



CITY of PERTH

Lord Mayor and Councillors,

NOTICE IS HEREBY GIVEN that the next Ordinary Meeting of the Council of the City of Perth will be held in the Council Chamber, Level 9, Council House, 27 St Georges Terrace, Perth on **Tuesday, 24 November 2015 at 6.00pm.**

Yours faithfully

GARY STEVENSON PSM
CHIEF EXECUTIVE OFFICER

20 November 2015

VISION STATEMENT

Perth is renowned as an accessible city. It is alive with urban green networks that are safe and vibrant. As a global city, there is a diverse culture that attracts visitors. It provides city living at its best. Local and global businesses thrive here. Perth honours its past, while creating a sustainable future.



EMERGENCY GUIDE

Council House, 27 St Georges Terrace, Perth



CITY of PERTH

The City of Perth values the health and safety of its employees, tenants, contractors and visitors. The guide is designed for all occupants to be aware of the emergency procedures in place to help make an evacuation of the building safe and easy.

BUILDING ALARMS

Alert Alarm and Evacuation Alarm.

ALERT ALARM

beep beep beep

All Wardens to respond.

Other staff and visitors should remain where they are.

EVACUATION ALARM/PROCEDURES

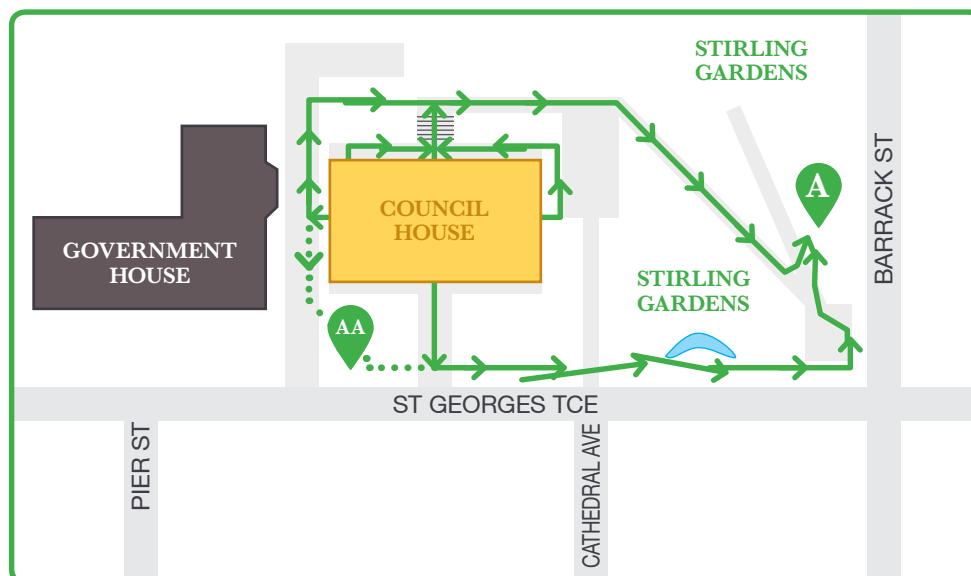
whoop whoop whoop

On hearing the Evacuation Alarm or on being instructed to evacuate:

1. Move to the floor assembly area as directed by your Warden.
2. People with impaired mobility (those who cannot use the stairs unaided) should report to the Floor Warden who will arrange for their safe evacuation.
3. When instructed to evacuate leave by the emergency exits. **Do not use the lifts.**
4. Remain calm. Move quietly and calmly to the assembly area in **Stirling Gardens** as shown on the map below. Visitors must remain in the company of City of Perth staff members at all times.
5. After hours, evacuate by the nearest emergency exit. **Do not use the lifts.**



EVACUATION ASSEMBLY AREA



 Assembly Area

 Alternate Assembly Area

BUSINESS

1. **Prayer**
2. **Declaration of Opening**
3. **Apologies**
4. **Question Time for the Public.**
5. **Members on Leave of Absence and Applications for Leave of Absence**
Cr Green
6. **Confirmation of Minutes:**
Ordinary Council – 3 November 2015
7. **Announcements by the Lord Mayor**
8. **Disclosure of Members' Interests**
9. **Questions by Members of which due notice has been given**
10. **Correspondence**
11. **Petitions**
12. **Matters for which the Meeting may be Closed**

In accordance with Section 5.23(2) of the *Local Government Act 1995*, the meeting will be required to be closed to the public prior to discussion of the following:

Item No.	Item Title	Reason
Confidential Item No. 37	Compliance Audits – Access to Victorian and NSW Registered Driver Details	s.5.23(2)(f)(i)
Confidential Item No. 38	Request For Reimbursement of Legal Expenses – Mr Frank Edwards	s.5.23(2)(b)

In accordance with Section 5.23(2) of the *Local Government Act 1995*, should an Elected Member wish to discuss the content of the confidential schedules listed below, it is recommended that Council resolve to close the meeting to the public prior to discussion of the following:

Schedule No.	Item No. and Title	Reason
Confidential Schedules 3 & 4	Item No. 3 – Matched Funding Business Grants 2015/16, Additional Requested Assessments	s.5.23(2)(e)(iii)

Schedule No.	Item No. and Title	Reason
Confidential Schedule 22	Item No. 17 – Event Sponsorship (Partnership) – Taste of Perth 2016	s.5.23(2)(e)(i)
Confidential Schedule 30	Item No. 28 – Tender 016-15/16 – Road Traffic Management Services	s.5.23(2)(e)(i)
Confidential Schedule 36	Item No. 34 – Internal Audit 2015/16 – Purchasing Review	s.5.23(2)(f)(i)
Confidential Schedule 37	Item No. 35 – Internal Audit 2015/16 – Management of Tenancies Audit	s.5.23(2)(f)(i)
Confidential Schedule 38	Item No. 36 – Internal Audit 2015/16 – Rates Audit	s.5.23(2)(f)(i)
Confidential Schedules 39, 40, 41, 42 & 44	Confidential Item No. 38 – Request For Reimbursement of Legal Expenses – Mr Frank Edwards	s.5.23(2)(b)

- 13. Reports (refer to Index of Reports on the following pages)**
- 14. Motions of which previous notice has been given**
- 15. Urgent Business**
- 16. Closure**

INFORMATION FOR THE PUBLIC ATTENDING COUNCIL MEETINGS

Welcome to this evening's Council meeting. This information is provided on matters which may affect members of the public. If you have any queries on procedural matters please contact a member of the City's staff in attendance tonight.

Question Time for the Public

- An opportunity is available at Council meetings for members of the public to ask a question about any issue relating to the City. This time is available only for asking questions and not for making statements. Complex questions requiring research should be submitted as early as possible in order to allow the City sufficient time to prepare a response.
- The Presiding Person may nominate a Member or officer to answer the question and may also determine that any complex question requiring research be answered in writing. No debate or discussion is allowed to take place on any question or answer.
- To ask a question please write it on the white Question Sheet provided at the entrance to the Council Chamber and hand it to a staff member before the meeting begins. Alternatively questions can be forwarded to the City of Perth prior to 3.00pm on the day of the meeting, by:-
 - Letter: Addressed to GPO Box C120, Perth, 6839;
 - Email: governance@cityofperth.wa.gov.au.
- Question Sheets are also available on the City's web site: www.perth.wa.gov.au.

Disclaimer

Members of the public should note that in any discussion regarding any planning or other application that any statement or intimation of approval made by any Member or officer of the City during the course of any meeting is not intended to be and is not to be taken as notice of approval from the City. No action should be taken on any item discussed at a Council meeting prior to written advice on the resolution of the Council being received.

Any plans or documents contained in this agenda may be subject to copyright law provisions (*Copyright Act 1968*, as amended) and the express permission of the copyright owner(s) should be sought prior to their reproduction.

INDEX OF REPORTS

Item	Description	Page
PLANNING COMMITTEE REPORTS		
1	PLANNING COMMITTEE – REVIEW OF TERMS OF REFERENCE	4
2	AMENDMENTS TO DELEGATED AUTHORITY REGISTER 2015/16 – CITY PLANNING SCHEME NO.2 (SECTIONS 2.5.1 AND 2.5.2)	6
3	MATCHED FUNDING BUSINESS GRANTS 2015/16, ADDITIONAL REQUESTED ASSESSMENTS	9
4	206 (LOT 50) ADELAIDE TERRACE, EAST PERTH – 11-LEVEL MIXED-USE DEVELOPMENT CONTAINING 48 MULTIPLE DWELLINGS, ONE COMMERCIAL TENANCY AND 51 CAR PARKING BAYS	12
5	61-61A (LOT 10) BENNETT STREET, EAST PERTH – PROPOSED EIGHT LEVEL MIXED-USE DEVELOPMENT COMPRISING 19 MULTIPLE DWELLINGS, A RESTAURANT AND 19 CAR PARKING BAYS	26
6	2 – 14 (LOTS 1, 2 AND 3) ELDER STREET, PERTH – PROPOSED ‘NEW TECHNOLOGY’ SIGN WITH THIRD PARTY ADVERTISING CONTENT TO REPLACE EXISTING SIGNS INCLUDING THE PAINTING OF FAÇADE OF BUILDING	37
7	8 (LOTS 21, 400 AND 401) PARKER STREET, NORTHBRIDGE – 12-LEVEL MIXED-USE DEVELOPMENT CONTAINING 60 MULTIPLE DWELLINGS, THREE COMMERCIAL TENANCIES LOCATED AT THE GROUND AND FIRST FLOOR LEVELS AND 27 CAR PARKING BAYS – TRANSFER OF PLOT RATIO	44
8	125-137 (LOT 201) ST GEORGES TERRACE, PERTH – CHANGE OF USE OF TENANCY FROM ‘SMALL BAR’ TO ‘TAVERN’ (‘ENTERTAINMENT’)	60
9	76 (LOT 5) WITTENOOM STREET, EAST PERTH – REQUEST FOR APPROVAL AS A DONOR SITE FOR ADDITIONAL TRANSFER OF PLOT RATIO	65
10	USE OF RUSSELL SQUARE, NORTHBRIDGE – PLEASURE GARDENS, FRINGE WORLD FESTIVAL 2016	69

Item	Description	Page
11	LANGLEY PARK, WEST END SECTION – PERTH INTERNATIONAL ARTS FESTIVAL PRESENTATION OF THE OPENING CEREMONY, “HOME”	75
12	UNION CYCLISTE INTERNATIONAL WORLD CYCLING TOUR 2016	81
13	INITIATION OF AMENDMENT NO. 34 TO CITY PLANNING SCHEME NO. 2 TO INTRODUCE A SPECIAL CONTROL AREA OVER LOTS 2, 7, 8 AND 123 MURRAY STREET, PERTH.	89
14	ELIZABETH QUAY – EXECUTIVE POWERS OVER NEW LAND AREA	94
MARKETING, SPONSORSHIP AND INTERNATIONAL ENGAGEMENT COMMITTEE REPORTS		
15	MARKETING SPONSORSHIP AND INTERNATIONAL ENGAGEMENT COMMITTEE – REVIEW OF TERMS OF REFERENCE	97
16	EVENT SPONSORSHIP 2015/16 – ROUND TWO ASSESSMENT	100
17	EVENT SPONSORSHIP (PARTNERSHIP) – TASTE OF PERTH 2016	106
18	ARTS AND CULTURAL SPONSORSHIP 2015/16 – MAJOR PARTNERSHIP – ARTRAGE INC. – FRINGE WORLD FESTIVAL	116
19	ARTS AND CULTURAL SPONSORSHIP 2015/16 – ASSOCIATE PARTNERSHIP – PERFORMING ARTS CENTRE SOCIETY	130
20	EVENT SPONSORSHIP (PARTNERSHIP) – IGA CAROLS BY CANDLELIGHT FOR VARIETY 2015	139
21	DONATION 2015/16 – HELLENIC COMMUNITY OF WESTERN AUSTRALIA	145
FINANCE AND ADMINISTRATION COMMITTEE REPORTS		
22	FINANCE AND ADMINISTRATION COMMITTEE – REVIEW OF TERMS OF REFERENCE	149
23	PAYMENTS FROM MUNICIPAL AND TRUST FUNDS – SEPTEMBER 2015	152
24	PAYMENTS FROM MUNICIPAL AND TRUST FUNDS – OCTOBER 2015	154

Item	Description	Page
25	FINANCIAL STATEMENTS AND FINANCIAL ACTIVITY STATEMENT FOR THE PERIOD ENDED 30 SEPTEMBER 2015	156
26	COMMONWEALTH WALKWAY, PERTH	158
WORKS AND URBAN DEVELOPMENT COMMITTEE REPORTS		
27	WORKS AND URBAN DEVELOPMENT COMMITTEE – REVIEW OF TERMS OF REFERENCE	163
28	TENDER 016-15/16 – ROAD TRAFFIC MANAGEMENT SERVICES	166
AUDIT AND RISK COMMITTEE REPORTS		
29	AUDIT AND RISK COMMITTEE – REVIEW OF TERMS OF REFERENCE	171
30	RISK MANAGEMENT UPDATE - NOVEMBER 2015	173
31	REVIEW OF ENTERPRISE RISK MANAGEMENT FRAMEWORK	179
32	ADOPTION – STATEMENT OF BUSINESS ETHICS	186
33	ANNUAL REPORT AND AUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2015	190
34	INTERNAL AUDIT 2015/16 – PURCHASING REVIEW	195
35	INTERNAL AUDIT 2015/16 – MANAGEMENT OF TENANCIES AUDIT	197
36	INTERNAL AUDIT 2015/16 – RATES AUDIT	199
OTHER REPORTS		
37	COMPLIANCE AUDITS – ACCESS TO VICTORIAN AND NSW REGISTERED DRIVER DETAILS	201
38	REQUEST FOR REIMBURSEMENT OF LEGAL EXPENSES – MR FRANK EDWARDS	202
39	DONATION TO THE LORD MAYOR'S DISTRESS RELIEF FUND – ESPERANCE FIRES APPEAL	203

PLANNING COMMITTEE REPORTS

ITEM NO: 1

PLANNING COMMITTEE – REVIEW OF TERMS OF REFERENCE

RECOMMENDATION:

(INFORMATION)

That Council notes that at its meeting held on 17 November 2015 the Planning Committee reviewed its Terms of Reference as attached at Schedule 18 and agreed that no changes be made.

BACKGROUND:

FILE REFERENCE: P1029513
REPORTING UNIT: Governance
RESPONSIBLE DIRECTORATE: Corporate Services
DATE: 29 October 2015
MAP / SCHEDULE: Schedule 18 – Terms of Reference for Committees as at 22 October 2015.

At its meeting held on 17 November 2015 the Planning Committee reviewed its Terms of Reference and agreed that no changes were to be made.

The original Officer Recommendation was as follows:

That the Planning Committee:

- 1. considers the Terms of Reference for the Planning Committee, as detailed in Schedule 1;*
- 2. notes that any amendments will require the consideration and endorsement of Council.*

At its meeting held on **4 June 2013**, Council adopted a revised Committees of Council structure, establishing the resulting Committees and adopting the terms of reference for each Committee.

Following the 2015 Local Government Elections, at its special meeting held on **22 October 2015**, Council resolved to refer the Terms of Reference to each of the relevant Committees for review.

The current Terms of Reference for the Planning Committee are attached as Schedule 18 for review. It is noted that any amendments proposed will require the endorsement of Council.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation	Section 5.8 of the <i>Local Government Act 1995</i>
Integrated Planning and Reporting Framework Implications	Corporate Business Plan Council Four Year Priorities: Capable and Responsive Organisation S18 Strengthen the capacity of the organisation

DETAILS:

As of October 2015, the Planning Committee had been cancelled twice in 2015 due to no items being presented for consideration. 66 items had been considered by the Committee to October 2014 compared to 73 items considered by the Committee so far in 2015. This clearly indicates that the Committee remains relevant and is working well together with the City of Perth Local Development Assessment Panel to oversee new developments in the City of Perth.

FINANCIAL IMPLICATIONS:

There are no financial implications related to this report.

ITEM NO: 2

AMENDMENTS TO DELEGATED AUTHORITY REGISTER 2015/16 – CITY PLANNING SCHEME NO.2 (SECTIONS 2.5.1 AND 2.5.2)

PLANNING COMMITTEE (APPROVAL)
RECOMMENDATION:

That Council ADOPT BY AN ABSOLUTE MAJORITY the amended Delegations of Authority for City Planning Scheme No. 2 sections 2.5.1 and 2.5.2 as shown in Schedule 2.

BACKGROUND:

FILE REFERENCE: P1023743
REPORTING UNIT: Strategic Planning
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 5 November 2015
MAP / SCHEDULE: Schedule 1 – Existing Delegations of Authority 2.5.1
and 2.5.2
Schedule 2 – Amended Delegations of Authority 2.5.1
and 2.5.2

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 17 November 2015.

The Committee recommendation to the Council is the same as that recommended by the Officers.

Clause 59 – Part 5 (Miscellaneous) of City Planning Scheme No. 2 (CPS2) enables Council to delegate its powers with respect to the CPS2 to a Committee or an officer of the Council. Accordingly Council has delegated powers to the Chief Executive Officer, Director City Planning and Development and the Manager Approval Services. The delegated powers relate to planning approval, advertisement and referral of applications, and authorised entry. These are detailed in the extract of the Delegated Authority Register 2015/16 as set out in Schedule 1.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation *Planning and Development Act 2005;*
Planning and Development (Local Planning Scheme)

**Integrated Planning
and Reporting
Framework
Implications**

Regulations 2015;
Local Government Act 1995
Delegated Authority Register 2015/16
Corporate Business Plan
Council Four Year Priorities: Capable and responsive
organisation
S18 Strengthen capacity of the organisation

DETAILS:

The '*Planning and Development (Local Planning Schemes) Regulations 2015*' (hereafter referred to as the Regulations) were gazetted on 25 August 2015 and took effect from 19 October 2015. The Regulations replace the Town Planning Regulations 1967 and associated Model Scheme Text. The Regulations include deemed provisions which automatically come into effect in every local planning scheme and override any provisions within that scheme which are in conflict with the deemed provisions.

Council's existing delegations refer to various CPS2 clauses which will be deleted, modified, renumbered or replaced with the deemed provisions. The affected clauses will remain in CPS 2 until a scheme amendment is undertaken to align with the new Regulations. However, the clauses superseded by the deemed provisions will have no legal authority.

Clause 59 of CPS2 provides the current head of power for delegations. Clause 82 of the deemed provisions supersedes Clause 59 of CPS2 and limits Council's delegation to the CEO only.

Clause 83 of the deemed provisions enables the CEO to delegate their powers to other officers such as those currently identified in the Delegated Authority Register 2015/16.

Legal advice confirms that both the Council, and subsequently the CEO will need to adopt new delegations which relate specifically to the deemed provisions. Additionally, there are no transitional provisions which would enable the City's administration to continue operating under Council's existing delegation until the new delegation is adopted by Council.

A copy of the current Delegations of Authority showing the proposed amendments is provided in Schedule 2. This will enable the City's administration to continue to operate and undertake its statutory planning responsibilities in a streamlined and efficient manner.

FINANCIAL IMPLICATIONS:

There are no financial implications arising from this report.

COMMENTS:

The proposed amendments to the existing delegations CPS2 2.5.1 and 2.5.2 as detailed in the City's Delegated Authority Register 2015/16 are required to align with the recently gazetted Regulations to ensure legal compliance. The intent of the delegations remains unchanged. Further modifications to the register will be required upon a scheme amendment being gazetted.

ITEM NO: 3

MATCHED FUNDING BUSINESS GRANTS 2015/16, ADDITIONAL REQUESTED ASSESSMENTS

PLANNING COMMITTEE (APPROVAL)
RECOMMENDATION:

That Council:

- 1. *approves the distribution of three Matched Funding Business Grants totalling \$21,000 as follows:***
 - 1.1 *\$7,000 to Your Colours for store upgrades and renovations consistent with diversifying the business in Bon Marche Arcade at 80 Barrack Street, Perth;***
 - 1.2 *\$7,000 to Henry Saw for façade upgrades, signage and laneway beautification at Grande Lane, 117 Barrack Street, Perth; and***
 - 1.3 *\$7,000 to Makmal Capital for ground floor redevelopment at 100-104 Murray Street, Perth.***

BACKGROUND:

FILE REFERENCE: P1031674
REPORTING UNIT: Economic Development
RESPONSIBLE DIRECTORATE: Economic Development and Activation
DATE: 10 September 2015
MAP / SCHEDULE: Confidential Schedule 3 – Assessment Matrix
Confidential Schedule 4 – Application Assessments

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 17 November 2015.

The Committee recommendation to the Council is the same as that recommended by the Officers.

The bulk of 2015-16 Matched Funding Business Grants were awarded at a Council Meeting held on **1 September 2015**.

At the Planning Committee meeting held 25 August 2015, the Committee agreed to amend the Officer Recommendation as follows:

That a new part 5 be added as follows:

5. *authorises the Chief Executive Officer to continue discussions with the unsuccessful applicants to be considered on merit for the remaining \$20,000 of grant funding available within the City's budget.*

This recommendation was supported at the Council Meeting held **1 September 2015**.

This report outlines how additional assessment has been undertaken and provides Council the opportunity to allocate the remaining \$20,000 in the Matched Funding Grant budget for 2015-16.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation	Section 2.7(2)(b) of the <i>Local Government Act 1995</i>
Integrated Planning and Reporting Framework Implications	Strategic Community Plan Council Four Year Priorities: Perth as a Capital City S5 <i>Increased place activation and use of under-utilised space</i> S6 <i>Maintain a strong profile and reputation for Perth as a city that is attractive for investment</i> S7 <i>Collaborate with private sector to leverage city enhancements</i>

Policy

Policy No and Name 6.19 – Matched Funding Business Grants

DETAILS:

Following the Council Meeting held on **1 September 2015**, officers engaged with individual businesses to advise of the reassessment process.

The following businesses did not receive funding in the first report of Matched Funding Grants:

- Your Colours;
- Henry Saw;
- Makmal Capital;
- Chico Gelato;
- The Little Ferry Company;
- Frisk;
- Anthony Rechichi Architect; and
- Le Vietnam.

Contact was made with these businesses and they were given the opportunity to have their discussion relayed to the assessment panel by the contacting officer, and/or to submit additional information supporting their initial application.

Email correspondence was sent to each applicant on 4 September 2015, advising them of Council's request for reassessment.

A follow-up telephone conversation was made to each applicant on 7 September 2015.

The close date for additional information to be received was 16 September 2015.

Officers from the Economic Development Unit re-convened the initial internal panel to reassess these applications.

The confidential assessment matrix detailed in Confidential Schedule 3 outlines the individual assessments for each application.

Confidential Schedule 4 outlines the business projects and engagement with the Administration.

FINANCIAL IMPLICATIONS:

ACCOUNT NO:	CL 43 972 000
BUDGET ITEM:	Economic Services – Other Economic Services – Economic Development
BUDGET PAGE NUMBER:	65
BUDGETED AMOUNT:	\$2,945,828 This component is Business Support: \$210,000
AMOUNT SPENT TO DATE:	\$ 645,527
PROPOSED COST:	\$ 21,000
BALANCE:	\$2,280,301

All figures quoted in this report are exclusive of GST.

COMMENTS:

It is recommended that Council approve a total of \$21,000 to three city businesses as a part of the requested reassessment of applicants in the 2015/16 Matched Funding Business Grant round.

If they choose, it is possible for Council to reprioritise the distribution of funds to other applicants.

ITEM NO: 4

206 (LOT 50) ADELAIDE TERRACE, EAST PERTH – 11-LEVEL MIXED-USE DEVELOPMENT CONTAINING 48 MULTIPLE DWELLINGS, ONE COMMERCIAL TENANCY AND 51 CAR PARKING BAYS

**PLANNING COMMITTEE
RECOMMENDATION:**

(APPROVAL)

That in accordance with the provisions of the City Planning Scheme No. 2 and the Metropolitan Region Scheme, Council APPROVES BY AN ABSOLUTE MAJORITY the application for an 11-level mixed-use development containing 48 multiple dwellings, one commercial tenancy and 51 car parking bays at 206 (Lot 50) Adelaide Terrace, East Perth, as indicated on the Metropolitan Region Scheme Form One dated 17 August 2015, and as shown on the plans received on 20 October 2015 and 4 November 2015, subject to:

- 1. the development being constructed with high quality and durable materials and finishes and to a level of detailing that is consistent with the elevations received on 20 October 2015 and perspectives received on 4 November 2015, with particular attention to the side/rear podium walls, right of carriageway area, front canopy and the configuration and alignment of the ground floor entryway and commercial 'alfresco' space, with the final details of the design and a sample board of the materials, colours and finishes being submitted for approval by the City prior to applying for a building permit;*

(Cont'd)

2. ***air conditioner condensers not being permitted on residential balconies where they affect the use or enjoyment of the balcony or can be viewed from the street and any proposed external building plant, lift overruns, piping, ducting, water tanks, transformers and fire booster cabinets being located or screened so that they cannot be viewed from the street and to minimise any visual and noise impact on the adjacent developments, including any such plant or services located within the vehicle entrance of the development, with details of the location and screening of such plant and services being submitted for approval by the City prior to applying for a building permit;***
3. ***the recommendations contained in the Acoustic Report prepared by Lloyd George Acoustics on 28 August 2015 regarding the noise amelioration construction specifications and other noise management measures, being implemented in full to the satisfaction of the City with final detailed acoustic reports as listed in Section 4 of the Report, including additional specific noise amelioration measures for the gymnasium, being submitted and approved by the City, prior to applying for the relevant building permit;***
4. ***a final Waste Management Plan satisfying the City's waste collection requirements being submitted for approval by the City prior to applying for the relevant building permit;***
5. ***the dimensions of all car parking bays, aisle widths, ramps and circulation areas complying with the Australian Standard AS/NZS 2890.1/2004;***
6. ***a minimum of one car bay being allocated to each multiple dwelling within the development, with all on-site residential car bays being for the exclusive use of the residents of the development and their visitors;***
7. ***all stormwater being contained on-site with details of the stormwater drainage being submitted for approval by the City prior to applying for a building permit;***

(Cont'd)

8. ***the proposed vehicle and pedestrian entry levels being consistent with the immediately adjacent existing footpath and Right-of-Carriageway levels with final details of the existing and proposed levels being submitted for approval by the City prior to applying for a building permit;***
9. ***the commercial tenancy being used for 'Retail (General)', 'Business Services', 'Office' or 'Dining' uses with details of any proposed external ventilation or ducting or window treatments being provided prior to applying for the relevant building permit. Any other proposed use of the commercial tenancies shall be subject to a separate application for approval;***
10. ***any signage for the development being integrated with the design of the building with details of any signage for the tenancies not exempt from approval under the City's Planning Policy 4.6 – Signs being subject to a separate application(s) for approval;***
11. ***an updated Transport Impact Statement detailing final vehicle and pedestrian safety measures and right of carriageway maintenance arrangements being submitted for approval by the City prior to applying for a building permit;***
12. ***in the event of the development not proceeding within six months of the demolition of the existing building on the site, the site is to be aesthetically fenced and landscaped to the satisfaction of the City in order to preserve the amenity of the area, prevent unauthorised car parking and reduce dust and sand being blown from the site and shall be maintained in a clean and tidy state;***
13. ***the works referred to in Condition 12, being secured by a bond/deed of agreement between the landowner/applicant and the City, to the value of the proposed works, with the cost of the deed to be borne by the applicant;***
14. ***the screening of the rear (north east facing) first floor balcony being increased to a minimum 1.6 metres above floor level to provide for improved privacy and amenity for future occupants of the apartment and adjacent apartments/developments; and***

(Cont'd)

15. a construction management plan for the proposal being submitted for approval by the City prior to applying for a building permit, detailing how it is proposed to manage:

- a. delivery of materials and equipment to the site;**
- b. storage of materials and equipment on the site;**
- c. parking arrangements for contractors and subcontractors;**
- d. any dewatering of the site; and**
- e. other matters likely to impact on the surrounding properties.**

BACKGROUND:

SUBURB/LOCATION: 206 Adelaide Terrace, Perth
FILE REFERENCE: 2015/5334
REPORTING UNIT: Development Approvals
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 9 November 2015
MAP / SCHEDULE: Schedule 5 – Map and coloured perspectives for 206 Adelaide Terrace, East Perth

LANDOWNER: Hospitality Pty Ltd
APPLICANT: Aztec Architects Pty Ltd
ZONING: (MRS Zone) Central City Area
(City Planning Scheme Precinct) Adelaide (P13)
(City Planning Scheme Use Area)
Office/Residential
APPROXIMATE COST: \$12.5 million

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 17 November 2015.

The Committee recommendation to the Council is the same as that recommended by the Officers.

SITE HISTORY:

The subject site has a total area of 905m² with a frontage of 15.13 metres to Adelaide Terrace. The site is currently occupied by a vacant two storey commercial building. The site is bordered by a recently developed 10 storey mixed-use development to the west, a single story commercial building to the north (rear) and a nine storey office building to the east. The subject site has a two metre wide easement along its eastern boundary which forms part of a four metre wide right of carriageway with the adjoining property at 200 Adelaide Terrace.

DETAILS:

Approval is sought for the demolition of the existing commercial building on site and the construction of an 11-level mixed-use development containing 48 multiple dwellings, one commercial tenancy and 51 car parking bays.

Details of the proposed development are as follows:

Basement Floor Level	This level contains 36 car parking bays (accessed via 13 stacker bays), circulation areas and a ramp with vehicular access/egress to the ground floor right of carriageway, lift and lift lobby, pumps and fire exit stairwells.
Ground Floor Level	This level contains 15 car parking bays (accessed via nine stacker bays) with vehicular access/egress to Adelaide Terrace via the right of carriageway, 16 bicycle parking bays, nine residential stores, commercial tenancy (78m ²), landscaped area, bin store, substation, fire exit stairwells, lift and lift lobby.
First Floor Level	This level contains two 2-bedroom/2-bathroom apartments (64m ² and 68m ²) with balconies (10m ² and 42m ²), gymnasium, change and toilet facilities, five residential stores, passageway, air conditioning plant room, fire exit stairwell, lift and lift lobby.
Second to Seventh Floor Levels	These levels each contain five 2-bedroom/2-bathroom apartments (63m ² to 68m ²) with balconies (10m ² to 11m ²), two 1-bedroom/1-bathroom apartments (50m ²) with balconies (10m ² to 13m ²), five residential stores, passageway, fire exit stairwell, lift and lift lobby.
Eighth and Ninth Floor Levels	Each of these levels contain four two-level 3-bedroom/3-bathroom apartments (163m ² to 176m ²) with three balconies each (7m ² to 30m ²), four residential stores, passageway, air conditioning plant room, fire exit stairwell, lift over run, lift and lift lobby.

The proposed development will provide a total of 12 one bedroom and one bathroom apartments, 32 two bedroom and two bathroom apartments and 4 three bedroom and three bathroom apartments for a total of 48 apartments.

The development is proposed to be constructed and finished using a mix of rendered and painted concrete, Colorbond cladding, aluminium framed clear and obscure glazing and metal louvres.

LEGISLATION / POLICY:

Legislation *Planning and Development Act 2005*
City Planning Scheme No. 2

Policy
Policy No and Name: 3.1 Design of Residential Development
 3.7 Mixed Residential/Commercial Development

- 4.1 City Development Design Guidelines
- 4.4 Building heights and setbacks
- 4.9 Residential Design Policy
- 5.1 Parking Policy
- 5.3 Bicycle Parking and End of Journey Facilities

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located within the Office/Residential use area of the Adelaide Precinct (P13) under City Planning Scheme No. 2 (CPS2). The Precinct will be developed as a residential quarter accommodating a wide range of residential and visitor accommodation and employment opportunities serviced by activities which support these uses. The Precinct will also accommodate offices, functioning as secondary, less intensive, general office district and will contain a mixture of general commercial activities of a kind that will contribute to residential amenity.

Within the Office/Residential use area of the Precinct, multiple dwellings ('Residential') is a preferred ('P') use, except at pedestrian level where it is prohibited ('X') unless it provides pedestrian interest and activity. There are no ground floor dwellings with only the entry lobby to the apartments and a commercial tenancy activating the street front of the building. The applicant has indicated that a tenant for the ground floor commercial tenancy has not been confirmed at this stage. Therefore the applicant is seeking a flexible approval to cater for alternative 'Business Services', 'Office', 'Dining', and 'Retail (General)' uses within the tenancy. Within the Precinct, 'Office', 'Dining' and 'Business Services' are preferred ('P') uses and 'Retail (General)' is contemplated ('C'). It is considered that the proposed uses are consistent with the intent of the Precinct and will be compatible with the surrounding land uses. Therefore this range of potential uses can be supported.

Development Requirements

In accordance with the Statement of Intent for the Office/Residential use area of the Adelaide Precinct (P13) The Precinct will develop at an intensity markedly lower than the city centre, generally characterised by medium scale buildings. Buildings will have a nil street setback and be of a low scale along the street frontage to provide a consistent and continuous urban edge. Additional building height will be set back from all lot boundaries. Buildings should be designed to a high standard and evoke a sense of prestige.

The proposal's compliance with the CPS2 development standards and requirements is summarised below, with proposed variations highlighted in bold:-

Development Standard	Proposed	Required
Maximum Plot Ratio:	3.7:1 (3,382m ²)	4.0:1 (3,620m ²)
Maximum Street Building Height:	25 metres	21 metres

Development Standard	Proposed	Required
Maximum Building Height:	29.5 metres	No prescribed limit
<p>Setbacks:</p> <p><u>Front (Adelaide Terrace)</u></p> <ul style="list-style-type: none"> - Lower Building Levels - Upper Building Levels <p><u>Rear (north)</u></p> <ul style="list-style-type: none"> - Lower Building Levels - Upper Building Levels (up to 65 metres in height) <p><u>Side (west)</u></p> <ul style="list-style-type: none"> - Lower Building Levels - Upper Building Levels (up to 65 metres in height) <p><u>Side (east)</u></p> <ul style="list-style-type: none"> - Lower Building Levels - Upper Building Levels (up to 65 metres in height) 	<p>Nil up to 25 metres</p> <p>5 metres setback up to a height of 29.5 metres</p> <p>Nil (ground floor parking podium); Nil (first level balcony) to 4 metres (openings/balconies)</p> <p>4 metres</p> <p>Nil (no openings) to 3 metres (with openings)</p> <p>3 metres (with openings)</p> <p>Nil to 4 metres (no openings); 2 metres (with openings)</p> <p>2 metres (with openings)</p>	<p>Nil up to 21 metres</p> <p>5 metres setback up to a height of 65 metres</p> <p>Nil (no openings/balconies) 4 metres (with openings/balconies)</p> <p>3 metres (no openings/balconies) 4 metres (with openings/balconies)</p> <p>Nil (no openings/balconies) 4 metres (with openings/balconies)</p> <p>3 metres (no openings/balconies) 4 metres (with openings/balconies)</p> <p>Nil (no openings/balconies) 4 metres (with openings/balconies)</p> <p>3 metres (no openings/balconies) 4 metres (with openings/balconies)</p>

Development Standard	Proposed	Required
Car Parking:		
Residential bays	51 bays	48 bays (minimum) 96 bays (maximum)
Commercial Tennant bays	Nil	9 bays (maximum)
Bicycle Parking:		
Bicycle Bays	16 bays	16 bays (minimum)

Variations to the street building height and setback provisions applicable to the development can be granted by an absolute majority decision of the Council, in accordance with Clause 47 of the City Planning Scheme and provided the Council is satisfied that:

'47(3)(c)(i) if approval were to be granted, the development would be consistent with:

- (A) the orderly and proper planning of the locality;*
- (B) the conservation of the amenities of the locality; and*
- (C) the statement of intent set out in the relevant precinct plan; and*

(ii) the non-compliance would not have any undue adverse effect on:

- (A) the occupiers or users of the development;*
- (B) the property in, or the inhabitants of, the locality; or*
- (C) the likely future development of the locality'.*

COMMENTS:

Consultation

Given the proposed variations to the CPS2 development standards, the proposal was advertised to the owners of the adjacent properties for a period of 14 days, closing on 6 October 2015. These included the owners at 197, 200, 207 and 208 Adelaide Terrace and 297, 309 and 311 Hay Street, Perth. Two submissions, raising objections to the proposal, were received including one from an individual owner within strata complex at 208 Adelaide Terrace and one from the strata managers on behalf of the owners of the same complex. The comments received from the adjacent property owners are summarised below:-

"The proposed development has the potential to destructively affect the adjoining lots by:-

- significant removal of direct natural sunlight into the adjoining lots;*
- substantial increase in shadowing effects over the adjoining lots;*
- completely blocking sunshine and air flow in the 208 Adelaide Terrace apartments and make them unliveable;*

- *extensive increase in wind velocity across the Lot's balconies.”*

“Other considerations also include:-

- *removal of views of the Swan River and surrounds thereby decreasing Lot value;*
- *increased environmental disturbance from 206 vicinity occupiers;*
- *construction damage to Au Apartments' architectural structure and infrastructure;*
- *construction disturbance of noise, dust and vibration from the proposed development.”*

The comments regarding the side setback variations and its impact on the adjacent properties in terms of solar access, overshadowing and wind velocity will be discussed in the building height and setbacks section of this report.

The matters raised in relation to future construction implications of the development are noted and common to all major development within the city. Construction issues can be addressed through standard conditions of approval and managed at the building permit stage through construction management plans. The objectors can also be advised to obtain a dilapidation report for their property prior to the commencement of construction.

The impact of the development on the value of properties and perceived loss of views are matters that are not directly relevant in any assessment of the planning merit of a proposed development. It is noted that these concerns are of a high importance amongst existing residents however cannot be specifically addressed within the relevant planning framework.

Design Advisory Committee

At its meeting held on 17 September 2015, the Design Advisory Committee (DAC), having considered the design for the proposed development advised that it:-

- “1. *considers that the form of the building is inappropriate for this constrained site and that inadequate justification has been provided for the proposed side and rear setback variations having regard for the objectives and principles of the City's Building Heights and Setbacks Policy;*
2. *requests that a traffic impact statement be prepared for the proposed use of the right of carriageway easement, noting that access to the car stackers directly from this shared access could cause delays to vehicle movements;*
3. *considers that access to the car parking adjacent to the right of carriageway easement needs to be reviewed in terms of pedestrian safety; and*
4. *raises concerns in regard to the quality of the design and materials, noting that any design review should incorporate an awning or canopy over the footpath to provide pedestrian shelter.”*

The applicant subsequently met with the City's officers and submitted revised plans which aimed to address the abovementioned issues. The revised plans were subsequently considered by the DAC at its meeting held 8 October 2015 and resolved that it:

- "1. acknowledges the minor revisions made to the design but is disappointed by what it considers to be an inadequate response to the Committee's previous concerns regarding the form of the building and the proposed side and rear setback variations, having regard for the objectives and principles of the City's Building Heights and Setbacks Policy;*
- 2. maintains its previous concerns in regard to the quality of the design and materials. Additionally, the following design matters require further review:*
 - 2.1 the provision of only highlight windows to the bedrooms on the front portion of the eastern façade are not supported and could be replaced by larger openings;*
 - 2.2 the doors to the car stackers should screen the view of the cars from the street while also addressing pedestrian safety within and adjacent to the development;*
 - 2.3 the 1.6m high screens to the balconies are not considered necessary for protecting privacy in the context of inner city development and could be removed;*
 - 2.4 the height and extent of the awning will be ineffectual in providing pedestrian shelter across the building frontage;*
 - 2.5 while the enclosure of the ground level outdoor seating area has been reduced, an alternative, less formal means of demarking this area should be considered to improve the building frontage presentation and interaction with the street;*
 - 2.6 the protruding upper level balconies to the rear of the development should be setback so as not to be such a dominating element;*
 - 2.7 all air-conditioning plant must be acoustically and visually screened;*
- 3. notes that an assessment of any submitted traffic impact statement by the City's traffic engineers will determine the appropriateness of the use of the right of carriageway easement to access the proposed car stackers."*

Final revised plans and an updated traffic report have been submitted to address the above points. The planning assessment section below details the extent to which the revised plans respond to the design matters raised by the DAC.

