

**Ordinary Council Meeting  
Notice of Meeting**

**11 April 2017  
6.00pm**

**Council Chamber  
Level 9  
Council House  
27 St Georges Terrace, Perth WA  
6000**



**City of Perth**

**Agenda**

**ORDER OF BUSINESS AND INDEX**

- 1** Prayer
- 2** Declaration of Opening
- 3** Apologies – Cr Davidson
- 4** Question Time for the Public
- 5** Members on Leave of Absence and Application for Leave of Absence
- 6** Confirmation of minutes – **Ordinary Council Meeting – 14 March 2017**  
– **Special Council Meeting – 21 March 2017**
- 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*, should an Elected Member wish to discuss the content of the confidential attachments listed below, it is recommended that Council resolve to close the meeting to the public prior to discussion of the following:

Attachment No.	Item No. and Title	Reason
Confidential Attachment 13.2B	Item 13.2 – 98-100 (Lot 81) Brown Street, East Perth – Micro-Brewery ('Light-Industry') and Tavern ('Dining And Entertainment'), Shopfront Alterations and the Display of Signage for 'Bright Tank Brewing Co.'	s5.23(2)(e)(ii)
Confidential Attachments 13.4B & 13.4C	Item 13.4 – Barrack Street Improvement Model – Integrated Private Realm Investment with Streetscape Works – Annual Update	s5.23(2)(e)(ii)
Confidential Attachment 13.5B	Item 13.5 – Barrack Street Improvement Model – Connor Quinlan Estate Update	s5.23(2)(e)(ii)

Attachment No.	Item No. and Title	Reason
Confidential Attachment 13.8A	Item 13.8 - Tender 022-16/17 – Provision of Banking Services	s5.23(2)(e)(ii)

### 13

#### Reports

13.1 - Councillor Motion – Publishing of Development Applications Online

13.2 - 98-100 (Lot 81) Brown Street, East Perth – Micro-Brewery ('Light-Industry') and Tavern ('Dining And Entertainment'), Shopfront Alterations and the Display of Signage for 'Bright Tank Brewing Co.'

13.3 - Proposed Amendments to the City Planning Scheme No. 2 – Local Planning Policies, Registers and Precinct Plans to Accord with the Planning and Development (Local Planning Scheme) Regulations

13.4 - Barrack Street Improvement Model – Integrated Private Realm Investment with Streetscape Works – Annual Update

13.5 - Barrack Street Improvement Model – Connor Quinlan Estate Update

13.6 - Payments from Municipal and Trust Funds – February 2017

13.7 - Financial Statements and Financial Activity Statement for the Period Ended 28 February 2017

13.8 - Tender No. 022-16/17 – Provision of Banking Services

13.9 - City of Perth Urban Forest Plan Addendum 2017

13.10 - The Esplanade Intersection Upgrades

13.11 - Wellington Street Upgrade - Median Island – Commencement of Tendering Process

13.12 - Implementation of Public Health Act 2016 – Delegation of Powers and Duties

### 14

#### Motions of which Previous Notice has been given

14.1 - In accordance with Clause 4.12 of the City of Perth Standing Orders Local Law 2009 the following notices of motion have been received for consideration by Council:

The following notice of motion was received from Cr Green on 30 March 2017.

***“That Council requests the administration of the City of Perth to upload audio recordings of Standing Committee Meetings to the City of Perth website within 48 hours of the meeting.***

Note Standing Committee Meetings include:

- Finance and Administration Committee;
- Planning Committee;
- Works and Urban Development Committee;

Please convey apologies to Governance on 9461 3250  
or email [governance@cityofperth.wa.gov.au](mailto:governance@cityofperth.wa.gov.au)

- Marketing, Sponsorship and International Engagement Committee;
- Audit and Risk Committee.

But do not include:

- CEO Performance Review Committee;
- Design Advisory Committee;
- Local Development Assessment Panel.”

The following notice of motion was received from Cr Green on 4 April 2017.

***“That a report be presented to the Planning Committee to consider a possible grant to the Historic Heart of Perth Inc, to implement its strategies within the Historic Heart of Perth including branding, activating laneways, street furniture, innovative lighting, street art and native planter boxes.*”**

### Background

On the 12th August 1829, 100 metres from where we meet right now, next to where is the Perth Town Hall, a tree was felled. And the history of Perth began.

The city first grew out of this area - between Barrack Street in the west and the Perth Mint. The city’s administrative centre grew east of there with the State Buildings and the government printing offices.

In 2017, this part of our city has become extremely run down, tired and in urgent need of our help.

In this area there are numerous hotels, with thousands of people visiting our city and walking through the East End, getting a very poor impression of the City of Perth. With the new Perth stadium, on event days, 14,000 people will use the Swan River Pedestrian Bridge. Many will walk through the East End with all its tiredness and rundown-ness on full display.

A group led by West Australian of the Year, Adrian Fini, have launched an ambitious refurbishment plan for Perth’s East End.

It’s called Historic Heart.

The Historic Heart project is not an infrastructure project. It is not even an expensive project. It is a low-cost tactical intervention to beautify the streets of the eastern part of Perth, the historic heart of our city - the East End.

This project is not about replacing the important infrastructure works that the City of Perth does – like the Barrack Street upgrades. In fact, the Historic Heart concept is about a tactical initial intervention – to bring life back to these streets quickly – as a bridge – while longer gestation projects are developed.

The project is about public art, planter boxes, laneway beautification and cleaning up the streets in the East End which have sadly become dilapidated.

This kind of interventionist approach, to rundown parts of cities, has worked with amazing success in many cities around the world. It's acted as a catalyst to attract private investment into tired and lifeless areas. Interventions exactly like this happened in east London where I lived for 11 years. It was a dangerous and unpleasant area, and by the end, it was vibrant. It has happened in parts of New York, Barcelona and many other cities that have undertaken such interventions.

Historic Heart have established a not-for-profit association and a management committee to oversee initiatives.

The total project costs sits around \$1.6m, and the state government have committed \$250,000. The Government's contribution will pay for improved signs, laneway lighting and CCTV cameras, planter boxes, alfresco areas and bike racks.

This will attract more people to the City. And give a great and memorable experience of their visit - for the right reasons. It will create a positive feedback loop where pride is restored to the area and urban regeneration happens.

In essence, we are trying to attract people to the City, to spend time in our bars, restaurants and shops. This is a competitive advantage we have over shopping centres. It creates the opportunity to leverage as much as we can from our Historic Heart, from the Stadium and bridge developments.

Historic Heart are asking for the City to consider a grant. They are raising the remainder of funds from private landlords.

The way the City of Perth has presently structured our grant program, means this grant application does not fit into one part of the program – or even carved up into multiple parts of it.

