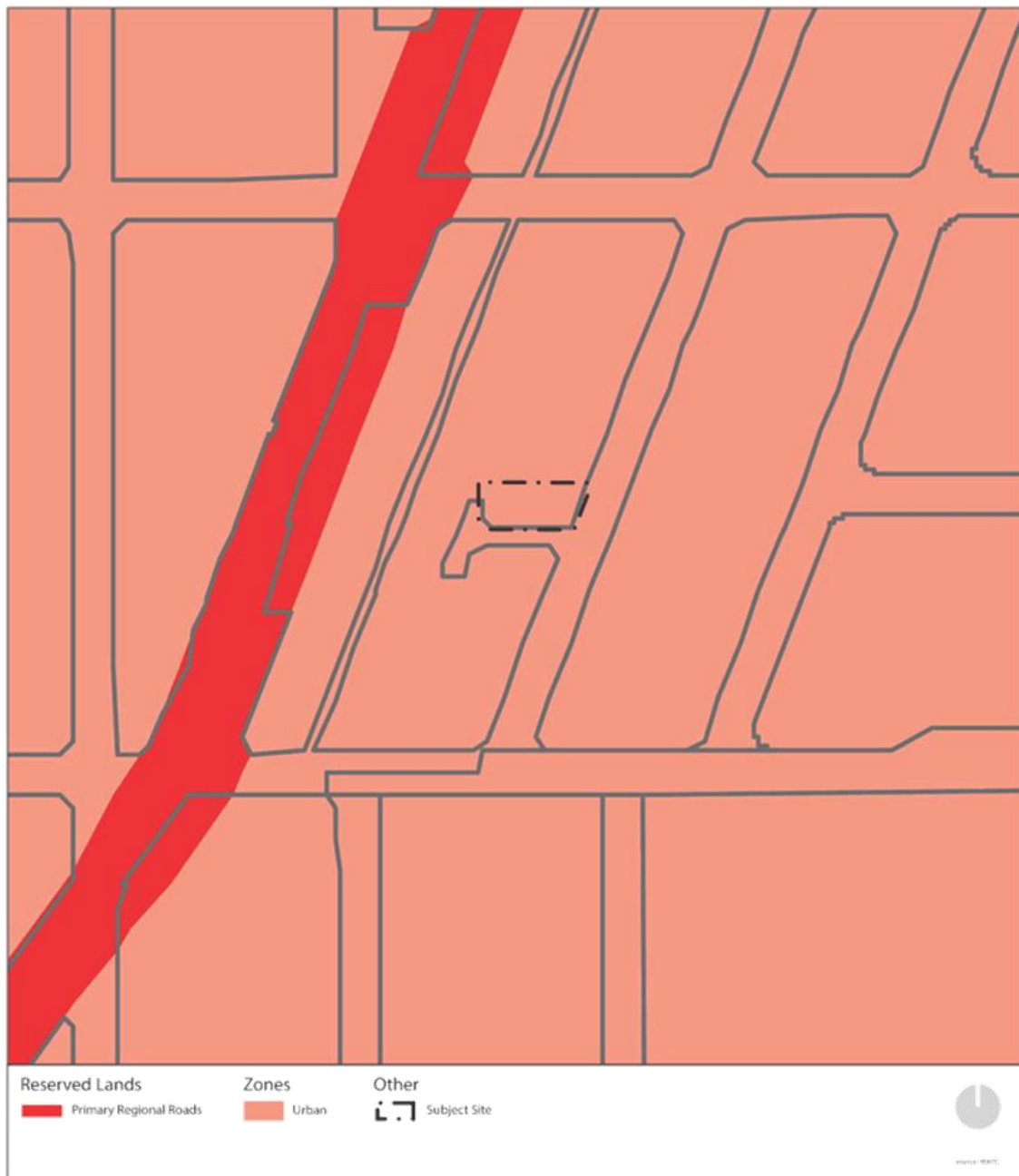


Figure 5. Extract of Town Planning Scheme No. 6

element.

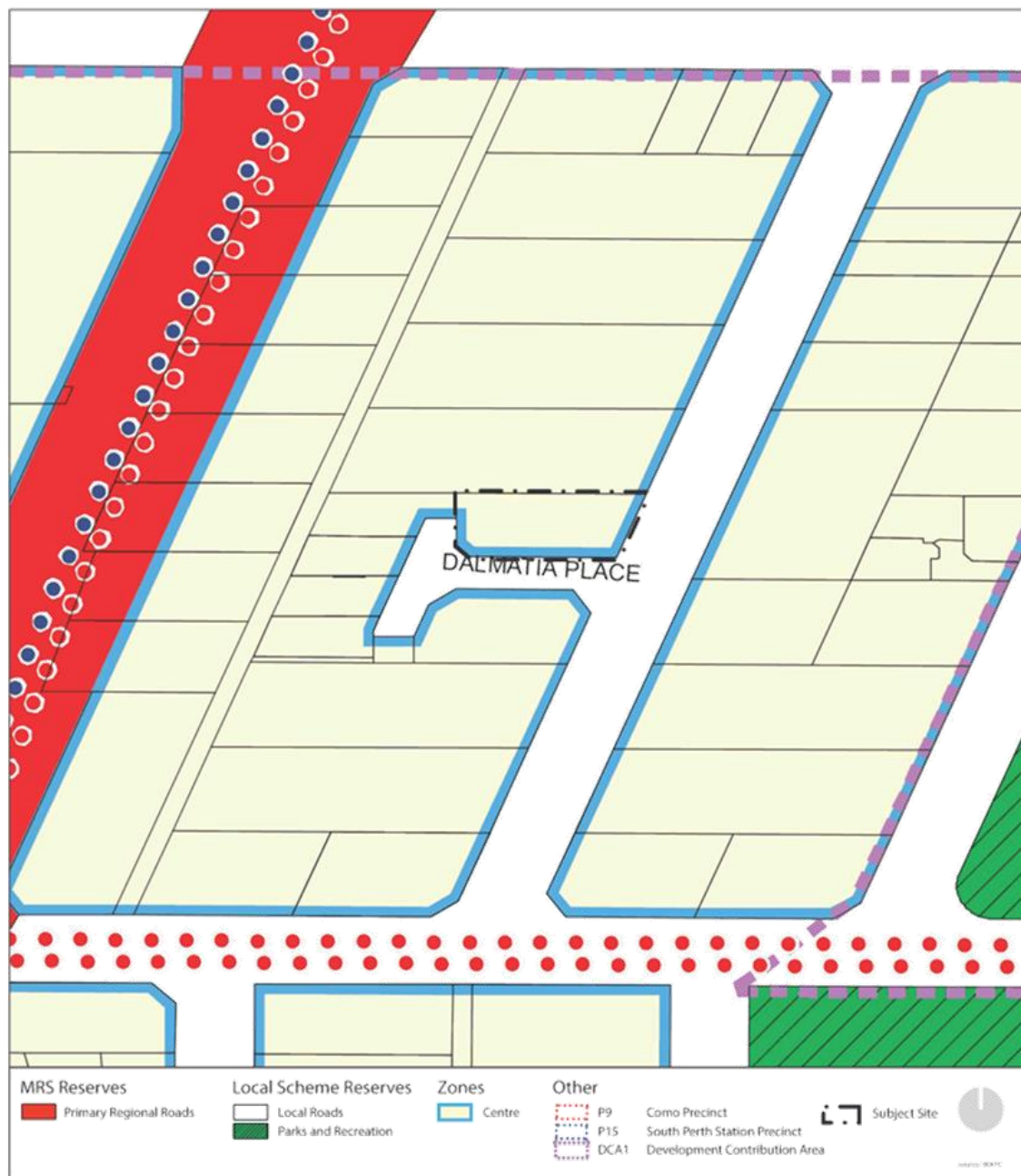


Figure 6. Extract of Town Planning Scheme No. 6

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The vision is supported by nine key objectives, which include an intent to:

- *Increase the density and diversity of housing in and around the CBACP to improve land efficiency, housing variety and affordability and support the facilities in the area; and*
- *Ensure the CBACP area provides sufficient development intensity and land use mix to support and increase high frequency public transport.*

The site is located within the 'Davalak Quarter (Q4)' under the CBACP and is identified as 'Residential' with a maximum building height up to eight (8) storeys (Residential H8 zone). All land use and development within the CBACP area shall be in accordance with the guiding principles, objectives and goals set out in the CBACP and more specifically in the Design Guidelines set out in Section 7. This forms the basis for assessment of development applications and is addressed in detail within the Planning Assessment section of this report.

Refer to Figure 7 – Extract of CBACP

4.4.1 Proposed Modifications to the CBACP

In August 2018 Council resolved to endorse a formal review of the CBACP to consider any improvements and/or deficiencies in the plan since the time of the plan coming into effect.

Following the review and consideration of public feedback on a number of proposed amendments, Council resolved at its meeting of 25 February 2020 to endorse a number of modifications to the CBACP. It is understood the modifications to the CBACP were approved by the Western Australian Planning Commission in September 2020. The modifications have been incorporated into the assessment table below.

element.

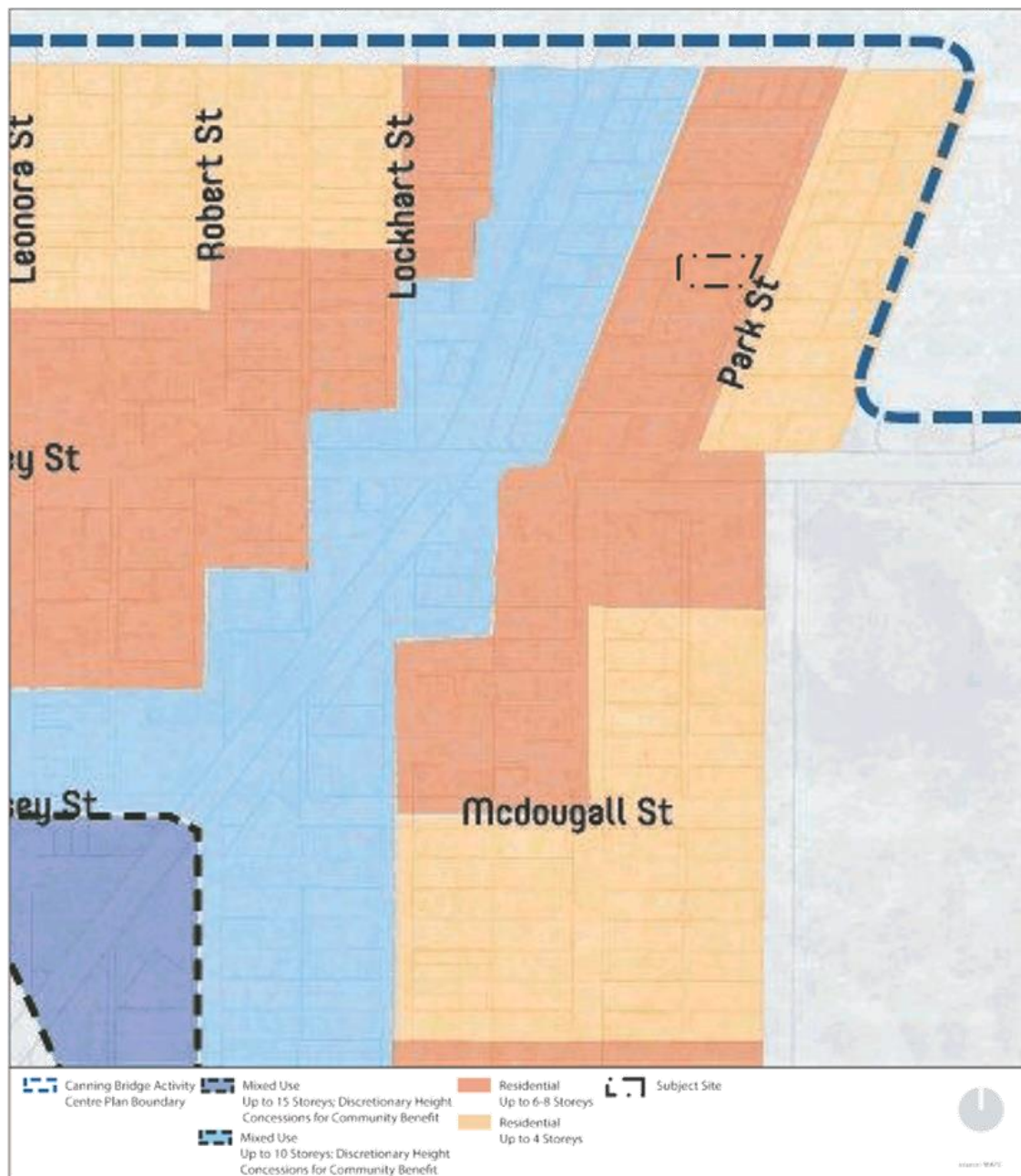


Figure 7. Extract of CBACP

5. Proposed Development

5.1 Development Summary

The application is seeking approval for five (5) three storey grouped dwellings at Lot 5 (No.65) Park Street, Como. The townhouses have been designed with a high level of regard to addressing the street interface to both frontages, as well as the adjacent properties to the north and west. In response to the comments received by the City from the previous development proposal, a stronger regard has been given to the way in which the five (5) townhouses relate to the street, acknowledging the intent under the CBACP to contribute to the level of activation and vibrancy at the pedestrian level. The townhouses have been successful in achieving this principle by relocating the vehicle access to the rear of the site, which has enabled major openings from the bedrooms to overlook Dalmatia Place. The relocation of the vehicle access point also enabled a larger pedestrian entry point to create a greater sense of arrival and a more legible approach into the townhouses.

A strong use of materiality has remained at the forefront of the design which has been commended from the inception of the project by the CBD RP. Each townhouse has different façade geometry and an alternative use of materials which provides a sense of identity for each independent occupier whilst providing visual interest to the streetscape. The built form of each townhouse has remained similar to the previous proposal, providing a range of protrusions on all three levels to reduce the 'boxy' nature of the townhouses. Glazing features heavily as a way of softening this interface to the street. Unit 1 has been designed to address both street frontages as well as the street corner through a curved wall to provide a book-end design element at the street edge. Landscaping has also been critical to the presentation of the townhouses. The landscaping strategy involves contributions to both the public realm as well as softening the development to adjacent properties along the common property driveway.

The interface particularly to the northern property boundary has been a key consideration during the design, following the feedback received on the previous proposal. This interface has been softened through the use of landscaping. The design proposes an arbour structure which will help screen some of the building bulk. All balconies will be provided with a 1.6m screen to assist in preventing direct overlooking to the adjacent boundary and are all provided with a setback to allow landscaping to grow to further help soften the interface between the developments. It is also noted the site directly to the north has a common property driveway which has a low level of amenity and is not a highly occupied area for residents providing further separation to the proposed townhouses. Any future development is likely to apply a similar principle of orientating balconies and major openings north, as opposed to placing on the southern aspect of the subject site. In this regard it is considered the interface to be appropriate to the existing development and any future redevelopment that may occur on this site.

Refer to Appendix B – Development Plans

Refer to Appendix C – Landscape Concept Plan

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5.2 Design Review Process

Whilst this design has only been through one review process, the previous proposal for seven (7) dwellings was taken through an additional two (2) design review processes. A summary of the assessment against State Planning Policy 7.0 – Design of the Built Environment (SPP 7.0) is provided below:

Table 2 – Summary of the Design Review Process

PRINCIPLES	DRP 1	DRP 2	DRP 3
PRINCIPLE 1 – CONTEXT & CHARACTER			
PRINCIPLE 2 – LANDSCAPE QUALITY			
PRINCIPLE 3 – BUILT FORM & SCALE			
PRINCIPLE 4 – FUNCTIONALITY & BUILD QUALITY			
PRINCIPLE 5 – SUSTAINABILITY			
PRINCIPLE 6 – AMENITY			
PRINCIPLE 7 – LEGIBILITY			
PRINCIPLE 8 – SAFETY			
PRINCIPLE 9 – COMMUNITY			
PRINCIPLE 10 – AESTHETICS			

The only principle which remained outstanding was Principle 6 – Amenity. The following comments were made with respect to this Principle:

- It is not clear where the AC condensers are to be located for each townhouse.
- The balcony areas present some concerns in relation to privacy and overlooking.
- The second bedroom north facing for Lot 4 may be compromised in relation to solar access by the extended balcony for the living room situated above in both Lot 4 and Lot 5.
- The store/multipurpose space on ground adjacent to the garage does not incorporate a window for access to natural light and ventilation.
- It is not clear from the drawings if the garage door panel are translucent or transparent which would be of great amenity benefit to the amenity of the occupants and passive surveillance of the laneway.

With respect to the above the following is provided in response to these comments:

- Each townhouse has now been provided with a storage location positioned on the laneway for the AC units.
- Overlooking has been mitigated through the provision of screening. The proposed landscaping will also assist once established to improve privacy.
- Due to the bedrooms facing directly north, the balcony will effectively act as an awning to shield sunlight. Notwithstanding this, the setback provided will still enable sunlight to enter the bedrooms.
- It is not clear to the project team the benefit of providing windows to this storeroom. Providing windows to this space would be detrimental to security as it would enable clear visibility to a storage space whilst offering no passive surveillance.
- Ample passive surveillance is provided from the balconies and major openings provided from habitable rooms above the ground floor.

The remaining panel comments were overwhelmingly supportive of the proposed development. The panel considered that the reduction in yield and the amendment to create rear-loaded dwellings a far more desirable development outcome.

Refer to Appendix F – DRP Minutes

5.3 Supporting Technical Inputs

5.3.1 Waste Management Plan

A Waste Management Plan (WMP) has been prepared by Dallywater Consulting to support the proposal. Each townhouse has been provided with a bin store to accommodate one (1) 360 litre recycling bin and one (1) 240 litre general waste bin. The bin stores are adequately sized to accommodate both bins and are conveniently located for residents.

As mentioned previously, the development being a grouped dwelling proposal is unable to achieve on-site waste collection and for this reason will require on-street bin pickup. There is adequate provision for bins to be placed to Dalmatia Place given there is no footpath. It also noted, given the driveways have now been located to the rear of the site, the existing informal arrangement of on-street car parking can still remain, with the exception of collection days for bins. The provision of a sign should help manage this.

Refer to Appendix D – Waste Management Plan

5.3.2 Sustainability Assessment

CADDs Group has prepared a Sustainable Design Strategy (SDS) to support the proposed development. The SDS provides an assessment against the Built Environment Sustainability Scorecard (BESS) which is considered a more appropriate assessment tool for small to medium sized developments in comparison to the Green Star assessment. The BESS provides a score in a percentage equivalent to a Green Star rating and assess the development against 9 environmental categories. SDS determined the townhouses are achieving a score of 62% which is an equivalent to a 4-star rating.

Refer to Appendix E – Sustainability Assessment

5.3.3 Acoustic Report

As discussed with the City prior to lodgement, an acoustic report is currently being prepared. The delay of providing this is contributed to the timing of school holidays which affects the ability to provide accurate noise measurements from Canning Highway. The acoustic report will be submitted shortly after DA lodgement. It is likely a Section 70 will be required to be imposed on the Certificate of Title. With respect to the balconies, the balustrading on the sides of the balconies may need to be increased to provide additional noise mitigation for residents, however this will not overall impact the design.

6. Planning Assessment & Discussion

6.1 Canning Bridge Activity Centre Plan

As noted previously, the site is located with the Davilak Quarter (Q4) under the CBACP and is identified as 'Residential' with an eight (8) storey height limit (H8 zone). All land use and development within the CBACP area shall be in accordance with the guiding principles, objectives and goals set out in the CBACP and more specifically with the Guidelines set out in Section 7. An assessment of the proposed development against the requirements under the Design Guidelines contained within Section 7 of the CBACP is provided in the table below. It is noted, whilst the development proposal is for Grouped Dwellings rather than Multiple Dwellings, where relevant the element objectives of Vol.2 of the R-Codes (Apartments) has been addressed.

Table 3: Assessment Table

Canning Bridge Activity Centre Plan – Design Guidelines		
Requirement	Provided	Compliance / Comments
Element 1 - Land Use		
Preferred Land Use: Multiple Dwelling, Grouped Dwelling, Single House, Aged or Dependant Person's Dwelling, Single Bedroom Dwelling, Corner Store, Recreation - Private, Recreation – Public, Residential Building, Home Occupation, Home Office.	Grouped Dwelling	Complies.
Element 2 - Form and Mass		
The specific requirements outlined under Element 2 are not considered applicable to the nature of development proposed in this instance. Consideration required against the Desired Outcomes.	Refer to discussion below.	
Element 3 – Heights		
Maximum building height to be in accordance with Figure 2. For buildings in the H8 Zone, notwithstanding the 8-storey height limit, no building shall exceed 26 metres above NGL.	Three storey building heights proposed	Complies.

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Canning Bridge Activity Centre Plan – Design Guidelines		
Requirement	Provided	Compliance / Comments
Element 4 – Street Setbacks		
Minimum = 4m Maximum = 6m	Unit 1: Minimum: 1.45m Maximum: 2.9m Unit 2: Minimum: 0.6m Maximum: 2.8m Unit 3: Minimum: 0.6m Maximum: 2.8m Unit 4: Minimum: 0.6m Maximum: 2.8m Unit 5: Minimum (Dalmatia Place): 1.7m Maximum (Dalmatia Place): 3.2m Minimum (Park Street): 2.9m Maximum (Park Street): 4m	Refer to discussion below.
Element 5 – Side and Rear Setbacks		
Lots of 16m or more in width = 4m minimum setback. Setbacks do not apply to any eaves and sun shading devices.	Unit 5 is proposing a 950mm side setback to the western boundary. Rear Setbacks to Lot 299 a minimum setback of 1.52m is provided.	Refer to discussion below.
Building Separation distances shall be in accordance with Residential Design Codes Vol.2 Element 2.7.	The Acceptable Outcomes of Element 2.7. is not applicable given the development is less than 4 storeys, and therefore setbacks shall be determined based on the above. Notwithstanding the above, the townhouses provide adequate building separation between the subject site and adjacent properties. In response to O 2.7.3 the development given its orientation, will not preclude solar access or natural ventilation from being provided to current or future developments. The built form layout has enabled a comprehensive landscaping strategy both within the site boundary and verge area addressing O 2.7.4 . In respect to O 2.7.1 and O 2.7.2 much of the bulk of the townhouses is orientated towards the street edge, consistent with the desired character of the area, whilst providing suitable building separation to the north, providing adequate visual privacy and acoustic separation.	Complies.

element.

Canning Bridge Activity Centre Plan – Design Guidelines		
Requirement	Provided	Compliance / Comments
For buildings up to 4 storeys (16m) in height, buildings shall be separated from adjoining boundaries in accordance with Clause 5.6 of this plan and Residential Design Codes Vol.2 Element 3.5 – Visual Privacy. Development designed in accordance with Residential Design Codes Vol.2 Element 3.2 and 4.1.	A variation is sought to clause 5.6. With respect to Element 3.5, all bedrooms are setback 4.2 metres from the northern property boundary. The remaining living areas are screened to the north to provide visual privacy protection. To the north-east of the balconies there is a portion of visual encroachment, however, this is to the common property driveway of the adjacent development not to a habitable space or outdoor living area. In response to O 3.5.1 the private outdoor livings of the adjacent northern lot are shielded given they are all located on the northern side boundary. The development satisfies Element 3.2, as the subject site has a north/south orientation. This has enabled the townhouses to address the street on the southern boundary creating no adverse overshadowing impacts, whilst placing habitable rooms to the north, enhancing solar and daylight access within the development satisfying O 3.2.1, O 3.2.2, O4.1.1, O 4.1.2 . Window awnings will be incorporated on the eastern elevation addressing O 4.1.3 .	Complies.
Element 6 – Linking Pathways		
N/A. The provisions of Element 6 do not apply to development on the subject site.		
Element 7 – Canning Highway		
N/A. The provisions of Element 7 do not apply to development on the subject site.		
Element 8 – Landmark Buildings		
N/A. The provisions of Element 8 do not apply to development on the subject site.		
Element 9 - Facades		
In Q3, Q4 and Q5, development designed in accordance with Residential Design Codes Vol.2 Element 4.10.	The townhouses are much more sympathetic development outcome to the streetscape and adjacent properties in comparison to what could be an 8-storey apartment building. This three-storey height of the townhouses will offer an appealing and unique built-form outcome that incorporates a sophisticated material and color palette that will positively contribute to the immediate streetscape and assist in breaking-up building mass. The design outcome importantly, has received a positive endorsement from the Design Review Panel demonstrating the quality of the façade and contribution to the public realm. The façade is considered to satisfy O 4.10.1 and O 4.10.2 .	Complies.

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Canning Bridge Activity Centre Plan – Design Guidelines		
Requirement	Provided	Compliance / Comments
In Q3, Q4 and Q5 private open space and balconies designed in accordance with Residential Design Codes Vol.2 Element 4.4.	Each townhouse is provided with a sizeable private open space that can be used in conjunction with the primary living space satisfying O 4.4.1 . The outdoor space complements the architectural character of the rear elevation, providing building articulation whilst preservation visual privacy for the northern site, satisfying O 4.4.2 . The private open space is located on the northern aspect of the site enhancing useability for residents at all periods of the year addressing O 4.4.3 .	Complies.
Semi active frontages required in all residential zones with at least 35% of the frontage incorporating windows or doorways with passive surveillance to the street.	The frontage to Dalmatia Place provides approximately 40% passive surveillance at the pedestrian level.	Complies.
In Q3, Q4 and Q5 development designed in accordance with Residential Design Codes Vol.2 Element 3.6.	The landscaping strategy is intended to provide visual separation between the public and private realm. This will be achieved through a combination of plantings and paving treatments to delineate this transition. It is considered this approach addresses O 3.6.1 . The verge planting and treatments provided will significantly improve and contribute to the amenity and public domain. The landscaping strategy is proposing numerous trees to provide shade to the street addressing O 3.6.2 .	Complies.
Element 10 - Open Space and Landscaping		
Minimum 30% open space required in shared/common space at ground level or common space areas such as roof space. The open space provision include deep soil and tree provision as per Vol.2 Design Element 4.12.	Not including any outdoor living space and including all roof coverage approximately 27% of open space is provided. Whilst minimally under the 30% provision, an extensive landscaping strategy has been prepared, which is discussed in detail below.	Refer discussion below.
Landscaping/low fencing below 1.2m to be provided on property boundary. In Q3, Q4 and Q5 development designed in accordance with Residential Design Codes Vol.2 Element 3.6.	Landscaping is provided in lieu of fencing. Element 3.6 has been addressed previously within the assessment table.	Complies.
Element 11 - Sustainability		
All new development shall be designed to maximise passive solar principles for heating, cooling, ventilation, and energy conservation.	Dwellings have been designed to maximise cross ventilation opportunities and provide for northern sunlight to penetrate into the dwelling wherever possible. All dwellings have north facing outdoor areas.	Complies.

Canning Bridge Activity Centre Plan – Design Guidelines		
Requirement	Provided	Compliance / Comments
East and west facing shall be minimised and shading devices shall be employed to reduce heat loads within buildings and reduce the need for air-condition systems.	Given the nature of the development being built with abutting boundary walls, this provision is only applicable to Unit 5 and Unit 1. Unit 5 only has one opening which faces south and is protected from the heat. Unit 1, level 2, and level 3 consists of a major opening facing east and have been provided with an awning to manage heat into habitable rooms.	Complies.
All buildings shall be designed to enable access to natural light and ventilation.	Depth of buildings and orientation of openings will allow for cross ventilation and access to natural light.	Complies.
All new development shall be designed to maximise passive solar principles and cross ventilation. East and west facing glazing shall be minimised. Shading devices employed to reduce heat loads. In Q3, Q4 and Q5, new development excludes development which would otherwise be exempted from assessment under the City of South Perth environmentally sustainable buildings policy.	The development is providing limited openings which face east/west. The majority of the glazing is facing to the north and Dalmatia Place to the south. A Sustainability Design Strategy has been prepared by CADDSGROUP which demonstrates the townhouses will achieve a 4-star green star equivalent rating.	Complies.
Element 12 – Acoustics		
N/A. Subject site does not adjoin Canning Highway, Manning Road or the Kwinana Freeway.		
Element 13 – Adaptability		
N/A. Residential development only proposed. Notwithstanding this, the proposed design has allowed for flexibility and adaptability within dwellings with development capable of being built individually and designed to allow for ageing in place to occur, with lifts proposed for each dwelling.		
Element 14 – Street Edges		
In Q3, Q4 and Q5, development designed in accordance with Residential Design Codes Vol.2 Element 3.7.	The entry into the dwellings is clearly definable from the public realm and is supported by the landscaping strategy which proposes a direct pathway from Dalmatia Place, satisfying O 3.7.1. Each townhouse is provided with an awning which further accentuates the dwelling entry addressing O 3.7.2.	Complies.
Element 15 – Level Changes		
Retaining walls to be treated with anti-graffiti coating or decorated to reduce the effect of blank walls.	No significant retaining walls or blank facades accessible to public areas.	Complies.
All development to provide universal access.	Development has been designed as accessible housing to be suitable for aging in place.	Complies.
Element 16 – Fencing		
Fencing visible from a public place shall be treated with anti-graffiti coating.	Low plantings will be installed in lieu of fencing to front setback areas.	Complies.
Element 17 – Public Art		
All development with a cost greater than \$1 million shall contribute 1% to public art. Public art may be incorporated into the design of the development.	To be determined.	To be determined.

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Canning Bridge Activity Centre Plan – Design Guidelines		
Requirement	Provided	Compliance / Comments
Element 18 - Parking		
Car parking for residential development shall be provided with the minimums below: <ul style="list-style-type: none"> • Studio or single bedroom dwellings 0.75 bay. • Two or three bedroom dwellings 1 bay. • Four or greater bedroom dwellings 1.25 bays. • Visitor bays: 1 bay per dwellings for developments greater than 12 dwellings. 	Each dwelling is provided with 2 car parking spaces. Whilst 3 of the 5 dwellings contain 4 bedrooms and require 2.5 bays, given the dwellings are in a townhouse format as opposed to an apartment development, it considered the amount of car parking provided acceptable	Minor Variation, deemed acceptable.
Element 19 – Servicing and Functionality		
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. In Q3, Q4 and Q5 development designed in accordance with Residential Design Codes Vol.2 Element 4.17.	Given the development product, being a townhouse in lieu of apartments, it is not possible to provide waste services within the confinements of the subject site. Therefore on-street waste collection is the only option available to services these townhouses. A Waste Management Plan has been prepared to address waste collection. Waste storage will be separated between Dalmatia Place and the vehicle access laneway from Park Street. The bin stores have been integrated into the façade of the townhouses to preserve the streetscape and minimise the visual impact on the entry to the townhouses. The waste management satisfies O 4.17.1 and O 4.17.2	Waste management addressed through the WMP.
In Q3, Q4 and Q5, development designed in accordance with Residential Design Codes Vol.2 Element 4.6.	Each townhouse is provided with a storeroom. The store sizes for each dwelling is provided below: <ul style="list-style-type: none"> Unit 1: 10m² (0.5m to 2.5m x 6m) Unit 2: 5.6m² (2.1m x 2.6m) Unit 3: 5.6m² (2.1m x 2.6m) Unit 4: 5.5m² (2.1m x 2.5m) Unit 5: 4.7m² (2.1m x 2.1m) 	Complies.

6.2 Discussion

6.2.1 Form and Mass

As noted in the table above, it is considered that the specific requirements outlined under Element 2 of the CBACP do not strictly apply to the proposed development, as they are intended to guide more intensive forms of development. In relation to the 'desired outcomes' under Element 2, the following are considered relevant to the proposal:

- Site planning should create attractive streetscapes which respond to human scale.
- Site planning should encourage a consistent frontage with variation in front setbacks.
- Site planning should avoid buildings which do not relate to the street, create excessively bulky single elements or comprise of overly repetitive elements both within the development site and as it relates to the surrounding development.

element.

The development is considered consistent with these objectives and appropriate for the following reasons:

- The proposed development is a relatively small residential development, that has been designed to respond to the site and respect the scale of the existing low scale, traditional forms of residential development which exist in the area.
- Each individual townhouse has been designed to address both street frontages. This has been achieved through a range in materials and colours that have been incorporated into the façade of each townhouse. Each townhouse has a contrasting material and colour variant to provide a sense of differentiation to the street. In addition to this, the facades have been heavily articulated through the protrusion of balconies, window awnings, entry canopies and protruding walls. All of these elements will assist in reducing bulk and scale and strongly contribute to the public realm and streetscape experience. This is a vast improvement on the current development situation, which is currently characterised by a blank perimeter wall, serving to activate this portion of the street
- The variation in setbacks between the three levels of the townhouse provides an interesting façade geometry. Across the five townhouses, the varied setbacks and extent of protrusions are consistent with each other, over the length of the subject site's frontage.
- The modification to provide a rear loaded development product, has allowed a greater connection to the street at the ground level.
- With respect to the relationship the development has with adjacent properties particularly to the north, a similar palette which has been utilised to the street has been replicated to the northern elevation to improve the interface to existing development. Landscaping will also play an important role, to provide greenery between the sites and soften the outlook for northern residents.

In respect to the above points, the form and mass of the proposed development is considered to align with desired outcomes of the CBACP.

6.2.2 Street Setbacks

The development proposes street setback ranging between 0.6m to 3.6m to Dalmatia Place and 2.9m to 4m to Park Street.

In relation to the proposal, the following desirable outcomes under Element 4 of the CBACP are considered relevant:

- *To ensure that the setback to buildings contributes to a distinct street character and that the form of multi-level development is sensitive to pedestrian scale.*
- *Alternative means to reduce bulk and scale such as green walls and façade articulation are also encouraged.*

The proposed setbacks to Park Street and Dalmatia Place are considered consistent with these objectives and appropriate for the following reasons:

- The facades of the townhouses will provide a positive contribution to both street frontages, despite the variation to the street setback. The architectural response is to provide a high level of building articulation throughout the three levels. This will contribute to the streetscape variation promoting visual interest and furthermore reducing building bulk and mass.
- It is noted, the development is only three storeys in height. The street setback controls have been applied on the proviso a much larger development is constructed of which a heavier reliance on street setbacks is required to provide a greater human scale environment. The townhouses being only three storeys, are only minimally higher than a typical residential area. Notwithstanding this, the townhouses are provided with a much higher level of building articulation and façade variation to contribute to the street.
- Further contributing to the reduction in bulk and building mass on the street, is ensuring each townhouse has its own variation in colours and building material. This is critical to providing visual interest to the street and separating building mass as each townhouse has its own level of façade protrusions which prevents a consistent mass of building without any variance which creates unappealing pedestrian and streetscape environments.
- The setback reduction does not preclude the ability for the development to provide substantial and well considered landscaping to enhance the public realm. The entry of the townhouses inclusive of the verge will contain extensive landscaping treatments including both hardscape and softscape features to enhance the interface. This will include a combination of low-level plantings, tree canopy and paving treatments to enhance the ground floor interface at the pedestrian level.

With respect to the above, the street setback variations are consistent appropriate in the context of the development proposal.

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6.2.3 Side and Rear Setbacks

The development proposes a minimum rear setback of 1.5m to the northern property boundary. Unit 5 is proposing a 950mm setback to the western property boundary. In relation to the proposal, the following desired outcomes under Element 5 of the CBACP are considered relevant:

- *To provide a continuity of frontage at ground and podium levels to encourage activity whilst providing interest.*
- *To ensure that development opportunities throughout the precinct are maximised.*
- *Developers should consider the amenity of the precinct by minimising overlooking and overshadowing of adjacent and adjoining properties through appropriate design response, supported by the setback provisions of this Element.*

The proposed side and rear setbacks are considered consistent with the objectives and appropriate for the following reasons:

- Similar to the street setbacks, the side and rear setbacks outlined within the CBACP is applied based on a much more significantly scaled development e.g. 8 storey apartment building being proposed. Therefore, a level of consideration needs to be given to the development outcome proposed and the setbacks provided, in lieu of the setback provisions the CBACP prescribes.
- The 1.5m setback provided in lieu of the 4 metres, is considered to have no adverse impact on the northern property for the following reasons:
 - The proposed development is directly abutting a common property driveway. This is a low amenity area and provides further separation between the dwellings and the proposed townhouses, significantly reducing the impacts of bulk and scale.
 - Significant considerations have been given to the appearance of the northern elevation despite the setback provided. High quality materials, brick, cladding, and render is proposed which will assist in improving the quality of the interface of the development. Furthermore, a significant contribution to the quality of landscaping along the rear boundary is provided. The trees, planter boxes on the balconies and arbour structure will help soften the interface.
 - The bulk of the townhouses are setback beyond the 4m rear setback distance. The only aspect which is encroaching is the elevated outdoor living area which provides far less bulk as opposed to an entire wall being setback at this distance.
 - The proposed development will have no amenity impacts on any future redevelopment that occurs on the adjacent northern side. This is due to the fact the townhouses are located on the southern side, where any future redevelopment will likely intend on orientating its openings and habitable rooms north, as opposed to be situated on the southern lot boundary.
- With respect to the western lot boundary setback, much of the bulk of the side boundary wall is contained to the road and does not propose to enclose the rear garden area of the western property boundary. There is only a small portion of this wall which will be in proximity to this outdoor space. This presents limited amenity impacts given the space will continue to be open to natural light and ventilation and will largely remain free from any bulk from Unit 5.

6.2.4 Open Space and Landscaping

The development is proposing approximately 27% of open space. This does not include any areas with roof coverage and any of the balcony or outdoor living areas provided. Notwithstanding this, an extensive landscape strategy is proposed across the development to offset the open space variation. Furthermore, each unit has been provided with extensive outdoor space and as an extension of central living areas. In relation to the proposal, the following desired outcomes under Element 10 of the CBACP are considered relevant:

- *To encourage intensity of development whilst also catering for the enjoyment, comfort and sense of security of centre users.*
- *Ground floor or podium level open space should comprise trees and other vegetation to contribute to the overall leafy nature of the CBACP area.*

element.

The open space is considered consistent with these objectives and appropriate for the following reasons:

- In total the landscaping plan is proposing to accommodate 16 trees across the subject site. 15 of those trees are proposed to be planted within the lot boundary. A dedicated soil area of 196m² is provided to sustain the trees on the ground level. A further 271m² is dedicated to the climbers and verge landscaping area.
- A strong contribution is proposed to be made to the public domain through the multiple trees being provided to both street frontages, consistent with the desired character of the area.
- Residents are provided with ample outdoor recreation space given the medium density environment. Each townhouse is provided with two balcony spaces for residents.
- The private open space areas to the rear of the units will provide passive recreation opportunities sufficient to meet the needs of the intended demographic (such as singles, professional couples, retirees), noting that the site is within close proximity (approx. 200m) to the Coolidge Reserve and Neil McDougall Park which afford active recreation opportunities.

7. Conclusion

This report has been prepared by **element** and on behalf of Park Lane Terraces Pty Ltd, to examine the planning considerations relevant to the development of the proposed residential grouped dwelling development at Lot 5 (No. 65) Park Street, Como in the City of South Perth.

This report has demonstrated that the proposed development is largely consistent with the applicable planning framework, with well-considered justifications being provided within the report. The proposal is considered to have appropriately responded to its immediate context and outlying location within the Canning Bridge Activity Centre Plan area, addressing the applicable planning framework and site characteristics to provide a high-quality grouped dwelling development.

The proposal will provide a total of five (5) residential dwellings of varying sizes that will positively contribute to diversity of housing options within the Canning Bridge precinct, supporting a primary objective of the CBACP by increasing density and diversity to improve land efficiency, housing variety and affordability, and support the facilities in the area.

For reasons articulated within this report, the proposed development is considered to be consistent with the principles of orderly and proper planning and should be supported on its planning merit. The support and approval of the City of South Perth is respectfully requested.

element.

Appendices

Appendix A – Certificate of Title

REGISTER NUMBER 5/P10871	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 30/4/2002


WESTERN AUSTRALIA

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1389 FOLIO 219

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BC Roberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 5 ON PLAN 10871

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

PARK LANE TERRACES PTY LTD OF PO BOX 706 SOUTH PERTH WA 6951

(T O743109) REGISTERED 21/5/2021

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

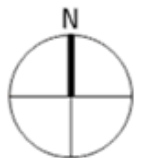
SKETCH OF LAND: 1389-219 (5/P10871)
PREVIOUS TITLE: 1383-201
PROPERTY STREET ADDRESS: 65 PARK ST, COMO
LOCAL GOVERNMENT AUTHORITY: CITY OF SOUTH PERTH

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING
L550418

element.