Building Design, Materials and Finishes

As outlined above, the DAC raised various design concerns in relation to the original proposal. The proposed design of the development has subsequently been modified to address the specific concerns of the DAC. In particular, the applicant has revised the design of the proposal to include more substantial openings to the front portion of

the eastern façade and revised the car stacker doors to a perforated mesh finish. The modifications are consistent with the DAC's comments and will provide for increased passive surveillance and articulation of the eastern façade of the building.

In accordance with DAC's comments, the applicant has also modified the design of the canopy to provide continual cover across the front façade of the building. The height of the canopy has also been reduced to provide for improved protection for pedestrians. It is considered that the design of the canopy requires additional refinement at the detailed design stage to improve its integration with the façade and reduce the requirement for supporting structures and fixings. This can be addressed as a condition of any approval.

In response to the DAC's concerns in relation to the design and functionality of the ground floor commercial tenancy's external area, the applicant has included planters and revised the location and extent of glazing and access to the area. The modifications are generally consistent with the intent of the DAC's comments however it is considered that further refinement is required to this and the adjoining entryway. It is recommended that final details and dimensions of the ground floor façade, entryway and external area treatments be provided, prior to the building permit stage, and can be addressed as a condition of any approval.

In relation to the DAC's comments regarding the provision of 1.6 metre high privacy screens on the western elevation, the design has been modified to include standard one metre high balustrades to the balcony areas. This is consistent with similar scale residential developments within the city. The upper western façade has also been amended to provide for a fully screened air-conditioning plant area to address the DAC's recommendation to provide suitable acoustic and visual screening to the mechanical plant. In addition, the applicant has increased the setback of the upper level balconies on the northern façade to reduce their visual dominance as noted by the DAC.

With regards to size and diversity of dwellings, the City's Residential Design Policy (4.9) requires development to include a suitable range of dwelling sizes and types. The proposal is compliant with respect to dwelling diversity given it includes a diverse range of apartment types and configurations with a mix of one, two and three bedroom apartments being offered. The development is also compliant with respect to the Policy's minimum size recommendations for one (50m²) and three (100m²) bedroom apartments and balconies (10m²). However it is noted that the two bedroom apartments (ranging between 63m² and 68m²) fall below the respective minimum size requirement of 70m² suggested by the Policy. The reduced size of the apartments is however offset by the provision of the majority of balconies in excess of the minimum 10m², the internal design maximising efficiency.

It is considered that the revised development is contemporary in design with a variety of materials, finishes and colours being used to accentuate features and minimise the impact of different elements of the building. The façades of the building have been sufficiently articulated with vertical elements, varied window typologies and design features to reduce the overall bulk of the building. However it is considered that additional refinement and resolution of the final materials/finishes palette and

treatment of the side/rear podium walls and right of carriageway area in particular, is required prior to the building permit stage.

Building Height and Setbacks

In accordance with CPS2, the site has no prescribed maximum building height, however, a maximum street building height of 21 metres is prescribed along Adelaide Terrace in the subject location. The development proposes a 25 metre street building height which represents a four metre variation from the CPS2 requirement. It is noted that the adjoining recently completed development at 208 Adelaide Terrace has a street building height of 28 metres and that the proposed height is consistent with the overall scale of development in this section of Adelaide Terrace and will not be dominant or imposing within the streetscape. The variation is considered to be minor in this context can therefore, be supported based on the design satisfying the requirements of Clause 47 of CPS2. .

Variations are also proposed to the side and rear setback requirements of CPS2. The proposed rear setback variation is considered to be acceptable given the reduced nil setback only applies to half the width of the first floor level at this point and the main building is setback to the four metre standard. It is considered that the encroaching balcony/terrace area makes effective use of the roof of the ground floor driveway rear entry. It is also noted that no objections were received from the adjoining landowner/s to this proposed setback variation. However it is recommended that the balustrade of the subject balcony be increased to a minimum 1.6 metres above floor level to provide for improved privacy and amenity for future occupants of the apartment and adjacent apartments/developments. This can be addressed as a condition of any approval.

The proposed western and eastern side setback variations, by contrast, are more significant with the western variations also being subject to objections from the adjoining landowner/s. It is noted that given the 15.13 metre width of the site (including two metres of undevelopable right of carriageway), there is scope under the City's Building Heights and Setbacks Policy (4.4) for the building to be developed with 3.5 metre side and rear setbacks in lieu of the standard four metres. In particular, the eastern side proposes a minimum setback of two metres in lieu of the required 3.5 metre setback. Whilst the western façade is proposed to be setback between nil (four metres above the prescribed podium height) and three metres to balconies in lieu of the 3.5 metre setback requirement.

The bulk and scale of the proposal, resulting from the setback variations being sought was also raised as a concern by the DAC. In response the applicant has advised that *"the constraint of having a right of carriageway to the eastern boundary became a priority and opportunity to commence design around where the parking facilities would be located. The exploration of parking areas and access began informing the footprint and ultimately the shape and access to and within the site"*.

With regards to the eastern side setback variation, the applicant asserts that *"there is ample separation provided to enable daylight access and 'sky views' from street level and internal adjoining spaces of both buildings"*. *The profile of the eastern easement façade will serve to add interest along that corridor space between buildings and*

provide a dynamic framing of space and sky as people move past and within the space". It is noted that a portion of the adjoining building at 200 Adelaide Terrace is located on the two metre eastern alignment of the right of carriageway up to nine levels in height. However given the curved nature of the front and rear portions of the building its impact on the carriageway environment is lessened.

The proposed development, whilst setback two metres from the eastern common boundary at its closest point, includes four metre setbacks to the ground floor, first, eighth and ninth levels. It is considered that these offsets, combined with the articulated design of the second to seventh floor levels façade will provide for adequate separation between the proposed development and the adjacent existing building. The variation can be supported as the setback variation would not compromise the requirements of Clause 47 of CPS2. It is also noted that no objection was received from the adjoining landowner(s) in this regard.

The western setback variations are subject to objections from the adjoining landowners based on concerns in relation to increased overshadowing, restriction of access to natural sunlight and ventilation and increased wind velocity. It is noted that the proposed development includes three separate boundary walls, approximately 25 metres in height, along the common boundary with 208 Adelaide Terrace. The applicant advises that the placement of the rear parapet is intentional to directly correlate with an existing boundary wall of the adjacent development and reduce its impact. In addition, to reduce the impact of the boundary walls on the adjoining building, light wells ranging in length between eight and 13 metres have been provided which are in excess of the standard six metres prescribed by the Policy.

A review of the proposal's overshadowing extent has confirmed that the parapet height and setback variations will only have a negligible impact on the existing adjacent residential development. This is in comparison to a compliant development where a podium wall (with no openings) up to 21 metres in height could be located on the common boundary. The impact of the three metre setback to the balconies and main building from the common boundary is in part offset by the four to eight metre setback of the adjoining development. The separation is therefore between four to eight metres between the buildings, allowing for sufficient solar and ventilation access. The staggering of the walls and openings will also assist in reducing wind speeds and any tunnelling impacts.

It is therefore considered that the proposed western boundary setback variations would not compromise the requirements of Clause 47 of CPS2 and the external treatment of the podium boundary walls in particular can be reasonably conditioned to ensure their impacts on adjacent properties are minimised.

Car Parking and Traffic Management

The development is compliant with respect to resident car parking bay provision as prescribed by the City's Parking Policy (5.1). However, the Policy also states that visitor parking should be provided in residential areas where it can be expected that existing on-street facilities will not adequately provide for visitors to the development. It is considered that the expected demand for visitor parking from the development can be adequately provided for by the presence of on-street bays adjacent to the

site. There is also a high level of public transport availability in the area including high frequency public transport services which are located within 400 metres of the site.

The applicant submitted a preliminary Transport Impact Statement (TIS) for the City's review in support of the application. The TIS is generally consistent with the City's requirements however final vehicle and pedestrian safety measures and right of carriageway maintenance arrangements will need to be addressed by the applicant prior to submitting a building permit. In addition, measures to minimise potential delays associated with accessing the proposed car stacker bays, noting the width of the right of carriageway, and allowing for efficient vehicle movements during peak periods. It is therefore recommended that condition of approval be imposed requiring the submission of a final Transport Impact Statement to the City's satisfaction.

Noise

The applicant submitted an Acoustic Report in support of the proposed works which provides a preliminary assessment in relation to proposed noise mitigation measures and potential for the development to comply with the associated noise regulations. While the City's officers are supportive of its recommendations it was noted that the Report does not specifically reference attenuation measures for the proposed gymnasium on Level 1 and also recommends a suite of additional detailed acoustic assessments to be undertaken at the detailed design stage. It is therefore recommended that any approval include a condition requiring a final detailed acoustic report to be submitted containing specific noise amelioration measures for the gymnasium.

Conclusion

In response to the concerns of the Design Advisory Committee, the applicant has provided revised plans and elevations to improve the overall presentation and quality of the development.

The proposed 11-level mixed-use development is consistent with the Statement of Intent for the Adelaide Precinct which is to be developed as a residential quarter accommodating a wide range of residential and visitor accommodation and employment opportunities serviced by activities which support these uses. The proposed development is in keeping with the scale of development recently approved along Adelaide Terrace.

The proposal is seeking variations to the street building height and setback requirements of CPS2 however there are not considered to result in any adverse impact on adjoining properties or occupants and are therefore supported in accordance with Clause 47 of CPS2.

ITEM NO: 5

61-61A (LOT 10) BENNETT STREET, EAST PERTH – PROPOSED EIGHT LEVEL MIXED-USE DEVELOPMENT COMPRISING 19 MULTIPLE DWELLINGS, A RESTAURANT AND 19 CAR PARKING BAYS

**PLANNING COMMITTEE
RECOMMENDATION:**

(APPROVAL)

That, in accordance with the provisions of the City Planning Scheme No. 2 and the Metropolitan Region Scheme, the Council APPROVES BY AN ABSOLUTE MAJORITY the application for the demolition of the existing building and the construction of a eight level mixed-use development containing 19 multiple dwellings and 19 car parking bays at 61-61A (Lot 10) Bennett Street, East Perth, as indicated on the Metropolitan Region Scheme Form One dated 8 September 2014, and as shown on the plans received on 9 October 2015, subject to:

- 1. the development being constructed with high quality and durable materials and finishes and to a level of detailing that is consistent with the elevations received on 9 October 2015 and perspectives received on 2 October 2015, with final details of the design, external materials and finishes for the building being submitted for approval by the City prior to applying for a building permit;*
- 2. air conditioner condensers not being permitted on the residential balconies where they affect the use or enjoyment of the balcony and being located or screened so they cannot be viewed from the street or surrounding properties;*
- 3. any proposed external building plant, lift overruns, piping, ducting, water tanks, transformers, and fire booster cabinets being located so as to minimise any visual and noise impact on the adjacent developments and being screened from view of the street, including any such plant or services located within the vehicle entrance of the development, with details of the location and screening of such plant and services being submitted and approved by the City prior to applying for a building permit;*

(Cont'd)

4. ***the proposed development being designed and constructed in such a manner so that existing and possible future noise levels associated with traffic impacts and nearby commercial uses, in addition to noise generated from residential and dining uses within the development, that could potentially affect future residents, can be successfully attenuated. Details of such noise attenuation measures shall be prepared by a qualified acoustic consultant and be submitted for approval by the City prior to the submission of an application for the relevant building permit and may include (but not be limited to) the following:***
 - 4.1 ***installation of double glazing or heavyweight single glazing of a minimum thickness of 10mm on windows and glass doors to bedrooms and living areas;***
 - 4.2 ***acoustic insulation in external walls, non-glazed doors and roofs;***
 - 4.3 ***the construction of shared walls, ceilings and floors between dwellings and between residential and non-residential units, in such a way which minimises the transmission of noise; and***
 - 4.4 ***acoustically insulated ducting in ducted air-conditioning;***
5. ***a Waste Management Plan identifying permanent facilities for bins, (including compactor and waste treatment facilities if applicable) and addressing the City's requirements for waste collection, being submitted and approved by the City prior to applying for a building permit;***
6. ***a detailed landscaping and reticulation plan being submitted and approved by the City prior to applying for a building permit, with the approved landscaping being installed prior to the occupation of the building and thereafter maintained to a high standard;***

(Cont'd)

- 7. the dimensions of all car parking bays, aisle widths, wheel stops, columns locations, ramps width, ramp grades, change of grades, gradient of first 6m of the internal driveway, car stackers, reversing areas and circulation areas, including turning circle for entering/existing vehicles, complying with the Australian Standards AS/NZS 2890.1:2004 with a report prepared by a qualified engineer, stating compliance with the standard being submitted and approved by the City prior to applying for a building permit;**
- 8. all on-site residential car bays being for the exclusive use of the residents of the development and their visitors;**
- 9. a minimum of one residential store being provided for each residential dwelling with a minimum of 12 of the stores having a minimum size of 5m² to enable bicycle storage, or secure bicycle parking bays being provided to comply with the requirements for bicycle parking under the City Planning Scheme No. 2 'Bicycle Parking and End of Journey Facilities' with details of the design and location of these facilities being submitted and approved by the City prior to applying for a building permit;**
- 10. all stormwater being contained on-site with details of the stormwater drainage being submitted to the City for approval by the City prior to applying for a building permit;**
- 11. the proposed vehicle and pedestrian entry levels being consistent with the immediately adjacent existing footpath levels with final details of the existing and proposed levels being submitted and approved by the City prior to applying for a building permit;**
- 12. in the event of the development not proceeding within six months of the demolition of the existing building on the site, the site is to be aesthetically fenced and landscaped to the satisfaction of the City in order to preserve the amenity of the area to prevent unauthorised car parking and reduce dust and sand being blown from the site and shall be maintained in a clean and tidy state;**

(Cont'd)

13. *the works referred to in Condition 12 being secured by a bond/deed of agreement between the landowner and the City, to the value of the proposed works, with the cost of the deed to be borne by the applicant;*
14. *a construction management plan for the proposal being submitted prior to applying for a building permit, detailing how it is proposed to manage:*
 - 14.1 *delivery of materials and equipment to the site;*
 - 14.2 *storage of materials and equipment on the site;*
 - 14.3 *parking arrangements for contractors and subcontractors;*
 - 14.4 *other matters likely to impact on the surrounding properties.*

BACKGROUND:

SUBURB/LOCATION: 61-61A Bennett Street, East Perth
FILE REFERENCE: 2014/5287
REPORTING UNIT: Development Approvals
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 26 October 2015
MAP / SCHEDULE: Schedule 6 – Map and coloured perspectives for 61-61A Bennett Street, East Perth

LANDOWNER: TK Hua and LK Xa
APPLICANT: Craig Smith
ZONING: (MRS Zone) Central City Area
(City Planning Scheme Precinct) Goderich (P14)
(City Planning Scheme Use Area) Residential R160
APPROXIMATE COST: \$2.4 million

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 17 November 2015.

The Committee recommendation to the Council is the same as that recommended by the Officers.

Mr Craig Smith, City Architect, has disclosed a direct financial interest in this Item and has not participated in any discussion or decisions in regards to the matter in his capacity as City Architect of the City of Perth.

SITE HISTORY:

The subject site is located at the south-west corner of the intersection of Bennett and Goderich Streets with a right of way adjoining the site on its western boundary. It has an area of 541m² with frontages of 13.5 and 40.5 metres to Bennett and Goderich

Streets respectively. It is currently occupied by a two storey residential building accommodating two dwellings.

DETAILS:

The applicant seeks planning approval to demolish the existing building on the site and to construct an eight level building to accommodate 19 multiple dwellings, a ground floor restaurant and 19 car parking bays. The development will be constructed of a mix of render, stone cladding, glass, aluminium glazing systems and metal louvres to the balconies and services. Details of the proposed development are as follows:

Lower Basement	This level will be accessed via the internal stairwell and will house servicing such as pumps, tanks and the elevator pit.
Basement Level	This level has vehicular access via the right of way adjoining the property to the west and is intended to accommodate parking for 19 cars, including parking for 13 of the cars within car stackers and two scooter bays. Bicycle racks and 6 residential stores are also intended to be located at this level.
Ground Floor Level	This level is intended to accommodate a restaurant tenancy with an area of 180.4m ² and frontage to Bennett and Goderich Streets. A one bedroom dwelling (51.9m ²) and a two bedroom dwelling (80.2m ²) are proposed to face Goderich Street at this level with courtyards within the street setback area. Access to the residential lobby is to be gained via Goderich Street. One residential store and a bin store are to be located at this level.
First to Fourth Floor Level	A one-bedroom dwelling (51.9m ²), two two-bedroom dwellings (75 and 75.7m ²) and a three-bedroom dwelling (108.1m ²) are to be located at each of these levels. A store for one dwelling is also proposed to be located at each level.
Fifth Floor Level	This level will accommodate a three-bedroom dwelling (136.7m ²) with associated storeroom, a common store and communal facilities for the residents of the site including a deck, garden terrace and barbecue facilities.

LEGISLATION / POLICY:

Legislation

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015
 City Planning Scheme No. 2

Policy

Policy No and Name: 3.1 - Design of Residential Development
 4.1– City Development Design Guidelines
 4.9 – Residential Design Policy
 5.1 - Parking Policy
 5.3 – Bicycle Parking and End of Journey Facilities
 6.3 – Goderich Design Policy

COMPLIANCE WITH PLANNING SCHEME:

The subject site is located within the Residential R160 use area of the Goderich Precinct (P14) under the City Planning Scheme No. 2 (CPS2). This area will accommodate a wide variety of residential and visitor accommodation. New residential development is to be medium to high density. Other uses which serve the immediate needs of the residents will also be supported.

The protection and enhancement of the amenity of existing and future residential development in and around the Precinct is important. To ensure its cohesion as a residential area, non-residential activities will be confined to those areas which will not adversely impact on residential uses. Ensuring the compatibility of mixed-use developments in residential/commercial areas is also necessary and building design will aim to avoid conflict between the two uses.

Multiple dwellings ('Residential') are a preferred ('P') use in the Residential R160 use area of the Goderich Precinct while a restaurant ('Dining') is a contemplated ('C') use subject to advertising.

Development Requirements

On major streets within the Goderich Precinct, buildings will be set on the street boundary. Elsewhere in the Precinct, buildings may be set in attractive landscaped areas. The environment will be further enhanced by improvements to streetscapes and the provision of pocket parks.

Within the Residential R160 use area an increase in residential use is sought by the conversion of non-residential premises and the construction of new residential buildings. Development will be medium rise taking into consideration the prominence of land in the eastern part of the Precinct, which forms part of an east west ridge rising to reach its highest point on Cemetery Hill. Along Hill, Bennett, Plain, Wellington and Hay Streets development will have a nil street setback. Elsewhere, development will be setback from the street. Development will be of a low scale along the street frontage with additional height setback from all lot boundaries. On amalgamated lots street facades will be narrow, in keeping with the existing subdivision and development pattern. Building design will not embody large unbroken elements, but display a variety of built form. Pedestrians should have ease of access throughout the area and design of residential development should take this into consideration; in particular new vehicle crossovers to the street will be discouraged where alternative access is available.

The proposal's compliance with the CPS2 development standards and requirements is summarised below, with proposed variations highlighted in bold:

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	2.92:1 (1,585m ²)	3.0:1.0 (1,620m ²)
Street Building Height: Bennett Street	19.2 metres	21 metres

Development Standard	Proposed	Required / Permitted
Goderich Street	19.6 metres	29 metres
Maximum Building Height:	19.6 metres	Height to be contained within a 45 degree angled height plane measured from Hay Street.
Setbacks:		
Bennett Street (east)	Nil – 3 metres	Nil
Goderich Street (north)	Nil to 3.4 metres	4.5 metres
Side (south)		
- Lower building levels	Nil where no openings to 3 metres where openings	Nil where no openings, 4m where openings
- Upper building levels	Building does not project into upper building levels	3 metres where no openings, 4 metres where openings
Side (west)		
- Lower building levels	1.9 metres	Nil where no openings, 4m where openings
- Upper building levels	Building does not project into upper building levels	3 metres where no openings, 4 metres where openings
Car Parking:		
Residential	19 car parking bays (2 scooter bays), nil visitor bays	19 bays including 5 visitor bays (minimum)
Commercial	Nil	8 bays (maximum)
Bicycle Parking	7 residential bicycle bays and 12 residential stores in excess of 5m ² Nil commercial bicycle parking bays	10 residential bicycle bays or can be located within residential stores (minimum dimension 2.2m and area of 5m ²) and 1 non-residential bay (minimum)

Variations to the setbacks, visitor parking and bicycle parking provisions applicable to the development can be granted by an absolute majority decision of the Council, in accordance with Clause 47 of the City Planning Scheme and provided the Council is satisfied that:

'47(3)(c)(i) if approval were to be granted, the development would be consistent with:

- (A) the orderly and proper planning of the locality;*
- (B) the conservation of the amenities of the locality; and*
- (C) the statement of intent set out in the relevant precinct plan; and*

(ii) the non-compliance would not have any undue adverse effect on:

- (A) the occupiers or users of the development;*
- (B) the property in, or the inhabitants of, the locality; or*
- (C) the likely future development of the locality'.*

COMMENTS:

Consultation

The proposal was advertised to the owners of the adjacent properties for a period of 14 days, closing on 16 April 2015. No submissions were received as part of the advertising process. It was not deemed necessary to re-advertise the revised plans as the variations sought were not as excessive as previously requested.

Design Advisory Committee

The original proposal was considered by the Design Advisory Committee (DAC) at its meeting held on 2 April 2015 where the DAC advised it:

- "1. supports the approach taken to the proposed building setback and landscaping to Goderich Street provided the lower landscaping terrace extends across the front of the ground floor balconies as depicted on some of the drawings and on the basis that there is sufficient soil depth to support the proposed landscaping;*
- 2. supports the proposed side and rear setbacks, noting the location of the rear right of way and the setbacks of established development along Bennett Street;*
- 3. acknowledges that there have been a number of changes and improvements made to the original plans in consultation with the City's officers but considers that there are still a number of unresolved design issues, noting that the City expects higher quality resolution of materials, design details and landscaping and is therefore, unable to support the current design until there is a fully resolved scheme for the proposed development."*

The owner changed architects and the new applicant subsequently met with the City's officers and submitted revised plans that aim to address the abovementioned

issues. The planning assessment section below details the extent to which the revised plans respond to the design matters raised by the DAC.

Building Design, Materials, Finishes and Landscaping

The proposed design of the development has been modified to address the specific concerns of the DAC. The supporting structures to the upper level balconies facing onto Goderich Street have been removed to reduce the building's perceived bulk and provide a greater setback to the building at pedestrian level. At upper building levels the balconies will be cantilevered over the ground level and will project into the setback area to be setback 1 metre from the street.

The alternative façade treatment and modifications to the location and size of the is considered to be a more resolved design. The window design has refined from a number of different styles, sizes and locations of windows to a more consistent size and location over the entire building. A mix of render, stone cladding, glass, aluminium glazing systems and metal louvres have been used to articulate the facades. The proposed use of materials, colours and finishes is considered to be consistent with the Goderich Design Policy. It is however, recommended that a condition of approval be imposed requiring the use of high quality and robust materials.

To the Goderich Street frontage the retaining wall that was originally proposed along the majority of the setback reaching a height of 0.9 metres has been staggered to allow for a lower overall height of 0.61 metres. This, with a combination of increased in-ground landscaping, has resulted in an improved streetscape and better pedestrian amenity.

Through the process of revising the design the applicant has removed the proposed three bedroom dwelling from level four and incorporated 2 two bedroom dwellings and a one bedroom dwelling on the level. Additionally the fifth floor now incorporates a large common area for residents rather than a private space for the three bedroom dwelling.

Building Height and Setbacks

In accordance with the Goderich Street Design Policy (6.3), development above the street building height is required to be contained within a 45 degree angled height plane measured from Hay Street. This 45 degree angled height plane relates to the angle of the sun at noon on the 21 August and 21 April and potential overshadowing of adjacent properties. Containment of development within this plane will ensure that the solar access principles of this Policy are met. Whilst it is expected that development should be contained within this plane, it not intended that development should take this precise form. The proposed development complies with the building height requirements.

Variations are proposed to the required 4.5 metre setback to Goderich Street with the development having a nil setback to the commercial tenancy, entrance lobby and fire stair and the residential dwellings adjoining residential development to the west having a setback between 1 metre to the balconies and 3.4 metres to the rest of the

building. The minor variations are considered to be consistent with the existing streetscape and will not be dominant or imposing within the streetscape. The staggering of the setback from the nil setback of the commercial tenancy on Goderich Street to an increased setback to the residential units is considered to be a good transition between the commercialised nature of the Bennett Street to the residential nature of Goderich Street.

The development also has a proposed side (west) setback variation of 1.9 metres from the required 4 metre side setback requirements of the Policy. Given the location of a Right of Way to the west of the property that provides separation between the buildings the reduced setback is considered acceptable and is not considered to have a detrimental impact on the adjoining properties.

The proposed southern side setback of nil to 3 metres is, by contrast, a more significant variation. The adjacent residential building located to the south at 57-59 Bennett Street is a single storey building. The setback for lower building levels where there are no openings may be nil and a minimum 4 metres where there are openings. The setback variation of 3 metres to the openings at lower building in lieu of the required 4 metre setback is not considered to have a substantial impact on the surrounding landowners given the primary openings of the dwellings are to the north, west and east elevations.

It is noted that there were no objections to the setback variations and that the DAC also supported the original setbacks. It is considered that these variations can be supported in accordance with clause 47 of the City Planning Scheme No 2.

Car Parking

The development is compliant with respect to resident car parking bay provision as prescribed by the Residential Design Codes (R-Codes). However, the R-Codes also require visitor parking bays be provided, and for this development 5 visitor bays are required. It is considered that given the dimensions of the subject lot and noting the proposal meets the minimum resident car parking bay requirement via the use of car stackers, the requirement for visitor bays to be provided on site would be onerous. It is also considered that the expected demand for visitor parking from the development can be adequately provided for by the presence of on-street bays adjacent to the site. There is also a high level of public transport availability in the area. Given the availability of alternative transport options within the area it is considered the variation can be supported in accordance with clause 47 of the City Planning Scheme No 2.

Conclusion

In response to the concerns of the Design Advisory Committee, the applicant has provided revised plans and elevations to resolve a number of design issues and to improve the overall presentation and quality of the development.

The proposed eight level residential development is consistent with the Statement of Intent for the Goderich Precinct which is to be further developed as a residential neighbourhood. Although the proposal is seeking minor variations to the setback

requirements of CPS2, these will not result in any adverse impact on adjoining properties or occupants or on the streetscapes. The proposed development is in keeping with the scale of development recently approved along Bennett Street and satisfies the built form guidelines and principles of the City's Development and Design Guidelines Policy (4.1) and Goderich Street Design Policy (6.3). Therefore it is recommended that the application be conditionally approved.

ITEM NO: 6

2 – 14 (LOTS 1, 2 AND 3) ELDER STREET, PERTH – PROPOSED ‘NEW TECHNOLOGY’ SIGN WITH THIRD PARTY ADVERTISING CONTENT TO REPLACE EXISTING SIGNS INCLUDING THE PAINTING OF FAÇADE OF BUILDING

**PLANNING COMMITTEE
RECOMMENDATION:**

(APPROVAL)

That in accordance with the City Planning Scheme No. 2 and the Metropolitan Region Scheme the Council APPROVES BY AN ABSOLUTE MAJORITY the application for a ‘new technology’ horizontal sign to include the display of third party advertising content at 2 - 14 (Lots 1, 2 and 3) Elder Street, Perth as detailed on the application form dated 9 July 2015 and as shown on the plans received on 31 July 2015 subject to:

- 1. the advertising content being predominantly (75%) related to products, services or events for the Budget Car Rental and Mobi Storage businesses located on the site;***
- 2. a comprehensive advertising strategy for the sign detailing the control of the amount (maximum 25% of advertising time) and content of any third party advertising; illumination levels; management and maintenance of the sign being submitted to the City for approval prior to commencement of the use of the sign;***
- 3. the advertisements being restricted to static displays that contain only single, ‘self-contained’ messages that shall have a ‘dwell’ duration of not less than 45 seconds. The duration of transition between the full display of one message and the full display of the next message shall not exceed 0.1 seconds. Transitional effects such as fly-in, fade-out and scrolling shall not be permitted;***

(Cont’d)

4. ***the sign content excluding symbols, graphics or text that could be mistaken for an instruction to drivers or any colours, shapes or lighting that could be mistaken for a traffic sign or traffic control signal, or a format normally used for traffic control or warning, incident or traffic management, or road safety or driver information messages, except where required by a public authority;***
5. ***the letter size and legibility of text generally conforming to the guidelines set out in Austroads' Guide to Traffic Management Part 10 – Traffic Control and Communication Devices and shall not include website and social media email addresses or text messaging instructions;***
6. ***the sign being in accordance with the relevant requirements of the Australian Standards: Control of the Obtrusive Effects of Outdoor Lighting (AZ4282-1997) and the maximum luminance of the sign being in accordance with the levels identified by Main Roads WA being daytime – 6000 cd/m², dawn/dusk – 600 cd/m² and night – 300 cd/m²;***
7. ***the sign having a default setting that will display an entirely black screen when no content is being displayed or a malfunction occurs;***
8. ***the applicant/owner of the sign exempting the City from any liability resulting from claims due to driver distraction caused by the sign, with the applicant/owner accepting all responsibility for any such claims;***
9. ***the applicant advising the City which painting option is to be installed prior to the painting of the building façade.***

BACKGROUND:

SUBURB/LOCATION: 2 - 14 (Lots 1, 2 and 3) Elder Street, Perth
FILE REFERENCE: 2015/5304
REPORTING UNIT: Development Approvals
RESPONSIBLE DIRECTORATE: City Planning and Development
DATE: 16 October 2015
MAP / SCHEDULE: Schedule 7 – Maps and coloured perspectives for a new sign at 2 - 14 Elder Street, Perth

LANDOWNER: Mr W B Busby and Busby Nominees Pty Ltd
APPLICANT: Pinnacle Planning
ZONING: (MRS Zone) Central City Area
(City Planning Scheme Precinct) Citiplace (P5)
(City Planning Scheme Use Area) City Centre
APPROXIMATE COST: \$175,000

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 17 November 2015.

The Committee recommendation to the Council is the same as that recommended by the Officers.

SITE HISTORY:

The subject site is located on the eastern side of Elder Street, between Murray and Hay Streets in Perth. The site is occupied by a large warehouse style building which is used for storage purposes associated with Budget Car and Rental and Mobi-Storage. The City approved a development application under delegated authority on 7 July 2015 for the removal of the asbestos roof and the replacement of the roof with Colorbond sheeting.

There are currently two horizontal wall signs approved on the building advertising Budget vehicle rentals; a larger sign on the upper portion of the Elder Street façade with a Budget logo sign below, that are to be removed. There is also a vertical sign for Budget on the northern façade which is being retained.

DETAILS:

The applicant seeks development approval to replace two existing horizontal wall signs on the Elder Street façade of the subject building with a single 'New Technology' sign. The proposed LED advertising sign will be wall mounted 4.74 metres at its highest point above the sloping footpath level and will measure 7.5 metres wide by five metres in height.

The applicant has indicated that 75% of the advertising content of the LED sign will be for Budget and Mobi-Storage that both occupy the site and 25% of the advertising space will be for third party advertising purposes.

The application also includes new paintwork to the façade of the building. The applicant has presented two options for the façade design which includes either rectangular or triangular shapes across the facade in blue, orange and yellow, the corporate colours for the Budget car rental business.

LEGISLATION / POLICY:

Legislation *Planning and Development Act 2005;*
City Planning Scheme No 2

Policy

Policy No and Name: 4.6 Signs

COMPLIANCE WITH PLANNING SCHEME:

Development Requirements

The subject property is located within the City Centre Use Area of the Citiplace Precinct (P5) under the City Planning Scheme No. 2 (CPS2). The Precinct will be enhanced as the retail focus of the State providing a range of retail and related services more extensive than elsewhere in the metropolitan region. Building facades will incorporate interesting architectural elements thereby contributing to a lively, colourful and stimulating environment.

The Statement of Intent for the Citiplace Precinct does not specify any development provisions for signage. The CPS2 Signs Policy sets out the requirements for the erection and management of signs on or adjacent to buildings within the city providing guidelines for their acceptable design and location. The proposal's compliance with the Signs Policy is detailed in the following comments section.

The Council, pursuant to Clause 43 of CPS2, is to have 'regard' to the strategic and statutory planning framework when making determinations. Variations to the Signs Policy can be granted by an absolute majority decision of the Council, in accordance with Clause 47 of the City Planning Scheme and provided the Council is satisfied that:-

- '47(3)(c)(i) if approval were to be granted, the development would be consistent with:-*
- (A) the orderly and proper planning of the locality;*
 - (B) the conservation of the amenities of the locality; and*
 - (C) the statement of intent set out in the relevant precinct plan; and*
- (ii) the non-compliance would not have any undue adverse effect on:-*
- (A) the occupiers or users of the development;*
 - (B) the property in, or the inhabitants of, the locality; or*
 - (C) the likely future development of the locality'.*

COMMENTS:

Signs Policy

Under the Signs Policy the proposed sign is both a horizontal sign and a 'new technology' sign with third party advertising content. General performance criteria as well as specific design criteria are applicable as follows:

Response to Location and Contribution to Local Character

All new signage in the city is required to respond to the local character of the street and the prevailing building style as well as making a positive contribution to its

setting. Enhancement of the desired future environmental character of an area should also be a primary consideration when assessing the appropriateness of a new sign proposal.

The intended local character of this Precinct is that it will be enhanced as the retail focus of the State and that building facades will incorporate interesting architectural elements contributing to a lively, colourful and stimulating environment. The old warehouse building with its blank façade facing the Mitchell Freeway does little to contribute to this character, with Elder Street having limited retail or pedestrian focus. The removal of the existing signs and the installation of the proposed sign will add to the creation of a more “lively, colourful and stimulating environment” in this section of the street.

Under the Signs Policy ‘new technology’ signs are only permitted within the Citiplace and Northbridge Precincts, with the most appropriate location considered to be within plazas or public spaces where they can be viewed by gathered or passing pedestrians. While the site is in the Citiplace Precinct, it is not adjacent to a plaza or public space and, therefore, it is unlikely the proposed sign will be seen by many pedestrians, particularly given the site’s location adjacent to the Mitchell Freeway and the positioning of the sign four metres above the pavement level. However, as the primary purpose of the sign is to advertise the businesses located on the site and related products and events, the intention of the sign is not to provide general advertising or entertainment suitable to a more public location, so in this instance it is considered that the locational requirements can be varied.

The proposed digital sign is in a location that has been occupied by a large horizontal sign for many years. A digital sign with a prolonged dwell time per image is unlikely to have a significantly greater amenity impact on the locality than the existing sign.

Variety and Interest

The Signs Policy recognises that signage can play an important role in the interest and appeal of a building or place, and as such the City supports variety over monotonous design. A sign should reflect the quality of the service or the merchandise that it is advertising, be appropriate to the building or site and aim to attract attention in a way which is well thought out and well designed.

The proposed sign will add visual interest to the building’s blank western façade. Its scale relative to the building is not considered to be excessive. The new sign will have an upgraded appearance compared to the existing signs and, as a result of its varying digital content, will potentially draw greater attention.

Community Expectations

The objective of the Signs Policy has been to ensure that the City is not detrimentally impacted upon by a proliferation or clutter of signage that is unsympathetic to the character of the City’s precincts and buildings. Stringent controls on particular types of advertising signs, particularly those displaying third party advertising, have been relaxed in recent times, in some instances, in recognition of new advertising trends and technology. A review of the Signs Policy is currently underway to address these

changes in expectations and various aspects of the policy which are now considered to be out-dated.

It is considered that the proposal to replacing two existing approved signs on the building, which have been in place for several years, with a new technology sign, with its enhanced presentation and variable messages, would generally meet community expectations for the city centre. As it is the only large wall sign and the only sign with third party advertising content along Elder Street, visual clutter is not considered to be an issue.

Safety

A sign should in no way endanger the safety of the public and 'new technology' signs should not be able to be viewed by passing motorists for whom they may be a distraction and therefore a safety hazard. The content of 'new technology' signs may move but not flash or pulsate in a manner that is likely to cause a hazard or nuisance to motorists or the occupants of neighbouring properties.

The sign will be visible by motorists travelling from Murray Street and along Elder Street and the Mitchell Freeway. The application was referred to Main Roads WA for comment given the proximity of the site to the Mitchell Freeway. Main Roads WA reviewed the application and advised that the orientation of the sign is such that it would have minimal visibility from the Freeway and therefore, minimal impact on the safety of Freeway motorists.

Main Roads WA has recommended that the sign displayed should have no less than 45 second dwell time and the transmission between the full display of one message and the full display of the next message shall not exceed 0.1 seconds. It has also been advised that transitional effects such as fly-in, fade-out and scrolling shall not be permitted. Main Roads WA has provided suggested maximum values for varying ambient lighting conditions. The final luminance levels are to be determined based on the site specific requirements, including the orientation of the sign and shading. Main Roads recommendations can be imposed as conditions of any development approval.

As the sign is located mid-block it would not interfere with the operation or safety of the intersections at Hay or Murray Streets.

Design, Construction and Maintenance

Signs are required to be simple, clear and efficient with structural components and wiring concealed. The proposed sign meets this requirement with all structures and services concealed.

Third Party or General Advertising

As indicated the sign is intended to display 25% of its content for third party advertising. The Signs Policy states that third party advertising will only be permitted where, having regard to the character of the area in which the sign is to be situated,

the Council is satisfied that the visual quality, amenity and safety of the area will be enhanced, or at the very least not diminished.

The Council has generally discouraged third party advertising throughout the city to avoid a proliferation of signage and visual clutter. The applicant has advised that the third party advertising may be restricted to advertisements for products associated with the Budget Rental or Mobi-Storage businesses which utilise the site (which, by definition, would not be considered third party advertising). However, in the event that general advertising is displayed, a management strategy will be required to determine how this will be limited to 25% of the advertising space as proposed. Any support of this proposal should not be construed as a precedent for a proliferation of third party advertisements in the locality.

Facade Painting

Both options for the painting of the façade are considered to be appropriate and will assist in upgrading the appearance of the building. The applicant will be required to confirm which option they will be installing prior to painting the façade.

Conclusion

The proposed 'new technology' horizontal sign with third party advertising content including the painting of the façade of the building at the subject site can be supported on the basis that it is replacing two signs of a similar size, with the exception being that the new sign will have frequently changing content with enhanced graphics. The imposition of appropriate conditions to manage the sign's contents and graphics will ensure that the amenity and safety of the locality for motorists, pedestrians and building occupants are maintained.