So although the project fits clearly within our strategic plans, and the administration have been working diligently on this project for several months, owing to how we administer our grants, it's been almost impossible for the administration to come up with a way to bring this proposal to council in a way that fits into our grant structure, without also undermining the intent of the Historic Heart Project.

The administration can only work within the existing parameters we have set for them. This project doesn't fit within them, so if we want it to happen, we need to give the administration a new mandate to make it so.

Owing to this, I am advocating this motion direct to council. We as a council can and do approve submissions that are different. And I think this is a project that merits our endorsement. It will catalyse the revitalisation of this part of our city and support our longer-term and capital works East End Precinct plans."

The following notice of motion was received from Deputy Lord Mayor Limnios on 4 April 2017.

Preamble

“The City of Perth is committed to being a leader in the areas of transparency, disclosure and public accountability as such the following motion is proposed;

***That Council initiate on the Accountability & Governance section of the City of Perth Website a;***

- 1. City of Perth Register of all commercial, community and sporting club leases/licences summary details; and***
- 2. register of City of Perth land and building assets valued at more than \$1 million, including their current use.***

The purpose of the register is to allow for transparency in the provision of summary information on the lease/licence terms, as well as the current uses of our valuable land and building assets.”

The following notice of motion was received from Cr Harley on 5 April 2017.

- “1. That the Council requests the Chief Executive Officer to investigate why journalists from the Perth Voice and Post Newspapers have not been receiving responses to media enquiries from the city for more than 12 months;***
- 2. The Council requests that all media enquiries submitted to the City be responded to in a timely and professional manner, and that no particular organisations or publications be refused access to answers from the City's media liaison staff.***

Background:

Journalists from both the Perth Voice and Post Newspapers have written to me recently complaining that they have been blacklisted by the City and are not receiving any responses to their media enquiries. These queries have been forwarded to the CEO and relevant Director, but the practice of refusing to respond to media enquiries from these two newspapers seems to be continuing.

Lloyd Gorman of Post Newspapers has submitted questions to the city on at least ten issues over the last twelve months without any response while David Bell of the Perth Voice has submitted questions on at least sixteen issues over the last few years without any response.

The City of Perth should be committed to leading the local government sector in WA in the areas of transparency, disclosure and public accountability. Members of the press must be able to receive timely responses to reasonable questions from the City's administration in order to carry out their important role of keeping the Council and its staff accountable to the people whom we serve.”

15 Urgent Business

16 Closure

A handwritten signature in black ink, appearing to read 'Martin Mileham', with a horizontal line drawn through the middle of the letters.

**MARTIN MILEHAM**  
**CHIEF EXECUTIVE OFFICER**

6 April 2017

**This meeting is open to members of the public**

## 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](mailto:governance@cityofperth.wa.gov.au).
- Question Sheets are also available on the City's web site: [www.perth.wa.gov.au](http://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.

# EMERGENCY GUIDE

Council House, 27 St Georges Terrace, 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.



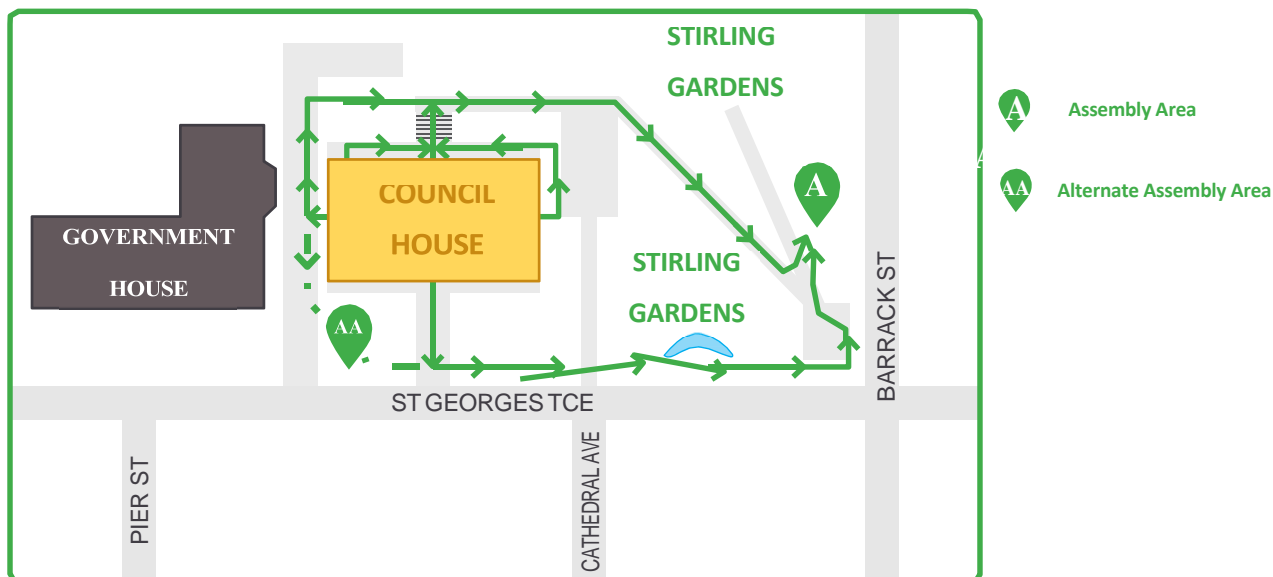
### EVACUATION ALARM / PROCEDURES

**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





**Agenda**                      **Councillor Motion – Publishing of Development Applications**  
**Item 13.1**                      **Online**

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**Councillor Motion:**

***That the City of Perth publishes on its website all development applications that are requiring community consultation, including details and plans of the application and consultation and including capability to submit responses online, by no later than 1 May 2017.***

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 4 April 2017.

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

FILE REFERENCE:                      P1033023  
 REPORTING UNIT:                      Development Approvals  
 RESPONSIBLE DIRECTORATE:        Planning and Development  
 DATE:                                      23 March 2017  
 ATTACHMENT/S:                      Nil

**Legislation / Strategic Plan / Policy:**

<b>Legislation</b>	<i>64(5)(b) of the Planning and Development (Local Planning Schemes) Regulations 2015 – Deemed Provisions for Local Planning Schemes</i>
<b>Integrated Planning and Reporting Framework Implications</b>	<p><b>Strategic Community Plan</b></p> <p>Council Four Year Priorities: Capable and Responsive Organisation</p> <p>S18,    Strengthen the capacity of the organisation</p> <p>S19,    Improve the customer focus of the organisation</p> <p>S20    Meaningful and contemporary community engagement and communications</p> <p>S19    19.5 Deliver Online Customer Service systems (including Approvals)</p> <p>S20    20.1 Develop Community Engagement Capability</p>
<b>Policy</b>	
Policy No and Name:	Planning Policy 2.2 ‘Public Notification/Advertising Procedure’

## **Purpose and Background:**

A Notice of Motion was raised at the Council meeting held on **14 March 2017** as follows:

*'That the City of Perth publishes on its website all development applications that are requiring community consultation, including details and plans of the application and consultation and including capability to submit responses online.*

*That this resolution acknowledges the intended development of e-lodgement by the administration but recognises the importance of an important front end customer engagement process and that this commence by no later than 1 May 2017'*

A procedural motion was subsequently passed by the Council: *"That Council refer consideration of the notice of motion received from Cr Green to the Planning Committee for further consideration.*

## **Details:**

As background to the Notice of Motion, Cr Green provided the following:

*"Presently applications at the City of Perth are only available by visiting the council office within office hours to view the planning applications. Applications cannot presently be copied and taken out of Council House.*

*This means people working full time in other areas, or who are based outside of Perth, or who are disabled, cannot get access to plans to make public comment.*

*The state legislation of Western Australia, The Planning and Development Regulations 2015, Section 64.5 says that the local government:*

*'may publish the application and the material accompanying it on the website of the local government.'*

*Other capital cities in Australia such as the City of Melbourne make the plans available online for viewing and download.*

*NSW legislation actually prescribes that the plans must be made available and copies must be made available.*

*At the City of Perth, we are presently lagging behind in this process and this is something simple we can do to make the life easier for the public interacting with our organization.*

*In preparing this motion, I, Cr Green, spoke with a planning officer at the City of Melbourne who said that he thought this was a very good thing to pursue from an administrative point of view as they regularly get comments from the public saying how helpful it is and it also saves on council resources as an officer doesn't need to be tied up while the public views plans and also it means the comments received from the public are coming from a more informed point of view.*

*Given that the City of Perth has adopted an open government policy, that the Western Australian state legislation says we may do this, and that other capital cities around Australia already do this, I commend this motion to council for approval."*

## **Financial Implications:**

There are no financial implications from this report, as online publishing of applications being advertised for public comment can be undertaken utilising existing staff costs and software.

## **Comments:**

In accordance with clause 41 'Advertising Procedure' of City Planning Scheme No. 2 (CPS2) certain applications for development approval are required to be advertised for public comment. These provisions, together with the City's Planning Policy 2.2 'Public Notification/Advertising Procedure' stipulated the types of applications that are required to be advertised and the way in which they should be advertised. The clause and policy were first drafted in the early 2000s and reflected standard planning and advertising practices of the time. Clause 41 of CPS2 was amended in 2015 by the introduction of clause 64 'Advertising Applications' of the *Planning and Development (Local Planning Schemes) Regulations 2015 – Deemed Provisions for Local Planning Schemes* (Deemed Provisions). The Deemed Provisions were generally consistent with the City's existing requirements but did incorporate some additional provisions and updated options including:

*64(5) If an application for development approval is advertised under this clause, the local government —*

- (a) must make the application and the material accompanying it available for public inspection during business hours at the offices of the local government; and*
- (b) may publish the application and the material accompanying it on the website of the local government.*

The City's current practice is consistent with clause 64(5)(a) above. Notwithstanding, the City's Officers have been aware that other local governments publish applications on their websites and sought to do the same, recognising that many owners of city properties live interstate or overseas and that they have to rely on local representatives to view plans and make recommendations on their behalf. It is also understood that it would generally be more convenient for members of the public to be able to view applications on-line.

Consequently the City has developed a software solution to enable plans to be published on the City's website and to enable comments to also be submitted to the City on-line. The implementation of this process has been delayed to incorporate it in the current business improvement and e-lodgement projects that the City is undertaking, but it can be reviewed and be brought forward as a stand-alone service initially, if this is considered an appropriate course of action.

**Agenda Item 13.2**      **98-100 (Lot 81) Brown Street, East Perth – Micro-Brewery ('Light-Industry') and Tavern ('Dining And Entertainment'), Shopfront Alterations and the Display of Signage for 'Bright Tank Brewing Co.'**

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**Recommendation:**

*That, in accordance with the provisions of the Local Planning Scheme No. 26, the City Planning Scheme No. 2, the Planning and Development (Local Planning Schemes) Regulations 2015 and the Metropolitan Region Scheme, the Council **APPROVES BY AN ABSOLUTE MAJORITY**, the application for the proposed microbrewery ('Light-Industry') and tavern ('Dining and Entertainment'), shopfront alterations and the display of signage for 'Bright Tank Brewing Co.' at 98-100 Brown Street, East Perth as detailed on the Metropolitan Region Scheme Form One dated 1 December 2016 and as shown on the plans received on 15 December 2016, 13 January 2017 and 15 March 2017 subject to:*

- 1. the opening hours of the tavern use being limited to Wednesday 4.00pm to 10.00pm, Thursday 12.00pm (midday) to 10.00pm, Friday and Saturday 12.00pm (midday) to 12am (midnight) and Sunday 10.00am to 10.00pm with any variation to these hours being submitted for approval by the City;*
- 2. any proposed external building plant or services including air condensers, piping, ducting, flues/vents being located to minimise any visual, noise and odour impacts on the adjacent developments and being screened from view of the street, with details of the location and screening of such plant and services being submitted for approval by the City prior to the submission of an application for a building permit;*
- 3. the Waste Management Strategy dated 3 March 2017 prepared by Encycle Consulting being implemented by the proprietor/manager and being expanded to include restrictions on the disposal of bottles and glass, external to the premises, between the hours of 9.00am and 10.00pm Monday to Sunday, with a final waste management plan being submitted for approval by the City prior to applying for a building permit;*
- 4. a management plan for the tavern, detailing the control of noise, patron behaviour, hours of operation, queuing, smoking arrangements, and the procedure for addressing complaints, being submitted to the City for approval prior to the tavern use coming into operation, with the management plan being implemented by the proprietor / manager of the premises on an on-going basis;*

*(Cont'd)*

5. ***the recommendations contained in the Acoustic Assessment Report Reference 21298-2-16281 dated 19 January 2017 by Herring Storer Acoustics, including noise control measures to the four rotary ventilators, being implemented in full prior to the commencement of the approved use and on an ongoing basis, with Noise Management Plans being submitted for approval by the City prior to applying for a building permit; and***
6. ***the music levels being limited to ambient or background music levels where normal conversations can occur.***

At the Planning Committee meeting held on 4 April 2017 the Committee amended the recommendation as follows:

*"That, in accordance with the provisions of the Local Planning Scheme No. 26, the City Planning Scheme No. 2, the Planning and Development (Local Planning Schemes) Regulations 2015 and the Metropolitan Region Scheme, the Council APPROVES BY AN ABSOLUTE MAJORITY, the application for the proposed microbrewery ('Light-Industry') and tavern ('Dining and Entertainment'), shopfront alterations and the display of signage for 'Bright Tank Brewing Co.' at 98-100 Brown Street, East Perth as detailed on the Metropolitan Region Scheme Form One dated 1 December 2016 and as shown on the plans received on 15 December 2016, 13 January 2017 and 15 March 2017 subject to:"*

**Reason:** The Planning Committee agreed to amend the Officer recommendation for administrative purposes and to provide further clarity to Council.