Appendix B – Development Plans

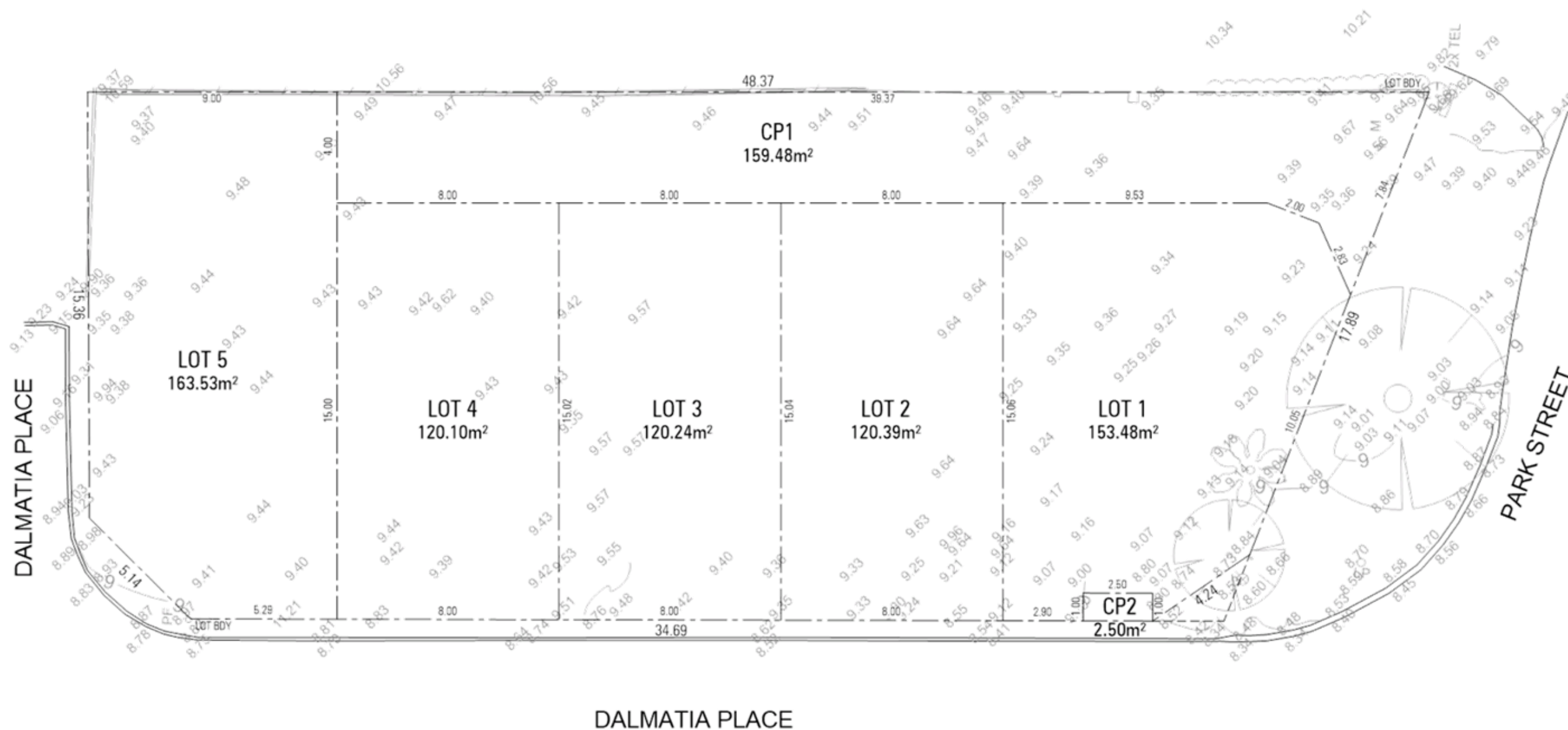
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DRAWING NUMBER	P2195 SK1.04
REVISION	E

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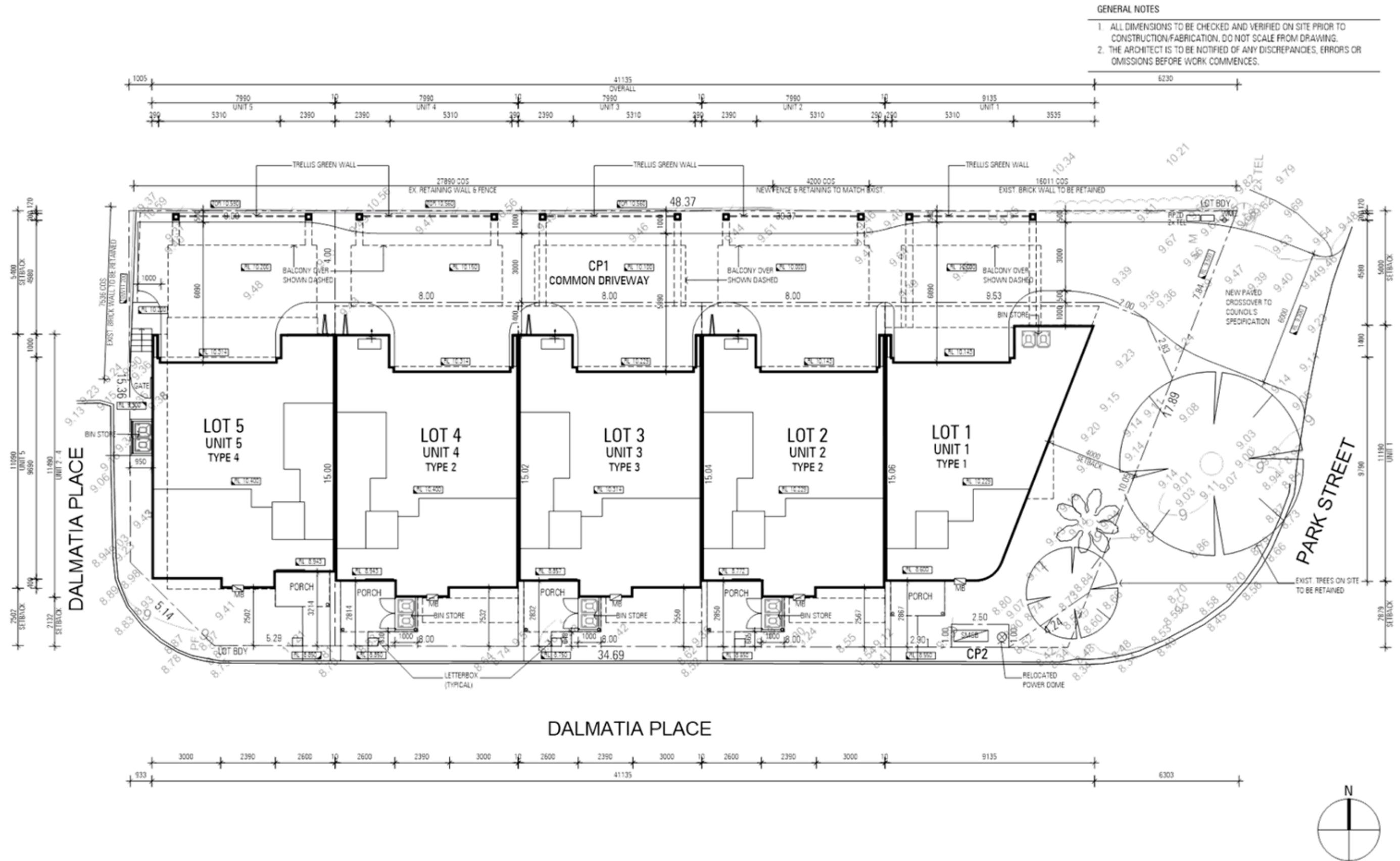
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AUSTRALIAN RESIDENTIAL COLLECTIVE
5 GROUPED DWELLINGS - 65 PARK STREET - COMO

DRAWING TITLE
SUBDIVISION PLAN

REV	DATE	DESCRIPTION	DWN
E	09.07.21	ISSUED FOR DA SUBMISSION	JY
D	01.07.21	ISSUED FOR REVIEW	JY
A	18.05.21	PRELIMINARY	PK

ZMH ZUIDVELD MARCHANT HUR
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DA SUBMISSION		DRAWING NUMBER
DRAWN PK	DATE 09.07.2021	P2195 SK1.04
CAD FILE	SCALE 1:150	REVISION E



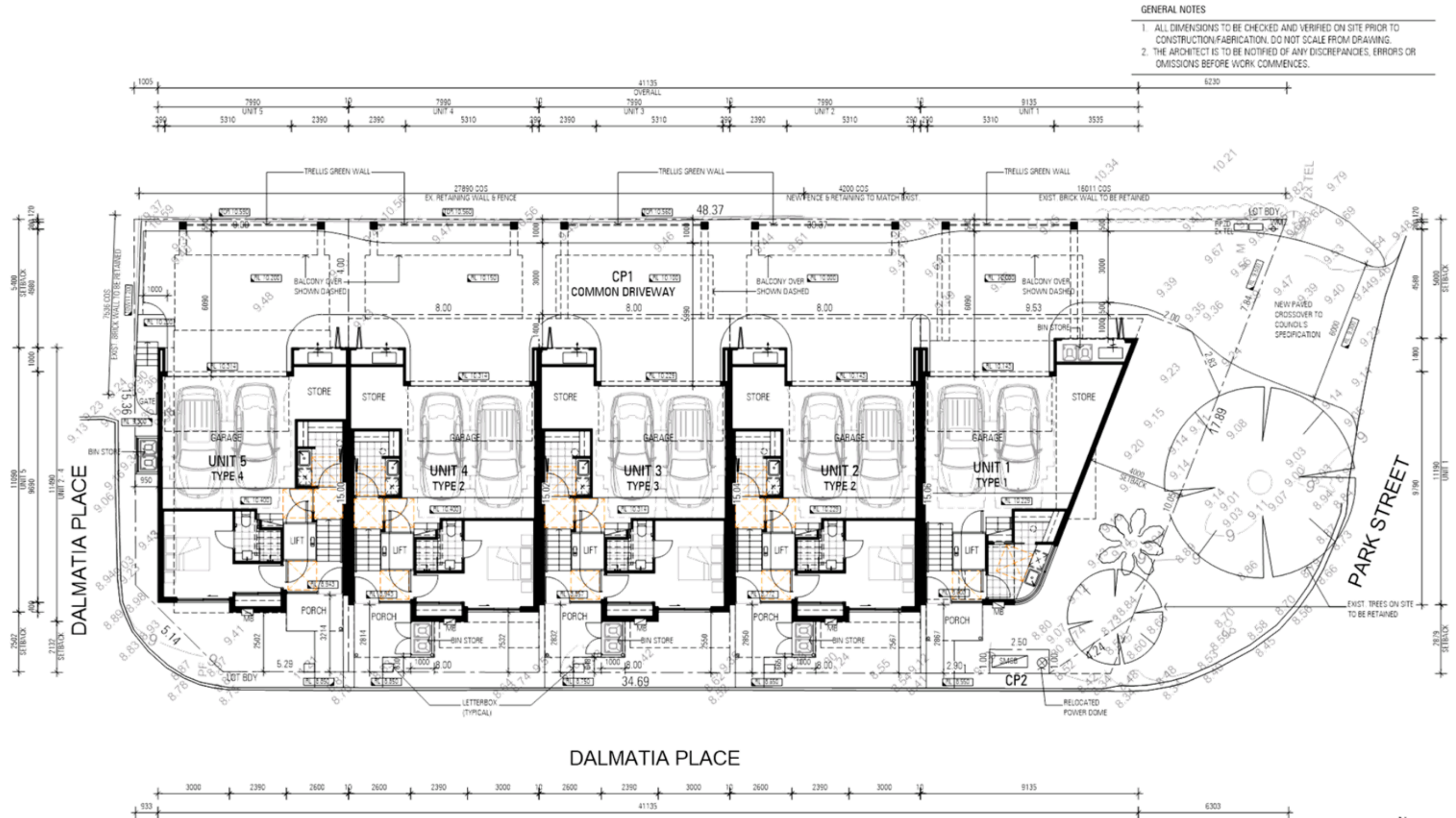
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AUSTRALIAN RESIDENTIAL COLLECTIVE
5 GROUPED DWELLINGS - 65 PARK STREET - COMO

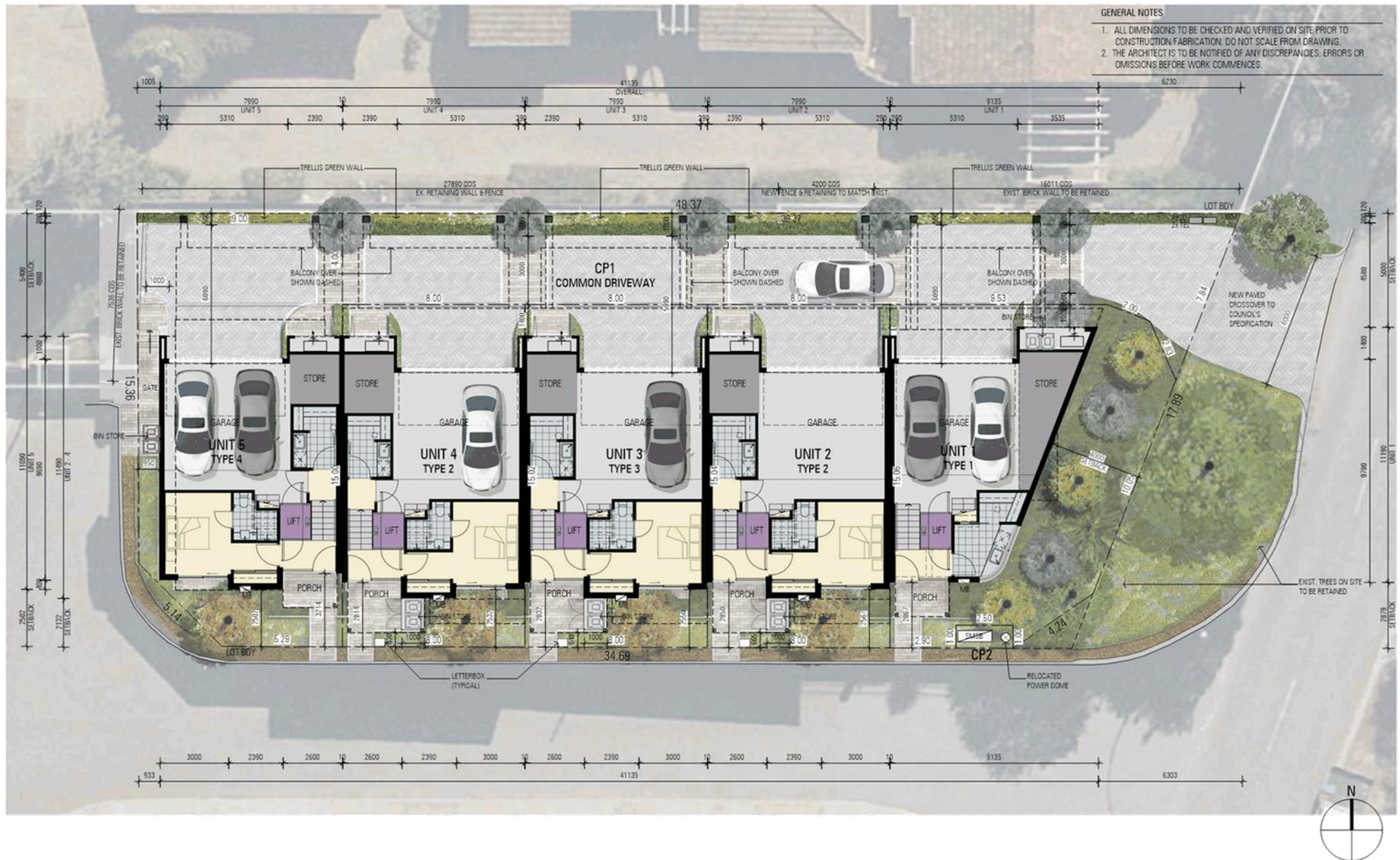
DRAWING TITLE
OVERALL GROUND FLOOR PLAN

E	09.07.21	ISSUED FOR DA SUBMISSION	JY
D	01.07.21	ISSUED FOR REVIEW	JY
C	29.06.21	PRELIMINARY	JY
B	22.06.21	PRELIMINARY	JY
A	18.05.21	PRELIMINARY	PK
REV	DATE	DESCRIPTION	DWN

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DA SUBMISSION		DRAWING NUMBER
DRAWN PK	DATE 09.07.2021	P2195 SK1.04
CAD FILE	SCALE 1:150	REVISION E





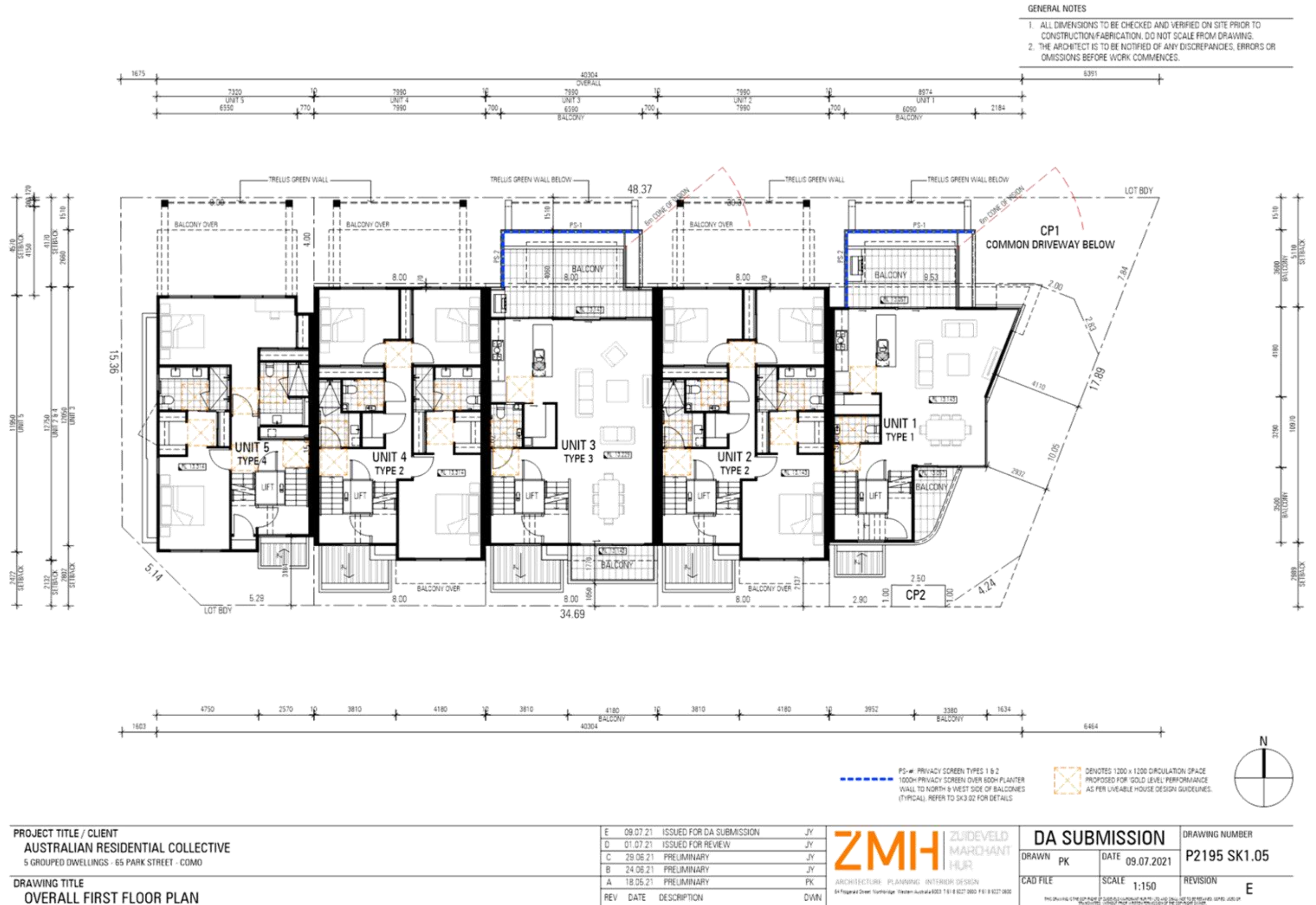
PROJECT TITLE / CLIENT
AUSTRALIAN RESIDENTIAL COLLECTIVE
5 GROUPED DWELLINGS - 65 PARK STREET - COMO

DRAWING TITLE
OVERALL GROUND FLOOR PLAN - COLOURED

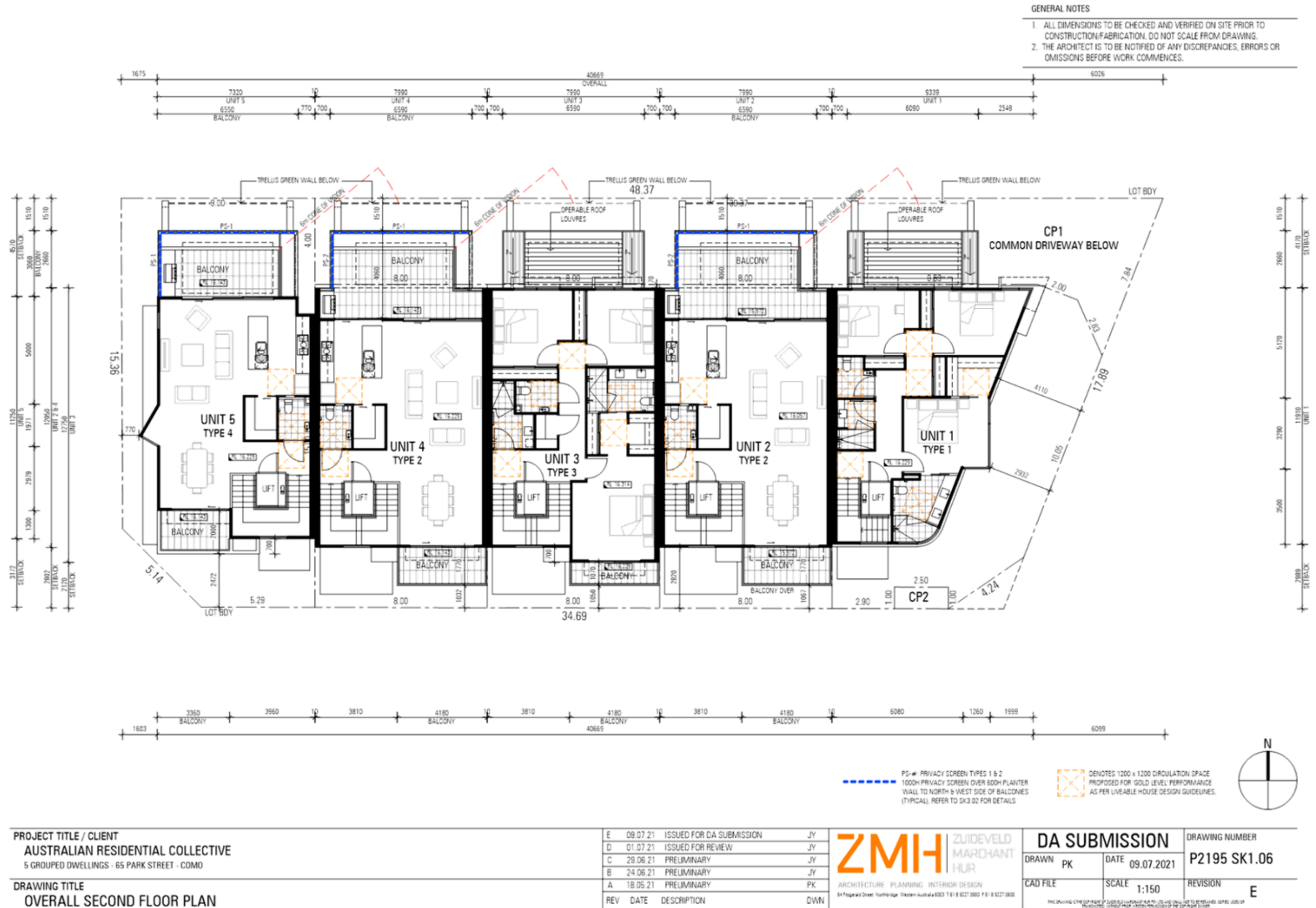
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D	01.07.21	ISSUED FOR REVIEW	JY
C	29.06.21	PRELIMINARY	JY
B	22.06.21	PRELIMINARY	JY
A	18.05.21	PRELIMINARY	PK
REV	DATE	DESCRIPTION	DWN

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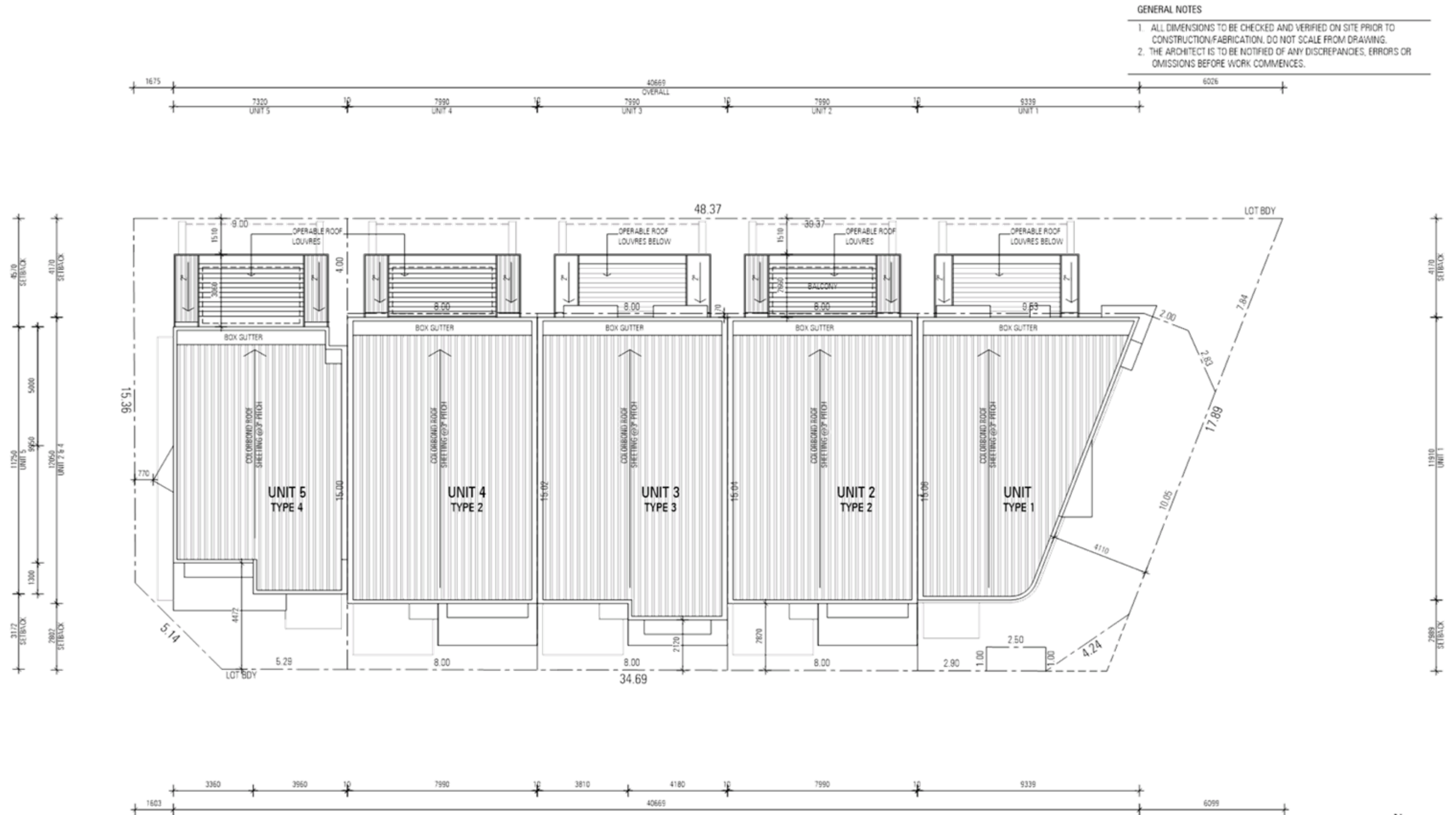
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DRAWN PK	DATE 09.07.2021	P2195 SK1.04c
CAD FILE	SCALE 1:150	REVISION E











PROJECT TITLE / CLIENT
AUSTRALIAN RESIDENTIAL COLLECTIVE
5 GROUPED DWELLINGS - 65 PARK STREET - COMO

DRAWING TITLE
OVERALL ROOF PLAN

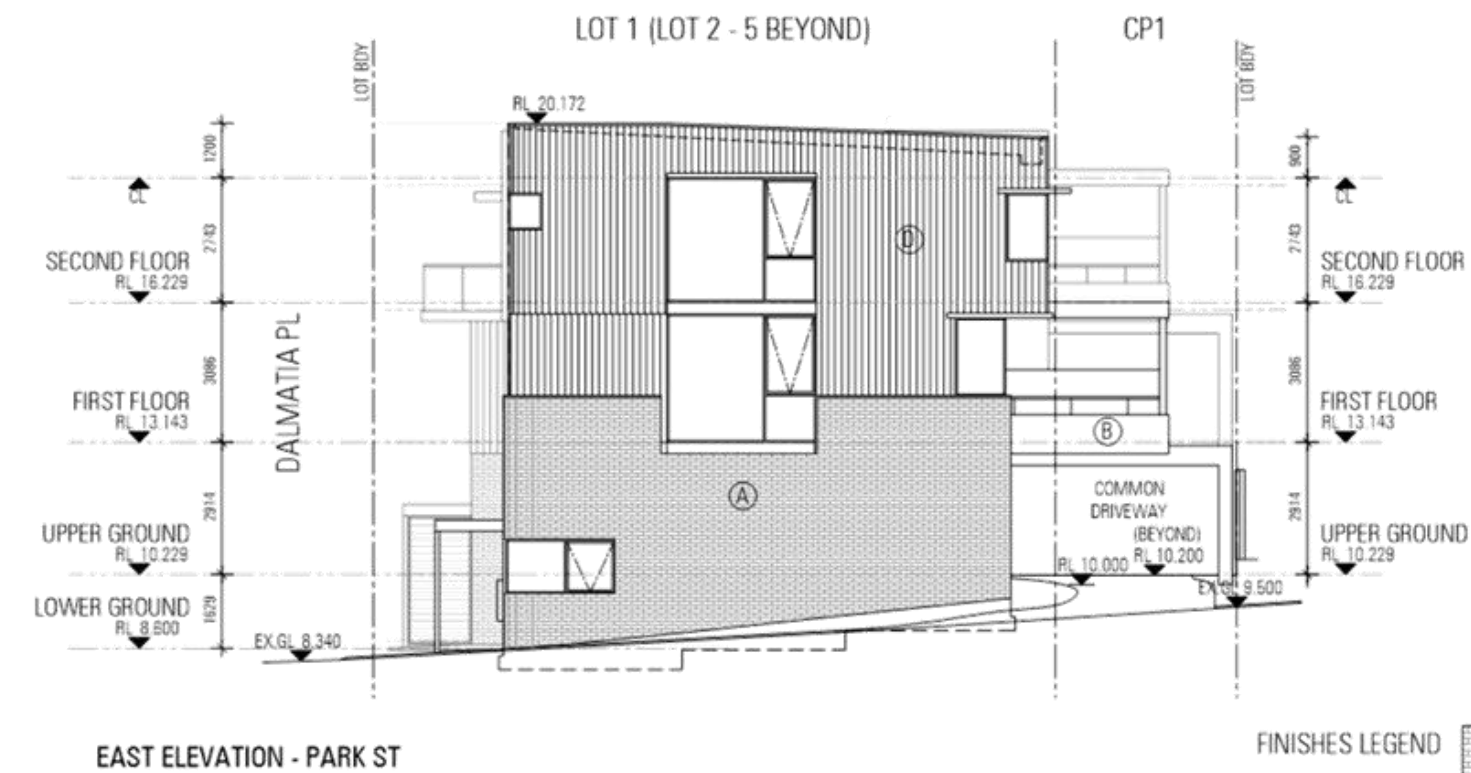
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D	01.07.21	ISSUED FOR REVIEW	JY

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FINISHES LEGEND



FACE BRICK



WHITE RENDER



TIMBER-LOOK BOARDING



CHARCOAL BOARDING



TIMBER-LOOK SLAT SCREEN

PROJECT TITLE / CLIENT
AUSTRALIAN RESIDENTIAL COLLECTIVE
5 GROUPED DWELLINGS - 65 PARK STREET - COMO

DRAWING TITLE
SOUTH & EAST ELEVATIONS

E	09.07.21	ISSUED FOR DA SUBMISSION	JY
D	01.07.21	ISSUED FOR REVIEW	JY
C	29.06.21	PRELIMINARY	JY
A	18.05.21	PRELIMINARY	PK
REV	DATE	DESCRIPTION	DWN

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DA SUBMISSION

DRAWN	PK	DATE	09.07.2021
CAD FILE	SCALE	1:150	REVISION

DRAWING NUMBER
P2195 SK3.01

REVISION
E



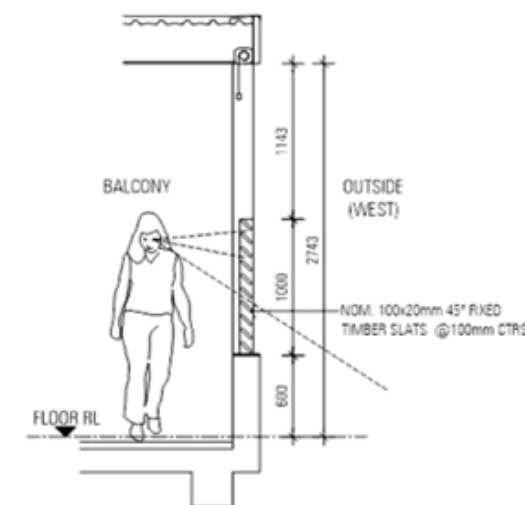
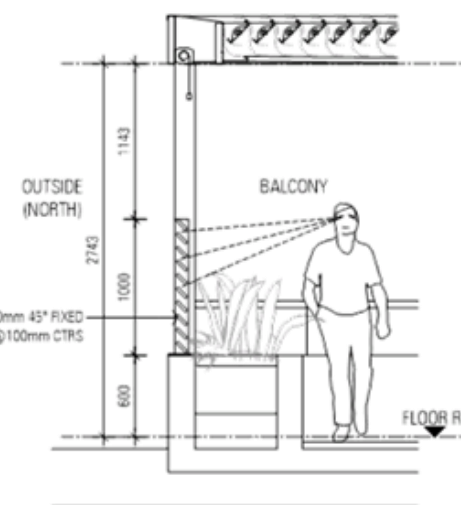
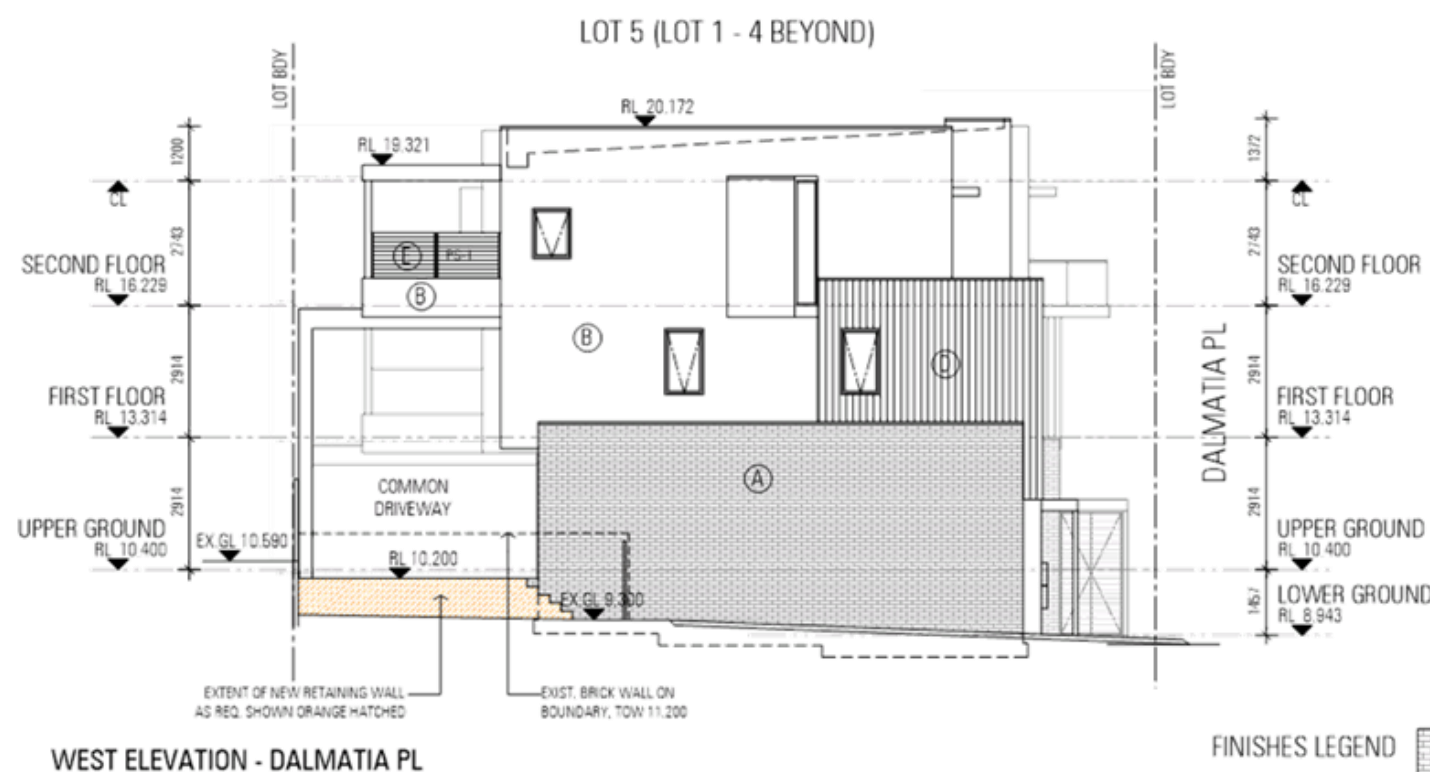
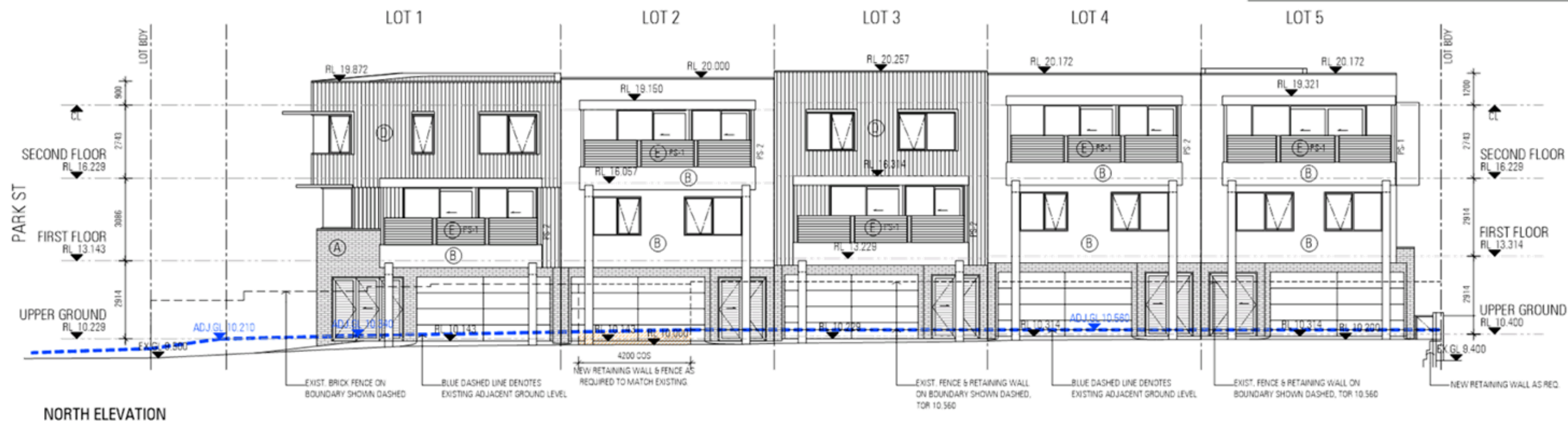
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D	01.07.21	ISSUED FOR REVIEW	JY
C	29.06.21	PRELIMINARY	JY
A	18.06.21	PRELIMINARY	PK
REV	DATE	DESCRIPTION	DWG

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FINISHES LEGEND

(A)	FACE BRICK	(B)	WHITE RENDER	(C)	TIMBER-LOOK BOARDING	(D)	CHARCOAL BOARDING	(E)	TIMBER-LOOK SLAT SCREEN
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PROJECT TITLE / CLIENT
AUSTRALIAN RESIDENTIAL COLLECTIVE
5 GROUPED DWELLINGS - 65 PARK STREET - COMO

DRAWING TITLE
NORTH & WEST ELEVATIONS

E	09.07.21	ISSUED FOR DA SUBMISSION	JY
D	01.07.21	ISSUED FOR REVIEW	JY
C	29.06.21	PRELIMINARY	JY
A	18.05.21	PRELIMINARY	PK
REV	DATE	DESCRIPTION	DWN


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NORTH ELEVATION

PROJECT TITLE / CLIENT AUSTRALIAN RESIDENTIAL COLLECTIVE 5 GROUPED DWELLINGS - 65 PARK STREET - COMO				 ZUIDVELD MARCHANT HUR	DA SUBMISSION		DRAWING NUMBER		
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		D	01.07.21		ISSUED FOR REVIEW	JY			
		C	29.06.21		PRELIMINARY	JY			
		DRAWING TITLE NORTH ELEVATION - COLOURED			A	18.05.21	PRELIMINARY	PK	CAD FILE
REV	DATE			DESCRIPTION	DWN	E			
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element.