ITEM NO: 7

8 (LOTS 21, 400 AND 401) PARKER STREET, NORTHBRIDGE – 12-LEVEL MIXED-USE DEVELOPMENT CONTAINING 60 MULTIPLE DWELLINGS, THREE COMMERCIAL TENANCIES LOCATED AT THE GROUND AND FIRST FLOOR LEVELS AND 27 CAR PARKING BAYS – TRANSFER OF PLOT RATIO

**PLANNING COMMITTEE
RECOMMENDATION:**

(APPROVAL)

That:

- 1. *in accordance with the provisions of the City Planning Scheme No. 2, Council APPROVES BY AN ABSOLUTE MAJORITY the application for a 12-level mixed-use development containing 60 multiple dwellings, three commercial tenancies and 27 car parking bays at 8 (Lots 21, 400 and 401) Parker Street, Northbridge as detailed on the Metropolitan Region Scheme Form One dated 6 August 2015, and as shown on the plans received on 23 October 2015 subject to:***
 - 1.1 *the proposed development being restricted to a maximum plot ratio of 4.8:1 (2,626m²) including 20% transferable plot ratio (being 438m² of plot ratio floor space that is currently recorded ('banked') in the Transfer of Plot Ratio Register of City Planning Scheme No. 2) transferred from 47 (Lot 9) Wellington Street, Perth;***
 - 1.2 *the owner submitting evidence and final confirmation to the City that the transaction in respect of transfer of plot ratio has been finalised between the owners of 47 (Lot 9) Wellington Street, East Perth and 8 (Lots 21, 400 and 401) Parker Street, Northbridge;***
 - 1.3 *the subject lots being amalgamated into one Lot on 'one certificate of title' prior to the building being occupied;***

(Cont'd)

- 1.4 final details of the design and a sample board of the high quality and durable materials, colours and finishes, including the refinement of materials and finishes to the southern elevation of the building being submitted and approved by the City prior to applying for a building permit;**
- 1.5 the windows to the corridors along the southern elevation of the building being designed with obscure glazing with the lower building level windows being further recessed to protect access to natural light with details being submitted and approved by the City prior to applying for a building permit;**
- 1.6 air conditioner condensers not being permitted on residential balconies where they affect the use of the balcony or can be viewed from the street and any proposed external building plant, lift overruns, piping, ducting, water tanks, transformers, and fire booster cabinets shall be located so as to minimise any visual and noise impact on the adjacent developments and being screened from view of the street and nearby developments, including any such plant or services located within the vehicle entrance of the development, with details of the location and screening of such plant and services being submitted and approved by the City prior to applying for a building permit;**
- 1.7 the dimensions of all car parking bays, the vehicle entrance, aisle widths and circulation areas complying with the Australian Standard AS2890.1;**
- 1.8 the residential car parking bays being for the exclusive use of the occupants or guests of the development and not being leased or otherwise reserved for use by tenants or occupants of other buildings or sites;**
- 1.9 all stormwater being contained on-site with details of the stormwater drainage being submitted for approval by the City prior to applying for a building permit;**

(Cont'd)

- 1.10 any signage for development being integrated into the design of the building with any signage not exempt from approval under the City's Planning Policy 4.6 Signs being subject to a separate application for approval;**
- 1.11 the proposed development being designed and constructed in such a manner so that existing and possible future noise levels associated with traffic impacts and nearby commercial and entertainment uses, in addition to noise generated from within the development, that could potentially affect future residents, can be successfully attenuated. Details of such noise attenuation measures shall be prepared by a qualified acoustic consultant and be submitted for approval by the City prior to the submission of an application for the relevant building permit and may include (but not be limited to) the following:**
- a. installation of double glazing or heavyweight single glazing of a minimum thickness of 10mm on windows and glass doors to bedrooms and living areas;**
 - b. installation of high performance acoustic glazing to bedrooms sharing external light slots;**
 - c. acoustic insulation in external walls, non-glazed doors and roofs;**
 - d. the construction of shared walls, ceilings and floors between dwellings and between residential and non-residential units, in such a way which minimises the transmission of noise; and**
 - e. acoustically insulated ducting in ducted air-conditioning;**

(Cont'd)

- 1.12 any contract for sale or lease agreement for the proposed office tenancy and residential dwellings to include a prominent notice advising prospective purchasers and occupants of the development of the location of existing Licensed Entertainment Venues in the immediate locality including details of the current operating conditions of these venues and advising that the locality is subject to noise and other adverse impacts not normally associated with a typical residential development;**
- 1.13 a notification be placed on the Strata Title of each residential dwelling in accordance with Section 70A of the Transfer of Land Act 1893, to advise prospective purchasers of the potential noise impacts in this locality that might affect the use or enjoyment of the development;**
- 1.14 a Waste Management Plan, identifying a permanent storage and wash down facility for bins for both recyclables and general waste and including a waste disposal/collection strategy demonstrating how these facilities will be serviced by the City, being submitted and approved by the City prior to applying for a building permit;**
- 1.15 the ground floor and first floor commercial tenancies being restricted to 'Office', 'Retail-(General)' or 'Dining' use with any other proposed use requiring a separate application for approval;**
- 1.16 the proposed floor levels of the pedestrian and vehicle entrances to the building being designed to match the current levels of the adjacent footpaths, to the City's satisfaction, with details being submitted and approved by the City prior to applying for a building permit;**
- 1.17 a dilapidation report for the heritage building at 115 Francis Street Avenue being submitted and approved by the City prior to applying for a building permit;**

(Cont'd)

1.18 a construction management plan for the proposal being submitted for approval prior to applying for a building permit, detailing how it is proposed to manage:

- a. the delivery of materials and equipment to the site;**
- b. the storage of materials and equipment on the site;**
- c. the parking arrangements for the contractors and subcontractors;**
- d. any dewatering of the site; and**
- e. any other matters likely to impact on the surrounding properties.**

2. the applicant is advised that with reference to above condition 1.2 upon receipt of evidence and confirmation, the plot ratio transfer from 47 Wellington Street to 8 Parker Street will then be irreversible and the transfer will be permanently registered on the Transfer of Plot Ratio Register of City Planning Scheme No. 2.

BACKGROUND:

SUBURB/LOCATION: 8 (Lots 21, 400 and 401) Parker Street,
Northbridge

FILE REFERENCE: 2015/5313

RESPONSIBLE UNIT: Development Approvals

RESPOND DIRECTORATE: Planning and Development

DATE: 28 October 2015

MAP / SCHEDULE: Schedule 8 – Map and colour perspectives for 8
Parker Street, Northbridge

LANDOWNER: Reef Developments Pty Ltd, Odd Eilert Ostbo
Halvorson, Christina Anne Halvorsen, PL Cox Pty
Ltd and Stephen John Clarke

APPLICANT: Mark Aronson Architecture Pty Ltd

ZONING: (MRS Zone) Central City Area Zone
(City Planning Scheme Precinct) Northbridge
Precinct 1
(City Planning Scheme Use Area) City Centre

APPROXIMATE COST: \$11 million

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 17 November 2015.

The Committee recommendation to the Council is the same as that recommended by the Officers.

SITE HISTORY:

The subject site has a total area of 547m² and is located on the eastern side of Parker Street, opposite Russell Square. The site also has frontage to Mountain Terrace along the eastern boundary. The site is located adjacent to a State listed heritage building referred to as 'Tower House'.

DETAILS:

Approval is sought to construct a 12-level mixed-use development containing 60 multiple dwellings, three commercial tenancies and 27 car parking bays at the subject site.

Details of the proposed development are as follows:

Basement Level	This level contains 50 store rooms ranging in size from 3m ² to 3.5m ² , a meter room and a transformer room.
Ground Floor Level	This level contains the entrance lobby and lift for the residential apartments and commercial tenancy above. The residential car park including 27 car stacker bays is located at this level and accessed from Mountain Terrace. A commercial tenancy fronting Parker Street (54.4m ²) and commercial tenancy fronting Mountain Terrace (36.6m ²) is located at this level. The bin storage areas and domestic pump room will be located in the residential car park at this level.
First Floor Level	This level will contain one commercial tenancy fronting onto Parker Street (100.8m ²), 10 residential store rooms ranging in size from 3.2m ² to 3.7m ² , 37 scooter/bicycle bays and 1 x one bedroom apartment (47.5m ²).
Second and Third Floor Levels	Each level will contain 8 x one bedroom apartments ranging in size from 42.7m ² to 45m ² .
Fourth Floor Level	This level will contain 5 x one bedroom apartments ranging in size from 42.7m ² to 44.1m ² . A communal lounge, sun deck and lap pool for the residents will be provided at this level.
Fifth Floor Level	This level will contain 6 x one bedroom apartments ranging in size from 42.7m ² to 45.8m ² .
Sixth, Seventh and Eighth Floor Levels	Each level will contain 8 x one bedroom apartments ranging in size from 42.7m ² to 44.3m ² .
Ninth and Tenth (Mezzanine) Floor Levels	These levels will contain 8 two-storey apartments ranging in size from 66.6m ² to 100.5m ² including 6 apartments with two bedrooms and one bathroom and 2 apartments with three bedrooms and two bathrooms.

sites. Developments will have a nil street setback and be of a low scale along the street frontage with additional building height setback from all lot boundaries. In addition, the height of buildings must allow for adequate sun penetration into key pedestrian streets and public places including Russell Square. The Precinct will also be characterised by versatile building forms which will be easily adaptable to new uses and be able to accommodate a variety of interesting and informative signs. The facades will also add interest and vitality to the street, and be characterised by continuous shopfronts and traditional designs, incorporating verandahs, awnings and artwork.

The proposal has been assessed against the City Planning Scheme requirements and the proposal's compliance with the following development standards is summarised below:

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	4.8:1 (2,626m²) including 20% transfer of plot ratio (438m²)	Base Plot Ratio 4.0:1 (2,188m ²) based on a site area of 547m ² Maximum 20% increase through the transfer of plot ratio providing a total plot ratio of 4.8:1 (2,626m ²)
Building Heights:		
<u>Parker Street</u>	32.8 metres along the street frontage with a nil street setback up to a total height of 32.8 metres	Maximum street building height of 14 metres with a 5 metre setback up to a total height of 33 metres
<u>Mountain Terrace</u>	32.8 metres along the street frontage with a nil street setback up to a total height of 32.8 metres	Maximum street building height of 14 metres with a 5 metre setback up to a total height of 33 metres
Setbacks:		
<u>Side (North)</u>		
Lower building level	Nil to 3 metres (no openings), Nil to 3 metres (with openings)	Nil (no openings) to 4 metres (with openings)
Upper building level	Nil to 3 metres (no openings), Nil to 3 metres (with openings)	3 metres (no openings) or 4 metres (with openings)

Development Standard	Proposed	Required / Permitted
<u>Side (South)</u>		
Lower building level	Nil (no openings)	Nil (no openings) to 4 metres (with openings)
Upper building level	Nil (no openings)	3 metres (no openings) or 4 metres (with openings)
Car Parking:		
<u>Residential</u>	27 bays	60 bays (minimum) 120 bays (maximum)
<u>Commercial</u>	Nil	8 bays (maximum)
Bicycle Parking:		
<u>Bicycle Bays</u>		
Residential	37 scooter/bicycle bays	20 (minimum)
Commercial	Nil	Nil

Variations to the building height, setback and parking provisions applicable to the development can be granted by an absolute majority decision of the Council, in accordance with Clause 47 of the City Planning Scheme and provided the Council is satisfied that:

‘47(3)(c)(i) if approval were to be granted, the development would be consistent with:

- (A) the orderly and proper planning of the locality;*
- (B) the conservation of the amenities of the locality; and*
- (C) the statement of intent set out in the relevant precinct plan; and*

(ii) the non-compliance would not have any undue adverse effect on:

- (A) the occupiers or users of the development;*
- (B) the property in, or the inhabitants of, the locality; or*
- (C) the likely future development of the locality’.*

In accordance with the provisions of Clause 34 (6) of the CPS2 the Council may only approve the transfer of transferable plot ratio if:-

“

- a) at the same time, it grants planning approval for development of the recipient site that utilises all or part of a donor site’s transferable plot ratio;*
- b) the development will have no significant adverse impact on the cultural heritage significance (if any) of the recipient site or its locality;*
- c) the development of the recipient site otherwise warrants approval under the Scheme; and*
- d) the resulting increase in plot ratio of the recipient site due to:*

- e) *a transfer of transferable plot ratio under clause 34 does not exceed the maximum plot ratio specified for the recipient site by more than 20%; or*
- f) *a combination of a transfer of transferable plot ratio under clause 34 and any plot ratio bonus granted under clause 28;*
- g) *does not exceed the maximum plot ratio specified for the recipient site on the plot ratio plan by more than 20% above the maximum plot ratio specified for the or part of the lot due to a combination of bonus plot ratio under clause 28(2)(a) and transfer of transferrable plot ratio.”*

COMMENTS:

Consultation

Given the proposed variations to the CPS2 development standards the application was advertised to the owners of the surrounding properties for a period of 14 days, closing on 23 September 2015. These included the owners at 2 Parker Street, 103-105 Francis Street, 108-110 Francis Street, 115 Francis Street and 20-24 Parker Street. Two submissions were received including the owners directly adjacent at 2 Parker Street and 115 Francis Street. The comments received from the adjacent property owners are summarised below:-

- a loss of development potential to the adjacent lot at No. 2 Parker Street as a result of the nil side setback proposed along the southern elevation;
- the potential damage to the interior adornments of the Church of Saints Constantine and Helen through vibration and dredging work; and
- loss of amenity, overlooking to the adjacent heritage property as a result of the nil side setback proposed on the northern elevation.

The comments regarding the side setback variations and its impact on the adjacent properties in terms of development potential, amenity and overlooking will be discussed in the setback section of this report.

With respect to the concerns regarding the potential damage to the interior of the adjacent heritage building as a result of noise and vibration, this will be addressed as part of the construction management plan for the development including the preparation of a dilapidation survey report which can be required as a condition of any approval.

Design Advisory Committee

At its meeting held on 17 September 2015, the Design Advisory Committee (DAC) having considered the design of the proposed 12-level mixed-use development advised that it:

“

1. *supports the scale, form and design quality of the proposed building but considers further design refinement and development is necessary to:*
 - 1.1 *strengthen the intended corner presentation of the building;*
 - 1.2 *improve the aesthetic treatment of the blank southern facade;*
 - 1.3 *confirm the structural integrity of the peristyle frame on the northern elevation;*
 - 1.4 *demonstrate the effectiveness of the proposed light slots, including the removal of all balcony intrusions into the light slots;*
 - 1.5 *incorporate additional daylight into the corridors on each level;*
 - 1.6 *provide pedestrian shelter across the entire frontage of the building.*
2. *supports the variations to the minimum residential car parking requirements having regard for the location and target market for the apartments;*
3. *supports the reduced size of the apartments and balconies but considers that the storeroom sizes should be increased to meet the minimum area requirements;*
4. *notes that details will need to be submitted to demonstrate how the development will be designed to ameliorate noise impacts from the surrounding entertainment district.”*

In response to the above the applicant has prepared revised plans and a written statement which will be discussed in the proceeding sections of this report.

Transfer of Plot Ratio

The Council may approve a transfer of plot ratio of up to 20% from a registered donor site provided it complies with Clause 34 of CPS2 and the City's Transfer Plot Ratio Policy 4.5.2. When considering the merits of an application for the transfer of plot ratio, consideration must be given to the impact of any transfer of plot ratio on other development standards that apply to the site under CPS2.

In this instance the applicant is seeking to transfer an additional 438m² of plot ratio floor area from an approved donor site at 47 Wellington Street, Perth which will equate to a total of 20% additional plot ratio for the development. The proposed development will have no significant adverse impact on the locality and is considered to warrant approval in accordance with Clause 34 of CPS2 and the Transfer Plot Ratio Policy.

Building Design, Materials and Finishes

The subject site is located adjacent to a heritage building on the corner of Parker Street and Francis Street. The building design, materials and finishes takes reference and is intended to complement the existing heritage buildings in the area as well as creating an industrial warehouse feel. A variety of materials and finishes

are proposed including red facebrick of similar colour those used in the nearby heritage buildings at Tower House and the Cathedral of St Constantine and St Helene. The rest of the building will be finished with painted concrete panels, exposed aggregate, vertical metal louvred screens, glass blocks and an aluminium glazing system to the windows and painted steel balustrades to the balconies. An art mural is also proposed along the southern elevation. Whilst the proposed materials and finishes are generally supported some concern has been raised by the City's DAC regarding the aesthetic treatment of the southern elevation. Further materials have been added to break up the bulk of this elevation however the revised design could be further refined and simplified with the City's officer's recommending that one of the materials be removed from this elevation. The applicant has agreed with this recommendation to delete one of the finishes from the southern elevation which can be required as a condition of any approval.

Given its location adjoining the Tower House heritage building which will remain, the site has been treated as a 'bookend' or corner lot. Where buildings are located on prominent sites such as corner lots or sites which terminate views and vistas the City's Design Guidelines recommends the incorporation of design elements which accentuate corners and address street frontages. The City's DAC raised some concerns regarding the design of the north-west corner of the development and its presentation to the street. In order to strengthen the 'bookend' and corner presentation of the building the design has been modified to simplify the tower element by bringing it down to the ground with a clean plane and removing elements that add clutter to the lower portions of the façade. In addition, columns have been introduced at the amenity level to strengthen the verticality of the tower element. The applicant also investigated a change of materials to include facebrick on the tower element however the white render was considered more suitable in terms of strengthening the corner element and creating a canvas to display the architecture of the heritage building adjacent.

The City's Residential Design Policy 4.9 requires developments to provide a range of dwelling sizes and types to increase the number of people that can afford to live in the city and to diversify the residential population. Dwellings should provide high quality, useable living spaces with minimum floor areas recommended including 40m² for studio apartments, 50m² for one bedroom apartments, 70m² for two bedroom apartments and 100m² for three bedroom apartments. A usable balcony space with a minimum area of 10m² and a minimum dimension of 2m² is also recommended. The development proposes one bedroom apartments of 42.7m - 45.8m², two bedroom apartments of 66.6m² - 72.5m and three bedroom apartments 88m² - 100m² with balconies of approximately 5 - 6m² in area. Whilst not meeting the minimum apartment and balcony size requirements the apartments provide an efficient floor layout. The size of the balconies are considered to be suitable in terms of the proposed affordable studio style living arrangements being provided and the sites proximity to noise generating activities within the Northbridge entertainment area. The City's DAC supported the size of the apartments noting the development will provide affordable accommodation in the city however recommended that the storeroom sizes be increased to meet the minimum area requirements. In response to concerns regarding the size of the storerooms (1m² – 1.2m) the design has been revised to increase the size of the storerooms to 3m² - 3.7m² Based on the above it is considered that the smaller apartment sizes and balconies can be supported.

All buildings within the City should be designed to maximise sunlight penetration into the building and to the adjoining properties. The City's DAC and officer's raised some concerns regarding the lack of natural light into and amenity of the internal corridors. In response to these concerns the design has been revised to include glass blocks along the southern elevation of the building, providing natural light to the western corridors. The applicant has also advised that highlight windows are proposed adjacent to the lift area at each level. Whilst the introduction of the glass blocks to the southern elevation is supported it is recommended that the glass blocks be further recessed at the lower building levels (ground to third floor level) to ensure that light to the corridors is not blocked out should the site to the south be redeveloped with a nil side setback at the lower building level. An increase in the depth of the recess to the glass block windows at the lower building levels can be required as a condition of any approval.

The City's Development Design Guidelines recommends that all buildings which are located within the City Centre Scheme Use Area be designed to incorporate pedestrian shelter over the footpath. Pedestrian shelter should be designed to maximise opportunities for protection from the elements and should relate to the architecture of the building. The City's DAC recommended that the awning proposed along Parker Street be extended across the entire frontage of the building. In response to the DAC's recommendation the awning along both Parker Street and Mountain Terrace have been extended across the entire length of the façades. This is considered to address the concerns of the City's DAC and is consistent with the City's Development Design Guidelines.

The City's DAC also requested the applicant confirm the structural integrity of the peristyle frame on the northern elevation. In response to this concern the applicant has provided further details from at Wood and Grieve Engineers. With the exception of the flat brick arch at the top of the frame, the intention is that the frame will be constructed in steel and clad with fibre-cement sheet which will be rendered and polished or alternatively rendered and painted to match the white render of the tower element. This is an approach that has been used at the QV1 building by Harry Seidler and has remained in good condition. Based on the above it is considered that the response provided by the applicant has satisfactorily addressed the City's DAC's concerns.

Another concern raised by the City's DAC is the effectiveness of the proposed light slots to the bedrooms along the eastern and western elevations as well as privacy concerns resulting from the balcony intrusions into this space. In response the light slots have been deleted from the proposal. The depth of the light slots measure 5.8 metres in length by 1.4 metres in width, however due to their location on the eastern and western facades have been demonstrated to achieve adequate direct sunlight penetration during the day. The applicant has also provided a perspective showing that an aspect from the bedroom window light slots will be achieved. In order to address the noise issues associated with separate apartment windows adjoining the light slots high performance glazing will be provided to each bedroom. Based on the above it is considered that the issues raised by the City's DAC and officers regarding the effectiveness of the light slots have been satisfactorily addressed.

Building Heights and Setbacks

The proposed height of the building at 32.8 metres is consistent with the maximum height prescribed at the site of 33 metres. Variations are sought to the street setback requirements whereby a maximum street building height of 14 metres applies with a 5 metre setback to the upper building level from Parker Street and Mountain Terrace up to a height of 33 metres. The development proposes a nil setback to both Parker Street and Mountain Terrace up to a height of 32.8 metres. Whilst no street setbacks are proposed to the upper building level the double height volume pool and amenity area will provide some distinction between the lower and upper building levels. Given the site's position adjacent to a heritage building and its orientation, views to the sky will be maintained and there will be little impact in terms of overshadowing to the adjacent park. With respect to the street setbacks in the locality the buildings to the south are much lower in scale however are also built with a nil street setback. As mentioned previously the site has been treated as a corner lot and therefore the building has not been designed in accordance with the setbacks of the heritage buildings to the north. Based on the above it is considered that the variations to the maximum street building height and upper building level street setbacks can be supported in accordance with the principles of the City's Building Heights and Setbacks Policy 4.4 and clause 47 of CPS2 as the variations proposed is considered to result in a better outcome compared to compliant design.

The application also proposes setbacks to the side elevations including variations to the upper building level of the southern elevation whereby a 3 metre setback is required and a nil side setback has been proposed up to a height of 32.8 metres. This variation has been sought as a result of the narrow frontage of the site at 13.4 metres. The property owner to the south at No. 2 Parker Street has raised concerns regarding the impact of the side setback variation on the future redevelopment potential of this site. Given there are no habitable windows proposed along the southern elevation there will be no impact in terms of a loss of privacy should the site at 2 Parker Street be redeveloped in the future. With respect to the windows at the end of the corridors these should be obscured to avoid any issues in terms of overlooking or loss of privacy to the site to the south which can be required as a condition of any approval. Any habitable rooms proposed to face north at the site to the south will be restricted by this development in terms of access to natural light, however with the advantage of not being subject to overlooking from this development. The difference between a compliant scheme with a 3 metre setback or a nil setback however is not significant in terms of access to light in this instance as the façade will be north-facing with significant reflected light. It is also noted that the development site to the south has much greater development potential in terms of its overall height and therefore only a portion of the upper building level is likely to be affected allowing for a potential design response (between 14 metres and 33 metres height). Based on the above it is considered that the variation to the southern setback can be supported in accordance with principles of the City's Building Heights and Setbacks Policy 4.4 and clause 47 of CPS2.

Side setback variations are proposed to the northern elevation whereby a 3 metre setback is required at the lower building level where there are no openings or a 4 metre where there are openings. The development proposes a nil to 3 metre setback at the lower building level. Two of the apartments at each level and the internal

corridor will have windows facing north with a 3 metre setback. This is considered satisfactory in terms of privacy and access to natural day light, particularly given the nature of the heritage site next door. With respect to the upper building level a 3 metre setback should be provided where there are no openings or 4 metres where there are openings. The development is seeking to provide a nil to 3 metre setback at the upper building levels. All of the habitable rooms and the window to the internal corridor will however be setback 3 metres from the northern boundary ensuring an appropriate level of privacy and access to natural light can be achieved. Given the site's position adjacent to a heritage building an appropriate level of separation at the upper building level views to the sky will be maintained. Based on the above it is considered that the variations to the northern side setback requirements will meet the principles of the City's Heights and Setback Policy 4.4 and clause 47 of CPS2.

Vehicle Parking

The City's Parking Policy 5.1 requires a minimum of one car parking bay and a maximum of two car parking bays per dwelling to be provided, equating to 60 to 120 bays. The development proposes 27 car parking bays located at the ground floor level which will be accessed from Mountain Terrace. The development also proposes 37 dedicated bicycle or scooter bays located at the first floor level. The applicant advises that the number of car parking bays provided is reflective of the target market for the development which is to provide affordable accommodation in the city including studio apartments for students or key city workers where car ownership is low. The variation to the minimum car parking requirement is also justified on the basis that the site is well serviced by public transportation options including the CAT service and Perth Railway Station. The site is also located in the city centre where a wide range of goods and services are available and the development provides dedicated bays for alternative modes of transport including scooter and bicycle parking bays. Based on the above it is considered that the variation to the minimum number of car parking bays can be supported in accordance with objectives of the City's Parking Policy 5.1.

Noise

Residential developments should deliver an appropriate level of amenity for residents by attenuating noise between dwellings, other building uses and activities, external noise sources and from mechanical plant and equipment. As the site is located adjacent to the Northbridge entertainment district the development will need to be carefully designed to ameliorate against noise impacts from the surrounding noise generating activities.

The applicant has confirmed that the proposed development can be designed with materials and methods to minimise any impacts of excessive external noise, as well as noise transfer between dwellings in accordance with the Environmental Protection (Noise) Regulations 1997, the Australian Standards and the Building Code of Australia. This is supported by an acoustic report prepared by Gabriels Environmental Design on 8 September 2015. Any approval should be conditioned to require specific details of the noise attenuation measures which are to be implemented at the detailed design stage prior to the submission of an application for a building permit.

Nevertheless it is considered appropriate to require that a notification be placed on the strata titles under Section 70A of the Transfer of Land Act 1893, to advise prospective purchasers of the potential noise impacts in this locality that might affect the use or enjoyment of the development.

Conclusion

The proposed mixed use development will provide a large number of one bedroom apartments, increasing the number of people that can afford to live in the City and adding to its diversification. With respect to the variations to the street and side setback requirements the development is considered to meet the principles and intent of the City's Building Height and Setback Policy 4.4 and therefore can be supported in accordance with clause 47 of CPS2. The variation to the minimum number of car parking bays is supported on the basis that there are alternative scooter and bicycle bays provided within the development as well as access to a wide range of public transport options in the general locality. The design concerns raised by the City's DAC and administration are considered to be satisfactorily addressed in the revised design or can be met through conditions of approval. Based on the above it is recommended that the application should be conditionally approved.

ITEM NO: 8

125-137 (LOT 201) ST GEORGES TERRACE, PERTH – CHANGE OF USE OF TENANCY FROM ‘SMALL BAR’ TO ‘TAVERN’ (‘ENTERTAINMENT’)

**PLANNING COMMITTEE
RECOMMENDATION:**

(APPROVAL)

That, in accordance with the provision of the City Planning Scheme No. 2 and the Metropolitan Region Scheme, the Council approves the application for the change of use of Bar Lafayette from a ‘Small Bar’ to a ‘Tavern’ (‘Entertainment’) at 125-137 (Lot 201) St Georges Terrace, Perth as detailed on the Metropolitan Region Scheme Form One dated 4 September 2015 and as shown on the plans received on 9 September 2015 subject to:

- 1. all entertainment within the ‘Tavern’ being restricted in volume to background level noise over which normal levels of conversation can occur with no music permitted within the proposed alfresco areas;*
- 2. a management plan for the ‘Tavern’ detailing control of noise, patron behaviour, queuing of patrons, hours of operation, and a procedure for handling and resolving complaints made in relation to the operation of the venue, being submitted and approved prior to the tavern use coming into operation with the approved plan being implemented in full by the manager/proprietor of the venue to the City’s satisfaction;*
- 3. a Waste Management Plan identifying a permanent internal storage and wash down facility for bins and including a waste collection strategy, being submitted for approval by the City prior to applying for a building permit.*

BACKGROUND:

SUBURB/LOCATION: 125-137 St Georges Terrace, Perth
FILE REFERENCE: 2015/5364
REPORTING UNIT: Development Approvals
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 3 November 2015

MAP / SCHEDULE: Schedule 9 – Map and Photograph for 125-137 St Georges Terrace, Perth

LANDOWNER: Brookfield (City Square Lots 1-7) Pty Ltd
APPLICANT: Stephen Vetten
ZONING: (MRS Zone) Central City Area
(City Planning Scheme Precinct) St Georges Precinct 6
(City Planning Scheme Use Area) City Centre

APPROXIMATE COST: Nil.

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 17 November 2015.

The Committee recommendation to the Council is the same as that recommended by the Officers.

SITE HISTORY:

On 5 April 2012 planning approval was granted under delegated authority to approve a portion of the lower ground level of the subject building to 'Entertainment' for a Small Bar ('Bar Lafayette') (DA-2012/2069). The proposal included an internal fitout and a minor alteration to the existing façade of the building to reinstate a window and a door.

The development was approved subject to a condition being imposed requiring all entertainment within the small bar being restricted in volume to background level noise over which normal levels of conversation can occur with no music permitted within the proposed alfresco areas. This was imposed as a condition of approval due to no acoustic information being provided for assessment of the proposal.

DETAILS:

The application proposes to change the use of the subject tenancy on the site from a 'Small Bar' to a 'Tavern' both of which fall within the 'Entertainment' use group under the City's Planning Scheme No 2 to a Tavern Licence to be issued by the Department of Racing, Gaming and Liquor, enabling allow an increase in patron numbers on site.

The application does not propose to make any physical alterations to the building, with no changes to entertainment which is current am acoustic guitarist on Thursday 5.00pm to 8.00pm and hours of operation all of which will continue as it does currently albeit with an increase in patron numbers.

LEGISLATION / POLICY:

Legislation *Planning and Development Act 2005*
Planning and Development (Local Planning Schemes)
Regulations 2015

City Planning Scheme No. 2

Policy

Policy No and Name: Precinct Plan No. 6 – St Georges
4.1 City Development Design Guidelines

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The St Georges Precinct will continue to function as the State's principal centre for business, finance, commerce and administration. In this regard the tradition, prestige and convenience of the Precinct will be highlighted as a prime location for office activities. A range of commercial and educational uses, including banks, travel agencies, educational establishments, art galleries and convenience facilities for residents, visitors and the work force, such as restaurants, lunch bars, kiosks and local shops, are appropriate, particularly at street or pedestrian level.

The proposal for a tavern falls within the 'Entertainment' use group category of the City Planning Scheme No. 2 (CPS2), which is a contemplated ('C') use in the City Centre area of the St Georges Precinct (P6). The provisions of clause 67 of the Planning and Development (Local Planning Schemes) Regulations 2015 – Deemed Provisions for Local Planning Schemes) outlines matters to be considered by the City when assessing a contemplated use. In considering an application for development approval the City is to have due regard to the matters outlined in clause 67 of the deemed provisions as relevant to the application.

COMMENTS:

Consultation

No advertising of the application is required under the Scheme provisions. It is noted that there is an existing small bar use on the site and that the surrounding commercial tenancies are under the same ownership that would not be impacted by the change of use.

The building on the site is permanently listed on the State Register of Heritage places as part of the Newspaper House Group and Perth Technical College (ID 2112) and is also listed on the City's register of Places of Cultural Heritage Significance. The State Heritage Office advised that there was no need to comment on the proposal given there were no physical modifications being made and the use was not substantially changing.

Noise

The applicant has advised the City that the only entertainment that will be provided on site is an acoustic guitarist on Thursday afternoons 5.00pm-8.00pm. As there are a number of entertainment establishments as part of the Brookfield Place development it is considered necessary to condition any approval to restrict any music or entertainment within the venue to background noise levels only over which normal levels of conversation can occur and no music in the proposed alfresco areas. This is due to the lack of acoustic information provided to demonstrate that any increase in entertainment on the site can comply with the Environmental Noise Regulations.

The major increase in noise will come from the increase in patron numbers. The bar is currently limited to 120 patrons with the applicant indicating that their proposed new capacity will be a maximum of 200. This number however will ultimately depend on the maximum occupancy granted by the City' in terms of the Health legislation and also the Department of Racing, Gaming and Liquor.

Hours of Operation

A tavern or 'Entertainment' use is a contemplated ('C') use in the City Centre use area of the St Georges Precinct. The current operating hours for the bar are 4pm to midnight Monday to Thursday and Saturday, and Friday 2.00pm to midnight with the bar being closed on Sundays.

In accordance with the Liquor Control Act, the permitted trading hours for a Tavern is 6.00am to 12.00am Monday to Saturday and 10.00am until 10.00pm on Sundays. Given that the applicant has advised that they are not proposing to change their operating hours. There are no proposed modifications to the operation of the entertainment use except for the increase in patron numbers and there are no noise sensitive premises within close proximity to the development the City expects that the venue can comply with the *Environmental Protection (Noise) Regulations 1997*.

Land Use

It is not considered that the change of use from a Small Bar to a Tavern in this location will have a detrimental impact on the area and it is considered that the use will add to the interest and activity within the Brookfield development and the St Georges Precinct. The proposed tavern will have little impact on the area with an additional 80 patrons being the only modification to the bar's current operations. The venue will provide activity and interest to the locality during and after normal business hours. The proposal is considered an appropriate adaptive use of the heritage building and can be supported subject to relevant conditions of approval.

Conclusion

It is considered that the proposed tavern ('Entertainment') use is compatible with the existing character of the Brookfield Place and will not have any adverse impact on the character of the area during the day. It is considered that the venue can be successfully attenuated to comply with the *Environmental Health (Noise) Regulations*

1997. Any approval should be conditioned to require a noise management and operational plan for the venue as well as a waste management strategy.

Based on the above it is recommended that the change of use from a small bar to a tavern ('Entertainment') should be approved subject to appropriate conditions as outlined in the report.

ITEM NO: 9

76 (LOT 5) WITTENOOM STREET, EAST PERTH – REQUEST FOR APPROVAL AS A DONOR SITE FOR ADDITIONAL TRANSFER OF PLOT RATIO

**PLANNING COMMITTEE (APPROVAL)
RECOMMENDATION:**

That, in accordance with Clause 34 of the City Planning Scheme No. 2 Council APPROVES the request for approval as a donor site for the transfer of 635m² of transferable plot ratio from 76 (Lot 5) Wittenoom Street, East Perth to the City's register of transfer of plot ratio in accordance with the application for 'Transfer Plot Ratio – Donor Site Approval' dated 13 October 2015, subject to the existing Heritage Agreement for the subject site being modified, at the landowner's cost, and signed by the landowner(s), the City and the State Heritage Office with the finalised agreement being submitted to the City prior to the subject site being registered as a donor site in the register of transfer of plot ratio.

BACKGROUND:

SUBURB/LOCATION:	76 (Lot 5) Wittenoom Street, East Perth
FILE REFERENCE:	2015/5414
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	20 October 2015
MAP / SCHEDULE:	Schedule 10 – Map for 76 Wittenoom Street, East Perth
3D MODEL PRESENTATION:	N/A
LANDOWNER:	Kella Nominees Pty Ltd
APPLICANT:	Mike Allen Planning
ZONING:	(MRS Zone) Urban (City Planning Scheme Precinct) East Perth Precinct (P15) (Local Planning Scheme No. 26: East Perth Redevelopment Area) EP 4 – Silver City
APPROXIMATE COST:	Nil

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 17 November 2015.

The Committee recommendation to the Council is the same as that recommended by the Officers.

SITE HISTORY:

At its meeting held on **12 July 2005** Council approved the transfer of 75% of the unutilised plot ratio floor area, equating to 3,054m², from 76 (Lot 5) Wittenoom Street, East Perth (the former East Perth Primary School), with 500m² being transferred to 1 Walker Avenue and 7 Rheola Street, West Perth and the balance of the available plot ratio floor area (2,554m²) being recorded in the Transfer of Plot Ratio Register to be set aside ('banked') for future development proposal(s). A Heritage Agreement between the owner and the City of Perth was agreed to and signed by the relevant respective parties.

Council has since approved a number of development applications including the transfer of 'banked' plot ratio from 76 Wittenoom Street, East Perth. The balance of available plot ratio floor area is currently 185m².

DETAILS:

Approval is sought to register an additional 635m² of unused plot ratio from the subject site to the City's Register of Transfer Plot Ratio. Under the City Planning Scheme No. 2 the subject site has a plot ratio of 1.5:1 or 4,894.5m² plot ratio floor area. Council at its meeting held on **12 July 2005** approved the transfer of 3,054m² of the unused plot ratio floor area from 76 Wittenoom Street, East Perth to the City's Register of Transfer of Plot Ratio. At the time of the transfer, Policy 4.6.2 Transfer Plot Ratio required a minimum 25% of unused plot ratio to be retained on the donor site. The policy was amended in February 2013 which permitted a minimum of 10% of unused plot ratio to be retained. Given the amendment to the policy, it is proposed to transfer an additional 635m² (15%) of unused plot ratio floor area from the subject site to the City's Register of Transfer of Plot Ratio for use in whole or part on a recipient site subject to a separate application for approval.

It is proposed to retain 410m² (10%) of plot ratio floor space on the subject site, accommodating any minor future development. Any future development of the subject site would be subject to a separate application for approval.

LEGISLATION / POLICY:

Legislation	City Planning Scheme No. 2
Section:	Clause 34 Transfer of Plot Ratio

- '(1) The Council may, on request, approve a place as a donor site for the transfer of transferable plot ratio, if the place –*
- (a) is recorded in the register of places of cultural heritage significance or located within a conservation area;*

- (b) *cannot be development to the maximum plot specified in the plot ratio plan without adversely affecting the cultural heritage significance of:*
 - (i) *the place or its locality; or*
 - (ii) *any conservation area within which the place is located;*
 - (c) *is not reserved or located in a reserve shown on the Scheme map and referred to in clause 12(1) (a) or (b); and*
 - (d) *is subject to a conservation plan if the place is of cultural heritage significance.*
- (2) *The Council may approve or refuse a request made under clause 34(1). Where it grants approval, the Council –*
- (a) *shall determine the amount of transferable plot ratio on a donor site taking into account the need to retain an amount of unused plot ratio for future development, or adaptation of the place; and*
 - (b) *shall impose conditions which must be satisfied prior to a place being recorded as a donor site in the register of transfer of plot ratio. These conditions shall include*
 - (i) *the preparation of a heritage agreement, at the landowner's cost to be signed by the landowner and the City and, where the place is listed on the Register of Heritage Places under the Heritage of Western Australia Act 1990, the Heritage Council of Western Australia; and*
 - (ii) *if considered necessary by the Council for the conservation of the place, the completion of any urgent works specified in the conservation plan for the place.*
- (3) *Approval of a place as a donor site shall lapse if all conditions of the Council's approval are not fulfilled before the expiration of 12 months, or such further period as the Council may determine, from the date of which the Council resolved to grant the approval.*
- (4) *On fulfilment of all the conditions of the Council's approval, the place shall be recorded as a donor site in the register of transfer of plot ratio in accordance with clause 35.'*

Policy

Policy No and Name: 4.5.2 Transfer Plot Ratio Policy

Many places of cultural heritage significance or those located in conservation areas, comprise buildings that do not utilise the maximum floor area which the applicable plot ratio may allow. Some of this unused plot ratio may be able to be used for development or adaptive reuse of the place, guided by a conservation plan. Where this is possible, the amount of plot ratio required to facilitate future development or adaptive reuse shall be retained. A minimum 10% of unused plot ratio shall be retained on the donor site.

COMMENTS:

Transfer of Plot Ratio

The subject site has 1,045m² or 25% of remaining plot ratio floor area available. It is proposed to transfer 635m² of the unused plot ratio floor area from the subject site to the City's register of transfer of plot ratio. A total of 410m² plot ratio floor area, equivalent to 10% of unused plot ratio floor area will remain on the site that can be utilised for future adaptation and/or development of the site. The proposed minimum 10% remaining unused plot ratio is consistent with the Transfer of Plot Ratio Policy under City Planning Scheme No. 2.

The Heritage Agreement for the subject site identifies a Conservation Plan for the heritage listed building which identifies an area directly north of the existing building as the only area where potential development can be considered. Given the limited potential for the site, it is considered that the proposal to transfer an additional 635m² to the register of transfer of plot ratio can be supported subject to the current Heritage Agreement being modified and submitted to the City under Clause 34(2)(b)(i) prior to the 635m² of unused plot ratio being added to the City's Transfer of Plot Ratio.

Conclusion

The proposed transfer of 635m² of plot ratio floor space from 76 Wittenoom Street, East Perth is supported in accordance with clause 34 of City Planning Scheme No. 2. Subject to satisfying the proposed condition of approval, the subject site will be entered on the City's register of transfer of plot ratio for use in whole or part in proposed developments on future recipient sites subject to separate applications for approval.