FILE REFERENCE:	2016/5523
SUBURB/LOCATION:	98-100 (Lot 81) Brown Street, East Perth
REPORTING UNIT:	Development Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	27/03/2017
ATTACHMENT/S:	Attachment 13.2A – Map Confidential Attachment 13.2B – Neighbour Submissions (Confidential Attachments distributed under separate cover to Elected Members)
LANDOWNER:	H M V Investments Pty Ltd
APPLICANT:	Planning Solutions
ZONING:	(MRS Zone) Urban (Local Planning Scheme Precinct) EP6-Boans
APPROXIMATE COST:	Less than \$50,000

**Legislation / Strategic Plan / Policy:**

<b>Legislation</b>	<i>Planning and Development Act 2005</i> <i>City Planning Scheme No. 2</i> <i>Local Planning Scheme No. 26</i>
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**Policy**

Policy No and Name: 4.1 - City Development Design Guidelines  
 4.6 – Signs  
 5.1 – Parking Policy  
 5.2 – Loading and Unloading  
 Area 31 – Brown and Kensington Streets West

**Details:**

The application proposes a change of use of the existing warehouse premises, currently used for the storage of clothing, into a microbrewery ('Light-Industry') and tavern ('Dining and Entertainment'). It is proposed that the tavern will accommodate up to 130 patrons with a large seating area proposed for guests to dine in and consume alcohol on the premises which will accommodate up to 110 guests with capacity for approximately 15-20 patrons in the standing areas around the bar and the seating lounge. The applicant advises that the reason for applying for a tavern rather than small bar use is to allow for greater flexibility in terms of the sale and supply of the produce including kegs to wholesalers and packaged craft beer to customers.

The tavern and microbrewery will employ approximately 10 members of staff including two-three kitchen staff, two bar staff, two wait staff, one brewer and one administrator. The proposed operating hours will be Wednesday 4.00pm to 10.00pm, Thursday 12.00pm to 10.00pm, Friday and Saturday 12.00pm to 12.00am and Sunday 10.00am to 10.00pm (earlier opening time to allow for brunch service on Sunday).

The application also proposes minor alterations to the front façade including a new entrance door and repainting works. Two wall signs are also proposed on the front façade including a painted wall sign located above the main entrance measuring 2.6 metres in width by 0.2 metres in height displaying 'bar and kitchen' and a painted wall sign measuring 2.9 metres in width by 2 metres in height located adjacent to the entrance displaying the company name 'Bright Tank Brewing Co.'

**Compliance with Planning Scheme:****Land Use**

The subject site is located within the Boans Precinct (EP6) and Brown Street and Kensington West Design Guideline Area (EP Area 31) under Local Planning Scheme No. 26 – Normalised Redevelopment Areas (LPS26).

The Statement of Intent for the Boans Precinct indicates that its close proximity to the Claisebrook Train Station provides a strong opportunity to continue the medium density residential development and mixed land use function of the Project Area, while ensuring a high quality, connected pedestrian network through the Precinct.

The proposed microbrewery ('Light-Industry') and tavern ('Dining and Entertainment') land uses are contemplated uses within the Boans Precinct under Local Planning Scheme No. 26 and therefore can be considered for approval.

## Development Requirements

The proposal will require internal fit-out works to an existing single storey building, which are exempt from approval under LPS26 and City Planning Scheme No. 2 (CPS2). The external modifications including signage and the shopfront alterations and the parking requirements will be discussed in further detail under the comments section of this report.

## Comments:

### Consultation

The application was advertised to the surrounding property owners for a period of 14 days closing on Tuesday 14 February 2017. The landowners that were consulted included 90-94 Brown Street, 104 Brown Street, 'Boans Warehouse' 7 Glyde Street, 'The Powerhouse Terraces' 12-20 Glyde Street, 129 Kensington Street, 127 Kensington Street and 123 Kensington Street. A total of 23 submissions were received during the advertising period with 22 objections to the proposal including a letter from the WA Housing Authority who own and manage the residential apartments at 90-94 Brown Street and a letter from the Boans Warehouse Council of Owners. One letter of support from a local resident was also received.

A copy of the submissions is attached to this report (Confidential Attachment 13.2B). The main issues raised during the advertising period are summarised below:

- Concerns regarding traffic congestion, the lack of on-site parking and the impact on residents with residential parking permits and their visitors in terms of finding parking in close proximity to their homes in the evenings;
- The existing antisocial and noise issues associated with homelessness, vagrants and drug users in the area and the lack of security measures and potential for increased antisocial behaviour in the area including drunkenness, vandalism, littering, assaults, drug use and public urination and defecation;
- The residential character of the area and the incongruous nature of the proposed light industrial and dining and entertainment use;
- The generation of odours from the operation of the micro-brewery and restaurant, the waste storage area and from staff and patrons smoking outside the venue;
- Noise pollution generated from inside the venue and when guests are arriving and departing the venue and queuing and smoking outside;
- Concerns regarding the late night operating hours and its impact on local amenity, particularly on weeknights;
- Concerns regarding the type of liquor licence being sought and whether it will permit any live entertainment;
- Concerns the proposal was only advertised to the neighbouring owners and not to tenants, the short timeframe to provide comments and the lack of consultation to residents at the western end of Brown Street;

- The close proximity of the micro-brewery and tavern community centres and drug and alcohol rehabilitation centres within the area; and

The main reasons for support of the proposal include:

- increased activation from bars and restaurants in the area would improve safety; and
- the proposal would enhance local vibrancy and liveliness which is currently lacking in terms of its inner city location.

The issues that have been raised in relation to traffic congestion and parking, noise, odours, residential character, security, antisocial behaviour and operating hours will be addressed in further detail in the comments section of this report.

The issues raised regarding the existing antisocial behaviours in the area associated with vagrants and drug use are outside of the scope of what can be considered as part of the application. These matters should be reported to the local police and community services. Any potential antisocial behaviours associated with the proposed venue will however be addressed in the comments section of this report.

In terms of community consultation, the proposal was advertised in accordance with the City's advertising procedure. This included notifying the owners of the properties located directly adjacent, opposite and to the rear of the site and inviting them to view the plans and to make comments within 14 days. It is noted that residents at the western end of Brown Street and Fielder Street have made submissions and have expressed similar concerns to those that were formally notified and these responses have been tabled and will also be addressed. Submissions that were received outside of the 14 day advertising period have also been included.

### **Land Use**

The application site is located on Brown Street which comprises of a mixture of residential, warehouse and commercial uses. Although Brown Street is predominately residential in nature, the Statement of Intent for the Boans Street Precinct promotes the continuation of the mixed land use function for the area as well as medium density residential development. The proposed light-industrial and tavern uses are therefore consistent with the mixed land use function of the area.