Appendix C – Landscape Concept Plans

GENERAL NOTES

- TOTAL LANDSCAPE AREA WITHIN LOT: 450 SQ M
- PM01: LOW VERGE PLANTING 245 SQ M
- PM02: MEDIUM VERGE 140 SQ M
- PM03: SHADY MIX: 26 SQ M
- PM04: CLIMBING MIX: 56 SQ M
- PM05: PLANTER MIX: SQ M
- VERGE AREA ADJACENT LOT: 245SQ M
- SUGGESTED SPECIES LIST INCLUDED ON DA-04.
- ALL GARDEN BEDS TO HAVE PINE BARK MULCH.

MATERIAL SCHEDULE			
SYM	PRODUCT	DESCRIPTION	SQM
PV01	Granite Paving	Flagstone	230
PV02	Granite Paving	Herringbone	40
PV03	Permeable Paving	Paver	60
ML01	Pinebark Mulch	Mulch only bed	22
PL01	Feature Garden Steel Planter	450mm high x 300mm thick	4

PLANT SCHEDULE				
SYM	BOTANICAL NAME	COMMON NAME	Sizes	Total
TREES				
AEF	<i>Aporosa laevis</i>	WA Pepperment Tree	100h	1
EUC	<i>Eucalyptus camphora</i>	Silver Princess	100h	8
HPL	<i>Hydneggonum flabellum</i>	Native Frangipani	100h	3
MLE	<i>Melaleuca leucadendron</i>	Weeping paperbark	100h	4
Total				16

PM01: Low Verge (4 per m²)				
Acc	<i>Adiantum cuneatum</i>	Coral Carpet	140mm	98
Bot	<i>Banksia laevifolia</i>	Ground Cover Banksia	140mm	98
Cae	<i>Conostylis setigera</i>	Shady Cottonhead	140mm	98
Cre	<i>Diarella ovata</i>	Blueberry Lily	140mm	98
Eam	<i>Eremophila amara</i>	Tai Bush	140mm	98
Gob	<i>Grevillea obtusifolia</i>	Gin Gin Gem	140mm	98
Gth	<i>Grevillea thelemanniana</i>	Grevillea	140mm	98
Gth	<i>Grevillea x robusta</i>	Grevillea Lilliana	140mm	98
Gth	<i>Grevillea laurifolia x white</i>	Grevillea Royal Marit	140mm	98
Hco	<i>Handersonia complanata</i>	Native Whistlers	140mm	98
Total				980

PM02: Medium Verge (4 per m²)				
Alu	<i>Alibertia laevis</i>	Native Hibiscus	140mm	56
Alu	<i>Acacia laevis</i>	Gum Moss	140mm	56
Asi	<i>Adiantum antherae</i>	Woolly Bush	140mm	56
Fno	<i>Ficus nodosa</i>	Knotted Club Rush	140mm	56
Gue	<i>Guzmania macrantha</i>	Guzmania	140mm	56
Hil	<i>Hakea laevis</i>	Honey Bush	140mm	56
Htr	<i>Hakea trifurcata</i>	Two leaf Hakea	140mm	56
Hut	<i>Hakea ululata</i>	Woolly-leaved Hakea	140mm	56
Lgl	<i>Lepidosperma gladiatum</i>	Coastal Sword Sedge	140mm	56
Gas	<i>Gleichenia axillaris</i>	Coastal Daisy Bush	140mm	56
Total				560

PM03: Shady Mix (5 per m²)				
Acc	<i>Adiantum cuneatum</i>	NZ Rock Lily	140mm	26
Der	<i>Dracopis argentea</i>	Silver Falls	140mm	26
Der	<i>Dracopis trifasciata</i>	Mother in Law's Tongue	140mm	26
Lup	<i>Lupinus conferta</i>	Shore Juniper	140mm	26
Lmu	<i>Liriodendron</i>	Evergreen Giant	140mm	26
Total				130

PM04: Climbing Mix (5 per m²)				
Fip	<i>Ficus pumila</i>	Climbing Fig	140mm	70
Hwo	<i>Handersonia c. White Out</i>	Native Whistlers	140mm	70
Pka	<i>Philodendron 'Canada'</i>	Philodendron	140mm	70
Rex	<i>Rhaphis exilis</i>	Rhaphis Palm	140mm	70
Total				280

PM05: Planter Mix (5 per m²)				
Der	<i>Dracopis argentea</i>	Silver Falls	140mm	22
Der	<i>Dracopis trifasciata</i>	Mother in Law's Tongue	140mm	22
Hwo	<i>Handersonia c. White Out</i>	Native Whistlers	140mm	22
Lmu	<i>Liriodendron</i>	Evergreen Giant	140mm	22
Pka	<i>Philodendron 'Canada'</i>	Philodendron	140mm	22
Rex	<i>Rhaphis exilis</i>	Rhaphis Palm	140mm	22
Sno	<i>Streptocarpus</i>	Bird of Paradise	140mm	22
Total				88



65 PARK ST COMO, GROUPED DWELLINGS LANDSCAPE DESIGN GROUND FLOOR

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+61 8 9336 7577 Level 1A, 3-5 Josephson St, Fremantle, 6160.
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N
PROJECT NAME: 65 Park St Como Grouped Dwellings
CLIENT: Australian Residential Collective
DRAWN: TV
SCALE: 1:150@A3
DRAWING: DA-0 1
ISSUE DATE: JUNE 2021
REVISION: B

FIRST FLOOR PLAN

PM05 PLANTER MIX 5/SQ M



Raphis exelsa
Raphis Palm
H:1m x W:0.8m



Strelitzia reginae
Bird of Paradise
H:0.8m x W:0.8m



Dichondra argentea
Silver Falls
H:0.5m x W:0.8m



Dracaena trifasciata
Mother in Law's Tongue
H:0.8m x W:0.8m



Liriope Muscari
'Evergreen Giant'
H:0.4m x W:0.5m



Philodendron 'Xanadu'
Philodendron
H:0.6m x W:0.9m



Hardenburgia comptoniana
'White Out'
H:0.6m x W:0.9m



65 PARK ST COMO, GROUPED DWELLINGS LANDSCAPE DESIGN FIRST FLOOR

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SECOND FLOOR PLAN

PM05 PLANTER MIX 5/SQ M



Raphis exelsa
Raphis Palm
H:1m x W:0.8m



Strelitzia reginae
Bird of Paradise
H:0.8m x W:0.8m



Dichondra argentea
Silver Falls
H:0.5m x W:0.8m



Dracaena trifasciata
Mother in Law's Tongue
H:0.8m x W:0.8m



Liriope Muscari
'Evergreen Giant'
H:0.4m x W:0.5m



Philodendron 'Xanadu'
Philodendron
H:0.6m x W:0.9m



Hardenburgia comptoniana
'White Out'
H:0.6m x W:0.9m



65 PARK ST COMO, GROUPED DWELLINGS LANDSCAPE DESIGN SECOND FLOOR

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	65 Park St Como Grouped Dwellings	Australian Residential Collective	TV	1:150@A3	DA-03	JUNE 2021	b

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NORTHERN ELEVATION



NORTH ELEVATION

65 PARK ST COMO, GROUPED DWELLINGS LANDSCAPE DESIGN

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N
PROJECT NAME: 65 Park St Como Grouped Dwellings
CLIENT: Australian Residential Collective
DRAWN: TV
SCALE: 1:150@A3
DRAWING: DA-04
ISSUE DATE: JUNE 2021
REVISION: B

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PLANTING

PM01 LOW VERGE 4/SQ M

									
<i>Banksia blechnifolia</i> Ground Cover Banksia H:0.6m x W:0.9m	<i>Grevillea poorinda</i> Royal Manile Height: 0.4m x Width: 2m	<i>Hardenburgia comptoniana</i> "White Out" H:0.6m x W:0.9m	<i>Adenanthos cuneatus</i> Basket Flower H:0.6m x W:0.9m	<i>Conostylis setigera</i> Bristly Cottonhead H:0.6m x W:0.9m	<i>Dianella revoluta</i> Flax Lilly Height: 1m x Width: 1.5m	<i>Eremophila glabra</i> Tar Bush Height: 0.3m x Width: 1m	<i>Grevillea obtusifolia</i> Gin Gin Gem Height: 0.3m x Width: 1m	<i>Grevillea thelamaniana</i> Spider Net Grevillea Height: 0.3m x Width: 1m	<i>Grevillea x rosmarinifolia</i> Grevillea Lilliane Height: 0.3m x Width: 1m

PM02 MEDIUM VERGE 4/SQ M

									
<i>Guichenotia ledifolia</i> <i>Guichenotia</i> Height: 0.4-1.0m x Width: 1m	<i>Ficinia nodosa</i> Knotted Club Rush Height: 0.8m x Width: 1m	<i>Alyogyne hakeifolia</i> Native Hibiscus Height: 0.8m x Width: 1m	<i>Acacia lasiocarpa</i> (prostrate) Panjang Height: 0.5m x Width: 1m	<i>Lepidosperma gladiatum</i> Coastal Sword Sedge Height: 1m x Width: 1m	<i>Olearia axillaris</i> Coastal Daisybush Height: 1m x Width: 1-1.5m	<i>Adenanthos sericeus</i> Wooly Bush Height: 2m x Width: 0.5m	<i>Hakea undulata</i> Wavy Hakea Height: 1m x Width: 0.6m	<i>Hakea trifurcata</i> Two Leaf Hakea Height: 1m x Width: 0.5m	<i>Hakea lissocarpa</i> Honey Bush Height: 1m x Width: 0.5m

PM03 SHADY MIX 3/SQ M

				
<i>Juniperus conferta</i> Shore Juniper H: 4m x W: 1m	<i>Arthropodium cirratum</i> "NZ Rock Lilly" H: 0.6m x W: 5m	<i>Dichondra argentea</i> Silver Falls H: 0.5m x W: 0.8m	<i>Dracaena trifasciata</i> Mother in Law's Tongue H: 0.8m x W: 0.8m	<i>Liriope Muscari</i> "Evergreen Giant" H: 0.4m x W: 0.5m

PM04 CLIMBING MIX 4/SQ M

			
<i>Rhaphis exelsa</i> Rhaphis Palm H: 1m x W: 0.8m	<i>Ficus pumila</i> "Creeping Fig" H: 0.1m x W: 3m	<i>Philodendron 'Xanadu'</i> Philodendron H: 0.6m x W: 0.9m	<i>Hardenburgia comptoniana</i> "White Out" H: 0.6m x W: 0.9m

PM05 PLANTER MIX 5/SQ M

						
<i>Rhaphis exelsa</i> Rhaphis Palm H: 1m x W: 0.8m	<i>Strelitzia reginae</i> Bird of Paradise H: 0.8m x W: 0.8m	<i>Dichondra argentea</i> Silver Falls H: 0.5m x W: 0.8m	<i>Dracaena trifasciata</i> Mother in Law's Tongue H: 0.8m x W: 0.8m	<i>Liriope Muscari</i> "Evergreen Giant" H: 0.4m x W: 0.5m	<i>Philodendron 'Xanadu'</i> Philodendron H: 0.6m x W: 0.9m	<i>Hardenburgia comptoniana</i> "White Out" H: 0.6m x W: 0.9m

TREES

			
<i>Agonis flexuosa</i> WA Peppermint Tree H: 7m x W: 8m	<i>Eucalyptus ceasia</i> Silver Princess H: 6m x W: 4m	<i>Hymenosporum flavum</i> Native Frangipani H: 7m x W: 4m	<i>Melaleuca leucadendra</i> Weeping Paperbark H: 7m x W: 4m

65 PARK ST COMO, GROUPED DWELLINGS LANDSCAPE DESIGN

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N
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CLIENT: Australian Residential Collective
DRAWN: TV
SCALE: 1:150@A3
DRAWING: DA-05
ISSUE DATE: JUNE 2021
REVISION: 6

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Appendix D – Waste Management Plan

WASTE MANAGEMENT PLAN

Multi-Unit Residential Development

**65 Park Street,
Como**

July 2021



**DALLYWATER
CONSULTING**

**Prepared by Dallywater Consulting
for Australian Property Collective**

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1 EXECUTIVE SUMMARY

Australian Property Collective (APC) is applying to the City of South Perth (the "City") to develop a property at 65 Park Street, South Perth. The development is proposed to consist of five grouped dwellings.

As part of the Development Approval process, the developer is required to submit a Waste Management Plan (WMP) for the development to the City. APC employed the services of waste management specialists Dallywater Consulting to investigate the City's requirements in this regard and to develop this WMP.

It is proposed that the following initiatives will be implemented for the waste servicing at 65 Park Street, South Perth.

- Use of 240 litre waste bins;
- Use of 360 litre recycling bins; and
- Weekly collection of waste and fortnightly collection of the recyclables.

This will result in the following requirements for receptacles;

- Waste – five 240s collected weekly; and
- Recycling – five 360s collected fortnightly.

Review

The above-mentioned arrangements will be reviewed as a matter of course on an ongoing basis to ensure that the most efficient arrangements to manage the waste and recycling material generated by all aspects of the facility are in place and are maintained.

DEFINITIONS

240: A 240 litre waste or recycling receptacle.

360: A 360 litre waste or recycling receptacle.

Building Management: For the purposes of this document, the selected legal entity charged with managing the soft services of the built structure (i.e. waste management, cleaning, landscaping, security and other similar human-sourced services) on behalf of the owners and tenants of the building.

Mobile Garbage Bin (MGB): A wheeled receptacle used by domestic residences and commercial premises within a local government municipality to deposit waste materials for emptying by the local government or a collection contractor.

Mobile Recycling Bin (MRB): A wheeled receptacle used by domestic residences and commercial premises within a local government municipality to deposit recycling materials for emptying by the local government or a collection contractor.

Recycling: Any material accepted by the local government's recycling collection contract.

Waste: Any recyclable and non-recyclable discarded solid, semi-solid, liquid or contained gaseous materials not accepted by the local government's recycling collection contract.

Waste Minimisation: A process to minimise the amount of waste requiring disposal via hierarchical activities such as behaviour and product modification, waste avoidance, reduction, reuse and recycling.

Total Waste Stream: The combined waste, recyclables and compostables.

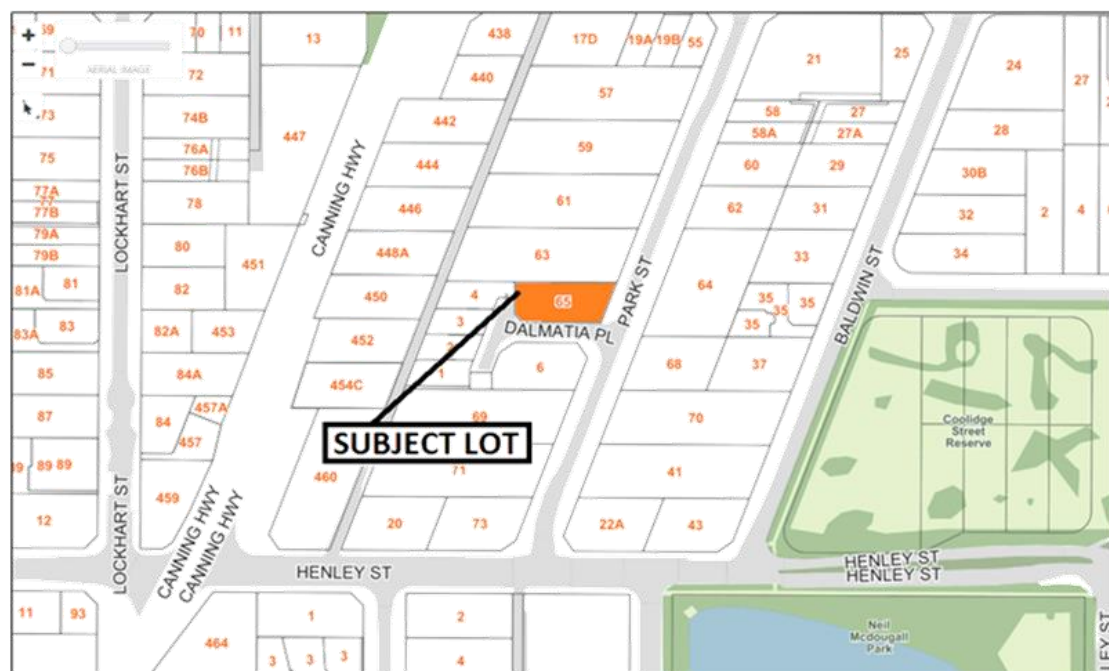
2 INTRODUCTION

2.1 The Development

Australian Property Collective (APC) is applying to the City of South Perth (the "City") to develop a property at 65 Park Street, South Perth. The development is proposed to consist of five grouped dwellings.

As part of the Development Approval process, the developer is required to submit a Waste Management Plan (WMP) for the development to the City. APC employed the services of waste management specialists Dallywater Consulting to investigate the City's requirements in this regard and to develop this WMP.

Figure 1: Location Plan



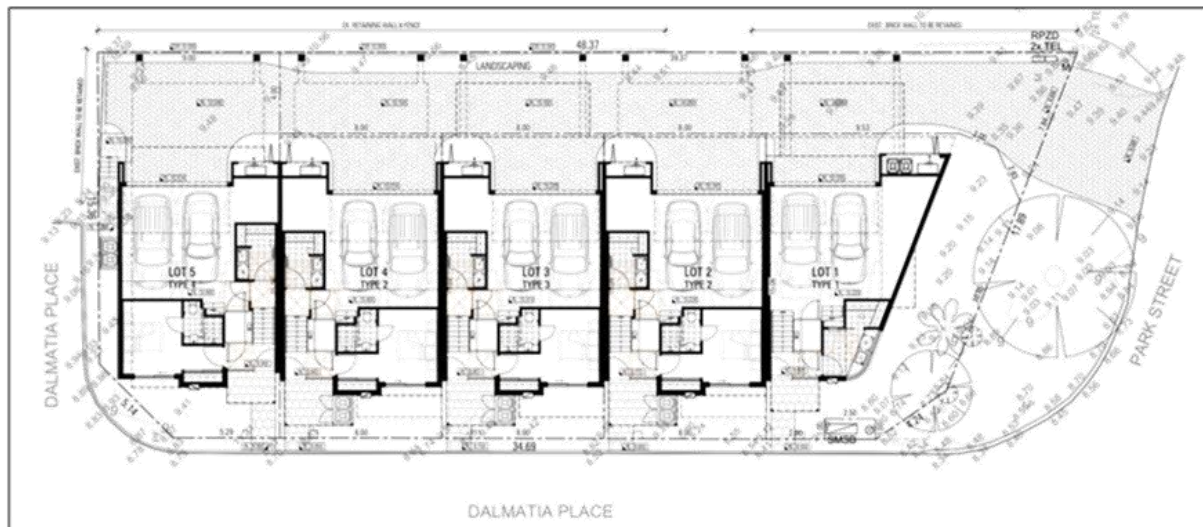
The following table details the numbers (and types) of residential apartments proposed for the development.

Table 1: Number and Type of Dwellings

UNIT TYPE	Number
Residential Dwellings	
3 Bed	2
4 Bed	3
Total Residential Dwellings	5

A site plan showing the configuration of the two buildings is included on the following page.

Figure 2 – Site Plan



2.2 Onsite Waste Management

The following provisions have been made for waste and recycling on the site:

- **Residential Apartments**
 - The residents will place their day-to-day waste and recycling material in their own set of bins and, before collection day, they will take their bins to the verge for collection.
- **Hardwaste/Bulky Items**
 - Provision is made in resident's individual garages for the temporary storage of hardwaste or bulky items before disposal. Residents will be required to organise their own immediate disposal of large or bulky items not suitable for disposal to the bins.
- **Waste Collection**
 - The City provides various services for the collection of waste and recycling bins.
 - The City sets the specifications for acceptable collection parameters (e.g. number of bins, frequency of collections, maximum bin weights, etc).

3 LOCAL GOVERNMENT WASTE MANAGEMENT REQUIREMENTS

3.1 Waste Management Guidelines

The following relevant provisions have been sourced from the City's *Guidelines for Waste Management Plans - New Multi-residential Developments*.

3.2 Waste Generation

The City's requirements for the provision of waste storage for this type of development are as follows:

- 360 litre recycling bins and 240 litre waste bins should be used for this development;
- Waste will be collected weekly and recycling would be collected fortnightly; and
- Each dwelling will be provided with a set of bins.

3.3 Bin Presentation

Bins will be presented to the kerb for collection. Bins should be sited such that the side-arm vehicle is able to lift and empty the bins without obstruction.

3.4 Summary

Based on the above and on weekly waste and fortnightly recycling collections, the development will require five 240 litre waste bins and five 360 litre recycling bins.

4 BIN STORAGE AND MANAGEMENT

4.1 Bin Stands

Each dwelling has a discreet bin stand for the storage of the bins. These are screened from the street and are sized to accommodate the two bins (i.e. waste and recycling).

A plan showing the location of the stands is included on the following page.

4.2 Amenity

The stands have been designed so that they;

- are well ventilated;
- can be kept thoroughly clean and disinfected; and
- are consistent with the overall aesthetics of the development.

4.3 Bin Management

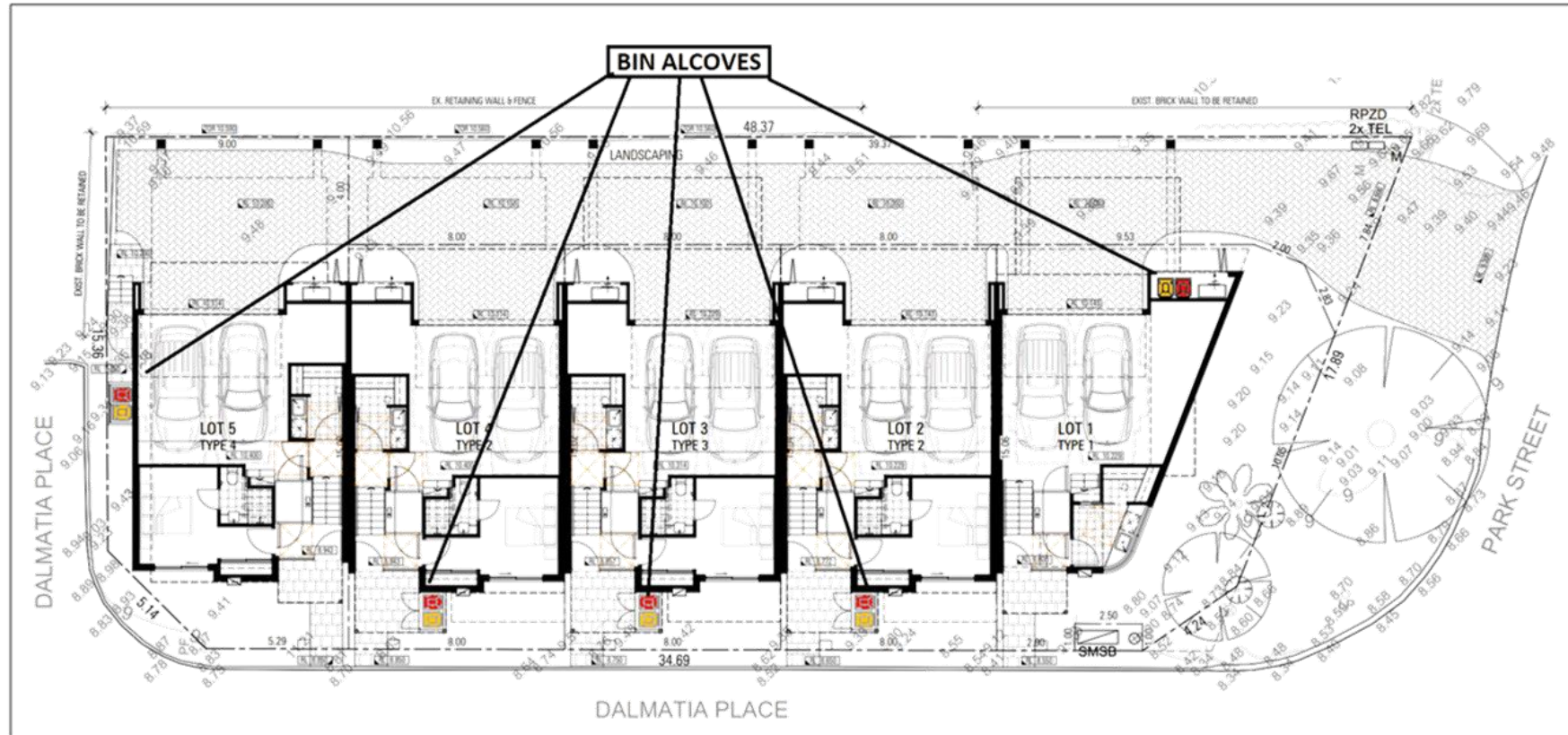
Residents will be required to manage the bin stands and bins in accordance with the City's local laws.

4.4 Bin Presentation and Collection

Collection of bins will be as per the following arrangements:

- Bins will be wheeled to alongside the kerb by residents for collection by a side-arm vehicle.
- Bins will be returned to the bin store as soon as possible after servicing has been completed.

Figure 3: Bin Alcoves



5 WASTE MANAGEMENT RESPONSIBILITIES

5.1 Building Owners/Strata Management

If the development operates and functions within the Strata Title Act 1985 and the Strata Company must function within the scheme by-laws, it is a City requirement that the WMP is incorporated into the Body Corporate By-Laws to operate post development, and therefore must be included in the Scheme by-laws on registration (Strata Titles Act 1985 Sch. 2 bl. 11(b)).

The Strata/Building Management will have responsibility for ensuring that residents meet their waste management responsibilities.

5.2 Residents

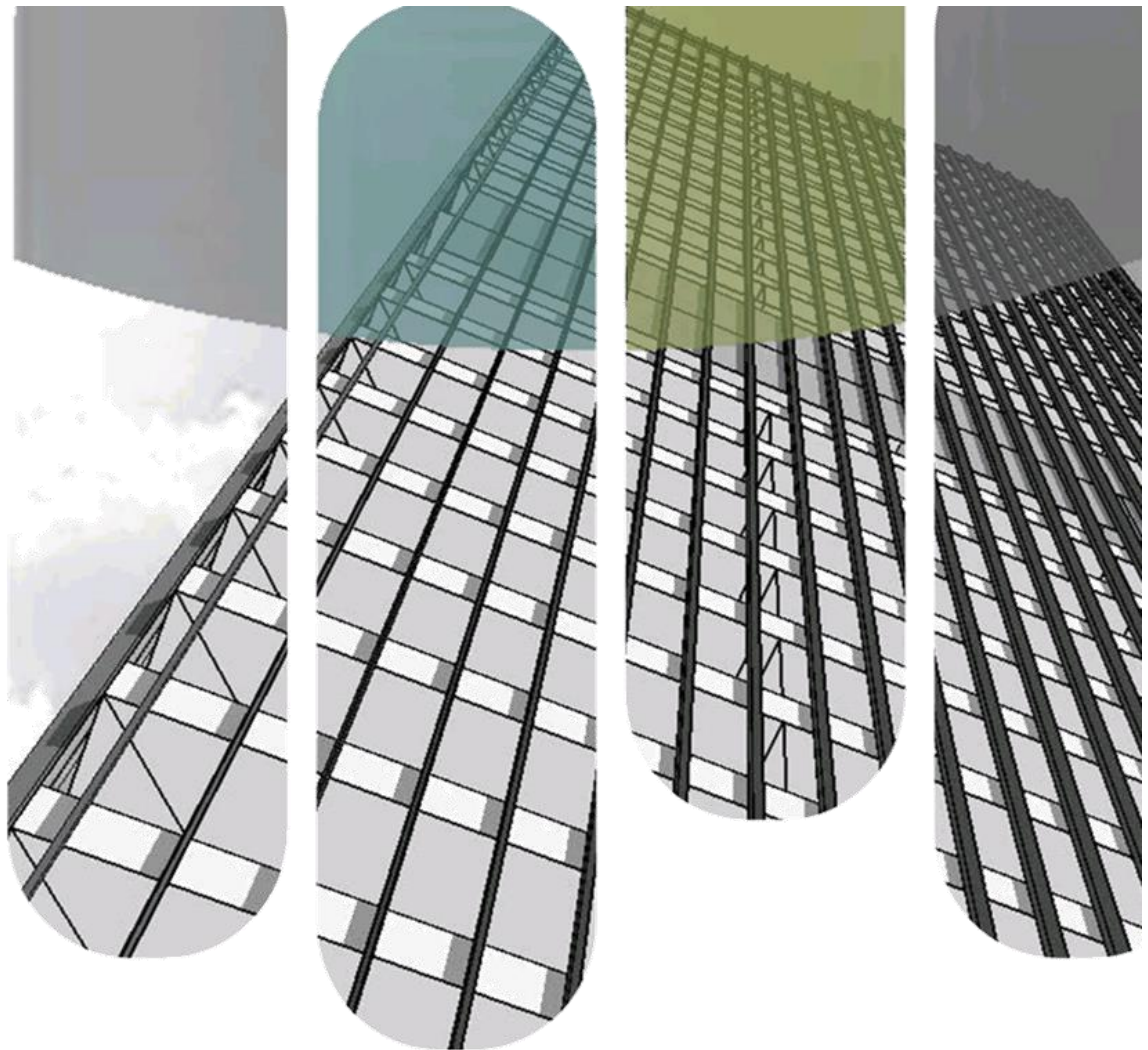
Residents are required to manage their own bins, bin alcove and removal of bulky or hard waste from their premises.

6 REFERENCES

- City of South Perth: *Guidelines for Waste Management Plans - New Multi-residential Developments*
(Retrieved from CoSP Website July 2021)

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Appendix E – Sustainability Report



SUSTAINABLE DESIGN STRATEGY

Grouped Dwelling Development

65 Park Street, Como

PREPARED BY

Michelle Pegler (CADDs)

Project: 123363

Published: 24/06/2021



SUSTAINABLE DESIGN STRATEGY



DOCUMENT REVISION

<i>Date</i>	<i>Revision</i>	<i>Completed by</i>	<i>Reviewed by</i>	<i>Approved by</i>
24/06/2021	1	Michelle Pegler	Evan Logan	Evan Logan

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<i>Drawing No.</i>	<i>Drawing Title</i>	<i>Revision No.</i>
P2195 SK1.02 - SK3.02	Architectural Drawings	(A) 18.05.2021
P2195 T1-SK62.01 – T4-SK2.01	Unit Plans	(A) 18.05.2021a

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DISCLAIMER

The contents of this report have been based of the documentation and plans provided by the Client to CADDs Group.

The review and recommendations are based on experience of previous projects; an understanding of functionality; the Clients RFT and an analysis of the site. As consultation with the design team and modelling has not been undertaken; the point allocation, results and associated costs should be taken as indicative only.

SUSTAINABLE DESIGN STRATEGY



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SUSTAINABLE DESIGN STRATEGY



1 INTRODUCTION

The proposed development sits within Q4 - Davilak quarter of the Canning Bridge Activity Centre Plan (CBACP). The Design guidelines have been developed to support the City of South Perth to encourage the development of a vibrant community.

CADDG Group has undertaken a review of the 5 townhouse (Class 1) development. The purpose of this report is to outline a suitable industry benchmark to demonstrate a best practice approach to sustainable design considered against the desired outcomes and requirements outlined in the CBACP.

The goal of the project will provide healthier residences focused on good ventilation and indoor environment quality, low-toxic material, and abundant daylight. Provide economic benefits to the owners, with a reduction of energy use, water use and a general low maintenance build. In addition to social and economic sustainability, the project is also representative of a best practice approach to environmental sustainability, with an emphasis placed on energy and water efficiency, low carbon transportation options and minimal site emissions.

SUSTAINABLE DESIGN STRATEGY



2 SUSTAINABLE DESIGN APPROACH

2.1 City of South Perth Planning Policy

Design guidelines of the CBACP have been developed to support the City of South Perth to encourage the development of a vibrant community. The intent of the proposed development is to meet the desired outcomes and requirements as outlined below.

Desired Outcome	Requirements	Design Strategy
<p>To encourage the use of sustainable forms of transport including cycling and walking and provide end-of-trip facilities including showers and change rooms</p> <p>Applicants are encouraged to propose innovative sustainability measures such as exclusive bays for car-pooling organisations and car-sharing schemes which may be managed by strata company or an external provider.</p> <p>All developments should follow ecologically sustainable design principles to develop a world class showcase of environmentally sound development techniques. Principles which should include:</p> <ul style="list-style-type: none"> • Minimise operational and maintenance costs of the development; • Innovative and integrated water resource management; • Reduction in the use of fossil fuel energy by using renewable energy supply sources and employing demand-efficient building techniques and technologies; and • Biodiversity and habitat enhancement through appropriate and native landscaping <p>To achieve the desired outcome development within Cassey, Davilak and Mt Henry Quarters is expected to reflect best practice, with a design rating of 5 Stars under Green Building Council of Australia.</p>	<p>11.1 All non-residential development shall provide end of trip facilities comprising one change room per storey of each storey of the building which comprises non-residential land uses.</p> <p>11.5 All new development shall be designed to maximise passive solar principles for heating, cooling, ventilation and energy conservation. East and West facing glazing shall be minimised and shading devices shall be employed to reduce heat loads within buildings and reduce the need for air-conditioning systems.</p> <p>All building shall be designed to enable access to natural light and cross ventilation.</p> <p>At a minimum, all new development shall achieve a 5 Star Green Star design rating.</p>	<p>Bike racks (including visitors racks) provided</p> <p>7 Star NatHERS (good passive design – north facing)</p> <p>Improved Lighting Solar Power (renewable energy) Cross flow ventilation provided</p> <p>Equivalent 'Excellence' through BESS</p>

SUSTAINABLE DESIGN STRATEGY



The intent of the strategy is to demonstrate that the desired outcome and requirements can be met using an alternative more appropriate industry benchmark that fits the function of the building and will provide equivalent best practice benchmark.

2.2 Industry Benchmarks

Buildings can be designed to various efficiency and amenity standards. The National Construction Code (NCC) outlines minimum necessary standards to meet relevant health, safety, amenity, and energy efficiency objectives.

Meeting NCC energy efficiency standards through a minimum of 6 star -energy efficiency rating (using FirstRate 5) does not reflect best practice standard. The energy efficiency rating standard applies only to the thermal performance of a building's envelope, layout, and materials. It does not take into account any other energy related aspects such as lighting, heating, and cooling systems or appliances.

Green Star is a comprehensive, voluntary environmental rating system that evaluates the environmental design and construction of buildings. The Green Star tool are *applied to larger scale developments* that have the ability to implement a range of sustainable development initiatives due to the number and complexities of credits available under the ratings.

Larger scale buildings commonly demonstrate best practice standard by obtaining a Green Star rating (4, 5 or 6 Stars) through the Green Building Council Australia (GBCA).

A **limitation** of Green Star– Design & As Built rating tool is the cost and limitations in assessing small to medium sized developments. An alternative industry standard well suited to these developments is the Built Environment Sustainability Scorecard (BESS). BESS benchmarks a building's performance in different environmental categories. Meeting these benchmarks confirms best practice standard for the assessed development.

2.3 Built Environment Sustainability Scorecard (BESS)

The Built Environment Sustainability Scorecard (BESS) assesses energy and water efficiency, thermal comfort, and overall environmental sustainability performance of new buildings.

Similar to Green Star, BESS assesses projects against a benchmark in 9 environmental categories. Within each category, points are available for various design strategies relevant to that category.

The overall BESS score is shown as a percentage figure. This figure represents a percentage improvement over a benchmark project. The final BESS overall score is determined by the category scores, factoring in the weighting of each category. 'Best Practice' is defined within BESS as an overall score of 50% improvement or above.

SUSTAINABLE DESIGN STRATEGY



2.4 Compliant Solution

The intent of the pathway is to demonstrate that the project will achieve an equivalency to Green Star using the BESS framework, a tool more suitable for the benchmarking for this development.

The project team will utilise BESS to achieve a 'Best practice' overall score of 50% or above NCC minimum compliance.

Table 1 Equivalent Results

TOOL	POINT ALLOCATION	OUTCOME
Green Star	45 points	Best Practice
	60 points	Australian Excellence
BESS	50% improvement	Best Practice
	70% improvement	Excellence

Table 2 BESS - Green Star - Equivalency

CATEGORY	GREEN STAR	BESS	SIMILAR DESIGN OUTCOME
Management	*	*	Building User Guide Metering and Monitoring
Indoor Environmental Quality	*	*	Natural Ventilation Adequate daylight Low-Toxic materials
Energy	*	*	7 Star NatHERS (good passive design) Improved Lighting (LED) Solar Power (renewable energy) – Efficient equipment
Transport	*	*	Bike Racks (include visitors)
Water	*	*	High WELS Ratings water efficient landscaping, with drip irrigation
Materials	*		See Waste
Land use and ecology	*		See Urban ecology

SUSTAINABLE DESIGN STRATEGY



Emissions	*		See Stormwater
Storm water		*	Deep planted areas Rain beds
Urban Ecology		*	Native Landscaping, Green facade
Waste		*	Operational Waste Management Plan provided

SUSTAINABLE DESIGN STRATEGY



3 SUSTAINABLE STRATEGIES

The design has focussed on a select number of design strategies to demonstrate a best practice approach to climate responsive design.

3.1 Building User Guide

A building user guide will be developed for users about:

- The principles behind the design of the building and how these affect its operation
- The buildings standard of performance
- Energy Efficiency measures
- Water-saving measures
- Means of operating heating, lighting and cooling systems, and consequences of incorrect operation
- Cycling provision, local public transport
- Waste Management

3.2 Natural Ventilation

Access to natural ventilation has been provided to all living spaces and bedrooms. In many cases crossflow ventilation has been integrated which further enhances the natural cooling on offer to these spaces. Appropriate openings shall be incorporated as the design develops to ensure internal comfort is maintained.

3.3 Daylight

To recognise the delivery of well-lit spaces that provide high levels of visual comfort to building occupants. 40% of the nominated area receives high levels of daylight during 80% of the nominated hours.

3.4 Lighting

The development to incorporate highly efficient LED lighting with exceptional lifespans throughout. The project will target a 20% improvement on NCC minimum requirements.

SUSTAINABLE DESIGN STRATEGY



3.5 Solar Photovoltaic System

A 3-kW solar photovoltaic system to be installed on the roof to each individual residence.

3.6 Thermal Performance (NatHERS Rating)

High performance glazing along with a combination of highly insulated heavyweight and lightweight walls, roof, and ceiling systems to be utilised throughout the development.

CADDSS has conducted thermal modelling on a number of the townhouses to analyse the heating and cooling load required to achieve a comfortable indoor environment.

The goal is to achieve an average 7 Star NatHERS rating representing a 25.7% improvement compared to minimum NCC requirements.

3.7 Mechanical System

High efficiency systems for each individual townhouse. A goal to reduce pipe runs while maintaining acoustic separation and removing detrimental visual impacts to occupants. Natural Ventilation to be allowed for where possible.