ITEM NO: 10

USE OF RUSSELL SQUARE, NORTHBRIDGE – PLEASURE GARDENS, FRINGE WORLD FESTIVAL 2016

**PLANNING COMMITTEE (APPROVAL)
RECOMMENDATION:**

That Council APPROVES the use of Russell Square, Northbridge, by Artrage Incorporated to conduct the Fringe World Festival 2016 event from Friday, 22 January 2016 until Sunday, 21 February 2016, with proposed operating times from 5.00pm until 11.00pm Sunday through to Wednesday, 5.00pm until 12 midnight on Thursday, and Friday and Saturday from 4.00pm until 1.00am, subject to the applicant:

- 1. indemnifying the Council against any claim arising from the event and the use of the reserve and hold a Public Liability Insurance Policy with a limit of indemnity of \$10,000,000;***
- 2. paying the reserve hire fee of an estimated \$50,000.00, excluding GST, but including Public Building fees, Regulation 18 application fees and a \$10,000 damages bond, the whole or part of which may be refundable;***
- 3. providing management plans to adequately address Risk, Noise, Recycling and Waste Removal, Security, and Disability Access and Inclusion to the satisfaction of the City, at least one month prior to the event;***
- 4. covering all costs for the provision of any Council services, including noise monitoring and cleaning of the reserve or for the repair of any damage to the reserve or infrastructure resulting from the event;***
- 5. commencing re-turfing and / or restoration of the portions of the reserve affected by the event at the conclusion of all activities, to the specification and satisfaction of the City and at the applicant's cost;***

(Cont'd)

6. **submitting an “Application for Regulation 18 Approval for a Non-complying Event” and receiving approval from the City’s Chief Executive Officer to hold a non-conforming event in accordance with Regulation 18 of the Environmental Protection (Noise) Regulations 1997;**
7. **complying with the relevant requirements of the Health Act 1911, the Health (Public Buildings) Regulations 1992 and Food Act 2008;**
8. **seeking approval for a liquor licence from the Department of Racing, Gaming and Liquor;**
9. **providing three notification letters to surrounding commercial and residential premises, to the satisfaction of the City, in December 2015, January 2016 and again in February 2016 when the event is operating.**

BACKGROUND:

FILE REFERENCE: P1010379-18
REPORTING UNITS: Development Approvals
Environment and Public Health
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 10 June 2015
MAP / SCHEDULE: N/A

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 17 November 2015.

The Committee recommendation to the Council is the same as that recommended by the Officers.

Russell Square was used by Artrage for their 2014 and 2015 festivals.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation *Health Act 1911*
Environmental Protection (Noise) Regulations 1997
Food Act 2008
Clause 8 of the *City of Perth Local Government Property*
Local Law 2005

Integrated Planning and Reporting Framework Implications **Strategic Community Plan**
Council Four Year Priorities: Perth as a capital city
S5 Increased place activation and use of under-utilised space.

DETAILS:

A request has been received by Artrage to hire Russell Square, Northbridge, from Friday 8 January 2016 to Sunday 6 March 2016, with performance days between Friday 22 January 2016, until Sunday 21 February 2016, for an event production called "Pleasure Gardens", which is a component of the Fringe World Festival 2016. The event will consist of a range of entertainment consistent with previous Fringe World Festival events. It is proposed that the event operates from 5.00pm until 11.00pm, Sunday through to Wednesday, 5.00pm until 12 midnight on Thursday, and on Friday and Saturday from 4.00pm until 1.00am.

Performances will be held in several marquee type structures ranging in shape, size and audience capacity. These performances will showcase Fringe World's unique approach to live entertainment utilising both traditional and non-traditional artists, equipment and stage sets.

Entrance to the marquees will be ticketed, however, a seating area and restaurant area will be setup within the festival grounds which will be freely accessible to members of the public to enjoy the festival atmosphere, whilst being able to consume food and drinks.

Due to the size and duration of the event, damage to the reserve would be expected. In order to ensure that the potential damage is kept to a minimum, Artrage propose to introduce a structured hand watering scheme during non-performance times, in consultation with the City. The applicants will need to contact the Water Corporation and the Department of Water to apply for a special watering licence, outside of the times of the City's licensed bore usage, which is 9.00am until 6.00pm.

The applicants would also be responsible for covering all costs associated with any damage caused by the event and implement a turf management plan to re-turf and / or restore the area to the satisfaction of the City.

The applicants will be required to provide comprehensive event, risk, noise, and waste management plans, together with ensuring that they comply with the *Health Act 1911*, *Food Act 2008*, *Environmental Protection (Noise) Regulations 1997*, and the requirements under the *Health (Public Buildings) Regulations 1992*. The event organisers will need to work closely with the City, Western Australian Police and the Department of Racing Gaming and Liquor to ensure that all the necessary management plans comply with the requirements of each Authority.

FINANCIAL IMPLICATIONS:

ACCOUNT NO:	CL11A800006523
BUDGET ITEM:	Recreation and Culture – Other Recreation and Sports – Parks, Gardens and Reserve
BUDGET PAGE NUMBER:	3
BUDGETED AMOUNT:	\$215,000
AMOUNT RECEIVED TO DATE:	\$ 62,370
ACTUAL INCOME:	\$ 40,000

As the exact number of shows and participants are not known at this time, it is estimated that the reserve hire fee will be \$40,000. Last year, there were 460 performances which resulted in reserve hire of \$46,396.

All figures quoted in this report are exclusive of GST.

COMMENTS:

The City received a number of complaints post event (2015) from residents in the area regarding the size and duration of event, start and finishing times, the event being granted approval to extend the season for two weeks, noise impacts and lack of access to the grounds for surrounding residents.

Subsequently, several meetings have been held with affected residents and Artrage to address these issues and measures that can be implemented to reduce the impact to surrounding residents.

Artrage have agreed to implement the following measures;

Noise Impact reduction

- The number of venues within the site has significantly decreased. In 2015 there were 10 venues, in 2016 there will be six venues only.
- The site layout has been amended to reduce noise impact to surrounding residents.
- The start and finishing times have been reduced, with the potential to further reduce these finishing times if needed.
- There will be no extended season.
- An independent acoustic consultant will be engaged to monitor the event in accordance with the regulation 18 noise approval, as well as the City's Environmental Health Officers (EHO's).
- Noise measurements will be provided to the City's Senior EHO daily.
- Dedicated Artrage staff members will be allocated to handle all complaints, with copies of the complaints and their resolutions provided to the City.
- Three notification letters will be sent to affected residents, the first being in December, followed by another in January and again in February while the event is operating.

Resident Access

- Neighbourhood meetings will be held with surrounding residents.
- Neighbourhood badges will be given to ensure access can be gained to the reserve at all times.
- Free tickets and discounted food and drinks will also be offered.

With the event being in place for an extended period of time, additional security during non-performance times will be provided by the event organisers to protect infrastructure and assets placed on the reserve. The children's playground situated

at the south west corner of Russell Square will be outside the fenced area and will be fully accessible at all times.

It is anticipated that this event will offer additional separate fringe and mainstream arts events to an area already know as an entertainment precinct. Given the limited capacity of the marquees, adequate parking and public transport is already established within the area and there is no need to provide additional transport or parking services.

Environmental Protection (Noise) Regulations 1997:

The applicant is required to submit an "Application for Regulation 18 Approval for a Non-complying Event" on the basis that the performances would lose their effect if the provisions of the *Environmental Protection (Noise) Regulations 1997* (Noise Regulations) were enforced. Regulation 18 allows for the approval of a non-complying event to be granted when it is considered that the event would lose its character if the normal provisions of the Noise Regulations were applied. Any such approval is subject to strict management conditions including a noise management plan, community notification and complaint handling procedures by the applicant.

The Chief Executive Officer of the relevant local government may approve two 'non-complying' events at a venue in any 12 consecutive months. Additional events may be approved where the majority of occupiers on whom the noise will impact have no objection. Agreement as to the noise management conditions will also be required from any adjoining local governments whose residents may be affected by the sound levels from the event.

It should be noted that Fringe World 2016 will be the first non-conforming event held on the reserve within a 12 month period.

The approval can be issued subject to whatever conditions are considered appropriate, including designated sound levels that cannot be exceeded at certain positions inside and outside the venue, limiting the duration, time and number of pre-concert sound checks, limitations on the volume of any recorded music played prior to the concert and a curfew on finishing times.

Noise management measures will include:

- Advance notification to noise sensitive premises.
- Artrage will be providing a noise complaint service with the use of a dedicated telephone line and email address.
- Monitoring of noise levels at the mixing desk, roving locations and permanent stations throughout the event to ensure that noise levels are maintained at prescribed levels.
- Noise mitigation packages to be offered to those residents severely impacted by noise levels from the event.
- Submission of a noise monitoring report seven days after the event; and
- Set levels of noise emissions and timeframes.

It is anticipated that the month long event and the proposed finish times could impact on local residents however, with the negotiated changes being implemented by Artrage the residents might be more tolerant of this event particularly with modifications made to the performance finish times. Notwithstanding, this event will be managed closely in accordance with the Regulation 18 noise approval issued by the City.

Health (Public Building) Regulations 1992

The applicant will be required to submit a Form 1 – Application to construct, extend or alter a public building under the *Health Act 1911* and will need to comply with all other provisions and / or requirements under the *Health Act 1911*.

Public health, safety and security of patrons will be addressed in consultation with other agencies to the satisfaction of the City and in consultation with the Western Australian Police.

Conclusion:

This event is now in its third year and has been successfully run in the past, albeit, recognising the impacts of the 2015 event on some residents. The 2016 event has the potential to provide the Northbridge businesses with economic benefits from the patrons who are drawn to the festival, together with broader promotional benefits. Therefore, with the modifications made from last year's event, it is considered that the use of the Russell Square, Northbridge, by Artrage to conduct the Pleasure Gardens event from Friday 22 January 2016 until Sunday 21 February 2016 can be approved, subject to the applicant complying with the City's requirements.

ITEM NO: 11

LANGLEY PARK, WEST END SECTION – PERTH INTERNATIONAL ARTS FESTIVAL PRESENTATION OF THE OPENING CEREMONY, “HOME”

**PLANNING COMMITTEE
RECOMMENDATION:**

(APPROVAL)

That the Council APPROVES the use of the west end of Langley Park, for Perth International Arts Festival to conduct their opening ceremony, a music concert called “Home”, on Saturday 13 February 2016, from 6.30pm until 8.30pm, subject to the applicant:

- 1. indemnifying the Council against any claim arising from the event and the use of the reserve and hold a Public Liability Insurance Policy with a minimum limit of indemnity of \$20,000,000;***
- 2. paying the reserve hire fees, Public Building fees; application fees; and a Damages Bond of \$20,000.00, the whole or part of which may be refundable, and covering all other costs for the provision of any Council services such as; noise monitoring; cleaning of the reserve; and the repair of any damage to the reserve or infrastructure resulting from the event; estimated to be \$16,000.00;***
- 3. submitting a Turf Management Plan to the satisfaction of the City that ensures that the reserve will be watered during and after the bump in days; one month prior to the event;***
- 4. submitting Management Plans to adequately address Emergency, Risk, Noise, Parking, Waste, Pedestrian movement, Security, and Disability Access and Inclusion to the satisfaction of the City, one month prior to the event;***

(Cont'd)

5. ***complying with the relevant requirements of the Health Act 1911, the Health (Public Buildings) Regulations 1992, Environment Protection (Noise) Regulations 1992 and the Food Act 2008, as detailed in the Public Health and Safety Event Approval issued by the City;***
6. ***providing written notification of the event to affected properties including residential and commercial premises, to the satisfaction of the City, one month and at least seven days prior to the event.***

BACKGROUND:

FILE REFERENCE: P1007793-15
REPORTING UNIT: Development Approvals
RESPONSIBLE DIRECTORATE: Director Planning and Development
DATE: 28 October 2015
MAP / SCHEDULE: N/A

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 17 November 2015.

The Committee recommendation to the Council is the same as that recommended by the Officers.

Perth International Arts Festival (PIAF) have in the past utilised all sections of Langley Park for opening ceremonies.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation *Local Government Act 1995, Section 3.50 Closing certain thoroughfares to vehicles;*
 Clause 8 of the City of Perth Local Government Property Local Law 2005
 Road Traffic Act 1974, Section 92 (2). Permits a Local Authority to close a road;
 Health Act 1911;
 Environmental Protection (Noise) Regulations 1997
 Food Act 2008
 Health (Public Buildings) Regulations 1992

Integrated Planning and Reporting Framework Implications **Strategic Community Plan**
 Council Four Year Priorities: Perth as a Capital City
 S5 Increase place activation and use of underutilised space

DETAILS:

A proposal has been submitted to the City for the use of the west end of Langley Park by PIAF to conduct their opening ceremony "Home" from 6.30pm until 8.30pm on Saturday 13 February 2016. Home is a concert type event for home grown music artists from Western Australia, which will attract an estimated crowd of 30,000. This proposed event is one week after West Australian Opera's presentation of "Opera in the Park" which had previously booked the use of the west end of Langley Park. West Australian Opera and PIAF propose to share infrastructure for their respective events.

PIAF has advised that the western end of Langley Park suits their requirement to be located as close to Elizabeth Quay as possible as patrons will be invited to move to Elizabeth Quay at the conclusion of the Home event to view additional entertainment activities.

Victoria Avenue between Terrace Road and Riverside Drive and Riverside Drive from Plain Street to Barrack Square will need to be closed for this event to ensure the safety of patrons. Traffic controllers will be required to assist patrons crossing the road safely and making their way to Elizabeth Quay at the conclusion of the event.

FINANCIAL IMPLICATIONS:

The exact figures are unknown at this time as PIAF have not submitted the relevant detailed information, however, reserve hire fees and any other fees associated with this event will be charged in accordance with the City's adopted fee schedule. It is anticipated that the fees will be in the order of \$10-15,000.

COMMENTS:

Impact on Maintenance of Langley Park

The western end of Langley Park will be used for Opera in the Park seven days prior to the PIAF event and it will also be used for Carnival Land as part of the Australia Day's Skyworks celebrations on 26 January 2016. The event dates are as follows:-

- Skyworks – Tuesday 26 January 2016;
- Opera in the Park – Saturday 6 February 2016;
- PIAF Home – Saturday 13 February 2016.

There are also a number of events approved in December 2015 at the west end of Langley Park, including Symphony in the City, Wonderland and Carols by Candlelight.

This will provide limited opportunities for watering and maintaining the reserve between major events. This may result in the deterioration in the condition of the western portion of Langley Park, which will require additional time to recover and this may render the area unusable for events booked in March and April 2016.

Notwithstanding, it has been agreed to prioritise the removal of event equipment on the western portion of Langley Park after Skyworks which will allow the possibility of additional watering on this area of the reserve. PIAF have indicated that during the first few days on their event build, watering may be able to take place. With these additional watering days and the implementation of a turf management plan by the City it is anticipated that the recovery time of the reserve may be decreased. Remedial works to the reserve undertaken after the PIAF event, including additional watering, compost and fertiliser, would be in the order of \$16,000.

It will be imperative that at the conclusion of each event, the amount of damage calculated and that the costs are deleted from each bond.

While the running of three successive large scale events in the same section of Langley Park has the potential to cause extensive damage to the reserve, all event organisers are required to pay a bond to the City to cover any such damage. It is noted, in this case, that it will be the final PIAF event that will have the greatest impact on the reserve and the previously booked events could be financially disadvantage if the repair costs are to be divided equally between the events.

PIAF will have cost savings by sharing the infrastructure costs with Opera in the Park and accordingly, it is recommended that the majority of the costs of remedial works to the reserve be borne by PIAF.

Should the damage be such that it is not possible to repair the turf prior to following events, it may be possible to relocate PIAF easterly on Langley Park towards Plain Street or Wellington Square. However that will be dependent on other smaller event agreeing to share these reserves.

Impact on nearby residents

It is noted that residents of Terrace Road, particularly at the western end, will have major events taking place on Tuesday 26 January 2016, Saturday 6 February 2016; and-Saturday 13 February 2016. However, each event is different in terms of its size, nature of entertainment and none of the events continue late into the evening. The PIAF event will be subject to noise management measures as detailed below, and will be required to submit management plans to address risk, parking and transport, waste, pedestrian movement, safety and security.

Environmental Protection (Noise) Regulations 1997:

The event will require approval as a community event under the provisions of Regulation 16 of the Environmental Protection (Noise) Regulation 1997.

In support of the application for exemption, a detailed noise management plan will be required to be submitted to ensure compliance with the conditional approval. The report will cover:

- duration of event;
- type and number of noise sensitive premises likely to be affected;

- proximity of residences and other noise sensitive premises;
- style of music;
- history of venue;
- history of applicant;
- size of crowd;
- location and configuration of stages and sound systems.

Subject to the submission of event documents, noise management measures will include:

- advance notification to noise sensitive premises;
- providing a noise complaint service with the use of a dedicated telephone line;
- monitoring of noise levels at the mixing desk, roving locations and permanent stations throughout the event to ensure that noise levels are maintained at prescribed levels;
- Noise Mitigation packages to be offered to those residents severely impacted by noise levels from the event;
- submission of a noise monitoring report seven days after the event;
- set levels of noise emissions and time frames.

Independent monitoring will be carried out by an acoustic consultant and the costs of such monitoring borne by the applicant.

Health (Public Building) Regulations 1992:

The applicant will be required to submit a Form 1 'Application to construct, extend or alter a Public Building' under the Health Act and any other requirements of the Health Act 1911.

Public health, safety and security of patrons will be addressed in the Public Health and Safety Event Approval issued by the City.

Conclusion:

The PIAF event is designed to showcase established and emerging musical talent of Western Australia and, being a free event, is likely to attract large crowds to the city. With the event being held from 6.30pm to 8.30pm, the impact on nearby residents will be limited.

With the approved upgrade works to Supreme Court Gardens, there is increased demand on Langley Park to host a variety of community, sporting and other entertainment events. Ordinarily, the City ensures that adequate time is allowed between each major event for the watering, mowing and other maintenance of the reserve so that its appearance and on-going use can be properly managed. In this instance, the locational requirements and benefits to the event organisers of infrastructure sharing are acknowledged, but the costs of remedial works to the reserve will be increased as a result of conducting three large events over a three week period. These costs should be borne by the event organisers but can also be reduced if some additional watering is possible during the bump-in of "Home".

Therefore, is it recommended that this event, to be held on the western section of Langley Park on Saturday 13 February 2016, from 6.30pm until 8.30pm, be approved.

ITEM NO: 12

UNION CYCLISTE INTERNATIONAL WORLD CYCLING TOUR 2016

**PLANNING COMMITTEE
RECOMMENDATION:**

(APPROVAL)

That Council:

- 1. APPROVES the CiC Events Management's use of the City of Perth CBD area for the Union Cycliste International World Cycling Tour including Riverside Drive and Mounts Bay Road on Friday, 11 March 2016, and Sunday, 13 March 2016, subject to the applicant:**
 - 1.1 indemnifying the Council against any claim arising from the event and the use of the road reserves and holding a Public Liability Insurance Policy with a limit of indemnity of \$20,000,000;**
 - 1.2 obtaining the approval of the WA Police, Main Roads Western Australia and Public Transport Authority;**
 - 1.3 submitting a Traffic Management Plan for the road closures associated with the cycling events to the satisfaction of the City, Main Roads Western Australia, and the WA Police, not less than 60 days prior to the event;**
 - 1.4 providing management plans to adequately address, Noise, Waste Removal, Pedestrian Access around the event, Security, and Disability Access and Inclusion to the satisfaction of the City, at least 30 days prior to the event;**
 - 1.5 submitting a Risk Management Plan, Event Management Plan, and Comprehensive Communication Plan to the satisfaction of the City and the WA Police, not less than 60 days prior to the event;**

(Cont'd)

- 1.6 covering all costs associated with the event including on street parking, road reserve hire fees, traffic and parking management, the assessment of noise management plans and public building requirements, and the provision of any Council services, and a \$10,000 damages bond, the whole or part of which may be refundable;**
 - 1.7 complying with the relevant requirements of the Health Act 1911, the Health (Public Buildings) Regulations 1992, and Environmental Protection (Noise) Regulations 1997, detailed in the Public Health and Safety Event Approval issued by Environmental & Public Health;**
- 2. advise the applicant that it is supportive of the world final events on Thursday 1, Friday 2, and Sunday 4 September 2016, however approval will be dependent on the proposed traffic management plan and how access to the affected properties will be managed.**

BACKGROUND:

FILE REFERENCE:	N/A
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	19 October 2015
MAP / SCHEDULE:	Schedule 11 – UWCT Perth – Individual Time Trial Course Schedule 12 – UWCT Perth - Team Relay Course Schedule 13 – Proposed Road Closures Schedule 14 – UWCT Perth – Road Race Course

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 17 November 2015.

The Committee recommendation to the Council is the same as that recommended by the Officers.

CiC Events Management held a similar event called, “Velofest UWCT Gran Fondo & NRS Criterium” cycling event on Sunday, 29 March 2015, utilising city streets. They have also been involved in the organising of this year’s Freeway Bike Hike.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation *Local Government Act 1995, Section 3.50 Closing certain thoroughfares to vehicles;*

City of Perth Thoroughfares and Public Places Local Law 2007;
Road Traffic Act 1974, Section 92 (2). Permits a Local Authority to close a road;
Road Traffic (Events on Roads) Regulations 1991, Section 4. Requires Local Authority approval before an application can be made to hold an event on a road;
Health Act 1911;
Health (Public Buildings) Regulations 1992;
Environmental Act 1986;
Environmental Protection (Noise) Regulations 1997;
Food Act 2008.

**Integrated Planning
and Reporting
Framework
Implications**

Strategic Community Plan

Council Four Year Priorities: Perth as a capital city
S5 Increased place activation and use of under-utilised space

Policy

Policy No and Name: 14.11 - Approval of Events on Roads

DETAILS:

A proposal has been presented to the City by CiC Events Management to conduct the Union Cycliste International World Cycling Tour (UWCT) 2016 qualifying event on Friday, 11 March 2016 with the world finals to be held on Thursday, 1 September 2016 and Friday, 2 September 2016 which will mirror the March event. There will also be a qualifying "road race course" to be held on Sunday, 13 March 2016 and the world final on Sunday, 4 September 2016.

CiC Events Management has explained that the 2016 March events in Perth are part of the 2016 World Cycling Qualifying rounds for the world finals. Qualifying rounds will also take place in 13 other countries with the World Cycling Final proposed to be held in Perth in September 2016. The Union Cycliste Internationale (UCI) is the world governing body for the sport of cycling recognised by the International Olympic Committee (IOC).

Road Closures

It is estimated that the appointed traffic management company will require an hour to install the road closures before and after each road race within the CBD.

UWCT Perth – Individual Time Trial

The qualifying event will be held on Friday 11 March 2016 and the final is proposed to be held on Thursday 1 September 2016, both commencing at 10.00am until 2.00pm. This event will utilise Riverside Drive, Barrack Street, Geoffrey Bolton

Avenue, William Street and Mounts Bay Road (refer to Schedule 11). Extensive temporary road closures will be required in order to conduct the event, as follows:-

Road Closures information:

- Riverside Drive, east and west bound lanes, between Point Fraser Car Park and Barrack Street.
- Barrack Street between Riverside Drive and St Georges Terrace.
- Geoffrey Bolton Avenue.
- William Street between The Esplanade and Freeway off ramp, south bound lanes.
- Mounts Bay Road, west bound lanes only between William Street and Hackett Drive.
- Governors Avenue.
- Victoria Avenue between Terrace Road and Riverside Drive.
- Plain Street between Terrace Road and Riverside Drive.

West bound traffic from The Causeway can be diverted onto St Georges Terrace or to Wellington Street for this event. Stirling Highway east bound traffic entering the City will have the opportunity to go northbound using one of the following streets, Winthrop Avenue, Spring Street, Mill Street and William Street. Access to P.C.E.C. parking will be maintained for the general public and the Esplanade Busport for Transperth buses.

UWCT Perth - Team Relay

The world final will be held on Friday 2 September 2016, from 12.30pm until 1.30pm. This event will consist of laps looping between Barrack Square and St Georges Terrace, utilising Howard Street, Geoffrey Bolton Avenue, and Barrack Street (refer to Schedule 12).

Road Closures information:

- St Georges Terrace between William Street and Barrack Street, west bound lanes.
- Howard Street.
- Geoffrey Bolton Avenue.
- Barrack Street between St Georges Terrace and Riverside Drive.
- Barrack Square.
- Riverside Drive between Barrack Street and Victoria Avenue.
- Sherwood Court.
- The Esplanade.

All traffic will be diverted away from the closed portion of St Georges Terrace, utilising Wellington Street and Roe Street. Transperth buses entering and exiting the Esplanade Busport via William Street will still be able to use the east bound lanes of St Georges Terrace which will be turned into two way traffic for buses only, and will be under traffic management. The pedestrian underpass from Allendale Square to the north side of St Georges Terrace can be utilised for pedestrian movement.

The road closures required for both the Time Trial and Team Relay events are shown in Schedule 13.

UWCT Perth – Road Race

The qualifying Grand Fondo Road Race to be held on Sunday 13 March 2016 and the world final to be held on Sunday 4 September 2016, from 7:00am until 1.30pm, will be under the direction of WA Police, utilising Perth Freeways and roads through the northern suburbs and the Darling Escarpment and will have minimal impact on the city centre (refer to Schedule 14). This event will commence at Elizabeth Quay, departing via Geoffrey Bolton Avenue and will then enter the north bound freeway on ramp.

Road Closures information:

- William Street between The Esplanade and Riverside Drive.
- Geoffrey Bolton Avenue.

The required road closures for this portion of the road race will be under the care and control of the WA Police.

FINANCIAL IMPLICATIONS:

ACCOUNT NO:	CL11A800006523
BUDGET ITEM:	Recreation and Culture - Other Recreation and Sports - Parks, Gardens and Reserve
BUDGET PAGE NUMBER:	3
BUDGETED AMOUNT:	\$215,000
AMOUNT RECEIVED TO DATE:	\$ 18,037
ACTUAL INCOME:	\$ 0

The exact figures are unknown at this time as the Metropolitan Redevelopment Authority (M.R.A.) and the City of Perth are still in discussions as to the care and control of the roads and footpaths within Elizabeth Quay. The world finals are in the 2016-17 budget.

The closure of various street and resultant congestion may deter visitors or commuters from bringing their vehicles into the city resulting in a loss of patronage for the City's Car Parks. However this be offset by the numbers of spectators being attracted into the City by this event.

COMMENTS:

An initial meeting took place on 13 August 2015, involving major stakeholders, Public Transport Authority (PTA) Main Roads Western Australia (MRWA), the City of Perth and CiC Events Management and WA Police. During the meeting it was identified that access for buses, taxis and delivery vehicles and significant traffic congestion would be the major issue for conducting the proposed races during week days. However, with acceptable traffic management plans in place and an appropriate

comprehensive communication plan, covering all available media options, the major stakeholders considered that they could offer 'in principle' support for these events.

This event is expected to attract worldwide media attention. Tourism W.A. is a sponsor of the Perth events. It is anticipated that both the March and September events will attract large numbers of local, interstate and overseas participants, estimated to be in the region of 1300-1500 cyclists. This year's final event took place in Hobro and Aalborg, Denmark, where media coverage was extensive.

The City will liaise with all the public utilities to ensure that any planned road or lane closures can be accommodated during these proposed events.

Traffic Management

To facilitate the Individual Time Trial event, substantial road closures will be required on Friday 11 March 2016, however, as the road closures are predominantly along the Perth Foreshore, (Mounts Bay Road and Riverside Drive), some major through roads will be kept open at all times. The Barrack Square businesses and the Swan Brewery development are the main properties affected by the event as access will be limited.

The Team Relay event will not be held in Perth in March, however it is proposed to be part of the world finals in September 2016. The event will be held from 12.30pm to 1:30pm on Friday 2 September 2016. As the event impacts on a large portion of CBD on a week day, the Traffic Management Plan will need to address the significant congestion caused by the road closures and manage access to the private and public parking areas. It is anticipated that during the race no vehicular movements will be permitted. Arrangements will be made however, to allow public transport on important bus routes.

The plan will also need to detail the management of pedestrians during the event to ensure the safe movement of spectators and other pedestrians around and through the event. Measures would be put in place similar to other events and parades held in the City, to enhance both pedestrian and spectator safety and convenience.

The City did express concerns over the cobble stones utilised in Barrack Square and Geoffrey Bolton Avenue. The applicants have advised that professional riders have surveyed the course and advised that it should not be a problem, noting that cobbled surfaces are often incorporated into bicycle races across Europe.

This event will also have an impact on the delivery of the Transperth bus services during peak times. The PTA will have to re-route buses along St Georges Terrace between Barrack Street and William Street and Barrack Square throughout the event days to circumvent road closures, which may cause some confusion for patrons and may cause delays to services. MRWA will also have a role in controlling traffic lights to manage and minimise congestion throughout the City and approving road closures for the Individual Time Trial and Road Race event on the Freeways and Mounts Bay Road.

It is expected that the proposed route and times may require minor amendments depending on the issues that may arise during the development and assessment of the traffic management plan by the various authorities.

Communication Plan

In order to reduce the impacts on traffic and transport in the city, the event organisers will be required to undertake an extensive media program covering all media outlets, including written notification to all properties directly affected by the road closures. It is hoped that commuters and shoppers will be encouraged to remain in the City at the conclusion of the events

Road closure advertising will be essential within the printed, radio and electronic media. The use of electronic message boards will be required along major arterial routes into the City. Fortunately, the City, MRWA and the PTA can assist advertising the event with established electronic promotional tools such as websites, bulk email distribution, Facebook, twitter and smartphone 'apps'.

The Communication Plan would need to include a public relations hotline to deal with enquires and complaints.

Environmental Protection (Noise) Regulations 1997:

The regulation of noise associated with outdoor events is prescribed in the *Environmental Protection (Noise) Regulations 1997*.

Strict management conditions relating to noise will be placed on the event to reduce impact on surrounding residents. These conditions will be included in the Public Health and Safety Event Approval.

The approval can be issued subject to whatever conditions are considered appropriate and reasonable.

The applicant will be required to submit a noise management plan which should include:

- duration of event;
- type and number of noise sensitive premises likely to be affected;
- proximity of residences and other noise sensitive premises;
- style of music;
- size of crowd;
- location and configuration of stages and sound systems.

Noise management measures will include:

- advance notification to noise sensitive premises;
- providing a noise complaint service with the use of a dedicated telephone line;

- loudspeakers used for music and public address are to be facing away from the nearest residential properties and angled towards the ground to minimise spread of sound;
- limiting the duration, time and number of pre-event sound checks.

Health (Public Building) Regulations 1992:

The applicant will be required to submit a Form 1 'Application to construct, extend or alter a Public Building' under the Health (Public Buildings) Regulations 1992 and any other requirements of the *Health Act 1911*.

Public health, safety and security of patrons will be addressed in the Public Health and Safety Event Approval issued by the City.

Conclusion

Tourism W.A. and the Minister for Transport will be supporting this event.

The City can exploit this event to raise the City's profile as a Healthy City and producing a marketing strategy to publicise the economic benefits of the event.

The main concern for the City would be the traffic congestion during Friday of the March 2016 event and during Thursday and Friday for the finals held in September 2016. However, Perth's inclusion in these prestigious international events will assist in meeting some of the City's strategic goals as a capital city on a global stage. Perth will also be the benefactor of multi media coverage which has the potential to be broadcast worldwide, in particular highlighting the CBD area, Perth Foreshore and Elizabeth Quay.

ITEM NO: 13

INITIATION OF AMENDMENT NO. 34 TO CITY PLANNING SCHEME NO. 2 TO INTRODUCE A SPECIAL CONTROL AREA OVER LOTS 2, 7, 8 AND 123 MURRAY STREET, PERTH.

**PLANNING COMMITTEE (APPROVAL)
RECOMMENDATION:**

That Council:

- 1. pursuant to section 75 of the Planning and Development Act 2005 (the Act), resolves to initiate Amendment No. 34 to the City Planning Scheme No. 2, as detailed in Schedule 16 – Proposed Scheme Amendment No.34;***
- 2. pursuant to regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations), resolves that Amendment 34 to the City Planning Scheme No. 2 is a standard amendment pursuant to regulation 34 of the Regulations for the following reasons:***
 - 2.1 the amendment would have minimal impact on land in the scheme area that is not the subject of the amendment; and***
 - 2.2 the amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;***
- 3. pursuant to section 81 of the Act, resolves to refer Amendment No. 34 to the City Planning Scheme No. 2 to the Environmental Protection Authority; and***
- 4. pursuant to section 84 of the Act, resolves to advertise Amendment No. 34 to the City Planning Scheme No. 2 for public inspection in accordance with regulation 47 of the Regulations.***

BACKGROUND:

FILE REFERENCE: P1031820
REPORTING UNIT: Strategic Planning
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 29 October 2015
MAP / SCHEDULE: Schedule 15 – Location Plan
Schedule 16 – Scheme Amendment Report

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 17 November 2015.

The Committee recommendation to the Council is the same as that recommended by the Officers.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation Clauses 75, 81 and 84 of the *Planning and Development Act 2005*
Clause 56 and 57 of the City Planning Scheme No. 2
Clause 34, 35 and 47 of the *Planning and Development (Local Planning Schemes) Regulations 2015*

Integrated Planning and Reporting Framework Implications **Strategic Community Plan**
Council Four Year Priorities: Perth as a Capital City
S5 Increased place activation and use of underutilised space

Policy

Policy No and Name: City Centre Precincts 1 to 8 Plan

Site Details

The subject site is comprised of four separate Lots being 2 (No. 396), 7-8 (No. 370-372) and 123 (No. 378-392) Murray Street, Perth. At present the subject site is occupied by an at-grade fee paying public car park occupying the centre (Lot 123), with single and two storey commercial developments at the western and eastern extent of the site respectively.

Refer to Schedule 15 – Location Plan

Planning Approval

A development application for a 33 level residential and a 28 level hotel building was approved by the City of Perth Local Development Assessment Panel at its meeting

on **4 June 2015**. The approved development also includes the demolition of the existing buildings on the site.

The 33 level residential building on the eastern portion of the site contains 401 multiple dwellings, five studio/offices, a restaurant and a café. The 28 level hotel building on the western portion of the site contains 487 guest rooms and five restaurant tenancies.

Plot Ratio

The development was approved with a plot ratio of 5.98:1 (29,501m²) inclusive of 19.6% bonus plot ratio (being 4,841m² plot ratio floor area) for a new Residential use in accordance with Clause 28 of City Planning Scheme No. 2 (CPS2) and the requirements of the Bonus Plot Ratio Policy 4.6.1.

Car Parking

A total of 387 car parking bays are to be provided on site, with 339 residential car bays located within the residential building, and 48 car bays within the hotel building.

Conditions

The approval was subject to 28 conditions as well as an advice note stating that *'the applicant be advised that any future subdivision of the subject site following the completion of one or both of the proposed towers, will require an amendment to City Planning Scheme No. 2 to create a special control area over the site, in order to ensure the car parking and plot ratio provisions for the respective lots comply with the City Planning Scheme No. 2'*.

DETAILS:

A request has been received from Rowe Group on behalf of the landowner of the subject site to amend CPS2 to introduce a Special Control Area over Lots 2 (No. 396), 7-8 (No. 370-372) and 123 (No. 378-392) Murray Street, Perth. Establishing a Special Control Area over the subject site will enable any future development to distribute the allowable plot ratio and car-parking provisions across the lots as required. This will assist in the development of a high quality hotel, residential development, restaurant and retail tenancies in accordance with the existing Planning Approval. Refer to Schedule 16 – Scheme Amendment Report.

FINANCIAL IMPLICATIONS:

ACCOUNT NO:	CL 16201000
BUDGET ITEM:	Community Amenities – Town Planning & Regional Development – Other Town Planning
BUDGET PAGE NUMBER:	9
BUDGETED AMOUNT:	\$1,311,387 (this component is \$142,484)

AMOUNT SPENT TO DATE:	\$ 167,168	(this component is \$4,935)
PROPOSED COST:	\$10,661.39	
BALANCE:	\$1,133,558	

All figures quoted in this report are exclusive of GST.

Staff costs to progress and finalise the proposed Scheme Amendment have been calculated at \$3,661.39 based on Schedule 3 of the *Town Planning and Development Regulations 2009*. This fee was received from the applicant on 18 September 2015.

The advertising and gazettal fees have been estimated at \$7,000 based on previous amendment fees and will be invoiced to the applicant in due course.

COMMENTS:

The proposal to establish a Special Control Area over Lots 2 (No. 396), 7-8 (No. 370-372) and 123 (No. 378-392) Murray Street, Perth is supported as it will:

- Allow for the subdivision of the subject land into separate green title lots while maintaining the intent of the Planning Approval and provisions of the CPS2, specifically plot ratio and tenant car parking allowance over the site;
- Facilitate a coordinated approach to developing the property, enabling components of the development to commence while not impacting on the Planning Approval; and
- Facilitate the activation of an underutilised site.

The proposed Special Control Area for the subject site is seen as a rational and appropriate response to delivering the proposed development for this site, and meets the condition advice note on the Planning Approval which aims to facilitate a more coordinated approach to developing the site across four separate lots.

Planning and Development (Local Planning Schemes) Regulations 2015

The *Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations 2015)* were gazetted on 25 August 2015 and came into effect on 19 October 2015.

The Regulations introduce a risk based approach to amending Local Planning Schemes including three new categories of amendments; Basic, Standard and Complex. It is considered that the proposed amendment would be a Standard amendment because:

- the amendment would have minimal impact on land in the scheme area that is not the subject of the amendment; and
- the amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

Under a Standard amendment, the process is as follows;

- The Council decides to initiate an amendment to the CPS2.
- The City refers the amendment to the Environmental Protection Authority (EPA) who decide whether an environmental review is required. Once determined, the EPA inform the City of the outcome and ability to proceed.
- The amendment is advertised for public comment for a period of 42 days as required by the *Regulations*.
- The submissions received during the advertising period are reviewed by the City who then put the amendment forward for final adoption by Council.
- Once adopted, the City refers the amendment to the Western Australian Planning Commission (WAPC).
- The WAPC are required to submit the amendment documents and recommendations to the Minister for Planning within 60 days.
- Once signed off by the Minister the amendment is gazetted and comes into effect.

ITEM NO: 14

ELIZABETH QUAY – EXECUTIVE POWERS OVER NEW LAND AREA

**PLANNING COMMITTEE
RECOMMENDATION:**

(APPROVAL)

That Council request the Minister for Local Government to seek approval from the Governor under section 3.19 of the Local Government Act 1995 to include the area as depicted in the map that forms Schedule 17 and including all of the Elizabeth Quay development as an area to be regarded as being within the City of Perth's district in which it can perform all of its executive functions as described in section 3.18 of the Local Government Act 1995.

BACKGROUND:

FILE REFERENCE: P1015531-5
REPORTING UNIT: Executive Support
RESPONSIBLE DIRECTORATE: CEO
DATE: 9 November 2015
MAP / SCHEDULE: Schedule 17 – Boundary and District map

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 17 November 2015.

The Committee recommendation to the Council is the same as that recommended by the Officers.

The Elizabeth Quay development is nearing completion. The Metropolitan Redevelopment Authority will retain development control of the area, however, the City of Perth is expected to take responsibility for the application of its local laws as well as health and other legislation administered by local government as executive functions.

An area of the Elizabeth Quay development is outside of the City of Perth boundary and action is required to bring it within the jurisdiction of the City.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation *City of Perth Restructuring Act 1993*
 Local Government Act 1995 – Section 3.19

**Integrated Planning
and Reporting
Framework
Implications**

Strategic Community Plan

Council Four Year Priorities: Major Strategic Investments
S1 Ensure that major developments effectively
integrate into the city with minimal disruption and
risk.

Policy

Policy No and Name: N/A

DETAILS:

As a result of the Elizabeth Quay development reclaiming areas of the river, the current City of Perth boundary does not encompass the whole development as shown in the map that forms Schedule 17. As a result the City of Perth does not have the ability to apply its local laws or perform other executive functions required by State Government Acts and regulations. This includes the *Local Government Act 1995*, its regulations and other legislation that would otherwise be the responsibility of a Local Government Authority.

The City of Perth Bill includes a provision to extend the boundary of the City. If passed by Parliament in its present form it will move the boundary to the centre of the river thereby including all of the Elizabeth Quay development. However, the proposed City of Perth Act is not expected to become law before the completion of Elizabeth Quay. In addition the Bill currently proposes that the boundary change come into effect in July 2016 well after the proposed opening of Elizabeth Quay.

There are two options to bring the whole of the Elizabeth Quay development area within the jurisdiction of the City of Perth.

- A minor boundary change.
- A Governor's order to include the area as a part of the City of Perth for the purpose of carrying out its executive functions.

A minor boundary change will require an application to the Local Government Advisory Board (LGAB) and approval by the Minister for Local Government. As a "minor" boundary change the LGAB would not need to have a consultation period or undertake an extensive investigation against the boundary criteria. However, the Department of Local Government & Communities have advised a minor boundary change is likely to take several months.