### **External Alterations and Signage**

The application proposes minor external alterations to the front façade including repainting works in the company branding colours and the installation of a new entrance door. The new entrance door will comprise of a single hinged door and a two-door concertina arrangement. The hinged door will be the primary entrance for patrons and will remain closed whilst not in use. The concertina doors will provide for the full door span to be opened to receive deliveries outside of trading hours. The doors will comprise of clear glazing with black aluminium framing. The proposed works are considered to be of an acceptable design and quality and will be an improvement in terms of the presentation of the building to the street and should be supported in accordance with the City's Development Design Policy 4.1.



The application also proposes to remove the existing signage and to replace this with two new wall signs for the new venue. The wall signs which will display the new company name 'Bright Tank Brewing Co' and 'Restaurant and Bar' are considered to be of an appropriate design, scale and quality and should be supported in accordance with the City's Signs Policy 4.6.

### **Traffic and Parking**

The application proposes to retain the existing four covered car parking bays located in the front forecourt of the premises. The applicant advises that these bays will be allocated to staff, with no additional on-site car parking bays proposed. Some concern has been raised by the neighbouring residents regarding the availability of on-street car parking for the venue and the impact on residents with parking permits and their visitors in finding bays in close proximity to their homes.

The property is located in the Perth Parking Management Area where there is no requirement to provide on-site commercial car parking, only maximum thresholds as stipulated in the Perth Parking Policy 2014. This is consistent with the City's Perth Parking Policy 5.1 which promotes a sustainable and balanced transport system, encouraging the use of alternative modes of transport in the City including public transport, cycling, and taxis.

The subject site is well serviced by a range of public transport options including the yellow CAT service from the City which has a number of stops within walking distance on Royal Street (closest stop Royal Street Central Institute which is approximately 350 metres walking distance), the Claisebrook Train Station which is located 280 metres from the site (approximately 450 metres walking distance). The applicant has advised that there are 868 public car parking bays within 600 metres of the venue.

Whilst it is understood that some patrons will seek to park outside the venue, creating increased competition for on-street car parking bays on Brown Street, a residential parking permit does not guarantee or reserve the right for on-street car parking bays to be available for residents and their guests.

It is considered that the impact of the venue on local traffic conditions and on-street parking is reasonable, particularly given its inner city location. The subject site is well serviced by a range of public transport options including the Yellow CAT bus service and train service. There is also ample availability of public car parking within walking distance of the venue. The application is not proposing any variations to the on-site car parking requirements and complies with the objectives and requirements of the local and State transport planning policy framework including the City's Perth Parking Policy 5.1 and the State Government's Perth Parking Policy 2014. On this basis it is considered that the number of on-site car parking bays provided is acceptable.

### **Noise and Antisocial Behaviour**

With respect to the concerns raised regarding antisocial behaviour and the lack of security personnel, the applicant advises that one security officer/doorman will be employed on Friday and Saturday evening's from 6.00pm to 12.00am to manage guests arriving and departing from the venue. All supervisory and bar staff will also be appropriately trained to deal with antisocial behaviour, with staff undertaking the required training in responsible practices in the sale, supply and service of alcohol, in accordance with the requirements of the *Liquor Control Act 1988*. Any criminal behaviour resulting from patrons will be reported

to the police. The applicant advises that security arrangements will also be addressed and managed through the liquor licencing process.

It should also be noted that although the applicant is applying for a tavern use and associated licence, this is for the purpose of allowing for the sale of the locally produced craft beer to wholesalers and customers. The applicant advises that the venue will be more akin to a small bar or restaurant in terms its operation, patron numbers and clientele with full meals and large share plates available to accompany the craft beer and other alcoholic beverages served at the venue. The venue is therefore not anticipated to lead to any antisocial or disorderly behaviour.

With respect to noise impacts an Acoustic Assessment has been prepared by Herring Storer Acoustics. The City's officers have reviewed the Acoustic Report and are satisfied with its findings and recommendations. The Noise Emissions generated by the venue have been calculated to comply with the requirements of the Environmental Protection (Noise) Regulations 1997, with noise control measures recommended to be undertaken to the four rotary ventilators located on the roof. The noise level emissions have been modelled based on patron noise of up to 150 patrons with the assumption music is background/ambient only with no live music. It is recommended that any approval be subject to a condition requiring only background levels of music where normal conversations can occur and the noise measures recommended in the report being implemented.

The applicant has also clarified the opening hours of the tavern and restaurant, which will be restricted to 10.00pm on Sunday night and weeknights (Wednesday and Thursday) and 12.00am (midnight) on Friday and Saturday. These hours are considered reasonable in terms of ensuring the viability of the venue and protecting against any undue adverse amenity impacts to local residents.

### **Waste Management**

A waste management plan has been prepared by Encycle Consulting and endorsed by the City's officers. The revised design relocates the bin storage area from the front forecourt of the property to a bin store room located internally within the building. Staff will be required to place bins out by 6am on collection days, screened from view of the street by the front boundary wall. The revised design is considered an improvement in terms of ensuring the bin storage area will not be visible from the street or have any adverse noise and other impacts on neighbouring properties. It is recommended that the final waste management plan be expanded to include restrictions on the timing of the disposal of waste external to the premises, particularly bottles and glass, and being submitted to the City for approval and included as a condition of any approval.

### **Odour**

Some concern has been raised by the neighbouring residents in relation to odours generated by the operation of the microbrewery and restaurant, the waste storage area and from staff and patrons smoking outside the venue.

Breweries have been known to create an odour which results from vapour emissions generated by the boiling of sweet wort in the beer brewing process. The applicant advises that the brew house has been designed to negate this problem by using an Australian Engineer designed 'Spark Brew House'. This brew house utilises a closed boil so that emitted vapours are sent through piping into a condenser, whereby the steam is condensed back

into water and discharged as wastewater. No vapour is therefore released to the atmosphere. The City's officers have reviewed the details of the proposed system and are satisfied with the details provided.

In terms of the generation of cooking fumes the applicant advises that an appropriate ventilation/exhaust system will be provided within the kitchen to deal with odours and fumes. Details of the exhaust system including the location of any external vents should be submitted to the City for approval and therefore included as a condition of any approval.

With respect to the bin storage area, as outlined above, this has been relocated internally within the building. The applicant advises that the bin store will provide for adequate separate ventilation with a system that complies with the Australian Standards and will not be in the vicinity of any windows or intake vents associated with other ventilation systems. Notwithstanding the above final details of the ventilation outlets for the bin storage room should be submitted to the City for approval and therefore included as a condition of any approval.

