

# ATTACHMENTS

## Ordinary Council Meeting

27 April 2021

Part 2 - Items 10.3.3 - 10.4.4

# ATTACHMENTS TO AGENDA ITEMS 10.3.3 - 10.4.4

Ordinary Council - 27 April 2021

## Contents

### **10.3.3 PROPOSED 4 X TWO STOREY GROUPED DWELLINGS AT LOT 1, NO. 73 MARY STREET, COMO**

Attachment (a):	Amended Plans dated 23 February 2021 - 4 Two-Storey Grouped Dwellings - No. 73 Mary Street - 11.2020.486.1	186
Attachment (b):	Applicant's Planning Report - 4 Two-Storey Grouped Dwelling - No. 73 Mary Street, Como - 11.2020.486.1	199
Attachment (c):	Site Photographs - 4 Two-Storey Grouped Dwellings - No. 73 Mary Street, Como - 11.2020.486.1	217
Attachment (d):	Acoustic Report - 4 Two-Storey Grouped Dwellings - No. 73 Mary Street, Como- 11.2020.486.1	220
Attachment (e):	Response to City of South Perth Design Review Panel - No. 73 Mary Street - 4 Two-Storey Grouped Dwellings -11.2020.486.1	258

### **10.3.4 REVOCATION OF LOCAL PLANNING POLICY P350.17 SITE WORKS**

Attachment (a):	Local Planning Policy P350.17 Site Works	262
-----------------	--	-----

### **10.4.1 LISTING OF PAYMENTS - MARCH 2021**

Attachment (a):	Listing of Payments March 2021	264
-----------------	--------------------------------	-----

### **10.4.2 MONTHLY FINANCIAL STATEMENTS - MARCH 2021**

Attachment (a):	Statement of Financial Position	273
Attachment (b):	Statement of Change in Equity	274
Attachment (c):	Statement of Financial Activity	275
Attachment (d):	Operating Revenue & Expenditure	276
Attachment (e):	Significant Variance Analysis	282
Attachment (f):	Capital Revenue & Expenditure	285
Attachment (g):	Statement of Council Funds	289
Attachment (h):	Summary of Cash Investments	290
Attachment (i):	Statement of Major Debtor Categories	292



**10.4.3 CEO RECRUITMENT, PERFORMANCE AND TERMINATION POLICY**

Attachment (a): Policy P639 CEO Recruitment, Performance and Termination 293

**10.4.4 COUNCILLOR CODE OF CONDUCT AND POLICY P699 BREACHES OF THE COUNCILLOR CODE OF CONDUCT**

Attachment (a): City of South Perth Councillor Code of Conduct 300

Attachment (b): Policy P699 Breaches of the Councillor Code of Conduct 308

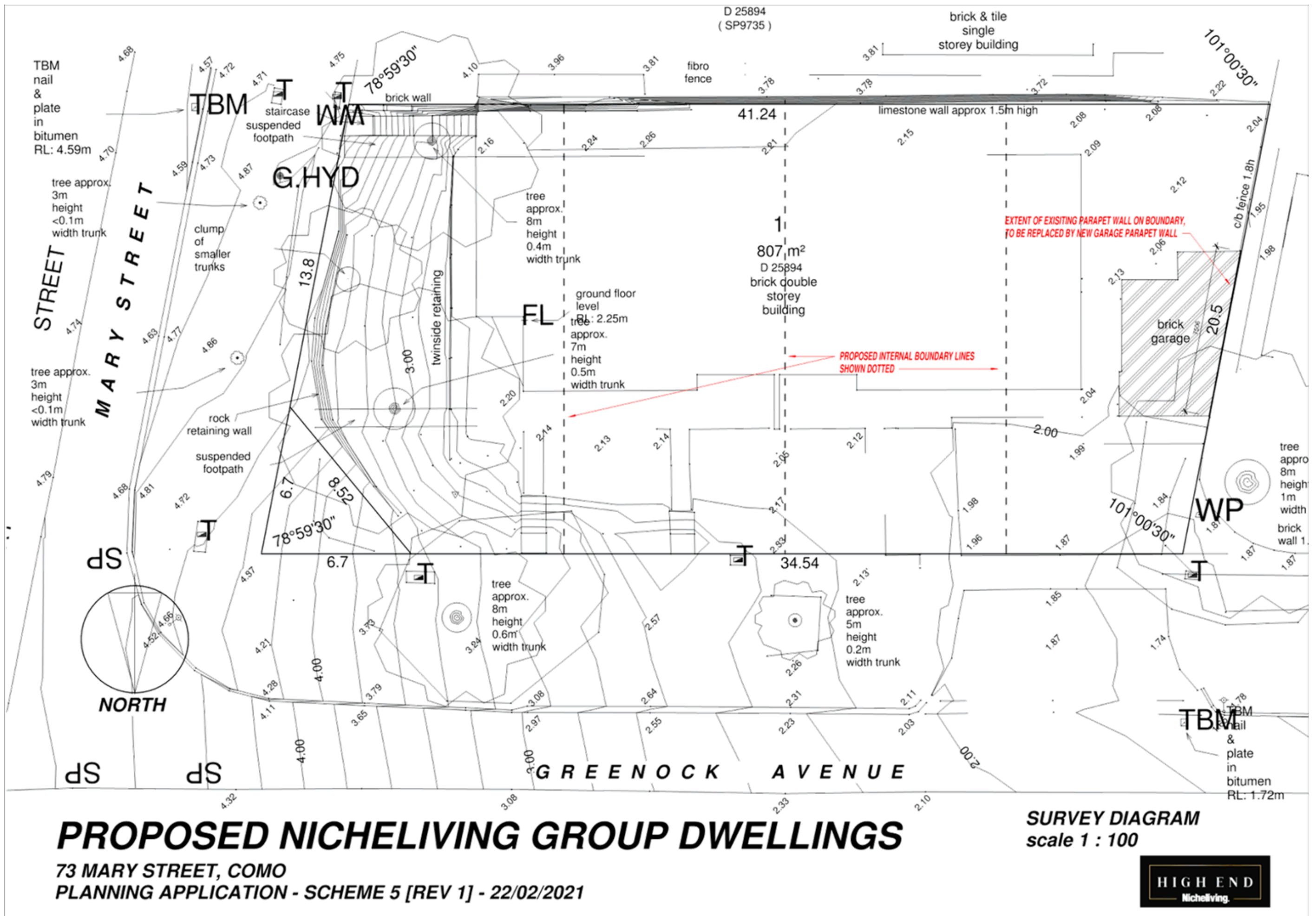


## ***PROPOSED NICHELIVING GROUP DWELLINGS***

***73 MARY STREET, COMO  
PLANNING APPLICATION - SCHEME 5 [REV 1] - 22/02/2021***



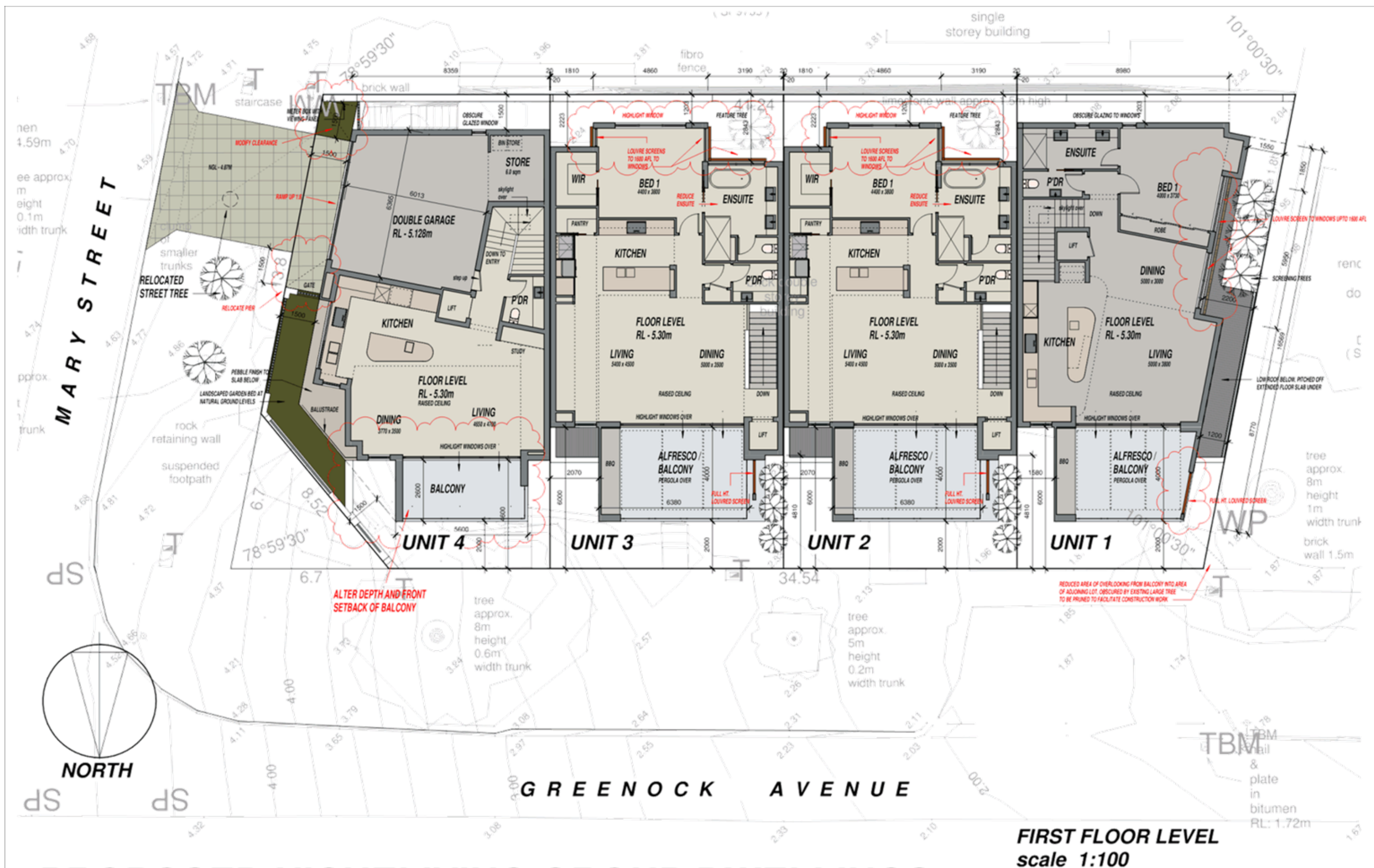












# PROPOSED NICHELIVING GROUP DWELLINGS

73 MARY STREET, COMO  
PLANNING APPLICATION - SCHEME 5 [REV 1] - 22/02/2021





2 SIDE ELEVATION - Mary St  
1 : 100



1 FRONT ELEVATION - GREENOCK ave  
1 : 100

**ELEVATIONS - 1**  
scale 1 : 100

# PROPOSED NICHELIVING GROUP DWELLINGS

73 MARY STREET, COMO  
PLANNING APPLICATION - SCHEME 5 [REV 1] - 22/02/2021







2 SIDE ELEVATION - West  
1 : 100

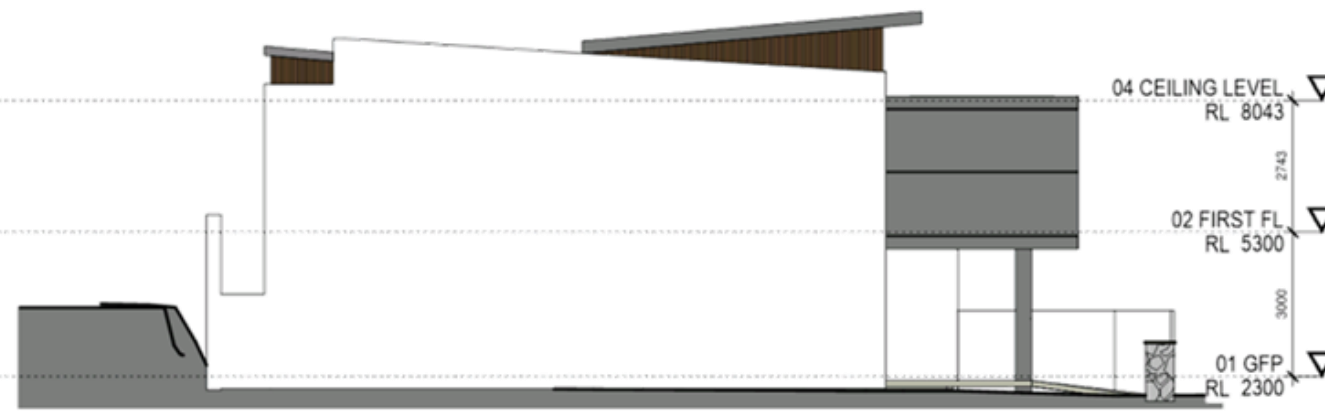


1 REAR ELEVATION - South  
1 : 100

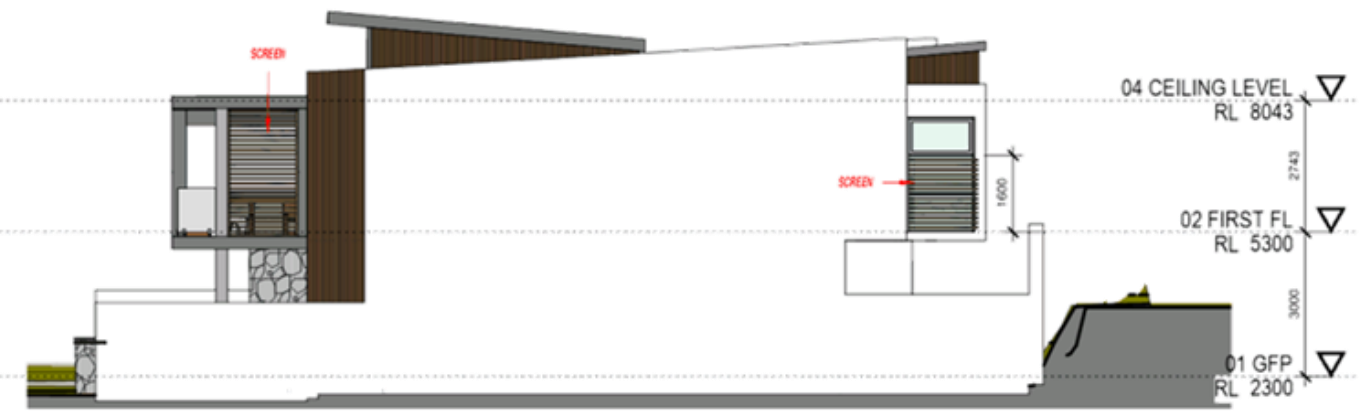
ELEVATIONS - 2  
scale 1:100

**PROPOSED NICHELIVING GROUP DWELLINGS**  
73 MARY STREET, COMO  
PLANNING APPLICATION - SCHEME 5 [REV 1] - 22/02/2021

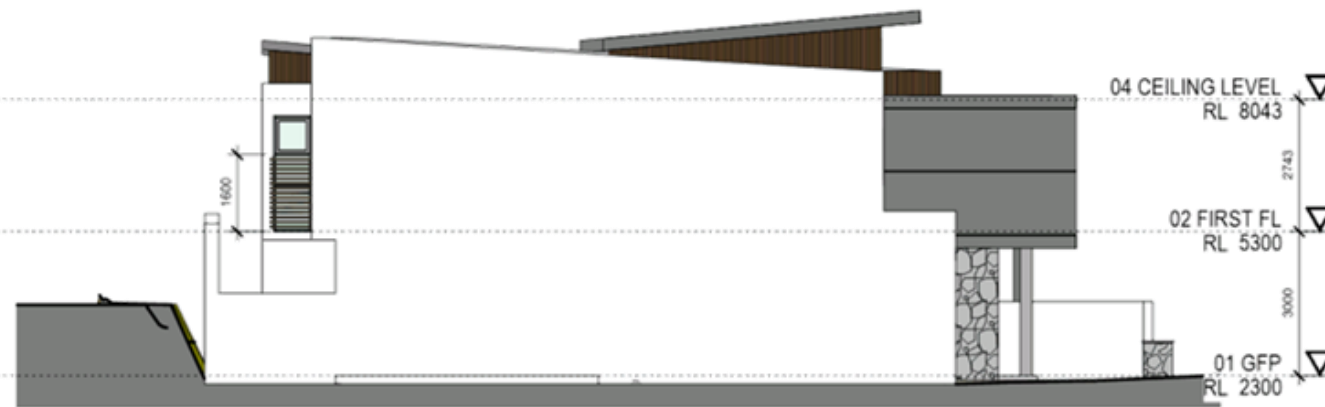




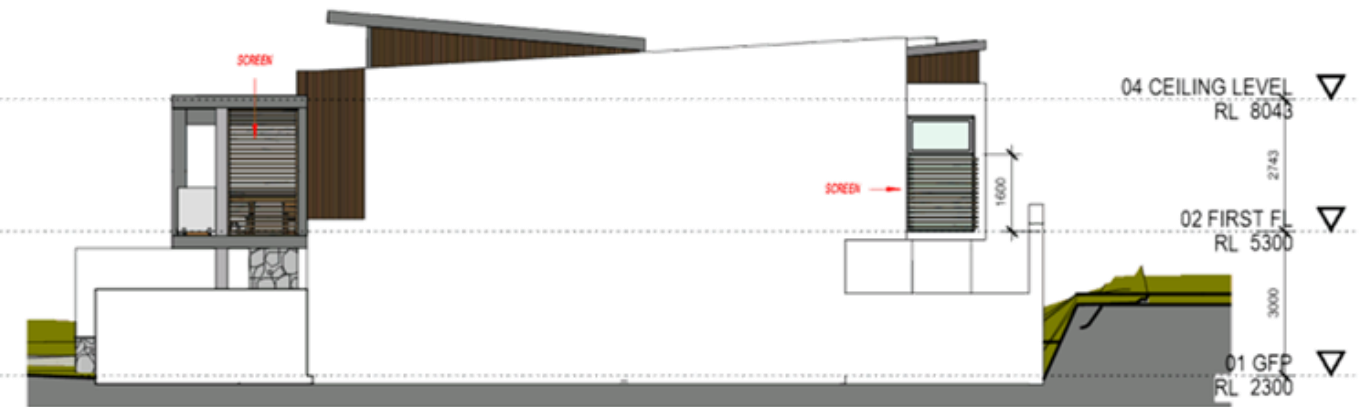
1 unit 1 east elevation  
1 : 100



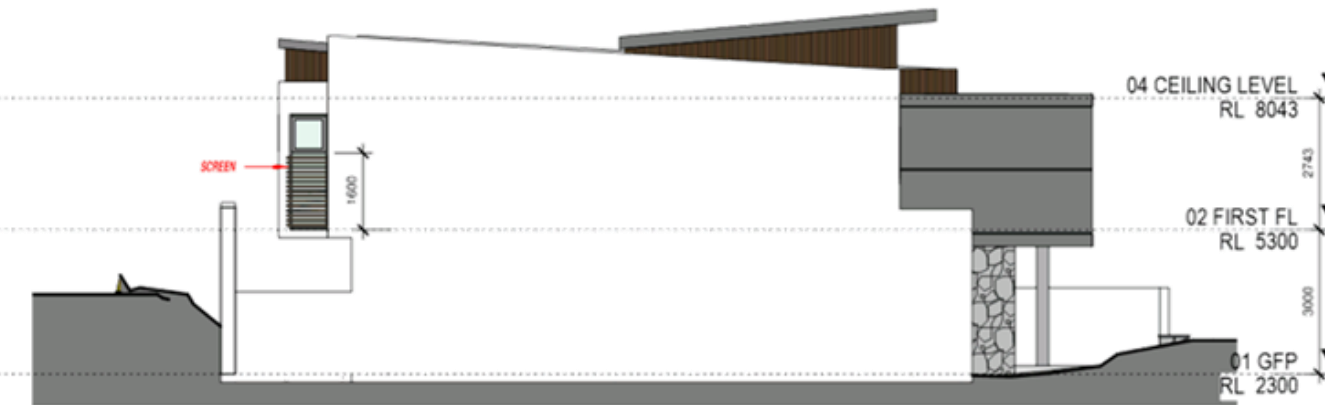
3 unit 2 west elevation  
1 : 100



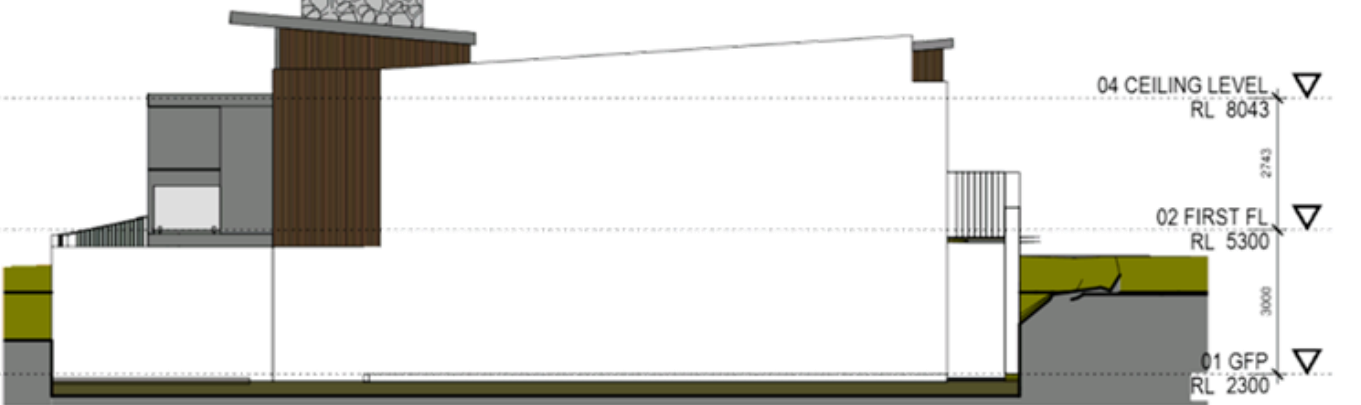
2 unit 2 east elevation  
1 : 100



5 unit 3 west elevation  
1 : 100



4 unit 3 east elevation  
1 : 100



6 unit 4 west elevation  
1 : 100

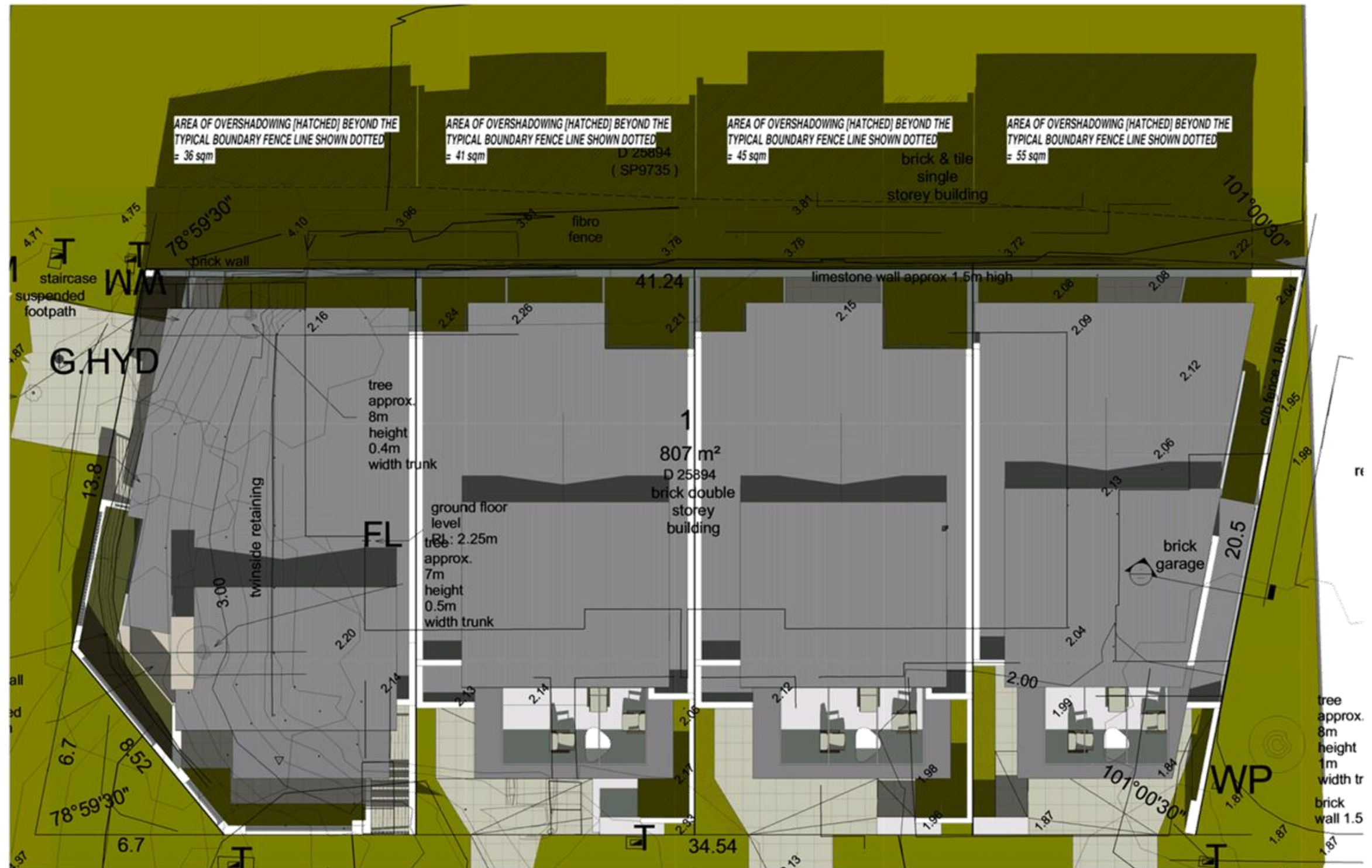
# PROPOSED NICHELIVING GROUP DWELLINGS

73 MARY STREET, COMO  
PLANNING APPLICATION - SCHEME 5 [REV 1] - 22/02/2021

ELEVATIONS - 3  
scale 1 : 100







**TOTAL AREA OF OVERSHADOWING = 177sqm**  
**Area of adjoining lot = 829 sqm**  
**Percentage of overshadowing = 21%**

**OVER-SHADOWING DIAGRAM**  
**SCALE 1:100**

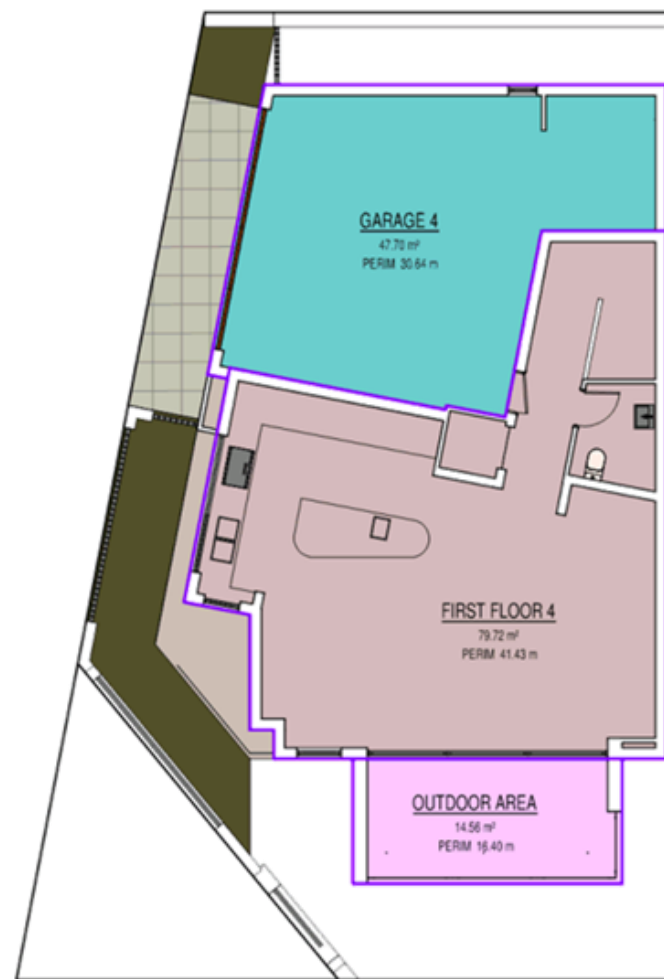
# PROPOSED NICHELIVING GROUP DWELLINGS

73 MARY STREET, COMO  
 PLANNING APPLICATION - SCHEME 5 [REV 1] - 22/02/2021

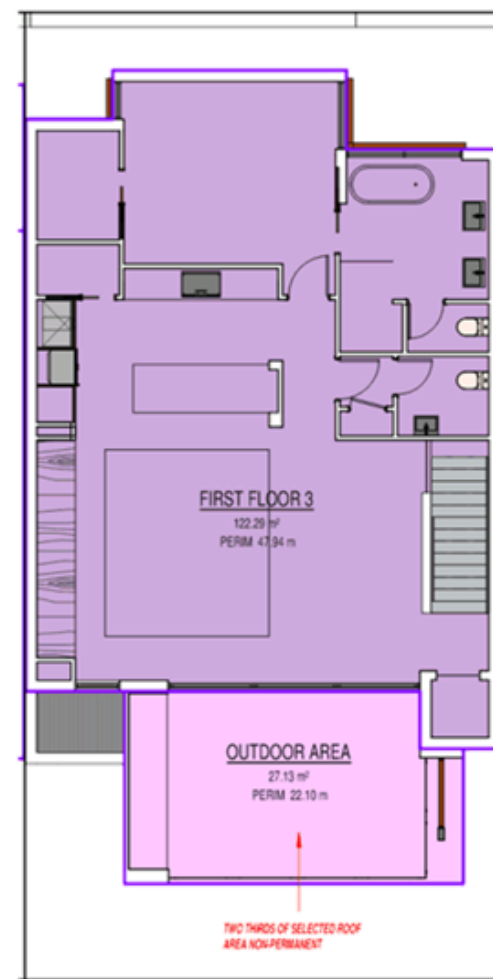




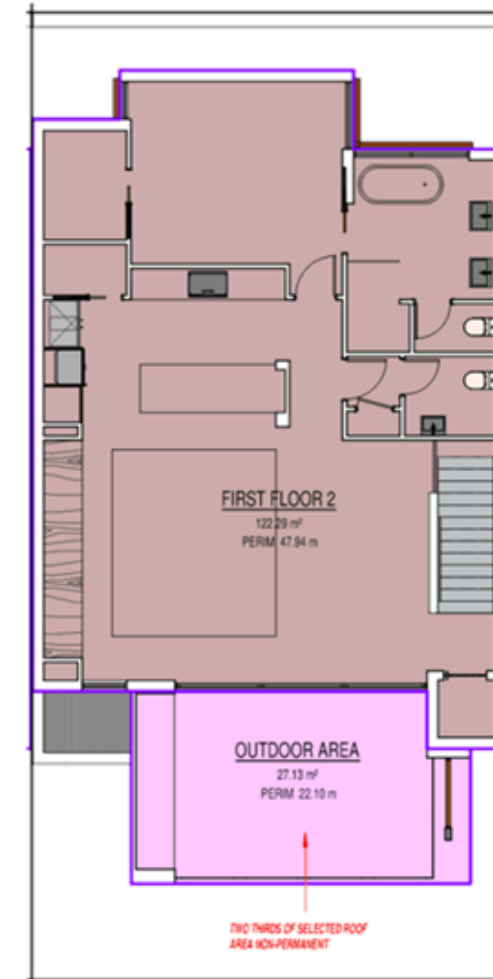




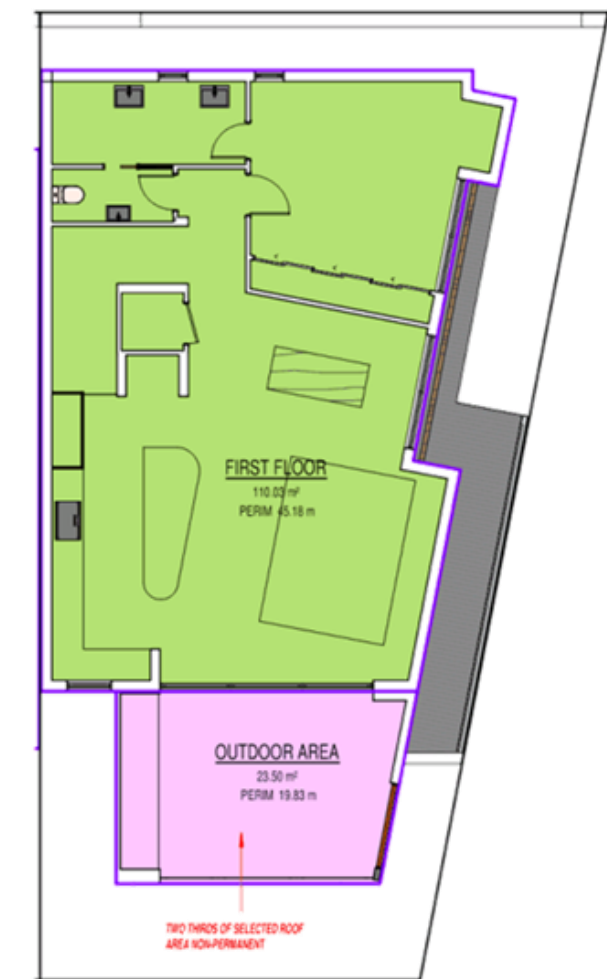
**UNIT 4 - FIRST FLOOR AREA**



**UNIT 3 - FIRST FLOOR AREA**



**UNIT 2 - FIRST FLOOR AREA**



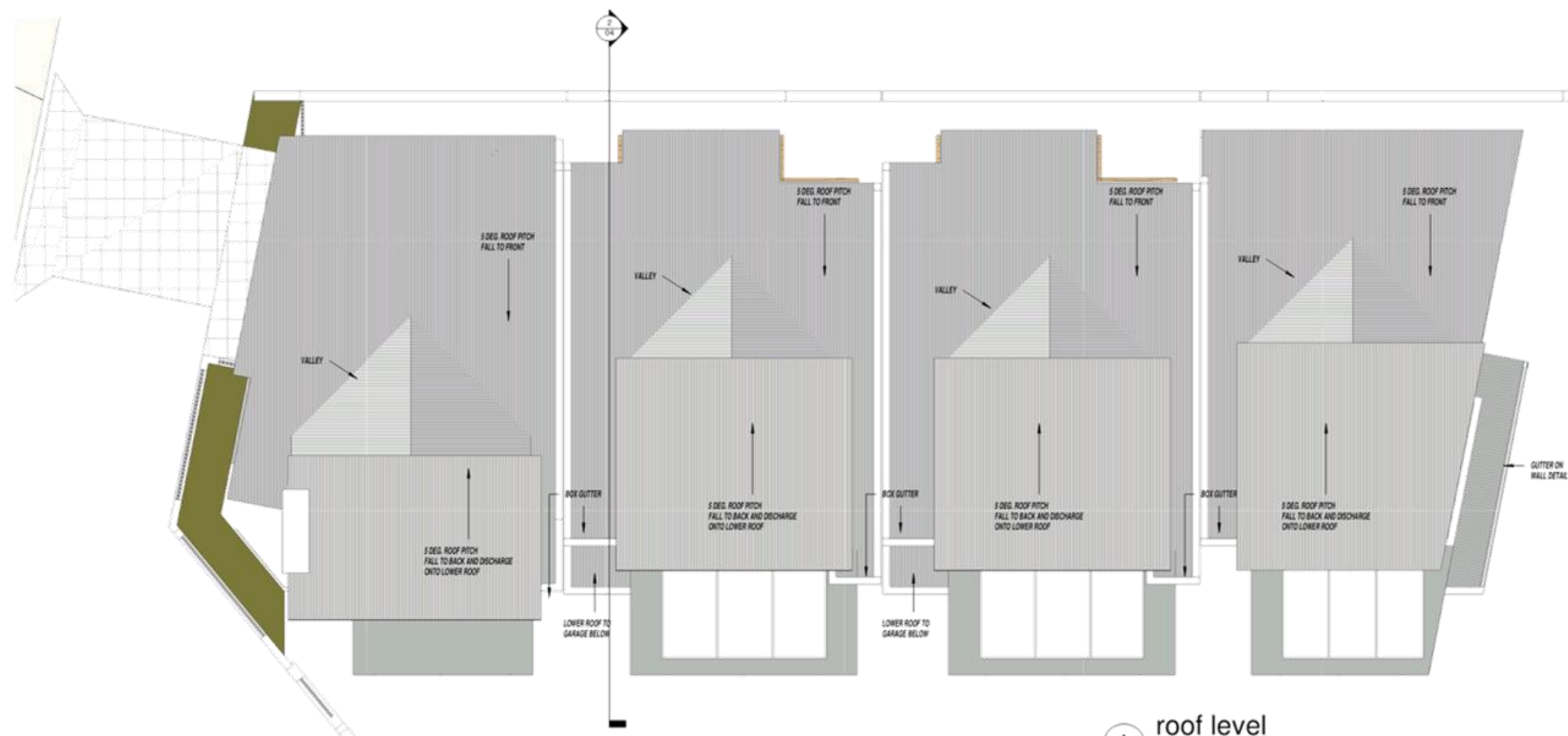
**UNIT 1 - FIRST FLOOR AREA**

**FIRST FLOOR AREAS**  
scale 1:100

# PROPOSED NICHELIVING GROUP DWELLINGS

73 MARY STREET, COMO  
PLANNING APPLICATION - SCHEME 5 [REV 1] - 22/02/2021





1 roof level  
1 : 100



2 SCHEMATIC Section 3  
1 : 100

**ROOF PLAN**  
scale 1 : 100

# PROPOSED NICHELIVING GROUP DWELLINGS

73 MARY STREET, COMO  
PLANNING APPLICATION - SCHEME 5 [REV 1] - 22/02/2021





GENERAL NOTES:  
1. THIS IS A CONCEPT PLAN ONLY.  
2. ALL PLANTINGS SUBJECT TO ENGINEERING AND COUNCIL APPROVAL.  
3. ALL MEASUREMENTS TO BE CHECKED PRIOR TO CONSTRUCTION.



REV	DATE	DWN	APP	DESCRIPTION
A	20.11.20	KD	KD	LANDSCAPE CONCEPT PLAN
B	08.12.20	KD	KD	UPDATED CONCEPT PLAN
C	24.03.21	KD	KD	UPDATED BASE PLANS

#### LANDSCAPE AREA CALCULATIONS

LANDSCAPE AREAS  
Total Landscape Area = 1050m<sup>2</sup> (20.5% of site)  
DEEP SOIL AREAS (DSA)  
Total DSA = 1050m<sup>2</sup> (20.5% of site)  
CANOPY COVER  
Proposed Small Trees x 5 = 750m<sup>2</sup>  
Proposed Medium Trees x 2 = 500m<sup>2</sup>  
Total Canopy Cover = 1250m<sup>2</sup> (16.3% of site)

#### NOTES

1. LANDSCAPE WORKS  
1.1 ALL AREAS ARE TO BE FINE GRADED EVENLY TO CONFORM TO KERB LEVELS AND SURROUNDING FINISHES.  
1.2 SURFACES SHALL BE FREE FROM DEPRESSIONS, IRREGULARITIES AND NOTICEABLE CHANGES IN GRADE. GENERALLY, GRADES SHALL DEVIATE IN LEVEL NO GREATER THAN 20mm IN ONE LINEAR METRE.
2. SOIL PREPARATION  
2.1 PLANTED AREAS SHALL BE SPREAD WITH MIN. 30mm OF APPROVED STANDARD SOIL CONDITIONER THAT SHALL BE MIXED INTO EXISTING SOIL TO A MIN. DEPTH OF 200mm.  
2.2 TURF AREAS SHALL BE EVENLY SPREAD WITH MIN. 30mm OF APPROVED STANDARD SOIL CONDITIONER THAT SHALL BE MIXED INTO EXISTING SOIL TO A DEPTH OF 100mm.
3. PLANTING  
3.1 PLANTED AREAS SHALL BE MULCHED WITH AN ORGANIC MULCH UNLESS OTHERWISE STATED TO A MINIMUM DEPTH OF 75mm.  
3.2 ADVANCED TREES SHALL BE STAKED W/ 10x10mm DIA HARDWOOD POSTS. POSTS SHALL BE PAINTED BLACK AND INSTALLED TO A MIN DEPTH OF 500mm. TREES SHALL BE SECURED TO POSTS W/ RUBBER TIES IN FIGURE 6.  
3.3 TREE LOCATIONS ARE AS SHOWN - REFER TO LEGEND.  
3.4 SHRUBS OVER 1000mm ARE NOT TO BE PLANTED ON VERGE AREAS (SOFT LINES).  
3.5 SHRUBS & GROUNDCOVERS IN MIXED PLANTING ZONES ARE TO BE PLANTED AT RANDOM IN GROUPINGS OF 2 OR 3.  
3.6 ALL SHRUBS & GROUNDCOVERS ARE TO BE PLANTED AT 1.5m.  
3.7 SPECIES TO BE SELECTED FROM PROPOSED PLANTING PALETTE.
4. IRRIGATION  
4.1 ALL PLANTING AND TURF AREAS TO BE IRRIGATED VIA A FULLY AUTOMATIC SYSTEM FROM MAIN.  
4.2 ALL TURF TO BE IRRIGATED VIA ARTICULATED RISERS. ALL GARDEN BEDS TO BE IRRIGATED VIA POLY RISER JETS.  
4.3 TURF TO BE IRRIGATED VIA BUBBLERS.  
4.4 WATER PRESSURE TO HAVE A MINIMUM FLOW RATE OF 30L/HR AT 200KPA FROM THE WATER CONNECTION POINT.  
4.5 CONTROLLER TO BE LOCATED AS DIRECTED BY BUILDER.  
4.6 SLEEVES BENEATH PAVED SURFACES TO BE PROVIDED BY OTHER.  
4.7 IRRIGATION SYSTEM SHALL BE DIAL PROGRAM TO ALLOW TURF AND PLANTING AREAS TO BE WATERED SEPARATELY.
5. GENERAL  
5.1 PLEASE NOTE THAT KDLA'S QUOTATION & SCHEDULES OF QUANTITIES IS TO TAKE PRECEDENCE OVER DRAWING NOTES.