3.8 Hot Water Use

All new water services are to ensure that high water efficient labelling scheme (WELS) rating fixtures and fitting are to be installed as appropriate to reduce hot water demand. Highly efficient showerheads ($\leq 6.0\text{L/min}$), 5 Star WELS taps, 4-star toilets

5 Star Gas Instantaneous Hot Water Service will be utilised to reduce greenhouse intensity of the project.

3.9 Transport Options

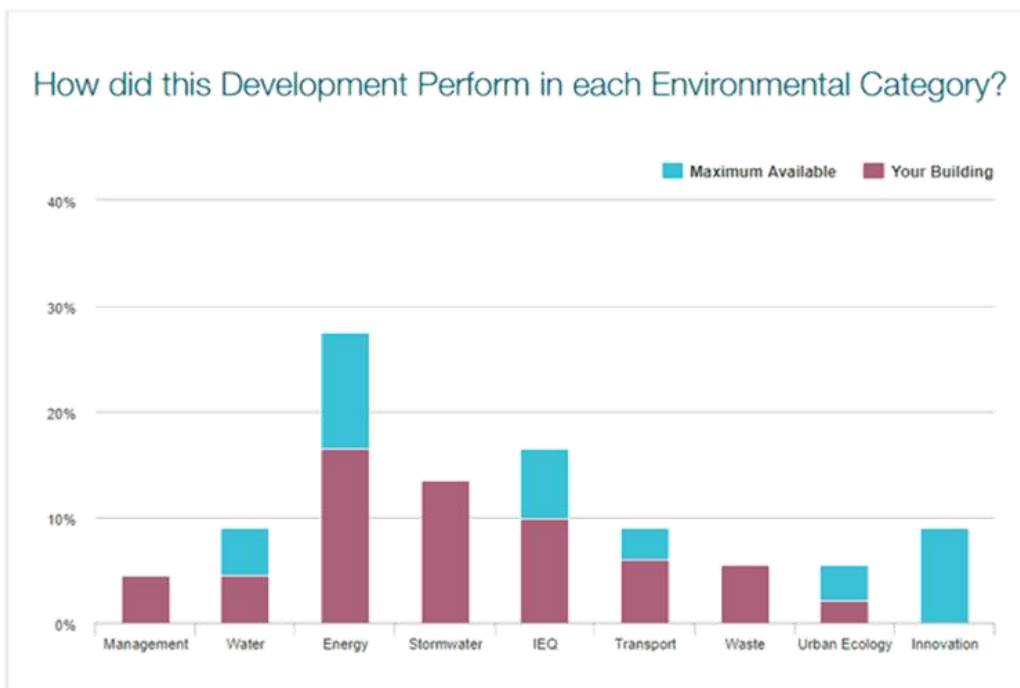
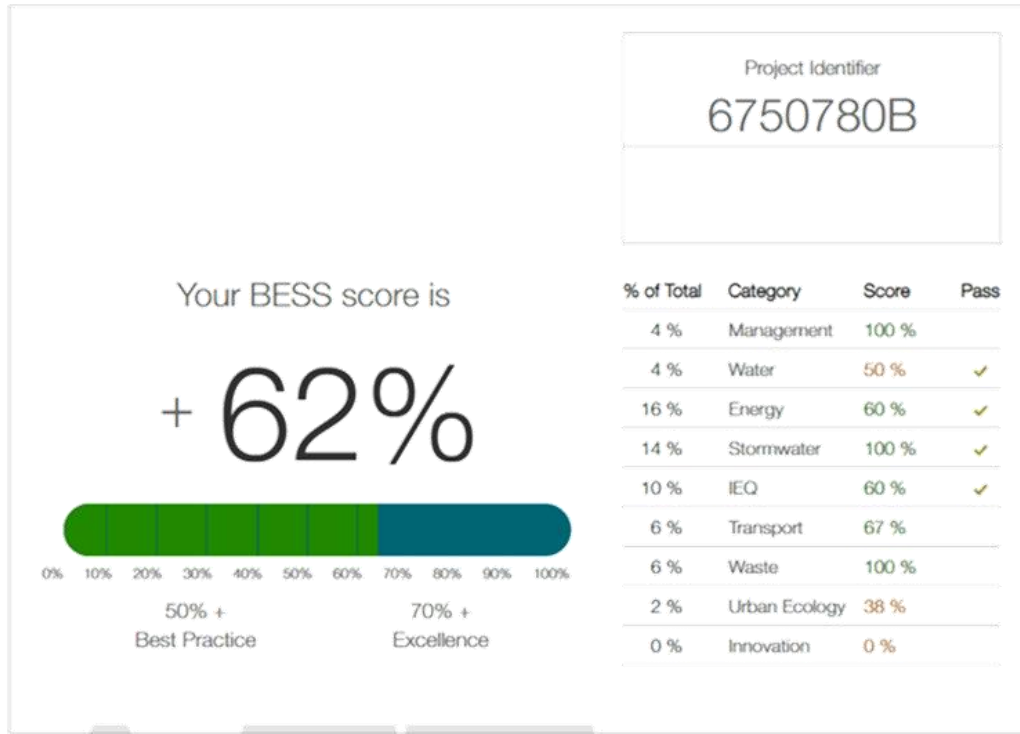
The design has allowed space for bicycle storage in the garage. Consideration will be given for space saving, inexpensive options for storing and securing your bicycle, such as wall mounted bicycle racks.

SUSTAINABLE DESIGN STRATEGY



4 CONCLUSION

Based on the point allocation outlined in the BESS scorecard attached the project will be targeting a 50% improvement. This score equates to a 'Best Practice' approach to sustainable design.



SUSTAINABLE DESIGN STRATEGY






5 APPENDIX 1 – BESS REPORT

bess		65 PARK STREET		
CREDIT	CODE	AIM OF CREDIT	CREDIT DESCRIPTION	COMMENTS
Management (4% of overall score)				
Accredited Professional	1.1	To encourage the involvement of suitably qualified ESD professionals in the project team from the early design stage.	ESD professional been engaged to provide sustainability advice from schematic design to construction?	CADDs Engaged
Thermal Performance Modelling	2.2	To encourage and recognise developments that have used modelling to inform passive design at the early design stage	Have preliminary NatHERS ratings been undertaken for all thermally unique dwellings?	Thermal Performance has been undertaken by CADDs Group
Building User Guide	4.1	To encourage and recognise initiatives that will help building users to use the building efficiently	Building user guide to be issued to occupants.	A Building Users' Guide generated and targeted to building occupants (and building managers where required). CADDs Group to provide
Water (4% of overall score)				
Potable Water Use Reduction	1.1	Reduction in total water use due to efficient fixtures, appliances, and rainwater use	Efficient water fixtures reduce potable water demand compared with the benchmark, as follows: 25% reduction (40% score), 40% reduction (60% score), 55% reduction (80% score), 70% reduction or higher (100% score)	The following to be selected Showers: 3 Star WELS =<6.0L/min. Taps: 5 Star WELS. Toilets: 4 Star WELS, Dishwasher 5 Star A 30% reduction in potable water consumption is achieved
Water Efficiency Landscaping	3.1	Water efficiency principles used for landscaped areas?	low water use plant selection (e.g. xeriscaping) and specifying water efficient irrigation (e.g. drip irrigation with timers and rain sensors)	low water use plant selection (e.g. xeriscaping) and water efficient irrigation (e.g. drip irrigation with timers and rain sensors).
Energy (16% of overall score)				
Greenhouse Gas Emissions	2.1	Reduce the building's greenhouse gas emissions	% improvement based on Proposed Building (Actual) vs Reference (BCA only)	Thermally efficient townhouse designs to achieve an average of 7 Star NatHERS rating and reduce heating and cooling requirements. Project aims to achieve 52% reduction in GHG Emissions and a 54% improvement in Electricity consumption when compared against the benchmark
Electricity Consumption	2.3	Reduce Consumption of Energy (Electricity/ Gas)	% improvement based on Proposed Building (Actual) vs Reference (BCA only)	
Gas Consumption	3.1		% improvement based on Proposed Building (Actual) vs Reference (BCA only)	5 Star Gas Instantaneous Hot water systems to be installed, project achieves 36% improvement
Hot Water	3.2		% reduction in annual hot water system energy use (gas and electricity) against the benchmark	The following to be selected to reduce hot water demand Showers: 3 Star WELS =<6.0L/min. Taps: 5 Star WELS. Toilets: 4 Star WELS, Dishwasher 5 Star. 5 Star Gas Instantaneous Hot water systems
External Lighting	3.3		External lighting to be controlled by a motion detector	Motion detectors to be installed for all external lighting
Clothes Drying	3.4		Use a combination of clothes lines and efficient dryers reduce energy, to reduce consumption by more than 10%.	Private courtyard/ outdoor balcony provide area for clothes drying
Internal Lighting	3.5		20% improvement on NCC minimum requirements	Use of LED lighting to achieve max illumination power density of 4W/sqm
Solar PV - Houses & Townhouses	4.5		To encourage the installation of on-site renewable energy generation. Solar power system provide 30% of the estimated energy consumption of the building class it supplies	3kW PV Systems to be installed to each townhouse.
Stormwater (14% of overall score)				
Stormwater	1.1	To achieve best practice stormwater quality objectives through reduction of pollutant load (suspended solids, nitrogen and phosphorus)	A stormwater analysis will need to be completed, to show the following results: Flow (ML/year); Total Suspended Solids (kg/year); Total Phosphorus (kg/year) and Total Nitrogen (kg/year) % reduction compared to existing site.	MUSIC modelling will be undertaken to demonstrate reductions in Storm-water pollutants and runoff for the development. A qualified civil consultant will undertake modelling during design development stage.
IEQ (10% of overall score)				
Cross Flow Ventilation	2.2	To provide a high level of amenity and energy efficiency through design for natural light.	To provide fresh air and passive cooling opportunities	Appropriate openings shall be incorporated as the design develops to ensure internal comfort is maintained.
Thermal Comfort Double Glazing	3.1		To provide comfortable indoor spaces and reduce energy needed for heating and cooling	Double Glazing to be confirmed through design development stage. Rooms that are not heated and cooled e.g bathrooms and laundries are not required to be double glazed to achieve this credit.
Thermal Comfort External Shading	3.2		Appropriate shading provided to east, west and north facing glazing	Achievable based on design
Thermal Comfort Orientation	3.3		At least 50% of living areas orientated to the north	Achievable based on design
Transport (6% of overall score)				
Bicycle Parking	1.1	To encourage and recognise initiatives that facilitate cycling	Provide at least 1 secure bicycle space for each dwelling	5 secure bicycle space provided for occupants (including storage areas sized suitably for bike racks)
	1.2		Provide at least one visitor bicycle space per 5 dwellings	Space provided at each residence for visitors to park a bicycle
Waste (6% of overall score)				
Construction Waste / Building Re-use	1.1	To recognise developments that re-use materials on-site	If the development is on a site that has been previously developed, at least 30% of the existing building been re-used.	The development will maintain a selection of mature trees that are currently on the site
Operational Waste - Convenience of Recycling	2.1	To minimise recyclable material going to landfill	Are the recycling facilities at least as convenient for occupants as facilities for general waste?	Best practice waste systems implements allowing users to separate their waste at the point of disposal. Recycling bins must always be provided wherever general waste is disposed.
Urban Ecology (2% of overall score)				
Vegetation	2.1	To encourage and recognise the use of vegetation and landscaping within and around developments	Points are awarded as follows: 5% vegetated area (25% score) 10% vegetated area (50% score) 20% vegetated area (75% score)	Inclusion of 14% of site as soil/vegetation (50% of Score)
Private Open Space	2.4	Encourage plants to be grown on balconies and courtyards	Development to ensure there is a tap and floor waste on every balcony / in every courtyard.	include tap and floor waste to every balcony/ courtyard

element.

Appendix F – Design Review Panel Meeting Minutes

<p align="center"><i>Architectural Peer Review Assessment</i> <i>Canning Bridge Activity Centre-City of South Perth-Design Review Panel</i></p>	
Design quality evaluation	
65 Park Street Como	
Design Review 02-2021/06/02	
Panel Chair:	Dominic Snellgrove
Panel Members:	Chris Maher Malcolm Mackay Damien Pericles Fred Chaney
Apply the applicable rating to each Design Principle	 <i>Supported</i>
	 <i>Further information required</i>
	 <i>Not supported</i>
Summary	<ul style="list-style-type: none"> The site is bounded to the west and south by Dalmatia Place and to the east by Park Street. An adjoining property is situated immediately to the north. Since Design Review 01 the project has been amended to reduce the total number of dwellings from 7-5 which has subsequently improved the urban design outcome. <p>The proposal now comprises:</p> <ul style="list-style-type: none"> Five (5) x three (3) storey grouped dwellings. The townhouse configuration consists of 5 side-by-side dwellings in a linear pattern with a single access off Park Street. Four of the dwellings contain three (3) bedrooms and one (1) of the dwellings contain two (2) bedrooms. Two (2) of the dwellings contain a first floor balcony and three (3) of the dwellings contain a second floor balcony all located on the northern side with four (4) dwellings also containing a smaller balcony on the southern side. Each unit contains a lift. Each of the dwellings contain a study, storage and parking for two (2) vehicles per dwelling at ground level. One (1) visitor car park is provided at the Park Street frontage. Deep soil zones contained towards the southern and eastern aspects of site.
Strengths of the Proposal	<ul style="list-style-type: none"> The townhouse typology is a valuable contribution to dwelling diversity, including a range to 2-3-bedroom options, and is supported by the Panel. The proposal now presents well to Park Street and Dalmatia Place creating a successful response to the streetscape and public domain both at and above ground. The townhouses all benefit from dual aspect and high levels of cross ventilation by virtue of the chosen typology. The proposal includes 0% solely south facing townhouses by virtue of the typology chosen. Most living areas and bedrooms benefit from a northerly aspect with associated solar access.

		<ul style="list-style-type: none"> • Lift access has been incorporated into the planning thereby providing important choice in relation to aging in place residents. • The proposal presents functional and well-arranged plan layouts. • Natural light and ventilation to some bathrooms • High quality native verge landscape design proposal along with the retention of verge trees. • The proposal is well presented and arranged instructively around the 10 Design Principles of Design WA. • The facade design and chosen materials are well considered and offer a diversity and quality response to streetscape. • Ground floor bedrooms and associated bathrooms offer great flexibility for ageing in place. • Reduction in the number if townhouses has enabled an enhanced landscape design response including tree retention.
Principle 1 - Context and character		<p><i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.2, 3.3, 3.4, 3.6, 3.9, 4.10, 4.11, 4.12 as relevant.</i></p>
		<p>1a.[Comments]</p> <ul style="list-style-type: none"> • The reduction from 7 to 5 townhouses has resulted in a significant improvement in relation to streetscape interaction for both Park Street and Dalmatia Place with car parking access and garaging now situated to the rear of the townhouses and accessed off a dedicated laneway. <p>1b. [Recommendations]</p> <ul style="list-style-type: none"> • Consider removing the proposed visitor bay in the Park Street verge and replace with landscape.
Principle 2 - Landscape quality		<p><i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.2, 3.3, 3.4, 3.6, 4.12 and 4.16 as relevant.</i></p>
		<p>2a.[Comments]</p> <ul style="list-style-type: none"> • Reduction in the number if townhouses has enabled an enhanced landscape design response including tree retention. • Native Australian species have been selected and distributed the south and east including the verge area which seeks to retain existing trees. • Individual vehicular crossovers on Dalmatia Place have been relocated to the rear of the property and sleeved from the public domain. • Provision of deep soil exceeds minimum requirements. <p>2b. [Recommendations]</p> <ul style="list-style-type: none"> • Consider permeable paving where possible in association with further tree planting on the northern boundary landscape strip.

	<ul style="list-style-type: none"> Consider low planting species at the front entry pathways to facilitate sight-lines for pedestrians exiting onto the cul-de-sac roadway. Consider landscape design strategies that may assist with mitigating privacy issues associated with the projecting balconies. Consider introducing climbers to capitalise on the balcony structure and framework. Consider removing the proposed visitor bay in the Park Street verge and replace with landscape.
Principle 3 - Built form and scale	<p><i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.2, 3.3, 4.10 and 4.11 as relevant.</i></p>
	<p>3a. [Comments]</p> <ul style="list-style-type: none"> The overall built form and scale of the proposal has been well managed. The townhouse typology presents a bulk and scale that will sit comfortably within the site and its context. <p>3b. [Recommendations]</p> <ul style="list-style-type: none"> None
Principle 4 - Functionality and build quality	<p><i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life cycle.</i></p> <p><i>As informed by SPP7.3 Element Objectives 4.3, 4.4, 4.6, 4.7, 4.12, 4.15, 4.17, 4.18 as relevant.</i></p>
	<p>4a. [Comments]</p> <ul style="list-style-type: none"> The townhouse plan layouts are generally functional, well arranged and dimensionally adequate. <p>4b. [Recommendations]</p> <ul style="list-style-type: none"> None
Principle 5 - Sustainability	<p><i>Good design optimises the sustainability of the built environment, delivering positive environmental, social, and economic outcomes.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.2, 3.3, 3.9, 4.1, 4.2, 4.3, 4.11, 4.12, 4.15, 4.16, 4.17 as relevant.</i></p>
	<p>5a. [Comments]</p> <ul style="list-style-type: none"> Principles associated with passive design strategies including cross ventilation and passive solar shading, all contribute to a sustainable design

	<p>outcome.</p> <p>5b.[Recommendations]</p> <ul style="list-style-type: none"> • Not presented or discussed in any detail. • Consider commitment to the installation of PV solar cells.
Principle 6 - Amenity	<p><i>Good design optimises internal and external amenity for occupants, visitors, and neighbours, providing environments that are comfortable, productive and healthy.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.2, 3.3, 3.4, 3.5, 4.1, 4.2, 4.3,4.4, 4.5, ,4.7, 4.9, 4.11, 4.12, 4.15, 4.16, 4.17,4.18 as relevant.</i></p>
	<p>6a. [Comments]</p> <ul style="list-style-type: none"> • The townhouse typology is a valuable contribution to dwelling diversity and supported by the Panel. • The townhouses all benefit from dual aspect and high levels of cross ventilation by virtue of the chosen typology. • The townhouses are sized well and are generally functional in their design and layout. • The proposal includes 0% solely south facing townhouses by virtue of the typology chosen. • All living areas and most bedrooms benefit from a northerly aspect with associated solar access. • The townhouse balconies are adequate and well arranged to work in concert with indoor living areas. • It is not clear where the AC condensers are to be located for each townhouse. • The balcony areas present some concerns in relation to privacy and overlooking. • The second bedroom north facing for Lot 4 may be compromised in relation to solar access by the extended balcony for the living room situated above in both Lot 4 and Lot 5. • The store/multi-purpose space on ground adjacent to the garage does not incorporate a window for access to natural light and ventilation. • It is not clear from the drawings if the garage door panels are translucent or transparent which would be of great benefit to the amenity of the occupants and passive surveillance of the laneway. <p>6b.[Recommendations]</p> <ul style="list-style-type: none"> • Strategies to mitigate privacy and over-shadowing issues associated with the balcony projections need to be considered carefully in a way that does not compromise the amenity of the balconies. • Consider the balconies as 'raised courtyards' with some level of enclosure to support privacy. • Consider horizontal screening that can manage overlooking whilst facilitating view and vista for the occupants.

		<ul style="list-style-type: none"> Consider landscape design strategies that may assist with mitigating privacy issues associated with the projecting balconies. Consider introducing climbers to capitalise on the balcony structure and framework. Consider the extent and profile of balconies to optimise access to natural light for all living and bedroom space. Consider translucent or transparent garage doors and fenestration to the store/multipurpose space adjacent to the garaging. Consider removing the proposed visitor bay in the Park Street verge and replace with landscape. Clarify the location of AC condenser units. The Panel do not support AC condenser units that are not fully screened from the public and private domain.
Principle 7 - Legibility		<p><i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.1, 3.4, 3.6, 3.7, 3.8, 3.9, 4.5 as relevant.</i></p>
		<p>7a. [Comments]</p> <ul style="list-style-type: none"> The reduction from 7 to 5 townhouses has resulted in a significant improvement in relation to streetscape interaction and legibility for both Park Street and Dalmatia Place with car parking access and garaging now situated to the rear of the townhouses and accessed off a dedicated laneway. Front doors and accessways are now clearly accessible and legible from both Park Street and Dalmatia Place. <p>7b. [Recommendations]</p> <ul style="list-style-type: none"> None.
Principle 8 - Safety		<p><i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.1, 3.4, 3.6, 3.7, 3.8, 3.9, 4.5 as relevant.</i></p>
		<p>8a. [Comments]</p> <ul style="list-style-type: none"> The reduction from 7 to 5 townhouses has resulted in a significant improvement in relation to streetscape interaction for both Park Street and Dalmatia Place with car parking access and garaging now situated to the rear of the townhouses and accessed off a dedicated laneway. The proposal now incorporates a successful response to the public domain and associated passive surveillance from the ground and upper levels. <p>8b. [Recommendations]</p> <ul style="list-style-type: none"> None

Principle 9 - Community	<p><i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 4.5, 4.9, 4.18 as relevant.</i></p>
	<p>9a.[Comments]</p> <ul style="list-style-type: none"> In a project of this modest scale the greatest contribution to the community is in the way that the proposal contributes to the streetscape with active and occupied frontages that bring life, vitality and passive surveillance to the public domain. The project achieves this for both the ground and upper levels. <p>9b.[Recommendations]</p> <ul style="list-style-type: none"> None
Principle 10 Aesthetics	<p><i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.1, 3.4, 4.8 as relevant.</i></p>
	<p>10a.[Comments]</p> <ul style="list-style-type: none"> The overall built form and scale of the proposal has been well managed. The townhouse typology presents a bulk and scale that will sit comfortably within the site and its context. The landscape design is of a high quality and contributes positively to the aesthetic outcome of the proposal. The facade design and chosen materials are well considered and offer a diversity and quality response to streetscape. <p>10b.[Recommendations]</p> <ul style="list-style-type: none"> None

Concluding Remarks

With some further careful consideration around the layout, extent and treatment of the balconies in relation to privacy and solar access the Panel support the amended proposal.

The reduction in yield from 7 to 5 units has delivered significant improvements over the original design all of which have been detailed above.

Design Review progress			
	<i>Supported</i>		
	<i>Pending further attention</i>		
	<i>Not yet supported</i>		
	<i>Yet to be addressed</i>		
	DR1	DR2	DR3
Principle 1 - Context and character			
Principle 2 - Landscape quality			
Principle 3 - Built form and scale			
Principle 4 - Functionality and build quality			
Principle 5 - Sustainability			
Principle 6 - Amenity			
Principle 7 - Legibility			
Principle 8 - Safety			
Principle 9 - Community			
Principle 10 - Aesthetics			

element.

Appendix G – Response to Further Information



Our Ref: 20-103

15 September 2021

Chief Executive Officer
City of South Perth
Crn of Sandgate Street and South Terrace
SOUTH PERTH WA 6151

Dear Val

RESPONSE TO FURTHER INFORMATION REQUEST (11.2021.246.1) – PROPOSED FIVE (5) THREE STOREY TOWNHOUSES – LOT 5 (NO.65) PARK STREET, COMO

element on behalf of Park Lane Terraces Pty Ltd is pleased to provide this letter of additional justification relating to Lot 5 (No.65) Park Street, Como (the subject site) proposing five, three storey townhouses. The letter of additional justification relates to the setback variation sought to the immediately adjacent lot to the north of the subject site.

The City of South Perth (the City) requested revised plans on the 3 September 2021 to increase the northern setback to provide additional building separation. The subject site immediately abuts to the north, a 7 single storey strata-unit development which is serviced by a common property driveway of which the setback variation is directly abutting.

The Canning Bridge Activity Centre Plan (CBACP) prescribes under clause 5.6 a 4-metre setback from any lot boundary, where the subject lot has a width greater than 16 metres. Whilst it is evidently clear from the figures and intent of the CBACP that the setback prescribed relates to a much larger development being contemplated (6 storey apartment building) the 4-metre setback remains applicable to the townhouse proposal.

As acknowledged by the City, whilst it is not spatially possible to entirely comply with the 4-metre setback, some additional level of building separation to the north was required. In this respect, the design of the townhouses was revised to increase this northern setback explicitly relating to Unit 2, 3 and 4. Refer to Appendix A. A summary of the plan amendments is summarised below:

Unit 2

Original Setback: 1.51m
Revised Setback: 2.51m

Unit 3

Original Setback: 1.51m
Revised Setback: 2.01m

Unit 4

Original Setback: 1.51m
Revised Setback: 2.51m

Whilst a variation is still sought, the setback provides additional separation and further assists in ameliorating any undue bulk and scale impacts. To further assist in outlining why this variation is acceptable as it relates to the development proposal and subject site, the following justification is provided in addition to the discussion section of the Development Application Report provided.

- The northern property in which the variation relates to, has limited amenity considerations that would be unduly impacted by the proposed setback variation. The variation is directly abutting a common property driveway, which has no amenity considerations when considering the

element.

impacts of bulk and scale, in comparison to a backyard, balcony, useable outdoor living area or habitable room.

- Whilst the City has deemed the units contain south facing major openings which overlook the common property driveway and therefore have sightlines to the subject development, these openings are substantially setback to the proposal significantly reducing the visual impact of the setback variation. In this respect, providing a compliant setback to these units would provide little change to the visual aesthetic, given the development would remain clearly visible, withstanding the imposition of a 4-metre setback on the townhouses.
- As discussed on the 03/09, it is not spatially possible to accommodate a compliant setback on the subject site for this form of development. Whilst considering the amenity of external properties forms part of the City's assessment, the liveability and functionality of the proposed townhouses is also a paramount consideration. Imposing the 4-metre setback significantly reduces the functionality of the internal living areas. Given the balconies are the only 'outdoor living area', meeting this setback requirement diminishes any opportunity for the balconies to be useable.
- The clear intent under the CBACP is to provide controls which relate to apartment developments and hence have driven the setback controls. The allowable height for this site is 6 storeys. At this height, the bulk and scale of this outcome withstanding a 4-metre setback would be far more significant on the northern property in comparison to the townhouses. It is also important to note, the balconies do not provide a consistent building bulk and have been further articulated through the variance in rear setbacks and alternative height between the three storeys. In this respect, it is fundamental to the bulk and scale assessment to assess what is allowable and what the future context of this area will be and give less regard to the single storey nature of the existing units, as this will not be the character of the area in the longer term.
- It is evidently clear the comparative outcome of a 6-storey apartment tower with a 4-metre rear setback vs a three-storey townhouse product with a reduced setback, has a far less impact from a bulk and scale perspective than if the full extent of the development potential of the site was proposed. A good example of this is No.73 Park Street, Como.
- As outlined previously, the development is positioned on the southern side of the northern property, therefore there is no loss of solar access.
- ZMH Architects have given extensive thought as to how to improve the building interface to the north and carry the materiality from the street to the rear of the dwellings. This is critical in breaking down building mass and improving the visual aesthetic to the townhouses.
- The landscaping proposed along the driveway has been provided to further soften the built form impacts of the townhouses. The landscape strategy is extensive, and the ground floor level will provide a feature to further improve the outlook for residents to the north.

We trust this information provided above will assist with the City's assessment and determination of the application. Should you have any queries or require clarification on the above matter, please do not hesitate to contact the undersigned on 9289 8300.

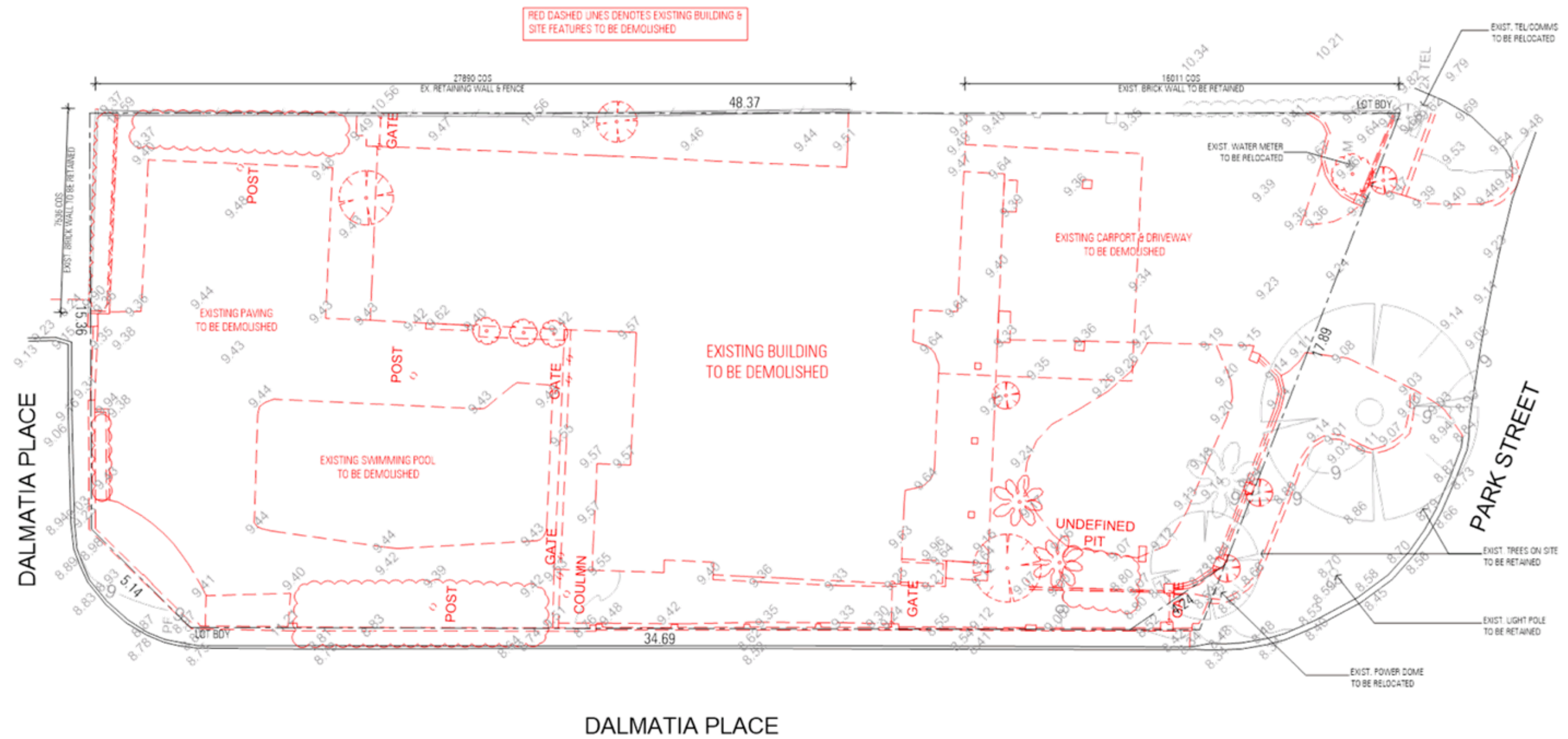
Yours sincerely
element



Callum Thatcher
Senior Consultant, Planning

Appendix A – Revised Architectural Plans

- GENERAL NOTES
1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION/FABRICATION. DO NOT SCALE FROM DRAWING.
 2. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES, ERRORS OR OMISSIONS BEFORE WORK COMMENCES.



PROJECT TITLE / CLIENT
AUSTRALIAN RESIDENTIAL COLLECTIVE
5 GROUPED DWELLINGS - 65 PARK STREET - COMO

DRAWING TITLE
DEMOLITION PLAN

REV	DATE	DESCRIPTION	DWN
E	09.07.21	ISSUED FOR DA SUBMISSION	JY
D	01.07.21	ISSUED FOR REVIEW	JY
A	18.05.21	PRELIMINARY	PK

ZMH ZUIDVELD MARCHANT HUR

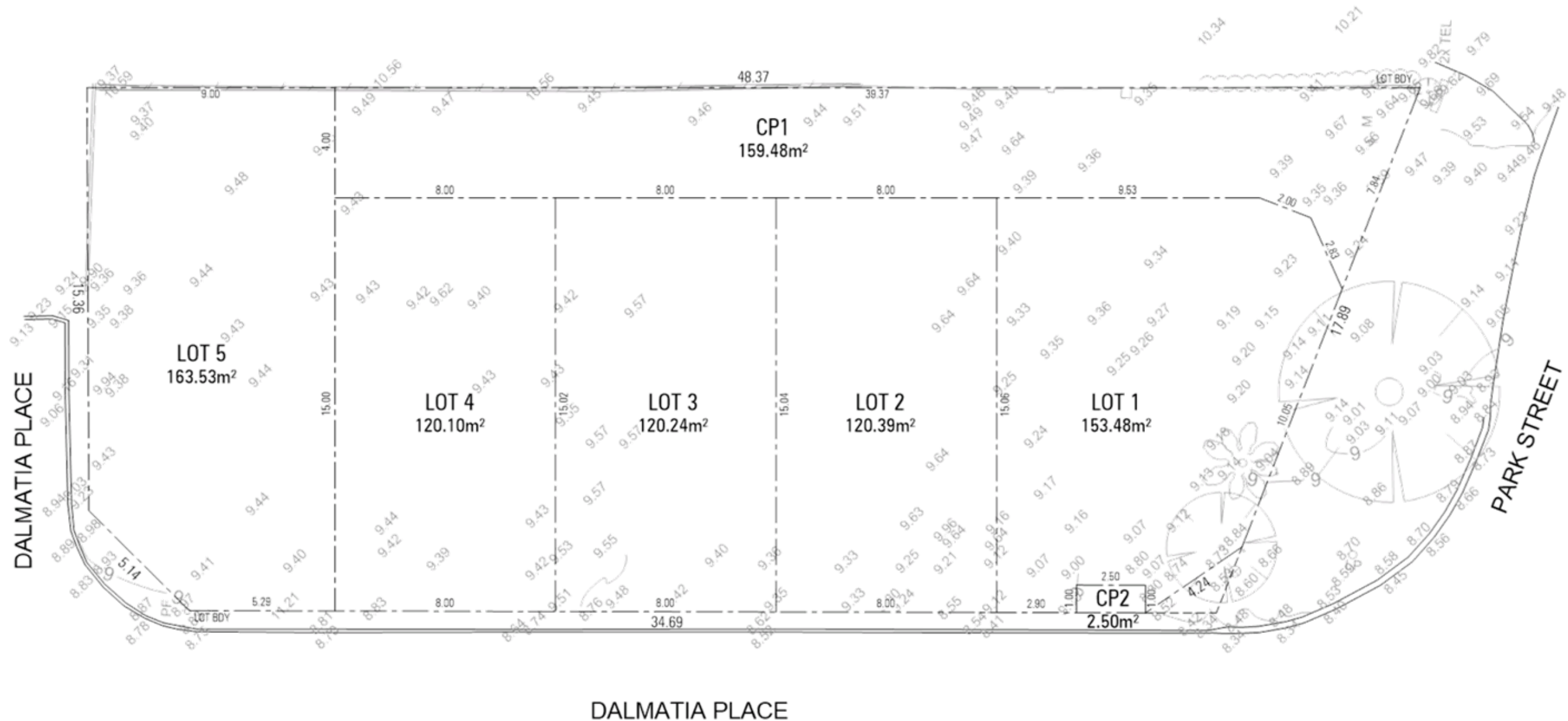
ARCHITECTURE PLANNING INTERIOR DESIGN

64 Fitzgerald Street, Northbridge, Western Australia 6003 T 61 8 9227 0600 F 61 8 9227 0600

DA SUBMISSION		DRAWING NUMBER
DRAWN PK	DATE 09.07.2021	P2195 SK1.04
CAD FILE	SCALE 1:150	REVISION E

GENERAL NOTES

1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION/FABRICATION. DO NOT SCALE FROM DRAWING.
2. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES, ERRORS OR OMISSIONS BEFORE WORK COMMENCES.