In terms of smoking, the revised design includes an indicative smoking zone within the front forecourt of the property. The smoking zone is adjacent to the eastern two-storey solid boundary wall and therefore will not directly impact on any window openings. Patrons and staff will be restricted to smoking only within this area. Any approval should require the submission of a management plan for the tavern use which includes the control of patron and staff smoking.

## **Conclusion**

It is considered that the proposed use of the premises as a microbrewery and tavern is consistent with the Statement of Intent for the Boans Precinct which supports a mixed land use function in the area. The proposed venue is considered to be more akin to a small bar in terms of patron numbers and its operation which includes a large restaurant and dining area. The applicant advises that the tavern use and associated licence will however allow for the operator to sell the craft beer produced on site to wholesalers and in packaged form to customers.

The venue is well serviced by a range of transport options including the Yellow CAT Service, Claisebrook Train Station and public car parks. It is noted that there is no requirement to provide on-site car parking bays in this location however the existing four car parking bays located in the front forecourt will be retained for staff. It is considered that the issues raised by the neighbouring property owners in relation to waste management, noise, odours, antisocial behaviour, smoking and operating hours have been satisfactorily addressed by the applicant and can be managed on an ongoing basis through appropriate conditions of approval.

Based on the above it is recommended that the application for the proposed microbrewery, tavern and associated external alterations and signage for 'Bright Tank Brewing Co.' should be conditionally approved.



**ATTACHMENT A (MAP) – (DA-2016/5523) 98-100 (LOT 81) BROWN STREET, EAST PERTH**

**CONFIDENTIAL ATTACHMENT 13.2B**

**ITEM 13.2 – 98-100 (LOT 81) BROWN STREET, EAST PERTH –  
MICRO-BREWERY ('LIGHT-INDUSTRY') AND TAVERN ('DINING AND  
ENTERTAINMENT'), SHOPFRONT ALTERATIONS AND THE DISPLAY  
OF SIGNAGE FOR 'BRIGHT TANK BREWING CO.'**

**FOR THE COUNCIL MEETING**

**11 APRIL 2017**

**DISTRIBUTED TO ELECTED MEMBERS UNDER SEPARATE COVER**

**Agenda Item 13.3**      **Proposed Amendments to the City Planning Scheme No. 2 – Local Planning Policies, Registers and Precinct Plans to Accord with the Planning and Development (Local Planning Scheme) Regulations**

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**Recommendation:**

***That Council pursuant to clause 5(2) of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 adopts the proposed minor modifications to the City Planning Scheme No. 2 – Local Planning Policies, Registers and Precinct Plans as detailed in Attachments 13.3A and 13.3B.***

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 4 April 2017.

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

FILE REFERENCE:	P1016318
REPORTING UNIT:	City Planning
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	16 March 2017
ATTACHMENT/S:	Attachment 13.3A - Summary of proposed modifications to the City Planning Scheme No. 2 - Local Planning Policies and Registers. Attachment 13.3B - Summary of proposed modifications to City Planning Scheme No. 2 - Precinct Plans

**Legislation / Strategic Plan / Policy:**

<b>Legislation</b>	Schedule 2 - <i>Planning and Development (Local Planning Scheme) Regulations 2015</i> . City of Perth Planning City Planning Scheme No. 2
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<b>Integrated Planning and Reporting Framework Implications</b>	<b>Strategic Community Plan</b> Council Four Year Priorities: Capable and responsive organisation S18 Strengthen the capacity of the organisation
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<b>Policy</b>	
Policy No and Name:	City Planning Scheme No. 2- Local Planning Policies and Precinct Plans identified in Attachments 13.3A & 13.3B.

**Purpose and Background:**

The purpose of this report is to ensure that the documents made pursuant to the City Planning Scheme No. 2 (CPS2) including Local Planning Policies, Registers and Precinct Plans

accord with the *Planning and Development (Local Planning Scheme) Regulations 2015* (hereafter referred to as the Regulations).

The Regulations were gazetted on 25 August 2015 and took effect from 19 October 2015.

They are a major part of the former State Government's planning reform agenda to streamline the planning process and make all local planning schemes across Western Australia more consistent.

The Regulations replace the Town Planning Regulations 1967 and associated Model Scheme Text. The Regulations are set out in three sections, being:

1. Local Planning Scheme Regulations – establishes how local planning schemes are prepared, amended and reviewed;
2. Model Provisions for Local Planning Schemes (Schedule 1 of the Regulations) - comprises scheme provisions that are to be included in local planning schemes when preparing a new local planning scheme; and
3. Deemed Provisions (Schedule 2 of the Regulations) – introduces standardised and non-variable provisions into all local planning schemes. If there is inconsistency between a local planning scheme and a Deemed Provision, the latter prevails.

Additionally, the Deemed Provisions cannot be varied, however there is provision in the *Planning and Development Act 2005* (the Act) to add Supplemental Provisions that may expand on the Deemed Provisions, but cannot act to limit them.

The Deemed Provisions automatically applied to the City Planning Scheme No. 2 (CPS2), in addition to documents made pursuant to CPS2 such as Local Planning Policies, Registers and Precinct Plans.

### **Previous Council Resolution**

At its meeting held on **15 March 2016**, Council resolved to adopt Amendment No. 35 to the City Planning Scheme No. 2 and minor amendments to Town Planning Schemes No's 11, 13, 14, 16, 21, 23, 24 and 26. The amendments were required to align with the Regulations.

The amendments have since been approved by the Minister for Planning and were published in the Government Gazette on 24 February 2017.

### **Details:**

Minor amendments are now proposed to the Local Planning Policies, Registers and Precinct Plans to ensure consistency with both the Regulations and the updated version of CPS2. The key changes include the following:

1. Providing consistent terminology and definitions with the Deemed Provisions including;
  - 'Council', 'City' and 'City of Perth' being replaced with 'local government';
  - 'Metropolitan Region Scheme' being replaced with 'Region Planning Scheme';

- 'Residential Design Codes' being replaced with 'R-Codes';
  - 'planning approval' being replaced with 'development approval';
  - 'Register of places of cultural heritage significance' being replaced with 'Heritage List'; and
  - 'conservation area' being with replaced 'Heritage Area'.
2. Deleting references to CPS2 clauses superseded by the Deemed Provisions.
  3. Cross referencing to the Deemed Provisions and/or the new Supplemental Provisions of the Deemed Provisions where appropriate.
  4. Cross referencing to the renumbered CPS2 clauses and Schedules where appropriate.
  5. Incorporating additional information within the Plot Ratio and Bonus Plot Ratio policies to provide guidance on the use of discretion relating to the general discretionary clause of the Deemed Provisions for heritage purposes.
  6. Minor formatting and editing of the various documents to reduce repetition, address any typographical errors and provide further clarity.
  7. Deleting reference to policy numbers to overcome inconsistencies in the future as policies are amended.
  8. Updating the content pages, maps and renumbering sections where appropriate.