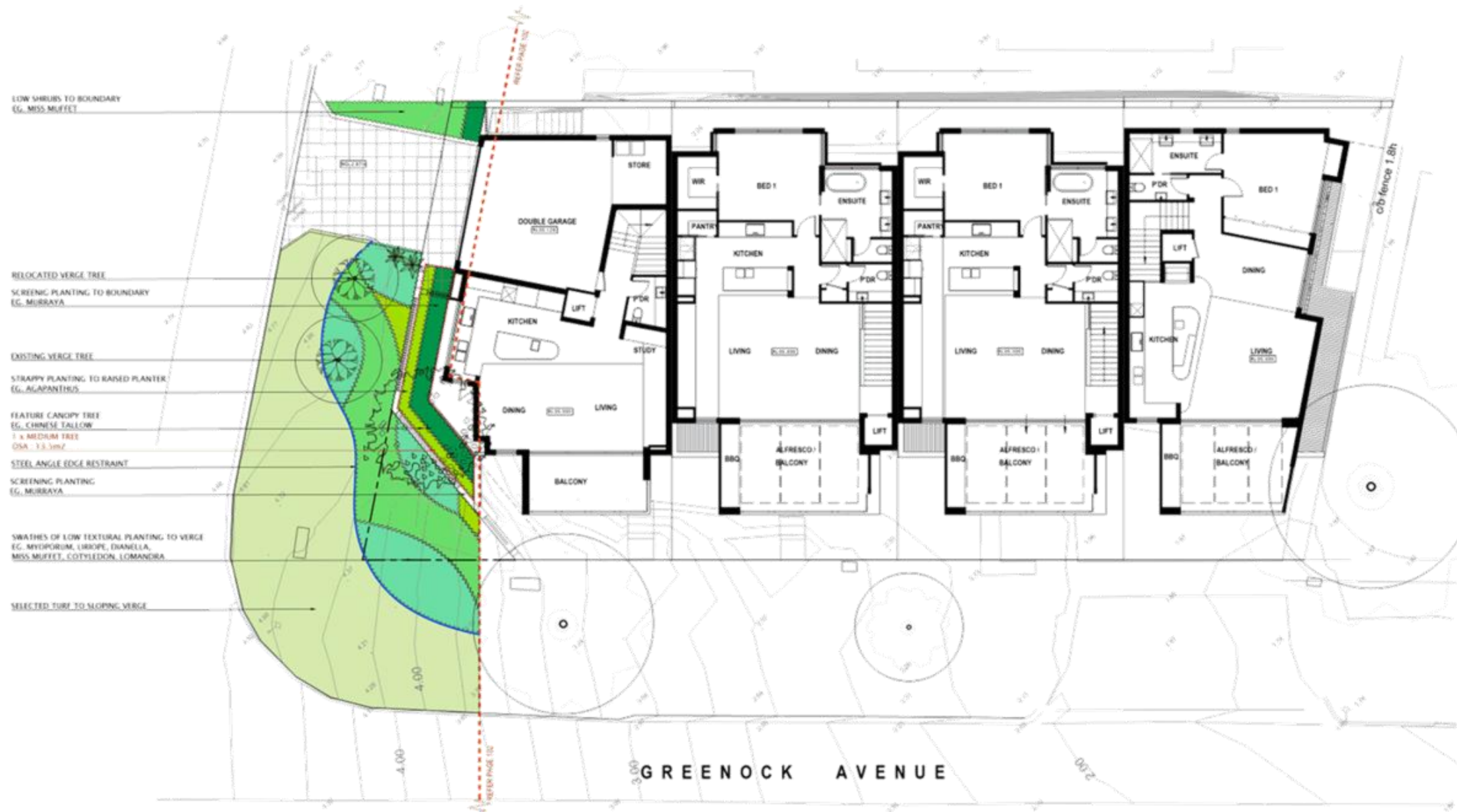
#### SUGGESTED PLANTING PALETTE

Symbol	Species	Common Name	Spacing	Size
<b>Trees</b>				
CITlm	Citrus limon	Dwarf lemon Tree	As Shown	100L
LAGnd	Lagerstroemia indica	White Crepe Myrtle	As Shown	100L
SAPset	Sapindus saponaria	Chinese Yew	As Shown	100L
MAGnd	Magnolia grandiflora	Teddy Bear Magnolia	As Shown	100L
<b>Shrubs and Groundcovers</b>				
AGAn	Agapanthus orientalis	White Agapanthus	3m <sup>2</sup>	200mm
ATil	Alternanthera versicolor	Little Ruby	3m <sup>2</sup>	140mm
COTal	Cotyledon orbiculata 'Silver Waves'	Silver Waves	3m <sup>2</sup>	140mm
DIAla	Dianella tasmanica 'Silver'	Silver	3m <sup>2</sup>	140mm
DIAla	Dianella tasmanica 'Emerald Arch'	Emerald Arch	3m <sup>2</sup>	140mm
DIAla	Dianella tasmanica 'Viviana'	Viviana	3m <sup>2</sup>	140mm
DIAla	Dianella tasmanica 'Just Right'	Just Right	3m <sup>2</sup>	140mm
DIAla	Dianella tasmanica 'Silver Falls'	Silver Falls	3m <sup>2</sup>	140mm
ERHbl	Eremophila 'Blue Horizon'	Blue Horizon	3m <sup>2</sup>	140mm
ALPcor	Alphacora confertifolia	Shore Juniper	3m <sup>2</sup>	140mm
LAUnob	Lavatera nobilis	Bay Tree	2.5m <sup>2</sup>	200mm
LEUbr	Leucophaea brownii	Silver Cushion Bush	3m <sup>2</sup>	140mm
LIRus	Liriodendron muscari 'Just Right'	Just Right	3m <sup>2</sup>	140mm
LOMan	Lomandra 'Tanka'	Tanka	3m <sup>2</sup>	140mm
NAHbl	Nandina domestica 'Silver'	Silver	3m <sup>2</sup>	200mm
NAHbl	Nandina domestica 'Tart'	Dwarf Sacred Bamboo	3m <sup>2</sup>	200mm
MURpan	Murraya paniculata	Orange Jessamine	2.5m <sup>2</sup>	200mm
MYOpar	Myoporum parvifolium 'Yareana'	Yareana	3m <sup>2</sup>	140mm
OPHap	Ophiopogon japonicus	Mondo Grass	3m <sup>2</sup>	140mm
PITms	Pittosporum tobira 'Miss Muffet'	Miss Muffet	3m <sup>2</sup>	200mm
SCAhum	Scabiosa humilis	Purple Fuchsia	3m <sup>2</sup>	140mm
ROHos	Rhododendron indica 'Oriental Pearl'	Dwarf Indian Hawthorn	3m <sup>2</sup>	200mm
ROHos	Rhododendron officinale	Cascading Rosemary	3m <sup>2</sup>	200mm
TRJas	Trachelospermum jasminoides	Star Jasmine	3m <sup>2</sup>	140mm
WEJgr	Westringia 'Grey Box'	Grey Box	3m <sup>2</sup>	140mm
<b>Feature Plants</b>				
AGAla	Agave attenuata	Foxtail	As Shown	12L
BAMex	Bambusa textilis 'Gracilis'	Slender Weavers Bamboo	As Shown	30L
STRreg	Strelitzia reginae	Bird of Paradise	As Shown	12L





GENERAL NOTES  
1. THIS IS A CONCEPT PLAN ONLY.  
2. ALL PLANTINGS SUBJECT TO ENGINEERING AND COUNCIL APPROVAL.  
3. ALL MEASUREMENTS TO BE CHECKED PRIOR TO CONSTRUCTION.



REV	DATE	DWN	APP	DESCRIPTION
A	20.11.20	KD	KD	LANDSCAPE CONCEPT PLAN
B	08.12.20	KD	KD	UPDATED CONCEPT PLAN
C	24.03.21	KD	KD	UPDATED BASE PLANS

NOTE: REFER PAGE 102 FOR PLANTING NOTES  
AND PLANTING PALETTE



Innaloo WA 6018  
mob: 0450 965 569  
email: kelsie@kdla.com.au

JOB No. 0091

PAGE 101

REV C

DEVELOPMENT APPROVAL

0 1 2 3 4 5 6 7 8 9 10m  
SCALE 1:100 @A1



MARY STREET TOWNHOUSES  
LANDSCAPE CONCEPT PLAN - LEVEL ONE

NICHELIVING  
73 MARY STREET, COMO



18 March 2021

Kevin Tang  
Planning Services  
City of South Perth  
[kevint@southperth.wa.gov.au](mailto:kevint@southperth.wa.gov.au)

Dear Kevin,

## **NO.73 (LOT 1) MARY STREET, COMO GROUPED DWELLINGS – REQUEST FOR INFORMATION**

The City provided an email on 15 February 2021 requesting further information relating to the proposed grouped dwellings at the subject site, currently lodged with the City of South Perth. Urbanista Town Planning have been engaged by the landowners of 73 Mary Street, Como to prepare and submit this RFI response.

A summary of the items raised is provided below:

Item	Description	Response
1	Response to comments – Design Review Panel	Amended with justification
2	Lot boundary setback – R-Codes 5.1.3	Amended with justification
3	Lot Boundary Walls – R-codes 5.1.3 & P350.02	Addressed
4	Open Space – R-codes 5.1.4	Addressed
5	Sight Lines – R-Codes 5.2.5	Amended to comply
6	Outdoor Living Area – R-Codes 5.3.1	Amended with justification
7	Landscaping – R-Codes 5.3.2	Amended with justification
8	Vehicular Access and Gradients – R-Codes 5.3.5 & LPS6 cl.6.10	Amended to comply
9	Ground and Floor Levels – TPS6 cl.6.9	Provided
10	Visual Privacy – R-Codes 5.4.1	Amended to comply
11	External Fixtures, Utilities and facilities – R-Codes 5.4.4	Provided
12	Road and Rail Noise – SPP5.4	Addressed
<i>Other comments</i>		
1.	<i>Comments from City's Urban Design Team</i>	<i>Noted</i>
2.	<i>Comments from City's Streetscape Team</i>	<i>Provided</i>
3.	<i>Comments from City's Building Services Team</i>	<i>Noted</i>
4.	<i>Comments from Neighbours</i>	<i>Amended to comply</i>

Consideration has been given to address the concerns raised and amended plans have been prepared alongside justification to address items raised above.



## PROPOSAL

The development application proposes construction of four two-storey grouped dwellings ('development/proposal'). The proposed development has been subject to review by the City's Design Review Panel and the plans have been revised based on the feedback provided. The Design Summary of the proposal is outlined in the table below.

DWELLING DESIGN SUMMARY					
Unit # (Lot Area)	Configuration	Open Space	Floor Area	Outdoor living	Store
Unit 1 (198.4m <sup>2</sup> )	3 bed x 3 bath	48%	187.49m <sup>2</sup>	23.50m <sup>2</sup>	7.1m <sup>2</sup>
Unit 2 (199.2m <sup>2</sup> )	3 bed x 3 bath	53%	198.46m <sup>2</sup>	27.13m <sup>2</sup>	4.9m <sup>2</sup>
Unit 3 (199.2m <sup>2</sup> )	3 bed x 3 bath	53%	198.46m <sup>2</sup>	27.13m <sup>2</sup>	4.9m <sup>2</sup>
Unit 4 (211.0m)	3 bed x 3 bath	42%	205.32m <sup>2</sup>	57.45m <sup>2</sup>	6.0m <sup>2</sup>
<b>Total/Average:</b>	<b>-</b>	<b>49%</b>	<b>789.73m<sup>2</sup></b>	<b>33.8m<sup>2</sup></b>	<b>5.7m<sup>2</sup></b>

The design as amended, is responsive to its site conditions, constraints and is considerate to the immediate locality. The proposal provides appropriate development density and scale for the subject site, in line with the future desired built form outlined in the local planning framework and will cater to the future housing needs of the area. The high-quality design with an emphasis on the character and context of the locality has been rigorously assessed and improved in response to the City's comments.



Figure 1 — Perspective streetscape render

The development has no compromised setbacks to the rear and the level of accommodation is for 3 bedroom and 2-bathroom homes, which respond appropriately to orientation and site conditions without exceeding the requirements by the R-Codes that dictate/influence bulk and scale. The quality of the designed accommodation is high and having addressed the concerns of the Review Panel the design achieves a positive outcome to a challenging site for the future benefits of the South Perth residents.

We thank the City for their cooperation as we work to achieve development approval.



## CONTEXT

The proposed development is located at 73 Mary Street, Como. The property currently contains an existing two-storey grouped dwelling and has a total site area of 807m<sup>2</sup> with a frontage of 13.8m to Mary Street and secondary frontage of 34.54m to Greenock Ave.

- The site drops 2m at a gradient of approximately 4% from east to west; being 4m AHD at the Mary Street frontage, to 2m AHD at its side boundary to the west. This change in elevation has been accommodated within the design.
- All services are underground within the verge area, including power, and there is a lighting pole in the corner truncation area, at the curb.

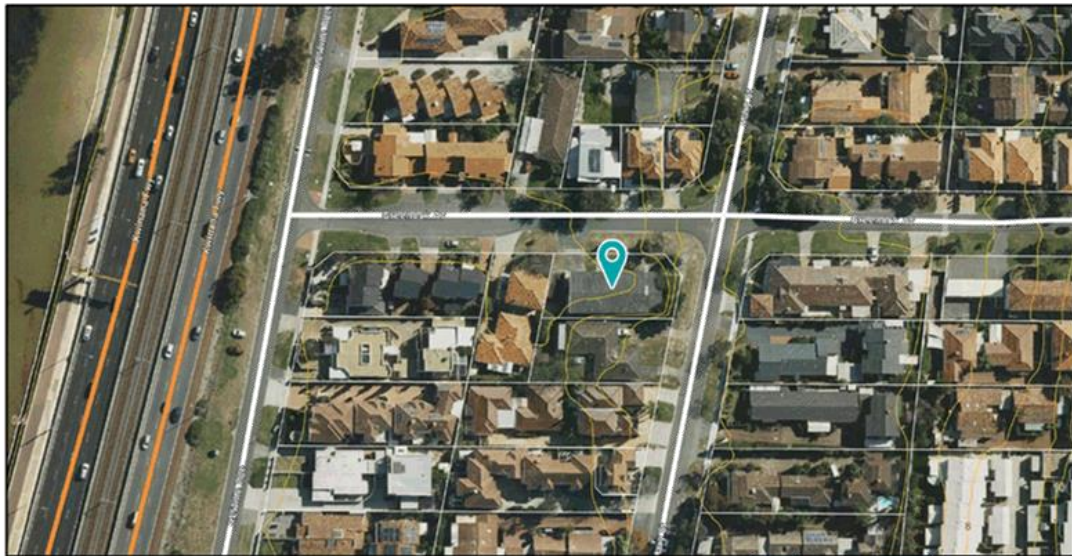


Figure 2 — Aerial photograph of site and surrounding lots (MetroMap March 2021)

The development site is located within the Residential zone of LPS6, with a residential code of R30/40. Surrounding areas are also within the Precinct 8 area. Properties along the Kwinana Fwy and Canning River are all zoned R30/40 within one street block of Melville Parade. All land east of these R30/40 street blocks are zoned slightly lower at R20/30.



Figure 3 — Extract of the LPS Map

# URBANISTA

TOWN PLANNING

Clause 3.2 of LPS6 creates 15 precincts within the Scheme area and relevantly the site is within the Como Beach Precinct – Precinct 8. For all residential land in proximity to the site, whether R30/40 or R20/30, the maximum building height is uniformly limited to 7m (see height plan below)

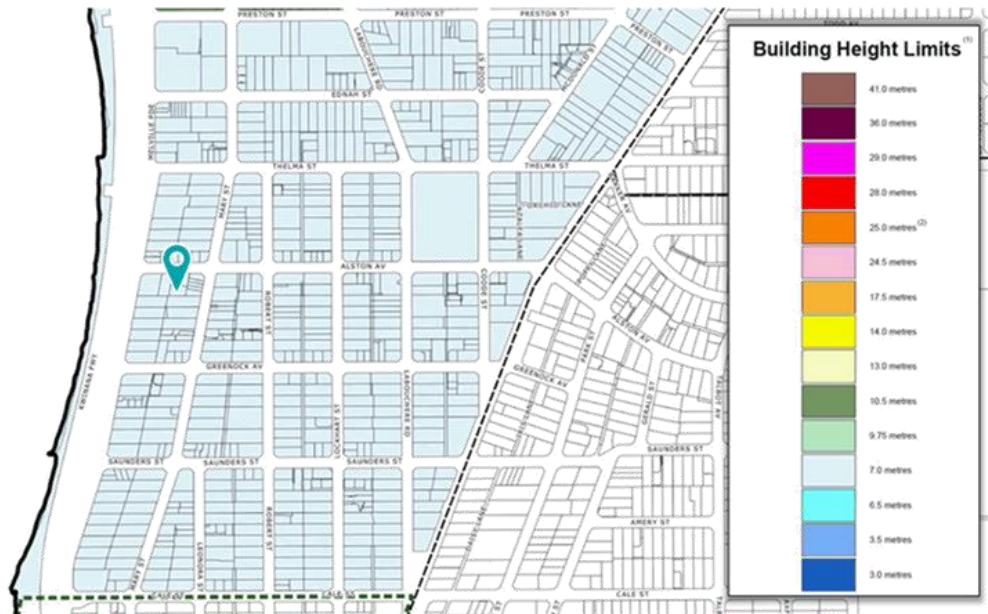


Figure 4 — Extract of the Precinct Building Height Plan





## RESPONSE TO CITY COMMENTS

### 1. COMMENTS FROM THE CITY OF SOUTH PERTH DESIGN REVIEW PANEL

It might be helpful if certain elements of the draft Medium Density Codes requirements, such as, primary garden area, deep soil area, solar access and ventilation, can be implemented to support the proposal. A full list of the comments provided in the DRP meeting minutes is included below, alongside the design responses provided to address the comments.

DESIGN REVIEW PANEL MEETING MINUTES AND RESPONSES	
<b>Principle 1 – Context and character</b>	<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>
Additional information on context and character was requested and required in order to inform the design rationale, approach to the built form typology, architecture and aesthetics. The brief introductory text to the presentation referenced that the development followed a local narrative relating to rhythm and pattern and presented some imagery. It would help in the application assessment if this information could be expanded to provide a greater insight into the analysis undertaken and the character and context response in the proposed development built form and materiality.	<p>The design style of the proposed units from the Greenock Ave and Mary St elevations is a contemporary aesthetic which is sympathetic to the redevelopment of architecture found along the river foreshore and surrounding suburb.</p> <p>The form follows the functionality of retrieving the northern light via highlight windows during winter months which faces the Greenock Ave elevation. The highlight windows were immediately incorporated to facilitate this but then automatically set the tone for the simplistic modern design.</p> <p>The balconies were next to dictate the features as the views of the river and the northern orientation were critical to the layout and therefore created an open feel to the front aspect. The balconies were cantilevered to create the lightweight dynamic of the buildings which primarily are glass, stone and rendered walls with feature elements in timber and metal cladding.</p> <p>The overall outcome is a welcome addition into a contemporary and cosmopolitan regeneration of the South Perth district</p>
<b>Principle 2 – Landscape quality</b>	<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>
<p><b>2a.</b> The landscape strategy for the streetscape and public realm/verge has potential which could be expanded upon during the development assessment process with support from the City.</p> <p><b>2b.</b> Whilst a street tree may need to be relocated, the proposal is to add additional landscape in the verge subject to approval of the city.</p> <p><b>2c.</b> The landscape strategy does however omit sufficient landscape in the private domain and additional opportunities could be integrated into the plans, including but not limited to;</p> <ul style="list-style-type: none"> <li>Reduced cross over and driveway to allow for increased landscape and reduce impact of driveway on Greenock Avenue</li> </ul>	<p>The ground floor area to units 2 and 3 have been reduced, resulting in reduction to first floor ensuite area in exchange for increased landscaping to courtyard areas. Courtyards will be planted with species that will thrive under the shaded locations.</p> <p>Inclusive of the first floor OLA, the average open space is now at 49% which would exhibit the site coverage to be acceptable development.</p> <p>The landscaping treatments and areas have been adjusted and improved. For more detail please refer to item 2a and 2b above. The crossovers have been reduced as per the recommendations.</p> <p>The integration and connection to units (especially Unit 4) has been improved by increasing the balcony areas to make them more usable and to accommodate potted plants and the like.</p>

## DESIGN REVIEW PANEL MEETING MINUTES AND RESPONSES

- Reduced rear set back enabling a greener courtyard with a less shady undercroft where it will be difficult to establish landscape.
- Better integration and connection between outdoor landscape and indoor living areas to improve the amenity impact of the landscape, particularly in unit 4.

The access to unit 4 is constrained by the natural contours of the site, in response the habitable living space from the ground floor entry leads directly to the front Outdoor living area. This is accessible from the first floor living areas by the stairs and the Lift which makes this efficient and practical. The design responds to the unavailability of a driveway access to a ground floor garage (like units 1, 2 and 3) by locating the garage to the first floor accessed via Mary Street.

### Principle 3 – Built form and scale

*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.*

**3a.** The built form of the town house typology is supported, and the level of interaction with the street is good with upstairs activity/living zone with balcony to the main street frontage.

Noted.

**3b.** Whilst the overall development scale is generally in keeping with neighbourhood, the large amount of accommodation incorporated into each unit creates compromises in setbacks, particularly to the rear of the dwellings. This scale impacts the overall amenity of the internal dwellings particularly the master bedrooms of units 1, 2 and 3 and created reduced outdoor living areas and undercover courtyards, and creates dislocated living areas and outdoor areas in unit 4 at the ground floor.

The setbacks are based upon the front Outdoor living Areas and have been modified to be fully acceptable now with minor variations required to facilitate an expected outcome in achieving the views to the river for each unit.

**3c.** A reduction of scale in and a reduced variation to setbacks, more in keeping with R code setbacks, would facilitate greater external areas and separation between unit habitable rooms, thus reducing the need for obscured glazing to bedrooms and improved access to direct daylight in courtyards.

The minor setback anomalies have been addressed are now compliant.

### Principle 4 – Functionality and build quality

*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.*

**4a.** The functionality and build quality are generally high with universal access and whole of lifecycle living (Silver level Liveable Housing Australia) standards integrated into the design, including lifts, adequate internal corridor dimensions and room and balcony sizes.

Noted.

## DESIGN REVIEW PANEL MEETING MINUTES AND RESPONSES

<p><b>4b.</b> Obscured glazing to master bedrooms for units 1, 2 and 3, is not supported and an alternate design should be considered to improve access to direct daylight for these habitable rooms.</p>	<p>These have been given an additional highlight window facing south and with the existing windows facing east and west there will be more than enough light into these rooms. Additionally the windows have had the nominated frosted glass replaced with clear glazing and a louvred screen outside for privacy and compliance with the R-codes for setbacks and overlooking. There is also nominated a screening ornamental tree to the courtyards facing west so as to create an additional screening device from the western sun and the organic relief of foliage.</p>
<p><b>Principle 5 – Sustainability</b></p>	<p><i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></p>
<p><b>5a.</b> The opportunities for natural ventilation are well executed in the design.</p>	<p>Noted.</p>
<p><b>5b.</b> With the exception of the privacy issues and obscured glazing to the master bedroom in units 1,2 and 3 the northern orientation generally provides good access to natural and direct daylight, even in winter, and optimises passive solar access to habitable rooms and balconies.</p>	<p>This has been improved on and is discussed in 4b above.</p>
<p><b>5c.</b> Silver Liveable Housing Australia standards enable aging in place.</p>	<p>Noted.</p>
<p><b>Principle 6 – Amenity</b></p>	<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><b>6a.</b> The quality of accommodation is generally high and therefore the level of amenity is all also adequate.</p>	<p>Noted.</p>
<p><b>6b.</b> Large upper level balconies facing north provide good amenity off the main living areas.</p>	<p>Noted.</p>
<p><b>6c.</b> As mentioned above under principles 2, 3 and 4 the amenity levels could be further improved by adequate direct daylight to master bedrooms in units 1,2 and 3, improved relationship between outdoor courtyards and indoor living in unit 4 and additional soft landscape in the front setback and in rear courtyards.</p>	<p>This has been improved on and is discussed in 4b above.</p>
<p><b>Principle 7 – Legibility</b></p>	<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><b>7a.</b> External legibility is appropriate within the street pattern and entrances are clearly demarcated and visible.</p>	<p>Noted.</p>
<p><b>7b.</b> Internal legibility is clear and provides good orientation and sense of hierarchy</p>	<p>Noted.</p>



## DESIGN REVIEW PANEL MEETING MINUTES AND RESPONSES

between private/quiet spaces and family/communal zones.

### Principle 8 – Safety

*Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*

**8a.** Design for safety is appropriate with good size balconies above garages, creating good passive surveillance to the street.

Noted.

**8b.** Universal access/aging in place taken into consideration.

Noted.

**8c.** Allows adequate space for visitors to park on driveway.

Noted.

### Principle 9 – Community

*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.*

**9a.** Good interface with the street providing passive surveillance through the balcony detail.

Noted.

**9b.** Potential for good landscape outcomes in public domain and increased landscape in the private/front set back.

Noted.

**9c.** Provides for diversity of housing typology in context of the location.

Noted.

**9d.** Opportunity for aging in place and universal access given detail design for silver standard of Liveable Housing Australia.

Noted.

### Principle 10 – Aesthetics

*Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*

**10a.** Aesthetics are appropriate with a clean material palette selection which compliments the restrained architecture and contemporary inverted, open plan layout.

Noted.

**10b.** Materials generally fit with the analysis of the applicant's overall streetscape however as implied in principle 1 comments, additional context and character information and analysis would be beneficial to the assessment process.

Noted.



## 2. LOT BOUNDARY SETBACK

**City Comment** *The City has identified a range of lot boundary setback variations on all levels of the proposed development from the deemed to comply provisions of R-Codes (DTC provisions). These are provided as follows:*

<b>Walls</b>	<b>Deemed to comply</b>	<b>Proposed</b>
<b>Unit 1</b>		
Ground floor west setback	2.7m	1.6m
First floor Balcony west setback	2.8m	1.2m
First floor Bedroom 1 west setback	1.3m	1.2m
First floor Balcony east setback	2.8m	1.6m
<b>Unit 2</b>		
First floor Balcony east setback	2.8m	2.0m
First floor Balcony west setback	2.8m	1.6m
<b>Unit 3</b>		
First floor Balcony east setback	2.8m	2.0m
First floor Balcony west setback	2.8m	1.6m
<b>Unit 4</b>		
Ground floor Bedroom 2 south setback	1.5m	1.45m
First floor Balcony west setback	2.8m	0.9m

Unit 1 is amended as follows; lowered ground floor wall to the west to not exceed 2.5m,  
Unit 2 and 3 are amended as follows; increase all ground floor setbacks to the rear, increase first floor ensuite setbacks to the rear, added full height louvred screening to the west and extended the BBQ area to the eastern corner of the OLA to avoid overlooking.  
Unit 4 is amended as follows; ground floor bedroom 2 setback increased to 1.5m.

The design principles for variations to lot boundary setbacks are:

*P3.1 Buildings set back from lot boundaries or adjacent buildings on the same lot so as to:*

- *reduce impacts of building bulk on adjoining properties;*
- *provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and*
- *minimise the extent of overlooking and resultant loss of privacy on adjoining properties.*

The amended design successfully reduces impacts of building bulk on adjoining properties.

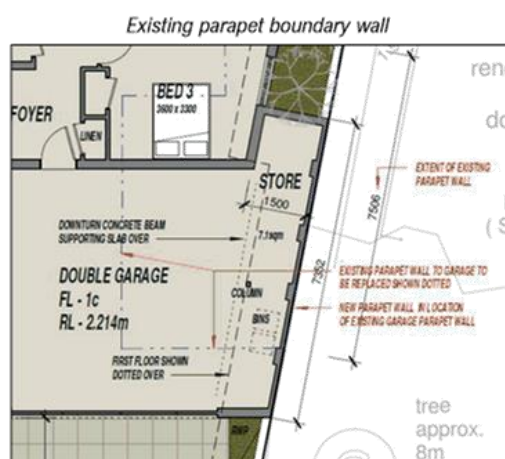
- The proposal does not vary from building height provisions and visually articulates all aspects by using both setback articulation as well as changes in finished colours and materials.
- All proposed dwelling receive adequate sunlight to the outdoor living areas on the northern aspects of each dwelling. Highlight windows above the balcony further enhance the amount of solar access each dwelling has by facilitating sunlight to land deeper within the internal living area.
- The proposal is within the deemed to comply requirements of overshadow, and successfully avoids any impact to the neighbouring solar access as the compliant overshadowing does not land on habitable spaces or outdoor living area.
- The proposal includes screening measures or extensions of wall past the viewing point, to avoid any overlooking issues to the adjoining properties and to the proposed units.

### 3. LOT BOUNDARY WALLS – UNIT 1 GARAGE BOUNDARY WALL

**City Comment** *The proposed Unit 1 Garage boundary wall seeks a variation in relation to average heights from the deemed to comply provisions. It is requested that amended plans or written justification addressing design principle 5.1.3 P3.2 of R-Codes and clause 2 of P350.02 is provided.*

The wall height of the unit 1 garage has been reduced by 172mm so that its average height to the adjoining neighbour is less than 3.1m.

As of 1 July 2021 boundary wall average calculations will be removed, maintaining only maximum boundary wall height requirements, thereby the boundary wall proposed will be deemed-to-comply. With this in mind, the boundary wall does not exceed maximum height provisions and is located along the boundary where an existing garage parapet wall already occurs (illustrated below). Therefore, no adverse impact arises out of this proposal.



The proposed boundary wall is considered to satisfy the design principles of 5.1.3 P3.2, as it increases the efficiency of outdoor living areas, it does not compromise the design principles discussed in the previous section and will have no adverse effect on the amenity of the adjoining property by virtue of the pre-existing boundary wall in that location.

### 4. OPEN SPACE

**City Comment** *The open space for the proposed development is provided as follows: Unit 1 - 36.3% in lieu of 45%; Unit 2 - 36.4% in lieu of 45%; Unit 3 - 36.4% in lieu of 45% and Unit 4 - 40.3% in lieu of 45%. It is requested that amended plans or written justification addressing design principle 5.1.4 P4 of R-Codes and clause 2 of P350.02 is provided. As mentioned earlier in this email, this may take into account elements of the draft Medium Density Codes such as, primary garden area, deep soil, landscaping, primary living space and solar access and natural ventilation.*





The amended plans are accompanied by a landscaping plan to demonstrate the finer treatments and details proposed to open space and landscaping areas throughout the site. In calculating open space provided, the upper floor balconies of units 1, 2 and 3 were not included, these are now labelled Open Living Area, have walls to no more than 2 sides, and roof cover to 2/3 of their area. Due to the sloping nature of the site, they may constitute unenclosed outdoor living areas, comparable to a usable roof. Including the OLA in the open space calculations; the site has an average of 49% open space, and only unit 1 doesn't meet the deemed-to-comply requirements, falling marginally short of 45% by providing 41% open space. The principles associated with open space are as follows:

*P4 Development incorporates suitable open space for its context to:*

- *reflect the existing and/or desired streetscape character or as outlined under the local planning framework;*
- *provide access to natural sunlight for the dwelling;*
- *reduce building bulk on the site, consistent with the expectations of the applicable density code and/or as outlined in the local planning framework;*
- *provide an attractive setting for the buildings, landscape, vegetation and streetscape;*
- *provide opportunities for residents to use space external to the dwelling for outdoor pursuits and access within/around the site; and*
- *provide space for external fixtures and essential facilities.*

The following matters within P350.02 clause 2, will be considered in the determination of proposals that apply the design principles of Design Element 5.1.4 P4.

- (a) *Streetscape character;*
- (b) *Outlook from:*
  - (i) *the front of an adjoining dwelling or its front garden, if the proposed boundary wall is located forward of that adjoining dwelling; or*
  - (ii) *any habitable room window of an adjoining dwelling;*
- (c) *Visual impact of building bulk where the proposed boundary wall is situated alongside an outdoor living area on an adjoining lot; and*
- (d) *Amount of overshadowing of a habitable room window or outdoor living area on an adjoining lot. The amenity impact of the boundary wall will be deemed to be acceptable where the overshadowing caused by the boundary wall does not exceed the overshadowing caused by a wall that conforms to the Residential Design Codes 'deemed-to-comply' setback.*

The provided open space is considered to satisfy the design principle P4 and matter within the relevant local planning frameworks, as follows:

- The amount of open space is offset by the provision of an outdoor living area greater than that specified by the deemed-to-comply criteria. This ensures suitable, useable outdoor space is available to residents of the dwelling;
- Despite the minor variation to open space, the design of the development carefully considers the importance of the northern aspect of the site. All outdoor living areas and principal living spaces are orientated to take advantage of the northern aspect of the site which will improve the living amenity of the future residents.

- The design of the development utilises multiple articulations at ground and upper floor so as to reduce the building bulk of the site onto adjoining properties. The setbacks of the development are responsive to the surroundings as evident in the amended changes discussed earlier. With setbacks that meet the design principles, the applicant does not consider that the open space shortfall is because of overdevelopment of the site and this proposal is consistent with the expectations of the R30/40 density code.
- The locality surrounding the subject site consists of density development with a similar character and with outcomes that maximise the views towards the river and City.
- The open space provided will not be apparent from the primary street. The scale of development is consistent with other dwellings in the existing and planned streetscape.

## 5. SIGHT LINES

**City Comment** *The proposed brick piers on both sides of the driveway off Mary Street do not comply with the sight line requirement of R-Codes. The width of brick piers must be reduced to no more than 500mm by 500mm or these brick piers setting back 1.5m from the driveway. It is requested that amended plans are provided. Alternatively, the proposal should be assessed and certified by a suitably qualified traffic engineer.*

The piers in relation to Unit 4 garage access have been modified to comply.

## 6. OUTDOOR LIVING AREA

**City Comment** *While the size of the proposed OLAs is compliant, they don't comply with locational and dimensional requirements of the deemed to comply provisions of R-Codes. It is requested that amended plans or written justification addressing design principle 5.3.1 P1.1 and P1.2 of R-Codes is provided. As mentioned earlier in this email, this may take into account elements of the draft Medium Density Codes such as, primary garden area, deep soil and landscaping.*

For the purpose of 5.3.1, the upper floor balconies are Outdoor Living Areas and meet deemed-to-comply requirements other than being behind the street setback. The design principles for outdoor living area are as follows:

*P1.1 Outdoor living areas which provide spaces:*

- *capable of use in conjunction with a habitable room of the dwelling;*
- *open to winter sun and ventilation; and*
- *optimise use of the northern aspect of the site.*

*P1.2 Balconies or equivalent outdoor living areas capable of use in conjunction with a habitable room of each dwelling, and if possible, open to winter sun.*

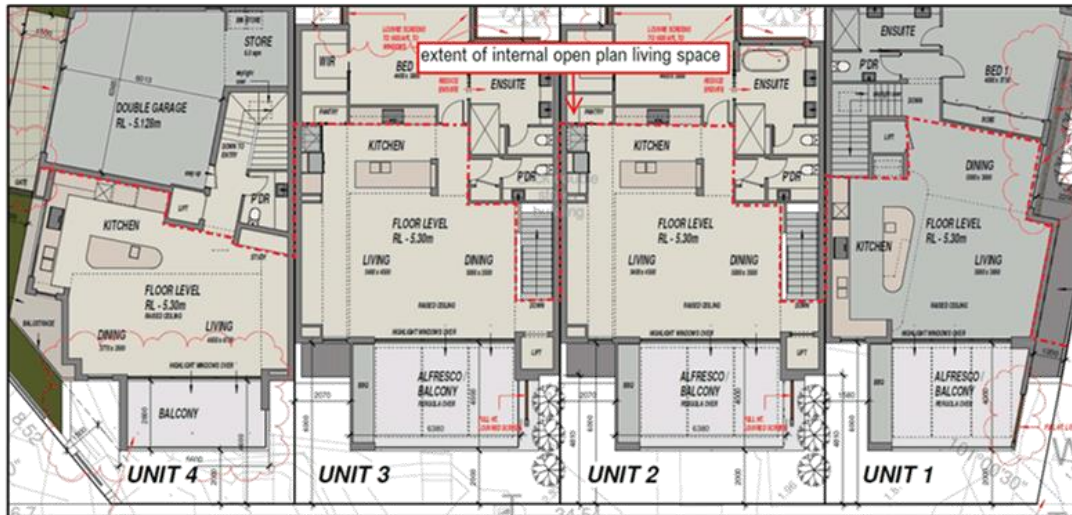
The balcony areas of each unit 1-4 are all accessed via the living area of their respective dwelling (shown in the image below). The living area in this case are well considered for useability, proposing



# URBANISTA

TOWN PLANNING

an open plan area consisting of the kitchen, living room and dining room and run the full width of each unit and each exceed 50sqm in area. The functional usability of these outdoor living areas is therefore considered to be an extremely optimised outcome.



Each above-mentioned outdoor living area is located on the northern aspect of each unit, and will received direct sunlight in all seasons. Highlight windows above the balcony doors further enhance the depth that sunlight will reach into the living space of each unit. Each unit uses the full length of their northern aspect for the exclusive use of the indoor living space and outdoor living area, therefore, optimising the northern aspect of the site.

## 7. LANDSCAPING

**City Comment** *Clause 5.3.2 of R-Codes requires the street setback area to be developed with a maximum of 50 per cent hard surface. The proposal does not comply with this requirement. It is requested that amended plans or written justification addressing design principle 5.3.2 P2 of R-Codes is provided.*

- *Additionally, please annotate clothes drying areas on plans.*

The driveway surface will alternatively be constructed with semi-permeable paving to allow for water drainage and for vegetation to grow within. The service courts have been renamed as drying courts for clarity. The design principles relating to Landscaping are as follows:

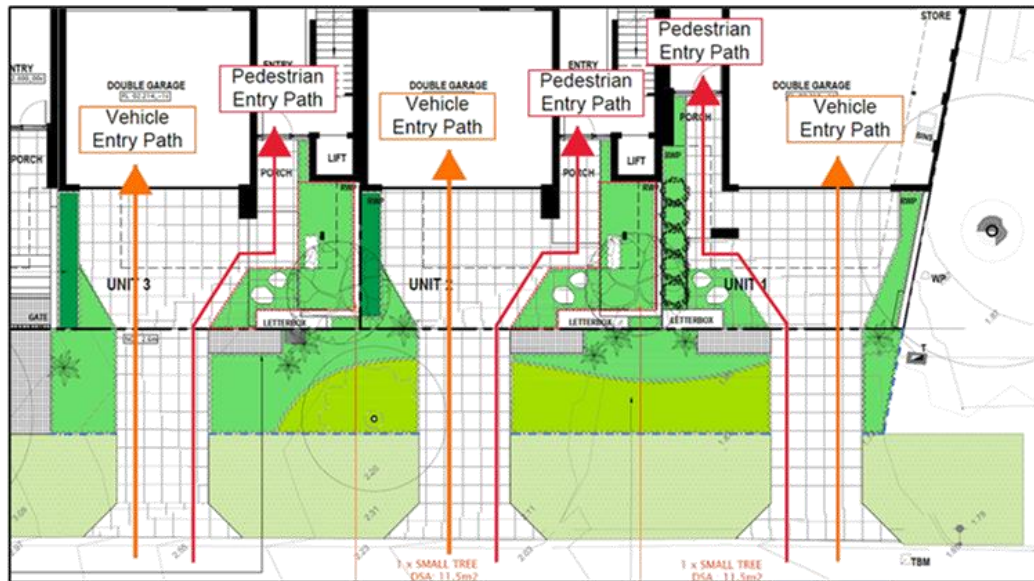
*P2 Landscaping of grouped and multiple dwelling common property and communal open spaces that:*

- *contribute to the appearance and amenity of the development for the residents;*
- *contribute to the streetscape;*
- *enhance security and safety for residents;*
- *provide for microclimate; and*
- *retain existing trees to maintain a local sense of place.*

# URBANISTA

TOWN PLANNING

The front setback area is constrained to provide a substantial and meaningful landscaped area. instead, the proposed semi-permeable paving is a refined and contemporary finish which avoids a poor design outcome. The design only proposes the (permeable) paving in locations where it is considered necessary for vehicle movement between the crossover and the garages, and for pedestrian movement from the street to the front door, shown below.



The proposed landscaping treatments and plan satisfy the design principles as follows;

- As shown in the Site Plan and Landscaping Plan, the development provides an attractive setting for the buildings, nestled amongst a variety of trees, shrubs and vegetation which will improve the amenity of the future residents of the grouped dwellings.
- The outdoor living areas which face north will provide a great level of usability and opportunity to the residents. It is also noted that the site is within close proximity (less than 400m) of Skinny Reserve and Como Beach accessed via freeway-overpass as well as Comer Reserve, where future residents will have access to open space for outdoor pursuits.
- As mentioned in the previous section relating to open space, the design façade is well articulated, and responsive to the existing and planned character. In light of the other design elements consistent with their respective design principles, the development evidently avoids overdevelopment.
- Furthermore, the landscaping treatment to the area forward of the front boundary line, will be landscaped and maintained per the attached landscaping plan, and will complement the streetscape character along Greenock Avenue especially.

Therefore, on balance the soft/hard scaping within the front setback area is an acceptable outcome that is consistent with the expected outcomes for an R30/40 area.



## 8. VEHICULAR ACCESS AND DRIVEWAY GRADIENTS

**City Comment** *The proposal does not comply with the deemed to comply requirements of R-Codes regarding crossover width. The overall crossover width is 12m in lieu of 9m permitted by the deemed to comply requirements. It is requested that amended plans or written justification addressing design principle 5.3.5 P5.1 must be provided.*  
*Clause 6.10 of TPS6 contains requirements for driveway gradients. Please annotate these on plans.*

Amended plans now provide three crossovers to Greenock Avenue, one each to units 1, 2 and 3, and each of which do not exceed 3m in width. The sum width of crossovers is therefore 9m and complies with the deemed to comply requirements of design principles 5.3.5 C5.3. The gradient of the driveway will be refined in the building permit stage of development, however, is capable of minimum ramp gradients of 1:8.

The AHD of Greenock Street between 1.87m AHD to unit 1 and 2.64m AHD to unit 3 and 2.3m AHD FFL of each unit provides an acceptable gradient for the City as the resulting gradient will have a minimum of 1:8m gradient.

## 9. MINIMUM GROUND AND FLOOR LEVELS

**City Comment** *The City's Town Planning Scheme contains requirements in relation to minimum ground and floor levels for a development, being 1.7m AHD minimum ground level, 2.3m AHD minimum floor level for habitable rooms and 1.75m AHD minimum floor level for garages. Plans must be annotated to demonstrate compliance with this requirement.*

The amended plans show RL and FL in AHD, and are compliant in accordance with the City's Local Planning Scheme requirements, listed by the officer in the comment above.

## 10. VISUAL PRIVACY

**City Comment** *The proposed balconies on the upper level of the building will overlook the neighbouring property and buildings within the site behind the street setback line. Amended plans showing appropriate visual privacy screens must be provided.*

The balconies have been amended to include full height louvred screen to the west and extended BBQ area to the west, which removes overlooking or visual privacy concerns between each of the four units.

## 11. EXTERNAL FIXTURES, UTILITIES AND FACILITIES

**City Comment** *The proposed storerooms do not comply with the dimensional requirements of a minimum 1.5m of the dtc provisions. It is requested that written justification addressing design principle 5.4.4 P4.1 is provided.*

The amended plans show storerooms which exceed the requirement by 5.4.4 C4.5 for minimum dimensions of 1m when provided within a garage and internal area of at least 4sqm.



## 12. ROAD AND RAIL TRANSPORT NOISE

**City Comment** *The development site is located 104m from Kwinana Freeway. According to Table 2: Noise exposure forecast, the forecast noise levels would exceed the permitted levels outlined under the SPP5.4. A Noise Management Plan or Quiet House B construction standards must be met. If you choose to comply with the Quiet House B construction standards, you need to provide a certification at the building permit application stage. Please indicate which pathway you would like to choose moving forward.*

Please proceed with the Quiet House B Construction Standards.



## RESPONSE TO OTHER COMMENTS

### RESPONSE TO CITY'S URBAN DESIGN TEAM

**City Comment** *Required compliance with Street Verge Guidelines*

- *All mulch at ground level in verge is to be organic mulch.*
- *All plant species on verge are to be water wise Australian native plant species, turf is also an accepted solution.*

A landscaping plan is attached which includes the following for the verge treatments, within the plan notes on its first page:

- Planted areas shall be mulched with an organic mulch unless otherwise stated to a minimum depth of 75mm.
- Species to be selected from proposed planting palette. Native species within the palette include: *Eremophila 'blue horizon' glabra prostrata* *Leucophyta brownie* and *Scaevola humilis*.

**City Comment** *Standard conditions*

- *Verge*
  - *Verge planting, turf and paving to be left in a clean, tidy condition subject to City of South Perth Approval*
  - *Any damage to verge or verge paving caused by development to be rectified by the proponent prior to occupancy permit*
- *Building Permit*
  - *Landscape plans to be provided to the City. Any changes since Development Application approval should be clouded. Plan subject to City approval.*
- *Occupancy Permit*
  - *Prior to the submission of an occupancy permit application, landscaped areas shall be installed in accordance with the approved Landscape Plan. All landscaped areas shall be maintained thereafter to the satisfaction of the City of South Perth*

Noted.