Under section 3.19 of the *Local Government Act 1995*, the City can request the Governor's approval to have a part of the State considered part of the City's district for the purposes of the City carrying out its executive functions under the Act. The only restriction is that this land can't already be located in another district. Given the location of Elizabeth Quay, this will not be an issue. Some of the proposed area of the district falls within areas over which the Swan River Trust has authority and for which it is currently in the process of adjusting its boundaries as a result of the Elizabeth Quay development. Discussion with the Swan River Trust has confirmed

that this is not an issue in relation to the City's capacity to carry out its executive functions which will remain the same as currently exists albeit over the new area.

Governor's Order under Section 3.19 of the *Local Government Act 1995*

It is proposed that a Governor's Order to allow the City to carry out its executive functions in the area of Elizabeth Quay outside of its current boundary is the best option to ensure the effective management of the area pending the outcome of Parliament's consideration of the City of Perth Bill. This will be of particular importance for Skyworks 2016 to allow control of public drinking, noise, litter and other matters associated with the event.

To receive a Governor's Order for this purpose Council need to make a request to the Department of Local Government specifying the area to be included and the executive functions to be performed.

The area to be included is shown in Schedule 17 and it is proposed the Order be made for the executive functions contained within the *Local Government Act 1995*, all City of Perth Local Laws and other legislation that would otherwise be the responsibility of a Local Government Authority.

FINANCIAL IMPLICATIONS:

There are no significant costs associated with the purpose of this report.

COMMENTS:

The Elizabeth Quay is scheduled to be open to the public in December 2015 and is expected to have large numbers of visitors. It is essential that the City of Perth has the capacity to manage the area and utilise its executive powers in this regard to ensure the safety and amenity of the area.

A Governors Order under section 3.19 of the *Local Government Act 1995* is the most effective way to achieve this given the time constraints and the possibility of the City of Perth Act changing the boundary to include all of the Elizabeth Quay development in due course.

MARKETING, SPONSORSHIP AND INTERNATIONAL ENGAGEMENT COMMITTEE REPORTS

ITEM NO: 15

MARKETING SPONSORSHIP AND INTERNATIONAL ENGAGEMENT COMMITTEE – REVIEW OF TERMS OF REFERENCE

**MARKETING SPONSORSHIP (APPROVAL)
AND INTERNATIONAL
ENGAGEMENT COMMITTEE
RECOMMENDATION:**

***That the Marketing, Sponsorship and International Engagement
Committee Terms of Reference be amended, as follows:***

1. amend Part 1, Section b, to read:

***“b. initiatives to promote Perth as a tourist and
investment destination;”***

2. amend Part 1, Section d, to read:

***“d. international relations including Sister City
relationships and U.S. naval visits and the World
Energy City Partnership and other city partnerships;”***

3. add a new Part 1, Section j, as follows:

***“j. to oversee the development and implementation of the
International Engagement Strategy to position Perth
as a global city.”***

BACKGROUND:

FILE REFERENCE: P1029513
REPORTING UNIT: Governance
RESPONSIBLE DIRECTORATE: Corporate Services
DATE: 3 November 2015

MAP / SCHEDULE: Schedule 18 – Terms of Reference for Committees as at 22 October 2015
Schedule 19 – Proposed Revised Terms of Reference presented to Council on 22 October 2015

The Committee recommendation to the Council for this report was resolved by the Marketing, Sponsorship and International Engagement Committee at its meeting held on 10 November 2015.

The original Officer Recommendation was as follows:

That the Marketing, Sponsorship and International Engagement Committee:

- 1. considers the revised Terms of Reference for the Marketing, Sponsorship and International Engagement Committee, as detailed in Schedule 1;*
- 2. notes that any amendments will require the consideration and endorsement of Council.*

At its meeting held on **4 June 2013**, Council adopted a revised Committees of Council structure, establishing the resulting Committees and adopting the terms of reference for each Committee. The original Terms of Reference endorsed by Council at its meeting held on **4 June 2013** are attached as Schedule 18.

Following the 2015 Local Government Elections, at its special meeting held on **22 October 2015**, Council resolved to refer the Terms of Reference to each of the relevant Committees for review.

The current Terms of Reference for the Marketing, Sponsorship and International Engagement Committee are attached as Schedule 18 for review. It is noted that any amendments proposed will require the endorsement of Council.

The Delegations to Committees are currently included in the body of the Terms of Reference. It is proposed to amend the Terms of Reference so that the delegation by Council is annotated and can be more easily varied by Council from time to time.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation Section 5.8 of the *Local Government Act 1995*

Integrated Planning and Reporting Framework Implications **Corporate Business Plan**
Council Four Year Priorities: Community Outcome
Capable and Responsive Organisation
A capable, flexible and sustainable organisation with a strong and effective governance system to provide leadership as a capital city and deliver efficient community centred services.

DETAILS:

The Marketing, Sponsorship and International Engagement Committee has only required the cancellation of one Committee Meeting as a result of a Sister City Delegation.

Whilst there continues to be a year on year reduction in the overall number of items presented to the Committee, greater use of Briefings has been beneficial to both inform Committee Members and the ability of the Committee to provide guidance on projects and event initiatives.

Future pressures on the Committee include the upcoming review of City of Perth Sponsorship which will require significant input and direction from the Committee in 2016.

FINANCIAL IMPLICATIONS:

There are no financial implications related to this report.

COMMENTS:

It is considered appropriate that the Terms of Reference for each of the Committees are considered by the organisation and its members.

This report is to generate preliminary discussion between Elected Members and the Executive for possible amendments to the Terms of Reference of the Marketing, Sponsorship and International Engagement Committee.

ITEM NO: 16

EVENT SPONSORSHIP 2015/16 – ROUND TWO ASSESSMENT

**MARKETING, SPONSORSHIP (APPROVAL)
AND INTERNATIONAL
ENGAGEMENT COMMITTEE
RECOMMENDATION:**

That Council:

1. *approves Round Two funding of \$315,070 for Event Sponsorship for 2015/16 to the following applicants:*

1.1 *Event Sponsorship:*

- a. *Lifeline WA for Young Butchers Picnic;***
- b. *Tee-Ball Association of WA for WA State Tee-Ball Championships 2016;***
- c. *The William Street Collective Incorporated for Streetside;***
- d. *The Big N for Northbridge Food and Wine;***
- e. *WA Marathon Club for ASICS Bridges Fun Run;***
- f. *HBF for HBF Run for a Reason;***
- g. *WA Squash for 2016 International Squash Challenge;***
- h. *Japan Festival Association in Perth Inc. for Japan Festival Perth 2016;***
- i. *Rotary Club of Heirisson for Claisebrook Carnivale and Duck Derby;***
- j. *Thai-Australia Association of WA Inc. for Songkran Festival Perth;***
- k. *X-Tri Events for Sanitarium Weet-Bix Kids TRYathlon;***
- l. *Buddha's Light International Association of WA for Buddha's Birthday and Multicultural Festival;***

(Cont'd)

- m. Perth International Jazz Festival for Perth International Jazz Festival;*
 - n. Trievents for City of Perth Triathlon;*
 - o. Chung Wah Association Inc. for Chinese New Year Fair;*
 - p. SuperSprint Events for AustralianSuper Corporate Series Triathlon;*
 - q. Cathedral Square for Fast and Slow;*
- 2. approves the applicants listed in part 1 above being required to provide the benefits to the City of Perth as outlined in the Event Sponsorship Assessment Report attached as Schedule 20.**

BACKGROUND:

FILE REFERENCE:	P1010627-24
REPORTING UNIT:	Marketing and Events
RESPONSIBLE DIRECTORATE:	Economic Development and Activation
DATE:	30 October 2015
MAP/SCHEDULE:	Schedule 20 – Assessment Report

At the Marketing, Sponsorship and International Engagement Committee meeting held 10 November 2015, the Committee agreed to amend the Officer Recommendation by deleting parts 1.1(f) and 1.1(q) and renumbering as appropriate:

- ~~*f. WA Medieval Alliance for Perth Medieval Fayre;*~~
- ~~*q. Food Truck Rumble for Food Truck Rumble;*~~

Reason: The Marketing, Sponsorship and International Engagement Committee was not convinced that the merit, timing and location of the Perth Medieval Fayre and Food Truck Rumble warranted the level of support recommended.

Policy 18.8 – Provision of Sponsorship and Donations requires the City to hold two funding rounds for event sponsorship applications per financial year. The first round of funding is available for events taking place between 1 July and 31 December and the second round is for events taking place between 1 January and 30 June.

Partnership applications are not subject to funding rounds and can be submitted at any time, preferably, at least six months prior to the event being held.

This report details the assessment of applications for the second round of event sponsorship funding for the 2015/16 financial year. Each application was assessed

according to the criteria outlined in Policy 18.8 and within the program guidelines. The amount of funding requested was considered in relation to the benefits to be received in return for sponsorship.

Schedule 20 provides a detailed analysis of each application with reasons for the recommendation of support or refusal.

LEGISLATION / STRATEGIC PLAN / POLICY:

Integrated Planning and Reporting Framework Implications

Corporate Business Plan

Council Four Year Priorities: Community Outcome Capable and Responsive Organisation
A capable, flexible and sustainable organisation with a strong and effective governance system to provide leadership as a capital city and deliver efficient community centred services.

Policy

Policy No and Name: 18.8 – Provision of Sponsorship and Donations

DETAILS:

The tables below outline the events recommended for approval and the applications recommended for refusal.

APPLICATIONS RECOMMENDED FOR APPROVAL

Event Sponsorship – Round Two Budget			\$264,573
Applicant	Event	Sponsorship	
		Requested	Recommend
Lifeline WA	Young Butchers Picnic	\$20,000	\$20,000
Tee-Ball Association of WA	Western Australian State Tee-Ball Championships	\$5,000	\$5,000
The William Street Collective Inc.	Streetside	\$50,420	\$30,000
WA Marathon Club	ASICS Bridges Fun Run	\$8,000	\$6,750
WA Medieval Alliance	Perth Medieval Fayre	\$20,500	\$10,000
HBF	HBF Run for a Reason	\$30,000	\$26,500
WA Squash	2016 International Squash Challenge	\$5,000	\$5,000
Japan Festival Association in Perth Inc.	Japan Festival Perth 2016	\$10,000	\$8,400
Rotary Club of Heirisson	Claisebrook Carnivale and Duck Derby	\$20,000	\$20,000
Thai-Australia Association of WA Inc.	Songkran Festival Perth 2016	\$13,936	\$11,760

Event Sponsorship – Round Two Budget			\$264,573
Applicant	Event	Sponsorship	
		Requested	Recommend
X-Tri Events	Sanitarium Weet-Bix Kids TRYathlon	\$13,500	\$12,660
Buddha’s Light International Association of WA	Buddha’s Birthday and Multicultural Festival	\$50,000	\$39,000
Perth International Jazz Festival	Perth International Jazz Festival	\$25,000	\$20,000
Trievents	City of Perth Triathlon	\$21,000	\$5,000
Food Truck Rumble	Food Truck Rumble	\$10,000	\$10,000
SuperSprint Events	Australian Super Corporate Series Triathlon	\$15,000	\$5,000
Cathedral Square	Fast and Slow	\$10,000	\$10,000
Proposed Event Sponsorship – Round Two			\$ 245,070
Total Event Sponsorship Budget Remaining			\$ 19,503

The following event is proposed to be funded from the Northbridge Festival budget:

Applicant	Event	Sponsorship	
Chung Wah Association Inc.	Chinese New Year Fair 2016	\$70,000	\$60,000

The following event is proposed to be part funded from the Eat Drink Perth budget:

Applicant	Event	Sponsorship	
Big N	Northbridge Food and Wine	\$10,000	\$10,000

No applications are recommended for refusal.

All events have been assessed on their merits against the policy. Whilst no events are recommended for decline in this round of sponsorship, in several cases, sponsorship has been recommended at a lower level than that requested.

The following table shows the key focus area of each event recommended for support, as well as the date of each event, to give an overview of the range and timeframe of events within this report.

Reference	Event	Amount Recommended	Focus	Month
a.	Young Butchers Picnic	\$20,000	Food and Beverage	April

Reference	Event	Amount Recommended	Focus	Month
b.	WA State Tee-Ball Championships 2016	\$5,000	Healthy and Active in Perth	March
c.	Streetside	\$30,000	Northbridge activation	February
d.	Northbridge Food and Wine	\$10,000	Perth at Night/ Northbridge activation	March
e.	ASICS Bridges Fun Run	\$6,750	Healthy and Active in Perth	April
f.	Perth Medieval Fayre	\$10,000	Food and Beverage/ Community Event	March
g.	HBF Run for a Reason	\$26,500	Healthy and Active in Perth	May
h.	2016 International Squash Challenge	\$5,000	Healthy and Active in Perth	May
i.	Japan Festival Perth 2016	\$8,400	International Engagement	February
j.	Claisebrook Carnivale and Duck Derby	\$20,000	Food and Beverage/ East Perth Activation	March
k.	Songkran Festival Perth	\$11,760	International Engagement	April
l.	Sanitarium Weet-Bix Kids TRYathlon	\$12,660	Healthy and Active in Perth	April
m.	Buddha's Birthday and Multicultural Festival	\$39,000	International Engagement	April
n.	Perth International Jazz Festival	\$20,000	Perth at Night/ Northbridge Activation/ International Engagement	June
o.	City of Perth Triathlon	\$5,000	Healthy and Active in Perth	February
p.	Chinese New Year Fair 2016	\$60,000	International Engagement	February
q.	Food Truck Rumble	\$10,000	Food and Beverage	April
r.	Corporate Series Triathlon	\$5,000	Healthy and Active in Perth	April
s.	Fast and Slow	\$10,000	Food and Beverage/ Innovation	February to June

FINANCIAL IMPLICATIONS:

ACCOUNT NO: CL1423 1000 7901
BUDGET ITEM: Recreation and Culture – Other Culture – Other Cultural Activities
BUDGET PAGE NUMBER: 10
BUDGETED AMOUNT: \$ 550,202
AMOUNT SPENT TO DATE: \$ 275,629
PROPOSED COST: \$ 250,070
BALANCE: \$ 24,503

ACCOUNT NO: CL1474 0000 7901
BUDGET ITEM: Northbridge Festival Budget
BUDGET PAGE NUMBER: 35
BUDGETED AMOUNT: \$103,214
AMOUNT SPENT TO DATE: \$ 0
PROPOSED COST: \$ 60,000
BALANCE: \$ 43,214

ACCOUNT NO: CL 14C4 1000 7901
BUDGET ITEM: Eat Drink Perth
BUDGET PAGE NUMBER: 35
BUDGETED AMOUNT: \$51,350
AMOUNT SPENT TO DATE: \$ 0
PROPOSED COST: \$10,000
BALANCE: \$51,350

All figures in this report are exclusive of GST.

COMMENTS:

The City received a strong response for the second round of event sponsorship applications. All applications have been assessed and recommendations for funding have been provided for the Council's consideration.

ITEM NO: 17

EVENT SPONSORSHIP (PARTNERSHIP) – TASTE OF PERTH 2016

**MARKETING, SPONSORSHIP (APPROVAL)
AND INTERNATIONAL
ENGAGEMENT COMMITTEE
RECOMMENDATION:**

That Council:

- 1. approves Event Sponsorship of \$104,245 (excluding GST) including a cash sponsorship of \$30,000 towards the provision of key event services such as security to Brand Events to present Taste of Perth 2016 at Langley Park from Friday, 29 April 2016 to Sunday, 1 May 2016;***
- 2. notes that the event organisers will provide the following sponsorship benefits to the City:***
 - 2.1 the City of Perth to be recognised as a Major Partner for the event;***
 - 2.2 the City of Perth logo to be used across every instance of major logo placement across all marketing;***
 - 2.3 the City of Perth logo to appear on selected on-site branding throughout the festival;***
 - 2.4 complete integration into the consumer marketing and PR campaign (estimated media value \$1.8 million), including:***
 - a. logo placement across print, online, outdoor, collateral with editorial mentions across radio, TV and PR broadcasts;***
 - b. at least two dedicated City of Perth questions to be included in the Taste of Perth post-show visitor survey***

(Cont'd)

- 2.5 40 double tickets/passes for the City to distribute as promotion through the Perth City website;**
- 2.6 20 double tickets/passes for the City to allocate as reward and recognition to i-City kiosk volunteers who will be volunteering at the event;**
- 2.7 40 double tickets/passes for the City to allocate as per Corporate Procedure PR1077 Invitation Ticket Allocation;**
- 2.8 9 VIP double passes for Elected Members and guests to attend the event;**
- 2.9 6 VIP double passes for City of Perth Officer representatives and guests to attend the event as required;**
- 2.10 18 VIP tickets for Elected Members and their guests to attend the Gala opening night;**
- 2.11 City of Perth staff to be entitled to purchase tickets for the event at 50% discount;**
- 2.12 a private hospitality package for key clients, visitors and city guests for one session of the event, including:**
 - a. fast track entry;**
 - b. exclusive use of private space;**
 - c. complimentary bar throughout the session;**
- 2.13 host session 1 (Friday lunch) as a 'City of Perth presents Taste of Perth' with free entry or gold coin donation to charity;**
- 2.14 the Lord Mayor, or representative, to be invited to open the festival and to host the Gala Night as the official event launch;**
- 2.15 a display stand space for the City of Perth in a prominent location to capture visitor information;**

(Cont'd)

2.16 Taste of Perth to host a Locals Engagement Session for up to 50 local residents and retailers at session 2 (Friday evening);

- 3. notes that a detailed acquittal report, including all media coverage, will be submitted to the City by August 2016;**
- 4. notes that sponsorship/partnership agreements with event and program organisers specifically include a condition that no invitations/passes additional to the arrangement detailed in this report are to be offered, and thus received, by the City and its representatives.**

BACKGROUND:

FILE REFERENCE: P1010627-23
REPORTING UNIT: Marketing and Events
RESPONSIBLE DIRECTORATE: Economic Development and Activation
DATE: 30 October 2015
MAP / SCHEDULE: Schedule 21 – Post event report 2015
Confidential Schedule 22 – Financials – Distributed to Elected Members under separate cover

The Committee recommendation to the Council for this report was resolved by the Marketing, Sponsorship and International Engagement Committee at its meeting held on 10 November 2015.

The Committee recommendation to the Council is the same as that recommended by the Officers.

Brand Events Australia was established nine years ago. The company has successfully delivered several high profile events Australia-wide since that time, with their program expanding every year. Events under the Brand Events Australia portfolio have included:

- Top Gear Festival;
- Masterchef Live;
- The Margaret River Gourmet Escape; and
- Taste Festivals (Sydney, Melbourne and Perth);

Organisers identified Perth as a market with a growing and progressive food and dining (restaurant and bar) scene which they believed would be receptive to a world class restaurant festival.

Summary of Event:

Taste is an outdoor food festival which has been staged in several countries internationally. Taste Festivals are unique events where attendees can sample signature dishes from a range of high profile restaurants within their city. The event also includes a range of quality food and drink brands and entertainment. In 2015 there were 22 Taste Festivals across the world, all based on the flagship event Taste of London.

Taste of Perth 2016 will take place from Friday 29 April to Sunday 1 May on Langley Park. The event runs in the format of lunchtime or dinner sessions, with five of these held over the three days. The event is designed to bridge a gap in the WA event market by providing an opportunity for visitors to engage with unique brands, producers and restaurants in one place.

Taste of Perth will partner with at least 13 restaurants (metro and regional), all of who will prepare 4 to 5 tapas sized dishes on site. Visitors are able to create their own menu, sampling taster sized dishes from a range of top restaurants. The event is designed for restaurants to showcase their chefs and offerings.

Attendees can purchase tasting size dishes from each of the participating restaurants, with dishes offered at a range of price points.

The event is ticketed, with general entry offers starting at \$15 presale, children over 10 at \$12 and children under 10 free. The event operates with 'crowns' as the official currency for the event. These can be purchased on site, or packaged with the entry ticket price, and one crown is equivalent to one dollar. Organisers reduced entry and dish prices following feedback in the first year of the event.

Organisers anticipate an attendance of 16,000 to 18,000 for the event. The full restaurant line-up is still to be released, but will include Taste favourites as in previous years. These restaurants will be joined by Perth's hottest new restaurants, also still to be released.

Taste of Perth will be presented in partnership with Electrolux. Their Electrolux Taste Theatre features live cooking demonstrations from some of Australia's leading chefs. The event will be joined by a brand new feature – Electrolux Chefs' Secrets, offering visitors the unique opportunity to pick up hints, tips and techniques from some of the world's leading chefs in a series of interactive cooking demonstrations. Hands on coming sessions will allow visitors to cook recipes from leading chefs, while also learning the latest cooking methods and skills using steam and induction technology. Visitors can cook along with chefs to create inspirational dishes. Places are free of charge and on a first-come basis.

Meat and Livestock Australia will be presenting A Taste of Beef and Lamb where visitors will hear first-hand from a farmer about raising cattle and sheep, whilst watching a master butcher demonstrate his craft across a range of cuts of meat. Other features of the event will include a series of masterclasses, live entertainment, gourmet produce sellers and pop-up bars.

Organisers propose to introduce a “Locals Engagement Session” for the event in 2016. This session will see local residents, retailers invited to attend the event for a private showcase of what the event is. Brand Events have undertaken this in London with residents surrounding the event location and see it as a valuable tool to directly address and educate those who may not otherwise engage with the event. Organisers advise that this session could alternatively be used for trade buyers to be hosted/entertained at the event or for trade meet and greets.

International Engagement

The event is part of a global brand and has buy-in from a number of key stakeholders including Meat and Livestock Australia (MLA). MLA will, host trade sessions for sommeliers and hospitality workers to understand secondary cuts, connecting producers with trade and consumers.

Organisers are in discussions with Perth Airport who are looking to create a partnership whereby the Perth dining scene will be promoted via a partnership with Taste of Perth to business and leisure travellers passing through Perth Airport in March 2016. The organisers will work with Perth Airport and their airline partner (most likely to be Etihad) to engage the audience.

Organisers are also currently working through a partnership with Olive Australia and Horticulture Institute of Australia for the Australian Avocado Association to be represented. There is a growing interest in developing new industries outside the energy and resources sector in Australia and WA has been recognised as having a strong Food and Beverage scene.

Previous Taste of Perth events

The 2014 event was the first to be held in Perth. The event attracted an estimated 16,500 people, included 11 restaurants and 44 dishes. Event attendees

Attendance for the 2015 Taste Festival was hampered by severe weather; however the event still attracted an estimated 11,150 people. The event included over 50 dishes from 13 participating restaurants. Post-event feedback shows that the event attracted attendees from greater Perth, as well as regional WA and almost 200 interstate attendees.

Organisers advise that in 2015 they made a fairly substantial loss to the event due to the weather. They decided against cancellation of the event even in bad financial circumstances to ensure that brand integrity was upheld, including that of Major Sponsors and all restaurants and exhibitors. Brand Events made an extra effort and investment in advertising the event over the weekend and gave out a large number of complimentary passes to ensure the events success. The Friday evening session, which had fair weather, attracted an attendance of 20% more than that in 2014.

Despite such bad weather, statistics show that the relative spend from visitors at the event was higher than the first year, which leads organisers to believe the event has a future in Perth. In 2015 Brand Events will open a Perth Office to oversee the Taste of Perth and Margaret River Gourmet Escape events.

Venue Hire

Organisers have requested that the City provide in-kind sponsorship of the site hire fees for the use of Langley Park for the duration of the bump-in, event and bump-out periods of the event (approximately two weeks). This is to include associated parking, public building and noise monitoring fees.

City fees and charges (excluding GST) are estimated at:

- Reserve Hire fees - \$59,100
- Application fee - \$300
- On-street parking - \$7,680
- Special Event Food Permit fees - \$3,440
- Public Building Fee - \$1,085
- Waste Management \$2,640
- Site Water usage charges - TBC

The total value of this is approximately \$74,245.

Funding

Organisers have requested cash sponsorship of \$30,000 and in-kind sponsorship of \$74,245. Organisers advise that the event took a substantial loss in its first two years in Perth, particularly with the impact of the severe weather on the 2015 event, and that the organisation is still at a loss as a result of these previous events. Financials are attached at Confidential Schedule 22.

The following table shows the City's previous support for this event:-

Year	Cash	In-Kind	Total
2014	\$30,000	\$55,000	\$85,000
2015	\$30,000	\$56,595	\$86,595
2016 (recommended)	\$30,000	\$74,245	\$104,245

Organisers advise that the contribution they have requested from the City (in-kind site hire fees and \$30,000 cash sponsorship) has not changed, however the City's fees for site hire have increased significantly resulting in the increased level of funding requested. Approvals Services Officers advise that prices for ticketed events on City reserves were increased in the 2015/16 budget from \$0.50 per head to \$0.80 per head. Taste of Perth venue hire fees have therefore more than doubled from \$22,806 in 2015 to \$59,100 in 2016 based on the projected event attendance.

It is proposed that additional funds for this event are drawn from surplus funds in the Event Sponsorship budget.

Organisers have again secured sponsorship from Electrolux, and are in discussions with several other event sponsors who are unconfirmed at this stage.

LEGISLATION / STRATEGIC PLAN / POLICY:

**Integrated Planning
and Reporting
Framework
Implications**

Strategic Community Plan
Council Four Year Priorities: Community Outcome
Healthy and Active in Perth
Reflect and Celebrate diversity in Perth.

Policy

Policy No and Name: 18.8 – Provision of Sponsorship and Donations

DETAILS:

Eligibility for Sponsorship:

Criterion	Satisfied
The total value of the event exceeds the sponsorship requested.	Yes
The event takes place within a public space in the City.	Yes

Assessment of Application (Partnership):

1. Contribution of the event to the economy of the city.

Taste of Perth 2015 generated over \$350,000 in revenue for local businesses, restaurants and vendors over the four days of the event. Almost \$420,000 was also spent with local contractors, suppliers and service providers, and a further \$170,000 spent within WA on marketing and media campaigns. Feedback from the attendees surveyed last year shows that almost 30% of visitors to the event spent over half a day in the city before or after attending the event. Restaurants and Exhibitors make financial gains from the event.

2. Has a significant national or international profile or the potential to develop it.

The event has a significant national and international profile, forming part of a series of 22 Taste Festivals around the globe. Taste is an internationally recognised brand. Holding the event in the city assists in enhancing the reputation of the City of Perth as a destination for top quality events.

Taste Festivals has a global website which attracts global visitation and Taste of Perth links to this. The festivals are recognised globally by world class chefs and brands as a premium unique restaurant festival. It is the only kind in the world. The Marketing campaign for Taste of Perth is a 3 month campaign that focusses on bringing foodies to the event. The interstate marketing conducted is through organisers existing databases and social media channels of over 200,000 in Sydney and Melbourne through other Taste events. They also utilise the Gourmet escape databases that targets over 50,000 people globally and nationally. The organisers also work with local hotels to promote ticket

offers to their current guests, as well as email databases of national and international clients.

3. Contributes towards the achievement of one or more of the City's marketing objectives:

- *to position the city as a city of regional and international significance;*
- *to increase visitation to the city;*
- *to increase economic investment in the city;*
- *to create a vibrant, energetic 24 hour city.*

As part of an international brand, the event will position the city as a city of regional and international significance. The event is held globally and Perth is one of only three state capitals where the event is proposed to be held in 2016.

The event will increase visitation to the city, with a minimum 10,000 unique visitors estimated to attend the event over the three days. The event will increase economic investment in the city.

4. Preference will be given to events which provide free attendance.

The event will be ticketed. Following feedback regarding ticket prices for the 2014 event, organisers reviewed the pricing structure in 2015 and offered new ticket types and new price point dishes.

5. Preference will be given to events which will be held exclusively in the city.

The event is held in other cities in Australia; Taste of Perth is the only Taste Festival held in Western Australia.

6. Benefits to be provided to the City

The benefits provided to the City are detailed in the recommendation section of this report.

Event Sponsorship Category:-

- *Major Civic Partnership – Three to five years funding commitment, \$50,000, plus CPI;*
- *State and National – Three years funding commitment, less than \$50,000, plus CPI;*
- *Annual – Annual or historic funding, less than \$20,000;*
- *Start-Up/One-Off – Once only funding, less than \$15,000.*

The applicant is considered eligible for event sponsorship under the Major Civic Partnership category, in accordance with Policy 18.8 – Provision of Sponsorship and Donations.

Classifications are indicative only and subject to annual consideration.

FINANCIAL IMPLICATIONS:

ACCOUNT NO: 1486 5000 7901
BUDGET ITEM: Recreation and Culture – Other Culture – Other Cultural Activities
BUDGET PAGE NUMBER: 10
BUDGETED AMOUNT: \$435,345
AMOUNT SPENT TO DATE: \$340,015
PROPOSED COST: \$ 95,330
BALANCE: \$ 0

ACCOUNT NO: CL1423 1000 7901
BUDGET ITEM: Recreation and Culture – Other Culture – Other Cultural Activities
BUDGET PAGE NUMBER: 10
BUDGETED AMOUNT: \$ 550,202
AMOUNT SPENT TO DATE: \$ 525,699
PROPOSED COST: \$ 8,915
BALANCE: \$ 15,588

All figures quoted in this report are exclusive of GST.

COMMENTS:

Taste of Perth is a renowned event with an international profile. The event will increase visitation to the City over three days, create vibrancy in the city, and increase economic investment in the city. In addition the event will raise the profile of a number of city-based restaurants and retailers.

The event offers the following economic benefits to the city:

- Taste connects with local suppliers, producers, restaurants and bars, providing opportunities for them to grow their brand awareness and connect directly with a premium “foodie” audience.
- It is estimated the event attracts trade visitors including exhibitors, their competitors, retail buyers, sponsors , hospitality in WA and event partners and media.
- Taste will engage with WA based contractor’s and service providers to build site infrastructure and services such as marquees, plumbing, generators, security, cleaning and safety services.
- Taste employs local staff and crew to manage on-site features and activities.
- Taste works with local colleges and training organisations, providing a capacity for students to work alongside chefs and hospitality greats and regularly resulting in future employment opportunities.

- Taste heightens Perth's international awareness as a dining destination, by integration in a growing global calendar and by bringing international cooking talent to the event.
- Taste champions consumer education on the benefits of using local produce through shows, cooking schools and master classes.
- Taste uses marketing to promote local and city dining sectors, driving increased patronage to city restaurants and bars.
- Taste brings visitors from affluent suburbs and regions to the city for a 4-5 hour session, providing opportunities to cross-promote and attract visitors to other city of Perth events in the same period.

It is recommended that Council approves cash sponsorship of \$30,000 and in-kind sponsorship of \$74,245 (excluding GST).

ITEM NO: 18

ARTS AND CULTURAL SPONSORSHIP 2015/16 – MAJOR PARTNERSHIP – ARTRAGE INC. – FRINGE WORLD FESTIVAL

**MARKETING, SPONSORSHIP (APPROVAL)
AND INTERNATIONAL
ENGAGEMENT COMMITTEE
RECOMMENDATION:**

That Council:

- 1. approves cash Arts and Cultural Sponsorship – Major Partnership, of \$75,000 (excluding GST) to Artrage Inc. for sponsorship of the 2016 FRINGE World Festival, subject to confirmation of associated artistic program and schedule of supported Artrage managed venues and locations;***
- 2. notes that the sponsorship will directly support the presentation of Artrage-managed venues;***
- 3. notes that Artrage Inc. will provide the following event and sponsorship benefits to the City of Perth:***
 - 3.1 the 2016 FRINGE World Festival;***
 - 3.2 inclusion of the City of Perth crest on Festival promotional material and publications;***
 - 3.3 dedicated half page acknowledgement of sponsorship in FRINGE World printed guide (artwork to be supplied by the City of Perth);***
 - 3.4 weblink to the City of Perth website and acknowledgement as sponsor on FRINGE World website;***
 - 3.5 20% Sponsor discount code provided on selected performances;***
 - 3.6 City of Perth crest featured on co-branded sponsor signage at the Artrage-managed venues;***

(Cont'd)

- 3.7 9 (double) invitations for elected members and guests to attend a FRINGE World ticketed event;**
- 3.8 5 (double) invitations for City of Perth Officer representatives to attend one FRINGE World ticketed event, as required;**
- 3.9 9 (double) invitations for elected members and guests to attend networking events, including, but not limited to, the FRINGE World Opening Launch;**
- 3.10 8 invitations for City of Perth Officer representatives to attend networking events, including, but not limited to, the FRINGE World Opening Launch, as required;**
- 4. approves up to \$12,000 in-kind support (based on 50% of the estimated loss of income) to accommodate underpropping in the Cultural Centre Carpark, subject to the following conditions:**
 - 4.1 Artrage Inc. to meet the cost of all associated equipment hire and installation costs;**
 - 4.2 Artrage Inc. to submit a formal request in writing at least one month in advance of the event and to the satisfaction of the City, providing all information required by City of Perth Parking including, but not limited to, event application, plans, schedules and engineering certificate;**
- 5. notes that Artrage Inc. will be required to provide the following partnership benefits to the City of Perth, to offset the cost of the in-kind support:**
 - 5.1 acknowledgement of City of Perth Parking (CPP) as an Associate Partner of Fringe World 2016 on all associated promotional materials;**
 - 5.2 City of Perth Parking logo featured on co-branded sponsor signage at the Festival venues located in the Urban Orchard;**

(Cont'd)

- 5.3 inclusion of City of Perth Parking logo on Festival promotional materials, including but not limited to, electronic promotions, festival posters and printed program;**
 - 5.4 City of Perth to receive 60 complimentary single tickets to a selection of Fringe World events to be allocated as per Corporate Procedure PR1077;**
 - 5.5 copy of a selection of images and footage taken at FRINGE World events for use by City of Perth Parking for promotional purposes;**
 - 5.6 inclusion of a quarter page (landscape) advertisement in the FRINGE World printed program (artwork supplied by City of Perth);**
 - 5.7 weblink to City of Perth parking from FRINGE World website;**
- 6. notes that the City is to be provided with an acquittal report for the supported project within three months of completion of the FRINGE World Festival and an audited financial report of Artrage Inc. within six months of the conclusion of the relevant financial year.**

BACKGROUND:

FILE REFERENCE: P1031290
REPORTING UNIT: Community Facilities
RESPONSIBLE DIRECTORATE: Economic Development and Activation
DATE: 5 October 2015
MAP / SCHEDULE: N/A

The Committee recommendation to the Council for this report was resolved by the Marketing, Sponsorship and International Engagement Committee at its meeting held on 10 November 2015.

The Committee recommendation to the Council is the same as that recommended by the Officers.

Report Author/Reviewer Disclosures of Interest		
Acting Arts and Cultural Development Coordinator	Impartiality interest	The Acting Arts and Cultural Development Coordinator is registered by Artrage Inc. as an Honorary Life Member of Artrage Inc. Although this membership has not been formally accepted, nor any benefits accepted or exercised Honorary Life Members are invited to participate in Annual General Meetings and member events.

Artrage Inc. has requested Arts and Cultural Sponsorship of \$100,000 to support the presentation of Artrage managed venues located within the City of Perth boundaries during the 2016 FRINGE World Festival.

In addition, Artrage Inc. has requested support to present the 2016 FRINGE World Festival from City of Perth Parking. This report proposes that cash and in-kind support, if approved by Council, be managed as a single request. It should be noted, however, that the level of investment and anticipated outcomes are to be managed independently and on the basis of differing service priorities.

The City's cash sponsorship contribution is measured in accordance with the City's Arts and Cultural Sponsorship objectives, eligibility and assessment criteria whilst the in-kind component is expected to off-set the costs associated with using the car park and provide a commercial benefit to the City's parking operations, including marketing and promotional exposure at an equivalent value to the support provided. This expectation is not comparable to the sponsorship benefits received through the City's cultural investment which prioritises cultural programming outcomes and to a lesser extent, positive recognition and promotion of the City's image.

The City has provided in-kind support to Artrage for the underpropping of the Cultural Centre car park since the event's pilot in 2011. Underpropping is a necessary precaution to support the structural integrity of the City's car park. Approval to discount parking fees associated with the underpropping, (50% discount on the estimated loss of income) is within the delegated authority of the Director of Community and Commercial Services and has previously been approved at that level.

In the future, the applicant will be requested to submit a singular request for event support to the City and include all requests for in-kind support along with requests for cash sponsorship through the Arts and Cultural Sponsorship Program. A comprehensive proposal should be submitted by Artrage for the purposes of demonstrating the City's total contribution to the event and mitigating the duplication of sponsorship benefits. In respect to the in-kind component the expectation will remain that the proposal continues to provide value on return for City of Perth Parking.

Organisation Background

Artrage Incorporated is a not-for-profit multi-arts organisation and registered charity incorporated in 1983 (formerly *Festival Fringe Society of Perth*).

Artrage has stated its purpose, vision and mission as:

Purpose – To enrich and evolve the creative arts of Western Australia.

Vision – To embed FRINGE World in the hearts and minds of all Western Australians.

Mission – To provide enduring benefits for artists, audiences and a diverse family of stakeholders through building the world’s strongest festival.

Artrage is a key contributor to the vibrancy and vitality of cultural life if Perth. Artrage is the producer of *FRINGE World Festival*, *Rooftop Movies* and *Outer Fringe*. *FRINGE World Festival* is an open-access annual multi-disciplinary arts Fringe festival, presenting work by Independent local, national and international artists. Through partnerships with Lotterywest and the Department of Culture and the Arts, *Outer Fringe* tours *FRINGE World* shows throughout regional Western Australia.

In 2015, the organisation commissioned the *Fringe World Festival 2015 Impact Report*. The report recorded community perceptions of the *FRINGE World Festival* and provided an analysis of the festival’s economic impact. Provided to the City of Perth in July 2015, the report recorded the responses of 4,914 members of the public, 336 participating artists, 15 local businesses and 149 staff. *FRINGE World Festival 2015 Impact Report* reports that Gross Visitor Expenditure during the 2015 festival was \$51,002,924 with a total Gross Economic Movement of \$70,894,065.

A copy of the *Fringe World Festival 2015 Impact Report* has been provided to the City of Perth to support the acquittal of the 2015 Festival.

Past Support

The City of Perth has provided sponsorship for the *FRINGE World Festival* since its inception in 2010/11. Artrage Inc. sponsorship is as follows:

Year	Description	Requested	Approved
2010/11	Spiegeltent Program/ Fringe World Freebies- Event Pilot	\$20,000	\$20,000*
	<i>City of Perth Parking</i> Use of car bays in Cultural Centre Carpark	In-Kind	\$10,000 In-kind
2011/12	<i>Arts & Cultural Sponsorship</i> Fringe World Festival	\$50,000	\$50,000
	Use of Perth Town Hall	In-kind	Declined
	<i>City of Perth Parking</i> Use of car bays in Cultural Centre Carpark	In-kind	\$10,108
	<i>City of Perth Parking</i> Use of Roe Street Car Park - Rooftop Movies	In-kind	\$53,300 In-kind
2012/13	<i>Arts & Cultural Sponsorship</i> Fringe World Festival 10 Festival Hub Venues	\$50,000	\$50,000
	<i>City of Perth Parking</i> Use of car bays in Cultural Centre Carpark	In-kind	\$10,000
	<i>City of Perth Parking</i> Use of Roe Street Car Park - Rooftop Movies	In-kind	\$130,660 In-kind LOSS OF REVENUE
2013/14	<i>Arts & Cultural Sponsorship</i> Fringe World Festival Festival Hub	\$51,250	\$51,250

Year	Description	Requested	Approved
	Venues		
	<i>City of Perth Parking</i> Use of car bays in Cultural Centre Carpark	In-kind	\$10,108
	<i>City of Perth Parking</i> Use of Roe Street Car Park - Rooftop Movies	In-kind	>\$130,000 In-kind LOSS OF REVENUE 172 days
2014/15	<i>Arts & Cultural Sponsorship</i> Fringe World Festival Festival Hub Venues	\$100,000	\$72,531
	<i>City of Perth Parking</i> Use of Cultural Centre Car Park	In-kind	\$11,409.60 In-kind
	<i>City of Perth Parking</i> Use of Roe Street Car Park - Rooftop Movies	In-kind	\$150,561.65 In-kind LOSS OF REVENUE
2015/16	<i>Arts & Cultural Sponsorship</i> FRINGE World Festival 2016	\$100,000	
	<i>City of Perth Parking</i> Use of Roe Street Car Park	In-kind	\$190,598 In-kind LOSS OF REVENUE 163 days
	<i>City of Perth Parking</i> Use of Cultural Centre Car Park	In-kind	

*((\$15,000 Arts and Cultural Sponsorship, \$5,000 Marketing Unit)

In accordance with Arts and Cultural Sponsorship Program requirements, an acquittal report for the 2014/15 year has been provided. The 2014 Annual Report with audited financial statements has been received. This information has been reviewed and demonstrates a satisfactory acquittal of the City's previous funding.