Attachments 13.3A and 13.3B provide details of the minor changes to the Local Planning Policies, Registers and Precinct Plans that are subject to these amendments.

### **Financial Implications:**

ACCOUNT NO:	CL 16201000
BUDGET ITEM:	City Planning Unit – Planning Schemes and Policies
BUDGETED AMOUNT:	\$16,176
AMOUNT SPENT TO DATE:	\$6,873
PROPOSED COST:	\$700
BALANCE REMAINING:	\$4,815
ANNUAL MAINTENANCE:	N/A
ESTIMATED WHOLE OF LIFE COST:	N/A

All figures quoted in this report are exclusive of GST.

### **Comments:**

The City is required to take action to ensure that CPS2 and associated planning documents are aligned with the new legislation.

Clause 5(2) of the Deemed Provisions enables the local government to make an amendment to a local planning policy without advertising the amendment if, in the opinion of the local government, the amendment is a minor amendment. The proposed changes to the Local



Planning Policies, Registers and Precinct Plans are administrative in nature and ensure that these documents align with the Regulations and the updated version of CPS2. Accordingly public advertising is not required.

Additional information has been incorporated into the Plot Ratio and Bonus Plot Ratio policies to provide guidance on the use of discretion relating to the general variation clause of the Deemed Provisions for heritage purposes. This is to ensure good planning and built form design outcomes for the city, whilst facilitating the heritage objectives of the Deemed Provisions.

## ATTACHMENT

### Summary of Draft Policy Amendments – City Planning Scheme No.2 (Volumes 2 & 3)

Policy	Summary of Proposed Amendments	Rationale
Register 1 – Places of Cultural Heritage Significance	<ul style="list-style-type: none"> <li>• Replaced the title with ‘Heritage List’.</li> <li>• References to ‘places of cultural heritage significance’ changed to ‘Heritage List’ or ‘Heritage Area’.</li> <li>• Maps to be updated to reflect new terminology.</li> </ul>	<ul style="list-style-type: none"> <li>• The Deemed Provisions replaces the ‘Register of Cultural Heritage Significance’ with the ‘Heritage List’ and ‘conservation area’ with ‘Heritage Area’.</li> <li>• The terminology of the Deemed Provisions uses ‘local government’ rather than ‘Council’ or ‘City of Perth’ and therefore to maintain consistency the terminology has been amended.</li> </ul>
Register 2 – Non-conforming uses	<ul style="list-style-type: none"> <li>• Renumbered Register ‘2’ to ‘1’ as the existing Register ‘1’ has been replaced by the ‘Heritage List’.</li> </ul>	<ul style="list-style-type: none"> <li>• Register ‘1’ has been replaced by the ‘Heritage List’.</li> </ul>
Register 3 – Transferred of Plot Ratio	<ul style="list-style-type: none"> <li>• Reference to ‘places of cultural heritage significance’ changed to ‘Heritage List’ or ‘Heritage Area’.</li> <li>• ‘Council’ changed to ‘local government’.</li> <li>• ‘City of Perth’ changed to ‘local government’.</li> <li>• Renumbered Register ‘3’ to ‘2’ (as Register ‘1’ has been replaced by the ‘Heritage List’).</li> </ul>	<ul style="list-style-type: none"> <li>• The Deemed Provisions replaces the ‘Register of Cultural Heritage Significance’ with the ‘Heritage List’ and ‘conservation area’ with ‘Heritage Area’.</li> <li>• Terminology consistency.</li> </ul>
Policy 1.1 - How it Works	<ul style="list-style-type: none"> <li>• ‘Council’ changed to ‘local government’.</li> <li>• Reference to the Deemed Provisions included as part of the City Planning Scheme</li> </ul>	<ul style="list-style-type: none"> <li>• The Deemed Provisions replaces the ‘Register of Cultural Heritage Significance’ with the ‘Heritage List’.</li> </ul>

	<p>No.2 (CPS2).</p> <ul style="list-style-type: none"> <li>• Reference to 'Heritage List'.</li> <li>• Replaced 'Approval Services Unit' with 'Development Approvals Unit'.</li> </ul>	<ul style="list-style-type: none"> <li>• The Deemed Provisions set out in the <i>Planning and Development (Local Planning Schemes) Regulations 2015: Schedule 2</i> form part of the City Planning Scheme No.2 (CPS2).</li> <li>• Acknowledgement of the City of Perth's internal organisational restructure.</li> <li>• Terminology consistency.</li> </ul>
<p>Policy 2.1 - Applications</p>	<ul style="list-style-type: none"> <li>• 'planning' changed to 'development'.</li> <li>• Reference to 'Application for Development Approval' form and 'Additional Information for Development Approval for Advertising Form' in the Deemed Provisions.</li> <li>• Reference to clause 63 of the Deemed Provisions.</li> <li>• Reference to Metropolitan Region Scheme Form (MRS) Form 1.</li> <li>• Reference to the definition of 'owner' in the Deemed Provisions.</li> <li>• Additional information is provided on the required signatures of owner(s) for common property within a strata development.</li> <li>• Included reference to clause 61 of the Deemed Provisions for development that is exempt from requiring approval.</li> </ul>	<ul style="list-style-type: none"> <li>• Terminology consistency.</li> <li>• A new development application form is required under clause 86 of the Deemed Provisions. An additional form is also required for advertisements.</li> <li>• Clause 63 of the Deemed Provisions outlines information to be accompanied by an application.</li> <li>• MRS Form 1 is still required under the Metropolitan Region Scheme (MRS).</li> <li>• 'Owner' is now defined in the Deemed Provisions.</li> <li>• The Deemed Provisions identifies development for which approval is not required.</li> <li>• Deemed Provisions and Supplemental Provisions are included as part of the CPS2.</li> <li>• Cross referencing to renumbered CPS2 clauses.</li> </ul>