### RESPONSE TO CITY'S STREETSCAPE TEAM

**City Comment** *A Tree Protection Zone must be around each of the retained street trees for the duration of the build. A tree removal cost of \$2920.5 is applicable and will be required to be paid prior to building permit application.*

Noted.





## RESPONSE TO CITY'S BUILDING SERVICES TEAM

**City Comment** *Please note that the properties may be numbered as follows:*  
*Lot 1 Unit 1 HN 3 Greenock Avenue COMO WA 6152*  
*Lot 2 Unit 2 HN 3 Greenock Avenue COMO WA 6152*  
*Lot 3 Unit 3 HN 3 Greenock Avenue COMO WA 6152*  
*Lot 4 Unit 4 HN 3 Greenock Avenue COMO WA 6152*

Noted.

## RESPONSE TO COMMUNITY SUBMISSION

**Neighbours Comment** *The balcony of unit 1 overlooks the front, and only, garden of our property. It is noted on the first-floor plan that this is a 'non-sensitive area'. We consider this area to be highly sensitive and request that consideration be given to screening the balcony similar to the obscured glass on the bedroom windows at the rear of the west elevation.*

*We are considering developing our property with a 2storey addition in the north west of that garden. This may limit views from the balcony of unit 1. Will the development in Mary street limit our options?*

*Whilst we understand that fence line pruning may be unavoidable, what consideration has the developer given to protecting the large jacaranda tree in the north east corner of our front garden. The limitation of damage to the tree's roots and its subsequent health is important to us.*

The neighbouring concerns of overlooking from the Outdoor living area to Unit 1 have been re-designed with a full height screen in accordance with the R-codes to prevent any intrusion to the front courtyard previously overlooked.

## CONCLUSION

Based on the information presented in this submission Urbanista Town Planning respectfully requests that the City support the proposed development at 73 Mary Street, in Como.

It is considered that the development will be a welcome addition to Mary Street, Greenock Avenue and the locality. We look forward to working with the City to reach an amicable and timely solution in development approval.

Should you have any question in relation to the details provided in this submission, please contact Mitchell Palmer on 6444 9171 or [mitchell@urbanistaplanning.com.au](mailto:mitchell@urbanistaplanning.com.au).

Yours sincerely,

A handwritten signature in dark ink, appearing to read "P. Mrdja".

**Petar Mrdja**  
Director | Urbanista Town Planning

231 Bulwer Street, Perth WA 6000  
| [admin@urbanistaplanning.com.au](mailto:admin@urbanistaplanning.com.au) | [www.urbanistaplanning.com.au](http://www.urbanistaplanning.com.au) |





Existing building on the subject site as viewed from Greenock Avenue



Existing building on the subject site as viewed from the corner of Mary Street and Greenock Avenue



The subject site as viewed from Mary Street



Existing Mary Street streetscape





Existing garage on the western boundary



Existing retaining wall along southern boundary





# **Ruby Development Alliance Pty Ltd, C/o-NicheLiving**

**73 Mary St, COMO, WA**

**Acoustics - SPP 5.4 Road Traffic Impact Assessment Report for  
DA**

**03 NOV 2020**


Sealhurst Pty Ltd  
PO Box 862 | CANNING BRIDGE | APPLECROSS | WA 6153  
ABN: 86 161 563 551  
ACN: 161 563 551



## Ruby Development Alliance Pty Ltd, C/o- NicheLiving

73 Mary St, COMO, WA

Acoustics - SPP 5.4 Road Traffic Noise Assessment for DA

QA INFORMATION	
Project No	SEA-2020-037
Project Name	73 Mary St, COMO, WA
Client	Ruby Development Alliance Pty Ltd, C/o- NicheLiving
Report Title	Acoustics - SPP 5.4 Road Traffic Noise Assessment for DA
Filename	SEA-2020-037 RPT001 DA SPP
Revision	[Category]
Reason For Issue	SPP 5.4 Assessment for DA Submission
Authored By	Daryl Thompson
Authorised By	
Issue Date	3/11/2020



© SEALHURST PTY LTD All Rights Reserved

DOCUMENT INFORMATION

**Sealhurst Pty Ltd**  
PO Box 862 | CANNING BRIDGE | APPLECROSS | WA 6153  
ABN: 86 161 563 551  
ACN: 161 563 551



#### PROJECT PARTNERS

Discipline	Entity	
Client	Ruby Development Alliance Pty Ltd, C/o- NicheLiving	<b>Nicheliving</b>
Architectural Design	NicheLiving High End	<b>HIGH END</b> Nicheliving

#### Report Author Contact Details:

**Daryl Thompson BSc(Hons) MAAS MIOA AES**  
Director

**Sealhurst Pty Ltd**

51 Knight Road, GNANGARA, WA 6077

PO Box 862 | CANNING BRIDGE | APPLECROSS | WA 6153

E: [daryl.thompson@sealhurst.com.au](mailto:daryl.thompson@sealhurst.com.au)

T: +61 (0)8 9306 4481



© SEALHURST PTY LTD All Rights Reserved

DOCUMENT INFORMATION



73 Mary St, COMO, WA  
Acoustics - SPP 5.4 Road Traffic Noise Assessment for DA



## REPORT ABSTRACT

## REPORT ABSTRACT

Sealhurst were appointed by Ruby Development Alliance Pty Ltd, C/o- NicheLiving to provide specialist acoustic consultancy and assessment under *State Planning Policy 5.4 – Road and Rail Noise*, as relating to the proposed Grouped Residential dwelling development design, proposed at No.73 Mary Street, in the suburb of COMO, Western Australia.

As a recognised strategic transport/freight route, proximity of the project site to Kwinana Freeway necessarily triggers a State Planning Policy-level assessment in terms of road traffic noise impacts, mandated under the revised *WA State Planning Policy 5.4 Road and Rail Noise*, dated 06 SEP 2019.

This report presents the application of the *Policy's* Noise Forecast methodology under which the site is formally assessed and categorised in terms of a 20-Yr Noise Exposure Forecast planning window, to determine compliance with the *State Planning Policy 5.4* criteria, any required noise mitigation treatments where applicable.

*Note, as the development site contains Grouped Residential accommodation, the project may require demonstration of additional acoustic design compliance elements, specifically relating to shared separating walls, floors and building services under National Construction Code Volume 1 Section F5 (Class 2) or Volume 2 Section 3.8.6 requirements (Class 1) pending NCC classification;*

*Additionally, noise emissions compliance under WA Environmental Protection (Noise) Regulations 1997 (Incl. Amendments) is typically a condition(s) of Building Permit approval(s). These aspects are not covered in the scope of this report.*



© SEALHURST PTY LTD All Rights Reserved

SEA-2020-037 RPT001 DA SPP i

73 Mary St, COMO, WA  
Acoustics - SPP 5.4 Road Traffic Noise Assessment for DA



## EXECUTIVE SUMMARY

## EXECUTIVE SUMMARY

Sealhurst were appointed by Ruby Development Alliance Pty Ltd, C/o- NicheLiving to provide specialist acoustic consultancy and assessment under *State Planning Policy 5.4 – Road and Rail Noise*, as relating to the proposed Grouped Residential dwelling development design, proposed at No.73 Mary Street, in the suburb of COMO, Western Australia.

The project is in the process of submitting documentation to the City of South Perth in support of Development Application. This report (Ref: *SEA-2020-037 RPT001 DA SPP*) presents our assessment under the applicable *State Planning Policy 5.4 – Road and Rail Noise*, demonstrating forecast future noise levels in a 20-Yr planning horizon window, listing technical outcome(s) in terms of road traffic noise mitigation measures to the built-form, required to comply with the *Policy*.

### SPP 5.4 ROAD TRAFFIC NOISE ASSESSMENT

In summary language, the *SPP5.4 Policy* requires an examination of noise-sensitive development within "trigger distances" of recognised State freight and traffic routes, as defined within the *Policy*. The *Policy Implementation Guidelines* prescribe a standardised calculation methodology to forecast noise impacts related to prospective increase(s) in road traffic noise levels, over a 20-Yr planning horizon window.

The application of *Implementation Guidelines* Forecast Noise Exposure "Table 2" calculates anticipated noise levels, and categorises the subject development site in terms of Category "A" (least affected) to Category "E" (most affected), based upon distance from nearest carriageway edge and the type and definition of the subject road infrastructure.

Kwinana Freeway south-bound (nearest) carriageway edge is situated 100m distance from the proposed development site boundary. This section of Freeway is defined as a "5 to 6 lane", "Strategic freight/major transport route", carrying an Annual Average Weekday Traffic (AAWT) volume of between >134,000 (Mount Henry Bridge) and >183,000 (Narrows Bridge) vehicle movements per 24-hour period, inclusive of up to 8% (>10,000) HGVs.

Using the *Policy* assessment procedure, (Ref: Appendix D.1), Calculations project a Noise Exposure Forecast Level of 61dB(A) external to the west development site boundary (Lot 3), due to the presence of the identified section of Kwinana Freeway, allowing for no existing physical screening from buildings.

The western Lot boundary is significantly shielded by two rows of existing double-storey brick and tile dwellings. Allowing for site geometry, under clause 3.3.1 of the *Policy Implementation Guidelines*, a conservative "one-off" reduction of -4dB may be applied on the basis of the physical screening, which reduces the Noise Exposure Forecast Level to 57dB(A) during Annual Average Weekday Traffic (AAWT) daytime hours, 0600 – 2200.

Despite apparent proximity to the Kwinana Freeway, the resultant Noise Exposure Forecast level of 57dB(A) classifies the development site as a Noise Category A requiring "Quiet House Package A" provisions to the development only. Section 5 details the Site-specific Noise Management Plan which confirms "Quiet House Package A" as the appropriate mitigation response package under the *Policy*, determined to be applicable to all dwellings. A summary of the requirements is listed below:

- External Wall System to be one of the following:
  - o Double brick, 90/50/90 with 50mm insulation batt;
  - o 150mm single masonry or concrete;
  - o Lightweight stud w/2 x 16mm FR P/Board to internal face and 1x19mm board external w/11mm thick lap cladding/weatherboard finish with 75mm insulation (14kgm-3); OR
  - o Masonry veneer w/timber stud frame equivalent construction to Rw+Ctr 45dB;



© SEALHURST PTY LTD All Rights Reserved

SEA-2020-037 RPT001 DA SPP i



73 Mary St, COMO, WA  
Acoustics - SPP 5.4 Road Traffic Noise Assessment for DA



## EXECUTIVE SUMMARY

Minimum recommended wall system build-up details provided in Section 4.2.2;

- Where present in the design, any external doors to Bedrooms to be certified to  $Rw+Ctr$  28dB inclusive of min. 6mm glazing and seals;
- All other external doors to be 35mm solid core timber hinged door and certified frame to  $Rw$  28dB, incl. seals, or, glazed sliding door with 10mm glass and weather seals;
- Glazing to Bedrooms up to 40% of internal floor area (including balcony doorsets) may be sliding or double hung with min 10mm glazing; OR fixed sealed casement or awning windows with minimum 6mm (single) glazing and frames, rated to  $Rw+Ctr$  28dB;
- Where glazed area exceeds 40% of Bedroom floor area, but is less than 60%, glazing must be sealed casement or awning windows, rated to  $Rw+Ctr$  31dB;
- Glazing to Indoor Living or Work Areas up to 40% of internal floor area (including balcony doorsets) may be sliding or double hung with min 10mm glazing; OR fixed sealed casement or awning windows with minimum 6mm (single) glazing and frames, rated to  $Rw+Ctr$  28dB;
- Where glazed area is up to 60% of Indoor Living or Work areas, glazing (including balcony doorsets) glazing must be sealed casement or awning windows, rated to  $Rw+Ctr$  31dB;
- Where glazed area is up to 80% of Indoor Living or Work areas, glazing must be fixed sash, awning or casement windows, rated to  $Rw+Ctr$  31dB;
- Roof construction is to be rated at  $Rw+Ctr$  35dB, constructed from tile or profile metal sheet roofing with sarking, and include R3.0+ insulation quilt and min. 10mm plasterboard as internal ceiling;

A number of additional practical recommendations regarding minimum construction detailing at junctions between elements are included as practical advice to the Principal client, to ensure the installation is able to meet the predicted outcomes in our assessment.

*Note, as the development site contains Grouped Residential accommodation, the project may require demonstration of additional acoustic design compliance elements, specifically relating to shared separating walls, floors and building services under National Construction Code Volume 1 Section F5 (Class 2) or Volume 2 Section 3.8.6 requirements (Class 1) pending NCC classification;*

*Additionally, noise emissions compliance under WA Environmental Protection (Noise) Regulations 1997 (Incl. Amendments) is typically a condition(s) of Building Permit approval(s). These aspects are not covered in the scope of this report.*



73 Mary St, COMO, WA  
Acoustics - SPP 5.4 Road Traffic Noise Assessment for DA



## TABLE OF CONTENTS

## TABLE OF CONTENTS

REPORT ABSTRACT .....	i
EXECUTIVE SUMMARY .....	i
1 INTRODUCTION .....	1-1
1.1 General Appreciation .....	1-1
1.1.1 Introduction and Overview .....	1-1
1.1.2 Project Status .....	1-2
1.2 Acoustic Design Criteria .....	1-2
1.2.1 Application of State Planning Policy 5.4 - Road & Rail Noise .....	1-2
1.2.2 DA Submission - Report Aims .....	1-3
1.3 Project Inputs .....	1-3
1.3.1 Schedule of Architectural Drawings .....	1-3
2 PROJECT CONTEXT .....	2-1
2.1 Development Definition .....	2-1
2.1.1 Proposed Site – 73 Mary St COMO .....	2-1
3 ACOUSTIC DESIGN FOR EXTERNAL NOISE .....	3-1
3.1 Multi-Residential Design Criteria .....	3-1
3.1.1 Typical Criteria – AS 2107:2016 .....	3-1
3.1.2 State Planning Policy 5.4 – Trigger Distances .....	3-1
3.1.3 State Planning Policy 5.4 – Outdoor & Indoor Noise Criteria .....	3-2
4 ASSESSMENT OF ROAD TRAFFIC NOISE RE: SPP5.4 .....	4-1
4.1 Application of State Planning Policy 5.4 .....	4-1
4.1.1 Definition of Kwinana Freeway (Narrows Bridge to Mount Henry St Bridge) .....	4-1
4.1.2 Noise Exposure Forecast Category .....	4-2
4.1.3 Quiet House Package & Policy Requirements .....	4-2
4.2 DA Design – Provisional Construction Specification .....	4-3
4.2.1 Noise Exposure Category A – Compliance Requirements for 20-Yr Planning Horizon .....	4-3
4.2.2 Quiet House Package A – Minimum Technical Construction Requirements .....	4-3
4.2.3 Mechanical Ventilation / Air Conditioning Considerations .....	4-4
4.2.4 Individual Dwelling Construction Methodology .....	4-4
4.2.5 Recommended Practical Measures .....	4-5
4.2.6 Areas of Application of Outdoor & Indoor Noise Criteria .....	4-5
4.2.7 Recommended Wording for Notification on Title .....	4-5
4.3 Building Envelope Design Considerations .....	4-6
4.3.1 Notes on Glazing Installation .....	4-6
4.3.2 Flanking Transmission .....	4-6
4.3.3 Notes for Glazing Schedule and Drawings .....	4-7
4.3.4 Ventilation Openings .....	4-7
4.3.5 Glazing Specification Coordination .....	4-7
4.4 Additional Notes on Predicted vs Completed Internal Noise Amenity .....	4-7



© SEALHURST PTY LTD All Rights Reserved

SEA-2020-037 RPT001 DA SPP iii



73 Mary St, COMO, WA  
Acoustics - SPP 5.4 Road Traffic Noise Assessment for DA



## TABLE OF CONTENTS

4.4.1	Detailed Design Process.....	4-7
4.4.2	Installation Detailing.....	4-7
4.4.3	Design Review, Inspection and QA.....	4-8
<b>A.</b>	<b>SCHEDULES OF INFORMATION.....</b>	<b>4-A</b>
A.1	Architectural Drawings .....	4-A
<b>B.</b>	<b>BUILDING FACADE CALCULATION METHODOLOGY.....</b>	<b>4-1</b>
B.1	Building Façade Noise Ingress - Calculation Principles .....	4-1
<b>C.</b>	<b>SPP 5.4 REFERENCE MATERIAL .....</b>	<b>4-1</b>
C.1	SPP 5.4 Schedule 3 – Perth and Peel Region Recognised Road Transport Network .....	4-1
C.2	Table 2 – Noise Forecast: 20Yr Planning Horizon.....	4-2
C.3	Quiet House Design Package Details .....	4-3
<b>D.</b>	<b>ACOUSTIC GLOSSARY .....</b>	<b>4-1</b>



73 Mary St, COMO, WA  
Acoustics - SPP 5.4 Road Traffic Noise Assessment for DA



## 1 INTRODUCTION

# 1 INTRODUCTION

## 1.1 General Appreciation

### 1.1.1 Introduction and Overview

Sealhurst were appointed by Ruby Development Alliance Pty Ltd, C/o- NicheLiving to provide specialist acoustic consultancy and assessment of road traffic noise impacts under *State Planning Policy 5.4 – Road and Rail Transport Noise*, as relating to their Grouped Residential dwelling development design, proposed at No. 73 Mary St in the suburb of COMO, Western Australia.



The site area is situated 100m east of the Kwinana Freeway south bound carriageway edge (indicated orange) at its nearest point. The proximity of the project site to a Strategic freight/major traffic route necessarily triggers State Planning Policy-level of assessment in terms of road traffic noise, as mandated under the revised *WA State Planning Policy 5.4 Road and Rail Noise*, dated 06 SEP 2019.

This report (Ref: *SEA-2020-037 RPT001 DA SPP*) presents our assessment under the *Policy*, calculating future anticipated noise levels over a 20-Yr planning horizon window, categorising the site in terms of Noise Exposure Category, and demonstrating compliance with the *Policy*.



© SEALHURST PTY LTD All Rights Reserved

SEA-2020-037 RPT001 DA SPP

1-1



73 Mary St, COMO, WA  
Acoustics - SPP 5.4 Road Traffic Noise Assessment for DA



## 1 INTRODUCTION

### 1.1.2 Project Status

The project is in the process of submitting documentation to the City of South Perth in support of the DA application, of which we understand assessment under *State Planning Policy 5.4* has been requested to progress.

## 1.2 Acoustic Design Criteria

### 1.2.1 Application of State Planning Policy 5.4 - Road & Rail Noise

*State Planning Policy 5.4 - Road and Rail Noise*, dated 6<sup>th</sup> SEP 2019, (henceforth "*SPP 5.4*" or "*The Policy*"), seeks to encourage the responsible design of noise-sensitive building uses in proximity to established transportation (noise) routes. The *Policy* achieves this by targeting **Outdoor Noise Criteria** at new or Infill development sites, to promote provision of acoustically amendable outdoor living space(s); OR, where impractical, to demonstrate road transportation noise levels within finished buildings are able to meet an equivalent "**Indoor Noise Criteria**" via the application of "Quiet House Packages" or alternative engineering design means - both now and in a 20-year planning horizon.

The recent *Policy* revisions supercede the previous 2017 (Draft) edition, following a 2-year technical consultation period, which simplified the screening assessment to avoid unnecessary prior complexity (and associated cost) of detailed modelling at the pre-DA stage(s). An overview of the revised assessment and resulting criteria is as follows:

- i. Undertake Noise Exposure Forecast assessment, from Table 2 of *SPP 5.4 Implementation Guidelines* to determine a future-predicted transport noise condition based upon estimated road traffic growth in a 20-year planning horizon;
- ii. Establish Noise Exposure Category, and determine where the development site is able to meet *Policy* Target **Outdoor Noise Criteria**, as follows:

**<55dB(A) during Daytime (0600 – 2200); And,  
<50dB(A) during Night time (2200 – 0600);**

Where compliance with Target **Outdoor Noise Criteria** conditions are able to be demonstrated, no further action is required;

- iii. Where compliance with **Outdoor Noise Criteria** conditions is deemed to be impractical, (e.g. in established urban areas with existing traffic noise levels above the threshold), an equivalent approach is provided, to demonstrate an acoustic design response suitable to achieve **Indoor Noise Criteria**, as follows:

**<40dB(A) during Daytime (0600 – 2200) in Living Spaces; And  
<35dB(A) during Night time (2200 – 0600) in Bedrooms**

- iv. In these cases, the subject road is categorised and target site distance estimated from the Noise Exposure Forecast "Table 2" resulting in an estimated level of noise, expected to occur in the 20-Yr planning horizon period;
- v. Each Forecast Exposure Level is then classified into a Forecast Noise Exposure Category, rated from A – E, under which the *Policy* offers "Quiet House Package" noise mitigation provisions, for Categories A – C, to allow the building to comply with *State Planning Policy 5.4 Indoor Noise Criteria*.
- vi. Pending the Noise Exposure Category, the *Policy* sets out increasing levels of noise mitigation means to comply with the **Indoor Noise Criteria** via rated wall construction, sealed build-ups for roof, eaves and the like, and specifications for glazed components.



73 Mary St, COMO, WA  
Acoustics - SPP 5.4 Road Traffic Noise Assessment for DA



## 1 INTRODUCTION

The goal of *the Policy* criteria in each scenario is to ensure the building design is able to effectively insulate noise-sensitive use(s) against the impact of road traffic noise under current conditions, and in terms of anticipated increases in road traffic volume.

### 1.2.2 DA Submission - Report Aims

The primary report aim is to demonstrate the elements of the assessment, inclusive of any identified provisions required to meet *State Planning Policy 5.4* criteria. As the findings may influence built-form cost provisioning for the project, the report is also expected to inform building contract tenderers for minimum inclusions for the building envelope specification. The findings herein are therefore intended to form a basis of reference, to be developed into a coordinated Detailed Design report ahead of Building Permit submission dates established in the project design programme.

Our report will achieve this by presenting the technical assessment via detailed site appraisal and current project design information.

## 1.3 Project Inputs

### 1.3.1 Schedule of Architectural Drawings

The assessment has been carried out based upon DA architectural drawings supplied by NicheLiving High End. A schedule of these reference drawings is presented in Appendix A.1. Details are current at the date of this report (03 NOV 2020).





73 Mary St, COMO, WA  
Acoustics - SPP 5.4 Road Traffic Noise Assessment for DA



## 2 PROJECT CONTEXT

## 2 PROJECT CONTEXT

### 2.1 Development Definition

#### 2.1.1 Proposed Site – 73 Mary St COMO

The subject Lot is currently disposed as an existing brick and iron roof double-storey multi-residential building (8 units). It is our understanding the Lot will be subdivided into x4 Lots as per the Unit Ground Floor Plan drawing included in Appendix A. The Lots are situated approximately 100m from the southbound carriageway of Kwinana Freeway in the established residential suburb of COMO, WA.

The proposed design provides 4 x individual double-storey residential dwellings on each Lot – total (pre-subdivision) Lot size of 880m<sup>2</sup>. The cascaded imagery (right) shows the site location in context to Perth CBD, with a schematic of current planning application layout and aerial imagery (courtesy Google Earth);

The central images indicate the acute line-of-sight from 73 Mary St to Kwinana Freeway, referencing Street View image (courtesy Google Earth). As is evident from the aerial imagery, existing double storey residential Lots are situated between the development site and Kwinana Freeway, offering a significant degree of screening from road traffic noise.

The area immediately surrounding the site is mainly residential with the Swan River located on the opposite side of Kwinana Freeway northbound carriageway edge.

The nearest section of Kwinana Freeway passes approx. 100m from the boundary of the development site, running north-south between junctions with Canning Bridge and Mill Point Road. The section of Kwinana Freeway parallel to the development site represents part of the State-recognised freight transport network corridor, as established in Schedule 3 of SPP 5.4 (See Appendix C.1) and is assessed in Section 4 as the focus of this noise assessment and report.



© SEALHURST PTY LTD All Rights Reserved

SEA-2020-037 RPT001 DA SPP 2-1

73 Mary St, COMO, WA  
Acoustics - SPP 5.4 Road Traffic Noise Assessment for DA

## 3 ACOUSTIC DESIGN FOR EXTERNAL NOISE



## 3 ACOUSTIC DESIGN FOR EXTERNAL NOISE

## 3.1 Multi-Residential Design Criteria

## 3.1.1 Typical Criteria – AS 2107:2016

In the absence of *State Planning Policy* requirements, *AS 2107:2016 Acoustics: Recommended design sound levels and reverberation times for building interiors* would typically present the Australian Standard for sound in building interiors, defining internal noise conditions deemed “acceptable” and suitable for a range of spaces within completed buildings. Compliance is derived by the prediction of internal building sound levels using the methodology set out in Appendix B.1, and a comparison of calculated results against *AS 2107:2016* criteria for the relevant internal space.

An extract from *AS 2107:2016*, is presented below for direct reference:

Type of Occupancy	Recommended design sound levels, LAeq, (dB(A))
	Range
<b>RESIDENTIAL BUILDINGS</b>	
Houses and apartments near major roads –	
Living areas	35 – 45
Sleeping areas	30 – 40
Work areas	35 – 45
Apartment common areas (e.g. foyer, lift lobby)	45 – 55

## 3.1.2 State Planning Policy 5.4 – Trigger Distances

*State Planning Policy 5.4* establishes an additional planning-level of assessment which supercedes *AS2107:2016* as the prevailing acoustic design criteria for residential development where the development is located in proximity to established transport corridors, defined by the following “trigger distances”, set out in the *Extract* below:

Transport Corridor Classification	Trigger Distance	Distance measured from
<b>Roads</b>		
<b>Strategic freight and major traffic routes</b> Roads as defined by Perth and Peel Planning Frameworks and/or roads with either 500 or more Class 7 to 12 Austroads vehicles per day, and/or 50,000 per day traffic volume	300 metres	Road Carriageway Edge
<b>Other significant freight/traffic routes</b> These are generally any State administered road and/or local government road identified as being a future State administered road and other roads that meets the criteria of either $\geq 100$ Class 7 to 12 Austroads vehicles daily or $\geq 23,000$ daily traffic count (averaged equivalent to 25,000 vehicles passenger car units under region schemes).	200 metres	Road Carriageway Edge





73 Mary St, COMO, WA  
Acoustics - SPP 5.4 Road Traffic Noise Assessment for DA



### 3 ACOUSTIC DESIGN FOR EXTERNAL NOISE

#### 3.1.3 State Planning Policy 5.4 – Outdoor & Indoor Noise Criteria

As Statewide legislation, the application of the *Policy* is broad and covers a wide range of potential road scheme and development examples by establishing a basic screening procedure via the application of Target **Outdoor Noise Criteria** levels for new developments, and for road infrastructure projects which may impinge upon existing (or future) noise sensitive developments.

The *Policy* acknowledges that the Target **Outdoor Noise Criteria** may not be appropriate in all cases - this is often the case where development is proposed near, or adjacent to established road transport infrastructure, where noise levels already exceed the **Outdoor Target criteria**, and it is not reasonable or impractical to achieve via barriers, screening and the like. In these instances, an equivalent **Indoor Noise Criteria** is put forward – Outdoor and Indoor Criteria are presented in the Table below:

Proposals	New/upgrade	Noise Targets		
		Outdoor		Indoor
		Day (LAeqDay) dB (6am – 10pm)	Night (LAeqDay) dB (10pm – 6am)	LAeq dB)
Noise-sensitive land-use and/or development	New noise-sensitive land-use and/or development within the trigger distance of an existing/proposed transport corridor	55	50	LAeq (Day) 40 (living and work areas) LAeq (Night) 35 (bedrooms)

As can be drawn from comparison between *SPP 5.4 Indoor Noise Criteria* and the National standard *AS 2107:2016* for typical residential buildings outside of the screening zone, the *Policy* applies a higher standard (i.e. quieter internal noise levels) as part of the balanced approach to ensure noise-sensitive land use in proximity to transport corridors can provide appropriate noise amenity for occupants.



73 Mary St, COMO, WA  
Acoustics - SPP 5.4 Road Traffic Noise Assessment for DA

#### 4 ASSESSMENT OF ROAD TRAFFIC NOISE RE: SPP5.4



## 4 ASSESSMENT OF ROAD TRAFFIC NOISE RE: SPP5.4

### 4.1 Application of State Planning Policy 5.4

Section 4 sets out the assessment process, areas of application, forecast noise level and recommendations to comply with SPP 5.4:

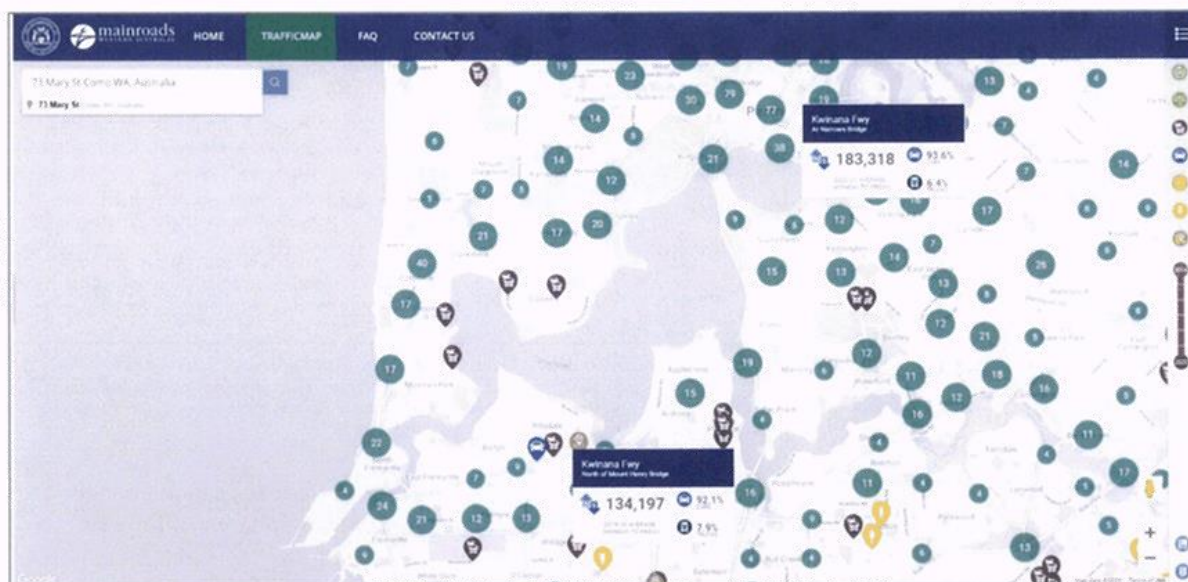
#### 4.1.1 Definition of Kwinana Freeway (Narrows Bridge to Mount Henry St Bridge)

The amended *State Planning Policy 5.4 Implementation Guidelines* Noise Forecast Screening assessment procedure bases 20-Yr Forecast Noise Exposure upon the classification of road type, and distance from road carriageway edge; In the absence of any new or upgrade proposals to road infrastructure, these factors are combined to calculate an anticipated noise level \*due to increased road traffic noise only\* over the 20-year planning horizon period. The intention of the *Policy* application in this instance is to ensure long-term noise amenity by appropriate building design.

The presence of the identified section of Kwinana Freeway having carriageway edge situated 100m distance from the proposed development site, defines the road as a:

- "5 to 6 lane", " Strategic freight/major transport route", as per Schedule 3, see Appendix C.1

Confirmation of between 134,197 (Mount Henry Bridge) and 183,318 (Narrows Bridge) vehicle movements per 24-hour period, inclusive of up to 8% (>10,000) HGVs is shown below, (Ref: Main Roads WA Metro trafficmap - <https://trafficmap.mainroads.wa.gov.au/map/>)



The above definitions and distance separation categorise the development under *State Planning Policy 5.4* and determine the application of the Noise Forecast screening assessment.





73 Mary St, COMO, WA  
Acoustics - SPP 5.4 Road Traffic Noise Assessment for DA



#### 4 ASSESSMENT OF ROAD TRAFFIC NOISE RE: SPP5.4

##### 4.1.2 Noise Exposure Forecast Category

*SPP5.4 Implementation Guidelines* Forecast Noise Exposure "Table 2" is used to calculate the forecast noise level, and rate the development site in terms of noise exposure categories A – E, based upon the categorisation of the subject road infrastructure. Using the assessment procedure, (See Appendix D.1), the identified section of Kwinana Freeway would be expected to generate a Noise Exposure Forecast Level of 61dB(A) external to the nearest (western) Lot boundary, at a distance of 100m from the nearest carriageway edge, allowing for no screening.

The western Lot boundary is significantly shielded by two rows of existing double-storey brick and tile dwellings. Allowing for site geometry, under clause 3.3.1 of the *Policy Implementation Guidelines*, a conservative "one-off" reduction of -4dB may be applied on the basis of the physical screening, which reduces the Noise Exposure Forecast Level to 57dB(A) during Annual Average Weekday Traffic (AAWT) daytime hours, 0600 – 2200.

##### 4.1.3 Quiet House Package & Policy Requirements

Under *SPP5.4 Implementation Guidelines* Forecast Noise Exposure "Table 2" further categorises the forecast noise level in terms of categories A – E. Using this methodology the site is forecast at 57dB(A) (inclusive of 4dB(A) standard screening allowance) which exceeds the **Outdoor Noise Criteria** by 2dB only. This classifies the development site as **Noise Exposure Category A**. For reference, Noise Exposure Forecast definitions are presented below as an extract from the *Policy Implementation Guidelines* with consequential noise mitigation treatments:

Category	Noise Exposure Forecast Range	Forecast Excess Outdoor Noise Level	Policy Requirements for Noise-Sensitive Land Use
-	≤55dB(A)	0 or less	No further measures
A	<58dB(A)	1 – 3dB(A)	Acceptable, subject to Quiet House Package A, or mitigation measures submitted in accordance with an approved Noise Management Plan
B	59 – 62dB(A)	4 – 7dB(A)	Acceptable, subject to Quiet House Package B, or mitigation measures submitted in accordance with an approved Noise Management Plan
C	63 – 66dB(A)	8 – 11dB(A)	Acceptable, subject to Quiet House Package C, or mitigation measures submitted in accordance with an approved Noise Management Plan
D	67 – 70dB(A)	12 – 15dB(A)	No default Quiet House Package option available; Approved Noise Management Plan required where noise-sensitive development is unavoidable; Professional design input is required in order to achieve compliance with relevant criteria
E	>71dB(A)	>16dB(A)	No default Quiet House Package option available; Approved Noise Management Plan required where noise-sensitive development is unavoidable; Professional design input is required in order to achieve compliance with relevant criteria

Note, each *Quiet House Package* provides a "Deemed-To-Satisfy" minimum acoustic specification provision for building wall, glazing, external door(s), eaves, ventilation openings, roofs and ceilings, in terms of acoustic (Rw/Rw+Ctr) ratings, minimum build-up(s) and/or detailing requirements.

NB – *Policy Table 3 "Quiet House Requirements"* are included in Appendix C.3 for direct reference.



© SEALHURST PTY LTD All Rights Reserved

SEA-2020-037 RPT001 DA SPP 4-2

73 Mary St, COMO, WA  
Acoustics - SPP 5.4 Road Traffic Noise Assessment for DA

#### 4 ASSESSMENT OF ROAD TRAFFIC NOISE RE: SPP5.4



## 4.2 DA Design – Provisional Construction Specification

### 4.2.1 Noise Exposure Category A – Compliance Requirements for 20-Yr Planning Horizon

The forecast level assessment classifies the development as **Noise Exposure Category A**, under which:

- Outdoor Target Noise Criteria is Exceeded by +1 to 3dB(A);
- "Quiet House Package A" is a standard provision under the *Policy*, which can be used to achieve compliance with the **Indoor Noise Criteria**.

### 4.2.2 Quiet House Package A –Minimum Technical Construction Requirements

Quiet House Package A provisions are summarised below:

Item	Orientation to Road	Package Requirement	Equivalent Practical Construction
Bedroom and Living Room External Walls	Facing or Side on	Rated to <b>Rw+Ctr 45dB</b>	<ul style="list-style-type: none"> <li>- One row of 92mm studs at 600mm centres with: <ul style="list-style-type: none"> <li>- Resilient steel channels fixed to outside of studs;</li> <li>- 9.5mm hardboard or 9mm FC sheeting or 11mm weather boards or one layer of 19mm board cladding fixed to outside of the channels;</li> <li>- 75mm glasswool (11kgm<sup>-3</sup>) or 75mm polyester (14kgm<sup>-3</sup>) insulation positioned between studs;</li> <li>- Two layers of 16mm FR Plasterboard fixed to inside face of studs;</li> </ul> </li> <li>- Single leaf of 150mm brick masonry (or concrete panel) with 13mm cement render both sides;</li> <li>- Double brick leaves of 90mm w/ min 20mm cavity between leaves;</li> </ul>
External Doors to Bedrooms	Facing or Side on	Rated to <b>Rw+Ctr 28dB</b> ;	<ul style="list-style-type: none"> <li>- Fully glazed hinged door with certified <b>Rw+Ctr 28dB</b> rated door and frame, incl. seals and min 6mm glass</li> </ul>
Other external doors (e.g. balcony doors)	Facing or Side on	Rated to <b>Rw+Ctr 25dB</b> ;	<ul style="list-style-type: none"> <li>- 35mm solid core timber hinged door and certified frame to <b>Rw 28dB</b>, incl. seals;</li> <li>- Glazed sliding door with 10mm glass and weather seals</li> </ul>
Bedroom Windows	Facing or Side on	<p>Rated at <b>Rw+Ctr 28dB</b> up to 40% glazed area to floor area ratio;</p> <p>Rated at <b>Rw+Ctr 31dB</b> up to 60% glazed area to floor area ratio;</p>	<ul style="list-style-type: none"> <li>- Total external door and window system area up to 40% of room floor area; Sliding or double hung with minimum 10mm single or 6/12/6mm DGU;</li> <li>- OR sealed casement or awning with minimum 6mm single</li> <li>- Up to 60% floor area, as above but must be minimum rated to <b>Rw+Ctr 31dB</b>;</li> </ul>
Indoor and Living Room Windows	Facing or Side on	<p>Rated at <b>Rw+Ctr 25dB</b> up to 40% glazed area to floor area ratio;</p> <p>Rated at <b>Rw+Ctr 28dB</b> up to 60% glazed area to floor area ratio;</p> <p>Rated at <b>Rw+Ctr 31dB</b> up to 80% glazed area to floor area ratio;</p>	<ul style="list-style-type: none"> <li>- Up to 40% floor area; Sliding, awning, casement or double hung with minimum 6mm single pane or 6/12/6 DGU</li> <li>- Up to 60% floor area: As per Bedrooms at 40%;</li> <li>- Up to 80% floor area, As per Bedrooms at 60%;</li> </ul>
Roof and Ceiling to Highest Floors	All	Rated to <b>Rw+Ctr 35dB</b>	Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard ceiling plus R3.0+ insulation





73 Mary St, COMO, WA  
Acoustics - SPP 5.4 Road Traffic Noise Assessment for DA

#### 4 ASSESSMENT OF ROAD TRAFFIC NOISE RE: SPP5.4



#### 4.2.3 Mechanical Ventilation / Air Conditioning Considerations

- Acoustically rated openings and ductwork to provide a minimum sound reduction performance of Rw40dB to noise sensitive spaces;
- Evaporative systems require attenuated ceiling vents to allow closed windows;
- Refrigerant-based systems need to be designed to achieve National Construction Code fresh air ventilation requirements;
- Opening such as eaves, vents and air inlets must be acoustically treated, closed or relocate to building sides facing away from the transport corridor where practicable.

#### 4.2.4 Individual Dwelling Construction Methodology

We understand the provisional construction methodology is for cavity masonry; Glazing is understood to be standard residential glazing and frames, utilising "Quiet House Package A" minimum 6mm thick single panes proposed for fixed or awning windows, and 10mm for any sliding doors.

NB: Construction build up construction(s) set out below are taken from the Quiet House Package A requirements and are presented as the minimum technical provision, pending confirmation of the preferred building construction methodology. Actual wall construction build-up to be confirmed during Detailed Design, subject to commercial forces. The following material properties have been used in our calculations:

Provisional Construction Build-up re: Individual Dwelling Construction			
Type	Specification	Rating, Rw, (dB)	Schematic
Cavity Masonry	2 x 90mm leaves of clay brick masonry either side of 50mm cavity, with all perpend fully filled, no gaps;  OR PREFERRED ALTERNATIVE to Rw+Ctr 45dB as Per Table in Section 4.2.2	Rw+Ctr 45dB	
Basic Roof Construction	Colourbond™ profile metal sheet roofing on truss roof frame (steel or timber) w/anticon 50mm insulation between truss frame and sheet; Min 10mm thick Min 10mm thick Plasterboard ceiling suspended from framing clips (as shown) w/ min. R3.0+ insulation batts laid over in ceiling cavity;	Rw+Ctr 35dB	
Glazing	6mm thick single glaze panels in standard residential frame;	Rw+Ctr 28dB	



73 Mary St, COMO, WA  
Acoustics - SPP 5.4 Road Traffic Noise Assessment for DA

#### 4 ASSESSMENT OF ROAD TRAFFIC NOISE RE: SPP5.4



##### 4.2.5 Recommended Practical Measures

The following list of practical measures are included as supplementary advice to the Principal client, to be used at their discretion:

- (i) All glazed openings must reference the surrounding building envelope wall structure and detailing – surrounding external wall construction build-up is required to be rated at  $R_w + C_{tr}$  45dB or greater; – See Section 4.2.2 regards appropriate alternative wall build up options; Provisional understanding is for cavity masonry, as per Table;
- (ii) “Operable glazed openings” includes sliding doorsets - specifically regarding operable (i.e. sliding) doorsets, we recommend balcony doorsets and frames be selected with effective rubber gasket seals to all jambs, supplemented with a continuous double brush seal at the threshold and head to minimise transmission of noise into living areas;
- (iii) Lower (quieter) internal levels can of course be obtained at Principal client’s discretion, typically through the specification of higher acoustic ( $R_w$ ) performance glazing inclusive of seals, and acoustically treated ventilation openings.

##### 4.2.6 Areas of Application of Outdoor & Indoor Noise Criteria

It must be noted that the alternative **Indoor Noise Criteria** is applied to all residential dwellings, required to comply with *SPP 5.4* where the Target **Outdoor Noise Criteria** is exceeded;

##### 4.2.7 Recommended Wording for Notification on Title

The following is a direct extract from the State Planning Policy 5.4 Road and Rail Noise, Appendix 5:

*“Notifications on title advise prospective purchasers of the potential for noise impacts from major transport corridors and help with managing expectations. A notification on title should be required as a condition of subdivision (including strata subdivision) or development approval for the purposes of noise-sensitive development as well as planning approval involving noise-sensitive development to advise that the site is located in a noise-affected area.*

*The condition (including the Notification itself) should be worded as follows:*

*“A notification, pursuant to Section 165 of the Planning and Development Act 2005 is to be placed on the Certificate(s) of Title of the proposed lot(s)/subject lot(s). Notice of this Notification is to be included on the diagram or plan or survey (Deposited Plan).*

*The notification is to state as follows:*

*“This lot is in the vicinity of a transport corridor and is affected, or may in future be affected, by road transport noise. Road transport noise levels may rise or fall over time depending on the type and volume of traffic”*

*(Western Australian Planning Commission)*

*For development approvals, local governments use Section 70A of the Transfer of Land Act 1893.*

*It is strongly encouraged that proponents make prospective purchasers aware of the existence of the Notification on Title on affected lots, such as though Contracts of Sale.”*

End of Extract





73 Mary St, COMO, WA  
Acoustics - SPP 5.4 Road Traffic Noise Assessment for DA



#### 4 ASSESSMENT OF ROAD TRAFFIC NOISE RE: SPP5.4

### 4.3 Building Envelope Design Considerations

#### 4.3.1 Notes on Glazing Installation

The determination of laboratory data ( $R_w$ ) for standard glazing elements includes the performance of the frame. For a large group of glazing elements, particularly domestic glazing and non-specialist applications with  $R_w$  ratings below 37dB, the sound transmission of the window frame can be considered as equal to that of the glazing panel, (assuming adequate seals) except in the case of sliding window arrangements, which exhibit significantly lower  $R_w$  performance ratings due to poor sealing around the sliding mechanism at the frame perimeter.