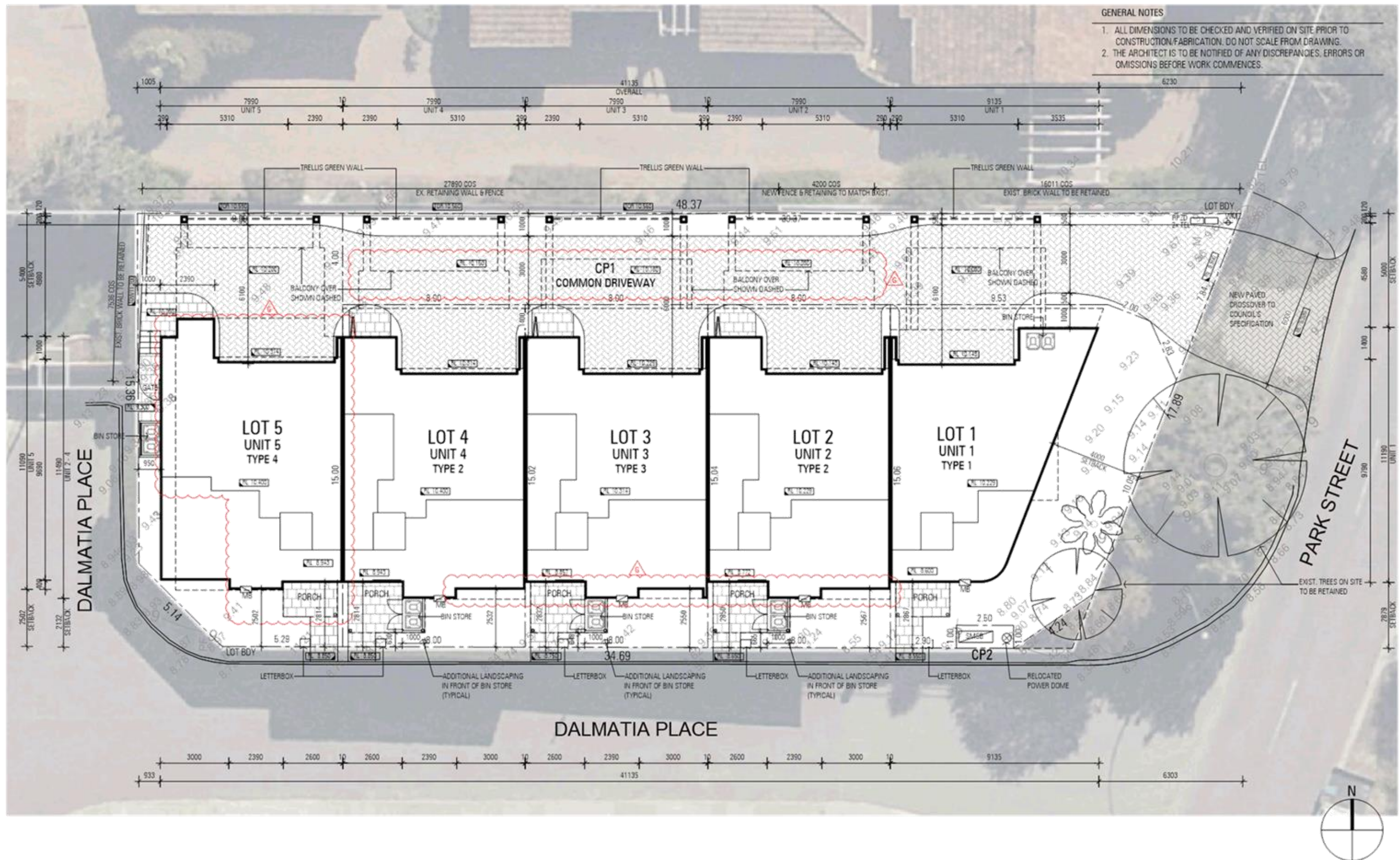
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AUSTRALIAN RESIDENTIAL COLLECTIVE
5 GROUPED DWELLINGS - 65 PARK STREET - COMO

DRAWING TITLE
SUBDIVISION PLAN

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D	01.07.21	ISSUED FOR REVIEW	JY
A	18.05.21	PRELIMINARY	PK

ZMH ZUIDVELD MARCHANT HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street, Northbridge, Western Australia 6003 T 61 8 9227 0800 F 61 8 9227 0800

DA SUBMISSION		DRAWING NUMBER
DRAWN PK	DATE 09.07.2021	P2195 SK1.04
CAD FILE	SCALE 1:150	REVISION E



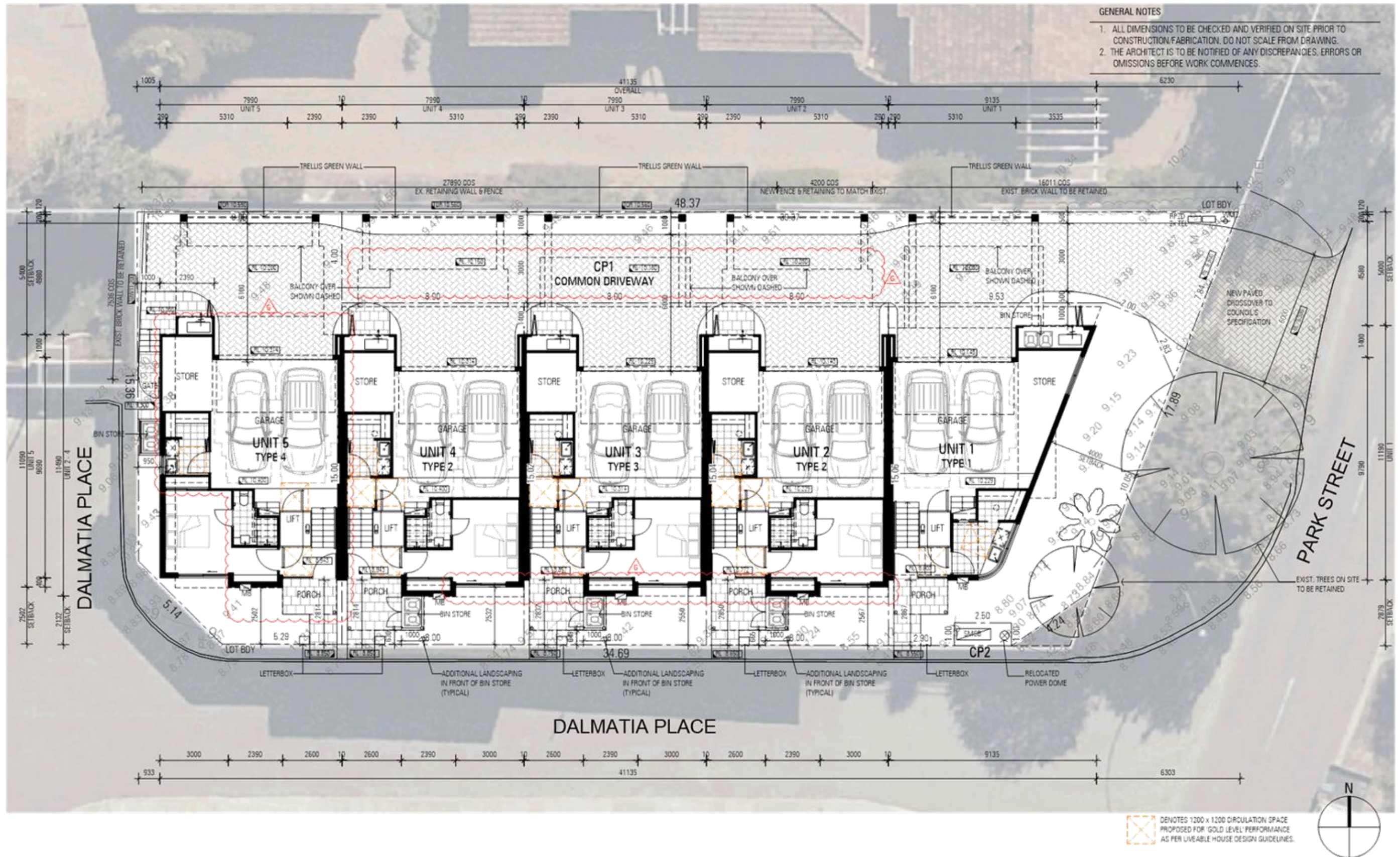
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AUSTRALIAN RESIDENTIAL COLLECTIVE
5 GROUPED DWELLINGS - 65 PARK STREET - COMO

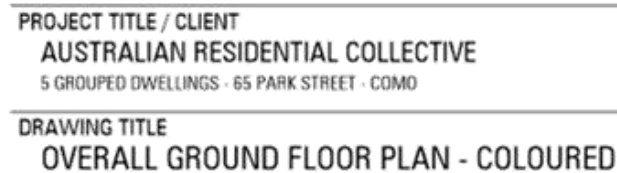
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OVERALL GROUND FLOOR PLAN

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F	24.08.21	AMENDED DRIVEWAY PAVING AS CLOUDED	JY
E	09.07.21	ISSUED FOR DA SUBMISSION	JY
D	01.07.21	ISSUED FOR REVIEW	JY
C	29.06.21	PRELIMINARY	JY
REV	DATE	DESCRIPTION	DWN

ZMH ZUIDVELD MARCHANT HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street, Northbridge, Western Australia 6003 T 61 8 9227 0600 F 61 8 9227 0600

DA SUBMISSION		DRAWING NUMBER
DRAWN	PK	DATE 09.09.2021
CAD FILE	SCALE 1:150	REVISION G



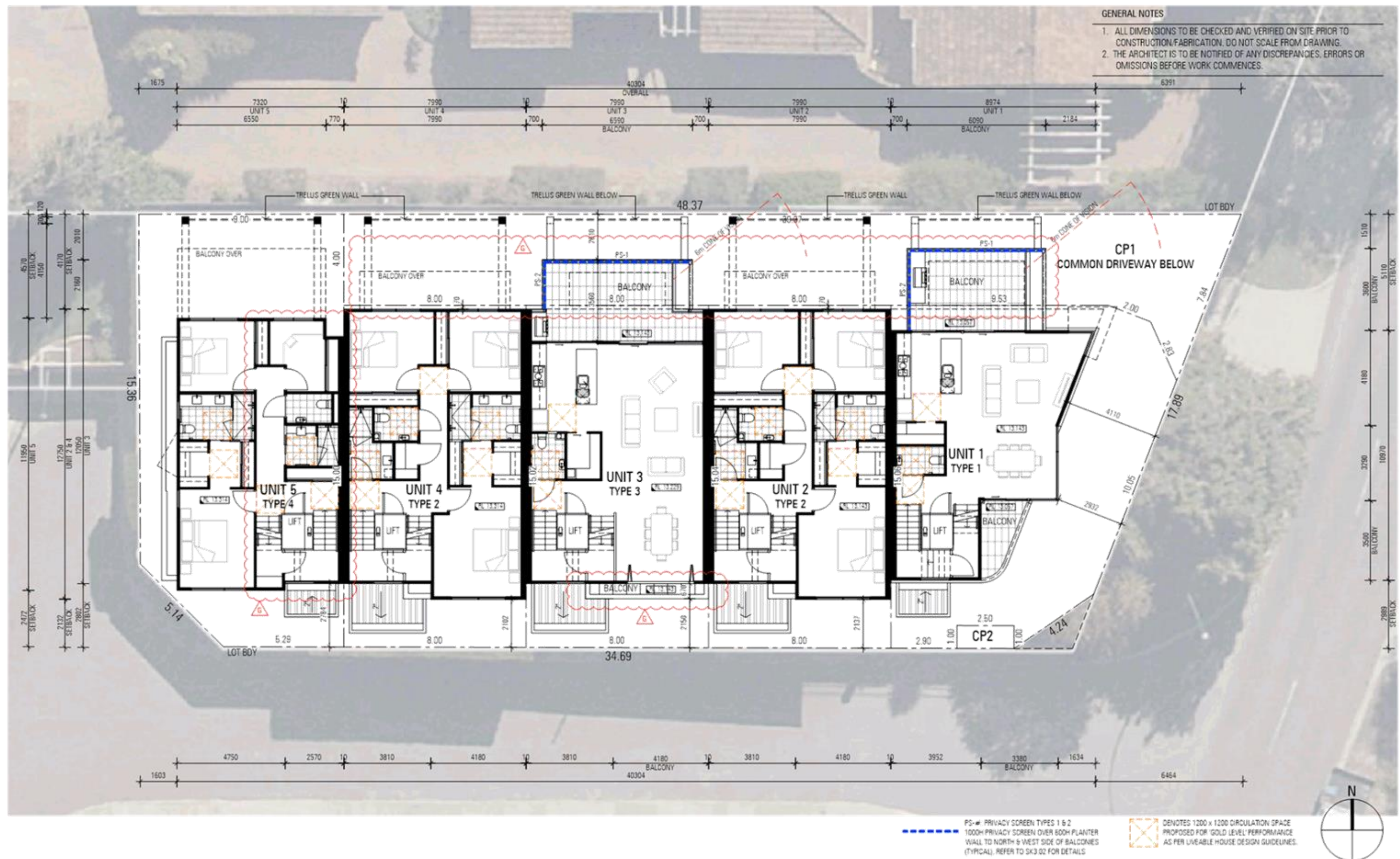


G	09.09.21	REVISED UPPER FLOOR BALCONIES	JY
F	24.08.21	ADDED WINDOW TO UNIT 1	JY
		AMENDED DRIVEWAY PAVING	
E	09.07.21	ISSUED FOR DA SUBMISSION	JY
D	01.07.21	ISSUED FOR REVIEW	JY
REV	DATE	DESCRIPTION	DW

ZMH | ZUIDEVELD
MARCHANT
HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
84 Fitzgerald Street, Northbridge, Western Australia 6053 T 61 8 6227 0600 F 61 8 6227 0600

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DRAWN PK	DATE 09.09.2021	P2195 SK1.04c
CAD FILE	SCALE 1:150	REVISION G

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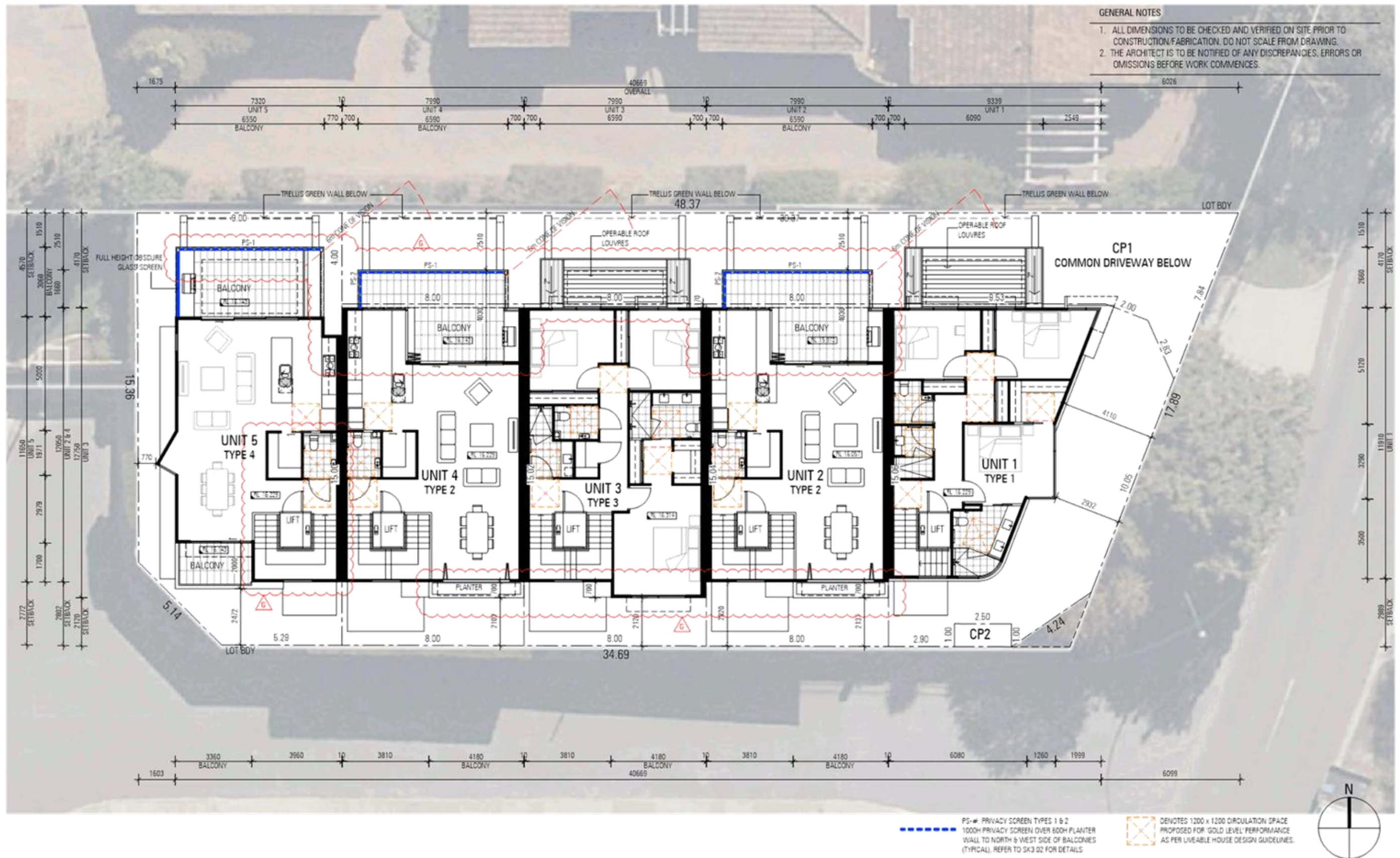
PROJECT TITLE / CLIENT
AUSTRALIAN RESIDENTIAL COLLECTIVE
5 GROUPED DWELLINGS - 65 PARK STREET - COMO

DRAWING TITLE
OVERALL FIRST FLOOR PLAN - COLOURED

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E	09.07.21	ISSUED FOR DA SUBMISSION	JY
D	01.07.21	ISSUED FOR REVIEW	JY
C	28.06.21	PRELIMINARY	JY
B	24.06.21	PRELIMINARY	JY
REV	DATE	DESCRIPTION	DWN

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			REVISION
			G



PROJECT TITLE / CLIENT
AUSTRALIAN RESIDENTIAL COLLECTIVE
5 GROUPED DWELLINGS - 65 PARK STREET - COMO

DRAWING TITLE
OVERALL SECOND FLOOR PLAN

G	09.09.21	REVISED BALCONIES AS CLOUDED	JY
F	24.08.21	REVISED PRIVACY SCREEN AS CLOUDED	JY
E	09.07.21	ISSUED FOR DA SUBMISSION	JY
D	01.07.21	ISSUED FOR REVIEW	JY
C	29.06.21	PRELIMINARY	JY
REV	DATE	DESCRIPTION	DWN

ZMH ZUIDVELD MARCHANT HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
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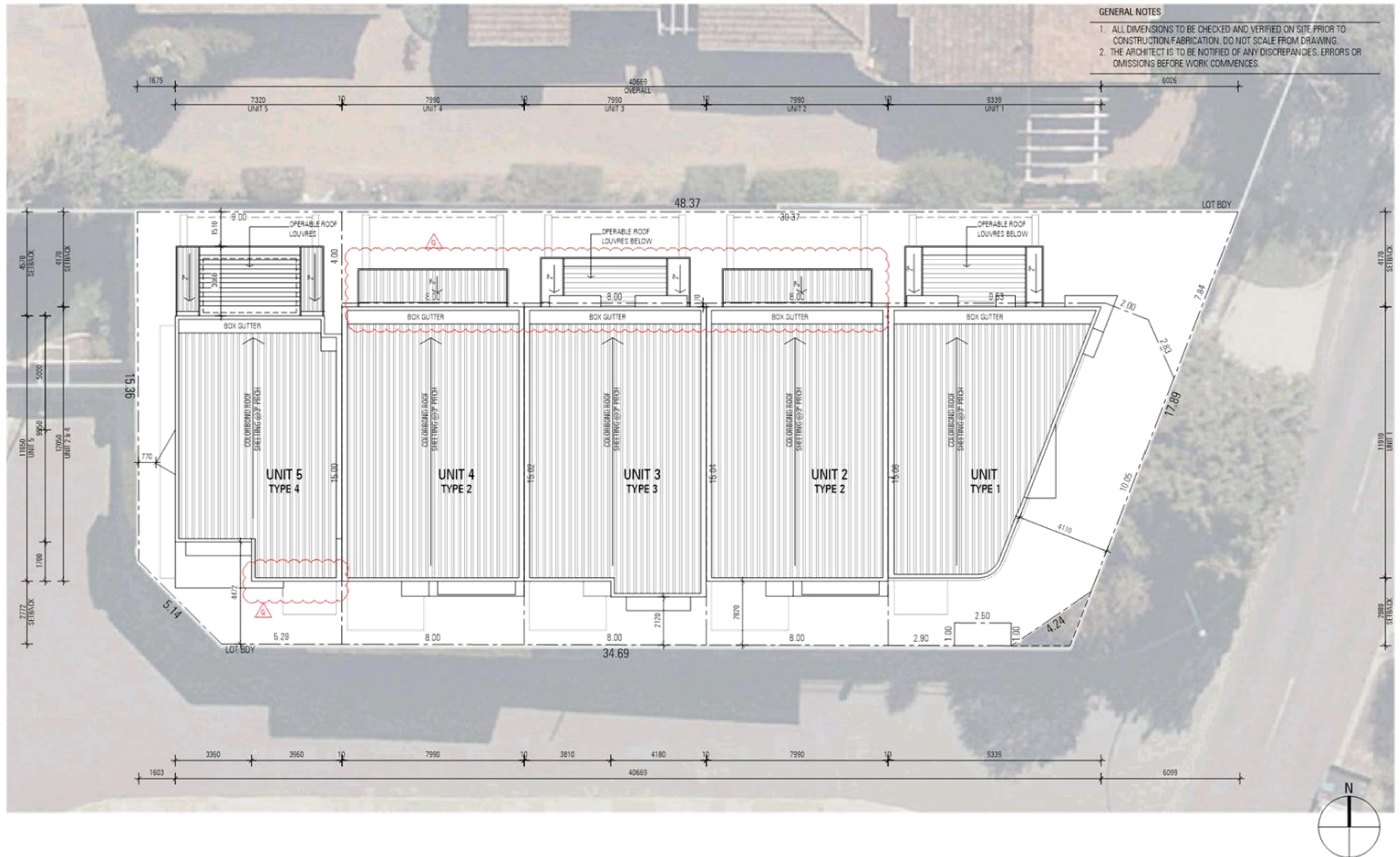
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AUSTRALIAN RESIDENTIAL COLLECTIVE
5 GROUPED DWELLINGS - 65 PARK STREET - COMO

DRAWING TITLE
OVERALL SECOND FLOOR PLAN - COLOURED

G	09.09.21	REVISED BALCONIES AS CLOUDED	JY
F	24.08.21	REVISED PRIVACY SCREEN AS CLOUDED	JY
E	09.07.21	ISSUED FOR DA SUBMISSION	JY
D	01.07.21	ISSUED FOR REVIEW	JY
C	29.06.21	PRELIMINARY	JY
REV	DATE	DESCRIPTION	DWN

ZMH ZUIDVELD MARCHANT HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
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DA SUBMISSION			DRAWING NUMBER
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			G



PROJECT TITLE / CLIENT
AUSTRALIAN RESIDENTIAL COLLECTIVE
5 GROUPED DWELLINGS - 65 PARK STREET - COMO

DRAWING TITLE
OVERALL ROOF PLAN

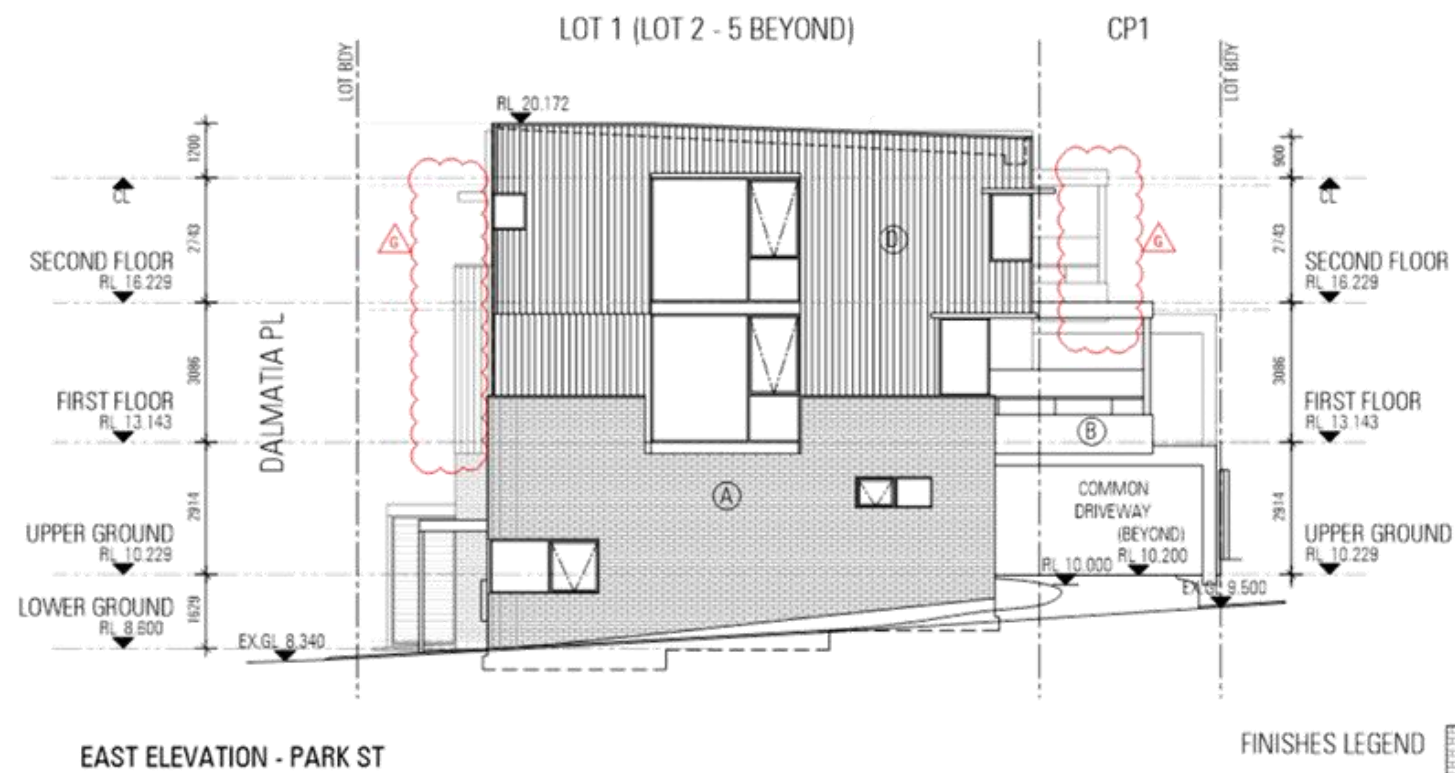
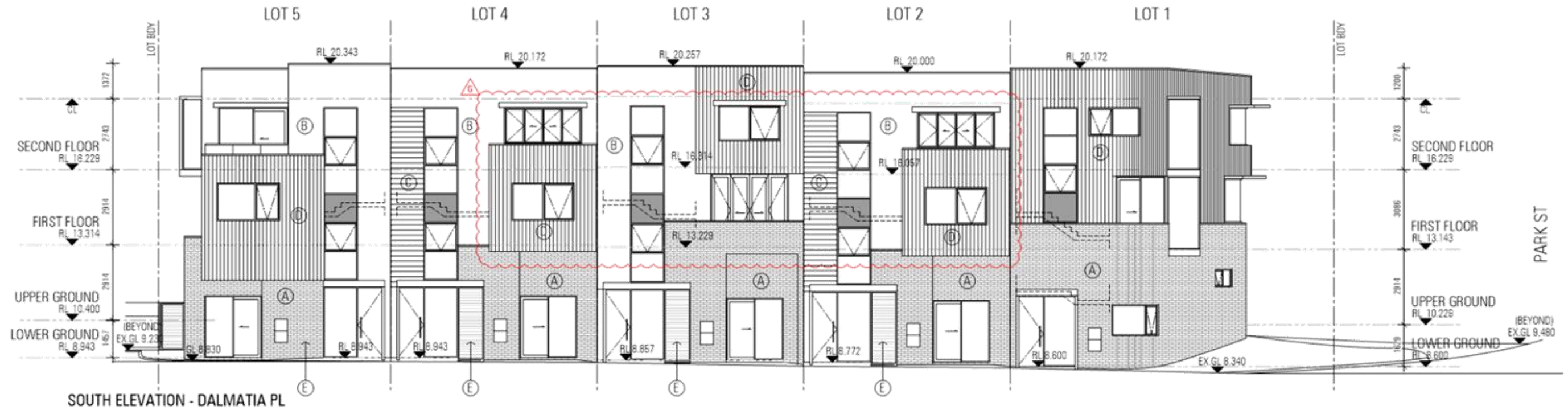
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E	09.07.21	ISSUED FOR DA SUBMISSION	JY
D	01.07.21	ISSUED FOR REVIEW	JY

ZMH ZUIDVELD MARCHANT HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
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DA SUBMISSION			DRAWING NUMBER
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CAD FILE		SCALE	
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			G

GENERAL NOTES

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FINISHES LEGEND

(A)	FACE BRICK	(B)	WHITE RENDER	(C)	TIMBER-LOOK BOARDING	(D)	CHARCOAL BOARDING	(E)	TIMBER-LOOK SLAT SCREEN
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PROJECT TITLE / CLIENT
AUSTRALIAN RESIDENTIAL COLLECTIVE
5 GROUPED DWELLINGS - 65 PARK STREET - COMO

DRAWING TITLE
SOUTH & EAST ELEVATIONS

G	09.09.21	REVISED BALCONIES AS CLOUDED	JY
F	24.08.21	ADDED WINDOW AS CLOUDED	JY
E	09.07.21	ISSUED FOR DA SUBMISSION	JY
D	01.07.21	ISSUED FOR REVIEW	JY
C	29.06.21	PRELIMINARY	JY
REV	DATE	DESCRIPTION	DWN

ZMH ZUIDVELD MARCHANT HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street, Northbridge, Western Australia 6003 T 61 8 9227 0800 F 61 8 9227 0805

DA SUBMISSION

DRAWN	PK	DATE	09.09.2021	DRAWING NUMBER	P2195 SK3.01
CAD FILE	SCALE	1:150	REVISION	G	



PROJECT TITLE / CLIENT
AUSTRALIAN RESIDENTIAL COLLECTIVE
5 GROUPED DWELLINGS - 65 PARK STREET - COMO

DRAWING TITLE
SOUTH & EAST ELEVATIONS - COLOURED

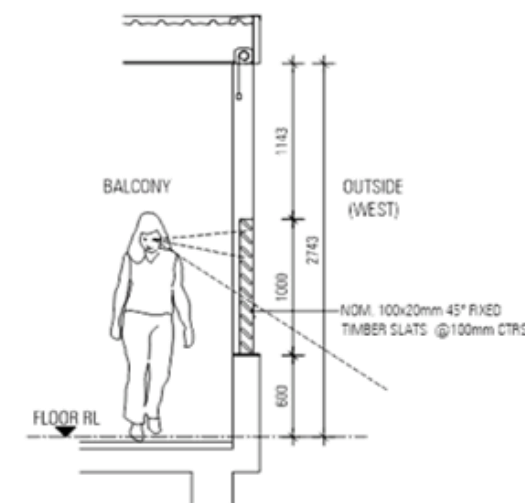
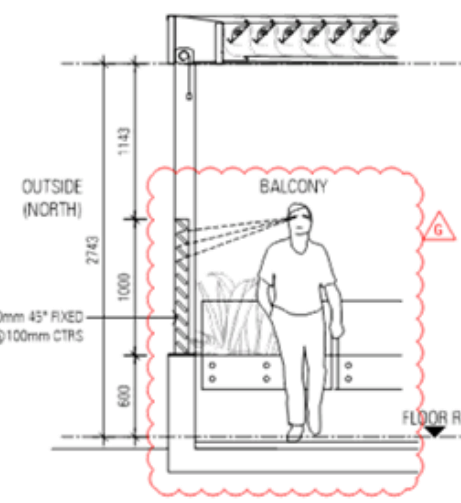
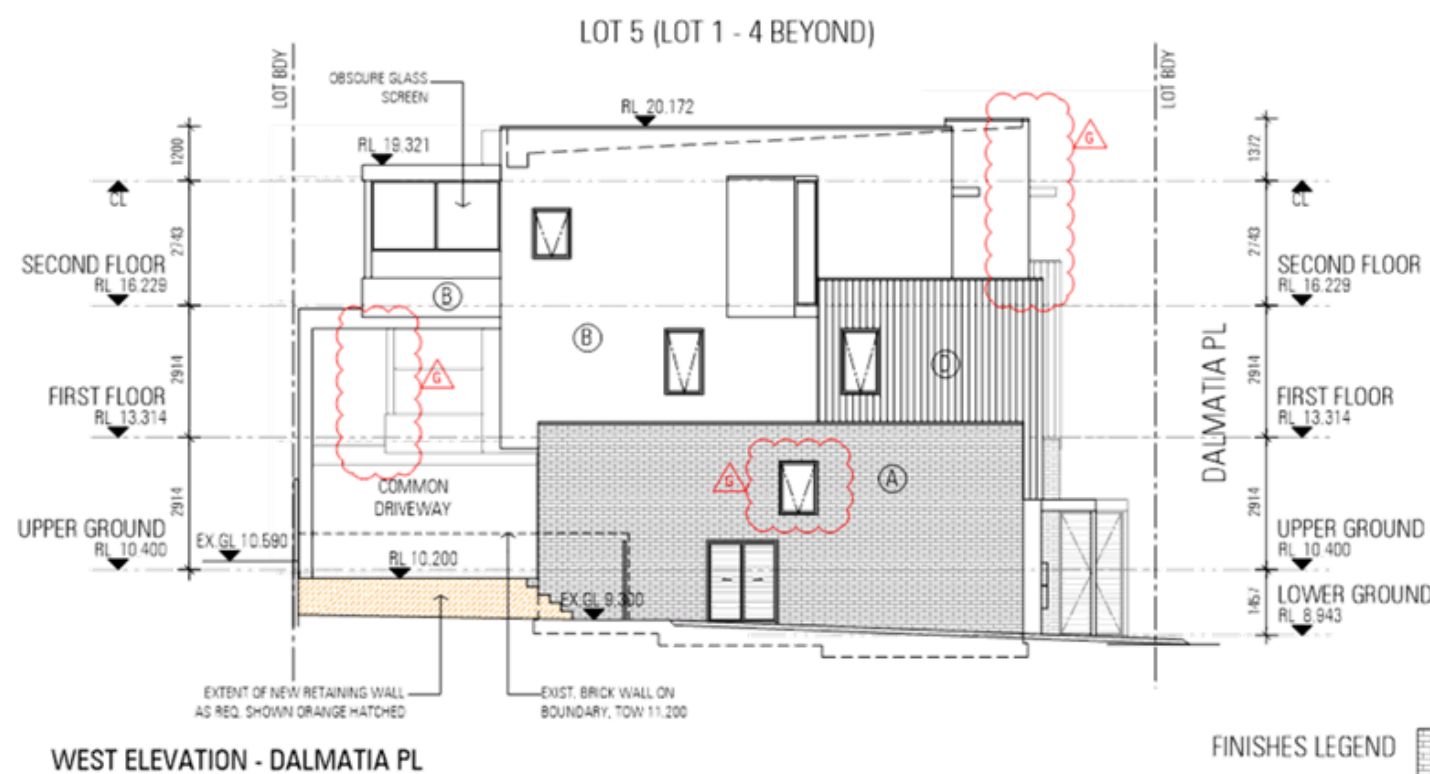
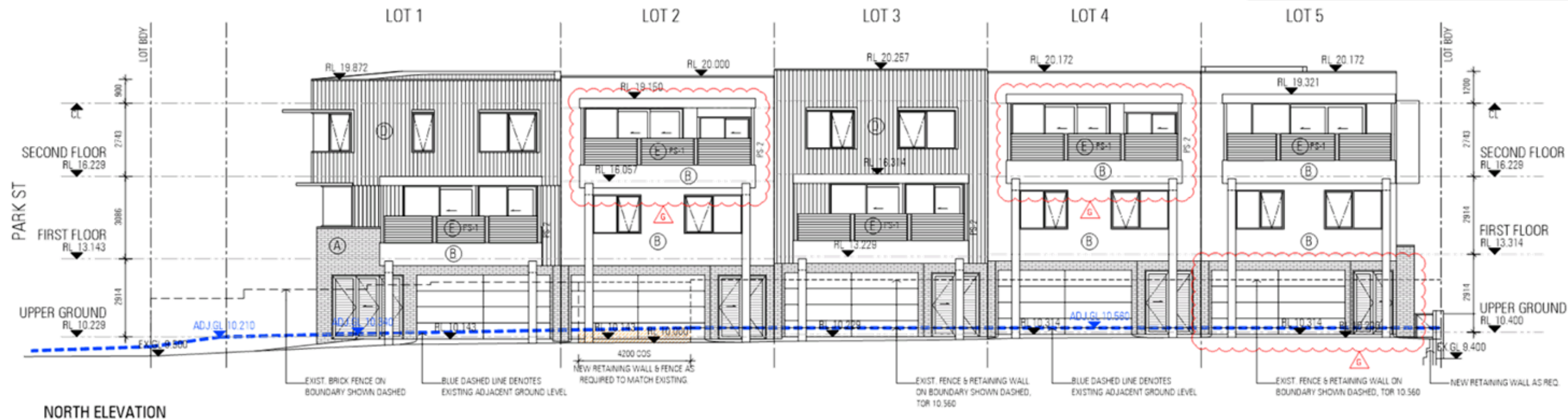
G	09.09.21	REVISED UPPER FLOOR BALCONIES	JY
F	24.08.21	ADDED WINDOW AS CLOUDED	JY
E	09.07.21	ISSUED FOR DA SUBMISSION	JY
D	01.07.21	ISSUED FOR REVIEW	JY
C	29.06.21	PRELIMINARY	JY
REV	DATE	DESCRIPTION	DWN

ZMH ZUIDVELD MARCHANT HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street, Northbridge, Western Australia 6003 T 61 8 9227 0600 F 61 8 9227 0600

DA SUBMISSION			DRAWING NUMBER
DRAWN	PK	DATE	P2195 SK3.01c
CAD FILE	SCALE	1:150	
			REVISION
			G

GENERAL NOTES

1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION/FABRICATION. DO NOT SCALE FROM DRAWING.
2. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES, ERRORS OR OMISSIONS BEFORE WORK COMMENCES.



FINISHES LEGEND

(A)	FACE BRICK	(B)	WHITE RENDER	(C)	TIMBER-LOOK BOARDING	(D)	CHARCOAL BOARDING	(E)	TIMBER-LOOK SLAT SCREEN
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PROJECT TITLE / CLIENT
AUSTRALIAN RESIDENTIAL COLLECTIVE
5 GROUPED DWELLINGS - 65 PARK STREET - COMO

DRAWING TITLE
NORTH & WEST ELEVATIONS

G	09.09.21	REVISED BALCONIES AS CLOUDED	JY
F	24.08.21	REVISED PRIVACY SCREEN AS CLOUDED	JY
E	09.07.21	ISSUED FOR DA SUBMISSION	JY
D	01.07.21	ISSUED FOR REVIEW	JY
C	29.06.21	PRELIMINARY	JY
REV	DATE	DESCRIPTION	DWN

ZMH ZUIDVELD MARCHANT HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street, Northbridge, Western Australia 6003 T 61 8 9227 0800 F 61 8 9227 0800

DA SUBMISSION		DRAWING NUMBER
DRAWN PK	DATE 09.09.2021	P2195 SK3.02
CAD FILE	SCALE 1:150	REVISION G

GENERAL NOTES

1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION/FABRICATION. DO NOT SCALE FROM DRAWING.
2. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES, ERRORS OR OMISSIONS BEFORE WORK COMMENCES.



NORTH ELEVATION

PROJECT TITLE / CLIENT
AUSTRALIAN RESIDENTIAL COLLECTIVE
5 GROUPED DWELLINGS - 65 PARK STREET - COMO

DRAWING TITLE
NORTH ELEVATION - COLOURED

G	09.09.21	REVISED UPPER FLOOR BALCONIES	JY
E	09.07.21	ISSUED FOR DA SUBMISSION	JY
D	01.07.21	ISSUED FOR REVIEW	JY
C	29.06.21	PRELIMINARY	JY
A	18.05.21	PRELIMINARY	PK
REV	DATE	DESCRIPTION	DWN

ZMH ZUIDVELD
MARCHANT
HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street, Northbridge, Western Australia 6003 T 61 8 9227 0800 F 61 8 9227 0800

DA SUBMISSION		DRAWING NUMBER
DRAWN PK	DATE 09.09.2021	P2195 SK3.02c
CAD FILE	SCALE 1:150	REVISION G



Attachment (b) - Site Inspection Photos – No. 65 Parks Street, Como



View West along Dalmatia Place



View North to Park Street






View North at end of cul-de-sac in Dalmatia Place



View East looking toward Park Street

Item 2 – Proposed Grouped Dwellings at No. 65 Park Street, Como

<p align="center"><i>Architectural Peer Review Assessment</i> <i>Canning Bridge Activity Centre-City of South Perth-Design Review Panel</i></p>		
Design quality evaluation		
65 Park Street Como		
Design Review 02-2021/06/02		
Panel Chair:	Dominic Snellgrove	
Panel Members:	Chris Maher Malcolm Mackay Damien Pericles Fred Chaney	
Apply the applicable rating to each Design Principle		<i>Supported</i>
		<i>Further information required</i>
		<i>Not supported</i>
Summary	<ul style="list-style-type: none"> The site is bounded to the west and south by Dalmatia Place and to the east by Park Street. An adjoining property is situated immediately to the north. Since Design Review 01 the project has been amended to reduce the total number of dwellings from 7-5 which has subsequently improved the urban design outcome. <p>The proposal now comprises:</p> <ul style="list-style-type: none"> Five (5) x three (3) storey grouped dwellings. The townhouse configuration consists of 5 side-by-side dwellings in a linear pattern with a single access off Park Street. Four of the dwellings contain three (3) bedrooms and one (1) of the dwellings contain two (2) bedrooms. Two (2) of the dwellings contain a first floor balcony and three (3) of the dwellings contain a second floor balcony all located on the northern side with four (4) dwellings also containing a smaller balcony on the southern side. Each unit contains a lift. Each of the dwellings contain a study, storage and parking for two (2) vehicles per dwelling at ground level. One (1) visitor car park is provided at the Park Street frontage. Deep soil zones contained towards the southern and eastern aspects of site. 	
Strengths of the Proposal	<ul style="list-style-type: none"> The townhouse typology is a valuable contribution to dwelling diversity, including a range to 2-3-bedroom options, and is supported by the Panel. The proposal now presents well to Park Street and Dalmatia Place creating a successful response to the streetscape and public domain both at and above ground. 	