Due the open access nature of the festival, individual presenting artists and companies are eligible to apply for support of events taking place during the festival. In 2015 the City provided support to events including *Summer Nights* at the Blue Room Theatre and to presenting companies Strut Dance, Black Swan State Theatre and Road Theatre Company.

The City also provided subsidised venue hire of the Perth Town Hall to some presenting artists. It is important that access to additional support remains open to individual arts who often incur a financial risk when staging productions, and that this support works in partnership with the significant promotional and ticketing support, and access to the volunteer network provided to them through their association with the *FRINGE World Festival*.

LEGISLATION / STRATEGIC PLAN / POLICY:

Integrated Planning and Reporting Framework Implications

Strategic Community Plan
Council Four Year Priorities: Community Outcome
Healthy and Active in Perth
Reflect and Celebrate diversity in Perth.

Policy

Policy No and Name: 18.1 – Arts and Culture
18.8 – Provision of Sponsorship and Donations

Eligibility:

Policy 18.1 establishes the principles for the City of Perth supporting Arts and Culture and these principles are used to determine the level of consistency with the program or event proposed for sponsorship funding.

Policy 18.8 establishes the criteria for the City's assessment of sponsorship applications requiring the applicant to demonstrate alignment with the policy's objectives and selection criteria as follows:

Applicant Eligibility Criteria	
<i>Category of Sponsorship: Major/ Civic Partnership</i>	
<i>The applicant must:</i>	
Have formally identified arts and/ or culture as its primary purpose.	Criterion Met
Be a formally constituted not-for-profit, benevolent or charitable organisation.	Criterion Met
Be an Australian legally constituted entity.	Criterion Met
<i>The applicant must not be:</i>	
A government authority, agency or department.	Criterion Met
An individual.	Criterion Met
An applicant that has previously submitted unsatisfactory or incomplete reports.	Criterion Met
An applicant that has outstanding debts to the City of Perth.	Criterion Met
An applicant that has already received support from the City of Perth for this project or any City of Perth sponsorship in the same financial year.	See below
Project Eligibility Criteria	
<i>The project must:</i>	
Provide a public outcome within the City of Perth boundaries.	Criterion met
Occur within the specified timeframe.	Criterion met
<i>The project must not be:</i>	
For profit or commercial purposes.	Criterion met
For fundraising.	Criterion met
An award ceremony or industry specific presentation.	Criterion met
Training, workshops, research or professional development.	Criterion met

At the time of preparing this report, Artrage has not received cash sponsorship for this project in 2015/16. However, the organisation's request for in-kind support for Roof Top Movies has been approved. Please refer to the Past Support section of this report.

DETAILS:

Project Summary

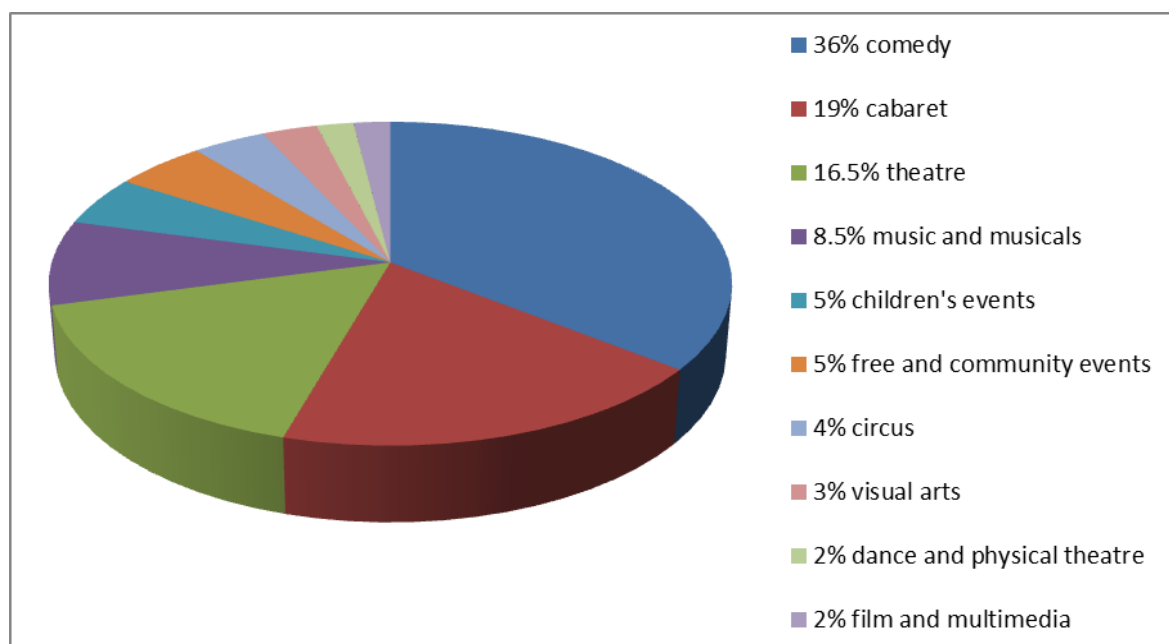
The 2016 *FRINGE World Festival* will take place over a 4 week period showcasing a range of performances from independent local, national and international artists, from a variety of genres including theatre, circus, dance, cabaret and music.

The *FRINGE World Festival* program includes Artrage-managed venues that present a program of events, predominantly in temporary infrastructure. All Artrage-managed venues are located within the City of Perth boundaries. Artrage estimates that 24 Artrage-managed venues will be presented in 2016.

As an open access festival the *FRINGE World Festival* includes independently produced events and managed venues. Artrage estimates there will be 102 independently-managed venues presented in the 2016 festival. A confirmed list of independently-managed venues will not be available until registrations close on 5 October 2015 and the scheduled finalised.

In 2015, the overall *FRINGE World Festival* attracted an audience of 258,438 at ticketed events and 660,093 free and ticketed attendances at 556 events across 113 venues. The *FRINGE World Festival 2015 Impact Report* indicates that of these events 5% were free and community events. In 2015, *FRINGE World* exceeded forecast attendances of 390,827, with a total of 660,093 people attending festival events. In 2016, *FRINGE World* is expected to attract a total attendance of 750,000, with 541,280 of those attendances expected to be at Artrage-managed venues.

2015 *FRINGE World Festival* Genres



Venues

Artrage-Managed Venues

Artrage estimates that 24 Artrage-managed venues will be presented at the 2016 festival. Artrage-managed venues are predominantly pop-up style infrastructure including circus tents and spiegel tents imported from Europe for the duration of the festival.

Artrage-managed venues are located in Northbridge at the Perth Cultural Centre, The Pleasure Garden at Russell Square and Rooftop Movies at the CPP Roe Street carpark, venues include the Big Top, The Royal, Black Flamingo, Casa Mondo, DeLuxe, The West Australian Spiegel tent, the Palais de Glaces Spiegel tent, Circus Theatre, Rooftop Movies and the Budgie Smuggler artists' bar at the Bakery and include custom pieces of festival infrastructure and environments such as box offices and outdoor free performance stages.

14 of the 24 Artrage-managed venues will be performance venues. Seven performance venues will be located in The Pleasure Garden, four performance venues located in Perth Cultural Centre and an additional three performance venues located in a new FRINGE World site within the Perth CBD. Approximately 65% of total FRINGE World attendances occur at Artrage-managed venues.

Independently-Managed Venues

Independently-managed venues are located throughout the Perth metro area and include permanent venues such as the Blue Room Theatre, and temporary venues including Noodle Palace.

The sponsorship request directly supports the presentation of Artrage-managed venues.

Key Dates

The *FRINGE World Festival* will take place from Friday, 22 January 2016 to Sunday, 21 February 2016.

The following key dates have been identified:

Day	Date	Event
Monday	5 October 2015	Artist online event registration closes
Friday	6 November 2015	Deadline for printed guide content
Thursday	10 December 2015	Program announced and tickets on sale
Thursday	21 January 2016	FRINGE World Opening Launch
Friday	22 January 2016	FRINGE World Festival opens to public
Sunday	21 February 2016	FRINGE World Awards Ceremony
Sunday	21 February 2016	FRINGE World Festival closes

Ticket Prices

Artrage indicates that the average ticket price for a festival event is \$27.80. FRINGE World presenters independently set the ticket price for their show ranging from free to \$95 (the most expensive ticket in 2015). Whilst concession tickets are not available, Artrage has implemented a variety of incentives to ensure capacity audiences, these include:

- discounts for group bookings;
- “mates rates” – presenters offer the discount to family and friends, requires a discount code to be entered when purchasing tickets;
- discounted tickets to festival partners, requires a discount code to be entered when purchasing tickets;
- RushTix – discounted tickets available on the day of the performance, Rush tix are on average half the price of the standard ticket; and
- festival passes, provided to staff, volunteers and registered artists, allows free entry to shows that are not sold out.

ASSESSMENT:

The application was measured against the objectives and criteria outlined in the Arts and Cultural Sponsorship Guidelines and in accordance with Policy 18.8 and Policy 18.1.

The project must demonstrate shared objectives as a Major Partner.

Through this category of sponsorship the City supports recurring arts and cultural programs by established partners. 2016 will be the fifth year of the *FRINGE World Festival* following a successful pilot program in 2011.

Artrage indicates that based on 2015 registrations, 71% of artists participating were Western Australian, 18% Australian and 11% International artists. This is indicative of Artrage nurturing a supportive environment for local artists to develop their work and presents opportunities for creative and audience development.

Event registration is available to emerging artists and established artists. Depending on the registration type, artists received varying levels of assistance and a varying fee structure is applied. Association with the Festival connects artists to the recognisable brand, highly visible marketing and promotional campaign and indirect access to a large network of venues, events professionals and community of volunteers and supporters.

Contributing to Perth's profile as a pre-eminent cultural destination, the *FRINGE World Festival* has become a major arts event. The Festival is successful in uniting independent artists with a wide audience through a common ticketing system and consolidated brand managed by Artrage.

Based on the Artrage Impact Assessment Report, the event also brings economic benefit to local business. As outlined in the report, 50% of surveyed businesses indicated their level of trading increased during FRINGE World and 85.7% of surveyed business owners agree that FRINGE World has a significant positive impact on their business.

The project must be of high artistic quality/cultural relevance.

As an open-access multi-arts festival the artistic quality is likely to vary significantly. Artrage has not provided specific artist or programming information and it is therefore not possible to make an accurate assessment of the artist quality of the Festival program.

Artrage have advised that the Festival program will evolve over the next several months, as indicated by the key dates schedule which is consistent with the development plan in past years. Artrage has programming influence over events scheduled in Artrage-managed venues and has staff experienced in making programming decisions.

The artistic quality of other events included in the program is ultimately tested by the audience – as indicated by tickets sales, audience demand and recognition through the associated FRINGE Awards. The FRINGE Awards encourages artists working within a range of art forms and varying levels of expertise and provides recognition for achievements in their genre. The open-access structure of FRINGE allows for an environment of exploration and opportunity, artistically this will also produce varied results and critical reception.

The *FRINGE World Festival 2015 Impact Report* identifies overwhelmingly favourable responses from the general public:

- 98% of attendees to the 2015 Festival plan to attend FRINGE World again in 2016;
- 97% of attendees agree that FRINGE World contributes to making Perth special as a City;
- 92% of attendees agree that FRINGE World promotes Perth as a city that is globally connected; and
- 90% of attendees agree that FRINGE World Festival is an event that brings the whole community together.

The results of the report indicate that the event is of high cultural relevance.

Artrage has stated that the Festival aims to engage a wide and diverse audience. Audience surveys that provide quantitative data on age, residential location and engagement with other cultural events, indicate that the organisation has been very successful in achieving this goal.

Artrage has indicated that as the Festival has grown, the FRINGE World audience has become more equally represented across the age-range demographic, whilst still retaining the strongest representation with a youth audience aged 24-35.

The organisation must have an established relationship with the City of Perth and has demonstrated a high standard of service and program delivery.

Artrage has received sponsorship from the City of Perth for approximately twenty years. Prior to the commencement of the *FRINGE World Festival*, Artrage was a City of Perth service provider, presenting numerous events for the City including New Year's Eve Celebrations from 2007 to 2010 and the Northbridge Festival from 2005 to 2008.

Reporting related to past funding was received after the date specified in the agreement. The acquittal report has since been reviewed and demonstrates a satisfactory acquittal of the City's funding. In 2014/15 total project income was reported as \$2,567,748 greater than the proposed budget. The increased income was derived from project revenue, a surplus of \$215,209 was reported. All City of Perth funds were expended in line with the approved budget.

Applicants must demonstrate a financial contribution to the project derived from other sources.

A summarised budget representing a cost of \$15,608,396 for the entire festival has been provided, however the cost of the supported program, as a separate estimate, cannot be determined.

The budget includes funding from alternative sources, including confirmed funding from Lotterywest (\$700,000), Department of Culture and the Arts (\$335,983) and the MRA (\$45,455).

The budget is inclusive of the organisation's rent and operational costs. Whilst these costs could be considered ineligible expenditure items if not directly related to the sponsored project, in this instance, the organisation adequately demonstrates the operational costs are to be supported through state government funds.

The budget demonstrates self-generated income in the form of program revenue (\$9,852,201) and venue revenue (\$3,061,700). Program revenue is forecast to increase by approximately \$2,100,923 in 2016, whilst venue revenue is expected to increase by approximately \$403,591. This considerable fluctuation is indicative of the Festivals continuing growth and increased capacity for financial sustainability.

The budget indicates that the income derived from the project will be fully invested into the delivery of the Festival. The budget includes in-kind and major corporate sponsorship of cash and goods and services across a range of businesses.

Acknowledgement

The applicant advises that for sponsorship at the requested amount of \$100,000 (exc. GST), the City of Perth would be provided with the following benefits in addition to the sponsorship benefits outlined in the recommendation section of this report:

- 9 (double) invitations for elected members and guests to attend the FRINGE World Awards Ceremony to be held on Sunday 21, February 2016;
- 5 (double) invitations for City of Perth representatives to attend the FRINGE World Awards Ceremony to be held on Sunday 21, February 2016;
- City of Perth crest featured on online ticket receipts, advertisements (print & outdoor);
- verbal acknowledgement of City of Perth support in speeches at key sponsor events;
- presentation rights to a FRINGE World Award (Dance Award Presented by the City of Perth);
- the Lord Mayor invited to speak at the FRINGE World Awards Ceremony;
- 20 (additional) FRINGE World ticketed events for the City of Perth to allocation as per Corporate Procedure PR1077 Invitation Ticket Allocations; and
- increase half page acknowledgement of sponsorship in FRINGE World printed guide to full page acknowledgement.

The organisation has determined Sponsorship Benefits 3.1 to 3.10 to be commensurate with a level of support consistent with previous allocations as associated with the cash contribution.

In particular, Sponsorship Benefit 3.2 *inclusion of the City of Perth crest on Festival promotional material and publications* has been determined by the applicant to include logo recognition on the following:

- Stationery (letterhead & media releases);
- Festival printed guide;
- Screen content (subject to campaign strategy);
- Festival website;
- E-newsletters; and
- Festival poster.

It is noted that sponsorship/partnership agreements with program organisers specifically include a condition that no invitations/ticket/passes benefits additional to the arrangement 3.1 to 3.10 and 5.4 detailed in this report, are to be offered and thus received by the City and its representatives.

FINANCIAL IMPLICATIONS:

ACCOUNT NO:	121-254-7901
BUDGET ITEM:	Recreation and Culture – Other Culture – Donations and Sponsorship
BUDGET PAGE NUMBER:	TBA
BUDGETED AMOUNT:	\$1,411,043
AMOUNT SPENT TO DATE:	\$ 557,278
PROPOSED COST:	\$ 75,000
BALANCE:	\$ 778,765

All figures quoted in this report are exclusive of GST

COMMENTS:

Large scale festivals provide an environment where artists can exchange ideas and experience new work which ultimately contributes to the development of the local arts industry and establishes networks for artists to tour their work.

The amount of \$75,000 (exc. GST) in Arts and Cultural Sponsorship is recommended to support the *2016 FRINGE World*. This allocation has been considered in the context of 2015/16 budget constraints. The City of Perth contribution to the Festival is aligned to Artrage-managed venues and as such will support the activation of the Northbridge sites, Russell Square, the Perth Cultural Centre and the Bakery.

FRINGE World Festival is Perth's largest annual cultural event. The City of Perth receives substantial benefit from the activity that the Festival generates, and the contribution to this event made by independent artists and producers from Perth, interstate and overseas.

Artrage is both a client and service provider to the City of Perth. Whilst Artrage receives a combination of cash and in-kind support from the City of Perth, the organisation is also charged a range of fees including site hire, reparation costs and fees for permits which are included in the overall budget. It should be noted that an estimated increase of \$8,000 in the City's venue hire fees and associated costs will impact on the total production costs identified in the proposed budget. This estimate excludes fees associated with the appointment of an Environmental Health Officer to monitor festival activities.

Artrage has requested that the City consider an increase in cash sponsorship. This increase should be considered in the context of the City of Perth sponsorship review and the arts and cultural program as a whole.

Council is yet to consider the Round 2 Sponsorship applications for arts and cultural activities occurring in the first half of 2016. Should sponsorship of the *FRINGE World Festival* be approved at the requested amount of \$100,000 this would exceed the balance of the Arts and Cultural Sponsorship Program budget and will be subject to a budget review.

ITEM NO: 19

ARTS AND CULTURAL SPONSORSHIP 2015/16 – ASSOCIATE PARTNERSHIP – PERFORMING ARTS CENTRE SOCIETY

**MARKETING, SPONSORSHIP (APPROVAL)
AND INTERNATIONAL
ENGAGEMENT COMMITTEE
RECOMMENDATION:**

That Council:

- 1. approves cash Arts and Cultural Sponsorship – Associate Partnership, of \$62,531 (excluding GST) to Performing Arts Centre Society for sponsorship of the 2016 Blue Room Theatre Program;***
- 2. notes that Performing Arts Centre Society will provide the following program and sponsorship benefits to the City of Perth:***
 - 2.1 2016 Blue Room Theatre Program, consisting of Summer Nights and The Blue Room Theatre Seasons;***
 - 2.2 inclusion of the City of Perth’s crest on all promotional materials relating to the 2016 Blue Room Theatre Program, including but not limited to season brochures and programs, media releases and media packs, posters, flyers, annual report and website;***
 - 2.3 supporting rights to Summer Nights and two season’s within the 2016 Blue Room Theatre Program, cited as “proudly supported by the City of Perth”;***
 - 2.4 City of Perth signage to be displayed at The Blue Room Theatre for the duration of the supported seasons;***
 - 2.5 Half-page acknowledgement of sponsorship to appear in the 2016 Season One and Season Two brochures;***

(Cont’d)

- 2.6 inclusion of the City of Perth's crest on the front cover of the 2016 Season One, Two and Summer Nights brochures, with acknowledgement cited as "proudly supported by the City of Perth";**
 - 2.7 invitation for the Lord Mayor or representative to speak and launch the Blue Room Theatre Awards;**
 - 2.8 verbal acknowledgement of the City of Perth's support in any formal proceedings including the 2016 Season Launch;**
 - 2.9 verbal acknowledgement of the City of Perth's support in all related public programs and events;**
 - 2.10 9 (double) invitations for Elected Members and guests to attend all major events including season launches, opening night performances and the Blue Room Theatre Awards Night (total 35 double invitations);**
 - 2.11 a maximum of 35 (double) invitations for five City of Perth Officer representatives to attend all major events including season launches, opening night performances and the Blue Room Theatre Awards Night as required;**
- 3. notes that on completion of the project Performing Arts Centre Society is required to provide to the City of Perth:**
- 3.1 an acquittal report within three months of project completion;**
 - 3.2 an audited financial report of Performing Arts Centre Society at the end of the relevant financial year.**

BACKGROUND:

FILE REFERENCE: P1031290
REPORTING UNIT: Community Facilities
RESPONSIBLE DIRECTORATE: Economic Development and Activation
DATE: 5 October 2015
MAP / SCHEDULE: N/A

The Committee recommendation to the Council for this report was resolved by the Marketing, Sponsorship and International Engagement Committee at its meeting held on 10 November 2015.

The Committee recommendation to the Council is the same as that recommended by the Officers.

Performing Arts Centre Society (PACS) has requested sponsorship of \$62,531 to support the presentation of their 2016 Blue Room Theatre Program (two seasons) and Summer Nights, through the Arts and Cultural Sponsorship Program. This request is equivalent to the level of sponsorship approved in 2014/15.

PACS, trading as The Blue Room Theatre, manages The Blue Room Theatre venue located in James Street, Northbridge. PACS is a not-for-profit organisation and was incorporated in 1989.

The organisation has submitted its 2014 Annual Report in support of its application. Included in the report is a measure of key performance indicators, demonstrating overall audience growth of approximately 14%. The report shows sustained growth was achieved in all measured areas including, number of memberships; participating artists; productions and number of industry award nominations (42).

The *Summer Nights Program* commenced in 2009 and is now presented as an independent curated program within the *Fringe World Festival*.

In 2014/15, the City approved an increase of \$10,000 in arts and cultural sponsorship to facilitate heightened support to independent artists participating in the Summer Nights program. Specifically, PACS increased the financial support available to Summer Nights producers. The organisation has demonstrated that the increased support, intended to produce professional development outcomes to independent artists and support the sustainability of audience growth, has been successful.

In response to producer surveys in 2014, PACS proposes to increase the marketing and technical support available to WA artists in 2016 in lieu of a cash subsidy. PACS proposes to continue to meet the cost of FRINGE World registration fees for the 17 WA seasons, the remainder of the \$10,000 aligned to Summer Nights (\$4,900) will be allocated to providing professional production and technical mentorships. A synopsis has been provided which identifies the 17 eligible WA productions and the type of mentoring they will receive.

As the only independent theatre venue in Western Australia, the Blue Room offers a unique environment for encouraging development of local artists. The Development Season, open to both professional and emerging theatre-makers, has a particular emphasis on innovation and the development of artists and artform. 90% of the box office is returned directly back to the production, benefiting local artists.

In 2014, PACS attracted 20,751 audience members into the City through its annual program. Audiences were actively encouraged to engage in pre or post show dining opportunities through PACS partnerships with local restaurants. In 2014, PACS

conducted an audience survey that indicated that audience members on average spent an additional \$40 within the City of Perth per visit.

The Blue Room Theatre has identified its purpose and vision:

Purpose

The Blue Room Theatre enables the development of local performing artists by providing a venue, resources and support to create and produce their work.

Vision

To strengthen the West Australian theatre sector through our program and be recognised as the preeminent organisation in Australia for independent performing artists to make and present their own work.

Past support

The City of Perth has provided sponsorship to Performing Arts Centre Society for seven years. Sponsorship history is as follows:

Year	Amount provided	Description of supported program
2008/09	\$30,000	Season One and Two
2009/10	\$30,600	Season One and Two
2010/11	\$31,365	Season One and Two
2011/12	\$50,000	Season One and Two and Summer Nights
2012/13	\$51,250	Season One and Two and Summer Nights
2013/14	\$52,531	Season One and Two and Summer Nights
2014/15	\$62,531	Season One and Two and Summer Nights
Requested 2015/16	\$62,531	Season One and Two and Summer Nights
Proposed 2015/16	\$62,531	Season One and Two and Summer Nights

An acquittal report for the 2014 supported activity has been provided. The 2014 Annual Report with audited financial statements has been received. This information has been reviewed and demonstrates a satisfactory acquittal of the City's previous funding.

LEGISLATION / STRATEGIC PLAN / POLICY:

Integrated Planning and Reporting Framework Implications

Strategic Community Plan
Council Four Year Priorities: Community Outcome
Healthy and Active in Perth
Reflect and Celebrate diversity in Perth.

Policy

Policy No and Name: 18.1 – Arts and Culture
18.8 – Provision of Sponsorship and Donations

Eligibility:

Policy 18.1 establishes the principles for the City of Perth supporting Arts and Culture and these principles are used to determine the level of consistency with the program or event proposed for sponsorship funding.

Policy 18.8 establishes eligibility and assessment criteria for the City’s assessment of sponsorship applications requiring the applicant to demonstrate alignment with the policy and objectives according to category of sponsorship.

Applicant Eligibility Criteria	
<i>Category of Sponsorship: Associate Partnership</i>	
<i>The applicant must:</i>	
Have formally identified arts and/ or culture as its primary purpose.	Criterion Met
Be a formally constituted not-for-profit, benevolent or charitable organisation.	Criterion Met
Be an Australian legally constituted entity.	Criterion Met
<i>The applicant must not be:</i>	
A government authority, agency or department.	Criterion Met
An individual.	Criterion Met
An applicant that has previously submitted unsatisfactory or incomplete reports.	Criterion Met
An applicant that has outstanding debts to the City of Perth.	Criterion Met
An applicant that has already received support from the City of Perth for this project or any City of Perth sponsorship in the same financial year.	Criterion Met
Project Eligibility Criteria	
<i>The project must:</i>	
Provide a public outcome within the City of Perth boundaries.	Criterion met
Occur with the specified timeframe.	Criterion met
<i>The project must not be:</i>	
For profit or commercial purposes.	Criterion met
For fundraising.	Criterion met
An award ceremony or industry specific presentation.	Criterion met
Training, workshops, research or professional development.	Criterion met

DETAILS:

Project Summary

Project A – Summer Nights Program

Summer Nights is a multi-award winning independent program presented within The Blue Room Theatre’s and Perth Institute of Contemporary Arts (PICA) performance spaces.

In 2016 The Blue Room Theatre will present productions over four weeks in January and February. The program is managed and curated by the Blue Room Theatre and promoted as part of the *FRINGE World Festival*. *Summer Nights* targets a new and broad audience to The Blue Room Theatre. In recent years, *Summer Nights* has sustained consistent audience growth. In 2014, the program attracted 83% capacity and in 2015, 90% capacity. The 2016 program is expected to sustain this level of audience growth.

The Blue Room Theatre received over 120 applications for the 2016 *Summer Nights* program. 16 local productions have been selected for presentation as part of *Summer Nights* in 2016.

Project B – The Blue Room Theatre Seasons One and Two

The Blue Room Theatre presents two seasons annually, showcasing a total of 15 productions. Each season presents original work or work not previously seen in Western Australia by emerging and mid-career artists.

Applications to present works are submitted by independent producers and are assessed by an industry peer assessment panel with established criteria.

The Blue Room Theatre seasons provide development opportunities for local artists. In addition to providing the venue free of charge, The Blue Room Theatre also provides professional support including technical and production support, marketing support and a booking service with artists receiving 90% of box office sales.

The Blue Room Theatre Seasons has sustained consistent audience growth. In 2014, the program attracted 83% capacity and in 2015, 90% capacity. The 2016 program is expected to retain high levels of audience capacity.

The Blue Room Theatre Seasons offers WA local and mid-career artists the opportunity to present work in a low-risk supported environment.

Venues

The Blue Room Theatre Season's performances take place within The Blue Room Theatre and The Blue Room Studio performance spaces. The PICA performance space and The Blue Room Theatre and Studio are used during *Summer Nights* to accommodate the volume of productions presented in the four week period. The Blue Room Theatre and Perth Institute of Contemporary Arts are located in James Street, Northbridge within the Perth Culture Centre Precinct.

Ticket Prices

Standard tickets are priced from \$20 to \$25 and concession tickets are priced from \$15 to \$23.

ASSESSMENT:

Arts and Cultural Sponsorship Guidelines and in accordance with Policy 18.8 and Policy 18.1.

The identified objective of an *Arts and Cultural Associate Partnership* is to support arts and cultural activities that:

- *Invest in the development and presentation of local arts and cultural activity.*
- *Enhance the profile of the city of Perth as a pre-eminent cultural destination.*
- *Enhance the corporate profile of the City of Perth.*
- *Contribute to the economy of the city.*

Located in the Cultural Centre precinct, Northbridge, The Blue Room Theatre's year-round programs attract many thousands of people to the area with its innovative programs.

The Blue Room Theatre is a popular venue during the *FRINGE World Festival* when the *Summer Night's Program* is presented, and throughout its annual program, as demonstrated by consistently high patronage. The venue supports other cultural activity in the area and in recent years has been used to accommodate and partner with other cultural activities, recently this has included Naidoc Week celebrations and Awesome International Arts Festival.

The project must demonstrate shared objectives as an Associate Partner.

Through this category of sponsorship the City supports recurring arts and cultural programs by established partners.

The Blue Room Theatre is committed to supporting the development of new works and the presentation of local arts and cultural activity. The Blue Room Theatre's Development Season, is a unique opportunity for professional and professional emerging theatre makers to present their work in a supportive environment.

The local economy benefits from regular and ongoing cultural programming which ensures that the Cultural Centre, easily accessible from Northbridge and the city's retail precincts, facilitates an active and vibrant destination to visit.

A recent survey conducted by The Blue Room Theatre indicates that The Blue Room Theatre patrons contribute approximately \$850,000 to the local economy annually, based on an average spend of \$40 per patron (in addition to expenditure at The Blue Room Theatre).

The project must be of high artistic quality/cultural relevance.

The Blue Room Theatre offers a successful suite of opportunities for local theatre makers to develop their artform.

In 2014, Blue Room Theatre productions were nominated for a total of 42 industry awards. The Blue Room Theatre has nurtured an environment where creative development is encouraged. Emerging and mid-career producers are supported by industry mentors to extend their skills and take creative risks. In a sector where risk taking can be considered a significant factor in presenting innovative and celebrated works, The Blue Room Theatre offers a unique environment where the financial implications of such risks are lessened by the support, both cash and in-kind, provided by the venue.

Applications to present independent productions at The Blue Room Theatre are assessed by an independent assessment panel of industry peers. Productions are assessed against established assessment criteria. Applications for the 2016 *Summer Nights* program were assessed against the following criteria:

- works that suit PICA's black box performance space;
- new or existing works of contemporary dance, experimental theatre, live art, new music and sound;
- projects with conceptual rigour, have been thoroughly researched and are culturally engaging and relevant, experimental approaches to art form development and innovative live experiences;
- for audiences – ambitious, unusual; and
- works by artists at pivotal stages of their career.

The organisation must have an established relationship with the City of Perth and has demonstrated a high standard of service and program delivery.

The Performing Arts Centre Society (PACS) has a successful history of managing the presentation of The Blue Room Theatre Program. PACS has an active and experienced Board of Management and a professional staff.

PACS has been supported through the Arts & Cultural Sponsorship Program since 2008. The organisation has demonstrated successful achievement of its objectives since this time.

As part of its application for sponsorship, PACS has submitted a copy of the 2014 Annual report, providing evidence that the organisation has generally met and exceeded most of its performance indicator benchmarks, attracting larger audiences and presenting critically-acclaimed work.

A detailed marketing plan and a schedule of 2016 programming has been submitted in support of the application. The organisation has a membership base, over 500 paid members, and a subscriber list of 6,950.

Applicant must demonstrate a financial contribution to the project derived from other sources.

PACS has provided a consolidated project budget for the proposed programs indicating a confirmed financial contribution from the Australia Council.

The consolidated project budget for the proposed program includes State and Federal Grants (25% of total budget) and an estimated figure for ticket sales (54% of total budget, 90% of which is returned to artists), bar revenue, donations, in-kind support and corporate sponsorship.

The City of Perth sponsorship request across three seasons is approximately 9.6% of the cost of the program. The sponsorship represents a contribution of approximately \$3.29 per audience member.

Acknowledgement

For \$62,531 (exc. GST) the applicant will be required to provide the benefits as outlined in recommendations 2.1 to 2.11.

It is to be noted that partnership agreements with event and program organisers specifically include the condition that no invitations/tickets/passes benefits additional to the arrangement detailed in this report, are to be offered and thus received by the City and its representatives.

FINANCIAL IMPLICATIONS:

ACCOUNT NO:	15C480007901
BUDGET ITEM:	Recreation and Culture – Other Culture – Donations and Sponsorship
BUDGET PAGE NUMBER:	10
BUDGETED AMOUNT:	\$1,411,043
AMOUNT SPENT TO DATE:	\$1,226,678
PROPOSED COST:	\$ 62,531
BALANCE:	\$ 121,834

All figures quoted in this report are exclusive of GST

COMMENTS:

The Blue Room Theatre season continues to meet the City's Arts and Cultural Sponsorship objectives and responds to the aims and goals as articulated in the City's Arts and Culture Policy 18.1.

The Blue Room Theatre's programs are affordable and accessible for the public to attend and consistently provide value to the community who are encouraged to engage with local theatre in a unique environment. This environment encourages the presentation of high quality, innovative theatre, and supports the economic enhancement of the Northbridge and Cultural Centre precincts through partnerships with local businesses.

The recommended investment of \$62,531 is equal to the level of sponsorship provided in 2014/15.

ITEM NO: 20

EVENT SPONSORSHIP (PARTNERSHIP) – IGA CAROLS BY CANDLELIGHT FOR VARIETY 2015

**MARKETING, SPONSORSHIP (APPROVAL)
AND INTERNATIONAL
ENGAGEMENT COMMITTEE
RECOMMENDATION:**

That Council:

- 1. approves Event Sponsorship of \$36,015 (excluding GST) to Variety WA to present the IGA Carols by Candlelight in Langley Park on Sunday, 20 December 2015;***
- 2. notes that the event organisers will provide the following sponsorship benefits to the City:***
 - 2.1 the City of Perth logo to appear on:***
 - a. sponsor banners around the stage at the event;***
 - b. volunteer t-shirts worn at the event;***
 - c. all advertising in the Sunday Times and Perth Now in the lead up to the event;***
 - d. television advertising;***
 - 2.2 acknowledgement of the City of Perth as a sponsor on the inside cover of the event program and on the giant screen in Subiaco prior to the event;***
 - 2.3 the City of Perth to be verbally acknowledged in all radio and television advertising for the event;***
 - 2.4 an invitation for the Lord Mayor to give a short Christmas message at the event;***
 - 2.5 nine double passes for Elected Members and their guests to attend the event as VIPs;***
 - 2.6 three additional double passes for City of Perth Officer representatives to attend the event with their guests;***

(Cont'd)

- 2.7 the Lord Mayor to be invited to provide a welcome message in the event songbook;**
- 3. notes that a detailed acquittal report, including all media coverage, will be submitted to the City by March 2015.**
- 4. notes that sponsorship/partnership agreements with event and program organisers specifically include a condition that no invitations/tickets/passes additional to the arrangement detailed in this report, are to be offered and thus received by the City and its representatives.**

BACKGROUND:

FILE REFERENCE: P1010627-30
REPORTING UNIT: Marketing and Events
RESPONSIBLE DIRECTORATE: Economic Development and Activation
DATE: 26 October 2015
MAP / SCHEDULE: Schedule 23 – Post Event report 2014

The Committee recommendation to the Council for this report was resolved by the Marketing, Sponsorship and International Engagement Committee at its meeting held on 10 November 2015.

The Committee recommendation to the Council is the same as that recommended by the Officers.

IGA Carols by Candlelight is a Christmas Carolling event with 70 years history within the city. The event has become an integral part of the City's traditional Christmas program and is promoted as part of the City's Festival of Christmas event.

Until 2014 the event was organised by the Apex Club of Perth Inc. In 2015 the event will be presented by Variety WA.

Variety is a children's charity which aims to empower Western Australian children who are sick, disadvantaged or have special needs. Variety gives practical equipment, programs and experiences to these children with an aim to help them to live, laugh and learn.

Summary of Event:

A request for cash sponsorship of \$40,000 has been received from Variety WA for the IGA Carols by Candlelight event. The IGA Carols by Candlelight is a large scale Christmas carolling event which is in its 71st year in 2015. The event will be held on 20 December 2015 in Langley Park from 6.30pm to 9.45pm. The event is held annually on the last Sunday before Christmas Day and historically includes international acts. Gates will open at 4.00pm for families to claim a spot and picnic

prior to the event. The event will commence at 6.30pm with interactive children's activities, with the main show starting at 7.30pm.

The event has historically been held on Supreme Court Gardens, but has been moved to Langley Park in 2015 due to Supreme Court Gardens being unavailable for the event.

In 2014 the event attracted 9,404 people, and Apex was able to donate \$90,000 to local charities. Organisers anticipate an attendance of 10,000 at the 2015 event.

Variety WA has worked together with The Apex Club of Perth on this event for several years. In 2015 the Apex Committee are working closely with Variety WA to ensure a smooth hand over process.

2014 was also the first year that Channel Nine came on board to create a TV show to be shown in the week leading up to Christmas. This has been agreed again for 2015. A post-event report for the 2014 event has been included at Schedule 23.

Funding

The total cost of the event is \$280,000. Organisers have requested cash sponsorship of \$40,000 (14% of the total cost of the event). Cash sponsorship of \$36,015 (13% of the total cost of the event) is recommended. This is the level of sponsorship provided in 2014 and is again recommended due to budget constraints.

The following table shows the City's support for the event since its inception.

Year	Amount
1996 – 1997	\$8,000
1998 – 2002	\$9,000
2003 – 2004	\$17,000
2005	\$19,000
2006	\$21,000
2007	\$24,404
2008	\$28,000
2009	\$28,000
2010	\$28,560
2011	\$29,303
2012	\$33,000
2013	\$35,000
2014	\$36,015
2015 (requested)	\$40,000
2015 (recommended)	\$36,015

The event has historically been supported under the City's Event Sponsorship – Partnership Program. There are no comparable events to this event, it has a long history of support from the City and has become a fixture on the City's Christmas calendar.

LEGISLATION / STRATEGIC PLAN / POLICY:

Integrated Planning and Reporting Framework Implications **Strategic Community Plan**
Council Four Year Priorities: Community Outcome
Healthy and Active in Perth
Reflect and Celebrate diversity in Perth.

Policy

Policy No and Name: 18.8 – Provision of Sponsorship and Donations

DETAILS:

Eligibility for Sponsorship:

Criterion	Satisfied
The total value of the event exceeds the sponsorship requested.	Yes
The event takes place within a public space in the City.	Yes

The event is eligible for sponsorship under the Event Sponsorship Program.

Assessment of Application (Partnership):

1. Contribution of the event to the economy of the city.

The event increases visitation to the city and is likely to provide economic benefit to the City. The event attracts an estimated 9,000 to 10,000 people to the city who, given the time of year, are likely to spend time in surrounding businesses prior to attending the event, and to utilise the city's carparks.

2. Has a significant national or international profile or the potential to develop it.

IGA Carols by Candlelight is a major capital city event which attracts visitors from all over the greater metropolitan area. The event activates the river front and creates an additional experience for families visiting the city in the lead up to the Christmas period. It assists in positioning the City as the premier destination for Christmas activities and is included in the City's annual Festival of Christmas promotion.

3. Contributes towards the achievement of one or more of the City's marketing objectives:

- *to position the city as a city of regional and international significance;*
- *to increase visitation to the city;*
- *to increase economic investment in the city;*
- *to create a vibrant, energetic 24 hour city.*

The event creates vibrancy in the city and increases visitation to the city. The event may provide an economic benefit to city businesses, with families spending time at retailers and restaurants prior to and after the event. The event

encourages the use of the City's public spaces, and is a key event for the City over the Christmas period. The event is the main annual Christmas Carols event for Perth.

4. Preference will be given to events which provide free attendance.

The event is ticketed with prices of \$10 per child, \$15 per adult, and \$40 for a family. All proceeds from the event are donated to charity.

5. Preference will be given to events which will be held exclusively in the city.

The event will be held exclusively in the city.

6. Benefits to be provided to the City

The benefits provided to the City are detailed in the recommendation section of this report. No additional benefits would be provided for the requested level of cash sponsorship of \$40,000.