In order to maintain the predicted acoustic amenity, all operable windows must be fitted with good quality seals to minimize transmission of noise through the facade. Very small air gaps can be severely detrimental to the aggregate window/facade performance, resulting in non-compliant internal noise levels.

Special attention must be taken during installation of balcony door sets to ensure they are well fitted with a robust closing mechanism to avoid introducing acoustically weak transmission paths for noise to enter through the facade. Balcony doorsets and frames must be selected with effective rubber gasket seals to all jambs, with active compression triggered by a mechanically-operated closing action of the sliding doorset handle, supplemented with a continuous double brush seal at the threshold and head to minimise transmission of noise into living areas.

At the junction between the window sub-frame (cavity masonry aperture) and glazing frame proper, **ALL** voids must be fully sealed, or the full extent of the sound transmission performance will not be realised. Any voids between concrete and frame must be packed with fibreglass insulation and fully sealed with dense mastic.

#### 4.3.2 Flanking Transmission

Certain types of construction such as architectural cladding systems, cavity block work and particular lightweight constructions are susceptible to the excess ingress of noise through poor junction detailing and voids between sound attenuating elements, known as **flanking transmission paths**.

The preferred building methodology for this project is understood to be composed of concrete and glazed wall elements in a composite system, and is considered to be able to provide robust resistance to the passage of sound when fully sealed and properly detailed during construction.



In order to ensure that this performance is not compromised at junctions with building penetrations, and at junctions with external cladding elements, the following measures must be taken:

- Junction detailing at window frames are stuffed with glass wool insulation off cuts and sealed with a dense mastic bead of minimum depth 10mm;
- ALL voids between building penetrations and cavity masonry wall systems must be packed/stuffed glass wool insulation off cuts and sealed with a dense mastic bead of minimum depth 10mm;
- Where external wall elements meet perpendicular internal and party walls, all voids/gaps must be packed/stuffed glass wool insulation off cuts and sealed with a dense mastic bead of minimum depth 10mm;
- Any structural movement joints are to be fully sealed with a flexible sealant.



© SEALHURST PTY LTD All Rights Reserved

SEA-2020-037 RPT001 DA SPP

4-6

73 Mary St, COMO, WA  
Acoustics - SPP 5.4 Road Traffic Noise Assessment for DA

#### 4 ASSESSMENT OF ROAD TRAFFIC NOISE RE: SPP5.4



It is anticipated that there will be no degradation of acoustic performance of the facade at wall/floor slab junctions.

#### 4.3.3 Notes for Glazing Schedule and Drawings

Sealhurst recommend the project architect annotate building plans with the following notes regarding glazed elements installation notes to allow the builder to follow the necessary detailing.

##### Installing Contractor to Ensure:

1. All operable windows to be fitted with good quality seals, with no air gaps;
2. All balcony doorsets and frames must be selected with effective rubber gasket seals to all jambs, with active compression triggered by a mechanically-operated closing action of the sliding doorset handle, supplemented with a continuous double brush seal at the threshold and head to minimise transmission of noise into living areas.;
3. All voids between cavity masonry and glazing sub-frame must be packed with dense fibreglass insulation and fully sealed with dense mastic.

**Failure to correctly install and seal glazed elements, in particular glazed sliding door sets is likely to weaken the building façade design sound resistance such that it cannot achieve the specified performance.**

#### 4.3.4 Ventilation Openings

In some instances, ventilation grilles exhausting air to atmosphere create paths for external noise to enter the building which can negate the engineered glazing/façade wall performance if not appropriately considered during design. Ventilation openings should be located away from sensitive spaces where practicable. Where ventilation openings enter bedrooms or living spaces, internal ductwork linings, acoustically absorptive baffles or attenuating louver grilles may be used to ensure the building faced retains its design resistance to noise ingress.

#### 4.3.5 Glazing Specification Coordination

Glazing specifications are for acoustic performance (Rw) only and must be correlated with ESD/energy requirements and integrated into the façade design at an early stage. Architectural window (and door) schedules should nominate the Rw rating AND the pane/laminate thickness during documentation to ensure a fully coordinated building design solution. R-values and energy-specific coatings may influence glazing type;

### 4.4 Additional Notes on Predicted vs Completed Internal Noise Amenity

#### 4.4.1 Detailed Design Process

The project is at Schematic Design Stage, therefore this report sets out design compliance(s) for the DA stage and appropriate level of detail. It is expected that this report will inform a subsequent Detailed Design process, to a greater level of detail such as is required to demonstrate compliance and approval to proceed to Building Permit stage.

#### 4.4.2 Installation Detailing

It is important to note that beyond design phase, and at the time of completion, internal noise levels measured within the completed building spaces will be a combination of external noise sources, building services operation noise and noise from adjacent units.

Internal ambient conditions will ultimately depend on the quality of workmanship conducted during construction phase and adherence to the advice and specific detailing requirements at window frame, between window frame





73 Mary St, COMO, WA  
Acoustics - SPP 5.4 Road Traffic Noise Assessment for DA



#### 4 ASSESSMENT OF ROAD TRAFFIC NOISE RE: SPP5.4

and facade concrete walls, and at junctions between external wall elements as set out in this report, and the anticipated Detailed Design works to follow.

##### 4.4.3 Design Review, Inspection and QA

Effective site inspections and QA/checking procedures on site during construction phase are critical in ensuring the design acoustic performances are not compromised by omissions, incomplete detailing, poorly sealed junctions and interstitial spaces in construction elements or other voids gaps introduced due to site tolerances and the like.

Sealhurst recommend early site inspections be carried out during construction phase to coincide with acoustically critical installations of separating walls, floor/ceiling construction installations, glazing and window frame installations and roof construction sealing to establish and advise site staff of the standard of detailing to seek in regular day-to-day QA checks.



73 Mary St, COMO, WA  
Acoustics - SPP 5.4 Road Traffic Noise Assessment for DA

A SCHEDULES OF INFORMATION



## A. SCHEDULES OF INFORMATION

### A.1 Architectural Drawings

The following Architectural design drawings have been provided by NicheLiving High End, dated 22/09/2020 and have been used for our assessment – acoustic design compliance and advice is based upon the information contained within these drawings:

DWG. REF	TITLE	DATE	REV	ISSUE STATUS
n/a	PROPOSED NICHELIVING GROUP DWELLINGS GROUND FLOOR LEVEL	22/09/2020	n/a	SCHEME 4
n/a	PROPOSED NICHELIVING GROUP DWELLINGS FIRST FLOOR LEVEL	22/09/2020	n/a	SCHEME 4



© SEALHURST PTY LTD All Rights Reserved

SEA-2020-037 RPT001 DA SPP



73 Mary St, COMO, WA  
Acoustics - SPP 5.4 Road Traffic Noise Assessment for DA

B BUILDING FAÇADE CALCULATION METHODOLOGY



## B. BUILDING FAÇADE CALCULATION METHODOLOGY

### B.1 Building Façade Noise Ingress - Calculation Principles

Noise data obtained during the documented survey period and presented herein will provide the basis against which predicted internal noise levels can be calculated and compared against the referenced Australian Standard *AS2107:2016* criteria to assess internal noise amenity and compliance. The process of this evaluation assesses the composite acoustic performance of each façade element (e.g. glazing/frame, building envelope, ventilation opening etc) is calculated and the measured external sound field is said to impinge upon it as direct sound. As all measured noise levels were recorded under 'free-field' conditions, a correction of 2.5dB is applied to linear spectral noise levels when calculating façade performance to account for the façade incidence effect.

From the layouts and elevation drawings the building envelope there are typically three material element(s) capable of transmitting sound into the internal space; Concrete, lightweight infill panels (or other main building structure construction), and a range of framed and sliding glazing elements. Airborne sound transmission through the building structural element is less critical than sound transmission through glazed panels, therefore various acoustic performances of glazing types and thicknesses will be assessed and adjusted in design calculation to affect the most cost-effective design solution, whilst ensuring design compliance is demonstrated.

Corresponding internal noise levels are then predicted using these detailed sound transmission loss calculations through the calculated composite façade performance, with resultant internal levels corrected for radiating (exposed) façade area and internal energy 'losses' associated with transmitted sound undergoing absorption from (proposed) internal room finishes. This assessment is generally conservative to allow for unforeseen variation in eventual performance.

Each façade is also assessed for flanking transmission paths. This includes, but is not limited to, transmission through junctions between structural elements, aperture seals, and transmission through inter-connected elements such as mechanical systems.

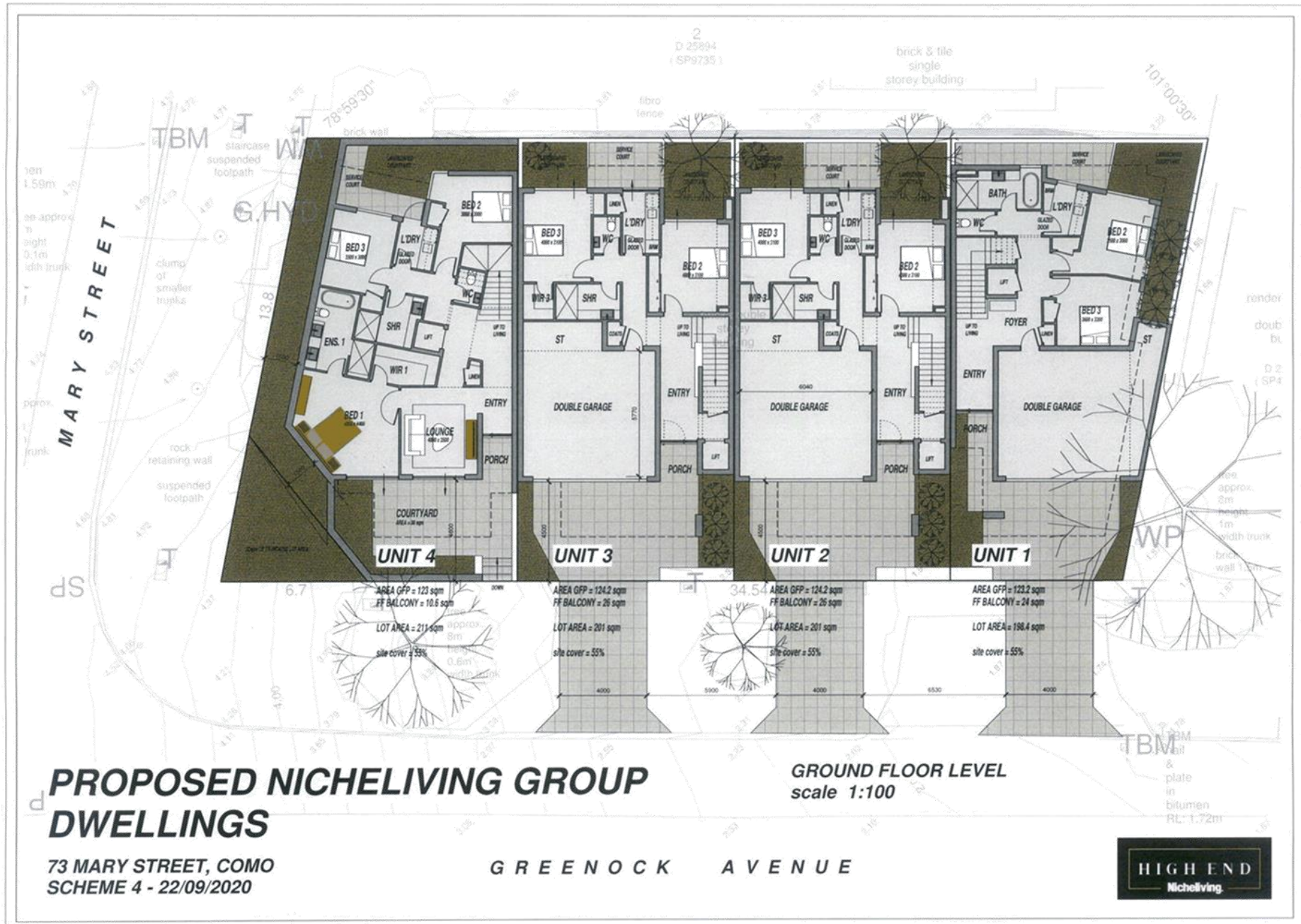
In order that an acoustically-robust façade design is achieved, building façade assessment calculations are undertaken using 'worst case' (i.e. highest measured) external noise levels, unless otherwise noted. Calculations are carried out on the most sensitive internal spaces – generally those with the largest glazed area and a low internal absorptive area. This methodology provides an efficient review ensuring all spaces meet or exceed the required standard.

All façade ingress calculations are carried out in accordance with the relevant parts of British and European Standard *BS EN 12354:2000 Building Acoustics – Estimation of acoustic performance of buildings from the performance of elements Part 3: Airborne sound insulation against outdoor sound*, which is the most prevalent calculation methodology in the absence of an equivalent Australian Standard.

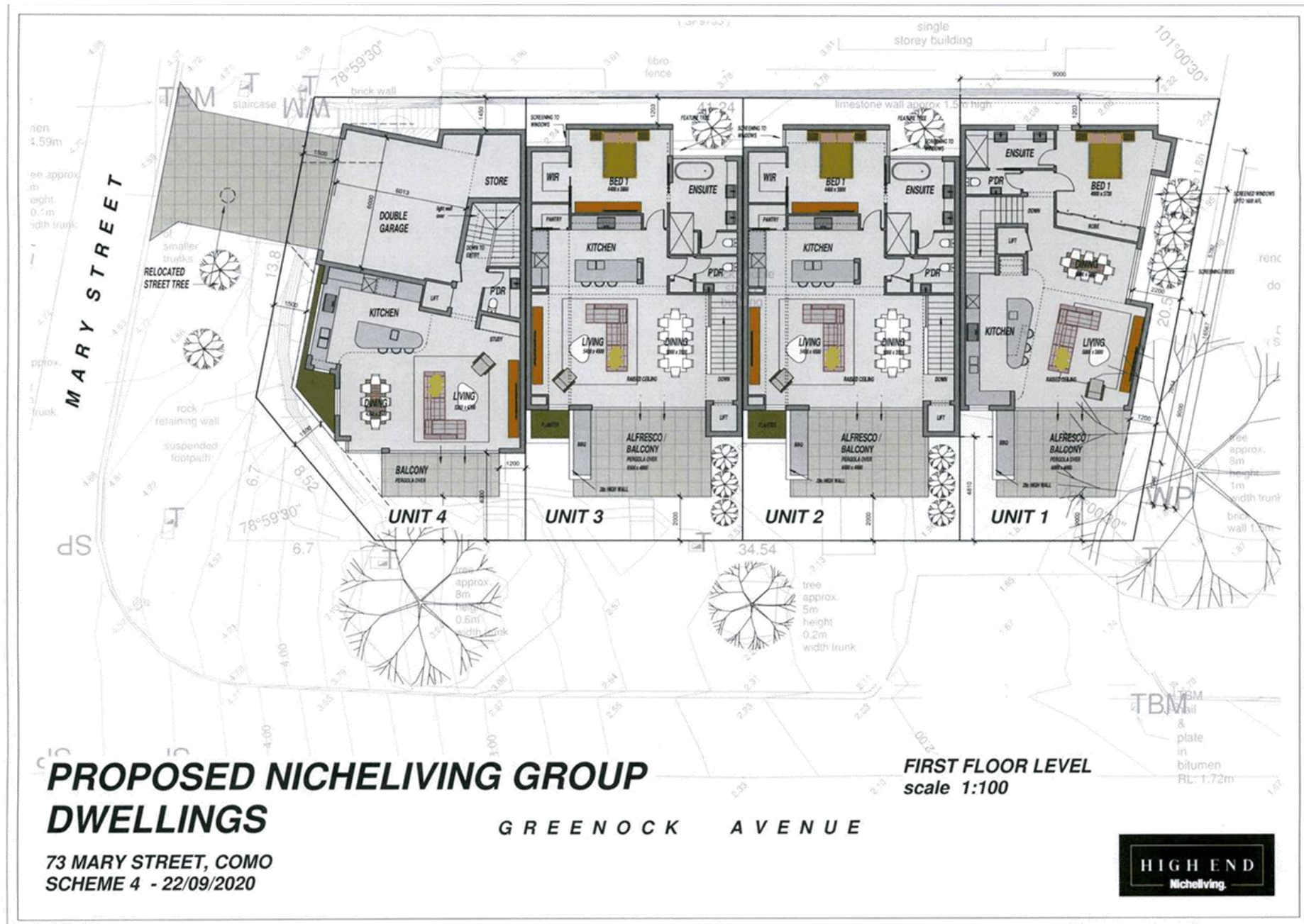


© SEAHURST PTY LTD All Rights Reserved

SEA-2020-037 RPT001 DA SPP







73 Mary St, COMO, WA  
Acoustics - SPP 5.4 Road Traffic Noise Assessment for DA

C SPP 5.4 REFERENCE MATERIAL

---



## C. SPP 5.4 REFERENCE MATERIAL

### C.1 SPP 5.4 Schedule 3 – Perth and Peel Region Recognised Road Transport Network

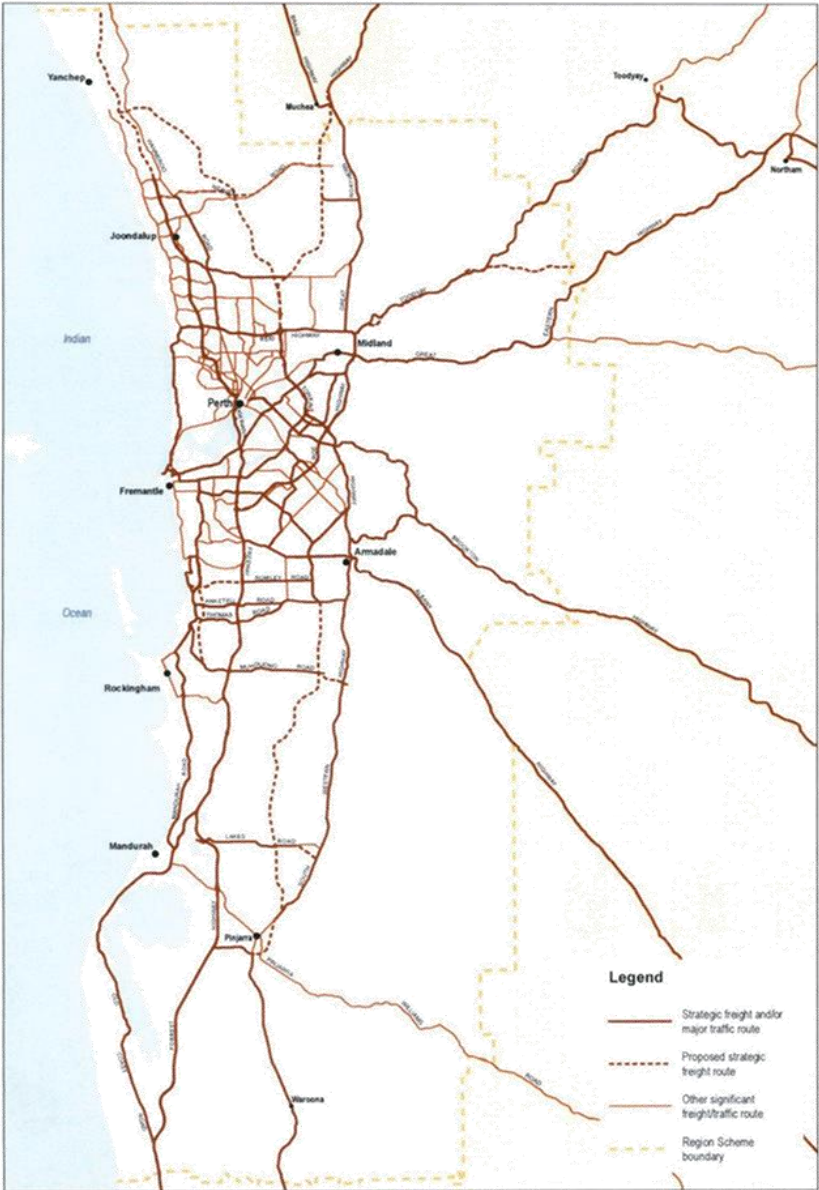


© SEALHURST PTY LTD All Rights Reserved

SEA/2020-037 RPT001 DA SPP



State Planning Policy 5.4 - Road and Rail Noise



Schedule 3. Perth and Peel



73 Mary St, COMO, WA  
Acoustics - SPP 5.4 Road Traffic Noise Assessment for DA

C SPP 5.4 REFERENCE MATERIAL



## C.2 Table 2 – Noise Forecast: 20Yr Planning Horizon



© SEALHURST PTY LTD All Rights Reserved

SEA-2020-037 RPT001 DA SPP





Table 2: Noise exposure forecast

Transport Corridor Classification		Number of lanes (both directions), including bus/priority lanes and entrance/exit ramps	Forecast noise exposure category based on lot distance(m) from edge of nearest main road carriageway (not entrance/exit ramps)																													Forecast Excess Noise Level, dB	Exposure Category	Policy requirements for noise-sensitive land-use and/or development			
			10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	175	200	225	250	275	300														
Strategic freight/major traffic route	• 500 or more Class 7-12 Austroads vehicles per day, or • 50,000+ vehicles per day	2 to 4 lanes	72	68	66	65	63	62	61	61	60	59	59	58	57	57	56	55	54	53	52	51	50	12 to 15	D	Noise-sensitive land-use and/or development is not recommended. There is no default quiet house option due to excessive forecast noise: professional design input is required in order to achieve compliance with relevant criteria. If noise-sensitive land-use and/or development is unavoidable, an approved noise management plan is required to demonstrate compliance with the noise target (see Table 1).	16 +	E	Assists to mitigate short term noise events from freight rail.								
		5 to 6 lanes	74	70	68	66	65	64	63	62	61	61	60	59	59	58	58	57	56	55	54	53	52														
		7 to 8 lanes	76	72	69	68	66	65	64	64	63	62	62	61	60	60	59	58	57	56	55	54	53														
		9 to 10 lanes	77	73	70	69	67	66	65	65	64	63	63	62	61	61	60	59	58	57	56	55	54														
		10 or more lanes	78	74	71	70	68	67	66	66	65	64	64	63	62	62	61	60	59	58	57	56	56														
Other significant freight / traffic routes	Urban Region Scheme areas 60-80 km/hr	1 to 2 lanes	67	64	62	61	60	59	58	57	56	56	55	54	54	53	53	52	51	50	49	48	47	12 to 15	D	Noise-sensitive land-use and/or development is not recommended. There is no default quiet house option due to excessive forecast noise: professional design input is required in order to achieve compliance with relevant criteria. If noise-sensitive land-use and/or development is unavoidable, an approved noise management plan is required to demonstrate compliance with the noise target (see Table 1).	16 +	E	Assists to mitigate short term noise events from freight rail.								
		3 to 6 lanes	69	66	64	63	62	61	60	59	58	58	57	56	56	55	54	53	52	51	50	49															
	Urban Region Scheme areas 100+ km/hr	1 to 2 lanes	70	67	65	64	63	62	61	60	59	59	58	57	57	56	56	55	54	53	52	51	50														
		3 to 6 lanes	74	70	68	66	65	64	63	62	61	61	60	60	59	59	58	57	56	55	54	53	52														
	Rural areas 60-80 km/hr	1 to 2 lanes	62	59	57	56	55	54	53	52	51	51	50	49	49	48	48	46	45	44	43	42	41														
		3 to 4 lanes	66	63	61	60	59	58	56	56	55	54	53	53	52	52	51	50	49	48	47	46	45														
	Rural areas 100+ km/hr	1 to 2 lanes	67	64	62	61	60	59	58	57	56	55	54	54	53	53	52	51	50	49	48	47	46														
		3 to 4 lanes	69	66	64	63	62	61	60	59	58	57	56	56	55	55	54	53	52	51	50	49	48														
Railway Transport Corridor Classification			Forecast period average noise level and exposure category based on distance from nearest rail centreline (m)																																		
			10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	175	200																		
Passenger railways	Fremantle, Midland and Thornlie main lines only		68	64	62	60	59	58	56	56	55	54	53	52	52	51	51	49	48																		
	All other metro passenger rail lines, and where multiple metro rail services share the same transport corridor		70	66	64	62	61	60	58	57	56	56	55	54	54	53	52	51	50																		
Freight railways, up to 1 movement per hour			72	68	65	63*	62*	60*	59*	58*	57*	57*	56	55	55	54	53	52	51																		

The noise levels in noise exposure forecast table are based on a number of assumptions including:

- Level and open ground between the noise source and the receiver and neutral weather effects
- All values include a +2.5 dB façade correction, typical ground absorption, some scattering from buildings in line with measured data for urban and rural scenarios; and include in-built cumulative noise factors for urban areas
- Development building outline is within 10metres of the lot boundary facing transport corridor
- Number of road lanes roughly scale with traffic volume (at up to ~18,000/vehicle per day for a 2 lane road)
- Railway noise levels are based on level straight track with adjustments included for future growth over 20 years in line with historical averages
- For railway noise levels 3 dB per doubling of traffic per hour can be added if higher noise levels may be expected near tight curves and turnouts

73 Mary St, COMO, WA  
Acoustics - SPP 5.4 Road Traffic Noise Assessment for DA

C SPP 5.4 REFERENCE MATERIAL



### C.3 Quiet House Design Package Details



© SEALHURST PTY LTD All Rights Reserved

SEA-2020-037 RPT001 DA SPP





Table 3: Quiet house requirements

Exposure Category	Orientation to corridor	Acoustic rating and example constructions					Mechanical ventilation / air conditioning considerations
		Walls	External doors	Windows	Roofs and ceilings of highest floors	Outdoor living areas	
A Quiet House A	Facing	Bedroom and indoor living and work areas to Rw+Ctr 45dB <ul style="list-style-type: none"> <li>One row of 92mm studs at 600mm centres with: <ul style="list-style-type: none"> <li>Resilient steel channels fixed to the outside of the studs; and</li> <li>9.5mm hardboard or 9mm fibre cement sheeting or 11mm fibre cement weatherboards or one layer of 19mm board cladding fixed to the outside of the channels; and</li> <li>75mm glass wool (11kg/m3) or 75mm polyester (14kg/m3) insulation, positioned between the studs; and</li> </ul> </li> <li>Two layers of 16mm fire-protective grade plasterboard fixed to the inside face of the studs.</li> </ul>	Bedrooms: <ul style="list-style-type: none"> <li>Fully glazed hinged door with certified Rw+Ctr 28dB rated door and frame including seals and 6mm glass</li> </ul> Other external doors to Rw+Ctr 25dB, e.g. <ul style="list-style-type: none"> <li>35mm solid core timber hinged door and frame system certified to Rw 28dB including seals</li> <li>Glazed sliding door with 10mm glass and weather seals</li> </ul>	Bedrooms: <ul style="list-style-type: none"> <li>Total external door and window system area up to 40% of room floor area: Sliding or double hung with minimum 10mm single or 6mm-12mm-10mm double insulated glazing (Rw+Ctr 28 dB). Sealed awning or casement windows may use 6 mm glazing instead.</li> <li>Up to 60% floor area: as per above but must be sealed awning or casement type windows (Rw+Ctr 31dB).</li> </ul> Indoor living and work areas <ul style="list-style-type: none"> <li>Up to 40% floor area: Sliding, awning, casement or double hung with minimum 6mm single pane or 6mm-12mm-6mm double insulated glazing (Rw+Ctr 25dB).</li> <li>Up to 60% floor area: As per Bedrooms at up to 40% area (Rw+Ctr 28 dB).</li> <li>Up to 80% floor area: As per Bedrooms at up to 60% area (Rw+Ctr 31dB).</li> </ul>	To Rw+Ctr 35dB <ul style="list-style-type: none"> <li>Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard ceiling</li> </ul>	At least one outdoor living area located on the opposite side of the building from the transport corridor and/or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2 metres height above ground level.	<ul style="list-style-type: none"> <li>Acoustically rated openings and ductwork to provide a minimum sound reduction performance of Rw 40dB into sensitive spaces</li> <li>Evaporative systems require attenuated ceiling air vents to allow closed windows</li> <li>Refrigerant-based systems need to be designed to achieve National Construction Code fresh air ventilation requirements</li> <li>Openings such as eaves, vents and air inlets must be acoustically treated, closed or relocated to building sides facing away from the corridor where practicable</li> </ul>
	Side on	<ul style="list-style-type: none"> <li>Single leaf of 150mm brick masonry with 13mm cement render on each face.</li> <li>Double brick: two leaves of 90mm clay brick masonry with a 20mm cavity between leaves.</li> </ul>	As per 'Facing' above, except Rw+Ctr values may be 3dB less, e.g. glazed sliding door with 10mm glass and weather seals for bedrooms.	As above, except Rw+Ctr values may be 3dB less, or max % area increased by 20%			
	Opposite		No specific requirements				
A Quiet House A+	All	As per Quiet House A, except double leaf masonry / brick construction only.	As per Quiet House A.	As per Quiet House A, except that: <ul style="list-style-type: none"> <li>'Side-on' requirements same as 'Facing'.</li> <li>All windows comprise minimum 6 mm thick laminated or toughened glass in sealed awning or casement frames. Polymer (e.g. uPVC) window framing should be used. Evaporative air conditioning systems are not recommended.</li> <li>No external doors for bedrooms with entry 'Facing' transport corridor</li> </ul>	No specific requirements		
B Quiet House B	Facing	Bedroom and indoor living and work areas to Rw+Ctr 50dB <ul style="list-style-type: none"> <li>Single leaf of 90mm clay brick masonry with: <ul style="list-style-type: none"> <li>A row of 70mm x 35mm timber studs or 64mm steel studs at 600mm centres;</li> <li>A cavity of 25mm between leaves;</li> <li>50mm glass wool or polyester cavity insulation (R2.0+) insulation between studs; and</li> <li>One layer of 10mm plasterboard fixed to the inside face</li> </ul> </li> <li>Single leaf of 220mm brick masonry with 13mm cement render on each face</li> </ul>	Bedrooms: <ul style="list-style-type: none"> <li>Fully glazed hinged door with certified Rw+Ctr 31dB rated door and frame including seals and 10mm glass</li> </ul> Other external doors to Rw+Ctr 28dB, e.g. <ul style="list-style-type: none"> <li>As per Quiet House A Bedrooms.</li> </ul>	Bedrooms: <ul style="list-style-type: none"> <li>Total external door and window system area up to 40% of room floor area: Fixed sash, awning or casement with minimum 6mm single or 6mm-12mm-6mm double insulated glazing (Rw+Ctr 31 dB).</li> <li>Up to 60% floor area: as per above but must be minimum 10 mm single or 6mm-12mm-10mm double insulated glazing (Rw+Ctr 34dB).</li> </ul> Indoor living and work areas <ul style="list-style-type: none"> <li>Up to 40% floor area: Sliding or double hung with minimum 6mm single pane or 6mm-12mm-6mm double insulated glazing (Rw+Ctr 28dB). Sealed awning or casement windows may use 6 mm glazing instead.</li> <li>Up to 60% floor area: As per Bedrooms at up to 40% area (Rw+Ctr 31 dB).</li> <li>Up to 80% floor area: As per Bedrooms at up to 60% area (Rw+Ctr 34dB).</li> </ul>	To Rw+Ctr 35dB <ul style="list-style-type: none"> <li>Concrete or terracotta tile or metal sheet roof, sarking and at least 10mm plasterboard ceiling, R3.0+ insulation</li> </ul>	At least one outdoor living area located on the opposite side of the building from the corridor and/or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2.4 metres height above ground level	
	Side-on	<ul style="list-style-type: none"> <li>150mm thick unlined concrete panel or 200mm thick concrete panel with one layer of 13mm plasterboard or 13mm cement render on each face</li> </ul>	As per Quiet House A 'Facing' above (Rw+Ctr values may be 3dB less, or max % area increased by 20%).				
	Opposite	<ul style="list-style-type: none"> <li>Double brick: two leaves of 90mm clay brick masonry with: <ul style="list-style-type: none"> <li>A 50mm cavity between leaves</li> <li>50mm glass wool or polyester cavity insulation (R2.0+)</li> <li>resilient ties where required to connect leaves</li> </ul> </li> <li>Double brick: two leaves of 110mm clay brick masonry with a 50mm cavity between leaves and R2.0+ cavity insulation</li> </ul>	As per Quiet House A 'Side-on' above.				
B Quiet House B+	All	As per Quiet House B example above, except use double leaf masonry construction only.	As per Quiet House B, except: <ul style="list-style-type: none"> <li>No external doors for bedrooms with entry 'Facing' or 'Side-on' to transport corridor</li> </ul>	As per Quiet House B, except that: <ul style="list-style-type: none"> <li>'Side-on' requirements become the same as Quiet House B 'Facing'.</li> <li>All windows comprise minimum 6 mm thick laminated or toughened glass in sealed awning or casement frames. Polymer (e.g. uPVC) window framing should be used.</li> <li>Evaporative air conditioning systems are not recommended.</li> </ul>	As per Quiet House C (to Rw+Ctr 40dB).		

Cont. next page





Exposure Category	Orientation to corridor	Acoustic rating and example constructions					Mechanical ventilation / air conditioning considerations
		Walls	External doors	Windows	Roofs and ceilings of highest floors	Outdoor living areas	
C Quiet House C	Facing	Bedroom and indoor living and work areas to Rw+Ctr 50dB • As per Quiet House B example above	<b>Bedrooms</b> • External doors to bedrooms facing the corridor are not recommended. Other external doors to Rw+Ctr 30dB, e.g. • Fully glazed hinged door with certified Rw+Ctr 31dB rated door and frame including seals and 10mm glass. • 40mm solid core timber frame and door (without glass or with glass inserts not less than 6mm), side hinged with certified Rw 32dB acoustically rated door and frame system including seals	<b>Bedrooms:</b> • Total external door and window system area up to 20% of room floor area: Fixed sash, awning or casement with minimum 6mm single or 6mm-12mm-6mm double insulated glazing (Rw+Ctr 31 dB). • Up to 40% floor area: as per above but must be minimum 10 mm single or 6mm-12mm-10mm double insulated glazing (Rw+Ctr 34dB). <b>Indoor living and work areas</b> • Up to 40% floor area: Sliding or double hung with minimum 6mm single pane or 6mm-12mm-6mm double insulated glazing (Rw+Ctr 31dB). Sealed awning or casement windows may use 6 mm glazing instead. • Up to 60% floor area: As per Bedrooms at up to 40% area (Rw+Ctr 34 dB).	To Rw+Ctr 40dB • To all bedrooms, 2 layers of 10mm plasterboard, or one layer 13 mm high density sealed plasterboard (minimum surface density of 12.5 kg/m <sup>2</sup> ), affixed using steel furring channels beneath ceiling rafters / supports. • R3.0+ insulation batts laid in cavity. • Concrete or terracotta tile roof with sarking, or metal sheet roof with foil backed R2.0+ fibre insulation between steel sheeting and roof battens.	As per Quiet House B	<ul style="list-style-type: none"> <li>Acoustically rated openings and ductwork to provide a minimum sound reduction performance of Rw 40dB into sensitive spaces</li> <li>Evaporative systems require attenuated ceiling air vents to allow closed windows</li> <li>Refrigerant-based systems need to be designed to achieve National Construction Code fresh air ventilation requirements</li> <li>Openings such as eaves, vents and air inlets must be acoustically treated, closed or relocated to building sides facing away from the corridor where practicable</li> </ul>
	Side-on		As per Quiet House B 'Facing' above (Rw+Ctr values may be 3dB less, or max % area increased by 20%).				
	Opposite		As per Quiet House A 'Facing' above.				
C Quiet House C+	All	As per Quiet House B example above, except using double leaf masonry construction only. • Double brick: two leaves of 90mm clay brick masonry with: — A 50mm cavity between leaves — R2.0+ cavity insulation — resilient ties where required to connect • Double brick: two leaves of 110mm clay brick masonry with a 50mm cavity between leaves and R2.0+ cavity insulation	As per Quiet House C, except • No external doors for bedrooms with entry 'Facing' or 'Side-on' to transport corridor.	As per Quiet House C, except that • 'Side-on' requirements same as Quiet House C 'Facing'. • All windows into habitable areas comprise minimum 6 mm thick glazing in sealed awning or casement frames. Polymer (e.g. uPVC) window framing and hardware which cannot rattle loose should be used throughout. • Evaporative air conditioning systems are not recommended.	To Rw+Ctr 45dB As per Quiet House C, except • the roof must be concrete or terracotta tile construction with sarking (i.e. no steel sheet roof option). • Ceilings to bedrooms must be constructed from at least 2 overlapping layers of flush plasterboard.		

**Footnotes:**

- The airborne weighted sound reduction index (Rw) and traffic correction term (Ctr) are published by manufacturers/suppliers, can be determined by acoustical consultants or measured in accordance with AS ISO 717.1. Higher Rw+Ctr values infer greater sound insulation. All values are minimum Rw+Ctr (dB)
- Example construction for different external wall ratings of Rw+Ctr 45dB and 50dB are provided and are listed within Specification FS.2 in Volume 1 Part F of the National Construction Code. These values are based on the installation and sealing of joints and penetrations in accordance with Specification FS.2.

- Window and external door sound reduction values provided are based on the provision of suitable acoustic seals to prevent sound leakage. To comply with the above ratings, all external glass windows and doors specified under requirements A, B and C must have the following:
  - Operable windows and external doors must have a seal to restrict air infiltration fitted to each edge and doors must have a drop seal to provide an airtight seal when closed
  - Within doors or fixed framing, glazing must be set and sealed using an airtight arrangement of non-hardening sealant, soft rubber (elastomer) gasket and/or glazing tape, or be verified by manufacturer or approved person that the construction system as to be installed achieves the relevant Rw+Ctr value

- In this context, a seal is foam or silicon based rubber compressible strip, fibrous seal with vinyl fin interleaf or the like. Brush / pile type seals without this seal included are not allowed.
- Glazing referenced can be monolithic, laminated or toughened safety glass
- Any penetrations in a part of the building envelope must be acoustically treated so as not to degrade the performance of the building elements affected. Most penetrations in external walls such as pipes, cables or ducts can be sealed through caulking gaps with non-hardening mastic or suitable mortar



73 Mary St, COMO, WA  
Acoustics - SPP 5.4 Road Traffic Noise Assessment for DA

D ACOUSTIC GLOSSARY



## D. ACOUSTIC GLOSSARY

### Acoustic Measurement Parameter Definitions

#### dB

Decibel: a logarithmic scale applied to acoustic units such as sound pressure and sound power. Decibels are always the ratio between two numbers. Sound Pressure in Pascals becomes "Sound Pressure Level re  $2 \times 10^{-5} \text{Pa}$ " in decibels. Sound Power in watts becomes "Sound Power Level re  $10^{-12} \text{W}$ " in decibels. It is also used for sound reduction or sound insulation and is the ratio of the amount of sound energy incident upon a partition and the proportion of that energy which passes through the partition. The result is stated as a "decibel reduction".

#### dB(A)

A-weighting: This is an electronic filter which attenuates sound levels at some frequencies relative to the sound levels at other frequencies. The weighting is designed to produce the relative response of a human ear to sound at different frequencies. The A-weighted sound level is therefore a measure of the subjective loudness of sound rather than physical amplitude. A-weighting is used extensively and is denoted by the subscript A as in  $L_{A10}$ ,  $L_{Aeq}$  etc. (Levels given without the subscript 'A', are linear sound levels without the A-weighting applied, e. g.  $L_{10}$ ,  $L_{eq}$  etc.).

#### Sound Power Level, (SWL)

Sound power level refers to the reference value of acoustic power (of a noise source, e.g. building services plant unit). Given a well-defined operation condition, (i.e. steady state), the sound power level of a machine is a fixed value and describes the rate at which sound energy is emitted, reflected, transmitted or received, per unit time. The SI unit of sound power is the watt (W), and is expressed as a logarithmic ratio of sound power versus reference sound power, re  $10^{-12} \text{W}$  in decibels (dB), or A-Weighted decibels, dB(A);

Sound power level (SWL) is the acoustic energy emitted by a source which produces a resulting Sound Pressure Level (SPL) at some distance. While the Sound Power Level (SWL) of a given source is fixed, the resultant Sound Pressure Level (SPL) at a given receiver location depends upon the distance and angle from the noise source, and the acoustic characteristics of the area in which the receiver is located;

#### Sound Pressure Level, (SPL)

Sound Pressure Level (SPL) is a measure for the resulting effect of the energy (Sound Power Level, SWL) of an acoustic source (or a collection of sources) and is dependent upon the distance and angle between the source(s) and receiver location, the acoustic properties of the surrounding geometry and influencing surface finishes between the source-receiver path;

Sound Pressure Level (SPL) is always depends on position and environment.

#### $L_{Aeq,T}$

The "A" weighted equivalent continuous sound pressure level. This may be thought of as the "average" sound level over a given time "T". It is used for assessing noise from various sources: industrial and commercial premises, construction sites, railways and other intermittent noises.

#### $L_{A90,T}$

The "A" weighted sound pressure level that is exceeded for 90% of the time T. It reflects the quiet periods during that time and is often referred to as the "background noise level". It is used for setting noise emission limits for industrial and commercial premises.



© SEALHURST PTY LTD All Rights Reserved

SEA-2020-037 RPT001 DA SPP

73 Mary St, COMO, WA  
Acoustics - SPP 5.4 Road Traffic Noise Assessment for DA

D ACOUSTIC GLOSSARY



#### **$L_{Amax}$**

The maximum "A" weighted sound pressure level during a given time on fast or slow response.

#### **$L_{pA}$**

The "A" weighted sound pressure Level. The sound pressure level is filtered through a standard frequency weighting known as A-weighting. This filter copies the frequency response of the human ear, so that the resulting sound level closely represents what people actually hear.

#### **R**

Is the sound reduction index of a construction element in octave or 1/3 octave bands and can only be measured in a laboratory. There must be no flanking transmission.

#### **$R'$**

Is the sound reduction index of a construction element in octave or 1/3 octave bands measured on site, and normally includes flanking transmission (i.e. where sound travels via paths other than straight through the element being tested, such as columns, ducts, along external walls, etc.).

#### **$R_w$**

To get the weighted sound reduction index ( $R_w$ ) of a construction, the R values are measured in octave or 1/3 octave bands covering the range of 100Hz to 3150Hz. The curve is adjusted so that the unfavourable deviation (or shortfall of the actual measurements below this standard curve) averaged over all the octave or 1/3 octave bands is not greater than 2dB. The value of the curve at 500Hz is the  $R_w$ .

#### **$R'_w$**

The apparent sound reduction index, which is determined in exactly the same way as the  $R_w$  but on site where there is likely to be some flanking transmission.

#### **D**

This is the "level difference". It is determined by placing a noise source in one room and measuring the noise levels in that room (the "source room") and an adjacent room (the "receiver room"). The level difference is calculated by simply deducting the "receiver" noise level (dB) from the "source" noise level (dB).