		<ul style="list-style-type: none"> • The townhouses all benefit from dual aspect and high levels of cross ventilation by virtue of the chosen typology. • The proposal includes 0% solely south facing townhouses by virtue of the typology chosen. • Most living areas and bedrooms benefit from a northerly aspect with associated solar access. • Lift access has been incorporated into the planning thereby providing important choice in relation to aging in place residents. • The proposal presents functional and well-arranged plan layouts. • Natural light and ventilation to some bathrooms • High quality native verge landscape design proposal along with the retention of verge trees. • The proposal is well presented and arranged instructively around the 10 Design Principles of Design WA. • The facade design and chosen materials are well considered and offer a diversity and quality response to streetscape. • Ground floor bedrooms and associated bathrooms offer great flexibility for ageing in place. • Reduction in the number if townhouses has enabled an enhanced landscape design response including tree retention.
Principle 1 - Context and character		<p><i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.2, 3.3, 3.4, 3.6, 3.9, 4.10, 4.11, 4.12 as relevant.</i></p>
		<p>1a.[Comments]</p> <ul style="list-style-type: none"> • The reduction from 7 to 5 townhouses has resulted in a significant improvement in relation to streetscape interaction for both Park Street and Dalmatia Place with car parking access and garaging now situated to the rear of the townhouses and accessed off a dedicated laneway. <p>1b. [Recommendations]</p> <ul style="list-style-type: none"> • Consider removing the proposed visitor bay in the Park Street verge and replace with landscape.
Principle 2 - Landscape quality		<p><i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.2, 3.3, 3.4, 3.6, 4.12 and 4.16 as relevant.</i></p>
		<p>2a.[Comments]</p> <ul style="list-style-type: none"> • Reduction in the number if townhouses has enabled an enhanced landscape design response including tree retention. • Native Australian species have been selected and distributed the south

		<p>and east including the verge area which seeks to retain existing trees.</p> <ul style="list-style-type: none"> Individual vehicular crossovers on Dalmatia Place have been relocated to the rear of the property and sleeved from the public domain. Provision of deep soil exceeds minimum requirements. <p>2b. [Recommendations]</p> <ul style="list-style-type: none"> Consider permeable paving where possible in association with further tree planting on the northern boundary landscape strip. Consider low planting species at the front entry pathways to facilitate sight-lines for pedestrians exiting onto the cul-de-sac roadway. Consider landscape design strategies that may assist with mitigating privacy issues associated with the projecting balconies. Consider introducing climbers to capitalise on the balcony structure and framework. Consider removing the proposed visitor bay in the Park Street verge and replace with landscape.
Principle 3 - Built form and scale		<p><i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.2, 3.3, 4.10 and 4.11 as relevant.</i></p>
		<p>3a. [Comments]</p> <ul style="list-style-type: none"> The overall built form and scale of the proposal has been well managed. The townhouse typology presents a bulk and scale that will sit comfortably within the site and its context. <p>3b. [Recommendations]</p> <ul style="list-style-type: none"> None
Principle 4 - Functionality and build quality		<p><i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life cycle.</i></p> <p><i>As informed by SPP7.3 Element Objectives 4.3, 4.4, 4.6, 4.7, 4.12, 4.15, 4.17, 4.18 as relevant.</i></p>
		<p>4a. [Comments]</p> <ul style="list-style-type: none"> The townhouse plan layouts are generally functional, well arranged and dimensionally adequate. <p>4b. [Recommendations]</p> <ul style="list-style-type: none"> None
Principle 5 - Sustainability		<p><i>Good design optimises the sustainability of the built environment, delivering positive environmental, social, and economic outcomes.</i></p>

		<i>As informed by SPP7.3 Element Objectives 3.2, 3.3, 3.9, 4.1, 4.2, 4.3, 4.11, 4.12, 4.15, 4.16, 4.17 as relevant.</i>
		<p>5a. [Comments]</p> <ul style="list-style-type: none"> Principles associated with passive design strategies including cross ventilation and passive solar shading, all contribute to a sustainable design outcome. <p>5b.[Recommendations]</p> <ul style="list-style-type: none"> Not presented or discussed in any detail. Consider commitment to the installation of PV solar cells.
Principle 6 - Amenity		<p><i>Good design optimises internal and external amenity for occupants, visitors, and neighbours, providing environments that are comfortable, productive and healthy.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.2, 3.3, 3.4, 3.5, 4.1, 4.2, 4.3,4.4, 4.5, ,4.7, 4.9, 4.11, 4.12, 4.15, 4.16, 4.17,4.18 as relevant.</i></p>
		<p>6a. [Comments]</p> <ul style="list-style-type: none"> The townhouse typology is a valuable contribution to dwelling diversity and supported by the Panel. The townhouses all benefit from dual aspect and high levels of cross ventilation by virtue of the chosen typology. The townhouses are sized well and are generally functional in their design and layout. The proposal includes 0% solely south facing townhouses by virtue of the typology chosen. All living areas and most bedrooms benefit from a northerly aspect with associated solar access. The townhouse balconies are adequate and well arranged to work in concert with indoor living areas. It is not clear where the AC condensers are to be located for each townhouse. The balcony areas present some concerns in relation to privacy and overlooking. The second bedroom north facing for Lot 4 may be compromised in relation to solar access by the extended balcony for the living room situated above in both Lot 4 and Lot 5. The store/multi-purpose space on ground adjacent to the garage does not incorporate a window for access to natural light and ventilation. It is not clear from the drawings if the garage door panels are translucent

		<p>or transparent which would be of great benefit to the amenity of the occupants and passive surveillance of the laneway.</p> <p>6b.[Recommendations]</p> <ul style="list-style-type: none"> • Strategies to mitigate privacy and over-shadowing issues associated with the balcony projections need to be considered carefully in a way that does not compromise the amenity of the balconies. • Consider the balconies as 'raised courtyards' with some level of enclosure to support privacy. • Consider horizontal screening that can manage overlooking whilst facilitating view and vista for the occupants. • Consider landscape design strategies that may assist with mitigating privacy issues associated with the projecting balconies. • Consider introducing climbers to capitalise on the balcony structure and framework. • Consider the extent and profile of balconies to optimise access to natural light for all living and bedroom space. • Consider translucent or transparent garage doors and fenestration to the store/multipurpose space adjacent to the garaging. • Consider removing the proposed visitor bay in the Park Street verge and replace with landscape. • Clarify the location of AC condenser units. The Panel do not support AC condenser units that are not fully screened from the public and private domain.
Principle 7 - Legibility		<p><i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.1, 3.4, 3.6, 3.7, 3.8, 3.9, 4.5 as relevant.</i></p>
		<p>7a. [Comments]</p> <ul style="list-style-type: none"> • The reduction from 7 to 5 townhouses has resulted in a significant improvement in relation to streetscape interaction and legibility for both Park Street and Dalmatia Place with car parking access and garaging now situated to the rear of the townhouses and accessed off a dedicated laneway. • Front doors and accessways are now clearly accessible and legible from both Park Street and Dalmatia Place. <p>7b.[Recommendations]</p> <ul style="list-style-type: none"> • None.
Principle 8 - Safety		<p><i>Good design optimises safety and security, minimising the risk of personal harm</i></p>

		<p><i>and supporting safe behaviour and use.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.1, 3.4, 3.6, 3.7, 3.8, 3.9, 4.5 as relevant.</i></p>
		<p>8a.[Comments]</p> <ul style="list-style-type: none"> • The reduction from 7 to 5 townhouses has resulted in a significant improvement in relation to streetscape interaction for both Park Street and Dalmatia Place with car parking access and garaging now situated to the rear of the townhouses and accessed off a dedicated laneway. • The proposal now incorporates a successful response to the public domain and associated passive surveillance from the ground and upper levels. <p>8b.[Recommendations]</p> <ul style="list-style-type: none"> • None
Principle 9 - Community		<p><i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 4.5, 4.9, 4.18 as relevant.</i></p>
		<p>9a.[Comments]</p> <ul style="list-style-type: none"> • In a project of this modest scale the greatest contribution to the community is in the way that the proposal contributes to the streetscape with active and occupied frontages that bring life, vitality and passive surveillance to the public domain. The project achieves this for both the ground and upper levels. <p>9b.[Recommendations]</p> <ul style="list-style-type: none"> • None
Principle 10 Aesthetics		<p><i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.1, 3.4, 4.8 as relevant.</i></p>
		<p>10a.[Comments]</p> <ul style="list-style-type: none"> • The overall built form and scale of the proposal has been well managed. The townhouse typology presents a bulk and scale that will sit comfortably within the site and its context. • The landscape design is of a high quality and contributes positively to the aesthetic outcome of the proposal.

		<ul style="list-style-type: none"> The facade design and chosen materials are well considered and offer a diversity and quality response to streetscape.
		10b.[Recommendations]
		<ul style="list-style-type: none"> None

Concluding Remarks

With some further careful consideration around the layout, extent and treatment of the balconies in relation to privacy and solar access the Panel support the amended proposal.

The reduction in yield from 7 to 5 units has delivered significant improvements over the original design all of which have been detailed above.

Design Review progress			
	Supported		
	Pending further attention		
	Not yet supported		
	Yet to be addressed		
	DR1	DR2	DR3
Principle 1 - Context and character			
Principle 2 - Landscape quality			
Principle 3 - Built form and scale			
Principle 4 - Functionality and build quality			
Principle 5 - Sustainability			
Principle 6 - Amenity			
Principle 7 - Legibility			
Principle 8 - Safety			
Principle 9 - Community			
Principle 10 - Aesthetics			

Submitters' Comments	Applicant's Response
<p>Noise/Amenity</p> <ul style="list-style-type: none"> - There are five elevated rear courtyards that face onto residents of 63 Park Street and the noise from these areas will not be able to be mitigated. 	<ul style="list-style-type: none"> • The balconies proposed to the northern aspect of the site are abutting a common property driveway which will provide a level of noise separation between the dwellings and outdoor living areas. • The balconies will be provided with screening which will assist in enclosing the space and preserve both visual privacy and improve noise attenuation. • It makes little difference that the balconies are elevated. Generally, noise travels in the direction it is projected. In this respect, whether it's a single house, townhouse, apartment, noise output remains a neighbourly consideration between residents and is dependent on the occupants. Noise generation is not automatically driven by the development outcome. • There is nothing to preclude the balconies from being located to the north of the subject site, and whether a 4m setback is provided or 1.5m setback, any perceived noise generation will remain just as prevalent, dependant on the future occupant. It is noted noise generation is regulated by the <i>Environmental Protection (Noise) Regulations 1997</i>.
<p>Privacy</p> <ul style="list-style-type: none"> - First floor bathroom window will overlook my side and back garden to the north-west. - Second floor living room, dining room and bathroom overlooking my side and back garden to the north-west 	<ul style="list-style-type: none"> • The bathroom window is proposed to be obscured, therefore mitigating any opportunity for overlooking. It is also noted, visual privacy requirements of O 3.5.1 of State Planning Policy 7.3, Volume 2 – Apartments, is only applicable to Habitable Rooms which does not include bathrooms. Therefore, regardless of the treatment of the window visual privacy from this room is not required to be given any consideration. • The window in question is less than 1m² in area, therefore is not treated as a major opening as per the definition of major opening set out in State Planning Policy 7.3, Volume 1.
<p>Traffic and Street Parking</p> <ul style="list-style-type: none"> - This end of Park Street is a busy thoroughfare for traffic. The on-street car bays are already full all of the time (day and night). Where, potentially, are the 21 additional residents going to park their cars? - Concern in relation to loss of on-street parking in Dalmatia Place. - The road width is very narrow in Dalmatia Place and there is already limited hour parking and with visitors to the development and the residents of the development, this will significantly add to the problem of on-street parking impacting on existing access points in this street. - I would like some comfort that property parking from Dalmatia Place is not physically possible and should be 	<ul style="list-style-type: none"> • The subject site is located within the Canning Bridge Activity Centre Plan (CBACP). The CBACP has contemplated significant population growth. It is important to note, the proposed development yield is far less than the potential dwellings that are permissible on this site e.g. 6-8 storeys. In this respect, given this level of development potential has been contemplated under the CBACP, it is assumed the City and State have extensively considered the traffic generation from the proposed developments to be acceptable for the existing road network. Given this, 5 townhouses in lieu of the 6-8 storey apartment development is producing minimal traffic generation in comparison to the allowable development intensity that could occur on this site, and surrounds. • The reference to 21 additional residences is not clear. Parking for residents is restricted to the garages for each unit of which a maximum of 10 cars will be permitted. • The proposed development will not preclude on-street parking given the townhouses are now rear-loaded with access taken from Park Street. • It is physically not possible to park a car within the front space available, given the bin store, dwelling entry and proposed landscaping which will be required to be maintained for the lifecycle of the development.

<p>preventable by some level of fencing around the perimeter of the development.</p> <ul style="list-style-type: none">- General parking for workers of the development should be prevented along Dalmatia Place.	<p>Furthermore, the requirement for fencing is not something that can be conditioned as it is not a statutory requirement. Therefore, even if a fence was erected, there would be nothing preventing future owners to remove the fence in future.</p> <ul style="list-style-type: none">• A Construction Management Plan will be prepared to address the management of trades during the construction of the development.
<p>Scale and Bulk</p> <ul style="list-style-type: none">- The size and scale is large and overbearing in comparison to all the surrounding small single-storey units of this end of Park Street and Dalmatia Place.	<ul style="list-style-type: none">• The proposed development is well within the scale permitted under the CBACP. As mentioned above, a 6-8 storey apartment complex could be contemplated on this site. The townhouse product provides a median between existing one-two storey housing products and larger apartment complexes such as the buildings located on the corner of Henley and Park Street.• There would be a far greater scale difference had a 6-8 storey development be proposed, permitted under the CBACP.

Payment Listing September 2021

This schedule of accounts to be passed for payments covering the following:



	AMOUNT (\$)
ELECTRONIC PAYMENTS	
Electronic payments to creditors	494 6,592,156.27
Less: Cancelled EFT transactions	0.00
Total Electronic Payments to Creditors	6,592,156.27
CHEQUE PAYMENTS	
Cheque payments to creditors	4 1,271.25
Less: Cancelled cheque transactions	0.00
Total Cheque Payments to Creditors	1,271.25
Total monthly payments to creditors	498 6,593,427.52
EFT payments to non creditors	81 125,217.66
Cheque payments to non creditors	10 9,676.33
Total payments to non creditors	134,893.99
Total EFT & Cheque payments	589 6,728,321.51
Credit Card Payments	6 21,395.42
Total September Payments	595 6,749,716.93

Payment Listing EFT Payments

Reference	Date	Payee	Description	Amount (\$)
1249398	24/09/2021	Department Of Fire & Emergency Services	2021/22 ESL Q1	2,314,422.99
12021143	30/09/2021	SuperChoice Services Pty Ltd	Employer Superannuation	286,650.34
12021143	2/09/2021	SuperChoice Services Pty Ltd	Employer Superannuation	285,377.78
10062102	23/09/2021	T-Quip	Purchase of Street sweeper	218,960.85
08190757	29/09/2021	Deputy Commissioner of Taxation	PAYG	203,136.00
1134279	2/09/2021	Deputy Commissioner of Taxation	PAYG	197,920.00
13372572	13/09/2021	Deputy Commissioner of Taxation	PAYG	196,451.00
10062102	23/09/2021	Cleanaway	Waste Services	187,540.23
11103313	2/09/2021	Cleanaway	Waste services	185,263.30
11301089	16/09/2021	Cleanaway	Waste services	180,051.25
11301089	16/09/2021	Synergy	Electricity usage	95,827.67
09574059	14/09/2021	Building Commission	BS Levies	83,468.53
10371399	30/09/2021	Technology One Ltd	Phase 3 Implementation costs	74,412.55
10062102	23/09/2021	Western Aust Treasury Corp	Loan repayments	65,825.87
11103313	2/09/2021	Water Corporation	Water Charges	60,528.10
11354745	9/09/2021	Classic Tree Services	Tree Pruning-Variou	54,887.80
10371399	30/09/2021	Data#3 Limited	Microsoft licencing	52,010.90
11103313	2/09/2021	Civica Pty Limited	Authority licencing to June 2022	51,874.98
10062102	23/09/2021	OBAN Group Pty Ltd	Repairs and Maintenance - CPV	47,465.74
10371399	30/09/2021	Asphaltech	Roadworks-Salisbury Ave	45,759.11
11103313	2/09/2021	Kalamunda Electrics	Electrical Services-Challenger Reserve	45,450.35
10062102	23/09/2021	Major Motors Pty Ltd	Vehicle purchase	42,431.22
11301089	16/09/2021	Kott Gunning Lawyers	Legal services	39,128.32
11354745	9/09/2021	Cleanaway	Waste services	37,029.96
11354745	9/09/2021	Bellrock Cleaning	Cleaning services	35,250.26
10371399	30/09/2021	Supa Pest & Weed Control	Weed spraying	30,792.95
10062102	23/09/2021	Axiis Contracting Pty Ltd	Kerb/Footpath repairs - various	29,051.98
11354745	9/09/2021	OBAN Group Pty Ltd	Repairs and Maintenance - CPV	28,707.31
11103313	2/09/2021	Classic Tree Services	Tree Pruning-Variou	28,351.40
11103313	2/09/2021	Wesley South Perth Hockey Club	Collier Reserve Turf/Clubhouse Project	27,500.00
11301089	16/09/2021	Jackson McDonald Lawyers	Legal Services	27,500.00
10371399	30/09/2021	Steann Pty Ltd	Verge Waste collection	27,103.32
11301089	16/09/2021	Steann Pty Ltd	Verge Waste collection	26,751.32
11354745	9/09/2021	Enviro Sweep	Street Sweeping-Variou	25,986.40
11103313	2/09/2021	Plant & Soil Management	Landscape maintenance	25,371.56
11103313	2/09/2021	HydroQuip Pumps	Bore & Pump Service - various	24,798.40
10062102	23/09/2021	Classic Tree Services	Tree Pruning-Variou	23,972.30
11301089	16/09/2021	Alinta	Electricity/gas usage	22,578.48
10062102	23/09/2021	MMM WA Pty Ltd	Retaining Wall installation Canning Hwy	22,123.86
11354745	9/09/2021	Constructive Project Solutions Pty Ltd	PM services-Variou	20,637.38
11301089	16/09/2021	Surun Services Pty Ltd	Electrical works - various	19,921.44
10371399	30/09/2021	LGIS Risk Management	Contract payment-OSH	19,449.60
11103313	2/09/2021	Future Power WA Pty Ltd	Floodlight upgrade-Bill Grayden	19,252.49
10371399	30/09/2021	Perth Zoo	Coin Machine Takings Aug21	18,626.55
11354745	9/09/2021	Australian Parking & Revenue Control	Ticket machine maintenance	18,443.69
11103313	2/09/2021	Prime Locate Pty Ltd	Road works-Mill Point Rd	16,940.00
10062102	23/09/2021	Keos Events Pty Ltd	Australia Day 2022- Event Mgmt	16,005.00
11301089	16/09/2021	Axiis Contracting Pty Ltd	Concrete works SJMP	15,947.89
11301089	16/09/2021	South Perth Senior Citizens Centre	Operational Subsidy 2021/22	15,616.00

Reference	Date	Payee	Description	Amount (\$)
10062102	23/09/2021	HydroQuip Pumps	Bore & Pump Service	15,241.60
11354745	9/09/2021	ABM Landscaping	Mowing Service-Various	14,520.00
09574059	14/09/2021	BCITF	BCITF Levies Aug21	13,731.23
10062102	23/09/2021	Cardno (WA) Pty Ltd	Parking policy review	13,343.00
10371399	30/09/2021	Aerometrex Ltd	Arial photography - annual subscription	12,837.00
10371399	30/09/2021	Baileys Fertilisers	Fertiliser supply - CPGC	12,408.00
10062102	23/09/2021	Sercul South East Region Centre Urban Landcare	Water Quality Program	12,135.00
11301089	16/09/2021	Pickstar	Staff workshops	12,100.00
11354745	9/09/2021	Australia Post Civic Centre	Postal Charges	11,662.84
11301089	16/09/2021	Shamrock Electrics	Repair and install lights Mindeerup.	11,539.00
10062102	23/09/2021	Constable Care Child Safety Fountation	Partnership Agreement	11,275.00
11354745	9/09/2021	ACE+	Plumbing Service-CPV	11,216.35
10062102	23/09/2021	Imperial Glass	Glass Repairs - Manning Rippers	11,186.91
11354745	9/09/2021	Department Of Planning Lands and Heritage	DAP Fee 63-65 Ley St	10,670.00
11103313	2/09/2021	NS Projects	Professional Services-RAF	10,450.00
10062102	23/09/2021	Bunyip Contracting Pty Ltd	Pest Control	10,252.00
10371399	30/09/2021	HydroQuip Pumps	Service of Pumps	9,612.90
11301089	16/09/2021	LGISWA	Property Adjustment	9,586.91
11301089	16/09/2021	Capital Recycling	Recycling service	9,517.86
10371399	30/09/2021	Bunyip Contracting Pty Ltd	Weed Control	9,460.00
11301089	16/09/2021	McLeods Barristers & Solicitors	Legal Service	9,240.94
10371399	30/09/2021	Indigo Bay Catering & Events	Catering services - various	8,805.50
11103313	2/09/2021	Department Of Planning Lands and Heritage	DAP-38 Cygnus Pde	8,801.00
10062102	23/09/2021	Manning Tennis Club Inc	Funding support Manning Tennis	8,800.00
11103313	2/09/2021	Hutton Street Carpet Court	Supply and install carpet CPV	8,777.00
11103313	2/09/2021	ACE+	Plumbing Service-CPV	8,678.95
11301089	16/09/2021	Garmony Property Consultants	Valuation Reports - various	8,635.00
11301089	16/09/2021	Fleetcare	Fuel card	8,374.26
11354745	9/09/2021	Dataline Visual Link Pty Ltd	Retention claim CCTV	8,199.57
11301089	16/09/2021	Water Corporation	Water charges	7,759.70
10062102	23/09/2021	CCS Strategic	Challenger Master Plan VArition	7,750.00
11103313	2/09/2021	Syrinx Environmental Pty Ltd	Doneraile Typha Removal	7,744.00
10371399	30/09/2021	OBAN Group Pty Ltd	Repairs and Maintenance - CPV	7,728.31
10371399	30/09/2021	Scatena Clocherty Architects	Renovation-South Perth Como Bowls	7,645.00
10371399	30/09/2021	West Coast Shade Pty Ltd	Install shade sails	7,419.50
11354745	9/09/2021	ATI Mirage Training Solutions	O365 Overview Training	7,135.00
11354745	9/09/2021	Bunyip Contracting Pty Ltd	Weed Control	6,930.00
11301089	16/09/2021	MP Rogers & Associates Pty Ltd	Engineering services - various	6,901.93
11103313	2/09/2021	Information Proficiency and Sigma Data Solutions Proficiency	Annual subscription fee	6,818.35
11354745	9/09/2021	Datacom Solutions (AU) Pty Ltd	SaaS Monthly fee	6,600.00
11103313	2/09/2021	Scott Printers Pty Ltd	Printing Peninsular	6,559.30
11354745	9/09/2021	AE Hoskins Building Services	Electrical Works CPV	6,403.95
10371399	30/09/2021	South Perth Bowling Club	Coin Machine takings Aug21	6,177.62
11354745	9/09/2021	GHD Pty Ltd	Enviro assessment report	6,160.00
11301089	16/09/2021	City Of Gosnells	Annual Fee-SYT Program 21/22	6,050.00
11301089	16/09/2021	Stantec Australia Pty Ltd	Design Review	6,050.00
10371399	30/09/2021	Amalgam Recruitment Amalgamated Services Pty Ltd	Contract staff	5,935.37
11103313	2/09/2021	The Factory (Australia) Pty Ltd	Christmas Decorations	5,858.60
11103313	2/09/2021	Cadgroup Australia Pty Ltd	Subscription fee	5,634.44
11354745	9/09/2021	Paatsch Group	Consulting Service RAF	5,623.20
11301089	16/09/2021	GRA Partners	Strategic Advice	5,500.00
11301089	16/09/2021	Resource Recovery Group	Green Waste fees	5,467.88
11301089	16/09/2021	Redhawk Investments Pty Ltd	Repairs-Park benches	5,457.87
10062102	23/09/2021	Caltex Energy WA	Fuel	5,319.94
10062102	23/09/2021	Parallax Productions Pty Ltd	Public Art Maintenance	5,313.00
10062102	23/09/2021	Bellrock Protective Services Pty Ltd	Security service	5,216.22
11103313	2/09/2021	Indigo Bay Catering & Events	Catering services - various	5,160.25
11301089	16/09/2021	Amalgam Recruitment Amalgamated Services Pty Ltd	Contract Staff	5,088.70
11103313	2/09/2021	Jivablue Consulting	OSH Consultant	5,060.00
11301089	16/09/2021	Allpipe Technologies	Road Works-Ley St	5,016.00
11354745	9/09/2021	South Perth Soccer Club	Community Funding Grant	5,000.00
11103313	2/09/2021	Bellrock Cleaning	Cleaning Service	4,977.62
10062102	23/09/2021	Supa Pest & Weed Control	Pest Control	4,940.00
11354745	9/09/2021	Data#3 Limited	Annual Subscription Renewal	4,642.52
11301089	16/09/2021	Marketforce Pty Ltd	Public notices in newspapers	4,560.38
11354745	9/09/2021	SMWC Willcock & Copping	Mechanical services-Upgrade CC Aircon	4,510.00
11103313	2/09/2021	C & T Reticulation	Turf supplies	4,488.00
11301089	16/09/2021	Perth Security Services	Staff Escort	4,445.06
10371399	30/09/2021	Befriend	Community Dev. Partnership	4,400.00
11301089	16/09/2021	ACE+	Pumbing Service CPV	4,349.99
10371399	30/09/2021	Constructive Project Solutions Pty Ltd	PM service for Road Rehabilitation	4,306.50
10371399	30/09/2021	McLeods Barristers & Solicitors	Legal services	4,110.84
10371399	30/09/2021	Complete Turf Supplies	Turf - CPGC	4,035.00
11103313	2/09/2021	Redhawk Investments Pty Ltd	Repair work Mt. Henry	3,960.00
11354745	9/09/2021	Ngala - Boodja Aboriginal Landcare Ltd	Landscape service	3,960.00
10062102	23/09/2021	Benara Nurseries	Nursery supplies	3,860.48
11354745	9/09/2021	Fuji Xerox	Photocopier charges	3,845.27
11103313	2/09/2021	Surun Services Pty Ltd	Electrical services	3,825.59
10371399	30/09/2021	Fast Track Approvals Pty Ltd	Building Survey services	3,814.25
11103313	2/09/2021	Atom Supply	Tape Barricade	3,804.50
11354745	9/09/2021	TPG Network Pty Ltd	IT Services	3,775.31
11354745	9/09/2021	Ecojobs	Contract staff	3,761.07
10062102	23/09/2021	Living Turf	Turf supplies	3,712.50
10371399	30/09/2021	Caltex Energy WA	Fuel supplies	3,676.06
10371399	30/09/2021	MMM WA Pty Ltd	Sump Maintenance	3,661.68

Reference	Date	Payee	Description	Amount (\$)
11354745	9/09/2021	WC Convenience Management Pty Ltd	Maintenance & Cleaning Various	3,619.99
10062102	23/09/2021	City of South Perth Historical Society	Exhibition costs	3,613.10
11103313	2/09/2021	Industrial Recruitment Partners	Contract Staff	3,611.52
11354745	9/09/2021	Hinds Sand Supplies	Brickies white sand CPGC	3,606.90
10371399	30/09/2021	Majestic Plumbing Pty Ltd	Plumbing Service MCC	3,575.00
11103313	2/09/2021	Tenancy Consulting Services	Hydraulics Consultancy-Como Bowling Club	3,564.00
11354745	9/09/2021	Institute of Public Administration Australia WA Div	Report Writing Workshop	3,520.00
10371399	30/09/2021	Infinite Energy Efficient homes Australia Pty Ltd	Install solar panels	3,497.00
11103313	2/09/2021	Sense-IT Recruitment Solutions Pty Ltd	Contract Staff	3,358.63
10371399	30/09/2021	Syrinx Environmental Pty Ltd	Weed control-Mt Henry	3,358.08
11103313	2/09/2021	Alinta	Electricity/gas usage	3,328.30
11103313	2/09/2021	Culture Counts (Aust) Pty Ltd	Reports for the Library	3,300.00
11103313	2/09/2021	T-Quip	Filter for new machines	3,290.45
10371399	30/09/2021	Repco Auto Parts	Fire Extinguishers	3,247.20
10062102	23/09/2021	StrataGreen	Landscape supplies	3,238.22
11103313	2/09/2021	i2C Design & Management Pty Ltd	Professional Service Cost Estimates	3,223.00
11301089	16/09/2021	Industrial Recruitment Partners	Contract staff	3,207.60
11354745	9/09/2021	Western Educting Service	Educting service	3,184.52
11103313	2/09/2021	Bunyip Contracting Pty Ltd	Weed control Goss Reserve	3,080.00
11354745	9/09/2021	Eighty Nine Enterprises	Garage door repairs CPV	2,916.00
11354745	9/09/2021	Redhawk Investments Pty Ltd	Repair work	2,915.00
11301089	16/09/2021	DFP Recruitment Service	Contract staff	2,906.09
11354745	9/09/2021	Fast Track Approvals Pty Ltd	Building Surveying service	2,873.75
11103313	2/09/2021	Assurance Advisory Group	Probity Service-RAF	2,821.50
10371399	30/09/2021	Australian Parking & Revenue Control	Maintenance charge ticket machines	2,821.50
10371399	30/09/2021	Agriparts & Repairs	Gearbox Repairs	2,804.45
11354745	9/09/2021	E & MJ Rosher Pty Ltd	Workshop supplies	2,804.21
10371399	30/09/2021	StrataGreen	Workwear	2,803.50
11354745	9/09/2021	Imagesource Digital Solutions	Removal Pavement Decals	2,761.00
11354745	9/09/2021	Kerb Doctor	Kerb Repairs Kwell Court	2,745.60
11301089	16/09/2021	Telstra - 068 2525000 ID 1003577	Phone/data charges	2,732.70
11354745	9/09/2021	Prime Locate Pty Ltd	Road works Klem Ave	2,732.40
10062102	23/09/2021	Amalgam Recruitment Amalgamated Services Pty Ltd	Contract Staff	2,703.16
10062102	23/09/2021	Bunnings Building Supplies P/L	Building supplies	2,638.64
10371399	30/09/2021	Bellrock Cleaning	Cleaning Service	2,634.91
10371399	30/09/2021	Green Workz Pty Ltd	Turf maintenance CPGC	2,607.00
11103313	2/09/2021	Prestige Alarms	Alarm monitoring/callouts	2,606.00
11354745	9/09/2021	ABCorp Australasia Pty Ltd	Library services	2,590.50
11301089	16/09/2021	Sunny Sign Company Pty Ltd	150 x Orange cones	2,557.50
11354745	9/09/2021	McLeods Barristers & Solicitors	Legal Service	2,454.40
11354745	9/09/2021	Chivers Asphalt Pty Ltd	Road works-Variou	2,420.00
11354745	9/09/2021	Hays Specialist Recruitment(Aust) P/L	Contract Staff	2,385.16
11301089	16/09/2021	Blue Force Pty Ltd	Alarm Monitoring CPV	2,385.15
11354745	9/09/2021	Quick Corporate Aust Pty Ltd	Pocket USB	2,375.48
11301089	16/09/2021	Classic Tree Services	Tree Pruning-Variou	2,373.25
10371399	30/09/2021	Fenced	Temp Fence	2,317.15
10062102	23/09/2021	Noise & Vibration Measurement Systems	License renewal	2,285.80
10062102	23/09/2021	Eighty Nine Enterprises	Auto Door repairs CPV	2,233.00
10062102	23/09/2021	Redhawk Investments Pty Ltd	Repairs-Hurlingham Bridge	2,207.50
11301089	16/09/2021	Culture Counts (Aust) Pty Ltd	Annual subscription	2,200.00
11354745	9/09/2021	The Pressure King	Pressure cleaning service	2,182.40
11103313	2/09/2021	Australian Parking & Revenue Control	Ticketor License&Hosting Costs Aug21	2,178.00
11301089	16/09/2021	NRP Electrical Services	Electrical services	2,123.00
10371399	30/09/2021	M.E Pump Wizards	SIM plan for pumps	2,114.20
11103313	2/09/2021	Hays Specialist Recruitment(Aust) P/L	Contract Staff	2,097.30
11103313	2/09/2021	JB Hi-Fi	1 x drone	2,075.00
10062102	23/09/2021	ACE+	Plumbing Service Refurb CPV	1,983.09
10062102	23/09/2021	Surun Services Pty Ltd	Electrical works Nursery	1,955.00
10062102	23/09/2021	Indigo Bay Catering & Events	Catering services - various	1,954.00
11354745	9/09/2021	Como Panel And Paint	Car Repairs	1,926.38
10062102	23/09/2021	Hays Specialist Recruitment(Aust) P/L	Contract staff	1,919.61
11103313	2/09/2021	Tudor House	Flags Supply	1,835.00
10371399	30/09/2021	Hays Specialist Recruitment(Aust) P/L	Contract staff	1,809.92
11103313	2/09/2021	Danica Wichter	Ceramic Workshop	1,800.00
11354745	9/09/2021	Amalgam Recruitment Amalgamated Services Pty Ltd	Contract staff	1,794.54
11103313	2/09/2021	Carroll & Richardson-Flagworld P/L	Promotional material	1,792.48
11103313	2/09/2021	Amalgam Recruitment Amalgamated Services Pty Ltd	Contract staff	1,785.14
11354745	9/09/2021	Cameron Chisholm & Nicol (WA) Pty Ltd	DRP meeting Aug21	1,754.50
10371399	30/09/2021	Marsh	Warden Training	1,716.00
10062102	23/09/2021	Lo-Go Appointments	Contract Staff	1,705.42
11301089	16/09/2021	Imagesource Digital Solutions	Flags for Heritage house	1,705.00
11301089	16/09/2021	Bunnings Building Supplies P/L	Building supplies	1,704.45
11301089	16/09/2021	State Wide Turf Services	Turf supply Richardson Park	1,672.00
11103313	2/09/2021	State Wide Turf Services	Coring & Smudging -James Miller	1,650.00
10371399	30/09/2021	Wormald	Routine inspection & testing	1,630.75
10371399	30/09/2021	Industrial Recruitment Partners	Contract staff	1,606.18
11301089	16/09/2021	Soft Landing Mattress Recycling	Mattress Recycling	1,584.00
10062102	23/09/2021	M.E Pump Wizards	Pump Monitoring service	1,567.97
11354745	9/09/2021	SecurePay Pty Ltd	Web Payments	1,557.55
11354745	9/09/2021	Westral	Window blinds-CPV	1,517.00
11354745	9/09/2021	The Perth Mint	Citizenship Coins	1,501.50
11103313	2/09/2021	SafetyQuip Perth North	Safety Equipment	1,496.88
11354745	9/09/2021	People Sense Pty Ltd	Staff counselling service	1,496.00
10062102	23/09/2021	Connect Call Centre Services	After hours calls service	1,492.21
11103313	2/09/2021	Ecocycle Pty Ltd	Recycling service	1,477.74

Reference	Date	Payee	Description	Amount (\$)
10371399	30/09/2021	People Sense Pty Ltd	Employee counselling	1,452.00
11354745	9/09/2021	Reino International	Ticket Machine Maintenance	1,419.73
11354745	9/09/2021	ALS Library Services Pty Ltd	Library Supplies	1,403.98
11354745	9/09/2021	Boatshed Restaurant	Cocktail Function - Geoff Glass	1,400.00
10062102	23/09/2021	McLeods Barristers & Solicitors	Legal Services	1,399.03
11301089	16/09/2021	Telstra - 3614257651 ID 1003577	Phone/data charges	1,395.82
11301089	16/09/2021	Work Clobber	Workwear	1,375.90
11354745	9/09/2021	Environmental Industries Pty Ltd	Landscape Maintenance	1,375.00
11301089	16/09/2021	OBAN Group Pty Ltd	Install Defibrillators x 5	1,364.00
11301089	16/09/2021	T-Quip	Parts	1,339.35
11103313	2/09/2021	Eastern Metropolitan Regional Council	Mattress waste fees	1,302.00
11354745	9/09/2021	Engineering Technology Consultants	Karawara Greenways Consultancy	1,300.48
11301089	16/09/2021	West-Sure Group Pty Ltd	Cash Collection counting	1,279.76
11301089	16/09/2021	Westral	Install Security Screens CPV	1,268.00
11354745	9/09/2021	Ms K Hyde	DRP meeting 6/7/21	1,266.00
10371399	30/09/2021	GHD Pty Ltd	Enviro Assessment report	1,237.50
10062102	23/09/2021	Hocking Heritage Studio	Heritage Assessment report	1,210.00
10062102	23/09/2021	WA Fuel Supplies	Diesel	1,207.34
11354745	9/09/2021	Headset Era Pty Ltd	Headset supply	1,196.25
11301089	16/09/2021	StrataGreen	Garden Supplies	1,188.50
10371399	30/09/2021	Maxwell Robinson & Phelps	Pest control	1,177.56
11103313	2/09/2021	Totally Workwear - Belmont	Workwear	1,156.53
10062102	23/09/2021	Repeat Plastics (WA)	Install & Supply seats	1,135.40
11354745	9/09/2021	Carringtons Traffic Services	Waterbird Refuge works	1,132.84
10371399	30/09/2021	DFP Recruitment Service	Contract Staff	1,127.37
11354745	9/09/2021	West-Sure Group Pty Ltd	Cash Collecting & Counting	1,121.71
11103313	2/09/2021	City of Vincent	Design Thinking Workshop	1,100.00
11301089	16/09/2021	Cora Bike Rack Pty Ltd	Bike parking Rack	1,094.50
11354745	9/09/2021	Indigo Bay Catering & Events	Catering services - various	1,087.00
11103313	2/09/2021	ALS Library Services Pty Ltd	Library supplies	1,086.12
10062102	23/09/2021	JB Hi-Fi	IT supplies	1,075.00
11354745	9/09/2021	Seed Shed	Nursery supplies	1,066.45
11354745	9/09/2021	Poolegrave Signs & Engraving	Engraved Plaques	1,056.00
11354745	9/09/2021	Artistic Greenery	Plant supplies CPGC	1,042.00
11354745	9/09/2021	Department Of Transport-Vehicle Search fees	Disclosure of information fees	1,041.40
10062102	23/09/2021	Kelly Canby Author/Illustrator	Painting workshop	1,023.00
10062102	23/09/2021	ISG Cleaning	Cleaning Service	1,016.40
10062102	23/09/2021	Mr C Canato	Public art commission	1,000.00
11103313	2/09/2021	Allied Air Services Pty Ltd T/A All Air Services	Aircon Maintenance MCC	990.00
10371399	30/09/2021	ALS Library Services Pty Ltd	Library supplies	975.57
11301089	16/09/2021	Telstra - 3614257768 ID 1003577	Phone/data charges	975.51
11301089	16/09/2021	Parker Black & Forrest Pty Ltd	Locksmith service	973.50
11103313	2/09/2021	AquamoniX	Repair work - 2 Conochie	960.30
10371399	30/09/2021	Surun Services Pty Ltd	Bill Grayden Reserve	956.67
10062102	23/09/2021	Beneath the Surface Motivation eCoaching	Workshop	949.00
11301089	16/09/2021	C & T Reticulation	Reticulation repairs	935.00
11301089	16/09/2021	Corsign WA Pty Ltd	Signs	907.50
10062102	23/09/2021	WINC Australia Pty Ltd	Office supplies	898.97
10062102	23/09/2021	Statewide Line Marking	Line Marking	871.20
10371399	30/09/2021	Atom Supply	Supplies	844.80
11354745	9/09/2021	ADH Golf & Utility Vehicles	Utility hire vehicle	841.50
11103313	2/09/2021	Jim's Mowing Belmont	Mowing service	832.13
10062102	23/09/2021	Jim's Mowing Belmont	Mowing Service - Civic Centre	832.13
11301089	16/09/2021	Kirsty Watkins Art	Workshop at Library	825.00
11103313	2/09/2021	LG Professionals Australia WA	Conference	815.00
11354745	9/09/2021	Town Of Victoria Park	Animal Welfare VP262D	805.00
11354745	9/09/2021	JBA Surveys	Drainage Survey Neil McDougall Park	803.00
11354745	9/09/2021	DFP Recruitment Service	Contract Staff	801.68
10062102	23/09/2021	Kerb Doctor	Kerb Repairs Swanview Tce	792.00
10371399	30/09/2021	Tyre Connect	Tyres	792.00
11354745	9/09/2021	Plant Pals	Landscape Maintenance CPV	785.00
11354745	9/09/2021	Office National Canning Vale	Office Supplies	781.37
11354745	9/09/2021	Corsign WA Pty Ltd	Signs	765.60
11103313	2/09/2021	Western Aust Treasury Corp	Loan repayments	750.76
11354745	9/09/2021	Garden City Plastics	Supplies	749.92
10371399	30/09/2021	Prestige Alarms	Lock replaced John McGrath	748.00
10062102	23/09/2021	Imagesource Digital Solutions	Citizenship Props	744.70
10371399	30/09/2021	VCM - Vending Coffee Machines	coffee machine supplies	740.00
11103313	2/09/2021	Bidfood Perth	Catering supplies-Council	738.72
10062102	23/09/2021	Allpet Products	Animal welfare supplies	734.69
10371399	30/09/2021	Phase 1 Audio	Citizenship ceremony-AV service	727.10
10371399	30/09/2021	Hames Sharley	DRP Meeting June21	726.00
11354745	9/09/2021	J Gourdis Landscapes	Landscape service	720.00
11354745	9/09/2021	Australian Institute of Management	Desktop supply	711.00
11354745	9/09/2021	Totally Workwear - Belmont	Workwear	708.76
10062102	23/09/2021	ALS Library Services Pty Ltd	Library supplies	698.67
10062102	23/09/2021	MP Rogers & Associates Pty Ltd	Professional Service-CPGC Weir wall	696.76
11354745	9/09/2021	Dorma Australia Pty Ltd	Auto Door Repairs	693.00
10062102	23/09/2021	Fiona Mullen	Reimbursement - Car repairs	689.40
11354745	9/09/2021	Wormald	Maintenance Fire Alarm GB Park	661.10
11354745	9/09/2021	wOnder City & Landscape Pty Ltd	DRP Meeting attendance	660.00
11354745	9/09/2021	KPA Architects	DRP Meeting Aug21	660.00
11301089	16/09/2021	Talis Consultants	Survey updates	660.00
11103313	2/09/2021	Plantrite	Nursery supplies	655.27
10062102	23/09/2021	Plant Pals	Garden Maintenance	652.50