Event Sponsorship Category:

- *Major Civic Partnership – Three to five years funding commitment, \$50,000, plus CPI;*
- *State and National – Three years funding commitment, less than \$50,000, plus CPI;*
- *Annual – Annual or historic funding, less than \$20,000;*
- *Start-Up/One-Off – Once only funding, less than \$15,000.*

The applicant is considered eligible for event sponsorship under the Major Civic Partnership category, in accordance with Policy 18.8 – Provision of Sponsorship and Donations.

Classifications are indicative only and subject to annual consideration.

FINANCIAL IMPLICATIONS:

ACCOUNT NO:	1486 5000 7901
BUDGET ITEM:	Recreation and Culture – Other Culture – Other Cultural Activities
BUDGET PAGE NUMBER:	10
BUDGETED AMOUNT:	\$435,345
AMOUNT SPENT TO DATE:	\$304,000
PROPOSED COST:	\$ 36,015
BALANCE:	\$ 95,330

All figures quoted in this report are exclusive of GST.

COMMENTS:

The City of Perth has been a long-time supporter of the Carols by Candlelight by supporting the event under its Event Sponsorship - Partnership program. The event will be held on Langley Park in 2015 and is expected to attract between 9,000 and 10,000 people to the City on the Sunday before Christmas.

The event increases visitation and creates vibrancy in the city. Organisers have requested cash sponsorship of \$40,000. Due to budget constraints, it is recommended that the Council approves sponsorship of \$36,015 (excluding GST).

ITEM NO: 21

DONATION 2015/16 – HELLENIC COMMUNITY OF WESTERN AUSTRALIA

**MARKETING, SPONSORSHIP (APPROVAL)
AND INTERNATIONAL
ENGAGEMENT COMMITTEE
RECOMMENDATION:**

That Council approves a donation of \$15,000 (excluding GST) to the Hellenic Community of Western Australia Inc. to assist with costs associated with the Greek Orthodox Easter services to be conducted in Parker Street, Northbridge commencing 29 April 2016.

BACKGROUND:

FILE REFERENCE: P1010627-30
REPORTING UNIT: Community Facilities
RESPONSIBLE DIRECTORATE: Community and Commercial Services
DATE: 30 October 2015
MAP / SCHEDULE: N/A

The Committee recommendation to the Council for this report was resolved by the Marketing, Sponsorship and International Engagement Committee at its meeting held on 10 November 2015.

The Committee recommendation to the Council is the same as that recommended by the Officers.

The Hellenic Community of Western Australia Inc., has applied to the City of Perth for financial assistance of \$15,000 to assist with costs associated with the annual Orthodox Easter services held at the Church of Saints Constantine and Helene in Parker Street, Northbridge. The costs incurred include charges for traffic management, road closures and security for the Resurrection and Procession Service, the largest Crucifixion service, held in Russell Square commencing 29 April through to 1 May 2016.

The City has assisted in meeting the costs associated with this significant event in the Orthodox Christian Calendar for a number of years with support as indicated:

Year	Amount
2006/07	\$4,548
2007/08	\$3,300

Year	Amount
2008/09	\$9,052
2009/10	\$16,320
2010/11	\$10,000
2011/12	\$10,000
2012/13	\$12,000
2013/14	\$15,000
2014/15	\$17,000
Requested/Proposed 2015/16	\$15,000

The Hellenic Community of Western Australia Inc. is comprised of three controlled entities; the Hellenic Community Benevolent Association, St Andrew's Greek Orthodox Grammar School and the Greek Orthodox School of Western Australia.

LEGISLATION / STRATEGIC PLAN / POLICY:

Integrated Planning and Reporting Framework Implications

Corporate Business Plan

Council Four Year Priorities: Community Outcome
Capable and Responsive Organisation

A capable, flexible and sustainable organisation with a strong and effective governance system to provide leadership as a capital city and deliver efficient community centred services.

Policy

Policy No and Name: 18.8 – Provision of Sponsorship and Donations

DETAILS:

The Hellenic Community of Western Australia Inc., located at 20 Parker Street, Northbridge, is a not for profit organisation that has operated since 1921. The organisation relies mainly on volunteers to provide a range of services that include a play group, social event coordination, aged care, education and other charitable activities.

The Hellenic Community of Western Australia Inc. has provided the following aims and objectives:

- To promote the religious, moral and intellectual education and learning of the members of the Community.
- To do and perform all acts, manners and things as are charitable and/or benevolent purposes having public benefit.
- To render assistance for the promotion of welfare and relief of persons of Greek origin and/or Greek Orthodox Faith in necessitous circumstances, whether such circumstances are caused by social or psychological problems, old age, poverty, illness, disease or otherwise.

- To promote and maintain a closer friendship between the members of the Community and other Australians generally and for that purpose support any national, patriotic or community purpose.

The organisation states that City of Perth residents benefit from services provided by the Hellenic Community of WA through:

- 1 The celebration of a significant religious event within their Council (estimated to be 15,000 Greek Orthodox in Perth).
- 2 The commercial trade from the influx of parishioner families who reside in other Council areas.
- 3 The event is observed by other persons in Northbridge as Eastern Orthodox and non-Orthodox Easters coincide every few years and serves to promote inter-faith awareness through the public display of an important religious ritual.
- 4 Assists the community at large through the Homeless Connect Program collecting food and clothing for the disadvantaged as well as offering the community hall free of charge for the Homeless Connect Program.

The City of Perth is acknowledged each year in all media prepared by the community, including radio and print media. In addition, acknowledgements are made in each Annual Report.

FINANCIAL IMPLICATIONS:

ACCOUNT NO:	CL 29B26000
BUDGET ITEM:	Other Property and Services – Unclassified – Other Unclassified
BUDGET PAGE NUMBER:	N/A
BUDGETED AMOUNT:	\$118,704
AMOUNT SPENT TO DATE:	\$ 5,962
PROPOSED COST:	\$ 15,000
BALANCE:	\$ 97,742

All figures quoted in this report are exclusive of GST.

A Financial Report of the Hellenic Community of WA for 2014/15 has been submitted with the application for funding from the City.

Costs provided by the applicant for the 2015 celebrations include the following:

Traffic Management	\$ 4,900
Fencing	\$ 560
Security	\$ 3,500
Sound Equipment	\$ 1,237
Reserve Hire; Event Parking	\$ 3,000
Road Closure Advert	\$ 1,945
TOTAL	\$15,142

The above amounts have been verified through invoice copies provided by the City's Approvals Unit and the Hellenic Community of WA.

It is anticipated that the costs may increase for 2016. The cost of advertising the road closures is organised by the City through the WA Local Government Association (WALGA), and the cost is influenced by how many other advertisements are placed in the newspaper. The normal cost of the advertisement is between \$3,000 to \$4,000 which may increase the overall cost to the Hellenic Community.

Other costs to be borne by the Hellenic Community for the 2016 Greek Easter celebrations amount to \$3,540 and include flowers, candle cups to collect wax, cleaning of the Church, crowd barriers and additional electricity costs.

COMMENTS:

The organisation has operated for 92 years during which time significant contributions have been made to the community at large by the Greek community.

Future Cultural Sponsorships/Donations such as this will be considered within the context of the upcoming review of the Donations and Sponsorships policy so that similar applications can be considered in a more consistent manner.

FINANCE AND ADMINISTRATION COMMITTEE REPORTS

ITEM NO: 22

FINANCE AND ADMINISTRATION COMMITTEE – REVIEW OF TERMS OF REFERENCE

**FINANCE AND ADMINISTRATION (APPROVAL)
COMMITTEE
RECOMMENDATION:**

1. *That 1(i) of the Finance and Administration Committee Terms of Reference be amended to read as follows:*

“(i) any other matters requiring a decision of the Council and not specifically defined in the Terms of Reference for any other Committee of the Council or where the substantive Committee is unable to be convened and a decision is necessary to fulfil operational requirements.”

2. *That Council notes the transfer of the Delegated Authority from the Terms of Reference being placed as a footnote.*

BACKGROUND:

FILE REFERENCE: P1029513
REPORTING UNIT: Governance
RESPONSIBLE DIRECTORATE: Corporate Services
DATE: 29 October 2015
MAP / SCHEDULE: Schedule 18 – Terms of Reference for Committees as at 22 October 2015.
Schedule 24 – Proposed Revised Terms of Reference presented to Council on 22 October 2015.

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 17 November 2015.

The original Officer Recommendation was as follows:

That the Finance and Administration Committee:

1. *considers the revised Terms of Reference for the Finance and Administration Committee, as detailed in Schedule 2;*
2. *notes that any amendments will require the consideration and endorsement of Council.*

At its meeting held on **4 June 2013**, Council adopted a revised Committees of Council structure, establishing the resulting Committees and adopting the terms of reference for each Committee.

Following the 2015 Local Government Elections, at its special meeting held on **22 October 2015**, Council resolved to refer the Terms of Reference to each of the relevant Committees for review.

The current Terms of Reference for Finance and Administration Committee are attached as Page 3 of Schedule 18 for review. It is noted that any amendments proposed will require the endorsement of Council.

The Delegations to Committees are currently included in the body of the Terms of Reference. It is proposed to amend the Terms of Reference so that the delegation by Council is annotated and can be more easily varied by Council from time to time.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation	Section 5.8 of the <i>Local Government Act 1995</i>
Integrated Planning and Reporting Framework Implications	Corporate Business Plan Council Four Year Priorities: Capable and Responsive Organisation A capable, flexible and sustainable organisation with a strong and effective governance system to provide leadership as a capital city and provide efficient and effective community centred services.

DETAILS:

The Finance and Administration Committee were required to cancel one meeting in 2015 due to the Council Elections and have held one special meeting on 29 October 2015 in addition to the ordinary cycle.

The Finance and Administration Committee considered 134 items from January to December 2014 and at present have considered 114 items since January 2015. It is identified from these statistics that the Finance and Administration Committee considers the highest amount of reports than any other committee of Council.

It is noted that the Finance and Administrative Committee has enhanced its scope since taking on board the duties of the then General Purposes (GP) Committee in June 2013, being the last time the Committees Terms of Reference was reviewed.

It had been identified that a number of items previously considered by the GP Committee had been dealt with administratively or through Council Policy where possible. This now permits the Finance and Administration Committee to consider significant items that fall within the scope of its Terms of Reference.

FINANCIAL IMPLICATIONS:

There are no financial implications related to this report.

COMMENTS:

An amendment to the Finance and Administration Committee Terms of Reference is also proposed arising from a number of occasions whereby other Committee meetings have had to be cancelled due to Committee Member and Deputy unavailability through their other commitments on behalf of the City of Perth.

Whilst the majority of matters considered by a Committee can be deferred to the next scheduled meeting, there are occasions where urgent operational matters are required to be resolved.

The Finance and Administration Committee has the broadest Terms of Reference scope of all the City's standing committees. Whilst the use of Deputies will continue to be the first option to ensure that a Committee meeting can proceed, it is proposed to amend the Finance and Administration Committee's Terms of Reference to ensure that, where necessary, for urgent operational matters they can be dealt with by the Finance and Administration Committee.

The effect of the proposed amendment is that matters under the scope of Terms of Reference for other Committees would only be referred to the Finance and Administration Committee if a delay in the decision making will negatively impact on operational outcomes.

ITEM NO: 23

PAYMENTS FROM MUNICIPAL AND TRUST FUNDS – SEPTEMBER 2015

**FINANCE AND ADMINISTRATION (APPROVAL)
COMMITTEE
RECOMMENDATION:**

That in accordance with Regulation 13(1) of the Local Government (Financial Management) Regulations 1996, the list of payments made under delegated authority for the month ended 30 September 2015, be received and recorded in the Minutes of the Council, the summary of which is as follows:

FUND	PAID
Municipal Fund	\$ 24,415,245.27
Trust Fund	\$ 191,844.94
TOTAL:	<u>\$ 24,607,090.21</u>

BACKGROUND:

FILE REFERENCE: P1031101-19
REPORTING UNIT: Finance
RESPONSIBLE DIRECTORATE: Corporate Services
DATE: 2 October 2015
MAP / SCHEDULE: TRIM ref. 173105/15

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 17 November 2015.

The Committee recommendation to the Council is the same as that recommended by the Officers.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation	Regulation 13(1) of the <i>Local Government (Financial Management) Regulations 1996</i>
Integrated Planning and Reporting Framework Implications	Strategic Community Plan Council Four Year Priorities: Community Outcome Capable and Responsive Organisation A capable, flexible and sustainable organisation with a strong and effective governance system to provide leadership as a capital city and deliver efficient and effective community centred services.

COMMENTS:

Payments for the month of September 2015 included the following significant items:

- \$7,164,456.21 to the Fire and Emergency Services Authority of WA for the emergency service levy first quarterly payment for 2015/16.
- \$1,921,973.11 to Doric Contractors Pty Ltd for the August 2015 progress claim in relation to the Perth City Library and Public Plaza project.
- \$1,379,014.54 to the Western Australian Treasury Corporation for loan payments of \$541,200.68 for the Elder Street Carpark, \$32,774.82 for the Goderich Street Carpark, \$244,464.23 for the construction of the new Perth City Library and Public Plaza and \$560,574.81 for the PCEC Carpark.
- \$696,335.19 to Civcon Civil and Project Management Pty Ltd for Hay Street streetscape enhancement and electrical and lighting upgrade works at Barrack Street.

ITEM NO: 24

PAYMENTS FROM MUNICIPAL AND TRUST FUNDS – OCTOBER 2015

**FINANCE AND ADMINISTRATION (APPROVAL)
COMMITTEE
RECOMMENDATION:**

That in accordance with Regulation 13(1) of the Local Government (Financial Management) Regulations 1996, the list of payments made under delegated authority for the month ended 30 October 2015, be received and recorded in the Minutes of the Council, the summary of which is as follows:

FUND	PAID
Municipal Fund	\$ 17,629,612.20
Trust Fund	\$ 200,909.45
TOTAL:	\$ 17,830,521.65

BACKGROUND:

FILE REFERENCE: P1031101-20
REPORTING UNIT: Finance
RESPONSIBLE DIRECTORATE: Corporate Services
DATE: 30 October 2015
MAP / SCHEDULE: TRIM ref. 192777/15

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 17 November 2015.

The Committee recommendation to the Council is the same as that recommended by the Officers.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation	Regulation 13(1) of the <i>Local Government (Financial Management) Regulations 1996</i>
Integrated Planning and Reporting Framework Implications	Strategic Community Plan Council Four Year Priorities: Community Outcome Capable and Responsive Organisation A capable, flexible and sustainable organisation with a strong and effective governance system to provide leadership as a capital city and deliver efficient and effective community centred services.

COMMENTS:

Payments for the month of October 2015 included the following significant items:

- \$1,181,406.80 to LGIS WA for the second instalment of the City's insurance renewals for 2015/16
- \$1,002,088.02 to Doric Contractors Pty Ltd for the September 2015 progress claim in relation to the Perth City Library and Public Plaza project.
- \$989,891.98 to Treasury WA Pty Ltd for claim 2 of the St Georges Terrace and Barrack Street paving works.
- \$711,834.69 to the Western Australian Treasury Corporation for the loan payment for the City of Perth Library and Public Plaza Project.

ITEM NO: 25

FINANCIAL STATEMENTS AND FINANCIAL ACTIVITY STATEMENT FOR THE PERIOD ENDED 30 SEPTEMBER 2015

**FINANCE AND ADMINISTRATION (APPROVAL)
COMMITTEE
RECOMMENDATION:**

***That Council approves the Financial Statements and the
Financial Activity Statement for the period ended 30 September
2015 as detailed in Schedule 25.***

BACKGROUND:

FILE REFERENCE: P1014149-25
REPORTING UNIT: Finance
RESPONSIBLE DIRECTORATE: Robert Mianich, Director Corporate Services
DATE: 20 October 2015
MAP / SCHEDULE: Schedule 25 – Financial Statements and Financial
Activity Statement for the period ended 30 September
2015

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 17 November 2015.

The Committee recommendation to the Council is the same as that recommended by the Officers.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation Section 6.4(1) and (2) of the *Local Government Act 1995*
Regulation 34(1) of the *Local Government (Financial
Management) Regulations 1996*

**Integrated Planning
and Reporting
Framework
Implications** **Strategic Community Plan**
Council Four Year Priorities: Community Outcome
Capable and Responsive Organisation
A capable, flexible and sustainable organisation with a
strong and effective governance system to provide
leadership as a capital city and deliver efficient and effective
community centred services.

DETAILS:

The Financial Activity Statement is presented together with a commentary on variances from the annual budget.

FINANCIAL IMPLICATIONS:

There are no direct financial implications arising from this report.

COMMENTS:

The Financial Activity Statement commentary compares the actual results for the three months to 30 September 2015 to the Annual Budget 2015/16 adopted by Council on 9 June 2015.

ITEM NO: 26

COMMONWEALTH WALKWAY, PERTH

**FINANCE AND ADMINISTRATION (APPROVAL)
COMMITTEE
RECOMMENDATION:**

That Council:

- 1. approves the City's involvement in and progression of the Commonwealth Walkway, Perth project through the development of a suitable walkway route that adds value to and complements the existing trails on offer within the City of Perth;***
- 2. notes the City will pursue financial support for the project via Lotterywest and other funding sources.***

BACKGROUND:

FILE REFERENCE: P1032056
REPORTING UNIT: Arts, Culture and Heritage
RESPONSIBLE DIRECTORATE: Economic Development and Activation
DATE: 3 November 2015
MAP / SCHEDULE: Schedule 26 – Letter from Outdoor Trust to the Lord Mayor
Schedule 27 – Notes from meeting at Government House 10 September 2015
Schedule 28 – Notes from meeting at Council House 29 September 2015

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 17 November 2015.

The Committee recommendation to the Council is the same as that recommended by the Officers.

In a letter to the Chief Executive Officer (CEO) dated 16 February 2015 an approach was made to the City by a UK based charity, The Outdoor Trust, regarding a proposal to establish a new walkway through the city on existing footpaths. The proposed Commonwealth Walkway will consist of a series of round metal markers (carrying the Royal cipher by permission of Her Majesty The Queen), an interpretive

panel marking the start of the trail, and an accompanying smart phone application for users of the trail.

The Outdoor Trust has been established in the United Kingdom to facilitate the generation of 100 walkways in 100 of the main cities of the Commonwealth's 71 nations and territories over the next three years. In Perth it is hoped that the Commonwealth Walkway may be approximately 10km in length and will connect many of the city's highlights.

At its meeting on 17 March 2015, Council agreed to:

authorise further discussions with Outdoor Trust UK on the Commonwealth Walkway, Perth proposal noting that a further report will be provided once more detail is confirmed.

Following further discussions, the purpose of this report is to provide Council with report on progress and to seek support for the City's continued development of this project.

LEGISLATION / STRATEGIC PLAN / POLICY:

Integrated Planning and Reporting Framework Implications

Strategic Community Plan

Council Four Year Priorities: Community Outcome
Healthy and Active in Perth

A city with a well-integrated built and green natural environment in which people and families chose a lifestyle that enhances their physical and mental health and take part in arts, cultural and local community events.

DETAILS:

The proposal from The Outdoor Trust UK, provided in a letter to the Lord Mayor dated 9 June 2015 (refer to Schedule 26), that outlines the goals of the Commonwealth Walkways as follows:

- Heightening interest and awareness in cities, their history and their architecture.
- Getting people (particularly people under 30) walking, which is good for their health.
- Helping to link the whole Commonwealth together.
- Celebrating the Queen as Head of the Commonwealth for over 63 years in a subtle way.

The Commonwealth Walkways are modelled on the very successful Jubilee Walkway in London, which the Outdoor Trust continues to manage, and initially delivered in the Trust's former incarnation as the Jubilee Walkway Trust. At the present time the Outdoor Trust has obtained commitments to the Commonwealth Walkways project in the following places:

Samoa
Gold Coast, Australia
Rarotonga, Cook Islands

Glasgow, Scotland
Wellington, New Zealand
Falkland Islands
Tristan de Cunha

Ottawa, Canada
Auckland, New Zealand
Ascension Islands

The proposed Perth walkway has been most recently discussed in some depth at two meetings. The first was hosted by Her Excellency The Hon. Kerry Sanderson AO, Governor of Western Australia at Government House on 10 September 2015 (refer to Schedule 27). The Second was hosted by the former Deputy Lord Mayor, Cr Butler, at Council House on 29 September 2015 (refer to Schedule 28).

Key messages from these meetings were:

- There is a need to have Council support for the City of Perth to take a lead role in progressing the project.
- It has been agreed to develop a potential route from scratch drawing on local expertise in the form of a small working group, rather than beginning with the trail proposed by the Outdoor Trust in the letter of 9 June 2015 (Schedule 28).
- It has been proposed to work towards the placement of the first three markers of the Perth trail in key locations by the time of Her Majesty the Queen's date of birth, 21 April 2016, which will coincide with the commencement of her 90th year.

Once a route has been proposed, the role of the City of Perth, is envisaged as follows:

- Consult locally on the route, agree the points of Commonwealth significance and provide relevant text and images.
- Coordinate the installation of the Commonwealth Walkway Perth markers in the pavement at each of the points of Commonwealth significance.
- Install and launch the Commonwealth Walkway Perth Interpretive Panel, to be located at a suitable location close to the first marker – possibly at Government House - to promote the route; Perth's Commonwealth significance; and the values and principles of the Commonwealth Charter.

Trails advocate and volunteer Mr David Forster will work with the City on the preliminary progression of the project. Mr Forster is available to support the project, at no cost to the City other than the provision of accommodation, until 24 December 2015. Once approved by Council, over the coming week, Mr Forster will work collaboratively with the City on:

1. The development of a suitable trail route that adds value to and complements the existing trails on offer within the City of Perth.
2. Pursuing financial support for the project via Lotterywest and other funding sources.

FINANCIAL IMPLICATIONS:

The Outdoor Trust have provided the following total cost estimate for the project (converted to \$AUD from £ Stirling):

1. Development of the Walkway concept	In kind support
2. Installation of the Walkway components	
A. Bronze Markers - Item cost \$685 AUD (x 35)	\$23,975
B. Bronze Marker installation @ \$500e x 35	\$17,500
C. Mobile App - text and image content drafting	FREE
D. Mobile App uploading of the Perth Walkway content	\$6,480
E. Interpretive Panel design, production and supply	\$20,518
F. Interpretive Panel installation @ \$500	\$500
G. Shipping of materials	\$3,240
H. Project Management Costs Locally	In kind support
I. Contribution to Project Management Costs Internationally	\$ 8,129
	Total
	\$80,342

The Outdoor Trust have stated that they are seeking sponsors to support the international delivery of the walkways as a whole, including the supply of markers and interpretive panels to participating cities. The pursuit of local sponsorship, and grant funding is also envisaged as providing financial support for the project, ideally at no cost to the City of Perth. In particular, the prospect of obtaining Lotterywest funding is actively being investigated and shows some promise. Seeking financial support from local organisations and businesses who will benefit from the patronage of people using the trail is another potential source of funding, pursued successfully by the Outdoor Trust for the Jubilee Walkway in London.

In advance of the Outdoor Trust or the City of Perth successfully securing sponsorship and/or grant funding, the Trust have requested that the City of Perth be willing to assist in meeting costs in Perth to build momentum for the project and to meet project goals in terms of timing.

The City of Perth is also likely to need to make a financial commitment and resources for the ongoing care and management of the markers and other physical components of the trail.

The details of the City's actual financial commitment to this project will need to be the subject of further investigation and negotiations as the project is developed, and is contingent upon the outcomes of sponsorship arrangements and grants applications. When determined, the financial implications for the City of Perth will be detailed in a future report to Council.

All figures quoted in this report are exclusive of GST.

COMMENTS:

It is noted that this project will result in the placement of metal markers at sites in the city that bear a superficial resemblance to commemorative plaques, applications for

which the City would typically consider with reference to *Policy 1.6 Memorials, Monuments and Plaques*. In this instance it is considered that the proposal is focused on a walking trail outcome with the provision of interpretive material, rather than primarily on the selection of significant people, events and places singled out for special commemoration. For this reason, it is felt that the Commonwealth Walkways project falls outside of the scope of *Policy 1.6 Memorials, Monuments and Plaques*. The City's care for the markers and other physical elements of the walkway would be consistent with the City's maintenance and asset management approach for plaques.

WORKS AND URBAN DEVELOPMENT COMMITTEE REPORTS

ITEM NO: 27

WORKS AND URBAN DEVELOPMENT COMMITTEE – REVIEW OF TERMS OF REFERENCE

**WORKS AND URBAN
DEVELOPMENT COMMITTEE
RECOMMENDATION:**

(CONSIDERATION)

***That Council amends the Works and Urban Development
Committee Terms of Reference as follows:***

1. *amend Part 3 to read;*

***“3. oversight of the implementation of the Lighting
Strategy;”***

BACKGROUND:

FILE REFERENCE: P1029513
REPORTING UNIT: Governance
RESPONSIBLE DIRECTORATE: Corporate Services
DATE: 3 November 2015
MAP / SCHEDULE: Schedule 18 – Terms of Reference for Committees as
at 22 October 2015

The Committee recommendation to the Council for this report was resolved by the Works And Urban Development Committee at its meeting held on 10 November 2015.

The original Officer Recommendation was as follows:

That the Works and Urban Development Committee:

- 1. considers the Terms of Reference for the Works and Urban Development Committee, as detailed in Schedule 1;*
- 2. notes that any amendments will require the consideration and endorsement of Council.*

At its meeting held on **4 June 2013**, Council adopted a revised Committees of Council structure, establishing the resulting Committees and adopting the terms of reference for each Committee. The original Terms of Reference endorsed by Council at its meeting held on **4 June 2013** are attached as Schedule 18.

Following the 2015 Local Government Elections, at its special meeting held on **22 October 2015**, Council resolved to refer the Terms of Reference to each of the relevant Committees for review.

The current Terms of Reference for the Works and Urban Development Committee are attached in Schedule 18 for review. It is noted that any amendments proposed will require the endorsement of Council.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation

Section 5.8 of the *Local Government Act 1995*

Integrated Planning and Reporting Framework Implications

Corporate Business Plan

Council Four Year Priorities: Capable and Responsive Organisation

A capable, flexible and sustainable organisation with a strong and effective governance system to provide leadership as a capital city and provide efficient and effective community centred services.

DETAILS:

The Works and Urban Development Committee have only required the cancellation of two Committee Meetings, one as a result of a Sister City Delegation.

Whilst there continues to be a year on year reduction in the overall number of items presented to the Committee, greater use of Briefings has been beneficial to both inform Committee Members and the ability of the Committee to provide guidance on projects and service initiatives.

In addition, the Works and Urban Development Committee utilises discussion in the General Business component of the meeting for matters that fall within the scope of the Terms of Reference.

FINANCIAL IMPLICATIONS:

There are no financial implications related to this report.

COMMENTS:

It is considered appropriate that the Terms of Reference for each of the Committees are considered by the organisation and its members.

This report is to generate preliminary discussion between Elected Members and the Executive for possible amendments to the Terms of Reference of the Works and Urban Development Committee.

ITEM NO: 28

TENDER 016-15/16 – ROAD TRAFFIC MANAGEMENT SERVICES

**WORKS AND URBAN
DEVELOPMENT COMMITTEE
RECOMMENDATION:**

(APPROVAL)

That Council:

- 1. accepts the most suitable tender, being that submitted by Altus Traffic Pty Ltd, for road traffic management services (Tender 016-15/16) for a period of two years commencing 1 December 2015, with the option to extend for a further two years in accordance with Schedule 29 – Comparative Schedule of Rates – Part A - General Road Traffic Management and Call Out, Part B – Traffic Management Plans and Part C – Additional Equipment for the first year with each subsequent year increase based upon the Consumer Price Index for the preceding year;***
- 2. authorises the Chief Executive Officer to execute and vary the Tender Contract.***

BACKGROUND:

FILE REFERENCE:	P1031834
REPORTING OFFICER:	Mel Wilson
REPORTING UNIT:	Street Presentation and Maintenance
RESPONSIBLE DIRECTORATE:	Construction and Maintenance
DATE:	25 September 2015
MAP / SCHEDULE:	Schedule 29 – Comparative Schedule of Rates Confidential Schedule 30 – Tender Evaluation Matrix – (Confidential Schedules distributed to Elected Members under separate cover)

The Committee recommendation to the Council for this report was resolved by the Works and Urban Development Committee at its meeting held on 10 November 2015.

The Committee recommendation to the Council is the same as that recommended by the Officers.

Tender 016–15/16 – Road Traffic Management Services was advertised in The West Australian on Wednesday, 26 August 2015. Tenders closed at 2.00pm on Thursday, 10 September 2015, with the following tenders received:

- Beaver Traffic Management Pty Ltd;
- WARP Pty Ltd trading as WARP Traffic Management;
- Highways Traffic Pty Ltd;
- JAG Traffic Pty Ltd;
- Carringtons WA Pty Ltd trading as Carrington’s Traffic Services;
- LGC Group Pty Ltd trading as LGC Traffic Management;
- Quality Traffic Management Pty Ltd trading as QTM;
- Taborda Contracting Pty Ltd;
- Altus Traffic Pty Ltd;
- Kwik Pty Ltd as trustee for the T & T Unit Trust trading as Kwik Transport and Crane Hire;
- Contraflow Pty Ltd;
- Advanced Traffic Management (WA) Pty Ltd.

Road traffic management (RTM) services are required by the City of Perth for a number of operational and capital projects including horticultural and roadway maintenance, streetscape enhancements and special events.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation Section 3.57 of the *Local Government Act 1995*
Part 4 of the *Local Government (Functions and General)*
Regulations 1996

Integrated Planning and Reporting Framework Implications **Corporate Business Plan**
Council Four Year Priorities: Capable and Responsive Organisation
A capable, flexible and sustainable organisation with a strong and effective governance system to provide leadership as a capital city and provide efficient and effective community centred services.

Policy
Policy No and Name: 9.7 – Purchasing Policy
Legislation Section 5.8 of the Local Government Act 1995

DETAILS:

Tenderers were required to address the selection criteria in the specification in detail to demonstrate both their experience and ability to provide road traffic management services and to submit a Form of Tender that included a Schedule of Rates.

The criteria were:

- Procedure for Provision of Services;

- Ability to Provide Services;
- Key Personnel and Equipment; and
- Quality Assurance and Main Roads Western Australia Registration.

The 12 submissions were assessed and ranked according to the criteria with particular emphasis on the provision of services. Each submission was assessed individually and ranked in order of merit against the qualitative criteria.

Based on the selection criteria the submissions were ranked as follows:

Contraflow Pty Ltd – This company provided a comprehensive submission meeting all criteria. Contraflow provides services to numerous local governments and supplied reasonably competitive pricing.

QTM – This submission mostly met the criteria with only a slight deficiency in the ability to provide services. QTM currently supply RTM services to the City as part of a panel of providers and to numerous other local governments. Pricing offered was generally competitive.

Altus Traffic Pty Ltd – Altus supplied a thorough submission largely meeting all criteria with a marginal deficiency in respect to key personnel and equipment. Altus are a national company and provide services to numerous local governments. Pricing submitted was generally amongst the most competitive offered.

WARP Traffic Management – This company provided a reasonable submission mostly meeting the criteria with only a slight deficiency in the information provided regarding personnel and equipment. WARP has provided RTM services to the City for numerous years and are a current member of the panel of service providers. Pricing submitted was amongst the most expensive offered.

Highways Traffic Pty Ltd – Although addressing the criteria, this submission was considered to have a number of small deficiencies, particularly in respect to Main Roads registration and to a lesser degree, key personnel and equipment. Pricing offered was very competitive.

Carrington's Traffic Services – Carrington's failed to adequately address the criteria in relation to service provision and procedures but were otherwise considered a fair offer. The company supplied reasonably competitive pricing and provide services to numerous local governments.

JAG Traffic Pty Ltd – This company's submission was considered fair with some deficiencies, particularly in respect to the ability to provide the required services. Pricing offered was amongst the most competitive.

Advanced Traffic Management (WA) Pty Ltd – The offer from this company had numerous deficiencies in particular those related to key personnel and equipment and the ability to provide services. ATM are currently providing RTM services to the City through the panel of providers. Pricing was generally considered competitive.

Beaver Traffic Management Pty Ltd – Beaver failed to adequately address the selection criteria with the submission having numerous deficiencies. The company primarily provides RTM services to its parent tree lopping company with limited experience elsewhere. Pricing was amongst the most competitive in most categories.

Taborda Contracting Pty Ltd – This submission failed to provide sufficient information for all criteria with the exception of key personnel and equipment and could not be considered further.

LGC Traffic Management – LGC failed to meet any criteria and could not be considered further.

Kwik Transport and Crane Hire – Kwik failed to address any criteria and could not be considered further.

FINANCIAL IMPLICATIONS:

ACCOUNT NO: Various Operational Accounts
BUDGET ITEM: Transport – Streets, Roads, Bridges, Depots
BUDGET PAGE NUMBER: 11
BUDGETED AMOUNT: \$30,092,822
AMOUNT SPENT TO DATE: \$ 3,807,033
PROPOSED COST: \$ 100,000
BALANCE: \$26,185,789

ANNUAL MAINTENANCE: N/A
ESTIMATED WHOLE OF LIFE COST: N/A

ACCOUNT NO: Various Operational Accounts
BUDGET ITEM: Recreation and Culture
BUDGET PAGE NUMBER: 10
BUDGETED AMOUNT: \$32,248,092
AMOUNT SPENT TO DATE: \$ 4,189,945
PROPOSED COST: \$ 75,000
BALANCE: \$27,983,147

ANNUAL MAINTENANCE: N/A
ESTIMATED WHOLE OF LIFE COST: N/A

ACCOUNT NO: Various Capital Accounts
BUDGET ITEM: Transport – Streets, Roads, Bridges, Depots
BUDGET PAGE NUMBER: 17-18
BUDGETED AMOUNT: \$24,044,659
AMOUNT SPENT TO DATE: \$ 3,479,283
PROPOSED COST: \$ 400,000
BALANCE: \$20,165,376

ANNUAL MAINTENANCE: N/A
ESTIMATED WHOLE OF LIFE COST: N/A

All figures quoted in this report are exclusive of GST.

Pricing offered by the preferred service provider represents a 38% decrease over the existing average pricing when utilising the typical scenario illustrated in Table 1 (below). In the 2014/15 financial year the City expended a total of \$843,398 for road traffic management services over both operational and capital accounts.

COMMENTS:

Of the 12 tender submissions received, only three offers were evaluated as effectively meeting the criteria and having no deficiencies. Table 1 (below) provides cost comparisons between the three compliant submissions utilising the most common line items including staff, plant and equipment and based on a standard road traffic management plan.

Task	Standard Road Closure (Weekdays, 06.00 to 18.00)		Contraflow		Altus		QTM	
			Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
Duration (Days)	(Item 1 Line 3)	5						
Staff (including vehicle)		3	124.11	620.55	124.50	622.50	147.89	739.45
Equipment	Variable Message Board	2	95.00	950.00	70.00	700.00	129.00	1290.00
	Cones	100	0.50	250.00	0.00	0.00	1.00	500.00
	Waterfilled Barriers	20	2.20	220.00	3.00	300.00	4.95	495.00
TOTAL \$				2040.55		1622.50		3024.45

Table 1 – Typical Cost Comparison

When comparing service costs as indicated in Schedule 31 both Altus Traffic and Contraflow provided the most competitive pricing over most line items and crew numbers. Altus also provided very competitive pricing for various traffic management plant and equipment. As indicated in Table 1, Altus provided the most competitive pricing over-all when utilising a common line cost comparison with works undertaken over five week days between 06.00 and 18.00 and engaging three staff together with relevant basic equipment.

It is therefore recommended that Altus Traffic Pty Ltd be appointed to provide road traffic management services commencing 1 December 2015 for a period of two years with an option to a further two year extension.

AUDIT AND RISK COMMITTEE REPORTS

ITEM NO: 29

AUDIT AND RISK COMMITTEE – REVIEW OF TERMS OF REFERENCE

**AUDIT AND RISK COMMITTEE (CONSIDERATION)
RECOMMENDATION:**

That the Audit and Risk Committee Terms of Reference detailed in Schedule 18 be amended to add a new Part 3(c), section iii, as follows:

“The efficiency and effectiveness on achievement of objectives”

BACKGROUND:

FILE REFERENCE: P1029513
REPORTING UNIT: Governance
RESPONSIBLE DIRECTORATE: Corporate Services
DATE: 2 November 2015
MAP / SCHEDULE: Schedule 18 – Terms of Reference for Committees as at 22 October 2015.

The Committee recommendation to the Council for this report was resolved by the Audit and Risk Committee at its meeting held on 16 November 2015.

The original Officer Recommendation was as follows:

That the Audit and Risk Committee:

- 1. considers the Terms of Reference for the Audit and Risk Committee, as detailed in Schedule 1;*
- 2. notes that any amendments will require the consideration and endorsement of Council.*

At its meeting held on **4 June 2013**, Council adopted a revised Committees of Council structure, establishing the resulting Committees and adopting the terms of reference for each Committee.

Following the 2015 Local Government Elections, at its special meeting held on **22 October 2015**, Council resolved to refer the Terms of Reference to each of the relevant Committees for review.

The current Terms of Reference for the Audit and Risk Committee are included in Schedule 18 for review. It is noted that any amendments proposed will require the endorsement of Council.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation

Section 5.8 of the *Local Government Act 1995*

Integrated Planning and Reporting Framework Implications

Corporate Business Plan

Council Four Year Priorities: Capable and Responsive Organisation

A capable, flexible and sustainable organisation with a strong and effective governance system to provide leadership as a capital city and provide efficient and effective community centred services.

DETAILS:

The Audit and Risk Committee considered a total of 19 items in 2014 and has so far considered 10 items in 2015. The inclusion of an external member in the Committee structure has enhanced the decision making process of the Committee and promoted the independence and objectivity of the City's internal and external auditing processes.

FINANCIAL IMPLICATIONS:

There are no financial implications related to this report.

ITEM NO: 30

RISK MANAGEMENT UPDATE - NOVEMBER 2015

**AUDIT AND RISK COMMITTEE (INFORMATION)
RECOMMENDATION:**

That the Council receives the report titled Risk Management Update – November 2015.

BACKGROUND:

FILE REFERENCE: P1029155 TRIM 178370/15
REPORTING UNIT: Governance
RESPONSIBLE DIRECTORATE: Corporate Services
DATE: 12 October 2015
MAP / SCHEDULE: Schedule 31 – Risks Register

The Committee recommendation to the Council for this report was resolved by the Audit and Risk Committee at its meeting held on 16 November 2015.

The Committee recommendation to the Council is the same as that recommended by the Officers.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation *Local Government Act 1995*
Regulation 17 of the Local Government (Audit) Regulations 1996

Integrated Planning and Reporting Framework Implications **Corporate Business Plan**
Council Four Year Priorities: Capable and responsive organisation
S18 Strengthen the capacity of the organisation
18.1 Implement Organisational Development Plan

Organisational Development Plan:
G4 Risk Management

Policy

Policy No and Name: 19.1 – Enterprise Risk Management

DETAILS:

Policy and Framework

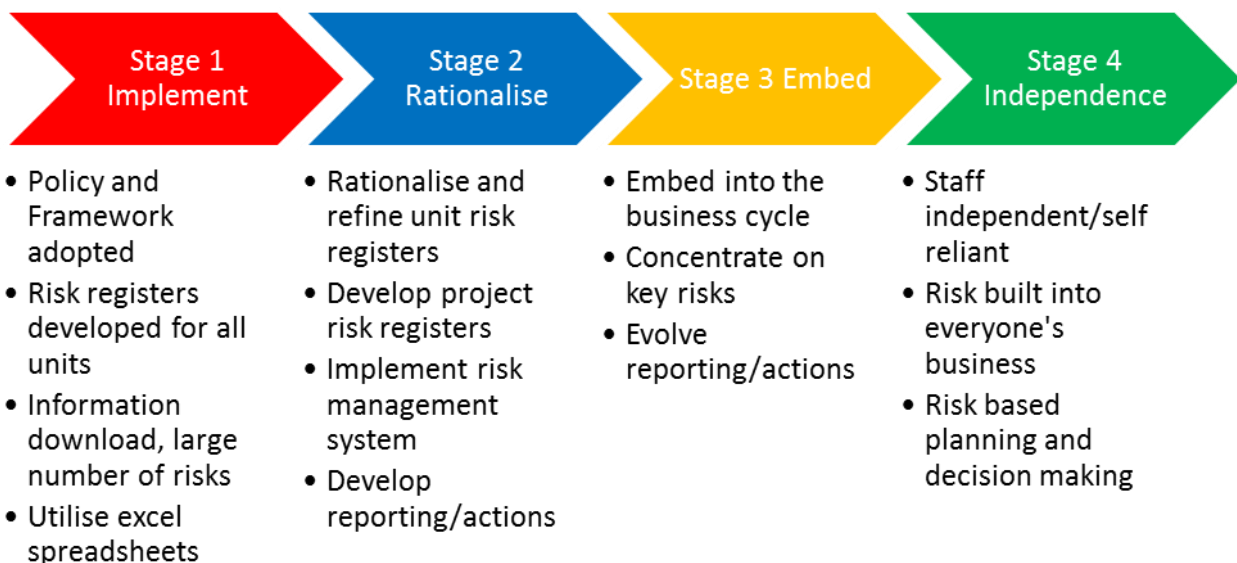
The Enterprise Risk Management Policy 19.1 and Risk Management Framework were adopted by Council on **4 June 2013**. The Policy states the purpose of risk management as being:

“To protect the community, the City of Perth and its workers against foreseeable risks through that provide information to assist in informed decision making, maximising asset potential and enhancing community wellbeing.”