#### **$D_w$**

This is the weighted level difference. D is measured on site in octave or 1/3 octave bands covering the range of 100Hz to 3150Hz. The D values are compared to a standard weighting curve. The curve is adjusted so that the "unfavourable deviation" (or shortfall of the actual measurements below this standard curve) averaged over all the octave or 1/3 octave bands is not greater than 2dB. The  $D_w$  is then the value of the curve at 500Hz.

#### **$D_{nw}$**

This is the weighted normalised level difference. D is measured on site in octave or 1/3 octave bands covering the range of 100Hz to 3150Hz. As the level difference is affected by the area of the common wall/ floor and the volume of the receiving room, as well as the amount of absorption in the receiving room, in the case of the  $D_{nT,w}$ , the results are "normalised" by a mathematical correction to 10m<sup>2</sup> of absorption ( $D_n$ ). The same weighting curve as for  $D_w$  is used to obtain the single figure:  $D_{nw}$ .





73 Mary St, COMO, WA  
Acoustics - SPP 5.4 Road Traffic Noise Assessment for DA

D ACOUSTIC GLOSSARY



## Acoustic Performance Guide

### $D_{nT,w}$

This is the weighted standardised level difference.  $D$  is measured on site in octave or 1/3 octave bands covering the range of 100Hz to 3150Hz. As the level difference is affected by the area of the common wall/ floor and the volume of the receiving room, as well as the amount of absorption in the receiving room, in the case of the  $D_{nT,w}$ , the results are "standardised" by a mathematical correction a reverberation time, usually 0.5 seconds ( $D_{nT}$ ). The same weighting curve as for  $D_w$  is used to obtain a single figure " $D_{nT,w}$ ".

### $D_{nT(Tmf, max),w}$

This is the weighted BB93 standardised level difference corresponding to a Building Bulletin 93 reference value reverberation time in a receiving room. It is measured on site in accordance with *BS EN ISO 140- 4:1998*.

### $D_{n,c}$

Suspended ceiling normalised level difference. This is the sound level difference between two rooms, separated by a suspended ceiling, normalised to a reference value of absorption in the receiving room (10m<sup>2</sup> for the Laboratory as specified in *ISO 140-9:1985*). It is measured in 1/3 octave or octave frequency bands.

### $D_{n,c,w}$

Weighted suspended ceiling normalised level difference. This is a single number quantity representing the sound reduction between two rooms separated a suspended ceiling. It is obtained by applying specified weightings to the 1/3 octave band suspended ceiling normalised level differences in the frequency range 100Hz to 3150Hz.

### $C_{tr}$

Spectrum adaptation term: Value, in decibels, to be added to a single-number rating (e. g.  $R_w$ ) to take account of the characteristics of particular sound spectra.  $C_{tr}$  is calculated using an A-weighted urban traffic noise spectrum as defined in *BS EN ISO 717-1:1997*.

## NR

Stands for Noise Rating. (It is NOT noise reduction). It is (e. g. NR30, NR35 etc.) a single number, which represents the sound level in a room and takes account of the frequency content of the noise. The lower the NR value, the quieter the room will be. It is mainly used for assessing noise from mechanical services systems. In leisure developments it is used as a standard for noise break-in to rooms from external noise sources such as traffic.

## NC

Stands for Noise Criteria. It is very similar to NR but (e.g. NC30, NC35 etc.) uses slightly different frequency weightings.

## NRC

Stands for Noise Reduction Coefficient. The noise reduction coefficient of a material is the average, to the nearest multiple of 0.05, of the absorption coefficients at 250Hz, 500Hz, 1kHz and 2kHz.



© SEALHURST PTY LTD All Rights Reserved

SEA-2020-037 RPT001 DA SPP

73 Mary St, COMO, WA  
Acoustics - SPP 5.4 Road Traffic Noise Assessment for DA

D ACOUSTIC GLOSSARY



$\alpha$

Stands for Absorption Coefficient, which represents the proportion of incident sound energy arriving from all directions that is not reflected back into the room. It ranges between 0 and 1, where 0 is reflective and 1 is totally absorptive.

$\alpha_w$

Stands for Weighted Absorption Coefficient. Single- number frequency dependent value which equals the value of the reference curve at 500Hz after shifting it as specified in *EN ISO 11654:1997*.

$\alpha_p$

Stands for practical absorption factor. It is a frequency dependent value of sound absorption coefficient which is based on measurements in one- third- octave bands in accordance with ISO 354 and which is calculated in octave bands in accordance with *EN ISO 11654:1997*. It is the arithmetic mean of the three 1/3 octave sound absorption coefficients within the octave being considered. The mean value is calculated to the second decimal place and rounded in steps of 0.05 up to a value of 1.0.

#### Class X

Stands for the Absorption Class between 250Hz and 4kHz, as defined by *EN ISO 11654*. Class A is the best classification representing the highest level of absorption, and Class E offers to lowest classification.

RT or  $T_{60}$

Reverberation Time is a measure of the echoic nature of a room. It is normally measured in 1/3 octave or octave bands by exciting the space with a high level interrupted source or impulse, and measuring the time taken for the signal to decay to silence. The longer the reverberation time, the more 'echoic' a room sounds. For dwellings, a reverberation time of 0.5 seconds or less is normal. Cinema auditoria will have reverberation times of 1.0 second or below when fitted out, but up to 9 seconds at shell completion.

When designing acoustically sensitive areas such as concert halls or lecture theatres, it is necessary to design the room finishes to achieve optimum reverberation times. These will vary depending on the type of activity in the room and the room volume.

$T_{mf}$

Stands for the arithmetic average of the reverberation times in the 500Hz, 1kHz and 2kHz octave bands, for the type of receiving room, as defined in UK Schools design manual, Building Bulletin 93.







## 4 Grouped Dwellings – 73 Mary Street, Como

### Response to matters raised at DRP (2 February 2021 meeting)

State Planning Policy 7.0 – Design Principles

DRP Overview/General Comments

Green – 5, 7, 8, 9 and 10

Orange – 1, 2, 3, 4

General comments

The panel welcomed the opportunity to review the development for the first time, but noted that the application had been lodged and therefore the DRP comments would help to inform the Planning assessment and report of the assessing officer. The panel were relatively comfortable with the design elements of the application overall which features a two-storey town house typology in an established suburb and generally presents quite well to the street. The quality of the development is generally of a high standard; however, the panel did have some concerns with detailed aspects. The panel recognised the constraints of the long and narrow block with two street frontages, however the panel also felt that the site was somewhat overdeveloped with high site coverage and with reduced setbacks along rear boundaries which had caused internal amenity impacts and narrow overshadowed private outdoor spaces. The impact of the reduced setbacks and limited access to direct day light to major bedrooms was in contrast and potentially in conflict with the overall impression that the development was seeking to achieve a high standard of built form quality.

Design Principles	Summary of Comments – DRP	Applicant Response
<p>1. Context and Character</p> <p><i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></p>	<p>1a. Additional information on context and character was requested and required in order to inform the design rationale, approach to the built form typology, architecture and aesthetics. The brief introductory text to the presentation referenced that the development followed a local narrative relating to rhythm and pattern and presented some imagery. It would helpful in the application assessment if this information could be expanded to provide a greater insight into the analysis undertaken and the character and context response in the proposed development built form and materiality.</p>	<p>The design style of the proposed units from the Greenock Ave and Mary St elevations is a contemporary aesthetic which is sympathetic to the redevelopment of architecture found along the river foreshore and surrounding suburb.</p> <p>The form follows the functionality of retrieving the northern light via highlight windows during winter months which faces the Greenock Ave elevation. The highlight windows were immediately incorporated to facilitate this but then automatically set the tone for the simplistic modern design.</p> <p>The balconies were next to dictate the features as the views of the river and the northern orientation were critical to the layout and therefore created an open feel to the front aspect. The balconies were cantilevered to create the lightweight dynamic of the buildings which primarily are glass, stone and rendered walls with feature elements in timber and metal cladding.</p>



		The overall outcome is a welcome addition into a contemporary and cosmopolitan regeneration of the South Perth district.
<p>2. Landscape Quality</p> <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>2a. The landscape strategy for the streetscape and public realm/verge has potential which could be expanded upon during the development assessment process with support from the City.</p> <p>2b. Whilst a street tree may need to be relocated, the proposal is to add additional landscape in the verge subject to approval of the city.</p> <p>2c. The landscape strategy does however omit sufficient landscape in the private domain and additional opportunities could be integrated into the plans, including but not limited to;</p> <ul style="list-style-type: none"> <li>o Reduced cross over and driveway to allow for increased landscape and reduce impact of driveway on Greenock Avenue</li> <li>o Reduced rear set back enabling a greener courtyard with a less shady under croft where it will be difficult to establish landscape.</li> <li>o Better integration and connection between outdoor landscape and indoor living areas to improve the amenity impact of the landscape, particularly in unit4.</li> </ul>	<p>The ground floor area to units 2 and 3 have been reduced, resulting in reduction to first floor ensuite area in exchange for increased landscaping to courtyard areas. Courtyards will be planted with species that will thrive under the shaded locations.</p> <p>Inclusive of the first floor OLA, the average open space is not at 49% which would exhibit the site coverage to be acceptable development.</p> <p>The landscaping treatments and areas have been adjusted and improved. For more detail please refer to items 2a and 2b. The crossovers have been reduced as per the recommendations.</p> <p>The integration and connection to units (especially Unit 4) has been improved by increasing the balcony areas to make them more usable and to accommodate potted plants and the like.</p> <p>The access to unit 4 is constrained by the natural contours of the site, in response the habitable living space from the ground floor entry leads directly to the front outdoor living area. This is accessible from the first floor living areas by the stairs and the Lift which makes this efficient and practical. The design responds to the unavailability of a driveway access to a ground floor garage (like units 1, 2 and 3) by locating the garage to the first floor accessed via Mary Street.</p>
<p>3. Built Form and Scale</p> <p><i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between</i></p>	<p>3a. The built form of the town house typology is supported, and the level of interaction with the street is good with upstairs activity/living zone with balcony to the main street frontage.</p> <p>3b. Whilst the overall development scale is generally in keeping with neighbourhood, the large amount of accommodation incorporated into each unit creates compromises in setbacks, particularly to the rear of the dwellings. This scale impacts the overall amenity of the</p>	<p>The setbacks are based upon the front outdoor living areas and have been modified to be fully acceptable now with minor variations required to facilitate an expected outcome in achieving the views to the river for each unit.</p>

<p><i>existing built form and the intended future character of the local area.</i></p>	<p>internal dwellings particularly the master bedrooms of units 1, 2 and 3 and created reduced outdoor living areas and undercover courtyards, and creates dislocated living areas and outdoor areas in unit 4 at the ground floor.</p> <p>3c. A reduction of scale in and a reduced variation to setbacks, more in keeping with R code setbacks, would facilitate greater external areas and separation between unit habitable rooms, thus reducing the need for obscured glazing to bedrooms and improved access to direct daylight in courtyards.</p>	<p>The minor setback anomalies have been addressed and are now compliant.</p>
<p>4. Functionality and build quality</p> <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>4a. The functionality and build quality are generally high with universal access and whole of lifecycle living (Silver level Liveable Housing Australia) standards integrated into the design, including lifts, adequate internal corridor dimensions and room and balcony sizes.</p> <p>4b. Obscured glazing to master bedrooms for units 1, 2 and 3, is not supported and an alternate design should be considered to improve access to direct daylight for these habitable rooms.</p>	<p>The comment with regards to the natural light to major bedrooms is primarily referring to the bed 1 of units of 2 and 3. These have been given an additional highlight window facing south and with the existing windows facing east and west there will be more than enough light into these rooms. Additionally the windows have had the nominated frosted glass replaced with clear glazing and a louvred screen outside for privacy and compliance with the R-codes for setbacks and overlooking. There is also nominated a screening ornamental tree to the courtyards facing west so as to create an additional screening device from the western sun and the organic relief of foliage.</p>
<p>5. Sustainability</p> <p><i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></p>	<p>5a. The opportunities for natural ventilation are well executed in the design.</p> <p>5b. With the exception of the privacy issues and obscured glazing to the master bedroom in units 1,2 and 3 the northern orientation generally provides good access to natural and direct daylight, even in winter, and optimises passive solar access to habitable rooms and balconies.</p> <p>5c. Silver Liveable Housing Australia standards enable aging in place.</p>	<p>Comment noted.</p>
<p>6. Amenity</p> <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>6a. The quality of accommodation is generally high and therefore the level of amenity is all also adequate.</p> <p>6b. Large upper level balconies facing north provide good amenity off the main living areas.</p> <p>6c. As mentioned above under principles 2, 3 and 4 the amenity levels could be further improved by adequate direct daylight to master bedrooms in units 1,2 and 3, improved relationship between outdoor courtyards and indoor living in unit 4 and additional soft landscape in the front setback and in rear courtyards.</p>	<p>Please refer to responses above.</p>



<p>7. Legibility</p> <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>7a. External legibility is appropriate within the street pattern and entrances are clearly demarcated and visible. 7b. Internal legibility is clear and provides good orientation and sense of hierarchy between private/quiet spaces and family/communal zones.</p>	<p>Comment noted.</p>
<p>8. Safety</p> <p><i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i></p>	<p>8a. Design for safety is appropriate with good size balconies above garages, creating good passive surveillance to the street. 8b. Universal access/aging in place taken into consideration. 8c. Allows adequate space for visitors to park on driveway.</p>	<p>Comment noted.</p>
<p>9. Community</p> <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>9a. Good interface with the street providing passive surveillance through the balcony detail. 9b. Potential for good landscape outcomes in public domain and increased landscape in the private/front set back. 9c. Provides for diversity of housing typology in context of the location. 9d. Opportunity for aging in place and universal access given detail design for silver standard of Liveable Housing Australia.</p>	<p>Comment noted.</p>
<p>10. Aesthetics</p> <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>10a. Aesthetics are appropriate with a clean material palette selection which compliments the restrained architecture and contemporary inverted, open plan layout. 10b. Materials generally fit with the analysis of the applicant's overall streetscape however as implied in principle 1 comments, additional context and character information and analysis would be beneficial to the assessment process.</p>	<p>Comment noted.</p>

## Strategic Direction

### *Environment (Built and Natural)*

## Policy P350.17 Site Works

Responsible Business Unit/s	Development Services
Responsible Officer	Manager Development Services
Affected Business Unit/s	Development Services

### Policy Objectives

The objectives of this policy are as follows:

- (1) To facilitate development that responds appropriately to the natural features of the site; and
- (2) To ensure that site works do not detrimentally impact on adjoining properties or the streetscape.

### Policy Status

This policy is made pursuant to Part 2 (Division 2) of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulation 2015* (the Regulations). Clause 7.3.1(a) of the Residential Design Codes (the R-Codes) provides that local planning policies may vary or replace certain deemed-to-comply elements of the R-Codes, including those related to design elements 5.3.7 C7.2 and C7.3.

The policy aims to provide clear deemed-to-comply criteria for site works that reflect the intent of objectives (1) and (2) and design principles P7.1 and P7.2 of clause 5.3.7 of the R-Codes. Specifically, this policy replaces the deemed-to-comply requirements in clause 5.3.7 (C7.2) and (C7.3) and identifies matters to be considered when applying design principles 5.3.7 (P7.1) and (P7.2). This policy is to be used in conjunction with the Scheme, Part 5 of the R-Codes and any other relevant council policies relating to residential land.

### Policy Application

This policy applies to all applications for development approval made under the Scheme relating to all single houses, grouped dwellings and multiple dwellings in areas zoned 'Residential' with a coding of less than R40, being those subject to assessment under Part 5 of the R-Codes. The provisions of this policy do not apply to swimming pools or spas.

### Policy Statement

#### 1.0 Deemed-to-comply proposals

The deemed to comply requirements in design element 5.3.7 C7.2 and C7.3 of the R-Codes are replaced with the following:

- 1.1 Excavation behind a street setback line and within 1m of a lot boundary shall not exceed 0.5m below the natural ground level; and,
- 1.2 Fill behind a street setback line:
  - (i) within 3.0m of a lot boundary shall not exceed 1.0m above the natural ground level; and,
  - (ii) greater than 3.0m from a lot boundary shall be limited by compliance with building height limits and building setback requirements.



## 2.0 Proposals assessed against the design principles

Where a development proposal does not meet the applicable deemed-to-comply criteria of this policy, the proposal is to be assessed against the design principles of the R-Codes. This policy does not modify the design principles, however the following matters will be considered in the determination of proposals that apply the design principles of Design Element 5.3.7 P7.1 & P7.2;

- (i) The natural features of the site, in particular any significant differences in natural ground level that result in a sloping site;
- (ii) The interpretation of natural ground level at all lot boundaries;
- (iii) The natural ground level as viewed from the street; and
- (iv) Having regard to the natural features of the site and adjoining properties, the necessity for any excavation and/or fill.

### Legislation / Local Law Requirements

City of South Perth Town Planning Scheme No. 6  
Residential Design Codes of Western Australia  
Building Code of Australia

### Other Relevant Policies / Key Documents

City of South Perth Planning Policies

Page 2 of 2

Policy Number:	P350.17	Relevant Council Delegation:	DC690 Town Planning Scheme
Council Adoption:	N/A	Relevant Delegation:	DC690 Town Planning Scheme
Reviewed/Modified:	N/A	Relevant Management Practice:	DM690 Town Planning Scheme

## Payment Listing March 2021

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



AMOUNT (\$)

### ELECTRONIC PAYMENTS

Electronic payments to creditors	457	6,843,522.07
Less: Cancelled EFT transactions		0.00
<b>Total Electronic Payments to Creditors</b>		<b>6,843,522.07</b>

### CHEQUE PAYMENTS

Cheque payments to creditors	5	3,945.00
Less: Cancelled cheque transactions		0.00
<b>Total Cheque Payments to Creditors</b>		<b>3,945.00</b>

### Total monthly payments to creditors

462 6,847,467.07

EFT payments to non creditors

74 92,724.07

Cheque payments to non creditors

8 5,404.55

**Total payments to non creditors**

**98,128.62**

**Total EFT & Cheque payments**

**544 6,945,595.69**

Credit Card Payments

5 13,886.70

**Total March Payments**

**549 6,959,482.39**

Payment Listing  
EFT Payments

Reference	Date	Payee	Description	Amount (\$)
11053076	18/03/2021	Department Of Fire & Emergency Services	2020/21 ESL Q 3	2,172,240.28
11053076	18/03/2021	Clublinks Management - Mini Golf	Progress Claim - Mini Golf	664,044.66
11053076	18/03/2021	Cleanaway	Kerbside/Recycling Charges	416,279.82
10121535	25/03/2021	West Coast Profilers Pty Ltd	Road Renewal-Angelo St, Pitt St	282,263.23
10393721	26/03/2021	SuperChoice Services Pty Ltd	Employer Superannuation	268,709.45
11053076	18/03/2021	Asphaltech	Road Renewal Ryrie Ave/Throssell	258,636.42
10240175	15/03/2021	Deputy Commissioner of Taxation	PAYG	202,580.00
1200039	2/03/2021	Deputy Commissioner of Taxation	PAYG	190,980.00
10431103	26/03/2021	Deputy Commissioner of Taxation	PAYG	183,054.00
12105218	11/03/2021	Cleanaway	Recycling/Rubbish Charges	163,529.89
12393847	12/03/2021	MG Group WA	Retention CSMS Project	138,115.48
10121535	25/03/2021	Alinta	Electricity/gas usage	106,186.30
10121535	25/03/2021	Western Aust Treasury Corp	Loan Repayment	98,567.83
12105218	11/03/2021	Synergy	Electricity usage	67,507.79
11053076	18/03/2021	West Coast Profilers Pty Ltd	Road Renewal - Abjorson St	51,862.92
12105218	11/03/2021	Classic Tree Services	Tree services - various	46,696.39
10065837	4/03/2021	Infinite Energy Efficient homes Australia Pty Ltd	Installation Solar Panels	44,068.00
10065837	4/03/2021	Beaver Tree Services	Tree watering - various	42,937.78
12105218	11/03/2021	Bellrock Cleaning	Cleaning services - various	41,029.98
11053076	18/03/2021	Synergy	Electricity usage	40,226.18
10065837	4/03/2021	AE Hoskins Building Services	Manning Hub- Progress Claim No. 1, CPV works	29,773.46
11053076	18/03/2021	Axiis Contracting Pty Ltd	Crossing and path repairs	29,676.53
12105218	11/03/2021	Enviro Sweep	Street sweeping - various	28,735.57
10121535	25/03/2021	MMM WA Pty Ltd	Retic. Repairs - McDougall Park, Fence Maint Alston	25,782.72
11053076	18/03/2021	Plant & Soil Management	Turf Maintenance - Various	25,371.56
11053076	18/03/2021	Roberts Day	Concept Vision - South Perth Train Station	25,171.30
12393847	12/03/2021	Building Commission	BS Levies Feb21	24,571.89
11053076	18/03/2021	POD Global Consulting	Advice OAG Audit & 365 implementation	24,000.00
10121535	25/03/2021	Vision Cabling Services	AV upgrade and repairs	23,868.96
12393847	12/03/2021	BCITF	BCITF Levies Feb21	23,514.06
12105218	11/03/2021	JBA Surveys	Land Survey - various	22,242.00
12105218	11/03/2021	Gemba Group Pty Ltd	Recreation Centre Naming Rights	19,910.00
10065837	4/03/2021	Bunyip Contracting Pty Ltd	Maintenance Bushland - Various	19,305.00
11053076	18/03/2021	Classic Tree Services	Tree services - various	19,027.00
11053076	18/03/2021	Ecojobs	Weed control - various	18,780.84
12105218	11/03/2021	Perth Zoo	Coin machine takings Feb21	18,661.06
10065837	4/03/2021	Infinity Training Australia	Management Training	17,242.50
12105218	11/03/2021	Phase 1 Audio	Sounds in the Park - Audio	16,502.20
10121535	25/03/2021	Classic Tree Services	Tree services - various	15,699.20
12105218	11/03/2021	Technology One Ltd	Phase 3 consulting charges	15,125.00



Reference	Date	Payee	Description	Amount (\$)
11053076	18/03/2021	Hays Specialist Recruitment(Aust) P/L	Contract Staff	14,543.51
12105218	11/03/2021	Western Educting Service	Educting Various	14,289.03
10121535	25/03/2021	Nintex Pty Ltd	Nintex Workflow & Software Renewal	13,872.28
11053076	18/03/2021	Beaver Tree Services	Tree watering - various	13,517.19
10121535	25/03/2021	Hays Specialist Recruitment(Aust) P/L	Contract Staff	13,501.14
11053076	18/03/2021	Mandalay Technologies Pty Ltd	Annual CS Subscription and Support	12,859.29
10121535	25/03/2021	Sense-IT Recruitment Solutions Pty Ltd	Contract Staff	12,714.41
11053076	18/03/2021	Constructive Project Solutions Pty Ltd	Project Management - various	12,424.50
10121535	25/03/2021	Momentum Legal Pty Ltd	Legal Services	12,312.96
12105218	11/03/2021	Australia Post Civic Centre	Postage Charges	11,730.87
10065837	4/03/2021	Total Eden	Reticulation Parts & equipment	11,717.14
10065837	4/03/2021	Hays Specialist Recruitment(Aust) P/L	Contract Staff	11,656.20
12105218	11/03/2021	Garrards Pty Ltd	Mosquito spray	11,524.92
10065837	4/03/2021	Chamber of Commerce & industry	Renewal Membership	11,198.00
11053076	18/03/2021	JBA Surveys	Land Survey - various	11,176.00
12105218	11/03/2021	Australian Parking & Revenue Control	Ticketor License & Hosting Fees	11,174.97
12105218	11/03/2021	Chamber of Commerce & industry	Consulting - Unfair dismissal claim	10,593.00
10065837	4/03/2021	Schindler Lifts Australia Pty Ltd	Lift maintenance	10,412.39
12105218	11/03/2021	Lobel Group Pty Ltd	Electrical Works - Sounds in the Park	10,249.80
12105218	11/03/2021	Axiis Contracting Pty Ltd	Crossing and path repairs	10,216.06
10121535	25/03/2021	Fuji Xerox	Copier & Consumables	9,966.84
10121535	25/03/2021	Axiis Contracting Pty Ltd	Crossing and path repairs	9,491.98
11053076	18/03/2021	Technology One Ltd	IT Services	9,130.00
12105218	11/03/2021	Paatsch Group	RAF - Strategic Advise	9,059.60
10065837	4/03/2021	Water Corporation	Water usage	8,798.63
12105218	11/03/2021	The Brand Agency	Website Maintenance	8,389.26
12105218	11/03/2021	Imagesource Digital Solutions	Printing services - various	8,263.66
11053076	18/03/2021	ACE+	Plumbing works -Various	8,149.93
12105218	11/03/2021	GTA Consultants (WA) Pty Ltd	Design Services-MPR-Mends St	8,108.38
12105218	11/03/2021	Indigo Bay Catering & Events	Catering services - various	8,067.06
11053076	18/03/2021	Carringtons Traffic Services	Waterbird Refuge works SJMP	8,065.91
12105218	11/03/2021	Hays Specialist Recruitment(Aust) P/L	Contract Staff	7,484.87
12105218	11/03/2021	Total Turf	Golf Club equipment	7,149.25
12105218	11/03/2021	MMM WA Pty Ltd	Tree Removal 74A Lockhardt St	6,937.32
10121535	25/03/2021	Acurix Networks	IT Services	6,883.80
10121535	25/03/2021	Bellridge Pty Limited	Service Desk - Annual subscription fee	6,842.87
11053076	18/03/2021	Planet Footprint Pty Ltd	Staff Training	6,811.76
10065837	4/03/2021	Keos Events Pty Ltd	Reimbursement Covid 19 - Aust. Day	6,727.07
12105218	11/03/2021	Sense-IT Recruitment Solutions Pty Ltd	Contract Staff	6,687.16
11053076	18/03/2021	Amalgam Recruitment Amalgamated Services	Contract Staff	6,431.46
10065837	4/03/2021	Syrinx Environmental Pty Ltd	Weed Removal, Foreshore Maint.	6,424.00
12105218	11/03/2021	Fleetcare	Fuel Supplies	6,416.00
11053076	18/03/2021	Talis Consultants	Pavement Design - Waterford Triangle	6,325.00
12105218	11/03/2021	McLeods Barristers & Solicitors	Legal Services	6,234.36
10065837	4/03/2021	Maxwell Robinson & Phelps	Pest control	6,220.25
10121535	25/03/2021	Telstra - 3614257651 ID 1003577	Phone/data charges	6,174.78
10121535	25/03/2021	McLeods Barristers & Solicitors	Legal Services	6,024.87
10065837	4/03/2021	Signature Paving & Earthworks Pty Ltd	Brick Paving - Mindeerup Mends St	5,989.78
10065837	4/03/2021	Zipform Pty Ltd	Print Rates notices	5,862.66
11053076	18/03/2021	Caltex Energy WA	Fuel Supplies	5,760.43
12105218	11/03/2021	OBAN Group Pty Ltd	Building maintenance - various	5,689.68
10121535	25/03/2021	WH Location Services Pty Ltd T/As Abaxa	Survey - Waterford Triangle Services	5,567.22
11053076	18/03/2021	GRA Partners	Consultancy - Government Engagement	5,500.00
10121535	25/03/2021	GAF Traffic	Traffic Mgt - Various	5,445.00
10121535	25/03/2021	Minter Ellison Services	Professional fees - Contract advice	5,439.06
10065837	4/03/2021	Imagesource Digital Solutions	Printing services - various	5,381.20
12105218	11/03/2021	Galaxy 42 Pty Ltd	1System BAU Consulting	5,280.00
12105218	11/03/2021	Caltex Energy WA	Fuel Supplies	5,240.19
11053076	18/03/2021	GAF Traffic	Traffic Mgt - Various	5,142.50
10121535	25/03/2021	Technology One Ltd	AMS Program	5,127.38
12105218	11/03/2021	All Fence U Rent	Sounds in the park- Como fencing	4,937.08
12105218	11/03/2021	Newground Water Services Pty Ltd	Retic Parts	4,895.29
10121535	25/03/2021	Scope Logic Group Pty Ltd	Annual 8x8 Call centre license	4,842.00
12105218	11/03/2021	Instant Products Group	Portable toilet hire	4,791.63
10121535	25/03/2021	Carringtons Traffic Services	Traffic Mgt. - Cooode & Canning"	4,727.20
12105218	11/03/2021	Fast Track Approvals Pty Ltd	Building Surveyor services	4,650.25
10121535	25/03/2021	Living Turf	Garden Supplies	4,592.50
10065837	4/03/2021	Caltex Energy WA	Fuel	4,537.40
10065837	4/03/2021	Ecojobs	Weed control - various	4,502.65
12105218	11/03/2021	South Perth Bowling Club	Coin machine takings Feb21	4,493.31
12105218	11/03/2021	Engineering Technology Consultants	Consultancy - Karawarra Greenways	4,488.00
10065837	4/03/2021	Tyres 4 U Pty Ltd	Tyres	4,344.59
12105218	11/03/2021	Perth Security Services	Security Services MCH	4,320.84

Reference	Date	Payee	Description	Amount (\$)
11053076	18/03/2021	Redhawk Investments Pty Ltd	Replace fence at Eldersfield	4,290.00
10121535	25/03/2021	Southern Metropolitan Regional Council	Greenwaste Gate fees	4,267.34
11053076	18/03/2021	Indigo Bay Catering & Events	Catering services - various	4,176.06
12105218	11/03/2021	Shading Technologies WA PTY LTD	Blinds for Manning Library	4,167.90
11053076	18/03/2021	Shading Technologies WA PTY LTD	Blinds for Manning Library	4,167.90
11053076	18/03/2021	Ngala - Boodja Aboriginal Landcare Ltd	Maintenance & Weed control - various	4,108.50
10065837	4/03/2021	Aquamonix	Reticulation Repairs OP's Centre	3,874.75
12105218	11/03/2021	Fliptease Pty Ltd	Southside Summer Entertainment	3,850.00
10065837	4/03/2021	Hutton Street Carpet Court	Flooring & blinds CPV	3,812.00
10121535	25/03/2021	Kott Gunning Lawyers	Legal Services	3,740.88
12105218	11/03/2021	TPG Network Pty Ltd	Internet Charges	3,727.90
12105218	11/03/2021	Grandstand Agency	Sounds in the Park performance	3,685.00
10065837	4/03/2021	Landmark Engineering & Design	Drink fountain with dog bowl	3,682.80
11053076	18/03/2021	Bellrock Protective Services Pty Ltd	Sounds in the park - Event Security	3,664.91
12105218	11/03/2021	Wizard Training Solutions	Employee workshop	3,630.00
10121535	25/03/2021	WC Convenience Management Pty Ltd	Toilet Cleaning & Maintenance	3,619.99
10121535	25/03/2021	Telstra - 068 2525000 ID 1003577	Phone/data charges	3,538.88
10065837	4/03/2021	CDM Australia Pty Ltd	1 x laptop, 7 x HP USB-C Dock G5	3,360.50
10065837	4/03/2021	Amalgam Recruitment Amalgamated Services	Contract Staff	3,350.29
12105218	11/03/2021	Datacom Solutions (AU) Pty Ltd	Sphere- Datascape SaaS 20/21	3,300.00
11053076	18/03/2021	E-Par Pty Ltd	Environmental Mgt. CPGC	3,300.00
11053076	18/03/2021	WA Mechanical Services	Repairs SP Library	3,250.50
12105218	11/03/2021	Cyclus Pty Ltd	Sounds in the Park performance	3,169.40
10065837	4/03/2021	Classic Tree Services	Tree services - various	3,103.87
10065837	4/03/2021	The Pressure King	Pressure Cleaning	3,041.50
12105218	11/03/2021	Swan Event Hire	Southside Summer - Equip. Hire	3,031.48
11053076	18/03/2021	Feral Invasive Species Eradication Management	Feral animal control	2,950.00
11053076	18/03/2021	Adecco Australia Pty Ltd	Contract Staff	2,886.59
12105218	11/03/2021	Jackson McDonald Lawyers	CPGC Controller Agreement Amend.	2,771.08
11053076	18/03/2021	MP Rogers & Associates Pty Ltd	Construction - Redmond Res. Stairs	2,767.44
12105218	11/03/2021	Adecco Australia Pty Ltd	Contract Staff	2,728.73
10121535	25/03/2021	Qualcon Lab	Asphalt Testing - Angelo St & Ryne Ave	2,585.00
11053076	18/03/2021	ABM Landscaping	Landscape maintenance-Variou	2,497.00
10065837	4/03/2021	Atom Supply	PPE & Consumables	2,471.39
10121535	25/03/2021	NRS Refrigeration	Refrigeration Maint. - SPSC	2,463.45
11053076	18/03/2021	AE Hoskins Building Services	Electrical Works CPV	2,460.26
10065837	4/03/2021	Redhawk Investments Pty Ltd	Replacement wall - Corner beach	2,440.00
10121535	25/03/2021	Blue Force Pty Ltd	Alarm Monitoring CPV	2,436.36
12105218	11/03/2021	Dellas Group Pty Ltd	1200 x Battery Recycling boxes	2,420.00
11053076	18/03/2021	Imperial Glass	Repairs SPLC	2,413.06
10121535	25/03/2021	Travis Hayto Photography	Video Editing	2,365.00
12105218	11/03/2021	Amalgam Recruitment Amalgamated Services	Contract Staff	2,313.14
10121535	25/03/2021	HydroQuip Pumps	Reticulation Plans - Waterford	2,310.00
10065837	4/03/2021	JBA Surveys	Field Survey-South Tce	2,288.00
11053076	18/03/2021	Green Workz Pty Ltd	Insecticide	2,277.00
12105218	11/03/2021	Dept Biodiversity Conservation & Attractions	Reel it in bins annual fee	2,200.00
10121535	25/03/2021	Shading Technologies WA PTY LTD	2 x Replacement Blinds	2,175.80
10065837	4/03/2021	WA Local Government Association	WALGA Training	2,175.00
10121535	25/03/2021	Prestige Alarms	Alarm Monitoring - CPGC	2,142.36
12105218	11/03/2021	Tree Surgeons of WA	Tree Works-CPV	2,117.50
12105218	11/03/2021	Totally Workwear - Belmont	Workwear	2,062.37
12105218	11/03/2021	Mow Master Turf Equipment	Parts	2,024.65
10121535	25/03/2021	Rotary Club Of Millpoint	Australia day - parking services	2,000.00
11053076	18/03/2021	Cobblestone Concrete	New crossing const. - 23 Milson Rd	1,980.00
10121535	25/03/2021	Messages on Hold Australia Pty Ltd	Yearly Agreement - Messages	1,975.92
11053076	18/03/2021	Rotorwest Pty Ltd T/A Heliwest	Helicopter Hire- Mosquito Treatment	1,966.25
11053076	18/03/2021	Total Eden	Parts - CC	1,960.53
10121535	25/03/2021	Fulton Hogan Industries Pty Ltd	Ezi mix Asphalt	1,936.00
10065837	4/03/2021	Nashtec Auto Electrics	Auto repairs	1,873.75
12105218	11/03/2021	Hospitality Accessories	Hire of chair covers	1,826.99
10065837	4/03/2021	Melville Mazda	Car parts	1,814.37
10065837	4/03/2021	Ms C Foster	Reimbursement-Uni fees	1,795.00
12105218	11/03/2021	Rotorwest Pty Ltd T/A Heliwest	Mosquito treatment	1,787.50
10065837	4/03/2021	Budget Rent A Car - LOC 20008	Van hire	1,779.87
11053076	18/03/2021	Intelife	Tree watering Various	1,760.00
10121535	25/03/2021	Valerie Schoenjahn	Box Gallery Exhibition	1,750.00
11053076	18/03/2021	State Wide Turf Services	Removal 40m3 Grass Clippings EJ Oval	1,716.00
10121535	25/03/2021	OBAN Group Pty Ltd	Repaint crash barrier - Benson Chase	1,708.85
12105218	11/03/2021	Redhawk Investments Pty Ltd	Restore 3 seats-Comer Beach	1,705.00
12105218	11/03/2021	Quick Corporate Aust Pty Ltd	Stationary	1,702.15
12105218	11/03/2021	People Sense Pty Ltd	Employee Counselling	1,683.00
10121535	25/03/2021	Amalgam Recruitment Amalgamated Services	Contract Staff	1,661.06
10121535	25/03/2021	Emerge Associates	Consultancy service Manning Hub	1,650.00



Reference	Date	Payee	Description	Amount (\$)
11053076	18/03/2021	Statewide Line Marking	Line marking Multiple location	1,649.67
12105218	11/03/2021	AE Hoskins Building Services	Electrical Works CPV	1,645.33
10121535	25/03/2021	Indigo Bay Catering & Events	Catering Services - LGCS Meeting	1,605.00
10065837	4/03/2021	ABM Landscaping	Landscape maintenance-Forrest St	1,584.00
10065837	4/03/2021	Engineering Technology Consultants	Construction Assist. - Olives Res.	1,562.00
11053076	18/03/2021	NRS Refrigeration	Refrigeration Maint. - SPSC	1,547.71
10121535	25/03/2021	Connect Call Centre Services	CPV Call centre calls	1,547.26
11053076	18/03/2021	OBAN Group Pty Ltd	Weed Spraying - 16 Morrison St	1,524.95
10121535	25/03/2021	Tyre Connect	Tyres	1,489.40
11053076	18/03/2021	Imagesource Digital Solutions	Ranger Vehicle Graphics	1,446.50
10121535	25/03/2021	ALS Library Services Pty Ltd	Library supplies South Perth	1,430.36
10065837	4/03/2021	Wormald	Fire Routine Inspection - Various	1,420.22
10121535	25/03/2021	Wormald	Maintenance - Fire Alarm System	1,420.22
12105218	11/03/2021	Momentum Legal Pty Ltd	Legal Services	1,402.00
12105218	11/03/2021	Soft Landing Mattress Recycling	Mattress Recycling	1,386.00
10065837	4/03/2021	Environmental Industries Pty Ltd	Landscape maint. - Mill Point Rd	1,375.00
11053076	18/03/2021	Environmental Industries Pty Ltd	Landscape Maint. - Mill Point Rd	1,375.00
12105218	11/03/2021	Alinta	Electricity/gas usage	1,368.05
11053076	18/03/2021	Allied Air Services Pty Ltd T/A All Air Services	Maintenance MCH	1,364.00
11053076	18/03/2021	Auslan (WA) Pty Ltd	Auslan Interpreting Service	1,364.00
10065837	4/03/2021	Greenway Turf Solutions Pty Ltd	Primo Max Supplies	1,342.00
10065837	4/03/2021	Benara Nurseries	Nursery Supplies	1,320.00
11053076	18/03/2021	Plant Assessor	Online Safety System CPGC	1,320.00
11053076	18/03/2021	Moore Australia	FBT Workshop	1,320.00
11053076	18/03/2021	Corsign WA Pty Ltd	Signs	1,304.60
12105218	11/03/2021	West-Sure Group Pty Ltd	Ticket Machine Feb	1,295.62
11053076	18/03/2021	Burson Automotive Pty Ltd	Parts	1,284.33
11053076	18/03/2021	Hutton Street Carpet Court	Install 6 x Vertical Blinds	1,259.00
11053076	18/03/2021	Western Educting Service	Cleaning drainage pits	1,250.00
11053076	18/03/2021	Award Contracting	Electrical inspection - Various	1,243.00
11053076	18/03/2021	Prestige Alarms	Alarm service	1,232.00
11053076	18/03/2021	Economic Development Australia Ltd	Employee Training	1,210.00
10065837	4/03/2021	Dorma Australia Pty Ltd	Roller door repairs	1,185.85
12105218	11/03/2021	MP Rogers & Associates Pty Ltd	Engineering services - Waterbird refuge	1,156.12
10121535	25/03/2021	Garden City Plastics	Forestry Tubes & Racks	1,153.19
12105218	11/03/2021	Landgate	GRV Interim Schedules	1,133.22
12105218	11/03/2021	Mr M McGuire	Whadjuk Country Business Forum	1,130.00
10065837	4/03/2021	Town Of Victoria Park	Animal Welfare VP187D	1,112.50
11053076	18/03/2021	MMM WA Pty Ltd	Equipment & Plant Hire	1,108.94
11053076	18/03/2021	1300 Tempence	Temp. Fencing Hire SJMP	1,075.80
12105218	11/03/2021	Instant Sea Containers	Hire Sea containers	1,045.12
10065837	4/03/2021	WA Fuel Supplies	Fuel Supplies	1,040.27
10065837	4/03/2021	Wembley Cement Industry	Concrete Products	1,034.00
12105218	11/03/2021	Sarah M Blake Pty Ltd	Library Development training	1,028.50
10121535	25/03/2021	Lock Stock & Farrell Locksmith	25 x Bin Locks	1,027.50
11053076	18/03/2021	Quick Corporate Aust Pty Ltd	Office Supplies CC	1,027.01
10065837	4/03/2021	Noise & Vibration Measurement Systems	Calibration of B&K	1,017.50
12105218	11/03/2021	Ecocraft Environmental	Maintenance of Floating Wetlands	1,016.40
11053076	18/03/2021	Atom Supply	PPE & Consumables	997.92
10065837	4/03/2021	Champion Music	Sounds in the Park performance	968.00
10065837	4/03/2021	Tree Surgeons of WA	Garden Maint. CPV	957.00
11053076	18/03/2021	Altus Traffic Pty Ltd	Sounds in the park - Event VMB	951.90
10121535	25/03/2021	Telstra - 3614257768 ID 1003577	Phone/data charges	936.01
11053076	18/03/2021	Bikevalet	Sounds in the Park - Bike Valet	935.00
10121535	25/03/2021	WA Fuel Supplies	Fuel Supplies	925.25
11053076	18/03/2021	Cameron Chisholm & Nicol (WA) Pty Ltd	Design Review Panel	907.50
11053076	18/03/2021	Mackay Urban Design	Design Review Panel	897.60
10065837	4/03/2021	Kerb Doctor	Kerb Repairs	891.00
10121535	25/03/2021	Fully Promoted Perth CBD T/A EmbroidMe Perth	Corporate workwear	885.50
12105218	11/03/2021	Marketforce Pty Ltd	Public notices	873.85
12105218	11/03/2021	Department Of Transport-Vehicle Search fees	Electronic Plate Search fees	873.80
10065837	4/03/2021	Carringtons Traffic Services	Traffic mgmt-Mill Point Rd	872.30
12105218	11/03/2021	Digitales	Library Services	869.75
11053076	18/03/2021	Ambit Industries	Fence Repair - Old Mill	866.29
10065837	4/03/2021	WA Ceiling Fixers	Maintenance CPGC	858.00
11053076	18/03/2021	Holcim (Australia) Pty Ltd	Concrete	832.48
12105218	11/03/2021	Jim's Mowing Belmont	Landscape maintenance	832.13
12105218	11/03/2021	Imperial Glass	Glass Repairs-Old Mill	831.49
11053076	18/03/2021	Lock Stock & Farrell Locksmith	Lock key Supplies	828.00
12105218	11/03/2021	Rotary Club Of Como Inc	Breakfast - Citizenship ceremony	825.00
12105218	11/03/2021	Bunnings Building Supplies P/L	Building Supplies	823.18
10121535	25/03/2021	COVS Parts Pty Ltd	Paint Supplies	822.53
10065837	4/03/2021	Catch Create	Photography charges	814.00