Reference	Date	Payee	Description	Amount (\$)
11354745	9/09/2021	Town of Bassendean	Animal Welfare B617D	641.66
11354745	9/09/2021	Prestige Alarms	Alarm Monitoring -CPV	638.00
11103313	2/09/2021	Sonic HealthPlus Pty Ltd	Staff medicals	631.40
11301089	16/09/2021	ALS Library Services Pty Ltd	Library Supplies	619.41
11301089	16/09/2021	Smartech Systems Oceania Pty Ltd	Folding Machine service	613.98
10371399	30/09/2021	E & MJ Rosher Pty Ltd	Supplies	605.32
11103313	2/09/2021	Andreotta Cardenosa Consulting Engineers	Retaining Wall Pennington St	605.00
11354745	9/09/2021	Bunnings Building Supplies P/L	Building supplies	601.90
11103313	2/09/2021	Open Hands Creative	Drawing workshop-Evolve	600.00
10062102	23/09/2021	Nyungar Tours	Welcome to Country and Flag raising	600.00
1054059	9/09/2021	Health Insurance Fund of WA	Health Insurance Fund of WA	597.15
08232159	29/09/2021	Health Insurance Fund of WA	Health Insurance Fund of WA	597.15
11103313	2/09/2021	Bunnings Building Supplies P/L	Building supplies	595.65
11301089	16/09/2021	Light Application Pty Ltd	Electrical work Mindeerup	572.00
11354745	9/09/2021	Forpark Australia	Playground equipment	570.90
11103313	2/09/2021	Burson Automotive Pty Ltd	Auto Parts	570.06
11354745	9/09/2021	Kensington Creative	Workshop	570.00
11301089	16/09/2021	Hydraulink Australia Pty Ltd	Service & Repairs	566.87
11354745	9/09/2021	Mr M McGuire	Performance fee	565.00
10062102	23/09/2021	Mr M McGuire	Welcome to Country	565.00
11354745	9/09/2021	Schindler Lifts Australia Pty Ltd	Lift Service MCC	562.85
11301089	16/09/2021	Garden City Plastics	Nursery supplies	556.26
10062102	23/09/2021	Totally Workwear - Belmont	Workwear	550.29
11354745	9/09/2021	Betta Pest Management	Pest Control CPV	550.00
11103313	2/09/2021	CTI5 Pty Ltd	Cash Collection	544.50
11301089	16/09/2021	ATI Mirage Training Solutions	Employee training Workshop	544.50
11103313	2/09/2021	Vaocluse Newsagency	Newspaper supply	540.30
11103313	2/09/2021	Reino International	Battery AGM	536.80
10062102	23/09/2021	Action Glass Pty Ltd	Shower screen repairs CPV	519.75
11354745	9/09/2021	Australian Golf Course Superintendants	Membership renewal	515.00
11103313	2/09/2021	StrataGreen	Garden supplies	511.76
11354745	9/09/2021	Battery World Welshpool	Battery supplies	501.77
11103313	2/09/2021	Tyre Connect	Tyres	501.60
11301089	16/09/2021	Wormald	Fire Alarm Service	495.00
10371399	30/09/2021	Battery World Welshpool	Batteries	488.77
11103313	2/09/2021	Amazing Clean Blinds	Blind Cleaning CPV	485.00
11354745	9/09/2021	James Foley	Performance fee - Book Week	477.00
11301089	16/09/2021	WINC Australia Pty Ltd	Supplies	464.34
11301089	16/09/2021	Total Green Recycling	Recycling service	461.78
10062102	23/09/2021	Como Panel And Paint	Car repairs	455.40
10371399	30/09/2021	Alert Force Pty Ltd	Employee Training	454.00
10371399	30/09/2021	Budget Windscreens	Windscreen repairs	451.00
11354745	9/09/2021	Cleargard Australia	Tinting-John McGrath	440.00
10062102	23/09/2021	State Wide Turf Services	Turf installation	440.00
10371399	30/09/2021	Sonic HealthPlus Pty Ltd	Staff medicals	420.20
10062102	23/09/2021	Monica Defendi	Event Photography	420.00
11103313	2/09/2021	Total Green Recycling	Recycling service	414.88
11103313	2/09/2021	MDM Entertainment	Library supplies	413.19
11301089	16/09/2021	Swan Towing Service	Towing Service	412.50
11301089	16/09/2021	Travis Hayto Photography	Artwork Launch	412.50
10371399	30/09/2021	WINC Australia Pty Ltd	Office supplies	403.61
10371399	30/09/2021	Fergz Window Tinting	Window tinting	402.01
11301089	16/09/2021	Michelle Culnane	Art classes-Library	400.00
10371399	30/09/2021	Quick Corporate Aust Pty Ltd	Office supplies	397.77
11354745	9/09/2021	StrataGreen	Reticulation supply CPV	396.00
1054059	9/09/2021	Local Govt Racecourses & Cemeteries Emp Union	Union LGRCEU	389.50
08232159	29/09/2021	Local Govt Racecourses & Cemeteries Emp Union	Union LGRCEU	389.50
11103313	2/09/2021	Perth Security Services	Static guard	388.22
10371399	30/09/2021	Total Turf	Line Marker	378.75
11301089	16/09/2021	Town Of Victoria Park	Animal Welfare VP259D	375.00
10062102	23/09/2021	McDougall Park Kindergarten	Contribution to Handrail works-Kindy	368.50
11301089	16/09/2021	SEM Distribution	Newspaper supply	363.20
11301089	16/09/2021	Ultraclean Carpet Cleaning	Carpet cleaning CPV	339.63
10371399	30/09/2021	ISG Cleaning	Cleaning Service	338.80
11301089	16/09/2021	First Ave Cafe	Workshop	335.00
11103313	2/09/2021	Blue Force Pty Ltd	4 x alarm pendants	332.50
10371399	30/09/2021	Ms K Hyde	DRP Meeting 7/9/21	332.00
11103313	2/09/2021	Wembley Cement Industry	Cement supply	331.10
11301089	16/09/2021	Perth Aquatic Seed & Ecological Services Pty Ltd	Aquarium Service	330.00
10062102	23/09/2021	The Pressure King	High Pressure cleaning	330.00
10062102	23/09/2021	Car Care WA - WELSHPOOL	Car Detail	330.00
10062102	23/09/2021	LG Assist ANZ Pty Ltd	Recruitment	330.00
10371399	30/09/2021	Department of Water and Environmental Regulations	Annual Licence Fee	324.80
08232159	29/09/2021	Deputy Child Support Registrar	Child Support Agency	321.43
11301089	16/09/2021	Air & Power	Repair work CPV	310.48
11301089	16/09/2021	Holcim (Australia) Pty Ltd	Concrete supplies	310.42
11301089	16/09/2021	Australia Post Library	Postal charges	308.25
10062102	23/09/2021	SW19 Pty Ltd	ACM Sampling	308.00
11103313	2/09/2021	Holcim (Australia) Pty Ltd	Concrete	307.12
11301089	16/09/2021	Waterlogic Australia Pty Ltd	Rental & Service of Water coolers	302.49
11354745	9/09/2021	Ultraclean Carpet Cleaning	Carpet Cleaning-CPV	300.45
10062102	23/09/2021	Cooia Consultancy	NAIDOC Flag raising ceremony	300.00
11301089	16/09/2021	Prestige Alarms	Alarm service MCC	297.00
11103313	2/09/2021	Synergy	Electricity usage	293.49
11301089	16/09/2021	KPA Architects	DRP Meeting	292.60

Reference	Date	Payee	Description	Amount (\$)
11103313	2/09/2021	WINC Australia Pty Ltd	Office supplies	291.98
11301089	16/09/2021	Telstra (Video Conf) - 1524336800	Phone/data charges	291.50
11103313	2/09/2021	TenderLink.Com	Tenders SaaS Service	281.60
11103313	2/09/2021	Pryme Water	Water Treatment products	280.50
11103313	2/09/2021	Town Of Victoria Park	Animal Welfare VP252D	280.00
11301089	16/09/2021	Fruit N Vegies R Us	8 x Fruit baskets	280.00
11103313	2/09/2021	Ulvscroft Large Print Books	Library Supplies	276.05
11103313	2/09/2021	Econo Sweep	Power Sweeping	275.00
10371399	30/09/2021	Econo Sweep	Power Sweeping CPV	275.00
10371399	30/09/2021	Travis Hayto Photography	Drone Photos-Black Swan Project	275.00
10371399	30/09/2021	Smartech Systems Oceania Pty Ltd	Folding Machine service	264.22
11103313	2/09/2021	Imagesource Digital Solutions	Coreflutes	264.00
11103313	2/09/2021	Corsign WA Pty Ltd	Corflutes	264.00
11301089	16/09/2021	AGS Metalwork	Repair work CPGC	264.00
1054059	9/09/2021	Deputy Child Support Registrar	Child Support Agency	261.77
10062102	23/09/2021	SEM Distribution	Newspaper supply	255.51
10062102	23/09/2021	Workpower Inc	Catering	255.00
10371399	30/09/2021	Elliotts Irrigation Pty Ltd	Irrigation service	253.00
11301089	16/09/2021	Tyke Electrical	Electrical work	247.50
10371399	30/09/2021	Perth Region Tourism Organisation Inc	Membership fee	245.00
11301089	16/09/2021	Amazing Clean Blinds	Repair Blinds	240.00
11354745	9/09/2021	Pirtek Welshpool	Supplies	236.75
10062102	23/09/2021	Vetwest Animal Hospitals Pty Ltd	Animal Welfare FP284	229.62
11354745	9/09/2021	Asphaltech	Asphalt	228.00
11301089	16/09/2021	Laundry Express	Linen service	227.92
10062102	23/09/2021	Scott Printers Pty Ltd	Printing Business cards	225.50
10371399	30/09/2021	Clublinks Management - Mini Golf	Mini Golf	225.00
11354745	9/09/2021	Ulvscroft Large Print Books	Library supplies	224.36
10062102	23/09/2021	Manheim Pty Ltd	Impounded Vehicle fee	220.00
11354745	9/09/2021	Sonic HealthPlus Pty Ltd	Staff medicals	211.20
11103313	2/09/2021	Town of Bassendean	Animal Welfare B594D	210.25
11103313	2/09/2021	Allmark & Associates Pty Ltd	Name Badge	207.90
11354745	9/09/2021	Family Pet Care Pty Ltd	Animal Welfare service	200.00
11354745	9/09/2021	Iron Mountain Aust Group Pty Ltd	Archive service	199.73
11301089	16/09/2021	Carramar Coastal Nursery	Nursery supplies	196.02
10062102	23/09/2021	Boral Construction Materials Group Ltd	Asphalt	192.50
11301089	16/09/2021	Boral Construction Materials Group Ltd	Concrete	187.00
10371399	30/09/2021	Corsign WA Pty Ltd	Alum ground sleeve	181.50
11103313	2/09/2021	Harvey Fresh	Milk Supplies	171.54
11103313	2/09/2021	Allpet Products	Animal welfare	171.38
11301089	16/09/2021	Eighty Nine Enterprises	Roller Door Service CPV	170.00
11354745	9/09/2021	City Of Canning	Animal Welfare C51C	167.50
11354745	9/09/2021	Down Under Stump Grinding Pty Ltd	Stum Grinding-Elderfield Reserve	165.00
11354745	9/09/2021	Tyke Electrical	Electrical service	165.00
10062102	23/09/2021	Perth Aquatic Seed & Ecological Services Pty Ltd	Aquarium services	165.00
10062102	23/09/2021	Perth Hospitality Repairs	Oven repairs Manning hall	165.00
10371399	30/09/2021	Scott Printers Pty Ltd	Printing	159.50
11354745	9/09/2021	City of Vincent	Animal Welfare V69C	157.50
1054059	9/09/2021	Australian Services Union	Union ASU	155.40
08232159	29/09/2021	Australian Services Union	Union ASU	155.40
10062102	23/09/2021	Quick Corporate Aust Pty Ltd	Office supplies	155.08
10371399	30/09/2021	APACE Aid Incorporated APACE WA	Nursery supplies	154.00
11301089	16/09/2021	Workpower Inc	Catering	147.00
10062102	23/09/2021	Corsign WA Pty Ltd	Signs	146.30
11354745	9/09/2021	Parker Black & Forrest Pty Ltd	Locksmith service	143.00
11354745	9/09/2021	Atom Supply	Supplies	141.83
11354745	9/09/2021	Maxwell Robinson & Phelps	Pest Control	139.70
11354745	9/09/2021	AAAC Towing Pty Ltd	Towing service	132.00
10062102	23/09/2021	AAAC Towing Pty Ltd	Towing service	132.00
11301089	16/09/2021	City of Vincent	Animal Welfare V68	129.50
11354745	9/09/2021	Harvey Fresh	Milk Supplies	123.30
11301089	16/09/2021	Harvey Fresh	Milk Supplies	123.30
10062102	23/09/2021	Harvey Fresh	Milk Supplies	123.30
11354745	9/09/2021	Budget Rent A Car - LOC 20008	Car rental	121.00
11103313	2/09/2021	Lock Stock & Farrell Locksmith	Locksmith service	120.00
11354745	9/09/2021	Perth Medical Volunteers	Medical team-Citizenship Ceremony	120.00
11301089	16/09/2021	Telstra - 3614257792 ID 1003577	Phone/data charges	119.98
11103313	2/09/2021	Castrol Australia Pty Ltd	Waste Oil	115.87
10371399	30/09/2021	Bunnings Building Supplies P/L	Building supplies	112.40
10371399	30/09/2021	Abco Products	Office supplies	101.84
11301089	16/09/2021	West Coast Shade Pty Ltd	Repairs	99.00
10062102	23/09/2021	AE Hoskins Building Services	Electrical Service CPV	99.00
11354745	9/09/2021	Bin Bath Australia Pty Ltd	Bin Service CPV	98.56
11301089	16/09/2021	Veale Auto Parts	Auto Parts	98.40
11103313	2/09/2021	Maxwell Robinson & Phelps	Pest control -Old Mill	95.00
10062102	23/09/2021	Jasman Enterprises Pty Ltd	Workshop Quote fee	95.00
11301089	16/09/2021	Toolmart Australia Pty Ltd	Tool supply	90.00
11301089	16/09/2021	Allmark & Associates Pty Ltd	4 name badges	85.80
11354745	9/09/2021	Synergy	Electricity usage	85.58
11354745	9/09/2021	Waterlogic Australia Pty Ltd	Rental and Service Water Cooler	80.77
11103313	2/09/2021	Joshua Swift	Reimbursement	80.75
11354745	9/09/2021	Collier Primary School	Book awards	80.00
10371399	30/09/2021	Harvey Fresh	Milk Supplies	75.06
10371399	30/09/2021	AE Hoskins Building Services	Electrical Services-CPV	74.25
11301089	16/09/2021	Quick Corporate Aust Pty Ltd	Office supplies	70.11

Reference	Date	Payee	Description	Amount (\$)
10371399	30/09/2021	Vetwest Animal Hospitals Pty Ltd	Animal Welfare	65.12
10062102	23/09/2021	Perth Security Services	Alarm Response	58.62
10371399	30/09/2021	Perth Security Services	Alarm Response	58.62
11103313	2/09/2021	Quick Corporate Aust Pty Ltd	Office supplies	58.01
11354745	9/09/2021	Repco Auto Parts	Auto Parts	52.25
10371399	30/09/2021	Firesafe Service & Maintenance Pty Ltd	Service & Maintenance	49.50
11103313	2/09/2021	Connect Call Centre Services	After hour calls	47.19
11103313	2/09/2021	Telstra - 3614257784 ID 1003577	Phone/data charges	40.00
11301089	16/09/2021	Carringtons Traffic Services	Traffic management-Waterbird Refuge	36.96
10062102	23/09/2021	Carringtons Traffic Services	Traffic Management-Waterbird Refuge	36.96
10371399	30/09/2021	Carringtons Traffic Services	Traffic Mgmt Waterbird Refuge	36.96
11354745	9/09/2021	Aussie Natural Spring Water	Water supplies	35.55
10062102	23/09/2021	Aussie Natural Spring Water	Water supply	35.55
11354745	9/09/2021	Alinta	Electricity/gas usage	35.35
11354745	9/09/2021	Auscol	Drum for used cooking oil	27.50
10062102	23/09/2021	Office National Canning Vale	Office supplies	22.54
11301089	16/09/2021	Office National Canning Vale	Library Supplies	21.53
11354745	9/09/2021	Bolinda Publishing Pty Ltd	Library Service	19.80
11354745	9/09/2021	WA Police Service - Revenue Section	Volunteer Police Checks	16.70
11103313	2/09/2021	BOC Gases	Dry Ice Pellets	5.06
Sub Total				6,592,156.27

Cheque Payments

Reference	Date	Payee	Description	Amount (\$)
10574343	30/09/2021	City of South Perth - Petty Cash	Petty cash reimbursement-Civic Centre	809.45
14045547	16/09/2021	City of South Perth - CPV	Petty Cash-CPV	330.55
14385792	9/09/2021	City of South Perth - CPV	Petty cash reimbursement	126.45
15200196	3/09/2021	City of South Perth - Petty Cash	Petty cash GBLC	4.80
Sub Total				1,271.25

Non Creditor EFT Payments

Reference	Date	Payee	Description	Amount (\$)
11354745	9/09/2021	Broadwater Resort Como	Refund Rubbish charges-137 Melville Pde	7,230.75
11354745	9/09/2021	Our Ruby Girl	Community Funding Grant	5,500.00
10062102	23/09/2021	St Columbas School South PerthP&F Assoc	Community Funding Grant	5,500.00
10371399	30/09/2021	South Perth Cricket Club Inc	Community Funding Grant	5,500.00
10062102	23/09/2021	Bonnie De La Hunt	Community Funding Grant	5,000.00
11354745	9/09/2021	Marr Mooditj Training Aboriginal Corp	Community Funding Grant	4,950.00
10062102	23/09/2021	Edward Paul Capelli	RRAB [REDACTED]	4,400.00
11301089	16/09/2021	Dr O Al-Qubaisy & Ms M Namaa	Refund Overpaid rates [REDACTED]	3,370.88
11103313	2/09/2021	Collier Pines Ladies Gold Club	Community Funding Grant	3,100.00
10062102	23/09/2021	Niche Living Construction	RRAB-87 Clydesdale	3,000.00
11103313	2/09/2021	John & Tracey Kingdon	Refund Overpayment-18 Henning Cres	2,598.63
10062102	23/09/2021	P Duncan & S K Matara	Refund bond/hire fees John McGrath	2,345.00
11354745	9/09/2021	Vishal Kelkar	RRAB [REDACTED]	2,200.00
11354745	9/09/2021	Buildinglines Approvals Pty Ltd	RRAB-23 Oxford St	2,200.00
11354745	9/09/2021	Paula Roe	RRAB [REDACTED]	2,200.00
11301089	16/09/2021	Barrier Reef Pools	RRAB-186 Lockhart	2,200.00
11301089	16/09/2021	Cavalier Portables & Park Homes	RRAB-367 Canning Hwy	2,200.00
11301089	16/09/2021	Phil Russo	RRAB [REDACTED]	2,200.00
11301089	16/09/2021	Peter Banks	RRAB [REDACTED]	2,200.00
10062102	23/09/2021	Distinctive Homes WA	RRAB-51 Ridge St	2,200.00
10062102	23/09/2021	Nathan Stewart	RRAB [REDACTED]	2,200.00
10371399	30/09/2021	Webb and Brown-Neaves	RRAB-102 McDonald St	2,200.00
10371399	30/09/2021	Welink Construction Pty	RRAB-12A Cornish Crescent	2,200.00
10371399	30/09/2021	Nulook Homes	RRAB-39A Bessell Ave	2,200.00
11354745	9/09/2021	Manning Rippers Football Club Inc.	Refund hall/Swipe card Manning Hall	2,050.00
11354745	9/09/2021	Greener Pastures Sanctuary Inc	Refund Hall/Swipe Card Manning Hall	2,050.00
11354745	9/09/2021	Trinity Aquinas Amateur Football Club In	Refund Hall/Swipe card Bond-John McGrath	2,050.00
10062102	23/09/2021	Lionheart Camp for Kids Inc.	Refund Hall/Swipe card SPCH	2,050.00
10062102	23/09/2021	Sonia Ferrero	Refund Hall/Bond Key Moresby	2,050.00
10062102	23/09/2021	Curtin Football Club Incorporated	Refund Hall Bond Manning Hall	2,050.00
10062102	23/09/2021	Early Childhood Australia Inc ECA WA	Refund Hall bond-Collins St	2,000.00
11354745	9/09/2021	Amanda Dorn T/A Urban Residential Trust	Refund agent as ratepayer making payment	1,553.34
10062102	23/09/2021	Abu Anwar	Refund Hall/Swipe Card SPCH	1,050.00
11354745	9/09/2021	Outdoor World	RRAB-34 Challenger Ave	1,000.00
11301089	16/09/2021	Michelle Hughes	RRAB [REDACTED]	1,000.00
11301089	16/09/2021	Factory Pools Perth	RRAB-62 Roseberry Ave	1,000.00
11301089	16/09/2021	Mr Nicholas Mckerlie	RRAB [REDACTED]	1,000.00
10062102	23/09/2021	Peter O'Neill	RRAB [REDACTED]	1,000.00
10371399	30/09/2021	Margaret Seebeck	RRAB [REDACTED]	1,000.00
10371399	30/09/2021	Peter Treichi	RRAB [REDACTED]	1,000.00
10371399	30/09/2021	Australian Outdoor Living	RRAB-27 Arundel	1,000.00
10062102	23/09/2021	Next Move Real Estate	Refund payment-1/27 Parsons Ave	976.29

Reference	Date	Payee	Description	Amount (\$)
11354745	9/09/2021	Mr Kum Hong Cheng	Crossing Subsidy [REDACTED]	849.93
11301089	16/09/2021	Steven Van Maanen	Crossing Subsidy [REDACTED]	795.23
10062102	23/09/2021	Stephen Strickland	Crossing Subsidy [REDACTED]	795.23
11354745	9/09/2021	Jag Demolition	RRAB-26 Ranelagh	750.00
10062102	23/09/2021	Mr WJ & DJ McDonald	Refund Hall/Swipe Card Bond	750.00
10062102	23/09/2021	Exclusive Demolition	RRAB-5 Ranelagh Cr	750.00
10371399	30/09/2021	APC Collective Investments Pty Ltd	RRAB-14 Preston St	750.00
10371399	30/09/2021	APC Collective Investments Pty Ltd	RRAB-12 Preston St	750.00
10371399	30/09/2021	Enzo Catalano	RRAB [REDACTED]	750.00
10062102	23/09/2021	Navkiran Singh Menon	Refund Hall/Key Bond-Moresby St	660.00
11354745	9/09/2021	Louise Ann Bell T/A L B Occupational The	Refund Hall/swipe card bond Manning Hall	600.00
11354745	9/09/2021	Australian Indian Medical Association In	Refund Hall/Swipe card Manning Hall	600.00
11354745	9/09/2021	Fenny Elizabet & Feryando Firdaus	Refund hall/Swipe card John McGrath	600.00
11354745	9/09/2021	Chinmaya Mission Australia Pty Ltd	Refund hall/swipe card Manning Hall	600.00
11354745	9/09/2021	Terry Kah Kin Lum	Refund hall/swipe card Manning Hall	600.00
11354745	9/09/2021	Department of Planning Lands & Heritage	Refund Hall/Swipe Card John McGrath	600.00
11354745	9/09/2021	Perth Zoo Docent Association	Refund Hall/Swipe card SPCH	600.00
11301089	16/09/2021	Ane Dearlove	Refund hall/Card Bond Collins St	600.00
10062102	23/09/2021	Wayne O'Brien	Refund hall/key bond Collins St	600.00
10062102	23/09/2021	K Bryant T/A Good Health Grows	Refund Hall/Swipe card Bond-John McGrath	600.00
10062102	23/09/2021	Eva Tran	Refund Hall/swipe card John McGrath	600.00
10371399	30/09/2021	Muhammad Mustansir	Refund Hall/Swipe card John McGrath	600.00
11354745	9/09/2021	K&M Powdercoating Pty Ltd	RRAB-3 Killaloe Place	500.00
11354745	9/09/2021	WA DIY Patios	RRAB-75/80 Henley St	500.00
11354745	9/09/2021	K&M Powdercoating Pty Ltd	RRAB-89A Welwyn Avenue	500.00
11354745	9/09/2021	K & M Powdercoating	RRAB-2/277 Canning Hwy	500.00
11301089	16/09/2021	K & M Powdercoating	RRAB-89A Welwyn Avenue	500.00
11301089	16/09/2021	Mr David Casson	RRAB [REDACTED]	500.00
10371399	30/09/2021	Vergola WA	RRAB-46A Sulman Ave	500.00
10371399	30/09/2021	Chris & Anna Walker	RRAB [REDACTED]	500.00
11301089	16/09/2021	Bourkes	Refund payment 4/116 Angelo St	426.38
10371399	30/09/2021	BAPS Swaminarayan Sanstha	Refund hire fee/SJMP	330.00
10062102	23/09/2021	Hockey Australia Ltd	Refund booking/site fees SJMP	231.00
11354745	9/09/2021	Mr Simon Monson	Individual Dev. Grant	200.00
10371399	30/09/2021	Audrey Le Breton	Refund for door repairs	165.00
10371399	30/09/2021	Peter Coster	Refund Hire fee-SJMP	160.00
10371399	30/09/2021	David Warby	Refund hire fee SJMP	70.00
11301089	16/09/2021	H Prendiville	Refund of overpayment	50.00
11301089	16/09/2021	Ms Maydiawaty Soeparta	Refund Fees Paid-Multisports	10.00
Sub Total				125,217.66

Non Creditor CHQ Payments

Reference	Date	Payee	Description	Amount (\$)
14385792	9/09/2021	Shingara Singh	Refund Hall/Swipe Card SPCH	2,050.00
14385792	9/09/2021	Leteberhan Negash	Refund Hall/Swipe Card SPCH	2,050.00
13245159	23/09/2021	WA Police Legacy	Refund Hall/Swipe card John McGrath	2,050.00
13245159	23/09/2021	Ignatius Wong	Refund Hall/Swipe card Bond John McGrath	1,050.00
14385792	9/09/2021	Elizabeth H & David Gray	Refund Pensioner Rebate [REDACTED]	772.33
13245159	23/09/2021	Lexie Sutton	Refund Hall/Key Bond Collins St	600.00
13245159	23/09/2021	Curtin University	Refund Hall/swipe card bond Manning Hall	600.00
10574343	30/09/2021	Eunice Snodgrass	Refund Hire fees SJMP	416.00
13245159	23/09/2021	Ms Tanya Pastonjicki	Refund Fee for planning	73.00
13245159	23/09/2021	Kathryn Bell	Refund for found lost item	15.00
Sub Total				9,676.33

Excluding: Voided Payments:

Reference	Date	Payee	Description	Amount (\$)
				0.00
Total Cancelled EFT				0.00

Excluding: Cancelled Cheques

Reference	Date	Payee	Description	Amount (\$)
				0.00
Total Cancelled Cheques				0.00

City of South Perth
Statement of Financial Position
30 September 2021

Details	30 September 2021 \$	30 September 2020 \$	Interim 30 June 2021 \$
CURRENT ASSETS			
Cash & Cash Equivalents	76,915,374	65,900,193	57,343,511
Trade & Other Receivables	22,920,419	23,319,151	3,873,197
Other Current Assets	789,359	292,332	962,859
TOTAL CURRENT ASSETS	100,625,152	89,511,676	62,179,567
NON-CURRENT ASSETS			
Trade & Other Receivables	11,726,113	936,653	934,335
Investments (LGHT & RRC)	222,467	214,755	222,467
Property, Plant & Equipment	371,149,575	375,234,775	371,121,797
Infrastructure	354,082,099	355,059,985	355,731,449
Intangibles	388,668	593,446	440,283
TOTAL NON-CURRENT ASSETS	737,568,921	732,039,615	728,450,330
TOTAL ASSETS	838,194,073	821,551,292	790,629,897
CURRENT LIABILITIES			
Trade & Other Payables	10,788,710	8,756,705	7,213,682
Borrowings	591,134	884,240	615,148
Provisions	5,142,744	4,836,861	5,187,333
Leaseholder Liability	26,027,370	26,500,542	26,124,645
Grant Obligations	6,981,222	465,834	7,118,322
TOTAL CURRENT LIABILITIES	49,531,180	41,444,181	46,259,130
NON-CURRENT LIABILITIES			
Leaseholder Liability	785,290	903,446	799,228
Borrowings	5,741,361	6,332,494	5,868,657
Provisions	362,407	590,666	362,407
TOTAL NON-CURRENT LIABILITIES	6,889,057	7,826,606	7,030,292
TOTAL LIABILITIES	56,420,238	49,270,787	53,289,422
NET ASSETS	781,773,835	772,280,504	737,340,475
EQUITY			
Retained Surplus	133,154,554	135,407,292	133,402,304
Reserves - Cash Backed	39,970,561	35,002,149	40,298,494
Revaluation Surplus	564,215,359	567,089,931	564,215,359
Net Profit/Loss	44,433,360	34,781,132	(575,683)
TOTAL EQUITY	781,773,835	772,280,504	737,340,475

City of South Perth Statement of Change in Equity 30 September 2021			
	30 September 2021 \$	30 September 2020 \$	Interim 30 June 2021 \$
RESERVES			
Cash Backed			
Balance at beginning of reporting period	40,298,494	35,573,691	35,573,690
Aggregate transfers to Retained Earnings	(760,579)	(684,382)	(12,230,659)
Aggregate transfers from Retained Earnings	432,647	112,841	16,955,462
Balance at end of reporting period	<u>\$ 39,970,561</u>	<u>\$ 35,002,149</u>	<u>\$ 40,298,493</u>
Non - Cash Backed			
Asset Revaluation Reserve	564,215,359	567,089,931	564,215,359
Balance at end of reporting period	<u>\$ 564,215,359</u>	<u>\$ 567,089,931</u>	<u>\$ 564,215,359</u>
TOTAL RESERVES	<u>\$ 604,185,921</u>	<u>\$ 602,092,080</u>	<u>\$ 604,513,852</u>
RETAINED EARNINGS			
Balance at beginning of reporting period	132,826,623	134,835,750	134,835,751
Realised Revaluation Reserve	-	-	3,291,358
Change in Net Assets from Operations	44,433,359	34,781,132	(575,683)
Aggregate transfers to Reserves	(432,647)	(112,841)	(16,955,462)
Aggregate transfers from Reserves	760,579	684,382	12,230,659
Balance at end of reporting period	<u>\$ 177,587,915</u>	<u>\$ 170,188,424</u>	<u>\$ 132,826,623</u>
TOTAL EQUITY	<u>\$ 781,773,836</u>	<u>\$ 772,280,504</u>	<u>\$ 737,340,475</u>

**City of South Perth
Statement of Financial Activity
30 September 2021**

Original Budget 2021/22	OPERATING ACTIVITIES	YTD Budget	YTD Actual	YTD Variance Budget	Note	YTD % Variance Budget
	Income					
38,868,198	Rates	38,868,198	38,755,888	(112,310)	U	0%
1,786,711	General Purpose Funding	668,497	501,579	(166,918)	U	-25%
70,000	Governance	12,500	13,575	1,075	F	9%
178,500	Law, Order, Public Safety	44,626	37,868	(6,758)	U	-15%
102,000	Health	95,500	95,156	(344)	U	0%
1,914,235	Housing	511,344	488,422	(22,922)	U	-4%
7,750,514	Community Amenities	7,344,303	7,431,506	87,203	F	1%
5,700,632	Recreation and Culture	1,428,743	1,478,060	49,317	F	3%
1,858,000	Transport	458,610	504,638	46,028	F	10%
13,979,570	Economic Services	13,786,570	13,857,807	71,237	F	1%
35,000	Other Property and Services	8,750	4,344	(4,407)	U	-50%
72,243,360	Subtotal Income	63,227,642	63,168,843	(58,799)	U	
	Expenditure					
293,896	General Purpose Funding	49,611	51,075	(1,464)	U	-3%
4,848,767	Governance	1,220,838	874,260	346,578	F	28%
1,277,817	Law, Order, Public Safety	220,521	189,867	30,653	F	14%
792,881	Health	183,711	162,440	21,271	F	12%
673,352	Welfare Services & Education	156,387	245,126	(88,739)	U	-57%
2,940,611	Housing	770,499	783,456	(12,957)	U	-2%
13,141,102	Community Amenities	3,153,693	3,015,087	138,606	F	4%
20,557,811	Recreation and Culture	4,792,456	4,856,594	(64,138)	U	-1%
17,034,770	Transport	3,944,014	3,930,489	13,525	F	0%
14,611,227	Economic Services	4,642,805	4,583,299	59,506	F	1%
226,653	Other Property and Services	258,976	180,889	78,086	F	30%
76,398,887	Subtotal Expenditure	19,393,511	18,872,582	520,928	F	
(4,155,526)	Net Operating Surplus/ (Deficit)	43,834,131	44,296,260	462,130	F	
	ADD NON CASH ITEMS					
11,379,052	Depreciation of Assets	2,846,868	2,901,432	(54,564)	U	-2%
204,789	Ammortisation Expense	51,618	51,615	3	F	0%
11,583,842	Subtotal Non Cash Items	2,898,486	2,953,047	(54,562)	U	
7,428,316	Net Operating Surplus/ (Deficit)	46,732,616	47,249,308	516,691	F	
	LESS CAPITAL INCOME & EXPENDITURE					
4,822,394	Grants for Acquisition of Assets	205,789	137,100	(68,689)	U	-33%
(1,936,794)	Acquisition of Buildings	(160,612)	(300,891)	(140,279)	U	-87%
(110,000)	Acquisition of Computer Equipment	-	-	-		
(2,163,246)	Acquisition of Plant & Equipment	(305,596)	(363,857)	(58,261)	U	-19%
(10,000)	Acquisition of Artworks	(10,000)	(86,739)	(76,739)	U	-767%
(7,985,701)	Construction of Infrastructure Assets	(828,697)	(528,373)	300,324	F	36%
(7,383,347)	Subtotal Capital Income and Expenditure	(1,099,116)	(1,142,760)	(43,644)	U	
	LESS OTHER NON OPERATING ITEMS					
(615,148)	Loan Principal Repayments	(151,311)	(151,311)	-		
(14,332,140)	Transfers to Reserves	(765,555)	(432,863)	332,692	F	43%
(14,947,288)	Subtotal Other Non Operating Items	(916,865)	(584,173)	332,692	F	
	OTHER FUNDING SOURCES					
3,812,980	Transfers from Reserves	898,457	760,579	(137,878)	U	-15%
7,000,000	Movement in Grant Obligations	-	-	-		
348,500	Proceeds on Disposal of Assets	100,500	-	(100,500)	U	-100%
46,897	Self Supporting Loans Recouped	11,724	11,532	(193)	U	-2%
-	Movement in CPV Liabilities (Non-Current)	-	(111,213)	(111,213)	F	0%
-	Movement in Deferred Rates (Non-Current)	-	19,004	19,004	F	0%
(10,543,152)	Movement in UGP Debtors (Non-Current)	(10,543,152)	(10,810,782)	(267,630)	U	-3%
10,545,609	Proceeds from New Borrowings	-	-	-		
3,691,484	Opening Net Current Assets July 1 B/Fwd	3,691,484	7,990,132	4,298,648	F	116%
14,902,320	Subtotal Other Funding Sources	(5,840,986)	(2,140,748)	3,700,238	F	
0	CLOSING NET CURRENT ASSETS YTD	38,875,649	43,381,626	4,505,977	F	

City of South Perth

2021/2022 Operating Revenue and Expenditure Budget Versus Actual

September - 2021

Key Responsibility Area	YTD Budget \$	YTD Actual \$	Variance \$	Var F/U	Var %	Original Budget \$
REVENUE						
Office of the CEO						
Governance						
100030 - Governance Admin	-	13,343	13,343	F	100%	-
100040 - Animal Control	41,250	35,732	(5,518)	U	-13%	165,000
100041 - Fire Prevention	1,126	21	(1,105)	U	-98%	4,500
100042 - Parking	358,610	369,793	11,183	F	3%	1,458,000
100043 - District Rangers	2,250	2,120	(130)	U	-6%	9,000
Total Revenue - Office of the CEO	403,236	421,008	17,772	F	4%	1,636,500
Office of the CEO Total	403,236	421,008	17,772	F	4%	1,636,500
Corporate Services						
Finance						
200020 - Investment Activities	278,497	159,616	(118,881)	U	-43%	1,100,711
200021 - Financial Services	12,500	228	(12,272)	U	-98%	70,000
200022 - Rating Services	39,258,198	39,097,851	(160,347)	U	0%	39,554,198
200030 - Property Management - Commercial	68,750	126,191	57,441	F	84%	275,000
200031 - Recoverable Costs	9,100	-	(9,100)	U	-100%	36,400
Total Revenue - Finance	39,627,045	39,383,887	(243,158)	U	-1%	41,036,309
Corporate Services Total	39,627,045	39,383,887	(243,158)	U	-1%	41,036,309
Development & Community Services						
Collier Park Village						
300310 - Collier Park Village	509,844	486,935	(22,908)	U	-4%	1,908,235
300311 - Collier Park Community Centre	1,500	1,486	(14)	U	-1%	6,000
Total Revenue - Collier Park Village	511,344	488,422	(22,922)	U	-4%	1,914,235
Community Development						
300201 - CCR Admin	-	38,079	38,079	F	100%	-
300202 - Community Projects	7,475	5,750	(1,725)	U	-23%	29,900
300205 - Community Events	4,375	23,717	19,342	F	442%	17,500
300211 - Summer Events	-	-	-			274,500
300213 - Public Art	-	1,095	1,095	F	100%	-
300220 - Facility Hire	105,200	120,343	15,143	F	14%	270,000
300221 - Recreation Admin	10,375	3,000	(7,375)	U	-71%	41,500
300222 - George Burnett Leisure Centre Operations	45,000	63,185	18,185	F	40%	180,000
Total Revenue - Community Development	172,425	255,169	82,744	F	48%	813,400
Library						
300400 - Library Services	1,500	6,170	4,670	F	311%	11,000
300401 - Civic Centre Library	3,000	3,372	372	F	12%	12,550
300402 - Manning Library	1,500	1,872	372	F	25%	6,550
300403 - Old Mill	1,400	2,604	1,204	F	86%	5,600
Total Revenue - Library	7,400	14,018	6,618	F	89%	35,700
Statutory Planning						
300610 - Planning Services	136,250	234,823	98,573	F	72%	425,000
300630 - Building Services	110,000	130,928	20,928	F	19%	300,000
300631 - Pool Services	80,000	79,574	(426)	U	-1%	80,000
300640 - Health Services	-	-	-			5,000
300641 - Preventative Services	95,500	95,156	(344)	U	0%	97,000
Total Revenue - Statutory Planning	421,750	540,481	118,731	F	28%	907,000