Under the framework the Audit and Risk Committee has the responsibility for the systems and processes for risk management in line with the *Local Government (Audit) Regulations 1996*. The framework states that strategic and high level operational risks will be reported to the Audit and Risk Committee and Council on a six monthly basis. This report fulfils the reporting requirements of the framework.

Implementation process

The diagram below indicates the path that is being followed to embed risk management within all functions of the organisation.



The City is now nearing the completion of stage two of the above and will commence working on stage three being embedding risk into the business cycle, concentrating on key risks.

Subsequent to the last report to the Audit and Risk Committee in October 2014, a number of actions have taken place within the City:

- Presentations have been given at unit meetings and staff inductions to raise awareness of risk management and the City's risk management framework;
- All organisational and strategic risks for each unit have been reviewed and updated by the respective managers and their units;

- All organisational and strategic risks have been transferred from manual spreadsheets and uploaded into the City's software system Risk Management and Safety Systems (RMSS). The figures below have been extracted using the RMSS reporting function;
- RMSS has been implemented to record, manage and report on health and safety incidents, it is also being used to record, monitor and investigate workplace safety inspection completed by safety representatives;
- RMSS has been reconfigured for the new organisation structure;
- Risks have been rationalised to combine organisation wide risks and assign responsibility to a single manager rather than include it multiple times within unit risk registers;
- The Enterprise Risk Management Framework has been reviewed and proposed amendments are presented to this Audit and Risk Committee in a separate paper;
- The process of developing business continuity plans for the organisation has progressed, an external consultant, Riskwest, has been working with the City on this process, which is now at the preparation of draft plans stage.

Risk Profile

The distribution of risk ratings throughout the organisation is shown in the following risk matrix and pie chart.

The pie chart demonstrates the overall image of the City's risk categorised into Low, Medium, High and Extreme risks. As indicated by the pie graph the City is proactively managing its risks with no risks rated as Extreme and only 1.29% rated as High.

Since the 2014 review of risk registers there has been some significant changes which has brought the ratings of some risks down to more acceptable levels. The changes are due both to controls put in place but also due to more realistic ratings of risks in accordance with the Enterprise Risk Management Framework. The risks that were extreme and high in the 2014 review have been re-evaluated using the proposed changes to the scoring of likelihood outlined in the paper proposing changes to the Enterprise Risk Management Framework provided to this meeting. Should the Committee accept these changes the remaining organisation risks will also be reviewed which is expected to move a number of risks from the medium to low categories.

There are 464 risks identified within RMSS, zero of which are rated extreme which is 20 less since last reported and 6 of which are rated high which is 93 less since last reported.

Detailed information on each of the organisational risks including the controls, risk ratings and any further action required is provided for in RMSS Risk Module.



CITY of PERTH

Residual Risk Matrix

		Consequence				
		Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood	Almost Certain	7 Risk(s)	H	H	E	E
	Likely	7 Risk(s)	24 Risk(s)	4 Risk(s)	E	E
	Moderate	15 Risk(s)	57 Risk(s)	47 Risk(s)	2 Risk(s)	E
	Unlikely	5 Risk(s)	57 Risk(s)	73 Risk(s)	22 Risk(s)	H
	Rare	9 Risk(s)	23 Risk(s)	60 Risk(s)	29 Risk(s)	23 Risk(s)

L	Low	Low level residual risks generally do not need to be treated, however they should be recorded in the risk register and reviewed periodically to determine if the level of risk has changed.
M	Medium	Medium level residual risks should be treated if it is practical and cost effective to do so.
H	High	All extreme and high rated residual risks are to be immediately treated (where practical to do so) and will be reported to the Risk Management Task Force with treatment solutions.
E	Extreme	All extreme and high rated residual risks are to be immediately treated (where practical to do so) and will be reported to the Risk Management Task Force with treatment solutions.

Generated On: Thursday, 08 October 2015 10:52:38

Figure 1 Risk Matrix

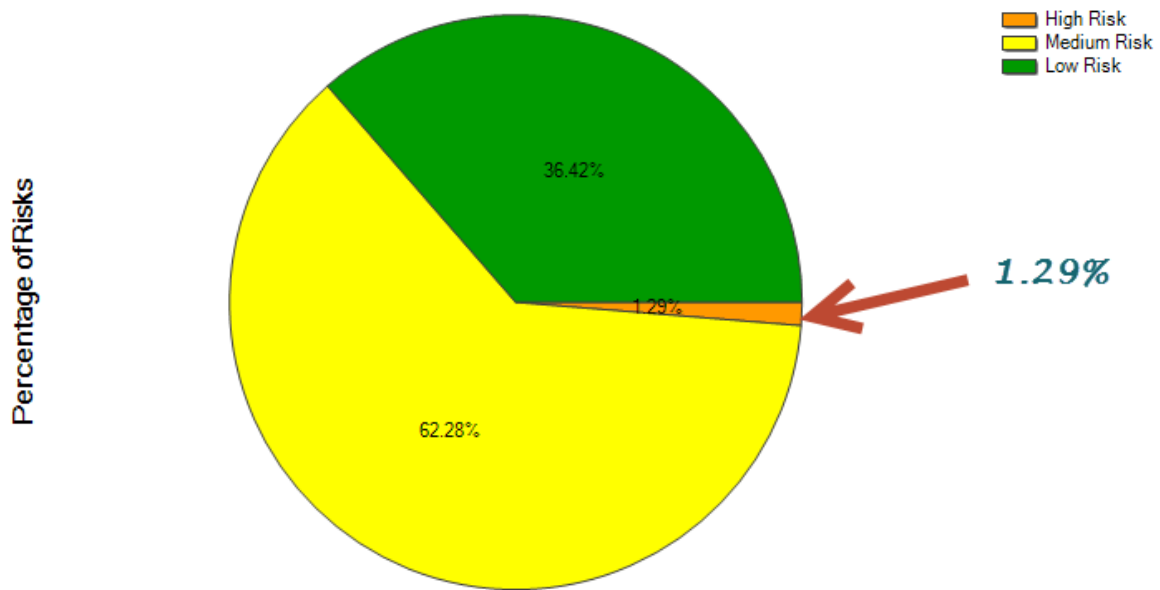


Figure 2 Distribution of risk ratings

High Risks

The following table indicates the organisations high rated risks as of 12 October 2015.

Rating	Risk
High	<u>Condition rating of assets completed on an ad hoc basis.</u>
High	<u>Decrease in Parking Revenue</u>
High	<u>Injury to staff - general</u>
High	<u>Library building not completed on time</u>
High	<u>Shifting of costs from other sectors onto the City resulting in financial impacts or affecting service delivery</u>
High	<u>Short to medium term financial pressures to fund maintenance costs for assets contributed by MRA</u>

Figure 3 Organisation high risks

The risk register for these risks including existing controls and proposed actions is detailed in Schedule 31.

Future direction

- Annual review of all unit risks in RMSS including completing assigned actions, reviewing consequence and likelihood and rationalising risks.
- Working with project managers to identify, evaluate and manage project risks
- Finalisation of organisation wide business continuity plans for key services and begin testing of the plans.

FINANCIAL IMPLICATIONS:

There are no financial implications related to this report. Each risk identified may have its own financial implications which will be the subject of normal budget consideration.

COMMENTS:

Risk management within the organisation is maturing and risks are being proactively managed.

ITEM NO: 31

REVIEW OF ENTERPRISE RISK MANAGEMENT FRAMEWORK

AUDIT AND RISK COMMITTEE (APPROVAL)
RECOMMENDATION:

That Council:

- 1. amends the Enterprise Risk Management Framework as detailed in Schedule 32;***
- 2. notes that a further report will be presented to the Audit and Risk Committee in regards to the organisation's Project Risk Matrix.***

BACKGROUND:

FILE REFERENCE: TRIM 178249/15
REPORTING UNIT: Governance
RESPONSIBLE DIRECTORATE: Corporate Services
DATE: 8 October 2015
MAP / SCHEDULE: Schedule 32 - Revised Enterprise Risk Management Framework (TRIM 158226/15)

The Committee recommendation to the Council for this report was resolved by the Audit and Risk Committee at its meeting held on 16 November 2015.

The Enterprise Risk Management Framework (ERMF) was endorsed by Council at its meeting held on **4 June 2013** with a minor amendment endorsed at the Council meeting held **28 October 2014**. The framework is required to be fully reviewed every three years and as such is due for a review by June 2016. The Governance 2015/16 Business Plan had this review scheduled to coincide with the 16 November 2015 Audit and Risk Committee meeting. This report outlines the results of the review and the changes that are proposed.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation *Local Government Act 1995*
Regulation 17 of the Local Government (Audit) Regulations 1996

Integrated Planning and Reporting **Strategic Community Plan**
Council Four Year Priorities: Community Outcome

Framework Implications S18 Strengthen the capability of the organisation

Policy No and Name: 19.1 – Enterprise Risk Management

DETAILS:

There are three significant changes proposed to the Enterprise Risk Management Framework being:

1. A change to the way the likelihood of a risk is determined.
2. An amendment to the risk rating matrix.
3. Inclusion of a table for rating consequences for projects

Each of these is discussed in greater detail below.

Major Amendment 1

Likelihood

It has been determined that using the quantitative descriptor for likelihood in the existing ERMF (copied below) was resulting in risks being scored higher than what they should.

Likelihood	Qualitative descriptor	Quantitative descriptor
Almost certain	Is expected to occur in most circumstances	More than once a year
Likely	Will probably occur in most circumstances	At least once a year
Moderate	Might occur at some time	At least once in three years
Unlikely	Could occur at some time	At least once in ten years
Rare	May occur only in exceptional circumstances	Less than once in fifteen years

For example last financial year the City produced 101 agendas for Council and Committee meetings. These agendas all included numerous papers. If there were substantial errors in say 2 papers a year then using the table above the likelihood would be almost certain even though the probability of an error is low (approximately 2%).

It is proposed to amend the table to one similar to that below which keeps the qualitative column but that replaces the quantitative with probability percentages. This is shown below.

Likelihood	Qualitative descriptor	Quantitative descriptor
Almost certain	Is expected to occur in most circumstances	Greater than 95% probability of occurring
Likely	Will probably occur in most circumstances	66% to 95% probability of occurring

Moderate	Might occur at some time	36% to 65% probability of occurring
Unlikely	Could occur at some time	5% to 35% probability of occurring
Rare	May occur only in exceptional circumstances	Less than 5% probability of occurring

The example of the agendas used above would now yield a likelihood of rare. This intuitively makes sense as it is only in exceptional circumstances that there are substantive errors in agendas.

This change will result in a lowering of risk ratings throughout the organisation. As at 14 August 2015 there were 3 extreme risks and 26 high risks. Reviewing these using the above methodology has resulted in no extreme risks and 6 high risks which is a better reflection of risks for an organisation of this scale. Also the risks that now score as high are truly risks that we need to be aware of and actively managing, whereas previously some risks scored high that intuitively were not high risks.

Major Amendment 2

Risk Matrix

The existing risk matrix contained in the Enterprise Risk Management Framework is as follows:

	Consequence				
Likelihood	1 Insignificant	2 Minor	3 Moderate	4 Major	5 Catastrophic
A Almost certain	Medium	High	High	Extreme	Extreme
B Likely	Medium	Medium	High	Extreme	Extreme
C Moderate	Low	Medium	Medium	High	Extreme
D Unlikely	Low	Low	Medium	Medium	High
E Rare	Low	Low	Low	Medium	Medium

When risks have been evaluated using this matrix those risks that are almost certain but have minor consequences are scoring as high risk and yet intuitively they are not. A more realistic risk rating for these would be medium. It is therefore proposed to amend the matrix to the following.

	Consequence				
Likelihood	1 Insignificant	2 Minor	3 Moderate	4 Major	5 Catastrophic
A Almost certain	Medium	Medium	High	Extreme	Extreme
B Likely	Medium	Medium	High	Extreme	Extreme
C Moderate	Low	Medium	Medium	High	Extreme
D Unlikely	Low	Low	Medium	Medium	High
E Rare	Low	Low	Low	Medium	Medium

Major Amendment 3 Project Risks

To date the ERMF has focused on organisational strategic and operational risks. The next step is to evaluate and manage project risks. The consequences for project risks differ from those for organisation wide risks so a separate table has been developed in consultation with the organisation. It is proposed to include this within the ERMF to be used for projects. There is no need to amend the likelihood table or the risk matrix as the amended versions of these are relevant for projects as well as for organisation wide risks.

The Project Gateways Accountability Framework Guide requires that risk management be used for all levels of project control with the requirements for rigor increasing as the control on the project increases. The following table is an excerpt from the guide.

	Minimum	Lite	Regular	Strong
4. Risk Management	<p>Conduct Risk and Scale Assessment (within project brief)</p>	<p>Identify risks with input from team members and key stakeholders</p> <p>Review of Mitigation Strategies by desktop review by project team members</p> <p>Regular review of risks and scanning for potential risk by assigned project manager</p> <p>Maintain a project risk register</p>	<p>Identify risks with input from team members and key stakeholders</p> <p>Review of Mitigation Strategies by workshop with project team and Reference Group of Stakeholders</p> <p>Conduct meetings with the specific purpose of monitoring of risk with project team</p> <p>Maintain a project risk register</p>	<p>Conduct workshop to identify risk and plan mitigation strategies</p> <p>Use Experts (risk/technical) to review risk management plan including mitigation strategies</p> <p>Conduct meetings with the specific purpose of monitor of risk with reference group of stakeholders</p> <p>Maintain a project risk register</p>

The consequences that have been developed are included on the following page. It is proposed that they will be included within the framework.

		PROJECT CONSEQUENCES				
		Consequence				
		Insignificant	Minor	Moderate	Major	Catastrophic
Risk Category	Legal and regulatory	Potential breach managed at a local level	Potential breach with letter from authority requesting action	Potential breach with legal rebuke/abatement notice/restrictions	Potential for an individual prosecution	Potential for high profile prosecutions with custodial sentence
	Business Impact	Minimal impact to existing services	Moderate impact to existing services	Major impact to existing services	An existing service cannot be delivered	An existing significant service cannot be delivered
	People	Incident only, no medical treatment required	Minor injuries treated by first aid	Serious injury requiring medical treatment, OR 0 to 9 days Lost Time Injury	Life threatening injury or multiple serious injuries requiring hospitalisation, OR 10 or more days Lost Time Injury	Fatality, OR Injured person unable to be reintroduced to the workplace
	Project delivery	Potential for schedule overrun with insignificant impact on City services	Potential for schedule overrun with impact on City services	Potential for major schedule overrun with impact on city services and financial impact on project contingency	Potential for major schedule overrun with impact on city services and requiring a budget adjustment	Project unable to be completed.
	Environmental	Transient impact on environment	Short term effects on environment	Medium term effects on environment	Major environmental impact	Irreversible environmental harm
	Strategic	Negligible impact on project objectives.	Minor setbacks that are easily remedied.	Some of the project's objectives cannot be met.	Some important objectives of the project cannot be met or objectives of the City are impacted	Most of the project's objectives cannot be met or important City objectives cannot be met
	Ethical	Negligible impact on organisation, dealt with through disciplinary process	State agency investigation into incident	State agency investigation into incident and sanction	State agency investigation into incident and sanction, staff member dismissed	State agency investigation into incident and sanction, staff member dismissed and convicted of a crime.
	Reputation	Insignificant public/stakeholder comment or local media coverage	Heightened concerns from a narrow group of residents/stakeholders, one off negative metro media coverage	Concerns from cross section of public/stakeholders, ongoing negative metro media coverage	Significant outcry from public/stakeholders, significant negative state level media coverage	Significant and widespread public/stakeholder outcry, sustained negative national media coverage
	Financial	Potential for minor financial impact on contingency (less than 50% of contingency used)	Potential for major financial impact on contingency (more than 50% of contingency used)	Potential for financial impact requiring minor budget adjustment	Potential for financial impact requiring major budget adjustment	Potential for major financial impact resulting in the project being unable to be completed

FINANCIAL IMPLICATIONS:

There are no financial implications related to this report.

COMMENTS:

The review of the Enterprise Risk Management Framework has identified a number of minor changes for clarity as well as three more substantial changes. The changes proposed will ensure that risks are rated accurately and extends risk management to project risks as well as organisation risks.

ITEM NO: 32

ADOPTION – STATEMENT OF BUSINESS ETHICS

**AUDIT AND RISK COMMITTEE (APPROVAL)
RECOMMENDATION:**

That Council:

- 1. approves the “City of Perth Statement of Business Ethics” as detailed in Revised Schedule 33; and***
- 2. approves the Internal Communications and External Communications Strategies as detailed in this report titled “Adoption – Statement of Business Ethics” to implement the Statement.***

BACKGROUND:

FILE REFERENCE: P1020408-2
REPORTING UNIT: Governance
RESPONSIBLE DIRECTORATE: Corporate Services
DATE: 2 November 2015
MAP / SCHEDULE: Schedule 33 – proposed Statement of Business Ethics

The Committee recommendation to the Council for this report was resolved by the Audit and Risk Committee at its meeting held on 16 November 2015.

At the Audit and Risk Committee meeting held on 16 November 2015, the following amendments (shown with underline) were made to Schedule 33 – proposed Statement of Business Ethics:

- 1. amend the point under “What to expect from the City” as follows:***

“Deal fairly, ethically, lawfully, honestly and transparently with all individuals and organisations;”

- 2. amend the points under “what the City expects from goods and service providers and contractors” as follows:***

“Not make any statement or behave in any way that could mislead anyone to believe that they are representing the City, or expressing City views of policies without the appropriate authority;”

and

“Declare any actual, perceived or potential conflicts of interest;”

3. *amend context under “Conflict of Interest” as follows:*

“all city employees, elected Members, Committee members, contractors and business partners must disclose any actual, perceived or potential conflicts of interest.”

The amendments detailed above have been incorporated into attached Schedule 33 for Council consideration.

Finding No. 13 of the RSM Bird Cameron Report on ‘Local Government Authority Procurement Audit – City of Perth’ 2013 recommended the following:

“The City should develop a policy in respect to its business relationships with suppliers and contractors and an appropriate statement of Business Ethics with the necessary process for reporting breaches.”

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation

Public Interest Disclosures Act 2003

Corruption and Crime Commission Act 2003

Local Government (Rules of Conduct) Regulations 1997

Integrated Planning and Reporting Framework Implications

Strategic Community Plan

Council Four Year Priorities: Community Outcome

Capable and Responsive Organisation

A capable, flexible and sustainable organisation with a strong and effective governance system to provide leadership as a capital city and provide efficient and effective community centred services.

Policy

Policy No and Name: 9.7 – Purchasing Policy

10.1 – Code of Conduct

DETAILS:

Finding No. 13 of the RSM Bird Cameron Report on ‘Local Government Authority Procurement Audit – City of Perth’ identified that the City does not have a Policy and a Statement of Business Ethics for conducting business with suppliers and contractors, including a process through which breaches can be reported.

Although Finding 13 specifically states that a Policy in conjunction with a Statement be developed in relation to its business relationships with suppliers and contractors, staff and Elected Members are already required to comply with Council Policy 10.1 –

Code of Conduct, which details the ethical standards of behaviour expected of them. Current practices at the Cities of Stirling, Melville, Sydney and Brisbane demonstrate that in conjunction with a Code of Conduct policy, all have an endorsed Statement of Business Ethics, or at least provide advice on their websites, reinforcing these standards.

Without a Statement of Business Ethics, there is an increased risk that all sectors of the community conducting business with the City, not limited to suppliers and contractors, are not being made fully aware of the City's ethical behavioural expectations. Furthermore, there is also the risk for misconduct to occur.

City of Perth Statement of Business Ethics

Taking into account Finding 13, Officers undertook internal consultation with relevant Business Units to develop a proposed "City of Perth Statement of Business Ethics" (the Statement) (refer to Schedule 33).

If endorsed by Council, a formal Statement with appropriate graphics will be developed. This Statement will then be disseminated throughout the organisation and to businesses via the following Internal and External Communications Strategies:

External Communications Strategy

- The Statement included with all future tender, quotation and purchase order documentation to suppliers and contractors;
- Reference to the Statement included in standard Terms and Conditions of tender, quotation and purchase orders;
- An additional section for suppliers and contractors to acknowledge Statement on the Tender Checklist (which forms part of tender documentation); and
- The Statement to major/existing suppliers and contractors.

Internal Communications Strategy

- The Statement included on the City of Perth Website under the "Business" section. Staff can direct businesses to view it on the website if required;
- The Statement included on the Governance Unit Intranet Homepage for staff information. Initially the Governance Unit will also post on the Intranet Bulletin Board advising of its publication;
- The Governance Unit will email a link from the Intranet to the Statement to all Managers advising to communicate to all staff;
- The Governance Unit will communicate publication of the Statement to Elected Members via Memorandum and/or the Elected Members Portal;
- An article published in the staff newsletter "Inside City" advising of the Statement's publication;
- Reference to the Statement will be included in the Governance Unit's Code of Conduct induction training; and
- The Governance Unit will send out annual education reminder via Intranet Bulletin Board to remind staff of the City's Business Ethics obligations (directing staff to the Statement on the Intranet).

The introduction of a Statement will have an impact on the below Council policies:

Review of Council Policy 10.1 – Code of Conduct

In conjunction with establishing a Statement, it is proposed to review Council Policy 10.1 – Code of Conduct as the policy has not been reviewed since 2010. As previously stated above, although the policy details the ethical standards of behaviour expected of staff and Elected Members, it does not specially set out ethical standards of behaviour expected when conducting business with all sectors of the community.

Review of Council Policy 9.7 – Purchasing Policy

It is to be noted that Council Policy 9.7 – Purchasing Policy, may need to be amended to align with relevant components of the Statement, and that this consideration should be included in a review of the policy.

FINANCIAL IMPLICATIONS:

There will be nominal costs associated with the production of a formal Statement with appropriate graphics.

External labour costs of \$2,526 may be incurred to amend the purchase order template in Finance One to electronically include the Statement.

All figures quoted in this report are exclusive of GST.

COMMENTS:

It is considered prudent that the City action Finding No. 13 of the RSM Bird Cameron Report on 'Local Government Authority Procurement Audit – City of Perth' by implementing a Statement of Business Ethics and reviewing Council Policy 10.1 – Code of Conduct and Council Policy 9.7 – Purchasing Policy, to include reference to ethical standards of behaviour expected of staff and Elected Members when conducting business with all sectors of the community.

ITEM NO: 33

ANNUAL REPORT AND AUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2015

AUDIT AND RISK COMMITTEE (APPROVAL)
RECOMMENDATION:

That Council in accordance with Section 5.54(1) of the Local Government Act 1995 approves BY AN ABSOLUTE MAJORITY the Annual Report, attached as Schedule 34, which is inclusive of the Audited Financial Statements for the year ended 30 June 2015.

BACKGROUND:

FILE REFERENCE: P1003392-8
REPORTING UNIT: Finance
RESPONSIBLE DIRECTORATE: Corporate Services
DATE: 10 November 2015
MAP / SCHEDULE: Schedule 34 – Annual Report 2014/15 including Audited Financial Statements Report for the Year Ended 30 June 2015
Schedule 35 – Grant Thornton Report

The Committee recommendation to the Council for this report was resolved by the Audit and Risk Committee at its meeting held on 16 November 2015.

The Committee recommendation to the Council is the same as that recommended by the Officers.

Section 5.54(1) of the *Local Government Act 1995* requires the Annual Report for the 2014/15 financial year, be presented at the Annual General Meeting of the City of Perth scheduled to be held on Tuesday, 15 December 2015.

The Financial Statements for the year ended 30 June 2015 have been audited and signed off on 30 October 2015 (refer to Schedule 34).

Section 5.53 (2) of the Act prescribes that the following information must be included in the Annual Report:

- “ (a) a report from the Mayor or President;
- (b) a report from the CEO;

- (e) *an overview of the plan for the future of the district made in accordance with section 5.56, including major initiatives that are proposed to commence or to continue in the next financial year;*
- (f) *the financial report for the financial year.*
- (g) *such information as may be prescribed in relation to the payments made to employees;*
- (h) *the auditor's report for the financial year;*
- (ha) *a matter on which a report must be made under section 29(2) of the Disability Services Act 1993;*
- (hb) *details of entries made under section 5.121 during the financial year in the register of complaints, including:*
 - (i) *the number of complaints recorded in the register of complaints;*
 - (ii) *how the recorded complaints were dealt with; and*
 - (iii) *any other details that the regulations may require; and*
 - (iv) *such other information as may be prescribed."*

The information contained in Schedule 34 addresses all the details required for a Local Government's Annual Report.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation Section 6.4 of the *Local Government Act 1995*
Regulation 36 of the *Local Government (Financial Management Regulations 1996*
Regulations 9 and 10 of the *Local Government (Audit) Regulations 1996*
Principle 6 of the *State Records Principles and Standards 2002*

Integrated Planning and Reporting **Corporate Business Plan**
Council Four Year Priorities: Capable and Responsive Organisation.
S18 Strengthen the capacity of the organisation

DETAILS:

The Financial Statements (refer to Schedule 34) address all statutory financial requirements imposed on the City and comply with the Australian Accounting Standards

The Annual Report is an important document through which the City communicates with its stakeholders, notes its achievement during the preceding financial year and sets out its vision for the future.

Additionally considerable information is provided including that required statutorily and the Annual Financial Statements. This will enable stakeholders to assess the financial health of the City.

The Financial Statements for the year ended 30 June 2015 have been audited and an unqualified report has been issued (refer to Schedule 34).

The net operating result prior to capital grants and contributions amounts to \$18.9 million. This compares with a budget of \$13.3 million. Capital grants amount to \$1.8 million. Significant items amounted to a net credit of \$196.5 million, \$184.3 million of which resulted from the revaluation of infrastructure assets.

REVENUE

- Rates collected are \$0.8 million below the original budget due to slower than anticipated level of building completions and the Valuer General reducing some valuations.
- Fees and charges are \$4.9 million below budget mainly due to a fall in parking revenue, but are \$4.2 million higher than last year.

EXPENDITURE

- Employee costs at \$64.5 million were in line with the budget for the year.
- Materials and contracts are \$4.7 million below the original budget. Major savings emerged in property maintenance, consultancy, other professional fees, security, printing, tipping fees and assets not capitalised.
- Depreciation and amortisation is \$5.4 million under the original budget. Delays on bringing to account the revaluation of infrastructure and the resultant impact on depreciation account for the major part of this underspend.
- Capital grants were in line with the budget for the year.

SIGNIFICANT ITEMS

- Investment properties are valued each year which resulted in a gain of \$1.8 million.
- The City revalued its infrastructure assets having no active markets to fair value, which was determined as depreciated replacement cost based on condition assessments.
- Five major classes were revalued including roads, drainage, street and parks infrastructure, plus traffic control devices, giving a net \$184.3 million revaluation surplus. This initial revaluation will be conducted in future on a triennial basis in accordance with the *Local Government (Financial Management) Amended Regulations 1996*.

- During the year an inventory of public works of Art (including Memorabilia and History collections) was carried out resulting in \$5.3 million of assets being initially recognised at fair value by the City and a value established through both internal and external valuations. These items include assets originally purchased in previous years or contributed by third parties with insufficient information being provided to the City.
- All of the City's Public Works of Art including memorials and art works in the public realm and plaques were professionally revalued by an independent expert and a revaluation surplus of \$4.6 million recognised in the financial statements.
- \$2.6 million represents the City's share of profit on land sold by the Tamala Park Regional Council (TPRC).
- \$150,000 represents a write-back in the previous impairment taken in relation to the Barclay Emerald Mortgage Backed Securities.
- Infrastructure assets, with a written down value of \$2.4 million were recognised during the year as part of the City's contribution to the Elizabeth Quay project.

BALANCE SHEET

- Net assets have increased by \$214.7 million over the year.
- Current assets increased by \$1.6 million due to the total of cash and investments increasing.
- Non-current assets have increased by \$206.3 million as a result of the revaluation of assets.
- Investment property increased by \$1.8 million as previously disclosed.
- Trade creditors decreased by \$1.3 million, a fall of 6%.
- Non-current loans fell by \$6.5 million due to principal repayments with no new loans drawn down.
- The total liability for employee benefits increased marginally by \$277,000 to \$13.3 million at 30 June 2015.

- The Accumulated Surplus increased by \$24.8 million due mainly to the net surplus from operations.
- The Asset Revaluation Reserve increased by \$187.9 million due to the revaluation of infrastructure assets. Other reserves increased by \$2.0 million as a result of an increase in the Parking Levy Reserve used for the payment of the Parking Levy which was due in July 2015.

Cash Flow was positive \$4.6 million over the year. Operating activities generated \$48.9 million, capital expenditure \$42.1 million net of disposal proceeds, \$6.1 million of loan principal was repaid. \$4.0 million of grants were received.

AUDIT ISSUES

There were no significant issues recorded in the Grant Thornton's audit management letter (refer to Schedule 35).

FINANCIAL IMPLICATIONS:

This report and the financial statements demonstrate the strong financial position of the City at 30 June 2015.

COMMENTS:

The City's financial position remains strong with the operating result for the year being well up on the budgeted result due to lower operating expenditure.

ITEM NO: 34

INTERNAL AUDIT 2015/16 – PURCHASING REVIEW

**AUDIT AND RISK COMMITTEE (APPROVAL)
RECOMMENDATION:**

That Council:

- 1. approves the review of key controls and practices related to purchase requisitions as part of the Internal Audit Plan 2015/16 as detailed in Confidential Schedule 36;***
- 2. explores the future use of data analytics in future auditing programs.***

BACKGROUND:

FILE REFERENCE: P102969-8
REPORTING UNIT: Internal Audit
RESPONSIBLE DIRECTORATE: Corporate Services
DATE: 29 September 2015
MAP / SCHEDULE: Confidential Schedule 36 – Purchasing Review
September 2015 (Confidential Schedules are distributed to Elected Members under separate cover)

The City of Perth Internal Audit Plan 2015/16 was approved by Council at its meeting held on **9 June 2015**.

As part of the City's 2015/16 Internal Audit Plan, a review of key controls and practices related to purchase requisitions was carried out in August and September 2015. Confidential Schedule 41 details the findings of this audit.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation *Local Government (Audit) Amendment Regulations 2013*

Integrated Planning and Reporting Framework Implications **Corporate Business Plan**
Council Four Year Priorities:
Capable and Responsive Organisation
S18 Strengthen the capacity of the organisation.
A capable, flexible and sustainable organisation

with a strong and effective governance system to provide leadership as a capital city and deliver efficient and effective community centred services.

Policy

Policy No and Name: 19.1 – Enterprise Risk Management

DETAILS:

The findings of the internal audit are detailed in the attached Confidential Schedule 36.

FINANCIAL IMPLICATIONS:

There are no financial implications related to this report.

ITEM NO: 35

INTERNAL AUDIT 2015/16 – MANAGEMENT OF TENANCIES AUDIT

AUDIT AND RISK COMMITTEE (APPROVAL)
RECOMMENDATION:

That Council approves the audit of existing controls and practices in regards to the management of tenancies (commercial leases) as part of the Internal Audit Plan 2015/16 as detailed in Confidential Schedule 37.

BACKGROUND:

FILE REFERENCE: P102969-8
REPORTING UNIT: Internal Audit
RESPONSIBLE DIRECTORATE: Corporate Services
DATE: 11 September 2015
MAP / SCHEDULE: Confidential Schedule 37 – Management of Tenancies Audit July 2015 (Confidential Schedules are distributed to Elected Members under separate cover)

The Committee recommendation to the Council for this report was resolved by the Audit and Risk Committee at its meeting held on 16 November 2015.

The Committee recommendation to the Council is the same as that recommended by the Officers.

The City of Perth Internal Audit Plan 2015/16 was approved by Council at its meeting held on **9 June 2015**.

As part of the City's 2015/16 Internal Audit Plan, an audit of existing controls and practices in regards to the management of tenancies (commercial leases) was carried out in July 2015. Schedule 42 details the findings of this audit.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation *Local Government (Audit) Amendment Regulations 2013*

Integrated Planning and Reporting Framework Implications **Corporate Business Plan**
Council Four Year Priorities:
Capable and Responsive Organisation
S18 Strengthen the capacity of the organisation.
A capable, flexible and sustainable organisation

with a strong and effective governance system to provide leadership as a capital city and deliver efficient and effective community centred services.

Policy

Policy No and Name: 19.1 – Enterprise Risk Management

DETAILS:

The findings of the internal audit are detailed in the attached Confidential Schedule 37.

FINANCIAL IMPLICATIONS:

There are no financial implications related to this report.

ITEM NO: 36

INTERNAL AUDIT 2015/16 – RATES AUDIT

AUDIT AND RISK COMMITTEE (APPROVAL)
RECOMMENDATION:

That Council approves the audit of existing controls and practices over the raising, collection and reconciliation of rates revenue as part of the Internal Audit Plan 2015/16 as detailed in Confidential Schedule 38.

BACKGROUND:

FILE REFERENCE: P102969-8
REPORTING UNIT: Internal Audit
RESPONSIBLE DIRECTORATE: Corporate Services
DATE: 20 October 2015
MAP / SCHEDULE: Confidential Schedule 38 – Rates Audit September 2015 (Confidential Schedules are distributed to Elected Members under separate cover)

The Committee recommendation to the Council for this report was resolved by the Audit and Risk Committee at its meeting held on 16 November 2015.

The Committee recommendation to the Council is the same as that recommended by the Officers.

The City of Perth Internal Audit Plan 2015/16 was approved by Council at its meeting held on **9 June 2015**.

As part of the City's 2015/16 Internal Audit Plan, an audit of existing controls and practices over the raising, collection and reconciliation of rates revenue was carried out in September 2015. Confidential Schedule 38 details the findings of this audit.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation *Local Government (Audit) Amendment Regulations 2013*

Integrated Planning and Reporting Framework Implications **Corporate Business Plan**
Council Four Year Priorities:
Capable and Responsive Organisation
S18 Strengthen the capacity of the organisation.
A capable, flexible and sustainable organisation with a strong and effective governance system to

provide leadership as a capital city and deliver efficient and effective community centred services.

Policy

Policy No and Name: 19.1 – Enterprise Risk Management

DETAILS:

The findings of the internal audit are detailed in the attached Confidential Schedule 38.

FINANCIAL IMPLICATIONS:

There are no financial implications related to this report.

OTHER REPORTS

CONFIDENTIAL ITEM NO: 37

COMPLIANCE AUDITS – ACCESS TO VICTORIAN AND NSW REGISTERED DRIVER DETAILS

AUDIT AND RISK COMMITTEE (APPROVAL)
RECOMMENDATION:

That Council approves the compliance audits - Access to Victorian and NSW registered driver details.

BACKGROUND:

FILE REFERENCE: P102969-8
REPORTING UNIT: Internal Audit
RESPONSIBLE DIRECTORATE: Corporate Services
DATE: 26 August 2015
MAP / SCHEDULE: N/A

In accordance with Section 5.23 (2)(f)(i) of the *Local Government Act 1995*, this item is confidential and has been distributed to the Elected Members under separate cover.

CONFIDENTIAL ITEM NO: 38

REQUEST FOR REIMBURSEMENT OF LEGAL EXPENSES – MR FRANK EDWARDS

**FINANCE AND ADMINISTRATION (CONSIDERATION)
COMMITTEE
RECOMMENDATION:**

That Council approves the request dated 27 October 2015 by Mr Frank Edwards for reimbursement of \$2,860 (including GST) for Legal Expenses incurred in his capacity as the former Chief Executive Officer of the City Of Perth.

BACKGROUND:

FILE REFERENCE:	N/A
REPORTING UNIT:	Governance
RESPONSIBLE DIRECTORATE:	Corporate Services
DATE:	29 October 2015
MAP / SCHEDULE:	Confidential Schedule 39 – CCC Summons to Attend at an Examination Confidential Schedule 40 – CCC Disclosure Prohibited Notice Confidential Schedule 41 – CCC Notice of Cease of Effect of Non-Disclosure – Confidential Schedule 42 – Tax Invoice, Barrister Schedule 43 – Council Policy 10.16 - Legal Representation for Members and Employees Confidential Schedule 44 – Statutory Declaration – Mr Frank Edwards

In accordance with Section 5.23 (2)(b) of the *Local Government Act 1995*, this item is confidential and has been distributed to the Elected Members under separate cover.

ITEM NO: 39

DONATION TO THE LORD MAYOR'S DISTRESS RELIEF FUND – ESPERANCE FIRES APPEAL

RECOMMENDATION:

(CONSIDERATION)

That Council donates \$10,000 to the Lord Mayor's Distress Relief Fund for the Esperance Fires Appeal.

BACKGROUND:

FILE REFERENCE: P1032162
REPORTING OFFICER: Steven Grewal, Executive Research Officer
REPORTING UNIT: Executive Support
RESPONSIBLE DIRECTORATE: Chief Executive Office
DATE: 20 November 2015

This item has been submitted directly to Council for consideration as it is considered time critical.

The Lord Mayor's Distress Relief Fund was established in 1961 to provide relief of personal hardship and distress arising from natural disasters occurring within Western Australia. The perpetual fund is a registered charitable body and has approval of the Australian Taxation Office for tax deductibility of contributions.

Over the years the Fund has assisted with relief appeals for many natural disasters, including the:-

- Dwellingup Fires in 2007;
- Toodyay Fires in 2010;
- Gascoyne and Mid-West Floods in 2011;
- Margaret River Fires in 2011; and
- the Perth Hills and Parkerville Fires in 2014.

LEGISLATION / STRATEGIC PLAN / POLICY:

**Integrated Planning
and Reporting**

Strategic Community Plan
Council Four Year Priorities: Community Outcome

**Framework
Implications**

Capable and Responsive Organisation
A capable, flexible and sustainable organisation with a strong

and effective governance system to provide leadership as a capital city and provide efficient and effective community centred services.

Policy No and Name: 18.8 – Provision of Sponsorships and Donations

DETAILS:

The Lord Mayor's Distress Relief Fund (LMDRF) has been activated to raise and coordinate donations to support the victims of the fires in the Esperance area in November 2015.

The State Government has donated \$100,000 to the Esperance Fires Appeal. It is recommended that the City of Perth donates \$10,000 to the Appeal.

FINANCIAL IMPLICATIONS:

ACCOUNT NO:	CL 42B 21000
BUDGET ITEM:	Other Property and Services – Administration – General Administration (ESU)
BUDGET PAGE NUMBER:	12
BUDGETED AMOUNT:	\$1,900,474
AMOUNT SPENT TO DATE:	\$ 433,500
PROPOSED COST:	\$ 10,000
BALANCE:	\$1,456,974

All figures quoted in this report are exclusive of GST.

COMMENTS:

The City of Perth has previously donated to Appeals established by the Lord Mayor's Distress Relief Fund. It is considered appropriate for the City of Perth to donate to the current Esperance Fires Appeal.