Reference	Date	Payee	Description	Amount (\$)
11053076	18/03/2021	Nashtec Auto Electrics	Install Solar Panel - 199 Thelma St	790.30
10121535	25/03/2021	Bellrock Protective Services Pty Ltd	Event security - Carols At Sunset	780.44
10121535	25/03/2021	Bidfood Perth	Catering Supplies	763.12
11053076	18/03/2021	The Perth Mint	Australian Citizenship Coins	753.50
10065837	4/03/2021	Western Aust Treasury Corp	Loan Repayment	750.76
11053076	18/03/2021	Ms S Zulsdorf	Reimbursement ARGC Meeting	750.00
11053076	18/03/2021	Phillip Draber	Reimbursement ARGC Meeting	750.00
11053076	18/03/2021	Western Resource Recovery Pty Ltd	Grease trap cleaning MCC	748.00
10121535	25/03/2021	Bunnings Building Supplies P/L	Building Supplies	747.44
10121535	25/03/2021	Plant Pals	Garden Maint. CPV	735.00
12105218	11/03/2021	NRP Electrical Services	AC Repairs CC	726.00
10121535	25/03/2021	siteXcell	Telecom Consulting Services	725.62
12105218	11/03/2021	J Gourdis Landscapes	Garden Maint. McDougall Park	720.00
10065837	4/03/2021	Alison Bannister Career Coaching	Library Event	714.00
12105218	11/03/2021	Steann Pty Ltd	Degas Fridges	704.00
11053076	18/03/2021	Department Of Transport-Vehicle Search fees	Electronic Plate Search Fees	700.40
12105218	11/03/2021	St John Ambulance Aust (WA) Inc.	Health Service - South Perth Sounds	695.20
10121535	25/03/2021	Corsign WA Pty Ltd	Street name plate	689.70
10121535	25/03/2021	Imagesource Digital Solutions	500x Old Mill Postcards	684.20
10065837	4/03/2021	Lock Stock & Farrell Locksmith	Locksmith Service	680.00
12105218	11/03/2021	Plant Pals	Garden Maint. CPV	680.00
12105218	11/03/2021	Alloy & Stainless Products Pty Ltd	Blades	678.79
12105218	11/03/2021	Wormald	Maintenance MCC	660.00
11053076	18/03/2021	The Pressure King	Pressure clean Mends St	660.00
11053076	18/03/2021	Macri Partners	Grant acquittal - Mt Henry	660.00
11053076	18/03/2021	Fuji Xerox	Photocopier charges	654.50
12105218	11/03/2021	Eighty Nine Enterprises	Install 1 x Merlin Motor CPRV	647.00
12105218	11/03/2021	Seedwest	Seed Supplies	637.40
12105218	11/03/2021	Travis Hayto Photography	Sounds in the park	605.00
12105218	11/03/2021	Haley J Thompson	Sounds in the Park - MC	600.00
12105218	11/03/2021	Sportswear Services	Workwear	592.35
11053076	18/03/2021	Harvey Norman	Dishwasher 16 Morrison St	584.00
10121535	25/03/2021	Beacon Equipment - Canning Vale	Motor oil supplies	582.95
10393721	26/03/2021	Health Insurance Fund of WA	Health Insurance Fund of WA	573.75
11440788	11/03/2021	Health Insurance Fund of WA	Health Insurance Fund of WA	573.75
12105218	11/03/2021	Econo Sweep	Sweeping - CPGC	572.00
11053076	18/03/2021	Wormald	Alarm Maintenance GBP	572.00
12105218	11/03/2021	Total Green Recycling	E-Waste Recycling	570.45
10065837	4/03/2021	Mr M McGuire	Welcome to Country	565.00
12105218	11/03/2021	Pummells Sparkling Glass	Window Cleaning - CPV	560.00
10121535	25/03/2021	Quick Corporate Aust Pty Ltd	Canteen Supplies	550.62
12105218	11/03/2021	Betta Pest Management	Pest Control - CPV	550.00
11053076	18/03/2021	Cameron Campbell	Photography - Business Forum	550.00
11053076	18/03/2021	Silkroads Inc	Chinese Calligraphy Workshop	550.00
12105218	11/03/2021	SecurePay Pty Ltd	Internet payment fees	548.41
11053076	18/03/2021	Local Refrigeration & Air Conditioning	Service ice maker	539.00
12105218	11/03/2021	Burson Automotive Pty Ltd	Repair Brakes	537.90
11053076	18/03/2021	C & T Reticulation	Turf Rehab - 136 Coode St	528.00
11053076	18/03/2021	Majestic Plumbing Pty Ltd	Plumbing Service-Manning	528.00
10121535	25/03/2021	Town Of Victoria Park	Animal Welfare VP202D	525.00
10065837	4/03/2021	City Of Canning	Animal Welfare C134	497.50
12105218	11/03/2021	The Sand Card Company	Event Workshop	495.00
10121535	25/03/2021	Two Way Hire Services Pty Ltd	Motorola Handheld Replacement	495.00
10121535	25/03/2021	PLAY CHECK	Playground Audit - Hurlingham Park	495.00
10065837	4/03/2021	Daytone Printing	Stationary CC	486.20
11053076	18/03/2021	Bunnings Building Supplies P/L	Building Supplies	483.78
11053076	18/03/2021	Enviro Sweep	Emergency Sweep	482.63
10065837	4/03/2021	WA Mechanical Services	AC Repairs CC	481.25
11053076	18/03/2021	Firesafe Service & Maintenance Pty Ltd	Fire Extinguisher service-CPGC	465.30
10393721	26/03/2021	Local Govt Racecourses & Cemeteries Emp Union	Union LGRCEU	451.00
12105218	11/03/2021	Prestige Alarms	Security Services GBLC	451.00
11440788	11/03/2021	Local Govt Racecourses & Cemeteries Emp Union	Union LGRCEU	451.00
10121535	25/03/2021	Synergy	Electricity usage	437.80
10121535	25/03/2021	Total Tools Canning Vale	Tools	435.00
12105218	11/03/2021	Bidfood Perth	Office Supplies	429.19
10065837	4/03/2021	Living Turf	Soil maintenance	429.00
12105218	11/03/2021	Two Way Hire Services Pty Ltd	Radio hire-Sounds in the Park	418.00
12105218	11/03/2021	All Flags Signs & Banners	4 X Heavy duty bags	418.00
11053076	18/03/2021	Sonic HealthPlus Pty Ltd	Staff Medicals	418.00
12105218	11/03/2021	Budget Rent A Car - LOC 20008	Sounds in the park - Van Hire	407.97
10121535	25/03/2021	Landgate	GRV Interim Schedules	406.68
10065837	4/03/2021	Quick Corporate Aust Pty Ltd	Office Supplies CC	398.50
10065837	4/03/2021	Jenoptik Australia Pty Ltd	Assistance with Signs	396.00



Reference	Date	Payee	Description	Amount (\$)
10065837	4/03/2021	Eighty Nine Enterprises	Replacement Remote control CPRV	393.00
10065837	4/03/2021	Go Doors	Repairs SPSCC	390.50
10121535	25/03/2021	Holcim (Australia) Pty Ltd	Concrete	387.20
10065837	4/03/2021	LG Professionals Australia WA	Conflict Mgmt Workshop	385.00
12105218	11/03/2021	State Wide Turf Services	Turf repairs-Henley St	385.00
11053076	18/03/2021	Scott Printers Pty Ltd	Business cards	379.50
12105218	11/03/2021	Beacon Equipment - Canning Vale	Switch	372.50
10065837	4/03/2021	CTi5 Pty Ltd	COSP Cash Collection	371.25
12105218	11/03/2021	Waterlogic Australia Pty Ltd	Water Fountain - GBLC	365.35
10121535	25/03/2021	Business Station	Presentation - Business Forum	350.00
10121535	25/03/2021	Statewide Cleaning Supplies Pty Ltd	Toilet roll Holder	347.48
12105218	11/03/2021	ALS Library Services Pty Ltd	Library supplies Manning	347.11
10121535	25/03/2021	WINC Australia Pty Ltd	Office Supplies CC	345.80
10065837	4/03/2021	Holcim (Australia) Pty Ltd	Concrete	331.76
11053076	18/03/2021	Coolmate Pty Ltd	AC Repairs GBLC	330.00
11053076	18/03/2021	Focus Consulting WA Pty Ltd	Electrical Consulting - Challenger Res.	330.00
10121535	25/03/2021	Ultraclean Carpet Cleaning	Cleaning Services - CPV	319.00
11053076	18/03/2021	Reino International	Credit card Transactions Fees	318.25
12105218	11/03/2021	Veale Auto Parts	Parts	313.60
12105218	11/03/2021	Budget Windscreens	Repairs Windscreen	302.50
11053076	18/03/2021	Veale Auto Parts	Repair Brake Pads & rotors	300.90
11053076	18/03/2021	Total Tools Canning Vale	Tools	299.00
11053076	18/03/2021	Harrison Electrics Pty Ltd	Bee hive removal	297.00
10121535	25/03/2021	Schindler Lifts Australia Pty Ltd	Lift maintenance - MCC	297.00
10121535	25/03/2021	Water2Water Pty Ltd	Water Supplies	296.50
12105218	11/03/2021	Officeworks	Stationary CC	293.20
11053076	18/03/2021	KPA Architects	Design Review Panel	292.60
11053076	18/03/2021	AGS Metalwork	Repair Goal post	291.50
10121535	25/03/2021	Telstra (Video Conf) - 1524336800	Phone/data charges	291.50
12105218	11/03/2021	Fruit N Vegies R Us	Fresh fruit supply	280.00
11053076	18/03/2021	Fruit N Vegies R Us	Fresh fruit supply	280.00
10121535	25/03/2021	Carlisle Soilyard	Garden Maintenance	280.00
12105218	11/03/2021	Jason Signmakers	Ring Brackets/signs	275.66
11053076	18/03/2021	Econo Sweep	Road Sweeping - CCH Car Park	275.00
11053076	18/03/2021	Aquamonix	Callout - Bill Graydon park	273.90
12105218	11/03/2021	Melville Mazda	Parts	266.65
10121535	25/03/2021	BookTalk	Book Hire - SP Library	255.00
10121535	25/03/2021	Southcare Inc	Presentation - All staff meeting	250.00
12105218	11/03/2021	Shakespeare Solutions	Artwork Equipment	247.50
12105218	11/03/2021	Corsign WA Pty Ltd	Parking signs CC	246.40
10121535	25/03/2021	P&M Automotive Equipment	Vehicle hoist Inspections	245.30
10065837	4/03/2021	City of Vincent	Animal Welfare V29	243.00
10065837	4/03/2021	Direct Trades Supply Pty Ltd	Pine Bollards	242.80
11053076	18/03/2021	Dorma Australia Pty Ltd	Repairs OPS Centre	242.00
11053076	18/03/2021	FE Technologies	Maint fee - Live scanning wand	238.34
10065837	4/03/2021	Jessica Murphy	Reimbursement	237.00
11440788	11/03/2021	Deputy Child Support Registrar	Child Support Agency	236.58
12105218	11/03/2021	E & MJ Rosher Pty Ltd	Parts	232.95
12105218	11/03/2021	Manheim Pty Ltd	Impounded Vehicle Fees	231.00
10121535	25/03/2021	Vetwest Animal Hospitals Pty Ltd	Animal Welfare G622	226.40
12105218	11/03/2021	Abco Products	Toilet roll dispensers	225.90
12105218	11/03/2021	Work Clobber	Workwear	223.20
10121535	25/03/2021	Digitaes	Audio Visual SP Library	213.25
10065837	4/03/2021	T-Quip	Repairs CPV	209.65
10121535	25/03/2021	Parker Black & Forrest Pty Ltd	Keys Supplies	209.00
10393721	26/03/2021	Deputy Child Support Registrar	Child Support Agency	205.26
10121535	25/03/2021	Department of Water and Environmental Reg.	License Transfer - Cygnia Grove	200.00
10121535	25/03/2021	Charlotte Carlsh	Reimbursement Gift Cards	200.00
11053076	18/03/2021	Iron Mountain Aust Group Pty Ltd	Offsite Storage	199.74
11053076	18/03/2021	Bolinda Publishing Pty Ltd	Audio Visual SP Library	198.13
11053076	18/03/2021	Totally Workwear - Belmont	Workwear	193.56
10121535	25/03/2021	City of Vincent	Animal Welfare V55	193.00
11053076	18/03/2021	Battery World Welshpool	Parts	191.67
11053076	18/03/2021	ALS Library Services Pty Ltd	Library supplies South Perth	187.40
10065837	4/03/2021	Beacon Equipment - Canning Vale	Equipment	180.60
10065837	4/03/2021	Totally Workwear - Belmont	Workwear	180.36

Reference	Date	Payee	Description	Amount (\$)
11053076	18/03/2021	Workpower Inc	Catering Services - ICAG	180.00
10121535	25/03/2021	City Of Canning	Animal Welfare C138	170.00
11053076	18/03/2021	Perth Security Services	Security Services GBLC	169.88
10065837	4/03/2021	Coolmate Pty Ltd	Repairs CPGC	165.00
12105218	11/03/2021	Perth Aquatic Seed & Ecological Services	Aquarium Servicing - CC Library	165.00
10121535	25/03/2021	WA Mechanical Services	Repairs - Equipment	165.00
10065837	4/03/2021	Digitales	Library Books	163.08
10393721	26/03/2021	Australian Services Union	Union ASU	155.40
11440788	11/03/2021	Australian Services Union	Union ASU	155.40
12105218	11/03/2021	Harrison Electrics Pty Ltd	Bee Removal - Monash Ave	148.50
11053076	18/03/2021	Harvey Fresh	Milk Supplies	148.32
10121535	25/03/2021	Harvey Fresh	Milk Supplies	148.32
10121535	25/03/2021	Atom Supply	PPE & Consumables	146.30
12105218	11/03/2021	City of Vincent	Animal Welfare v28	143.00
12105218	11/03/2021	Western Resource Recovery Pty Ltd	Grease Trap Clean	140.80
12105218	11/03/2021	Atom Supply	PPE & Consumables	140.25
12105218	11/03/2021	Maxwell Robinson & Phelps	Ant Treatment	139.70
11053076	18/03/2021	Maxwell Robinson & Phelps	Pest control - SPSCC	139.70
10121535	25/03/2021	Maxwell Robinson & Phelps	Ant Treatment	139.70
10121535	25/03/2021	PLE Computers Pty Ltd	1 x Wireless mouse	139.00
10065837	4/03/2021	Firesafe Service & Maintenance Pty Ltd	Fire Maintenance - Various	132.00
12105218	11/03/2021	Light Application Pty Ltd	Electrical Works Old Mill	129.80
12105218	11/03/2021	Australia Post Library	Postage Charges	127.29
12105218	11/03/2021	Total Tools Canning Vale	Tools	125.57
12105218	11/03/2021	WINC Australia Pty Ltd	Stationary CPV	121.51
10121535	25/03/2021	The Broadband Brokers	Telephone Repairs CPV	120.00
10121535	25/03/2021	Telstra - 3614257792 ID 1003577	Phone/data charges	119.98
10065837	4/03/2021	Megan Clarke	Reimbursement	109.86
12105218	11/03/2021	M.E Pump Wizards	Sim plan - Lyall St & Scott St	101.20
11053076	18/03/2021	M.E Pump Wizards	Sim Plan - Lyall St & Scott St	101.20
10065837	4/03/2021	Harvey Fresh	Milk Supplies	100.08
12105218	11/03/2021	Town Of Victoria Park	Animal Welfare VP191	100.00
11053076	18/03/2021	Waterford Plaza Shopping Centre	Gift Voucher - Survey prize	100.00
11053076	18/03/2021	Work Clobber	Workwear	97.20
11053076	18/03/2021	Leah Horton	Reimbursement	95.08
10065837	4/03/2021	Refresh Pure Water	Water supply	90.00
10121535	25/03/2021	Refresh Pure Water	Water supply	90.00
10065837	4/03/2021	UES International P/L	Hinges	88.54
12105218	11/03/2021	Telstra - 3614257784 ID 1003577	Phone/data charges	80.00
10121535	25/03/2021	Danielle Cattalini	Reimbursement	65.00
11053076	18/03/2021	Digitales	Audio Visual SP Library	63.16
10065837	4/03/2021	Vetwest Animal Hospitals Pty Ltd	Animal care C133	61.48
12105218	11/03/2021	Aussie Natural Spring Water	Water supply	56.88
10121535	25/03/2021	Bin Bath Australia Pty Ltd	Bin Cleaning	49.28
12105218	11/03/2021	Harvey Fresh	Milk Supplies	48.24
12105218	11/03/2021	West Australian Newspapers Limited	Newspaper CC Library	48.00
10121535	25/03/2021	West Australian Newspapers Limited	Newspaper SP Library	48.00
10121535	25/03/2021	Aussie Natural Spring Water	Water supplies	42.66
10065837	4/03/2021	SEM Distribution	Newspaper - OP's Centre	35.60
10121535	25/03/2021	Madeline Yull	Reimbursement	24.95
12105218	11/03/2021	SEM Distribution	Newspaper supply	24.92
12105218	11/03/2021	BOC Gases	Dry Ice	21.92
11053076	18/03/2021	BOC Gases	Dry Ice Pellets	21.64
10065837	4/03/2021	Flick Aticimex Pty Ltd	Hand Sanitiser	19.29
10121535	25/03/2021	Statewide Bearings	Keys Steel	18.48
12105218	11/03/2021	Mayor Greg Milner	Reimbursement	18.18
11053076	18/03/2021	WA Police Service - Revenue Section	Volunteer Check	16.70
11053076	18/03/2021	Madeline Yull	Reimbursement Parking	12.12
10065837	4/03/2021	Mayor Greg Milner	Reimbursement	6.15
Sub Total				6,843,522.07



Reference	Date	Payee	Description	Amount (\$)
Cheque Payments				
Reference	Date	Payee	Description	Amount (\$)
15225452	16/03/2021	Jonathan Epps - Arboriculturist	Tree Survey Inspection	2,250.00
08350814	25/03/2021	City of South Perth - Petty Cash	Petty Cash-Civic Centre	569.30
08350814	25/03/2021	City of South Perth - CPV	Petty Cash Reimbursement	486.85
16354626	3/03/2021	City of South Perth - Petty Cash	GBLC - Reimburse stolen cash floats"	350.00
11575212	4/03/2021	City of South Perth - CPV	Reimbursement-Petty Cash	288.85
Sub Total				3,945.00
Non Creditor EFT Payments				
Reference	Date	Payee	Description	Amount (\$)
12105218	11/03/2021	Howell Builders	RRAB Refund 240 Mill Point Road	4,400.00
11053076	18/03/2021	Easypark ANZ Pty Ltd	Refund due to payment in error	4,026.81
12105218	11/03/2021	The Estate of Mr Anthony Landrigan	Refund Bond/Rent [REDACTED]	3,600.00
10065837	4/03/2021	South Perth Cricket Club	Community Funding Grant	3,379.20
12105218	11/03/2021	Viola Lopyiong Abi	Refund Hall Hire SPCH	2,880.00
10065837	4/03/2021	Hindi Samaj of Western Austrlia Inc	Community Funding Grant	2,794.00
12105218	11/03/2021	Saltus Built Pty Ltd	RRAB-14 Delamere Ave	2,200.00
12105218	11/03/2021	Green-Shore Builders Pty Ltd	RRAB Refund 34 Hampden Road	2,200.00
12105218	11/03/2021	Ben Trager Homes	RRAB Refund 52A Crawshaw Crescent	2,200.00
12105218	11/03/2021	Karen Marshall	RRAB [REDACTED]	2,200.00
12105218	11/03/2021	Ashmy Pty LTD	RRAB-5 Delamere Ave	2,200.00
12105218	11/03/2021	Rosewil Investments	RRAB-16 Collins St	2,200.00
12105218	11/03/2021	Factory Pools Perth	RRAB-3 Vista St	2,200.00
11053076	18/03/2021	AMG Home Builders Pty Ltd	RRAB-6 Sawyer Way	2,200.00
11053076	18/03/2021	Dale Alcock Homes Pty Ltd	RRAB-41 Hampden Rd	2,200.00
11053076	18/03/2021	Ralph Rullo	RRAB [REDACTED]	2,200.00
10121535	25/03/2021	Blanc Architectural Homes	RRAB-1-23 Strickland St	2,200.00
10121535	25/03/2021	Vishnu KV Moorthy	RRAB [REDACTED]	2,200.00
10121535	25/03/2021	Tangent Nominees	RRAB-37 Hope Ave	2,200.00
11053076	18/03/2021	Khada Artan	Refund hall hire fees-SPCH	2,080.75
10121535	25/03/2021	Kavita Singh	Refund Hall/Swipe card SPCH	2,050.00
10121535	25/03/2021	Dream Start Homes	RRAB-32 Davilak Cres	1,907.85
10121535	25/03/2021	United Sikh Volunteers Australia Inc	Refund Bond and Hall Hire SPCH	1,812.00
12105218	11/03/2021	Jennifer McNamara	Refund Bond [REDACTED]	1,156.85
12105218	11/03/2021	Megan Adele Le Clus	Refund Bond hall hire SPCH	1,050.00
12105218	11/03/2021	Shahriar Zaman and Nashin Omar	Refund hall hire Manning	1,050.00
12105218	11/03/2021	Zeenat Bulbulia	Refund Hall/Swipe card-Manning	1,050.00
12105218	11/03/2021	New Apostolic Church	Refund Hall Hire SPCH	1,050.00
12105218	11/03/2021	Robert Nakhoul	Refund Hall/Swipe card Manning Hall	1,050.00
12105218	11/03/2021	Mr B C Tampubolon	Refund Hall/Swipe card SPCH	1,050.00
11053076	18/03/2021	Timothy James Morrison	Refund Hall/Swipe card SPCH	1,050.00
12105218	11/03/2021	Patio Perfect	RRAB Refund18 Bruning Rd	1,000.00
12105218	11/03/2021	Southern Style Outdoor Pty Ltd	RRAB Refund 109 Dyson Street	1,000.00
12105218	11/03/2021	Great Aussie Patios	RRAB Refund 5 Scenic Crescent	1,000.00
12105218	11/03/2021	The Roof and Wall Doctor	RRAB Refund 76 Coode Street	1,000.00
12105218	11/03/2021	Adam Salerno	RRAB [REDACTED]	1,000.00
11053076	18/03/2021	Alex Raymond	RRAB [REDACTED]	1,000.00
11053076	18/03/2021	David Cooper	RRAB [REDACTED]	1,000.00
11053076	18/03/2021	Aussie Patio Designs	RRAB-31 Norfolk St	1,000.00
11053076	18/03/2021	Great Aussie Patios	RRAB-18 Campbell St	1,000.00
10121535	25/03/2021	The Roof & Wall Doctor Pty Ltd	RRAB-32 Hobbs Ave	1,000.00
10121535	25/03/2021	Mr Simon Jelly	RRAB [REDACTED]	1,000.00
10121535	25/03/2021	CM Harrison & TC Healey	RRAB [REDACTED]	1,000.00
10065837	4/03/2021	MR Kuok Liang Tan	Crossing Subsidy [REDACTED]	894.19
10121535	25/03/2021	AB & KJ Settineri	Crossing Subsidy [REDACTED]	775.40
10121535	25/03/2021	Mr G & Mrs S Thompson	Crossing Subsidy [REDACTED]	775.40
12105218	11/03/2021	Cathay Construction	RRAB Refund 120 Banksia Terrace	750.00
12105218	11/03/2021	Preferred Demolition	RRAB-47 Banksia Tce	750.00
10065837	4/03/2021	Muslim Womens Support Centre of WA Inc	Refund Hall/Swipe card-Manning	600.00
12105218	11/03/2021	Maharashtra Mandal of Perth	Refund Hall/Swipe	600.00

Reference	Date	Payee	Description	Amount (\$)
12105218	11/03/2021	Peter Harris	Refund Hall Hire John McGrath	600.00
12105218	11/03/2021	WA Assoc. of Teacher Assist. Inc	Refund Hall Hire John McGrath	600.00
11053076	18/03/2021	Bryan Tandianus	Refund Hall/Swipe card hire John McGrath	600.00
11053076	18/03/2021	Grace Lucianna	Refund Hall/Swipe Card John McGrath	600.00
10121535	25/03/2021	Wai Keong Lee & Pertina Yin Ying Foo	Refund Hall/Swipe card Manning Hall	600.00
10121535	25/03/2021	Southside Penrhos Wesley Swimming Club	Refund Hall/Key Bond Moresby St	600.00
10121535	25/03/2021	Joao Alexandre Sela	Refund Hall/Swipe card Manning Hall	600.00
12105218	11/03/2021	Cooktown Construction	RRAB-8 Layall	500.00
12105218	11/03/2021	Nathan Stevenson	RRAB [REDACTED]	500.00
12105218	11/03/2021	Mackson Group Pty Ltd	RRAB Refund 9A Amery St	500.00
11053076	18/03/2021	Aussie Patio Designs	RRAB-136 Lansdowne Rd	500.00
11053076	18/03/2021	Mackson Group	RRAB-45A Marsh Ave	500.00
10121535	25/03/2021	Sola Shade Pty Ltd	RRAB-74 Dyson St	500.00
10121535	25/03/2021	Mrs J M Berryman	Crossing Subsidy [REDACTED]	494.62
12105218	11/03/2021	Michael Darby	Refund booking fee SJMP	325.00
12105218	11/03/2021	Xiaoliang Wang and Song Yuzhu	Refund Hall Hire SPL	307.00
11053076	18/03/2021	Fel Childcare-Busy Bees Australia	Refund overpayment of fee	250.00
12105218	11/03/2021	Mr Jason Downie	Refund online application fee [REDACTED]	222.00
11053076	18/03/2021	Ms Summer Greenway	Individual Dev. Grant-Hockey Championships	200.00
12105218	11/03/2021	Mike Bonomelli	Refund Dev. Application fee	147.00
10065837	4/03/2021	Telstra Corporation Ltd	Dial before you dig plans	120.00
12105218	11/03/2021	Marie Emilie Pascal	Refund hall hire-John McGrath	116.00
10065837	4/03/2021	Mrs M Tsai	Reimbursement for ingredients	85.00
11053076	18/03/2021	Paul Webb	Refund Archive fee	75.00
Sub Total				92,724.07

Non Creditor CHQ Payments

Reference	Date	Payee	Description	Amount (\$)
10214587	18/03/2021	Western Australian Police Legacy Inc	Refund Hall /Swipe card hire Manning Hal	2,050.00
10214587	18/03/2021	Mr Marquis Pohla & Ms Corvette Cross	Rates Refund [REDACTED]	1,058.10
10094501	22/03/2021	Ian & Melissa Robertson	Refund Pensioner [REDACTED]	884.12
11575212	4/03/2021	Mr Michiel Lee Van Doorn	Refund Pensioner Rebate	764.64
11155114	12/03/2021	Swati Sood Varma	Refund Site Fee - SJMP	295.00
11575212	4/03/2021	Mr John Robertson	Refund Pensioner Rebate	279.94
11575212	4/03/2021	Holly Hankins	Refund for Animal welfare G597	55.00
08350814	25/03/2021	Josephine Wilson	Refund for found lost item	17.75
Sub Total				5,404.55

**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**  
**31 March 2021**

Details	31 March 2021 \$	31 March 2020 \$	30 June 2020 \$
<b>CURRENT ASSETS</b>			
Cash & Cash Equivalents	62,868,688	57,473,304	44,999,304
Trade & Other Receivables	4,911,801	5,403,321	4,415,954
Other Current Assets	269,788	428,356	398,805
<b>TOTAL CURRENT ASSETS</b>	<b>68,050,277</b>	<b>63,304,982</b>	<b>49,814,063</b>
<b>NON-CURRENT ASSETS</b>			
Other Receivables	919,133	936,669	967,751
Investments (LGHT & RRC)	214,755	255,248	214,755
Property, Plant & Equipment	371,519,720	377,137,594	374,941,733
Infrastructure	353,552,942	356,648,728	356,977,086
Intangibles	491,337	707,617	645,062
<b>TOTAL NON-CURRENT ASSETS</b>	<b>726,697,888</b>	<b>735,685,856</b>	<b>733,746,388</b>
<b>TOTAL ASSETS</b>	<b>794,748,165</b>	<b>798,990,838</b>	<b>783,560,451</b>
<b>CURRENT LIABILITIES</b>			
Trade & Other Payables	4,297,397	4,675,880	4,805,189
Borrowings	705,972	236,077	971,714
Provisions	4,813,364	4,906,031	4,836,861
Leaseholder Liability	26,843,980	26,314,458	27,003,565
Grant Obligations	826,842	-	465,834
<b>TOTAL CURRENT LIABILITIES</b>	<b>37,487,555</b>	<b>36,132,446</b>	<b>38,083,163</b>
<b>NON-CURRENT LIABILITIES</b>			
Leaseholder Liability	866,898	-	903,446
Borrowings	6,024,939	7,455,520	6,483,805
Provisions	590,666	318,138	590,665
Trade & Other Payables - Non Current	-	96,363	-
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>7,482,502</b>	<b>7,870,020</b>	<b>7,977,916</b>
<b>TOTAL LIABILITIES</b>	<b>44,970,058</b>	<b>44,002,466</b>	<b>46,061,079</b>
<b>NET ASSETS</b>	<b>749,778,108</b>	<b>754,988,372</b>	<b>737,499,372</b>
<b>EQUITY</b>			
Retained Surplus	136,375,173	139,430,085	135,724,890
Reserves - Cash Backed	37,320,905	33,706,477	35,573,691
Revaluation Surplus	563,803,294	570,376,071	567,089,931
Net Profit/Loss	12,278,736	11,475,738	(889,140)
<b>TOTAL EQUITY</b>	<b>749,778,108</b>	<b>754,988,372</b>	<b>737,499,372</b>

**City of South Perth  
Statement of Change in Equity  
31 March 2021**

	31 March 2021 \$	31 March 2020 \$	30 June 2020 \$
<b>RESERVES</b>			
<b>Cash Backed</b>			
Balance at beginning of reporting period	35,573,690	36,112,910	36,112,909
Aggregate transfers to Retained Earnings	(3,226,132)	(3,832,749)	(7,885,025)
Aggregate transfers from Retained Earnings	4,973,347	1,426,316	7,345,806
Balance at end of reporting period	<u>\$ 37,320,905</u>	<u>\$ 33,706,477</u>	<u>\$ 35,573,690</u>
<b>Non - Cash Backed</b>			
Asset Revaluation Reserve	563,803,294	570,376,071	567,089,931
Balance at end of reporting period	<u>\$ 563,803,294</u>	<u>\$ 570,376,071</u>	<u>\$ 567,089,931</u>
<b>TOTAL RESERVES</b>	<b><u>\$ 601,124,199</u></b>	<b><u>\$ 604,082,549</u></b>	<b><u>\$ 602,663,621</u></b>
<b>RETAINED EARNINGS</b>			
Balance at beginning of reporting period	134,835,751	137,023,652	134,899,533
Realised Revaluation Reserve	3,286,637	-	286,139
Change in Net Assets from Operations	12,278,736	11,475,738	(889,140)
Aggregate transfers to Reserves	(4,973,347)	(1,426,316)	(7,345,806)
Aggregate transfers from Reserves	3,226,132	3,832,749	7,885,025
Balance at end of reporting period	<u>\$ 148,653,909</u>	<u>\$ 150,905,823</u>	<u>\$ 134,835,751</u>
<b>TOTAL EQUITY</b>	<b><u>\$ 749,778,108</u></b>	<b><u>\$ 754,988,372</u></b>	<b><u>\$ 737,499,372</u></b>



City of South Perth  
Statement of Financial Activity  
31 March 2021

Original Budget 2020/21	Revised Budget 2020/21		YTD Revised Budget	YTD Actual	YTD Variance Revised Budget	Note	YTD % Variance Revised Budget
<b>OPERATING ACTIVITIES</b>							
<b>Income</b>							
37,954,682	38,325,226	Rates	38,295,226	38,292,078	(3,148)	U	0%
1,513,191	1,341,915	General Purpose Funding	1,142,557	1,148,190	5,633	F	0%
70,000	170,290	Governance	105,290	119,828	14,537	F	14%
173,500	180,500	Law, Order, Public Safety	163,382	171,999	8,618	F	5%
90,000	80,000	Health	77,040	77,509	469	F	1%
1,958,634	1,933,924	Housing	1,476,277	1,488,456	12,179	F	1%
7,805,884	7,883,698	Community Amenities	7,693,018	7,733,254	40,236	F	1%
4,387,084	5,485,646	Recreation and Culture	4,152,018	4,218,292	66,274	F	2%
1,913,000	1,918,500	Transport	1,343,317	1,291,693	(51,624)	U	-4%
363,000	431,600	Economic Services	324,875	345,058	20,183	F	6%
40,000	32,000	Other Property and Services	32,000	37,080	5,080	F	16%
<b>56,268,975</b>	<b>57,783,300</b>	<b>Subtotal Income</b>	<b>54,804,999</b>	<b>54,923,437</b>	<b>118,438</b>	<b>F</b>	
<b>Expenditure</b>							
329,018	289,018	General Purpose Funding	151,994	144,325	7,669	F	5%
4,484,629	4,488,176	Governance	2,612,746	2,295,999	316,747	F	12%
1,116,637	1,189,745	Law, Order, Public Safety	843,662	756,133	87,529	F	10%
805,474	782,464	Health	590,147	601,546	(11,398)	U	-2%
795,493	692,443	Welfare Services & Education	504,024	504,130	(106)	U	0%
2,951,356	2,899,312	Housing	2,025,038	2,021,351	3,688	F	0%
13,111,391	13,006,822	Community Amenities	9,361,933	9,520,861	(158,929)	U	-2%
20,123,197	20,241,288	Recreation and Culture	14,783,052	14,842,137	(59,085)	U	0%
16,822,427	16,870,073	Transport	12,067,597	12,234,335	(166,738)	U	-1%
985,709	905,473	Economic Services	692,085	571,730	120,354	F	17%
167,641	187,773	Other Property and Services	144,071	129,660	14,411	F	10%
<b>61,692,972</b>	<b>61,552,588</b>	<b>Subtotal Expenditure</b>	<b>43,776,348</b>	<b>43,622,208</b>	<b>154,141</b>	<b>F</b>	
<b>(5,423,997)</b>	<b>(3,769,288)</b>	<b>Net Operating Surplus/ (Deficit)</b>	<b>11,028,651</b>	<b>11,301,229</b>	<b>272,578</b>	<b>F</b>	
<b>ADD NON CASH ITEMS</b>							
11,003,183	11,148,589	Depreciation of Assets	8,377,705	8,389,700	(11,995)	U	0%
204,779	204,789	Ammortisation Expense	153,732	153,724	8	F	0%
<b>11,207,962</b>	<b>11,353,378</b>	<b>Subtotal Non Cash Items</b>	<b>8,531,437</b>	<b>8,543,424</b>	<b>(11,987)</b>	<b>U</b>	
<b>5,783,965</b>	<b>7,584,090</b>	<b>Net Operating Surplus/ (Deficit)</b>	<b>19,560,088</b>	<b>19,844,653</b>	<b>284,565</b>	<b>F</b>	
<b>LESS CAPITAL INCOME &amp; EXPENDITURE</b>							
3,179,363	2,958,143	Grants for Acquisition of Assets	2,047,850	1,751,201	(296,650)	U	-14%
(2,555,167)	(2,842,703)	Acquisition of Buildings	(1,886,421)	(1,779,454)	106,966	F	6%
(70,000)	(170,000)	Acquisition of Computer Equipment	-	(21,699)	(21,699)	U	0%
(2,149,810)	(2,145,664)	Acquisition of Plant & Equipment	(995,708)	(929,864)	65,844	F	7%
(200,000)	(200,000)	Acquisition of Artworks	(44,115)	(20,500)	23,615	F	54%
(10,681,189)	(9,162,550)	Construction of Infrastructure Assets	(3,267,317)	(3,029,854)	237,463	F	7%
<b>(12,476,803)</b>	<b>(11,562,774)</b>	<b>Subtotal Capital Income and Expenditure</b>	<b>(4,145,711)</b>	<b>(4,030,171)</b>	<b>115,541</b>	<b>F</b>	
<b>LESS OTHER NON OPERATING ITEMS</b>							
(971,713)	(971,713)	Loan Principal Repayments	(724,608)	(724,608)	-	-	0%
(3,478,805)	(6,759,779)	Transfers to Reserves	(4,971,304)	(4,973,347)	2,042	-	0%
<b>(4,450,518)</b>	<b>(7,731,492)</b>	<b>Subtotal Other Non Operating Items</b>	<b>(5,695,912)</b>	<b>(5,697,954)</b>	<b>(2,042)</b>	<b>U</b>	
<b>OTHER FUNDING SOURCES</b>							
7,849,247	8,288,751	Transfers from Reserves	3,194,487	3,226,132	31,645	F	1%
318,500	3,634,084	Proceeds on Disposal of Assets	3,380,521	3,457,803	77,282	F	2%
44,879	44,879	Self Supporting Loans Recouped	33,474	33,474	-	-	0%
-	-	Movement in CPV Liabilities	-	(196,133)	(196,133)	U	0%
-	-	Movement in Deferred Rates (Non-Current)	-	48,618	48,618	F	0%
2,930,730	4,087,607	Opening Net Current Assets July 1 B/Fwd	4,087,607	4,087,607	-	-	0%
<b>11,143,356</b>	<b>16,055,321</b>	<b>Subtotal Other Funding Sources</b>	<b>10,696,089</b>	<b>10,657,502</b>	<b>(38,587)</b>	<b>U</b>	
<b>0</b>	<b>4,345,145</b>	<b>CLOSING NET CURRENT ASSETS YTD</b>	<b>20,414,554</b>	<b>20,774,030</b>	<b>359,476</b>	<b>F</b>	

**2020/2021 - OPERATING REVENUE & EXPENDITURE - BUDGET VERSUS ACTUAL**  
**31 March 2021**

Key Responsibility Area	YTD Revised Budget	YTD Actual	Variance \$	Var F/U	Revised Budget	Original Budget
<b>REVENUE</b>						
<b>Chief Executive's Office</b>						
<b>Governance</b>						
100030 Governance Admin	100,290	115,861	15,571	F	100,290	0
100040 Animal Control	149,600	157,714	8,114	F	165,500	158,500
100041 Fire Prevention	6,282	3,829	(2,453)	U	7,500	7,500
100042 Parking	946,400	924,146	(22,255)	U	1,358,000	1,464,500
100043 District Rangers	7,500	10,480	2,980	F	7,500	7,500
Total Revenue - Governance	1,210,072	1,212,029	1,957	F	1,638,790	1,638,000
<b>CEO Total</b>	1,210,072	1,212,029	1,957	F	1,638,790	1,638,000
<b>Human Resources</b>						
100020 Human Resources	0	2,500	2,500	F	0	0
Total Expense - Human Resources	0	2,500	2,500	U	0	0
<b>Human Resources Total</b>	0	2,500	2,500	F	0	0
<b>Corporate Services</b>						
<b>Finance</b>						
200020 Investment Activities	509,136	513,038	3,902	F	648,052	806,697
200021 Financial Services	5,000	1,444	(3,556)	U	70,000	70,000
200022 Rating Activities	38,928,647	38,927,231	(1,417)	U	39,019,090	38,661,176
200030 Property Management - Commercial	206,250	182,546	(23,704)	U	275,000	245,000
200031 Recoverable Costs	52,500	27,328	(25,172)	U	70,000	70,000
Total Revenue - Financial Services	39,701,533	39,651,586	(49,948)	U	40,082,141	39,852,873
<b>Corporate Services Total</b>	39,701,533	39,651,586	(49,948)	U	40,082,141	39,852,873
<b>Development &amp; Community Services</b>						
<b>Collier Park Village</b>						
300310 Collier Park Village	1,471,777	1,484,492	12,716	F	1,927,924	1,952,634
300311 Collier Park Community Centre	4,500	3,964	(536)	U	6,000	6,000
Total Revenue - Collier Park Village	1,476,277	1,488,456	12,179	F	1,933,924	1,958,634
<b>Community Development</b>						
300201 CCR Admin	24,300	9,347	(14,953)	U	24,300	201,000
300202 Community Projects	14,714	14,574	(140)	U	14,800	305,970
300205 Community Events	12,515	60,216	47,701	F	12,515	0
300210 Major Events	0	0	0	U	0	20,000
300211 Summer Events	0	0	0	U	0	5,000
300220 Facility Hire	215,000	277,735	62,735	F	215,000	100,000
300221 Recreation Admin	24,100	21,392	(2,708)	U	53,100	80,500
300222 George Burnett Leisure Centre Operation	176,000	174,928	(1,072)	U	204,000	100,000
Total Revenue - Community, Culture & Recreation	466,629	558,192	91,563	F	523,715	812,470

**2020/2021 - OPERATING REVENUE & EXPENDITURE - BUDGET VERSUS ACTUAL**  
**31 March 2021**

Key Responsibility Area	YTD Revised Budget	YTD Actual	Variance \$	Var F/U	Revised Budget	Original Budget
<b>Library</b>						
300400 Library Services	24,132	5,267	(18,864)	U	31,057	7,500
300401 Civic Centre Library	9,509	9,319	(190)	U	12,550	12,000
300402 Manning Library	4,418	4,839	421	F	5,358	6,000
300403 Old Mill	3,253	3,225	(28)	U	4,684	5,800
Total Revenue - Library Services	41,312	22,650	(18,662)	U	53,649	31,300
<b>Statutory Planning</b>						
300610 Planning Services	427,917	419,669	(8,247)	U	505,000	435,000
300630 Building Services	245,500	266,932	21,432	F	350,000	300,000
300631 Pool Services	72,700	72,700	(0)	U	72,700	60,000
300640 Health Services	13,000	12,385	(615)	U	13,000	5,000
300641 Preventative Services	64,040	65,125	1,085	F	67,000	85,000
300642 Sanitation	0	19	19	F	0	500
Total Revenue - Statutory Planning	823,157	836,829	13,672	F	1,007,700	885,500
<b>Strategic Planning</b>						
300500 Strategic Planning	5,625	54,382	48,757	F	7,500	15,000
Total Revenue - Strategic Planning	5,625	54,382	48,757	F	7,500	15,000
<b>Development &amp; Community Services Total</b>	<b>2,812,999</b>	<b>2,960,509</b>	<b>147,510</b>	<b>F</b>	<b>3,526,488</b>	<b>3,702,904</b>
<b>Infrastructure</b>						
<b>Assets &amp; Design</b>						
400120 Environmental Design	750	0	(750)	U	1,000	2,000
400150 Traffic	40,250	40,226	(24)	U	83,000	20,000
Total Revenue - Assets & Design	41,000	40,226	(774)	U	84,000	22,000
<b>Business &amp; Construction</b>						
400300 CPGC	3,211,228	3,254,391	43,163	F	4,339,083	3,181,314
400311 Fleet Management	0	1,098	1,098	F	0	0
400313 Waste - Recycling	1,762,900	1,764,462	1,562	F	1,766,900	1,760,000
400314 Waste - Refuse	5,495,826	5,494,352	(1,474)	U	5,603,298	5,593,384
Sub Total - Construction & Maint	10,469,953	10,514,302	44,349	F	11,709,280	10,534,698
<b>Programs Delivery</b>						
400200 Building Maintenance Administration	32,000	35,981	3,981	F	32,000	40,000
400220 Park Operations - Administration	174,099	173,556	(544)	U	224,200	47,000
400229 Plant Nursery	56,675	5,426	(51,249)	U	68,900	3,000
400240 Works & Services Administration	214,167	200,095	(14,071)	U	317,500	328,500
400242 Cross-overs	42,500	47,839	5,339	F	50,000	50,000
400245 Roads	50,000	79,387	29,387	F	50,000	50,000
Sub Total - Programs Delivery	569,441	542,285	(27,156)	U	742,600	518,500
<b>Infrastructure Total</b>	<b>11,080,394</b>	<b>11,096,813</b>	<b>16,419</b>	<b>F</b>	<b>12,535,880</b>	<b>11,075,198</b>
<b>TOTAL REVENUE</b>	<b>54,804,999</b>	<b>54,923,437</b>	<b>118,438</b>	<b>F</b>	<b>57,783,300</b>	<b>56,268,975</b>