Key Responsibility Area	YTD Budget	YTD Actual	Variance	Var F/U	Var %	Original Budget \$
\$	\$	\$				
Strategic Planning						
300500 - Strategic Planning	2,500	31,374	28,874	F	1155%	10,000
Total Revenue - Strategic Planning	2,500	31,374	28,874	F	1155%	10,000
Development & Community Services Total	1,115,419	1,329,463	214,044	F	19%	3,680,335
Infrastructure						
Assets & Design						
400120 - Environment (Natural & Built)	250	-	(250)	U	-100%	1,000
400150 - Network Operations	8,750	3,345	(5,405)	U	-62%	35,000
400160 - Underground Power	13,595,570	13,647,305	51,735	F	0%	13,595,570
Total Revenue - Assets & Design	13,604,570	13,650,650	46,080	F	0%	13,631,570
Business & Construction						
400300 - CPGC	1,123,443	1,023,105	(100,338)	U	-9%	4,349,632
400311 - Fleet Management	-	284	284	F	100%	-
400313 - Waste Recycling Centre	1,754,900	1,750,361	(4,539)	U	0%	1,766,900
400314 - Waste Refuse Collection	5,450,403	5,414,875	(35,528)	U	-1%	5,547,614
Total Revenue - Business & Construction	8,328,746	8,188,625	(140,122)	U	-2%	11,664,146
Programs Delivery						
400200 - BLDG Maintenance Administration	8,750	4,060	(4,690)	U	-54%	35,000
400201 - BLDG Maintenance- Manning Community & Park Sheds	-	753	753	F	100%	-
400203 - BLDG Maintenance - Historical Buildings	-	636	636	F	100%	-
400220 - Park Operations - Administration	47,625	31,660	(15,965)	U	-34%	190,500
400222 - Park Operations - Major Passive	-	26,601	26,601	F	100%	-
400229 - Park Operations - Plant Nursery Operational	1,000	-	(1,000)	U	-100%	4,000
400240 - Works & Services Administration	67,500	84,737	17,237	F	26%	270,000
400242 - Cross-overs	10,000	19,344	9,345	F	93%	40,000
400245 - Roads	13,750	27,418	13,668	F	99%	55,000
Total Revenue - Programs Delivery	148,625	195,210	46,585	F	31%	594,500
Infrastructure Total	22,081,941	22,034,485	(47,457)	U	0%	25,890,216
Total Revenue	63,227,642	63,168,843	(58,799)	U	0%	72,243,360
EXPENDITURE						
Office of the CEO						
Office of the CEO						
100010 - Office of the CEO	146,246	124,550	21,696	F	15%	644,037
Total Expense - Office of the CEO	146,246	124,550	21,696	F	15%	644,037
Governance						
100030 - Governance Admin	165,431	130,245	35,186	F	21%	780,923
100031 - Council Members	204,514	191,096	13,418	F	7%	682,225
100032 - Council Functions	49,511	62,347	(12,835)	U	-26%	203,999
100033 - Marketing & Communications	166,507	105,047	61,460	F	37%	680,730
100034 - Publications	21,500	21,584	(84)	U	0%	86,000
100040 - Animal Control	64,075	61,533	2,542	F	4%	273,494
100041 - Fire Prevention	24,279	8,449	15,830	F	65%	155,409
100042 - Parking	158,825	158,265	560	F	0%	772,285
100043 - District Rangers	58,675	50,054	8,622	F	15%	253,177
Total Expense - Governance	913,318	788,621	124,697	F	14%	3,888,242
Human Resources						
100020 - Human Resources	246,712	190,008	56,704	F	23%	1,041,189
100021 - Occupational Health & Safety	49,304	36,019	13,286	F	27%	197,386
Total Expense - Human Resources	296,016	226,026	69,990	F	24%	1,238,575
Office of the CEO Total	1,355,580	1,139,197	216,383	F	16%	5,770,854
Corporate Services						
Director of Corporate Services						
200010 - Corporate Services	59,275	58,981	294	F	0%	255,394
Total Expense - Director of Corporate Services	59,275	58,981	294	F	0%	255,394
Customer Services Admin						
200060 - Customer Services Admin	261,514	256,722	4,792	F	2%	1,154,126
Total Expense - Customer Services Admin	261,514	256,722	4,792	F	2%	1,154,126

Key Responsibility Area	YTD Budget	YTD Actual	Variance	Var F/U	Var %	Original Budget \$
	\$	\$	\$			
Finance						
200020 - Investment Activities	36,317	36,317	-			171,978
200021 - Financial Services	845,963	856,647	(10,683)	U	-1%	2,723,887
200022 - Rating Services	49,611	36,863	12,748	F	26%	293,896
200031 - Recoverable Costs	57,313	41,711	15,602	F	27%	164,900
200032 - PreSchools	9,835	8,538	1,296	F	13%	34,915
Total Expense - Finance	999,039	980,076	18,963	F	2%	3,389,576
Information Technology						
200050 - Information Services	1,115,646	976,052	139,594	F	13%	4,764,134
200051 - Records Management	45,523	43,344	2,179	F	5%	197,266
Total Expense - Information Technology	1,161,169	1,019,396	141,773	F	12%	4,961,400
Organisational Performance						
200040 - Organisational Performance	49,005	26,051	22,954	F	47%	205,813
Total Expense - Organisational Performance	49,005	26,051	22,954	F	47%	205,813
Corporate Services Total	2,530,002	2,341,226	188,776	F	7%	9,966,309
Development & Community Services						
Director of Development & Community Services						
300010 - Development & Community Services	61,227	70,334	(9,107)	U	-15%	263,444
Total Expense - Director of Development & Community Services	61,227	70,334	(9,107)	U	-15%	263,444
Community Development						
300201 - CCR Admin	181,624	330,019	(148,395)	U	-82%	873,242
300202 - Community Projects	52,000	36,470	15,530	F	30%	201,000
300203 - Citizens Centre - South Perth	42,031	136,495	(94,464)	U	-225%	174,512
300204 - Citizens Centre - Manning	35,750	31,114	4,635	F	13%	150,039
300205 - Community Events	123,042	128,819	(5,778)	U	-5%	585,721
300210 - Major Events	21,329	14,550	6,779	F	32%	402,915
300211 - Summer Events	-	1,583	(1,583)	U	-100%	210,000
300212 - Functions	15,475	8,405	7,070	F	46%	84,900
300213 - Public Art	17,411	11,916	5,496	F	32%	77,883
300220 - Facility Hire	134,045	125,850	8,196	F	6%	568,386
300222 - George Burnett Leisure Centre Operations	99,016	113,907	(14,891)	U	-15%	408,804
Total Expense - Community Development	721,723	939,128	(217,405)	U	-30%	3,737,403
Collier Park Village						
300310 - Collier Park Village	578,114	590,664	(12,550)	U	-2%	2,091,069
Total Expense - Collier Park Village	578,114	590,664	(12,550)	U	-2%	2,091,069
Library						
300400 - Library Services	-	550	(550)	U	-100%	-
300401 - Civic Centre Library	399,340	361,485	37,855	F	9%	1,699,789
300402 - Manning Library	148,441	195,425	(46,985)	U	-32%	612,193
300403 - Old Mill	43,543	13,124	30,419	F	70%	177,514
300404 - Heritage House	6,878	10,647	(3,768)	U	-55%	29,370
Total Expense - Library	598,202	581,231	16,971	F	3%	2,518,866
Statutory Planning						
300610 - Planning Services	324,873	252,517	72,357	F	22%	1,424,489
300620 - Compliance	41,223	33,405	7,818	F	19%	181,674
300630 - Building Services	79,349	55,423	23,926	F	30%	353,970
300640 - Health Services	109,291	87,796	21,495	F	20%	471,200
300643 - Analytical Services	2,750	12,236	(9,486)	U	-345%	15,000
300644 - Pest Control	10,000	5	9,995	F	100%	60,000
Total Expense - Statutory Planning	567,486	441,381	126,105	F	22%	2,506,332
Strategic Planning						
300500 - Strategic Planning	268,682	249,804	18,878	F	7%	1,085,926
Total Expense - Strategic Planning	268,682	249,804	18,878	F	7%	1,085,926
Development & Community Services Total	2,795,434	2,872,543	(77,109)	U	-3%	12,203,040
Infrastructrue						
Director Infrastructure Services						
400010 - Director Infrastructure Services	73,323	67,096	6,227	F	8%	329,679
400011 - Infrastructure Services-Planning	106,539	74,797	31,742	F	30%	452,467
Total Expense - Director Infrastructure Services	179,863	141,893	37,969	F	21%	782,147

Key Responsibility Area	YTD Budget	YTD Actual	Variance	Var F/U	Var %	Original Budget \$
	\$	\$	\$			
Assets & Design						
400100 - Asset & Design Administration	66,449	65,536	914	F	1%	285,281
400120 - Environment (Natural & Built)	84,218	96,453	(12,235)	U	-15%	433,998
400130 - Asset Management	67,266	49,356	17,911	F	27%	389,327
400140 - Civil Design	124,590	124,036	554	F	0%	555,145
400150 - Network Operations	53,949	107,749	(53,800)	U	-100%	268,914
400160 - Underground Power	4,453,677	4,464,380	(10,703)	U	0%	13,650,755
Total Expense - Assets & Design	4,850,150	4,907,510	(57,360)	U	-1%	15,583,421
Business & Construction						
400300 - CPGC	773,354	881,258	(107,904)	U	-14%	3,108,074
400310 - Business & Construction - Administration	197,820	264,794	(66,974)	U	-34%	849,016
400311 - Fleet Management	483,164	475,442	7,722	F	2%	1,663,115
400312 - Recycling Centre & Waste Management	165,502	98,277	67,225	F	41%	808,753
400313 - Waste Recycling Centre	217,302	115,209	102,093	F	47%	957,208
400314 - Waste Refuse Collection	1,077,459	1,117,273	(39,814)	U	-4%	4,305,939
Total Expense - Business & Construction	2,914,600	2,952,253	(37,653)	U	-1%	11,692,106
Programs Delivery						
400190 - Program Delivery Administration	85,938	78,415	7,523	F	9%	370,649
400200 - BLDG Maintenance Administration	81,873	76,658	5,214	F	6%	365,706
400201 - BLDG Maintenance- Manning Community & Park Sheds	39,658	45,390	(5,733)	U	-14%	190,231
400202 - BLDG Maintenance - Halls & Pavilions	28,176	30,422	(2,246)	U	-8%	131,040
400203 - BLDG Maintenance - Historical Buildings	15,225	8,409	6,816	F	45%	70,099
400204 - BLDG Maintenance - Kindergartens	5,317	2,046	3,271	F	62%	21,267
400205 - BLDG Maintenance - Jetties & Broadwalk	1,848	73	1,775	F	96%	7,392
400206 - BLDG Maintenance - Public Conveniences	55,723	57,906	(2,183)	U	-4%	276,932
400207 - BLDG Maintenance- Recreation Centres	26,251	27,186	(935)	U	-4%	130,868
400208 - BLDG Maintenance - Senior Citizens	14,060	18,973	(4,913)	U	-35%	75,041
400210 - BLDG Maintenance - Operations Centre Complex	31,379	29,333	2,046	F	7%	145,691
400211 - BLDG Maintenance - Minor Works Program	8,750	10,079	(1,329)	U	-15%	35,000
400212 - BLDG Maintenance - Civic Centre Complex	85,431	82,311	3,121	F	4%	376,113
400220 - Park Operations - Administration	232,647	192,333	40,314	F	17%	1,102,415
400221 - Park Operations - Kindergarten	2,138	2,844	(707)	U	-33%	8,550
400222 - Park Operations - Major Passive	162,026	148,596	13,430	F	8%	671,627
400223 - Park Operations - Other Gardens	35,931	22,382	13,549	F	38%	155,723
400224 - Park Operations - Passive	101,206	63,182	38,024	F	38%	409,823
400225 - Park Operations - Active (Sport)	536,289	515,534	20,755	F	4%	2,222,111
400226 - Park Operations - Senior Citizens	3,780	2,678	1,102	F	29%	15,120
400227 - Park Operations - Streetscapes Operational	413,193	450,825	(37,632)	U	-9%	1,982,730
400228 - Park Operations - Natural Park Areas Operational	303,712	312,244	(8,533)	U	-3%	1,245,153
400229 - Park Operations - Plant Nursery Operational	71,202	49,612	21,590	F	30%	299,192
400231 - Park Operations - Retic Operational	50,880	18,927	31,953	F	63%	245,197
400240 - Works & Services Administration	1,666,834	1,664,343	2,491	F	0%	6,697,602
400241 - Bus Shelters	1,775	-	1,775	F	100%	7,100
400242 - Cross-overs	18,225	18,816	(591)	U	-3%	96,100
400243 - Drainage	89,436	89,147	289	F	0%	324,507
400244 - Footpaths	108,691	77,543	31,149	F	29%	513,496
400245 - Roads	117,865	98,317	19,548	F	17%	540,854
400246 - Signage	27,664	15,985	11,679	F	42%	132,886
400247 - Street Furniture	224,287	222,200	2,086	F	1%	920,011
400248 - Sumps	19,178	13,955	5,223	F	27%	76,700
400249 - Sweeping	101,296	71,297	29,999	F	30%	538,084
Total Expense - Programs Delivery	4,767,882	4,517,960	249,922	F	5%	20,401,010
Infrastructure Total	12,712,495	12,519,616	192,879	F	2%	48,458,683
Total Expenditure	19,393,511	18,872,582	520,929	F	3%	76,398,887
Net Position	43,834,131	44,296,260	462,130	F	1%	(4,155,526)

As at 11-Oct-2021 13:49:05

City of South Perth
2021/2022 - Significant Variance Analysis
30 September 2021
(Budget Versus Actual)

1. Operating Revenue and Expenditure by Business Unit

Key Responsibility Area	YTD Budget	YTD Actual	Variance	Var F/U	Var %	Original Budget	<i>Variance Analysis & Commentary</i> <i>Significant Variances: \$10,000 or 10% the greater of</i>
	(\$)	(\$)	(\$)			(\$)	
REVENUE							
Chief Executive's Office							
Governance	403,236	421,008	17,772	F	4%	1,636,500	Permanent, favourable due to Liquidated Damages received (\$13k) and Animal Control Revenue (\$4k) due to timing.
Human Resources	-	-	-			-	
Total Revenue - Chief Executive's Office	403,236	421,008	17,772	F	4%	1,636,500	
Directorate - Corporate Services							
Finance	39,627,045	39,383,887	(243,158)	U	-1%	41,036,309	Unfavourable due to timing, Grant revenue (\$106k), Rates revenue (\$110k), Investment Interest Revenue (\$15k), Miscellaneous Revenue (\$12k)
Total Revenue - Corporate Services	39,627,045	39,383,887	(243,158)	U	-1%	41,036,309	
Directorate - Development & Community Services							
Collier Park Village	511,344	488,422	(22,922)	U	-4%	1,914,235	Lower mainly due to timing of Rental income.
Community Development	172,425	255,169	82,744	F	48%	813,400	Favourable permanent difference due to Grants revenue (\$29k) and Secondment payment (\$23k). Favourable timing difference in Facility hire revenue (\$14k) and George Burnett Leisure Centre (\$18k).
Library	7,400	14,018	6,618	F	89%	35,700	Higher due to timing mainly in Library Services.
Statutory Planning	421,750	540,481	118,731	F	28%	907,000	Favourable mainly due to timing, higher Planning Fees.
Strategic Planning	2,500	31,374	28,874	F	1155%	10,000	Permanent difference due to Secondment revenue.
Total Revenue - Development & Community Services	1,115,419	1,329,463	214,044	F	19%	3,680,335	
Directorate - Infrastructure Services							
Assets & Design	13,604,570	13,650,650	46,080	F	0%	13,631,570	Permanent difference, mainly in Underground Power due to revised GRV valuation received from Landgate.
Business & Construction	8,328,746	8,188,625	(140,122)	U	-2%	11,664,146	Timing, lower CPGC revenue (\$100k) and Rubbish collections (\$40k).
Programs Delivery	148,625	195,210	46,585	F	31%	594,500	Higher due to timing in Works and Services (\$40k), Park Operations (\$9k) offset by Building Maintenance (\$3k)
Total Revenue - Infrastructure Services	22,081,941	22,034,485	(47,457)	U	0%	25,890,216	
Total Revenue	63,227,642	63,168,843	(58,799)	U	0%	72,243,360	

EXPENDITURE							
Chief Executive's Office							
Office of the CEO	146,246	124,550	21,696	F	15%	644,037	Lower mainly due to timing, Consultants (\$9k), Miscellaneous Expenses (\$4k), Conferences and Events (\$6k) and Training Course (\$2k)
Governance	913,318	788,621	124,697	F	14%	3,888,242	Lower expenditure due to timing in Marketing and Communications (\$61k), Rangers (\$28k) and Governance Admin (\$35k).
Human Resources	296,016	226,026	69,990	F	24%	1,238,575	Favourable expenditure mainly due to timing in Consultants (\$13k), Training Course (\$26k), OSH Health Initiatives (\$11k), Subscriptions (\$5k) and Salaries and Wages (\$15k)
Total Expense - Chief Executive's Office	1,355,580	1,139,197	216,383	F	16%	5,770,854	
Directorate - Corporate Services							
Director of Corporate Services	59,275	58,981	294	F	0%	255,394	Insignificant Variance
Customer Services Admin	261,514	256,722	4,792	F	2%	1,154,126	Insignificant Variance
Finance	999,039	980,076	18,963	F	2%	3,389,576	Lower expenditure mainly due to timing of Utility charges
Information Technology	1,161,169	1,019,396	141,773	F	12%	4,961,400	Favourable due to timing, 1System Implementation (\$34k), Software Support and Licenses (\$55k), Telephone and Data Charges (\$17k) and Salaries and Wages (\$40k) offset by Consultant fee (\$3k)

Key Responsibility Area	YTD Budget (\$)	YTD Actual (\$)	Variance (\$)	Var F/U	Var %	Original Budget (\$)	Variance Analysis & Commentary <i>Significant Variances: \$10,000 or 10% the greater of</i>
Organisational Performance	49,005	26,051	22,954	F	47%	205,813	Timing, lower expenditure due to Consultant (\$12k), Salaries and Wages (\$4k) and BAU Improvement (\$6k)
Total Expense - Corporate Services	2,530,002	2,341,226	188,776	F	7%	9,966,309	
Directorate - Development & Community Services							
Director of Development & Community Services	61,227	70,334	(9,107)	U	-15%	263,444	Unfavourable mainly due to timing, Salaries and Wages due to higher duties.
Community Development	721,723	939,128	(217,405)	U	-30%	3,737,403	Higher expenditure due to timing, Donations (\$144k) offset by Major Event Management Cost (\$5k), Youth Advisory Council (\$11k) and Salaries and Wages (\$88k)
Collier Park Village	578,114	590,664	(12,550)	U	-2%	2,091,069	Unfavourable mainly due to timing, Maintenance.
Library	598,202	581,231	16,971	F	3%	2,518,866	Favourable expenditure mainly due to timing, Education Program (\$12k) and Miscellaneous Programs (\$4k)
Statutory Planning	567,486	441,381	126,105	F	22%	2,506,332	Lower expenditure mainly due to timing, Salaries and Wages.
Strategic Planning	268,682	249,804	18,878	F	7%	1,085,926	Favourable due to timing, Miscellaneous Studies (\$10k) and Precinct Studies (\$9k).
Total Expense - Development & Community Services	2,795,434	2,872,543	(77,109)	U	-3%	12,203,040	
Directorate - Infrastructure Services							
Director Infrastructure Services	179,863	141,893	37,969	F	21%	782,147	Lower expenditure mainly in Salaries and Wages due to timing.
Assets & Design	4,850,150	4,907,510	(57,360)	U	-1%	15,583,421	Timing difference, higher expenditure mainly in Salaries and Wages (\$49k), and Labour Hire (\$8k).
Business & Construction	2,914,600	2,952,253	(37,653)	U	-1%	11,692,106	Higher CPGC (\$107k) offset by Waste expenditure (\$70k) due to timing.
Programs Delivery	4,767,882	4,517,960	249,922	F	5%	20,401,010	Favourable due to timing, Park Operations (\$134k), Works and Services (\$103k) and Building Maintenance (\$12k).
Total Expense - Infrastructure Services	12,712,495	12,519,616	192,879	F	2%	48,458,683	
Total Expenditure	19,393,511	18,872,582	520,929	F	3%	76,398,887	
Net Position	43,834,131	44,296,260	462,130	F	1%	(4,155,526)	

2. Capital Revenue and Expenditure

Capital variance based on the subtotals contained in the f. Capital Revenue and Expenditure Report

CAPITAL REVENUE							
Park Operations	203,289	137,100	(66,189)	U	-33%	3,771,489	Timing variance. Recognition of grant revenue, Challenger Reserve completion date extended to mid-December.
Roads	2,500	-	(2,500)	U	-100%	1,050,905	Timing difference. Recognition of grant revenue Darley Street - Ray St to Mill Point.
Total Capital Revenue	205,789	137,100	(68,689)	U	-33%	4,822,394	

CAPITAL EXPENDITURE							
Drainage	8,310	-	8,310	F	100%	162,500	Timing variance. Stormwater Pit Replacements.
Pathways	45,000	26,845	18,155	F	40%	1,115,329	Variance due to timing Cliffe St, Canning Highway.
Roads	7,000	95,601	(88,601)	U	-1266%	2,165,573	Permanent difference due to Salisbury Av. (\$70k) project carry forward from last year total expected expenditure this year \$90k. Timing difference. Projects commenced ahead of budget timing (\$18k).
Buildings	223,190	214,346	8,844	F	4%	1,592,824	Higher spend due to timing. Projects behind budget timing: Manning Hub stage 2 (\$69k) and Solar Panels (\$33k). Projects spend ahead of budget timing: RAF (\$46k) and Como Bowling Club (\$33k)
Lighting	373,695	61,630	312,064	F	84%	645,936	Lower spend due to timing. Challenger Reserve (\$221k) and Bill Grayden Reserve (\$91k).
Security	41,015	6,558	34,456	F	84%	216,791	Underspent YTD due to timing. CCTV Karawara Stage 2 (\$22k) and Stage 4 - Kardan Circuit (\$12k).
Technology	-	-	-			100,000	
Artworks	10,000	86,739	(76,739)	U	-767%	10,000	Permanent difference. RAC Intellibus carry forward greater than budget (\$77k).
Collier Park Golf Course	186,140	113,512	72,628	F	39%	351,140	Lower spend due to timing. CPGC - Weir Rectification (\$73k)

Key Responsibility Area	YTD Budget (\$)	YTD Actual (\$)	Variance (\$)	Var F/U	Var %	Original Budget (\$)	<i>Variance Analysis & Commentary</i> <i>Significant Variances: \$10,000 or 10% the greater of</i>
Collier Park Retirement Village (CPRV)	37,742	118,071	(80,329)	U	-213%	417,500	Higher spend due to timing. Refurbishment (\$80k)
Plant and Fleet Management	33,800	245,799	(211,999)	U	-627%	1,165,600	Timing difference in plant purchases, Purchase of Street sweeper (\$199k)
Foreshore & Natural Areas	140,800	254,189	(113,389)	U	-81%	560,000	Timing variance. Black Swan Habitat (\$113k)
Park and Reserves	121,623	54,410	67,213	F	55%	2,108,038	Lower spend due to timing. Bradshaw Conochie Reserve Playground (\$89k), offset by spend ahead of budget: Irrigation Asset Replacement Program (\$32k)
Waste Management	59,072	-	59,072	F	100%	424,490	Timing variance in Fleet purchases.
Local Road Traffic Management	17,519	2,160	15,359	F	88%	1,070,020	Underspent YTD due to timing. Speed Awareness Signage (\$13k) and Mill Point / Mends Street Raised Plateau (\$4k)
Parking Facilities	-	-	-			100,000	
Total Capital Expenditure	1,304,905	1,279,860	25,045	F	2%	12,205,741	
Net Position	(1,099,116)	(1,142,760)	(43,644)	U	-4%	(7,383,347)	

City of South Perth

2021/2022 Capital Revenue and Expenditure Budget Versus Actual

September - 2021

Key Responsibility Area	YTD Budget	YTD Actual	Variance \$	Var F/U	Var %	Original Budget
CAPITAL REVENUE						
Park Operations	203,289	137,100	(66,189)	U	-33%	3,771,489
Roads	2,500	-	(2,500)	U	-100%	1,050,905
Total Revenue	205,789	137,100	(68,689)	U	-33%	4,822,394
CAPITAL EXPENDITURE						
Drainage						
Hampton Street – Sandgate to Lawler St - Drainage Works	-	-	-			5,000
River Drainage Network Replacement	-	-	-			100,000
Stormwater Pit Replacements	8,310	-	(8,310)	U	-100%	50,000
Sump - Thelma Street (58)	-	-	-			7,500
Drainage	8,310	-	8,310	F	100%	162,500
Pathways						
Canning Hwy - Cliffe Street	45,000	18,747	26,253	F	58%	45,000
Davilak Crescent to Curtin Uni Cycle Path Link	-	-	-			50,000
Douglas Avenue - Coode Car Park Raised Cycle Crossing	-	675	(675)	U	-100%	60,000
Elderfield Wetlands - Pathway Infill	-	-	-			50,000
Jarman Avenue - Hennington -Downey St - Pathway Infill	-	-	-			30,000
Redmond Reserve Stairs	-	2,704	(2,704)	U	-100%	531,297
SJMP Foreshore - Pathway Infill	-	3,102	(3,102)	U	-100%	80,000
South Perth Esplanade – Bike & Pedestrian Upgrade Path	-	1,618	(1,618)	U	-100%	269,032
Pathways	45,000	26,845	18,155	F	40%	1,115,329
Roads						
Darley Street - Ray St to Mill Pt to End	5,000	495	4,505	F	90%	125,000
Gwenyfred Rd - George to Rathay	-	1,530	(1,530)	U	-100%	166,235
Hobbs Avenue - Throssell to Murray	-	270	(270)	U	-100%	200,000
Lockhart St - Woollana St to Davilak St	-	270	(270)	U	-100%	104,338
MRRG Barker Avenue (Talbot to Canning)	-	450	(450)	U	-100%	160,000
MRRG George Street (Douglas to Dyson)	-	6,835	(6,835)	U	-100%	400,000
MRRG Jackson Road (Kent to Walana)	-	900	(900)	U	-100%	120,000
MRRG Mill Point Road (Coode to Douglas)	-	6,665	(6,665)	U	-100%	320,000
MRRG South Terrace (Melville to Labouchere)	-	6,265	(6,265)	U	-100%	220,000
Pennington Street - Cul-de-sac	2,000	2,020	(20)	U	-1%	100,000
Salisbury Avenue - Canning to Broome	-	69,631	(69,631)	U	-100%	-
Thelma Street (Labouchere to Melville)	-	270	(270)	U	-100%	250,000
Roads	7,000	95,601	(88,601)	U	-1266%	2,165,573
Buildings						
Civic Centre - Air Conditioning Units Upgrade	-	4,100	(4,100)	U	-100%	80,000
Civic Centre - Internal Upgrade	-	-	-			100,000
Como Bowling Club - Kitchen Upgrade	37,000	45,425	(8,425)	U	-23%	40,000
Como Bowling Club New UAT and Toilet Renovation	-	32,702	(32,702)	U	-100%	368,000
Furniture Replacement - Staff	1,778	-	1,778	F	100%	10,000
Manning Bowling Club Toilet and Change Room Renovation	-	-	-			135,000
Manning Community Centre Sports Club - Installation of Awnin	-	9,045	(9,045)	U	-100%	15,000
Manning Hub Stage 2 - Laneway and Pedestrian Access Way	100,320	31,526	68,794	F	69%	125,400

City of South Perth

2021/2022 Capital Revenue and Expenditure Budget Versus Actual

September - 2021

Key Responsibility Area	YTD Budget	YTD Actual	Variance \$	Var F/U	Var %	Original Budget
Manning Library - Replacement Furniture	8,000	-	8,000	F	100%	15,000
Mechanical System Condition & Replacement Program	-	-	-			30,000
Neil McDougall House - Roof Remedial Works	-	-	-			10,000
Nursery plant Production Room Upgrade	-	1,777	(1,777)	U	-100%	18,000
Old Mill - Digital Screen	-	-	-			10,000
Old Mill & Cottage Walls Conservation	3,814	-	3,814	F	100%	3,814
Public Toilet Design	3,000	5,860	(2,860)	U	-95%	15,000
Recreation and Aquatic Facility	17,778	63,755	(45,977)	U	-259%	400,000
Solar Panels	44,000	10,375	33,625	F	76%	66,000
South Perth Bridge Club New UAT and Toilet Refurb	-	280	(280)	U	-100%	80,000
South Perth Library - Coin & Bill Acceptor	-	9,500	(9,500)	U	-100%	16,610
South Perth Library - Lighting Replacement Program	-	-	-			30,000
South Perth Library Replacement Furniture	-	-	-			10,000
South Perth Senior Citizens - Lighting Renewal	7,500	-	7,500	F	100%	15,000
Buildings	223,190	214,346	8,844	F	4%	1,592,824
Lighting						
Floodlighting at Bill Grayden Reserve	111,795	20,312	91,483	F	82%	290,666
Floodlighting at Challenger Reserve	261,900	41,319	220,582	F	84%	261,900
Hensman Park Tennis Club Floodlighting	-	-	-			93,370
Lighting	373,695	61,630	312,064	F	84%	645,936
Security						
CCTV Karawara Stage 2	26,584	4,546	22,038	F	83%	140,516
Stage 4 - Kardan Circuit	14,430	2,012	12,418	F	86%	76,275
Security	41,015	6,558	34,456	F	84%	216,791
Technology						
Mends Street - Fibre Optic Cable	-	-	-			100,000
Technology	-	-	-			100,000
Artworks						
South Perth Foreshore - RAC Intellibus - Public Art	10,000	86,739	(76,739)	U	-767%	10,000
Artworks	10,000	86,739	(76,739)	U	-767%	10,000
Collier Park Golf Course						
Collier Park Golf Course - Plant and Fleet	-	-	-			115,000
CPGC - Greens Replacement	-	-	-			10,000
CPGC - Irrigation Filter	-	-	-			40,000
CPGC - Weir Rectification	186,140	113,512	72,628	F	39%	186,140
Collier Park Golf Course	186,140	113,512	72,628	F	39%	351,140
Collier Park Retirement Village (CPRV)						
Collier Park Retirement Village Plant & Fleet	-	-	-			31,500
CPV - Unit Refurbishment	37,742	118,071	(80,329)	U	-213%	386,000
Collier Park Retirement Village (CPRV)	37,742	118,071	(80,329)	U	-213%	417,500
Plant and Fleet Management						
City of South Perth Plant & Fleet	6,800	-	6,800	F	100%	80,000
City of South Perth Plant & Fleet	27,000	245,799	(218,799)	U	-810%	1,085,600
Plant and Fleet Management	33,800	245,799	(211,999)	U	-627%	1,165,600

City of South Perth

2021/2022 Capital Revenue and Expenditure Budget Versus Actual

September - 2021

Key Responsibility Area	YTD Budget	YTD Actual	Variance \$	Var F/U	Var %	Original Budget
Foreshore & Natural Areas						
Black Swan Habitat Island	140,800	254,189	(113,389)	U	-81%	240,000
Como Beach Groyne Riverwall & Drainage	-	-	-			270,000
Coode Street - Stage 1 - Playground / Carpark / Lighting / I	-	-	-			50,000
Foreshore & Natural Areas	140,800	254,189	(113,389)	U	-81%	560,000
Parks and Reserves						
Bradshaw Conochie Reserve Playground Replacement	88,698	75	88,623	F	100%	88,698
Furniture - Park Replacement	-	3,900	(3,900)	U	-100%	10,000
Hurlingham Playground Replacement	-	-	-			150,000
Irrigation Asset Replacement Program	7,333	39,084	(31,751)	U	-433%	145,000
McDougall Park Lake WSUD	7,000	9,017	(2,017)	U	-29%	900,000
Morris Mundy - Design and Construction	16,258	-	16,258	F	100%	44,340
Table Tennis Tables – various locations	2,333	-	2,333	F	100%	20,000
Waterford Triangle - Laneway and Park Upgrade	-	2,334	(2,334)	U	-100%	750,000
Parks and Reserves	121,623	54,410	67,213	F	55%	2,108,038
Waste Management						
Waste - 30m2 Bin Replacements	9,778	-	9,778	F	100%	50,000
Waste Plant & Fleet	33,650	-	33,650	F	100%	294,490
Waste Receptacles Replacement	15,644	-	15,644	F	100%	80,000
Waste Management	59,072	-	59,072	F	100%	424,490
Local Traffic Management						
Abjornson St - Curtin Primary School - replace slow point	-	270	(270)	U	-100%	20,000
Axford & Brittain Street - Roundabout & Street Lighting	-	810	(810)	U	-100%	350,000
Bus Shelters	-	-	-			25,000
Mill Point / Mends Street Raised Plateau	5,000	1,080	3,920	F	78%	637,462
Speed Awareness Signage	12,519	-	12,519	F	100%	37,558
Local Traffic Management	17,519	2,160	15,359	F	88%	1,070,020
Parking Facilities						
Parking Management Devices	-	-	-			100,000
Parking Facilities	-	-	-			100,000
Total Expenditure	1,304,905	1,279,860	25,045	F	2%	12,205,741

**Statement of All Council Funds
30 September 2021**

Municipal Fund	36,974,836
Investments	36,709,362
Current Account at Bank	260,784
Cash on Hand	4,690
	<u>36,974,836</u>
Cash Backed Reserves	39,970,561
Reticulation and Pump Replacement Reserve	19,438
Employee Entitlement Reserve	5,195,243
Community Facilities Reserve	10,652,861
Underground Power Reserve	118,088
Parking Reserve	262,343
Riverwall Reserve	47,759
Public Art Reserve	409,898
Collier Park Residents Offset Reserve	19,666,064
Waste Management Reserve	2,748,094
Collier Park Village Reserve	850,773
	<u>39,970,561</u>
Reserves represented by:	
Investments	39,940,538
Accrued Interest	30,023
	<u>39,970,561</u>
TOTAL COUNCIL FUNDS	<u>76,945,397</u>

Summary of Cash Investments
30 September 2021

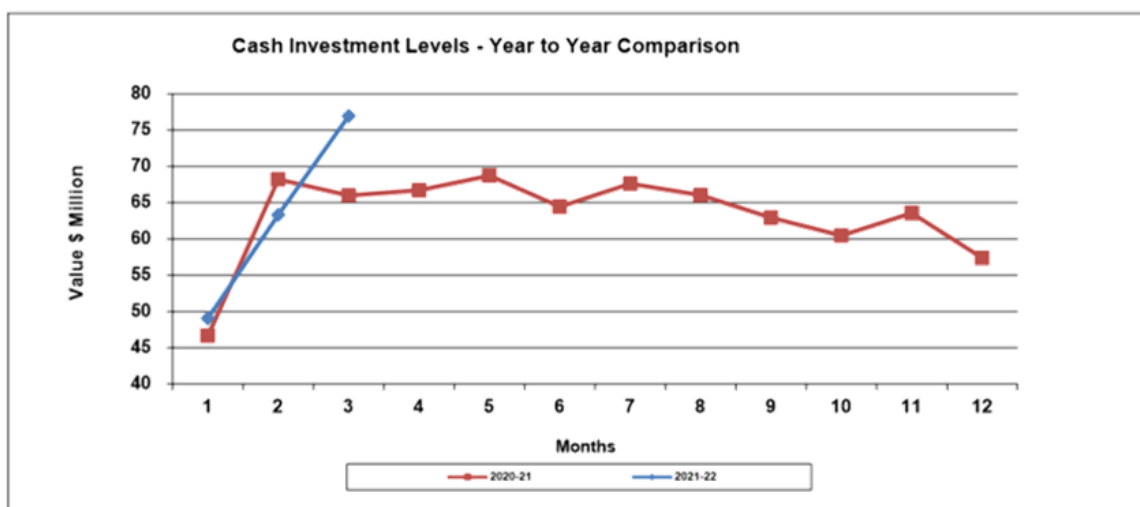
Investments and Cash - Disclosed by Fund	\$	%
Municipal	36,974,836	48.05%
Reserves	39,970,561	51.95%
	76,945,397	100.00%

Investments - Disclosed by Financial Institution	Non-Fossil Fuel %	S&P Credit Ratings (Short Term)	\$	%
Commonwealth Bank (Fossil Fuel)*		A-1+	6,075,924	7.93%
ANZ Bank (Fossil Fuel)		A-1+	2,806,849	3.66%
Westpac Banking Corporation (Fossil Fuel)		A-1+	11,500,000	15.00%
Suncorp Metway Bank (Non-Fossil Fuel)	17.40%	A-1	13,336,188	17.40%
National Australia Bank (Fossil Fuel)		A-1+	12,921,803	16.86%
Macquarie Bank (Fossil Fuel)		A-1	16,760,115	21.87%
Bank of Queensland (Non-Fossil Fuel)	12.63%	A-2	9,678,413	12.63%
AMP (Fossil Fuel)		A-2	3,570,608	4.66%
	30.03%		76,649,901	100.00%
Current Bank Accounts and accrued interest			295,496	
			76,945,397	

Interest Earned on Investments for Year to Date	30 September 2021	30 September 2020
Municipal Fund	10,393	30,069
Reserves	37,668	112,841
	48,061	142,910

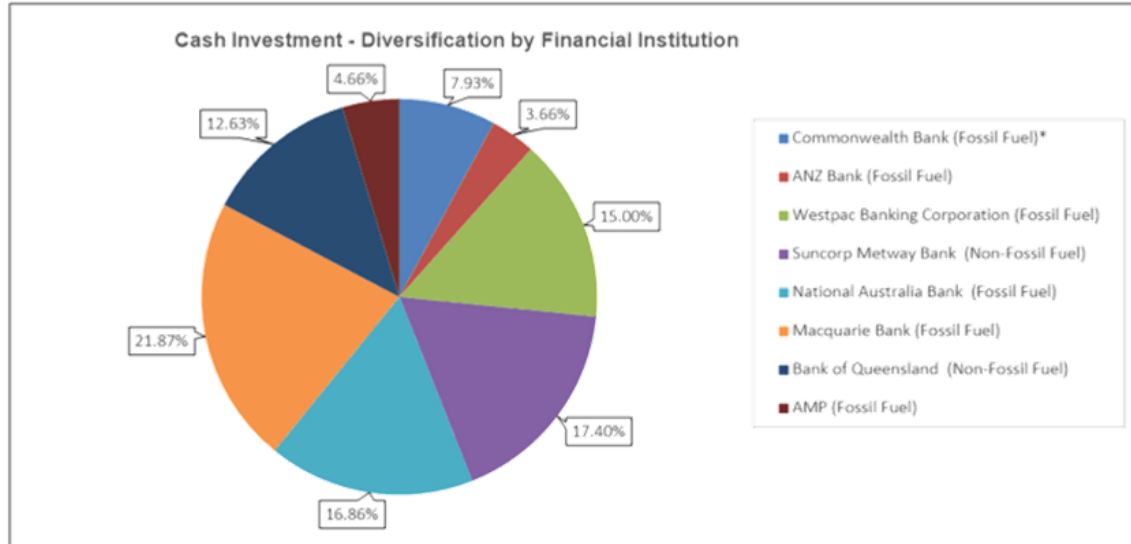
The anticipated weighted average yield on funds currently invested is 0.33%

Cash Investment Levels

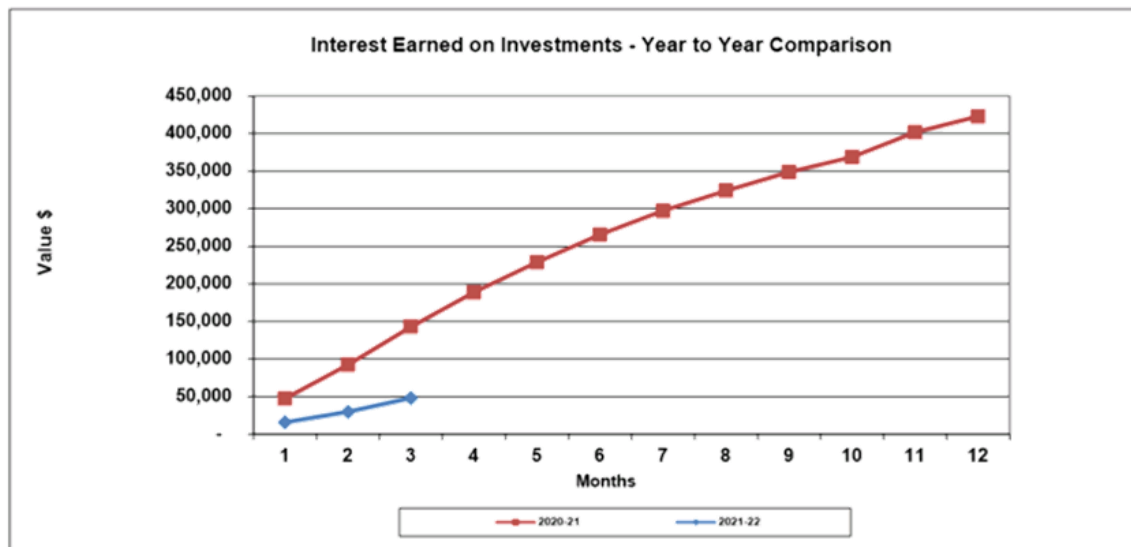


SUMMARY OF CASH INVESTMENTS 30 September 2021

Investments - Disclosed by Institution



Interest Earned on Investments



Statement of Major Debtor Categories
30 September 2021

Rates Debtors Outstanding

30 September 2021 30 September 2020

Outstanding - Current Year & Arrears	19,872,203	20,544,756
Pensioner Deferrals	1,534,844	1,320,026
	21,407,047	21,864,782

Rates Outstanding as a percentage of Rates Levied

Percentage of Rates Uncollected at Month End	46.66%	48.21%
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