**2020/2021 - OPERATING REVENUE & EXPENDITURE - BUDGET VERSUS ACTUAL**  
**31 March 2021**

Key Responsibility Area	YTD Revised Budget	YTD Actual	Variance \$	Var F/U	Revised Budget	Original Budget
<b>EXPENDITURE</b>						
<b>Chief Executive's Office</b>						
<b>Office of the CEO</b>						
100010 Office of the CEO	506,246	511,817	(5,571)	U	681,563	755,101
100011 Civic Centre Building	0	0	0	F	0	0
Total Expense - Office of CEO	506,246	511,817	(5,571)	U	681,563	755,101
<b>Governance</b>						
100030 Governance Admin	567,831	584,111	(16,280)	U	756,267	816,267
100031 Council Members	508,173	395,923	112,251	F	547,108	580,608
100032 Council Functions	134,645	110,460	24,185	F	181,972	237,041
100033 Marketing & Communications	448,957	441,796	7,161	F	631,379	672,847
100034 Publications	55,850	62,492	(6,642)	U	94,000	94,000
100040 Animal Control	262,928	253,688	9,240	F	355,913	354,069
100041 Fire Prevention	118,172	85,338	32,834	F	139,498	147,179
100042 Parking	534,558	483,399	51,159	F	775,613	886,906
100043 District Rangers	216,033	174,434	41,599	F	294,230	305,141
Total Expense - Governance	2,847,148	2,591,642	255,506	F	3,775,978	4,094,057
<b>Human Resources</b>						
100020 Human Resources	683,197	717,399	(34,203)	U	994,139	1,004,178
100021 Occupational Health & Safety	144,346	143,322	1,024	F	199,579	198,487
Total Expense - Human Resources	827,542	860,721	(33,179)	U	1,193,718	1,202,665
<b>CEO Total</b>	<b>4,180,936</b>	<b>3,964,179</b>	<b>216,757</b>	<b>F</b>	<b>5,651,259</b>	<b>6,051,822</b>
<b>Corporate Services</b>						
<b>Director of Corp Services</b>						
200010 Corporate Services	180,165	183,005	(2,839)	U	249,509	249,509
Total Expense - Corporate Services	180,165	183,005	(2,839)	U	249,509	249,509
<b>Customer Services Admin</b>						
200060 Customer Services Admin	719,232	707,882	11,350	F	1,031,344	1,094,849
Total Expense - Customer Services	719,232	707,882	11,350	F	1,031,344	1,094,849
<b>Finance</b>						
200020 Investment Activities	130,036	130,036	(0)	U	182,430	183,362
200021 Financial Services	1,961,212	1,826,147	135,065	F	2,606,556	2,867,862
200022 Rating Activities	151,994	143,380	8,614	F	289,018	329,018
200031 Recoverable Costs	122,333	120,083	2,250	F	174,000	133,000
200032 PreSchools	27,309	26,672	636	F	36,381	35,419
Cost Allocation Outwards						
Total Expense - Financial Services	2,392,883	2,246,319	146,565	F	3,288,384	3,548,662
<b>Information Technology</b>						
200050 Information Services	2,784,647	2,736,678	47,969	F	4,501,824	4,599,118
200051 Records Management	142,632	138,489	4,143	F	196,416	292,382
Total Expense - Information Technology	2,927,279	2,875,167	52,112	F	4,698,241	4,891,500
<b>Organisational Performance</b>						
200040 Organisational Performance	160,347	139,749	20,598	F	269,014	234,014
Total Expense - Organisational Performance	160,347	139,749	20,598	F	269,014	234,014
<b>Corporate Services Total</b>	<b>6,379,907</b>	<b>6,152,122</b>	<b>227,785</b>	<b>F</b>	<b>9,536,492</b>	<b>10,018,533</b>

**2020/2021 - OPERATING REVENUE & EXPENDITURE - BUDGET VERSUS ACTUAL**  
**31 March 2021**

Key Responsibility Area	YTD Revised Budget	YTD Actual	Variance \$	Var F/U	Revised Budget	Original Budget
<b>Development &amp; Community Services</b>						
<b>Director of Development &amp; Community Services</b>						
300010 Development & Community Services	183,370	178,298	5,073	F	259,347	262,847
Total Expense - Director DCS	183,370	178,298	5,073	F	259,347	262,847
<b>Community Development</b>						
300201 CCR Admin	759,766	696,465	63,301	F	1,118,903	1,120,134
300202 Community Projects	66,200	57,987	8,213	F	141,700	408,700
300203 Citizens Centre - South Perth	151,793	146,460	5,333	F	207,122	245,020
300204 Citizens Centre - Manning	112,891	108,491	4,400	F	158,866	155,180
300205 Community Events	517,604	509,412	8,192	F	721,280	618,002
300210 Major Events	176,910	194,869	(17,959)	U	177,477	25,371
300211 Summer Events	46,000	65,478	(19,478)	U	200,000	200,000
300212 Functions	31,813	26,062	5,751	F	50,788	42,000
300213 Public Art	48,702	36,772	11,930	F	67,859	61,717
300220 Facility Hire	436,765	419,791	16,974	F	596,481	617,600
300222 George Burnett Leisure Centre Operation	280,617	274,767	5,850	F	384,676	483,049
Total Expense - Community Development	2,629,062	2,536,554	92,509	F	3,825,152	3,976,773
<b>Collier Park Village</b>						
300310 Collier Park Village	1,478,396	1,474,827	3,569	F	2,060,455	2,082,763
Total Expense - Collier Park Complex	1,478,396	1,474,827	3,569	F	2,060,455	2,082,763
<b>Library</b>						
300401 Civic Centre Library	1,186,847	1,147,697	39,150	F	1,626,640	1,613,640
300402 Manning Library	505,328	529,144	(23,817)	U	683,483	664,302
300403 Old Mill	87,846	55,504	32,342	F	203,557	159,955
300404 Heritage House	17,160	14,468	2,693	F	26,155	26,093
Total Expense - Library Services	1,797,181	1,746,812	50,368	F	2,539,834	2,463,990
<b>Statutory Planning</b>						
300610 Planning Services	964,822	979,050	(14,228)	U	1,326,808	1,329,365
300620 Compliance	118,069	108,472	9,596	F	166,291	171,291
300630 Building Services	318,549	332,252	(13,703)	U	400,730	401,430
300640 Health Services	328,589	340,589	(12,000)	U	448,386	447,436
300643 Analytical Services	5,250	1,300	3,950	F	7,000	12,500
300644 Pest Control	56,000	57,397	(1,397)	U	60,000	60,000
300645 Noise & Environmental Control	0	0	0	F	1,200	1,200
Total Expense - Statutory Planning	1,791,278	1,819,061	(27,783)	U	2,410,416	2,423,223
<b>Strategic Planning</b>						
300500 Strategic Planning	586,335	585,942	394	F	853,696	914,891
Total Expense - Strategic Planning	586,335	585,942	394	F	853,696	914,891
<b>Development &amp; Community Services Total</b>	<b>8,465,623</b>	<b>8,341,493</b>	<b>124,129</b>	<b>F</b>	<b>11,948,900</b>	<b>12,124,487</b>

**2020/2021 - OPERATING REVENUE & EXPENDITURE - BUDGET VERSUS ACTUAL**  
**31 March 2021**

Key Responsibility Area	YTD Revised Budget	YTD Actual	Variance \$	Var F/U	Revised Budget	Original Budget
<b>Infrastructure</b>						
<b>Director Infrastructure Services</b>						
400010 Director Infrastructure Services	220,411	218,671	1,740	F	309,179	278,679
400011 Infrastructure Admin	347,505	365,649	(18,144)	U	516,822	555,872
Total Expense - Director Infrastructure Services	<b>567,916</b>	<b>584,320</b>	<b>(16,404)</b>	<b>U</b>	<b>826,001</b>	<b>834,551</b>
<b>Assets &amp; Design</b>						
400100 Asset & Design Administration	191,143	223,857	(32,713)	U	300,574	313,629
400120 Environmental Design	248,714	251,472	(2,757)	U	434,941	436,712
400130 Asset Management	235,509	232,147	3,362	F	328,858	248,358
400140 Design	253,507	339,355	(85,849)	U	346,603	448,006
400150 Traffic	259,040	200,506	58,534	F	348,719	392,107
Total Expense - Assets & Design	<b>1,187,913</b>	<b>1,247,336</b>	<b>(59,423)</b>	<b>U</b>	<b>1,759,695</b>	<b>1,838,812</b>
<b>Business &amp; Construction</b>						
400300 CPGC	2,395,765	2,373,573	22,192	F	3,411,617	2,632,340
400310 Business & Construction - Administration	569,197	598,626	(29,429)	U	773,928	762,097
400311 Fleet Management	1,130,350	1,144,708	(14,358)	U	1,530,114	1,605,400
400312 Recycling Centre	564,516	496,214	68,302	F	751,567	739,197
400313 Waste - Recycling	605,540	658,613	(53,073)	U	943,120	993,120
400314 Waste - Refuse	3,155,873	3,228,684	(72,811)	U	4,400,632	4,517,280
Total Expense - Business & Construction	<b>8,421,241</b>	<b>8,500,418</b>	<b>(79,177)</b>	<b>U</b>	<b>11,810,979</b>	<b>11,249,434</b>
<b>Programs Delivery</b>						
400190 Program Delivery Administration	266,357	260,642	5,714	F	363,686	344,936
400200 Building Maintenance Administration	241,754	257,750	(15,996)	U	329,997	309,895
400201 Maintenance- General Building	87,883	134,097	(46,213)	U	95,000	146,135
400202 Maintenance - Halls & Pavilions	136,059	88,419	47,640	F	180,445	124,664
400203 Maintenance - Historical Buildings	43,225	46,187	(2,962)	U	56,095	42,784
400204 Maintenance - Kindergartens	12,336	12,095	241	F	16,848	23,581
400205 Maintenance - Libraries	21,378	27,509	(6,131)	U	25,494	30,132
400206 Maintenance - Public Conveniences	170,243	164,514	5,729	F	222,377	216,326
400207 Maintenance- Recreation Centres	96,213	70,963	25,250	F	128,017	157,118
400208 Maintenance - Senior Citizens	44,250	45,706	(1,456)	U	65,750	86,097
400210 Maintenance - Rangers & Animal Facilities	75,177	93,440	(18,263)	U	132,169	108,269
400211 Maintenance - Anti Graffiti	15,100	37,827	(22,727)	U	76,000	0
400212 BLDG Maintenance - Civic Centre Complex	181,870	239,690	(57,820)	U	360,293	343,377
400220 Park Operations - Administration	795,605	908,251	(112,646)	U	1,074,586	1,103,279
400221 Park Operations - Kindergarten	5,738	16,887	(11,150)	U	7,250	13,710
400222 Park Operations - Major Passive	552,928	621,065	(68,137)	U	708,492	639,388
400223 Park Operations - Other Gardens	109,711	112,738	(3,027)	U	140,615	134,558
400224 Park Operations - Passive	327,859	311,116	16,743	F	434,798	419,212
400225 Park Operations - Active (Sport)	1,657,837	1,684,411	(26,574)	U	2,128,292	1,952,854
400226 Park Operations - Senior Citizens	10,500	8,907	1,593	F	14,000	12,279
400227 Streetscapes	1,554,028	1,570,480	(16,452)	U	2,000,330	1,886,676
400228 Natural Areas	897,746	911,987	(14,241)	U	1,131,930	1,212,338
400229 Plant Nursery	300,520	259,065	41,455	F	397,457	327,533
400230 Park Operations - Natural Area	7,500	9,153	(1,653)	U	9,500	0
400231 Park Operations - Retic Operational	106,882	81,947	24,935	F	146,654	213,654



**2020/2021 - OPERATING REVENUE & EXPENDITURE - BUDGET VERSUS ACTUAL**  
**31 March 2021**

Key Responsibility Area		YTD Revised Budget	YTD Actual	Variance \$	Var F/U	Revised Budget	Original Budget
400240	Works & Services Administration	4,960,352	4,987,055	(26,703)	U	6,609,357	6,567,637
400241	Bus Shelters	719	4,032	(3,314)	U	869	17,520
400242	Cross-overs	75,825	90,623	(14,798)	U	101,100	104,000
400243	Drainage	117,026	132,557	(15,531)	U	349,895	460,295
400244	Footpaths	302,405	326,315	(23,910)	U	508,046	466,823
400245	Roads	368,990	287,231	81,759	F	515,381	530,703
400246	Signage	60,998	66,781	(5,783)	U	82,327	54,827
400247	Street Furniture	682,746	636,884	45,862	F	950,295	892,294
400248	Sumps	15,000	11,778	3,222	F	61,000	61,000
400249	Sweeping	270,055	314,238	(44,183)	U	594,915	571,439
Total Expense - Programs Delivery		14,572,813	14,832,340	(259,527)	U	20,019,261	19,575,332
<b>Infrastructure Total</b>		<b>24,749,883</b>	<b>25,164,413</b>	<b>(414,531)</b>	<b>U</b>	<b>34,415,937</b>	<b>33,498,130</b>
<b>TOTAL EXPENDITURE</b>		<b>43,776,348</b>	<b>43,622,208</b>	<b>154,141</b>	<b>F</b>	<b>61,552,588</b>	<b>61,692,972</b>
<b>NET POSITION</b>		<b>11,028,651</b>	<b>11,301,229</b>	<b>272,578</b>	<b>F</b>	<b>(3,769,288)</b>	<b>(5,423,997)</b>

**City of South Perth**  
**2020/2021 - Significant Variance Analysis**  
**31 March 2021**  
**(Budget Versus Actual)**

**1. Operating Revenue and Expenditure by Business Unit**

Key Responsibility Area	YTD Revised Budget (\$)	YTD Actual (\$)	Variance (\$)	Var F/U	Var %	Revised Budget (\$)	Original Budget (\$)	Variance Analysis & Commentary Significant Variances: \$10,000 or 10% the greater of
<b>REVENUE</b>								
<b>Chief Executive's Office</b>								
Governance	1,210,072	1,212,029	1,957	F	0%	1,638,790	1,638,000	Permanent difference, higher than budget Miscellaneous revenue (\$16k) offset by collection of parking fees and infringements due to timing (\$13k)
Human Resources	-	2,500	2,500	F	100%	-	-	Permanent difference, favourable variance due to training reimbursement.
<b>Total Revenue - Chief Executive's Office</b>	<b>1,210,072</b>	<b>1,214,529</b>	<b>4,457</b>	<b>F</b>	<b>0%</b>	<b>1,638,790</b>	<b>1,638,000</b>	
<b>Directorate - Corporate Services</b>								
Finance	39,701,533	39,651,586	(49,948)	U	0%	40,082,141	39,852,873	Lower YTD Revenue due to timing, rental income (\$24k) and lower utilities recoup (\$25k).
<b>Total Revenue - Corporate Services</b>	<b>39,701,533</b>	<b>39,651,586</b>	<b>(49,948)</b>	<b>U</b>	<b>0%</b>	<b>40,082,141</b>	<b>39,852,873</b>	
<b>Directorate - Development &amp; Community Services</b>								
Collier Park Village	1,476,277	1,488,456	12,179	F	1%	1,933,924	1,958,634	Insignificant variance.
Community Development	466,629	558,192	91,563	F	16%	523,715	812,470	Predominantly permanent higher revenue from Hall Hire (\$57k) and higher due to timing Misc Revenue (\$53k) offset by lower grants revenue (\$16k) and rental income (\$3k).
Library	41,312	22,650	(18,662)	U	-82%	53,649	31,300	Lower mainly due to timing of Grant (\$18k).
Statutory Planning	823,157	836,829	13,672	F	2%	1,007,700	885,500	Higher revenues due to higher Building fees (\$21k) offset by Misc Revenue (\$7k) due to timing.
Strategic Planning	5,625	54,382	48,757	F	90%	7,500	15,000	Permanent Difference (\$49k) higher due to secondment payment.
<b>Total Revenue - Development &amp; Community Services</b>	<b>2,812,999</b>	<b>2,960,509</b>	<b>147,510</b>	<b>F</b>	<b>5%</b>	<b>3,526,488</b>	<b>3,702,904</b>	
<b>Directorate - Infrastructure Services</b>								
Assets & Design	41,000	40,226	(774)	U	-2%	84,000	22,000	Insignificant variance.
Business & Construction	10,469,953	10,514,302	44,349	F	0%	11,709,280	10,534,698	Favourable due to timing of CPGC Revenue (\$43k) and Sale of recycle material (\$1k).
Programs Delivery	569,441	542,285	(27,156)	U	-5%	742,600	518,500	Lower revenue due to timing of grants (\$72k), ground hire (\$21k) and reinstatements revenue (\$5k) offset by permanent higher maintenance fees (\$13k) mainly permanent higher roads contributions (\$50k) and miscellaneous revenue (\$7k).
<b>Total Revenue - Infrastructure Services</b>	<b>11,080,394</b>	<b>11,096,813</b>	<b>16,419</b>	<b>F</b>	<b>0%</b>	<b>12,535,880</b>	<b>11,075,198</b>	
<b>Total Revenue</b>	<b>54,804,999</b>	<b>54,923,437</b>	<b>118,438</b>	<b>F</b>	<b>0%</b>	<b>57,783,300</b>	<b>56,268,975</b>	

**EXPENDITURE**

<b>Chief Executive's Office</b>								
Office of the CEO	506,246	511,817	(5,571)	U	-1%	681,563	755,101	Insignificant variance.
Governance	2,847,148	2,591,642	255,506	F	10%	3,775,978	4,094,057	Favourable variance due to timing, Council Functions (\$24k), Council Members developments and fees (\$112k), Misc Expense (\$3k) and mainly permanent Salaries and Wages (\$115k).
Human Resources	827,542	860,721	(33,179)	U	-4%	1,193,718	1,202,665	Unfavourable due to timing, Salaries and Wages (\$43k) offset by OSH Central Safety (\$8k) and other employee expenses (\$2k).
<b>Total Expense - Chief Executive's Office</b>	<b>4,180,936</b>	<b>3,964,179</b>	<b>216,757</b>	<b>F</b>	<b>5%</b>	<b>5,651,259</b>	<b>6,051,822</b>	
<b>Directorate - Corporate Services</b>								
Director of Corporate Services	180,165	183,005	(2,839)	U	-2%	249,509	249,509	Insignificant variance.
Customer Services Admin	719,232	707,882	11,350	F	2%	1,031,344	1,094,849	Favourable due to timing of Salaries and Wages (\$5k), Training Course (\$4k) and Misc Expenses (\$3k).
Finance	2,392,883	2,246,319	146,565	F	7%	3,288,384	3,548,662	Favourable due to timing, Audit Fees (\$65k) Bank Fees and Charges (\$7k), Stationaries and Valuation fees (\$2k) Reference Material (\$9k), Misc expenses (\$3k), Consultants (\$2k) Utilities and telephone charges (\$3k), and mainly permanent, Salaries and Wages (\$56k).

Key Responsibility Area	YTD Revised Budget (\$)	YTD Actual (\$)	Variance (\$)	Var F/U	Var %	Revised Budget (\$)	Original Budget (\$)	Variance Analysis & Commentary Significant Variances: \$10,000 or 10% the greater of
Information Technology	2,927,279	2,875,167	52,112	F	2%	4,698,241	4,891,500	Favourable due to timing, Data Charges (\$33k) IT 1System Implementation (\$73k), IT Software Support and Licenses (\$54k) offset by Misc Expenses (\$11k), IT managed services (\$8k), Salaries and Wages (\$90k).
Organisational Performance	160,347	139,749	20,598	F	15%	269,014	234,014	Lower due to timing of consultants expense.
<b>Total Expense - Corporate Services</b>	<b>6,379,907</b>	<b>6,152,122</b>	<b>227,785</b>	<b>F</b>	<b>4%</b>	<b>9,536,492</b>	<b>10,018,533</b>	
<b>Directorate - Development &amp; Community Services</b>								
Director of Development & Community Services	183,370	178,298	5,073	F	3%	259,347	262,847	Insignificant variance.
Community Development	2,629,062	2,536,554	92,509	F	4%	3,825,152	3,976,773	Lower YTD expenditure due to timing, Emergency Management (\$27k), Misc and Award Programs and ceremonies (\$21k), Utilities (\$11k) and Donations & Subsidies (\$34k).
Collier Park Village	1,478,396	1,474,827	3,569	F	0%	2,060,455	2,082,763	Insignificant variance.
Library	1,797,181	1,746,812	50,368	F	3%	2,539,834	2,463,990	Timing, lower YTD expenditure due to Education Programs (\$14k), publications (\$9k), events & children activities expenses (\$10k), securities (\$3k), misc expenses (\$6k), marketing (\$2k) and drafting and designs (\$5k).
Statutory Planning	1,791,278	1,819,061	(27,783)	U	-2%	2,410,416	2,423,223	Lower due to permanent Salary and Wages (\$40k) offset by Design Review Panel (\$13k).
Strategic Planning	586,335	585,942	394	F	0%	853,696	914,891	Insignificant variance.
<b>Total Expense - Development &amp; Community Services</b>	<b>8,465,623</b>	<b>8,341,493</b>	<b>124,129</b>	<b>F</b>	<b>1%</b>	<b>11,948,900</b>	<b>12,124,487</b>	
<b>Directorate - Infrastructure Services</b>								
Director Infrastructure Services	567,916	584,320	(16,404)	U	-3%	826,001	834,551	Predominantly timing, higher due to salaries and wages
Assets & Design	1,187,913	1,247,336	(59,423)	U	-5%	1,759,695	1,838,812	Unfavourable due to timing of Salaries (\$78k), Data collection and forward planning (\$17k) offset by lower Consultants (\$33k) and Survey field work (\$3k).
Business & Construction	8,421,241	8,500,418	(79,177)	U	-1%	11,810,979	11,249,434	Due to timing, higher expenditure in business and construction (\$101k) offset by lower CPGC expense (\$22k).
Programs Delivery	14,572,813	14,832,340	(259,527)	U	-2%	20,019,261	19,575,332	Higher due to timing for Park Operations (\$169k) Building Maintenance (\$87k) and Bus Shelters (\$3k).
<b>Total Expense - Infrastructure Services</b>	<b>24,749,883</b>	<b>25,164,413</b>	<b>(414,531)</b>	<b>U</b>	<b>-2%</b>	<b>34,415,937</b>	<b>33,498,130</b>	
<b>Total Expenditure</b>	<b>43,776,348</b>	<b>43,622,208</b>	<b>154,141</b>	<b>F</b>	<b>0%</b>	<b>61,552,588</b>	<b>61,692,972</b>	
<b>Net Position</b>	<b>11,028,651</b>	<b>11,301,229</b>	<b>272,578</b>	<b>F</b>	<b>2%</b>	<b>(3,769,288)</b>	<b>(5,423,997)</b>	

## 2. Capital Revenue and Expenditure

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

<b>CAPITAL REVENUE</b>								
Park Operations	1,389,766	1,404,625	14,859	F	1%	1,767,283	1,887,017	Variance due to timing
Roads	658,084	346,576	(311,508)	U	-90%	1,190,860	1,292,346	Below budget due to timing. Grant funded projects for Manning Rd-Welwyn Av, Coode St-Walters St and South Tce have not been completed.
<b>Total Capital Revenue</b>	<b>2,047,850</b>	<b>1,751,201</b>	<b>(296,650)</b>	<b>U</b>	<b>-17%</b>	<b>2,958,143</b>	<b>3,179,363</b>	

<b>CAPITAL EXPENDITURE</b>								
Buildings	1,636,251	1,552,716	83,535	F	5%	2,230,703	1,960,167	Variance due to timing. Como Bowling Club - Kitchen Upgrade - contract awarded, works not commenced \$58k, Manning Library - Entry & New Mural Construction 80% complete \$19k, RAF \$17k, Manning Bowling Club - Kitchen and toilet - works commenced - overspent to date \$26k, forecast on budget.
Retirement Complex	287,099	227,295	59,804	F	26%	447,279	465,000	Favourable due to timing. Unit Refurb. \$58k
Plant and Equipment	590,229	560,522	29,707	F	5%	746,612	648,000	Below budget due to timing. Fleet Replacement \$25k
Collier Park Golf Course	1,548,316	1,694,184	(145,869)	U	-9%	2,626,072	2,275,925	Unfavourable due to timing. Mini Golf \$153k
Technology and Lighting	166,385	187,785	(21,400)	U	-11%	831,807	1,070,507	Over budget due to timing. Technology for Meeting rooms \$22k
Traffic Management	152,405	179,089	(26,684)	U	-15%	305,139	885,000	Variance due to timing. Abjornson St - overspent to date \$42k. Near completion and expected to be under budget.
Roadworks	435,511	700,514	(265,002)	U	-38%	1,978,437	3,016,306	Over budget due to timing. Angelo St \$167k and Ryrie St \$145k. Works are complete or near complete.



Key Responsibility Area	YTD Revised Budget (\$)	YTD Actual (\$)	Variance (\$)	Var F/U	Var %	Revised Budget (\$)	Original Budget (\$)	<i>Variance Analysis &amp; Commentary Significant Variances: \$10,000 or 10% the greater of</i>
Parking	-	33,101	(33,101)	U	-100%	277,884	223,884	Unfavourable YTD due to timing. Hensman Tennis Club car park upgrade \$33k. Parking Management Devices \$130k budgeted is not expected to be spent this year - permanent difference. Other projects are in design stage.
Streetscape	33,567	66,618	(33,051)	U	-50%	670,000	590,000	Over budget due to timing. Manning Hub overspent to date \$33k. Demolition is 70% complete. Forecast on budget.
Footpaths etc	188,628	119,790	68,838	F	57%	333,128	460,097	Below budget due to timing. Jackson St \$40k, Canning Hwy \$15k and Milson St \$6k
Drainage	110,411	65,840	44,571	F	68%	119,455	205,411	YTD expenditure variance is due to timing. Hayman/Dick Perry Detention Replacement \$43k. Expenditure expected to be on budget by year-end.
Foreshore	569,432	67,899	501,534	F	739%	1,798,000	2,074,171	Below budget due to timing. Black Swan Habitat Island underspent to date \$504k. Works to commence in April.
Park and Reserves	318,451	201,889	116,562	F	58%	929,094	652,000	Favourable due to timing. Morris Mundy \$48k, Hurlingham Playground \$25k, Olives Res. \$19k, Windsor Park \$13k and Coode St Mainline Replacement \$11k. Estimated carry forward at year-end \$391k
Waste	60,213	22,713	37,500	F	165%	663,609	675,000	Below budget due to timing. Waste Plant & Fleet \$20k and Waste Receptacles replacement \$12k. Waste truck on order \$336k.
Other	96,663	101,416	(4,753)	U	-5%	563,698	454,698	Insignificant variance
<b>Total Capital Expenditure</b>	<b>6,193,561</b>	<b>5,781,371</b>	<b>412,190</b>	<b>F</b>	<b>7%</b>	<b>14,520,917</b>	<b>15,656,166</b>	
<b>Net Position</b>	<b>(4,145,711)</b>	<b>(4,030,171)</b>	<b>115,541</b>	<b>F</b>	<b>-3%</b>	<b>(11,562,774)</b>	<b>(12,476,803)</b>	

## City of South Perth

### 2020/2021 Capital Revenue and Expenditure Budget Versus Actual

March - 2021

Key Responsibility Area	YTD Revised Budget	YTD Actual	Variance \$	Var F/U	Var %	Revised Budget	Original Budget
<b>CAPITAL REVENUE</b>							
Park Operations	1,389,766	1,404,625	14,859		1%	1,767,283	1,887,017
Roads	658,084	346,576	(311,508)	U	-90%	1,190,860	1,292,346
<b>Total Revenue</b>	<b>2,047,850</b>	<b>1,751,201</b>	<b>(296,650)</b>	<b>U</b>	<b>-17%</b>	<b>2,958,143</b>	<b>3,179,363</b>
<b>CAPITAL EXPENDITURE</b>							
<b>Buildings</b>							
Bill Grayden Pavilion - Ceiling & Lighting Replacement	8,500	8,304	196	F	2%	16,000	25,000
Civic & GBLC Ovens	17,158	16,158	1,000	F	6%	17,158	19,000
Civic Centre - Air Conditioning Units Upgrade	229,610	229,610	-		0%	231,610	240,000
Civic Centre - Internal Upgrade	705	295	410	F	58%	100,000	60,000
Clydesdale - Public Toilets Upgrade Works	-	-	-		100%	-	30,000
Comer Pavilion - Minor Works Improvement	50,857	50,857	0	F	0%	50,857	45,000
Como Bowling Club - Kitchen Upgrade	58,050	-	58,050	F	100%	129,000	70,000
Facilities Signage & Installation	22,878	14,893	7,985	F	35%	35,878	30,074
Hensman Tennis - Kitchen	-	-	-		100%	-	15,000
Manning Bowling Club - Kitchen & Toilet	-	25,755	(25,755)	U	-100%	50,000	100,000
Manning Bowling Club - Male Toilet	6,815	6,815	-		0%	6,815	15,000
Manning Community Centre Sports Club - Installation of Awnin	-	-	-		100%	51,500	25,000
Manning Library - Additional Entry & New Mural	19,930	1,400	18,530	F	93%	55,000	55,000
Manning Tennis Club Floodlighting Upgrade & Court Resurfacin	-	-	-		100%	8,000	-
Old Mill - AirConditioning	-	-	-		100%	-	45,000
Old Mill - Sails	-	-	-		100%	-	45,000
Old Mill & Cottage Walls Conservation	334,000	332,336	1,664	F	0%	339,000	164,500
Operations Centre – Alarms	-	-	-		100%	17,500	-
Public Toilet Design	-	-	-		100%	15,000	-
Recreation and Aquatic Facility	500,863	483,863	17,000	F	3%	685,500	600,000
South Perth Bowling Club - Automatic Doors	-	-	-		100%	12,000	-
South Perth Bridge & Tennis Club UAT	-	-	-		100%	8,000	-
South Perth Library - Window Tinting	10,264	10,264	0	F	0%	10,264	12,000
South Perth Senior Citizens Centre - Mechanical & New Heatin	-	-	-		100%	-	33,000
Windsor Park - Como Tram Housing	327,189	323,814	3,375	F	1%	342,189	291,593
Windsor Park - Como Tram Refurbishment	49,432	48,352	1,080	F	2%	49,432	40,000
<b>Total Expense - Buildings</b>	<b>1,636,251</b>	<b>1,552,716</b>	<b>83,535</b>	<b>F</b>	<b>5%</b>	<b>2,230,703</b>	<b>1,960,167</b>
<b>Retirement Complex</b>							
CCTV	-	-	-		100%	-	10,000
Collier Park Retirement Village Plant & Fleet	37,279	37,311	(32)	U	0%	37,279	55,000
CPRV Lighting	-	-	-		100%	10,000	-
CPV - Plant & Fleet Replacement	-	-	-		100%	-	-
CPV - Unit Refurbishment	239,820	181,484	58,336	F	24%	390,000	390,000
Fleet Fire Fighter Pump (Water Tank)	10,000	8,500	1,500	F	15%	10,000	10,000
<b>Total Expense - Retirement Complex</b>	<b>287,099</b>	<b>227,295</b>	<b>59,804</b>	<b>F</b>	<b>21%</b>	<b>447,279</b>	<b>465,000</b>
<b>Plant and Equipment</b>							
City of South Perth Plant & Fleet	-	-	-		100%	-	-
City of South Perth Plant & Fleet	585,279	560,522	24,757	F	4%	728,612	630,000
Dual Fuel Self Bunded Tank	4,950	-	4,950	F	100%	18,000	18,000
<b>Total Expense - Plant and Equipment</b>	<b>590,229</b>	<b>560,522</b>	<b>29,707</b>	<b>F</b>	<b>5%</b>	<b>746,612</b>	<b>648,000</b>
<b>Collier Park Golf Course</b>							
Collier Park Golf Course - Plant and Fleet	109,661	109,661	-		0%	109,661	125,000
CPGC - Car Park Lighting	50,655	50,320	334	F	1%	57,411	46,355
CPGC - Club House Airconditioning	-	-	-		100%	30,000	-
CPGC - Cool Room	-	-	-		100%	8,000	-

## City of South Perth

### 2020/2021 Capital Revenue and Expenditure Budget Versus Actual

March - 2021

Key Responsibility Area	YTD Revised Budget	YTD Actual	Variance \$	Var F/U	Var %	Revised Budget	Original Budget
CPGC - Driving Range Upgrade	172,000	166,482	5,518	F	3%	186,000	158,600
CPGC - Mini Golf	1,211,000	1,364,250	(153,250)	U	-13%	2,000,000	1,700,000
CPGC - Weir Rectification	5,000	3,471	1,529	F	31%	235,000	-
Washdown Water Treatment Equipment Replacement	-	-	-		100%	-	50,000
Weir Rectification	-	-	-		100%	-	195,970
<b>Total Expense - Collier Park Golf Course</b>	<b>1,548,316</b>	<b>1,694,184</b>	<b>(145,869)</b>	<b>U</b>	<b>-9%</b>	<b>2,626,072</b>	<b>2,275,925</b>
<b>Technology and Lighting</b>							
CCTV & Bollards	160,385	160,078	307	F	0%	174,385	451,439
CCTV Customer Service & Council - Civic Administration	-	-	-		100%	11,191	8,500
CCTV Karawara Stage 2	-	-	-		100%	140,516	140,516
IT - Network Switches	-	-	-		100%	20,000	20,000
IT - UPS	-	-	-		100%	10,000	10,000
Lighting - Mt Henry Private Street Upgrade	-	-	-		100%	4,000	4,000
Mends Street - Fibre Optic Cable	-	-	-		100%	100,000	-
Tech for Meeting Rooms	-	21,699	(21,699)	U	-100%	40,000	40,000
Floodlighting at Challenger Reserve	6,000	6,008	(8)	U	0%	331,715	396,052
<b>Total Expense - Technology and Lighting</b>	<b>166,385</b>	<b>187,785</b>	<b>(21,400)</b>	<b>U</b>	<b>-13%</b>	<b>831,807</b>	<b>1,070,507</b>
<b>Traffic Management</b>							
Abjornson St - Curtin Primary School - replace slow point	6,491	48,598	(42,107)	U	-649%	56,491	30,000
Bus Shelters	33,961	29,309	4,652	F	14%	33,961	25,000
Cul-de-sac at end of Pennington St	-	-	-		100%	-	80,000
Hobbs Avenue - Throssell to Murray	3,180	3,180	-		0%	5,914	50,000
Mill Point / Mends Street Raised Plateau	70,000	59,228	10,772	F	15%	135,000	700,000
Pennington Street - Cul-de-sac	-	-	-		100%	20,000	-
Speed Awareness Signage	38,773	38,773	(0)	U	0%	53,773	-
<b>Total Expense - Traffic Management</b>	<b>152,405</b>	<b>179,089</b>	<b>(26,684)</b>	<b>U</b>	<b>-18%</b>	<b>305,139</b>	<b>885,000</b>
<b>Roadworks</b>							
Bike Plan - Thelma Street Investigation	10,000	1,048	8,952	F	90%	70,000	70,000
Bruce & Saunders Street Intersection	11,575	8,081	3,494	F	30%	71,575	56,297
Cliffe St - Vista to end & Parking	1,405	1,136	269	F	19%	101,586	105,400
Darley Street - Ray St to Mill Pt to End	-	-	-		100%	6,437	6,437
Downey Dv - Ley to Welwyn	-	-	-		100%	-	215,160
Dyson St - View to Bright (inc Rbt)	-	-	-		100%	-	166,000
Dyson St & View St Roundabout	3,253	1,853	1,400	F	43%	119,797	126,007
Fourth Ave - Banksia to Landsdowne	-	-	-		100%	6,437	6,437
Manning Road / Centenary Intersection	300	-	300	F	100%	300	83,500
MRRG - Angelo Street - Forrest to Onslow	14,415	181,649	(167,234)	U	-1160%	217,537	302,588
MRRG - Clydesdale Street - Manning - Paterson	108,517	96,202	12,315	F	11%	108,517	209,700
MRRG - Coode Street - Walters to South Terrace	67,588	13,571	54,017	F	80%	207,588	316,572
MRRG - Manning Rd - EB - #100 to Welwyn	48,219	2,989	45,230	F	94%	130,340	131,000
MRRG - Manning Rd(b) - WB Gillon to Elderfield, Waterford	1,929	-	1,929	F	100%	1,929	30,000
MRRG - South Terrace - Labouchere to Strickland	30,489	2,543	27,946	F	92%	285,144	276,358
Pitt Street - Collins to Dyson	38,370	86,648	(48,278)	U	-126%	78,370	177,655
Ryrie Avenue - Throssell to Murray	5,000	150,392	(145,392)	U	-2908%	160,906	141,276
Salisbury Avenue - Canning to Broome	13,980	4,156	9,824	F	70%	101,465	101,465
Sandgate St - South Tce to Norton St	13,000	12,986	14	F	0%	13,000	-
South Terrace - Melville - Paved Entry off Kwinana Fwy	-	1,759	(1,759)	U	-100%	-	224,116
Throssell Street - Thelma to Ryrie	21,289	95,082	(73,793)	U	-347%	91,289	118,424
Unwin Crescent - Welwyn to Sulman	7,821	2,056	5,766	F	74%	161,220	126,914
Various Roads - Line Marking	38,361	38,361	(0)	U	0%	45,000	25,000
<b>Total Expense - Roadworks</b>	<b>435,511</b>	<b>700,514</b>	<b>(265,002)</b>	<b>U</b>	<b>-61%</b>	<b>1,978,437</b>	<b>3,016,306</b>
<b>Parking</b>							
George Burnett - Farmers Market - Extra Exit	-	-	-		100%	80,000	80,000
Hensman Tennis Club Parking Upgrade	-	33,101	(33,101)	U	-100%	54,000	-
Parking Management Devices	-	-	-		100%	130,000	130,000
Wayfinding Signage	-	-	-		100%	13,884	13,884



## City of South Perth

### 2020/2021 Capital Revenue and Expenditure Budget Versus Actual

March - 2021

Key Responsibility Area	YTD Revised Budget	YTD Actual	Variance \$	Var F/U	Var %	Revised Budget	Original Budget
<b>Total Expense - Parking</b>	-	33,101	(33,101)	U	-100%	277,884	223,884
<b>Streetscape</b>							
Harper Terrace - Stage 2 of 2	-	-	-		100%	20,000	20,000
Manning Hub	33,567	66,618	(33,051)	U	-98%	650,000	570,000
<b>Total Expense - Streetscape</b>	33,567	66,618	(33,051)	U	-98%	670,000	590,000
<b>Footpaths etc</b>							
Canning Hwy - Cliffe Street	16,500	1,671	14,829	F	90%	55,000	43,000
Clydesdale Street - Davilak to Manning	12,526	12,526	(0)	U	0%	12,526	18,000
Douglas Avenue - Coode Car Park Raised Cycle Crossing	-	-	-		100%	60,000	60,000
Dyson Street - View To Oxford	19,837	19,837	0	F	0%	19,837	32,000
Greenock Ave - Lockhart to Robert St	-	-	-		100%	-	10,000
Hill Street	7,600	4,196	3,404	F	45%	7,600	7,600
Hovia Terrace - Millpoint Rd to Canning Hwy	34,396	30,200	4,196	F	12%	34,396	29,500
Jackson Street to Murray St Cul de Sac	44,000	3,730	40,270	F	92%	70,000	70,000
Lockhart Street - Davlak to Wooltana	-	-	-		100%	-	87,497
Manning Road - Centenary to Drogheda	-	-	-		100%	20,000	20,000
Milson Street - High to Elizabeth	31,000	24,740	6,260	F	20%	31,000	29,000
Pether Street - Bickley To Canavan	9,092	9,092	0	F	0%	9,092	16,000
Pether Street - Davilak to Kelsall	5,793	5,914	(121)	U	-2%	5,793	8,000
Saunders Street - Baldwin to Talbot Ave	7,884	7,884	0	F	0%	7,884	29,500
<b>Total Expense - Footpaths etc</b>	188,628	119,790	68,838	F	36%	333,128	460,097
<b>Drainage</b>							
Drainage - Hayman/Dick Perry - Detention Replacement	43,333	-	43,333	F	100%	50,000	30,000
Drainage Pump Replacement - Lyall Street	13,221	13,221	0	F	0%	13,221	15,000
Dyson Street - Storm water mitigation	21,395	20,157	1,237	F	6%	23,772	29,911
Redmond Reserve Drainage near stairs	-	-	-		100%	-	70,000
Stormwater Pit Replacement - 76 Banksia Terrace	1,567	1,568	(1)	U	0%	1,567	3,300
Stormwater Pit Replacement - Brandon Street	-	-	-		100%	-	3,300
Stormwater Pit Replacement - Cnr Brandon and Millpoint Road	3,155	3,155	0	F	0%	3,155	6,600
Stormwater Pit Replacement - Cnr Bright and Banksia terrace	3,000	3,000	(0)	U	0%	3,000	6,600
Stormwater Pit Replacement - Corner Arundel and Douglas	2,518	2,518	0	F	0%	2,518	6,600
Stormwater Pit Replacement - Corner Banksia Terrace and Vi	1,219	1,219	0	F	0%	1,219	3,300
Stormwater Pit Replacement - Corner Brandon and Market	2,253	2,253	(0)	U	0%	2,253	3,300
Sump - Monash Avenue (39)	2,475	2,475	-		0%	2,475	7,500
Sump - Thelma Street (58)	16,275	16,274	1	F	0%	16,275	20,000
<b>Total Expense - Drainage</b>	110,411	65,840	44,571	F	40%	119,455	205,411
<b>Foreshore</b>							
Black Swan Habitat Island	565,645	61,595	504,050	F	89%	1,548,000	1,548,000
Coode Street - Stage 1 - Playground / Carpark / Lighting / I	-	-	-		100%	50,000	50,000
Old Mill - Mill Point Road Stage 3	-	-	-		100%	-	186,171
Redmond Reserve Stairs	3,787	6,303	(2,516)	U	-66%	200,000	290,000
<b>Total Expense - Foreshore</b>	569,432	67,899	501,534	F	88%	1,798,000	2,074,171
<b>Parks and Reserves</b>							
<b>Pump Replacement</b>							
Bore & Pump - Canning Highway	3,442	3,442	-		0%	3,442	10,000
Bore & Pump - Challenger East	3,090	3,090	-		0%	3,090	10,000
Bore & Pump - Collier Reserve	3,782	3,782	-		0%	3,782	10,000
Bore & Pump - Comer Reserve	3,892	3,892	-		0%	3,892	10,000
Bore & Pump - James Miller	3,063	3,063	-		0%	3,063	10,000
Bore & Pump - Operations Nursery	1,758	1,758	-		0%	1,758	10,000
Bore & Pump - Windsor Park	21,500	8,689	12,812	F	60%	30,000	30,000
Bore & Pump - Mackie Street Reserve	4,083	4,083	-		0%	4,083	10,000
<b>Improvements</b>							
Bodkin Park / Waterford Entry Statement Irrigation - Design	-	-	-		100%	3,000	-
Bradshaw Conochie Reserve Playground Replacement	-	-	-		100%	115,000	90,000

## City of South Perth

### 2020/2021 Capital Revenue and Expenditure Budget Versus Actual

March - 2021

Key Responsibility Area	YTD Revised Budget	YTD Actual	Variance \$	Var F/U	Var %	Revised Budget	Original Budget
Chica Court Irrigation Install	-	2,100	(2,100)	U	-100%	40,000	-
EJ Oval Precinct Stage 3 - Awnings	500	500	-		0%	7,000	7,000
Floodlighting at Bill Grayden Reserve	-	-	-		100%	123,000	-
Furniture - Park Replacement	4,000	4,248	(248)	U	-6%	35,000	35,000
Hurlingham Playground Replacement	24,950	450	24,500	F	98%	29,950	30,000
Morris Mundy - Design and Construction	49,833	1,595	48,238	F	97%	135,000	135,000
Olives Reserve - Playground Replacement	20,000	20,000	-		0%	20,000	20,000
Olives Reserve - Stage 1	27,376	7,746	19,630	F	72%	91,252	75,000
SJMP - Coode Street Mainline Replacement	116,782	106,166	10,616	F	9%	116,782	-
Stage 4 - Kardan Circuit	16,600	12,655	3,945	F	24%	90,000	90,000
Table Tennis Tables – various locations	-	-	-		100%	20,000	20,000
Waterford Triangle - Laneway and Park Upgrade	13,800	14,631	(831)	U	-6%	50,000	50,000
<b>Total Expense - Parks and Reserves</b>	<b>318,451</b>	<b>201,889</b>	<b>116,562</b>	<b>F</b>	<b>37%</b>	<b>929,094</b>	<b>652,000</b>
<b>Waste</b>							
Park Bin Surrounds/Bin Store	27,713	22,713	5,000	F	18%	200,000	200,000
Recycling Centre - CCTV	1,000	-	1,000	F	100%	27,829	15,000
Waste Plant & Fleet	20,000	-	20,000	F	100%	335,780	360,000
Waste Receptacles Replacement	11,500	-	11,500	F	100%	100,000	100,000
<b>Total Expense - Waste</b>	<b>60,213</b>	<b>22,713</b>	<b>37,500</b>	<b>F</b>	<b>62%</b>	<b>663,609</b>	<b>675,000</b>
<b>Other</b>							
South Perth Foreshore - RAC Intellibus - Public Art	44,115	20,500	23,615	F	54%	200,000	200,000
McDougall Park Lake WSUD	-	-	-		100%	100,000	-
Mt Henry Spit - Restoration and Foreshore Renourishment	39,698	35,661	4,037	F	10%	39,698	39,698
Solar Panels	10,350	45,255	(34,905)	U	-337%	214,000	205,000
Storm Water Sumps & Retention Basin	2,500	-	2,500	F	100%	10,000	10,000
<b>Total Expense - Other</b>	<b>96,663</b>	<b>101,416</b>	<b>(4,753)</b>	<b>U</b>	<b>-5%</b>	<b>563,698</b>	<b>454,698</b>
<b>Total Expenditure</b>	<b>6,193,561</b>	<b>5,781,371</b>	<b>412,190</b>	<b>F</b>	<b>7%</b>	<b>14,520,917</b>	<b>15,656,166</b>

**Statement of All Council Funds  
31 March 2021**

<b>Municipal Fund</b>	<b>25,604,734</b>
Investments	23,537,384
Current Account at Bank	2,062,660
Cash on Hand	4,690
	<u>25,604,734</u>
<b>Cash Backed Reserves</b>	<b>37,320,905</b>
<b>Discretionary Reserves</b>	
Plant Replacement Reserve	12,943
Reticulation and Pump Reserve	56,942
Information Technology Reserve	16,201
Employee Entitlements Reserve	407,707
Major Community Facilities Reserve	6,948,911
Underground Power Reserve	117,825
Parking Facilities Reserve	261,795
River Wall Reserve	122,836
Public Art Reserve	441,887
<b>Quarantined Reserves</b>	
CPV Residents Loan Offset Reserve	20,327,295
Waste Management Reserve	7,243,831
Collier Park Village Reserve	1,362,732
	<u>37,320,905</u>
<b>Reserves represented by:</b>	
Investments	37,263,955
Accrued Interest	56,950
	<u>37,320,905</u>
<b>TOTAL COUNCIL FUNDS</b>	<b><u>62,925,639</u></b>



**Summary of Cash Investments**  
**31 March 2021**

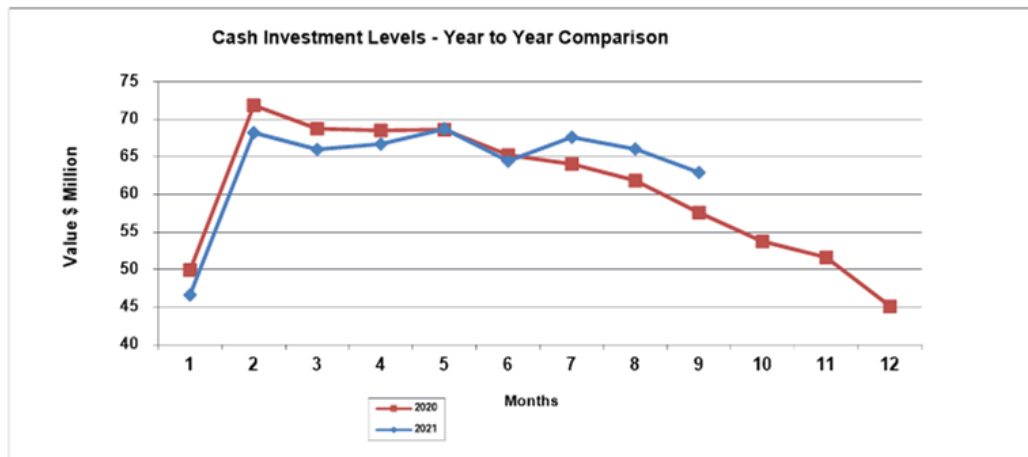
Investments and Cash - Disclosed by Fund	\$	%
Municipal	25,604,734	40.69%
Reserves	37,320,905	59.31%
	<b>62,925,639</b>	<b>100.00%</b>

Investments - Disclosed by Financial Institution	Non-Fossil Fuel %	S&P Credit Ratings (Short Term)	\$	%
Commonwealth Bank (Fossil Fuel)*		A-1+	1,100,002	1.81%
ANZ Bank (Fossil Fuel)		A-1+	6,105,030	10.04%
Westpac Banking Corporation (Fossil Fuel)		A-1+	9,890,140	16.27%
Suncorp Metway Bank (Non-Fossil Fuel)	10.71%	A-1	6,514,242	10.71%
National Australia Bank (Fossil Fuel)		A-1+	10,711,706	17.62%
Macquarie Bank (Fossil Fuel)		A-1	15,547,327	25.57%
Bank of Queensland (Non-Fossil Fuel)	7.12%	A-2	4,327,422	7.12%
AMP (Fossil Fuel)		A-2	6,605,471	10.86%
	17.83%		<b>60,801,338</b>	<b>100.00%</b>
Current Bank Accounts and accrued interest			2,124,300	
			<b>62,925,639</b>	

Interest Earned on Investments for Year to Date	31 March 2021	31 March 2020
Municipal Fund	113,265	326,092
Reserves	235,530	391,316
	<b>348,795</b>	<b>717,408</b>

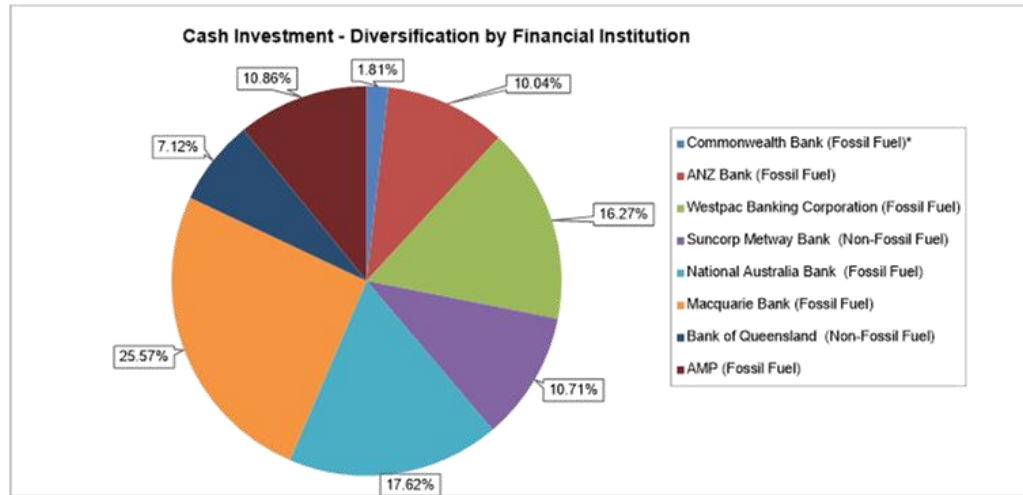
The anticipated weighted average yield on funds currently invested is 0.50%

**Cash Investment Levels**

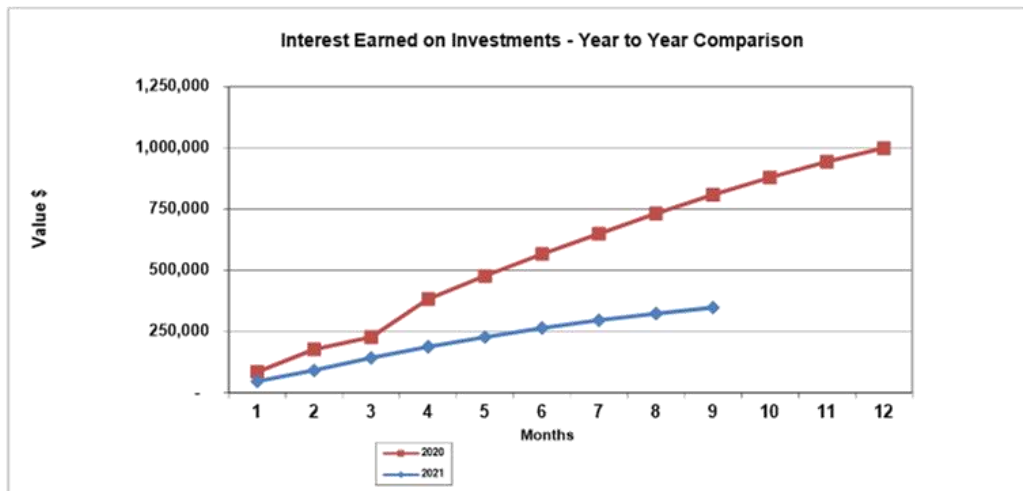


**SUMMARY OF CASH INVESTMENTS**  
**31 March 2021**

**Investments - Disclosed by Institution**



**Interest Earned on Investments**

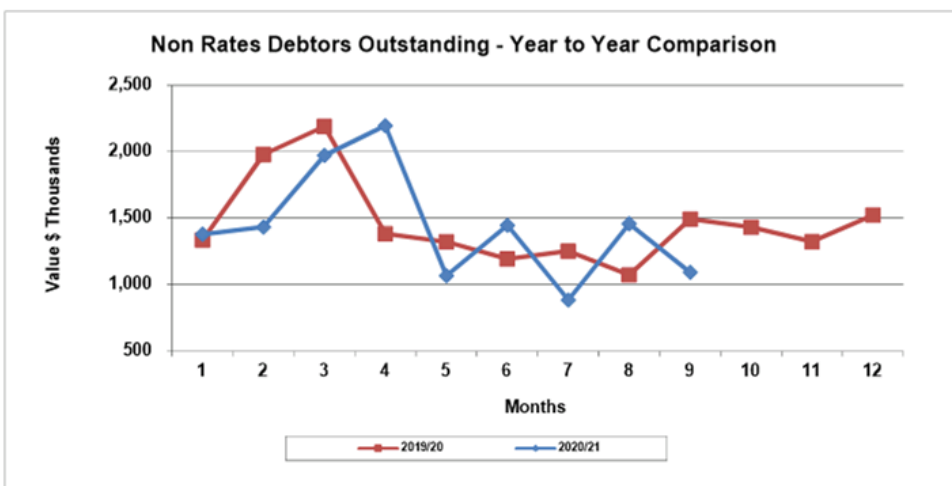
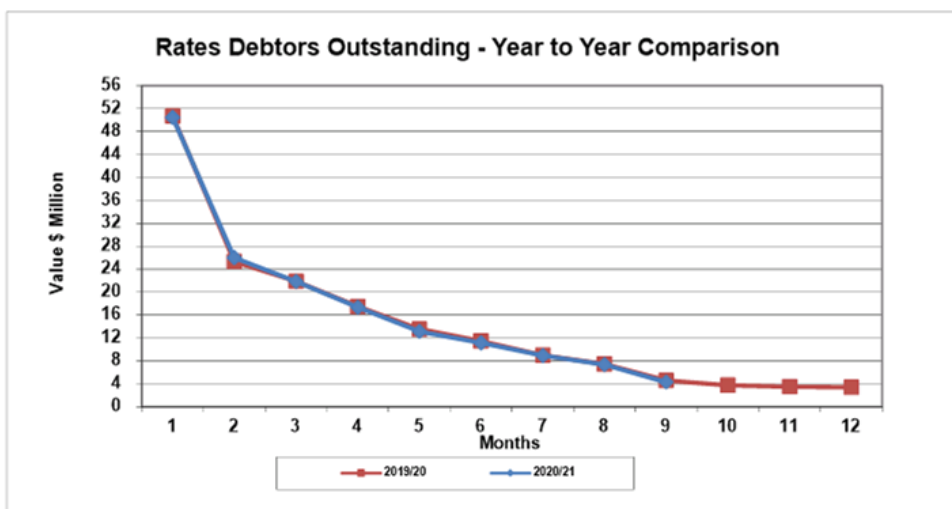


**Statement of Major Debtor Categories**  
**31 March 2021**

<b>Rates Debtors Outstanding</b>	<b>31 March 2021</b>	<b>31 March 2020</b>	<b>30 June 2020</b>
Outstanding - Current Year & Arrears	3,586,385	3,501,896	2,386,709
Pensioner Deferrals	704,387	1,106,077	566,329
	<b>4,290,771</b>	<b>4,607,973</b>	<b>2,953,038</b>

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

Percentage of Rates Uncollected at Month End	<b>9.45%</b>	<b>10.41%</b>	<b>6.67%</b>
--	--------------	---------------	--------------





## Strategic Direction

### Leadership

## Policy P639 CEO Recruitment, Performance and Termination

<b>Responsible Business Unit/s</b>	<b>Human Resources</b>
<b>Responsible Officer</b>	<b>Manager Human Resources, Mayor of City of South Perth</b>
<b>Affected Business Unit/s</b>	<b>Council</b>

### Policy Objectives

To set out the minimum standards and guidelines in which Council manage the Recruitment & Selection, Performance Review and Termination processes for the position of Chief Executive Officer (CEO) at the City of South Perth (the City), in accordance with the *Local Government Act 1995* (Act) and the Local Government (Administration) Regulations 1996, as amended (Regulations).

The minimum standards are set by the Regulations and the Department of Local Government, Sport and Cultural Industries (the Department) provide recommended guidelines which can be customised to suit the City's policies, practices, processes and capabilities. Where the Department has documented 'must' in the guidelines, Council are required to undertake the relevant action. These have been incorporated in this Policy.

When Council are undertaking a Recruitment & Selection, Performance Review and/or Termination process for the CEO position, the following documents should be referred to:

- the Department's minimum standards and guidelines (Operational Guidelines)
- the City's Recruitment & Selection Management Practice
- the CEO's contract and
- this Policy.

### Policy Scope

This Policy applies to Council with regards to the Recruitment & Selection, Performance Review and Termination processes for the position of CEO.

### Policy

#### A. Recruitment and Selection

The minimum standard for recruitment and selection will be met if:

- The Council has identified and agreed to the qualifications and selection criteria necessary to effectively undertake the role and duties of the CEO within the City of South Perth.
- The Council has approved, by absolute majority, the Position Description (PD) which clearly outlines the qualifications, selection criteria and responsibilities of the position. The PD is made available to all applicants.



- The City has established a selection panel or committee to conduct the recruitment and selection process. The panel must include at least one independent person who is not a current elected member, an external recruitment/human resources consultant, or employee of the City.
- The City attracts applicants through a transparent, open and competitive process (this is not necessary for vacancies of less than one year). The City must advertise a vacancy for the position of CEO in the manner prescribed.
- The City has assessed the knowledge, experience, qualifications and skills of all applicants against the selection criteria.
- The City has verified the recommended applicant's work history, qualifications, referees and claims made in their job application.
- The appointment is merit-based, with the successful applicant assessed as clearly demonstrating how their knowledge, skills and experience meet the selection criteria.
- The appointment is made impartially and free from nepotism, bias or unlawful discrimination.
- The Council has endorsed by absolute majority the final appointment.
- The Council has approved the employment contract by absolute majority.
- The City re-advertises the CEO position and undertakes a recruitment and selection process after each instance where a person has occupied the position for ten (10) consecutive years.

#### *Advertising*

The City must advertise in accordance with section 5.36(4) of the Act. It is recommended the City also advertises on other platforms as used by the City at that point in time to attract applicants to the vacant position.

#### *Recruitment & Selection Panel (or Committee)*

The Recruitment & Selection Panel is made up of Elected Members and must include at least one independent panel member. The independent panel member cannot be a current Elected Member, a recruitment/human resources consultant, or an employee of the City.

The Panel is responsible for assessing applicants and making recommendations to Council regarding the most suitable applicant or applicants. The role of an independent panel member is to bring an impartial perspective to the process and reduce any perception of bias or nepotism.

Where possible, the Council should ensure diversity on the Panel.

#### *Recruitment & Selection Panel (or Committee) Terms of Reference*

The Recruitment and Selection Panel should have a terms of reference to facilitate the CEO recruitment and selection and should include the following information:

- Primary function of the Panel
- Roles and responsibilities of all panel members
- Composition of the Panel
- Duration of the term
- Desirable criteria for appointment to the Panel
- A requirement that panel members sign a confidentiality agreement and agree to the duties and responsibilities of their role

Page 2 of 7

Policy Number: P639  
Council Adoption: TBA  
Reviewed/Modified:

Relevant Council Delegation: N/A  
Relevant Delegation: N/A  
Relevant Management Practice: TBA

- Declaration of any conflicts of interest and
- Any other information the City deems necessary for the Panel to effectively carry out their role.

#### *Independent Recruitment/Human resources person*

Where a Council lacks the capacity or expertise to facilitate the recruitment and selection process (or any aspect of it), the City may seek to engage an independent external recruitment/human resources person or agency in accordance with the City's procurement policies and practices.

The independent external recruitment/human resources person is not to be directly involved in determining which applicant should be recommended for the position, their role is not one of decision maker.

If engaging an independent recruitment person or agency, they will require to demonstrate experience as well as an employment agent license under the *Employment Agents Act 1976 (WA)*.

The independent recruitment/human resources person may be engaged to support one or more of the following aspects of the recruitment process:

- Development or review of the position description
- Development of selection criteria
- Development of assessment methods in relation to the selection criteria
- Drafting of the advertisement
- Executive search
- Preliminary assessment of the applications
- Shortlisting
- Drafting questions for interview
- Coordinating interviews with the City
- Preparing the selection summary assessment and recommendations with the City
- Arranging for an integrity check and/or police clearance and
- Assisting the City/Council in preparing the employment contract.

#### *Employment Contract*

The Council must ensure the CEO's employment contract includes the necessary provisions required under section 5.39 of the Act and associated Regulations.

Section 5.39 of the Act provides that a CEO's contract must not be for a term exceeding five years.

The term of a contract for an acting or temporary position cannot exceed one year.

Independent legal advice may be sought to ensure the contract is lawful, with Council approving budget for this to occur.

CEO remuneration is determined by the Salaries and Allowances Tribunal and the remuneration package may not fall outside the band applicable to the City (Band 2).

Council must approve by absolute majority the CEO's employment contract and the person they appoint as CEO.



## **B. Performance Reviews**

The minimum standard for performance review will be met if:

- Performance criteria is specific, relevant, measurable, achievable and time-based.
- The performance criteria and the performance process are recorded in a written document, negotiated with and agreed upon by the CEO and Council.
- The CEO is informed about how their performance will be assessed and managed and the results of their performance assessment.
- The collection of evidence regarding performance outcomes is thorough and comprehensive.
- Assessment is made free from bias and based on the CEO's achievements against documented performance criteria, and decisions and actions are impartial and transparent.
- The Council has endorsed the performance review assessment by absolute majority.

Section 5.38 of the Act provides that for a CEO who is employed for a term of more than one year, the performance of the CEO is to be reviewed formally at least every year of their employment.

### *Performance Criteria/Key Performance Indicators (KPI's)*

One of the CEO's key responsibilities is to oversee the implementation of Council's strategic direction so it is important to align the CEO's KPI's to the goals contained in the Strategic Community Plan and Corporate Business Plan. As these plans are updated, the CEO's KPI's should be updated to reflect the changes.

In leading the administrative arm of a local government, the CEO is responsible for undertaking core tasks, the achievement of which will contribute to the effectiveness of the Council. It is important that the outcomes associated with these tasks are measurable and clearly defined.

These could be in relation to:

- Service delivery targets from the Council's Strategic Community Plan
- Budget compliance
- Organisational capability
- Operational and project management
- Financial performance and asset management
- Timeliness and accuracy of information and advice to Councillors
- Implementation of Council resolutions
- Management of organisational risks
- Leadership and human resource management and
- Stakeholder management and satisfaction.

Council need to be realistic in terms of their expectation of a CEO's performance and provide appropriate resources and support to facilitate the achievement of KPI's.

### *Performance Review Panel (or Committee)*

The Performance Review Panel is made up of Elected Members, and may include an independent observer if appropriate. The Panel's role is to develop the performance agreement, conduct the performance review and report on the findings and recommendations of the review to Council.

Page 4 of 7

Policy Number: P639  
Council Adoption: TBA  
Reviewed/Modified:

Relevant Council Delegation: N/A  
Relevant Delegation: N/A  
Relevant Management Practice: TBA

It is recommended that the Performance Review Panel have a Terms of Reference for the performance review process, including all elements as listed in the Recruitment and Selection section above.

#### *Independent consultant*

Where a Council lacks the resources or expertise to meet the expected standard of performance review (or any aspect of it), the City may seek to engage an independent consultant in accordance with the City's procurement policies and practices. The independent consultant may be engaged to support one or more of the following aspects of the performance review process:

- Setting performance criteria (KPI's)
- Preparing the performance agreement
- Collecting performance evidence
- Writing the performance appraisal report
- Facilitating meetings between the Panel
- Assisting with the provision of feedback to the CEO
- Formulating plans to support improvement (if necessary), and
- Providing an objective view regarding performance management related matters between the parties.

#### **C. Termination**

The standards for the termination of the CEO's employment (other than for reasons such as voluntary resignation or retirement) are based on the principles of fairness and transparency. Procedural fairness is a principle of common law regarding the proper and fair procedure that should apply when a decision is made that may adversely impact upon a person's rights or interests.

The minimum standards for the termination of the CEO's contract will be met if:

- Decisions are based on assessment of the CEO's performance as measured against the documented performance criteria in the CEO's contract.
- Performance issues have been identified as part of a performance review (conducted within the preceding 12 months) and the CEO has been informed of the issues. The Council has given the CEO a reasonable opportunity to improve and implement a plan to remedy the performance issues, but the CEO has not subsequently remedied these issues to the satisfaction of the City.
- The principle of procedural fairness is applied. The CEO is informed of their rights, entitlements and responsibilities in the termination process. This includes the CEO being provided with notice of any allegations against them, given a reasonable opportunity to respond to those allegations or decisions affecting them, and their response is genuinely considered.
- Decisions are impartial and transparent.
- The Council has endorsed the termination by absolute majority.
- The required notice of termination (which outlines the reasons for termination) is provided to the CEO in writing.

Page 5 of 7

Policy Number: P639  
Council Adoption: TBA  
Reviewed/Modified:

Relevant Council Delegation: N/A  
Relevant Delegation: N/A  
Relevant Management Practice: TBA

The early termination of a CEO's employment may end due to:

- Poor performance
- Misconduct, or
- Non-performance or repudiation of contract terms.

The City may seek independent legal, employment or industrial relations advice prior to a CEO termination.

A Council may also seek independent advice during the termination process including advice on the relevant employment legislation affecting CEO employment and the application of that legislation to their specific circumstances.

The Council is required to endorse the decision to terminate the CEO's employment by way of absolute majority decision. The City must certify that the termination was in accordance with the adopted standards in regulations.

#### **D. Acting CEO**

Should a CEO become incapacitated or exit the City due to one of the reasons outlined above during the course of their tenure, Council have the option to temporarily appoint or temporarily employ a person to the position of CEO for no greater than one year.

Council in the first instance should consider the skills, capabilities, experience and qualifications of the Directors employed by the City to act in the CEO position. Underpinned by the City's recruitment and selection processes, Council should consider:

- Expressions of interest by the Directors
- Conducting interviews and/or presentation by the Directors to the Recruitment & Selection Panel
- The Panel discussing suitability following interviews, utilising the CEO position description, feedback from the interview and the Directors expression of interest. The Panel to make a recommendation to Council for appointment to a term no greater than one year.

Where the Panel deem that none of the Directors are suitable to temporarily fill the position of CEO following the above process, Council should engage an external independent recruitment consultant or agency to undertake a recruitment process as outlined in part A of this Policy, however for an appointment of no greater than one year.

The Council may amend the Acting CEO arrangements as required by absolute majority.

The CEO must publish an up to date version of this policy on the City's website.

It is recommended that Council liaise with the City's Manager Human Resources on all aspects of this Policy (excluding all Council decisions and Panel composition requirements).

#### **Legislation/ Local Law Requirements**

*Local Government Act 1995*

*Local Government (Administration) Regulations 1996*



### Other Relevant Policies/ Key Documents

*Guidelines for Local Government CEO Recruitment & Selection, Performance Reviews and terminations by the Department of Local Government, Sport, and Cultural Industries*

*City of South Perth Strategic Community Plan*

*City of South Perth Corporate Business Plan*

*City of South Perth Recruitment & Selection Management Practice*

*City of South Perth P637 Employee Separation Payments Policy*

DRAFT

Page 7 of 7

Policy Number: P639

Council Adoption: TBA

Reviewed/Modified:

Relevant Council Delegation: N/A

Relevant Delegation: N/A

Relevant Management Practice: TBA

## **CITY OF SOUTH PERTH COUNCILLOR CODE OF CONDUCT**

### **Division 1 — Preliminary provisions**

**1. Citation**

This is the City of South Perth Code of Conduct for Council Members, Committee Members and Candidates.

**2. Terms used**

(1) In this code —

*Act* means the *Local Government Act 1995*;

*candidate* means a candidate for election as a council member;

*complaint* means a complaint made under clause 11(1);

*publish* includes to publish on a social media platform.

(2) Other terms used in this code that are also used in the Act have the same meaning as they have in the Act, unless the contrary intention appears.

### **Division 2 — General principles**

**3. Overview of Division**

This Division sets out general principles to guide the behaviour of council members, committee members and candidates.

**4. Personal integrity**

(1) A council member, committee member or candidate should —

- (a) act with reasonable care and diligence; and
- (b) act with honesty and integrity; and
- (c) act lawfully; and
- (d) identify and appropriately manage any conflict of interest; and
- (e) avoid damage to the reputation of the local government.

(2) A council member or committee member should —

- (a) act in accordance with the trust placed in council members and committee members; and
- (b) participate in decision-making in an honest, fair, impartial and timely manner; and
- (c) actively seek out and engage in training and development opportunities to improve the performance of their role; and

- (d) attend and participate in briefings, workshops and training sessions provided or arranged by the local government in relation to the performance of their role.

**5. Relationship with others**

- (1) A council member, committee member or candidate should —
  - (a) treat others with respect, courtesy and fairness; and
  - (b) respect and value diversity in the community.
- (2) A council member or committee member should maintain and contribute to a harmonious, safe and productive work environment.

**6. Accountability**

A council member or committee member should —

- (a) base decisions on relevant and factually correct information; and
- (b) make decisions on merit, in the public interest and in accordance with statutory obligations and principles of good governance and procedural fairness; and
- (c) read all agenda papers given to them in relation to council or committee meetings; and
- (d) be open and accountable to, and represent, the community in the district.

**Division 3 — Behaviour**

**7. Overview of Division**

This Division sets out —

- (a) requirements relating to the behaviour of council members, committee members and candidates; and
- (b) the mechanism for dealing with alleged breaches of those requirements.

**8. Personal integrity**

- (1) A council member, committee member or candidate —
  - (a) must ensure that their use of social media and other forms of communication complies with this code; and
  - (b) must only publish material that is factually correct.
- (2) A council member or committee member —
  - (a) must not be impaired by alcohol or drugs in the performance of their official duties; and
  - (b) must comply with all policies, procedures and resolutions of the local government.



**9. Relationship with others**

A council member, committee member or candidate —

- (a) must not bully or harass another person in any way; and
- (b) must deal with the media in a positive and appropriate manner and in accordance with any relevant policy of the local government; and
- (c) must not use offensive or derogatory language when referring to another person; and
- (d) must not disparage the character of another council member, committee member or candidate or a local government employee in connection with the performance of their official duties; and
- (e) must not impute dishonest or unethical motives to another council member, committee member or candidate or a local government employee in connection with the performance of their official duties.

**10. Council or committee meetings**

When attending a council or committee meeting, a council member, committee member or candidate —

- (a) must not act in an abusive or threatening manner towards another person; and
- (b) must not make a statement that the member or candidate knows, or could reasonably be expected to know, is false or misleading; and
- (c) must not repeatedly disrupt the meeting; and
- (d) must comply with any requirements of a local law of the local government relating to the procedures and conduct of council or committee meetings; and
- (e) must comply with any direction given by the person presiding at the meeting; and
- (f) must immediately cease to engage in any conduct that has been ruled out of order by the person presiding at the meeting.

**11. Complaint about alleged breach**

- (1) A person may make a complaint, in accordance with subclause (2), alleging a breach of a requirement set out in this Division.
- (2) A complaint must be made —
  - (a) in writing in the form approved by the local government; and
  - (b) to a person authorised under subclause (3); and
  - (c) within 1 month after the occurrence of the alleged breach.
- (3) The local government must, in writing, authorise 1 or more persons to receive complaints and withdrawals of complaints.

**12. Dealing with complaint**

- (1) After considering a complaint, the local government must, unless it dismisses the complaint under clause 13 or the complaint is withdrawn under clause 14(1), make a finding as to whether the alleged breach the subject of the complaint has occurred.
- (2) Before making a finding in relation to the complaint, the local government must give the person to whom the complaint relates a reasonable opportunity to be heard.
- (3) A finding that the alleged breach has occurred must be based on evidence from which it may be concluded that it is more likely that the breach occurred than that it did not occur.
- (4) If the local government makes a finding that the alleged breach has occurred, the local government may —
  - (a) take no further action; or
  - (b) prepare and implement a plan to address the behaviour of the person to whom the complaint relates.
- (5) When preparing a plan under subclause (4)(b), the local government must consult with the person to whom the complaint relates.
- (6) A plan under subclause (4)(b) may include a requirement for the person to whom the complaint relates to do 1 or more of the following —
  - (a) engage in mediation;
  - (b) undertake counselling;
  - (c) undertake training;
  - (d) take other action the local government considers appropriate.
- (7) If the local government makes a finding in relation to the complaint, the local government must give the complainant, and the person to whom the complaint relates, written notice of —
  - (a) its finding and the reasons for its finding; and
  - (b) if its finding is that the alleged breach has occurred — its decision under subclause (4).

**13. Dismissal of complaint**

- (1) The local government must dismiss a complaint if it is satisfied that —
  - (a) the behaviour to which the complaint relates occurred at a council or committee meeting; and
  - (b) either —
    - (i) the behaviour was dealt with by the person presiding at the meeting; or
    - (ii) the person responsible for the behaviour has taken remedial action in accordance with a local law of the local government that deals with meeting procedures.

- (2) If the local government dismisses a complaint, the local government must give the complainant, and the person to whom the complaint relates, written notice of its decision and the reasons for its decision.

**14. Withdrawal of complaint**

- (1) A complainant may withdraw their complaint at any time before the local government makes a finding in relation to the complaint.
- (2) The withdrawal of a complaint must be —
  - (a) in writing; and
  - (b) given to a person authorised under clause 11(3).

**15. Other provisions about complaints**

- (1) A complaint about an alleged breach by a candidate cannot be dealt with by the local government unless the candidate has been elected as a council member.
- (2) The procedure for dealing with complaints may be determined by the local government to the extent that it is not provided for in this Division.

**Division 4 — Rules of conduct**

Notes for this Division:

1. Under section 5.105(1) of the Act a council member commits a minor breach if the council member contravenes a rule of conduct. This extends to the contravention of a rule of conduct that occurred when the council member was a candidate.
2. A minor breach is dealt with by a standards panel under section 5.110 of the Act.

**16. Overview of Division**

- (1) This Division sets out rules of conduct for council members and candidates.
- (2) A reference in this Division to a council member includes a council member when acting as a committee member.

**17. Misuse of local government resources**

- (1) In this clause —

*electoral purpose* means the purpose of persuading electors to vote in a particular way at an election, referendum or other poll held under the Act, the *Electoral Act 1907* or the *Commonwealth Electoral Act 1918*;

*resources of a local government* includes —

  - (a) local government property; and
  - (b) services provided, or paid for, by a local government.



- (2) A council member must not, directly or indirectly, use the resources of a local government for an electoral purpose or other purpose unless authorised under the Act, or by the local government or the CEO, to use the resources for that purpose.

**18. Securing personal advantage or disadvantaging others**

- (1) A council member must not make improper use of their office —
  - (a) to gain, directly or indirectly, an advantage for the council member or any other person; or
  - (b) to cause detriment to the local government or any other person.
- (2) Subclause (1) does not apply to conduct that contravenes section 5.93 of the Act or *The Criminal Code* section 83.

**19. Prohibition against involvement in administration**

- (1) A council member must not undertake a task that contributes to the administration of the local government unless authorised by the local government or the CEO to undertake that task.
- (2) Subclause (1) does not apply to anything that a council member does as part of the deliberations at a council or committee meeting.

**20. Relationship with local government employees**

- (1) In this clause —  
*local government employee* means a person —
  - (a) employed by a local government under section 5.36(1) of the Act; or
  - (b) engaged by a local government under a contract for services.
- (2) A council member or candidate must not —
  - (a) direct or attempt to direct a local government employee to do or not to do anything in their capacity as a local government employee; or
  - (b) attempt to influence, by means of a threat or the promise of a reward, the conduct of a local government employee in their capacity as a local government employee; or
  - (c) act in an abusive or threatening manner towards a local government employee.
- (3) Subclause (2)(a) does not apply to anything that a council member does as part of the deliberations at a council or committee meeting.
- (4) If a council member or candidate, in their capacity as a council member or candidate, is attending a council or committee meeting or other organised event (for example, a briefing or workshop), the council member or candidate must not orally, in writing or by any other means —
  - (a) make a statement that a local government employee is incompetent or dishonest; or

- (b) use an offensive or objectionable expression when referring to a local government employee.
- (5) Subclause (4)(a) does not apply to conduct that is unlawful under *The Criminal Code* Chapter XXXV.

**21. Disclosure of information**

- (1) In this clause —
  - closed meeting* means a council or committee meeting, or a part of a council or committee meeting, that is closed to members of the public under section 5.23(2) of the Act;
  - confidential document* means a document marked by the CEO, or by a person authorised by the CEO, to clearly show that the information in the document is not to be disclosed;
  - document* includes a part of a document;
  - non-confidential document* means a document that is not a confidential document.
- (2) A council member must not disclose information that the council member —
  - (a) derived from a confidential document; or
  - (b) acquired at a closed meeting other than information derived from a non-confidential document.
- (3) Subclause (2) does not prevent a council member from disclosing information —
  - (a) at a closed meeting; or
  - (b) to the extent specified by the council and subject to such other conditions as the council determines; or
  - (c) that is already in the public domain; or
  - (d) to an officer of the Department; or
  - (e) to the Minister; or
  - (f) to a legal practitioner for the purpose of obtaining legal advice; or
  - (g) if the disclosure is required or permitted by law.

**22. Disclosure of interests**

- (1) In this clause —
  - interest* —
    - (a) means an interest that could, or could reasonably be perceived to, adversely affect the impartiality of the person having the interest; and
    - (b) includes an interest arising from kinship, friendship or membership of an association.

- (2) A council member who has an interest in any matter to be discussed at a council or committee meeting attended by the council member must disclose the nature of the interest —
  - (a) in a written notice given to the CEO before the meeting; or
  - (b) at the meeting immediately before the matter is discussed.
- (3) Subclause (2) does not apply to an interest referred to in section 5.60 of the Act.
- (4) Subclause (2) does not apply if a council member fails to disclose an interest because the council member did not know —
  - (a) that they had an interest in the matter; or
  - (b) that the matter in which they had an interest would be discussed at the meeting and the council member disclosed the interest as soon as possible after the discussion began.
- (5) If, under subclause (2)(a), a council member discloses an interest in a written notice given to the CEO before a meeting, then —
  - (a) before the meeting the CEO must cause the notice to be given to the person who is to preside at the meeting; and
  - (b) at the meeting the person presiding must bring the notice and its contents to the attention of the persons present immediately before any matter to which the disclosure relates is discussed.
- (6) Subclause (7) applies in relation to an interest if —
  - (a) under subclause (2)(b) or (4)(b) the interest is disclosed at a meeting; or
  - (b) under subclause (5)(b) notice of the interest is brought to the attention of the persons present at a meeting.
- (7) The nature of the interest must be recorded in the minutes of the meeting.

**23. Compliance with plan requirement**

If a plan under clause 12(4)(b) in relation to a council member includes a requirement referred to in clause 12(6), the council member must comply with the requirement.

=====



## Strategic Direction

### Leadership

## Policy P699 Breaches of the Councillor Code of Conduct

Responsible Business Unit/s	Office of the Chief Executive Officer
Responsible Officer	Chief Executive Officer
Affected Business Unit/s	Office of the Chief Executive Officer, Governance

### Policy Objectives

The City's Councillor Code of Conduct guides decisions, actions and behaviours of council members, elected and unelected committee members, and candidates in the local government elections. The Councillor Code of Conduct provides a high-level process that gives the local government the ability to make a finding on complaints regarding the alleged behaviour of council members, committee members and candidates that have been elected. This policy provides the framework to assess alleged breaches of Division 3 of the Councillor Code of Conduct and (where appropriate) prepare and implement a plan to address the behaviour of the person to whom the complaint relates (pursuant to clause 12(4) of the Councillor Code of Conduct).

### Policy Scope

This policy applies to all Council Members, elected and unelected Committee Members and candidates in the local government elections. A complaint about alleged breaches of Division 3 of the Councillor Code of Conduct by a candidate in the local government elections cannot be dealt with under this policy unless the candidate is elected as a council member for the City.

#### Definitions

For the purpose of this policy, the term Councillor includes all Council Members, elected and unelected Committee Members, and candidates in the local government elections.

### Policy Statement

A complaint about a breach of the Councillor Code of Conduct must —

- (a) Be made on the Code of Conduct Breach Form in **attachment (a)**;
- (b) Be given to the Chief Executive Officer; and
- (c) Be made within one month after the occurrence of the alleged breach.

Within 14 days of receiving the complaint, the Chief Executive Officer must:

- (a) give to the person making the complaint an acknowledgment in writing that the complaint has been received; and
- (b) give to the Councillor about whom the complaint is made a copy of the complaint.

The Chief Executive Officer is to then commence dealing with the complaint in accordance with the Policy and Division 3 of the Councillor Code of Conduct.

### Assessment Process

The Chief Executive Officer is to engage a suitably qualified independent person or body, external to the City (External Body), to conduct a confidential assessment into the complaint.

The External Body will determine whether the complaint is within jurisdiction, and if not, provide a report to the Chief Executive Officer recommending that the complaint be dismissed.

If the complaint is within jurisdiction, the External Body must ensure that the Councillor about whom the complaint is made will be provided with an opportunity to respond to the allegations and submit evidence in support of their response.

At the conclusion of the assessment process, the External Body is to provide a confidential report to the Chief Executive Officer. The confidential report must include:

- findings in relation to the allegation based on the available evidence;
- that if a finding alleges that a breach did occur, that it is based on evidence from which it may be concluded that it is more likely that the breach occurred than it did not occur;
- findings as to whether substantiated allegations amount to a breach of Division 3 of the Councillors Code of Conduct; and
- Reasons for those findings.

The External Body must also provide recommendations in accordance with clause 12(4), and reasons for the recommendations, in the confidential report. These recommendations must be either:

1. That no further action be taken; or
2. That a plan be prepared to address the behaviour of the person to whom the complaint relates.

If the External Body recommends option 2 (that a plan be prepared), then the External Body is to recommend either:

- Mediation;
- Counselling;
- Training; or
- Or other action within the meaning of clause 12(6)(d).

### The role of Council

Within 14 days of receiving the confidential report, the Chief Executive Officer is to provide a copy of the confidential report to the Councillor to whom the complaint relates.

The Chief Executive Officer is to then provide the confidential report from the External Body in a confidential item to be considered at the next available Council meeting.

Before Council make a finding on the complaint, the presiding member must give the Councillor to whom the complaint relates a reasonable opportunity to be heard.

If the Councillor to whom the complaint relates is the presiding member, then the presiding member must step down as chair for that item and the deputy presiding member is to become the chair.

When Council makes a finding that an alleged breach of Division 3 of the Councillor Code of Conduct has occurred, it must be based on evidence from which it may be concluded that it is more likely that the breach occurred than that it did not occur.

Page 2 of 3

Policy Number:

Council Adoption:

Reviewed/Modified:

Relevant Council Delegation:

Relevant Delegation:

Relevant Management Practice:

If Council makes a finding that an alleged breach of Division 3 of the Councillor Code of Conduct has occurred, the Council may:

- Take no further action; or
- Prepare and implement a plan under clause 12(4)(b) of the Councillor Code of Conduct that incorporates all of the elements of the Plan Recommendation (as recommended by the External Body); or
- Prepare and implement a plan under clause 12(4)(b) of the Councillor Code of Conduct that incorporates some (but not all) of the elements of the Plan Recommendation (as recommended by the External body).

For the avoidance of doubt it is not open to Council to prepare and implement a plan under clause 12(4)(b) of the Councillor Code of Conduct that incorporates elements that do not form part of the Plan Recommendation (as recommended by the External Body).

Should Council determine to impose a plan on the Councillor to whom the complaint relates, then that Councillor must be consulted with when that plan is prepared. That Councillor must comply with all reasonable measures contained within that plan.

If Council makes a finding in relation to the complaint, the Chief Executive Officer must give the complainant, and the person to whom the complaint relates, written notice of:

- Council's finding and the reasons for its finding; and
- If Council's finding is that the alleged breach has occurred – the Council Plan Decision

Should the Councillor not comply with the plan within a reasonable timeframe, then the Chief Executive Officer is to refer the matter to the Local Government Standards Panel as a breach of regulation 23 of the Local Government (Model Code of Conduct) Regulations 2021.

### Legislation / Local Law Requirements

*Local Government Act 1995*

Local Government (Model Code of Conduct) Regulations 2021.

City of South Perth Councillor Code of Conduct.

### Other Relevant Policies / Key Documents

Councillor Code of Conduct Breach Form – **attachment (a)**



Attachment (a)

**Complaint About Alleged Breach Form -  
Code of conduct for council members, committee members and  
candidates**

Schedule 1, Division 3 of the *Local Government (Model Code of Conduct) Regulations 2021*

**NOTE:** A complaint about an alleged breach must be made —

(a) in writing in the form approved by the local government

(b) to an authorised person

(c) within one month after the occurrence of the alleged breach.

**Name of person who is making the complaint:**

Name:

Given Name(s)

Family Name

**Contact details of person making the complaint:**

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Contact number: \_\_\_\_\_

**Name of the local government (city, town, shire) concerned:**

**Name of council member, committee member, candidate alleged to have  
committed the breach:**

**State the full details of the alleged breach. Attach any supporting evidence  
to your complaint form.**

**Complaints Officer (Elected Members)**  
**City of South Perth**  
**Cnr Sandgate St and South Terrace**  
**South Perth, WA 6151**