	<ul style="list-style-type: none"> <li>• Reference to the Deemed Provisions and Supplemental Provisions included as part of CPS2.</li> <li>• ‘Council’ changed to ‘local government’.</li> <li>• Cross referencing to the Deemed Provisions and renumbered CPS2 clauses (clause 48 to clause 37 and clause 34 to clause 30).</li> <li>• ‘City of Perth’ and ‘City’ changed to ‘local government’.</li> <li>• Reference to ‘places of cultural heritage significance’ changed to ‘Heritage List’ or ‘Heritage Area’.</li> <li>• ‘Residential Design Codes’ changed to ‘R-Codes’.</li> <li>• Deleted reference to policy numbers including Policy 4.6.1 (Bonus Plot Ratio), Policy 4.10 (Residential Design), and Policy 4.11 (Heritage).</li> <li>• Deleted the section on ‘Policy’ and consolidated the information on ‘Development Assessment Panels (DAP) Applications’.</li> <li>• Reworded and edited a number of sections.</li> </ul>	<ul style="list-style-type: none"> <li>• The policy numbers have been removed to overcome inconsistencies in the future as policies are amended.</li> <li>• The Deemed Provisions replaces the ‘Register of Cultural Heritage Significance’ with the ‘Heritage List’ and ‘conservation area’ with ‘Heritage Area’.</li> <li>• Reworded and edited a number of sections to reduce repetition and provide greater clarity.</li> <li>• Incorporated information on the Transfer of Plot Ratio application requirements into a new section which had previously been omitted.</li> </ul>
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	<p>For example deleted superfluous information in section 5.0 and consolidated information in sub section 5.1.4.</p> <ul style="list-style-type: none"> <li>• Incorporated a new section 5.2.6 on the Transfer of Plot Ratio application requirements.</li> <li>• Renumbered sections and updated the contents page.</li> </ul>	
<p>Policy 2.2 – Public Notification/Advertising</p>	<ul style="list-style-type: none"> <li>• Cross referencing to the relevant Deemed Provisions.</li> <li>• ‘Council’ changed to ‘local government’.</li> <li>• Reference to the public notification notice that is contained in the Deemed Provisions.</li> <li>• Deleted information superseded by the requirements of the Deemed Provisions, including the Notice form in the attached Appendix.</li> <li>• Provided information on additional advertising requirements for proposed policy amendments.</li> <li>• Included two notes stating that the advertising requirements for minor policy amendments or minor CPS2 variations may be waived as outlined in the Deemed Provisions.</li> </ul>	<ul style="list-style-type: none"> <li>• Referencing to clauses 4, 5 and 64 of the Deemed Provisions relating to the advertising of Development Applications and new or amended policies.</li> <li>• Terminology consistency.</li> <li>• The public notification notice is now contained in Clause 86 the Deemed Provisions.</li> <li>• Additional information is provided on amending local planning policies to reflect current practise.</li> <li>• Clause 64 (2) of the Deemed Provisions enables the local government to waive a requirement for an application to be advertised if the local government is satisfied that the variation to CPS2 requirements is of a minor nature.</li> <li>• Clause 4 of the Deemed Provisions enables the local government to give notice of a proposed local planning policy in any way it considers appropriate.</li> </ul>

	<ul style="list-style-type: none"> <li>• Included reference to key stakeholders.</li> </ul>	<ul style="list-style-type: none"> <li>• Clause 5(2) of the Deemed Provisions enables the local government to make minor changes to local planning policy without the need to advertise.</li> </ul>
Policy 2.3 - Request for reclassification of land	<ul style="list-style-type: none"> <li>• Council' changed to 'local government'.</li> </ul>	<ul style="list-style-type: none"> <li>• Terminology consistency.</li> </ul>
Policy 2.4 – Policy Initiation and Amendment	<ul style="list-style-type: none"> <li>• Cross referencing to the Deemed Provisions.</li> <li>• 'Council' changed to 'local government'.</li> <li>• Procedure amendment included to notify the Western Australian Planning Commission (WAPC) where policy is not consistent with a State Planning Policy (PPP).</li> <li>• Included a note that the advertising requirements for minor policy amendments may be waived.</li> </ul>	<ul style="list-style-type: none"> <li>• Cross referencing of CPS2 clauses that have been revoked by the Deemed Provisions and amended to the Deemed Provisions clauses.</li> <li>• Terminology consistency.</li> <li>• The local government is required to notify the WAPC of a policy that does not comply with a SPP.</li> <li>• Clause 5 (2) of the Deemed Provisions enables the local government to make minor changes to planning policy without the need to advertise.</li> </ul>
Policy 3.1 – Design of Residential Development	<ul style="list-style-type: none"> <li>• Included reference in the Deemed Provisions to development that is exempt from requiring approval.</li> </ul>	<ul style="list-style-type: none"> <li>• The Deemed Provisions includes exemptions to single dwellings and structures associated with single dwellings where it complies with the R-Codes and local planning policies.</li> </ul>
Policy 3.2 – Ancillary Accommodation	<ul style="list-style-type: none"> <li>• Included a note that certain development is exempt from requiring approval within the Deemed Provisions.</li> <li>• Retained the additional requirements for ancillary accommodation not affected by the R-Codes.</li> </ul>	<ul style="list-style-type: none"> <li>• The Deemed Provisions includes exemptions to single dwellings and structures associated with single dwellings where it complies with the R-Codes and local planning policies.</li> <li>• The Deemed Provisions do not provide any guidance on such structures situated outside of R-Code areas.</li> </ul>

	<ul style="list-style-type: none"> <li>• 'Council' changed to 'local government'.</li> </ul>	<ul style="list-style-type: none"> <li>• Terminology consistency.</li> </ul>
Policy 3.3 – Determining Development Application for Aged and Dependant Person' Dwellings	<ul style="list-style-type: none"> <li>• 'Residential Design Codes' changed to 'R-Codes'.</li> <li>• 'Council' changed to 'local government'.</li> <li>• Deletion of definition of 'aged or dependant persons' in the text and reference to the definition in the R-Codes.</li> </ul>	<ul style="list-style-type: none"> <li>• Terminology consistency.</li> <li>• Duplication of definitions removed.</li> </ul>
Policy 3.4 – Home Occupation	<ul style="list-style-type: none"> <li>• Included a section stating that a home occupation may be exempt from requiring approval if it complies with the policy.</li> </ul>	<ul style="list-style-type: none"> <li>• Reference to Schedule 7 of CPS2 relating to minor development exempt from planning approval.</li> </ul>
Policy 3.5 – Non-Residential uses in or Adjacent to Residential Areas	<ul style="list-style-type: none"> <li>• 'Council' changed to 'local government'.</li> </ul>	<ul style="list-style-type: none"> <li>• Terminology consistency.</li> </ul>
Policy 3.6 – Residential Uses in Mixed Use Areas	<ul style="list-style-type: none"> <li>• 'Council' changed to 'local government'.</li> <li>• 'City' changed to 'local government'.</li> <li>• 'Residential Design Codes' changed to 'R-Codes'.</li> <li>• Replace 'Council's' with the word 'the'</li> </ul>	<ul style="list-style-type: none"> <li>• Terminology consistency.</li> </ul>
Policy 3.8 – Structures within Setback Areas	<ul style="list-style-type: none"> <li>• 'Council' changed to 'local government'.</li> <li>• Included a note that certain development is exempt from requiring approval within the Deemed Provisions.</li> </ul>	<ul style="list-style-type: none"> <li>• Terminology consistency.</li> <li>• The Deemed Provisions include exemptions to single dwellings and structures associated with single dwellings where it complies with the R-Codes and local planning policies.</li> </ul>
Policy 3.9 – Special Residential (Serviced and Short Term Accommodation) Policy	<ul style="list-style-type: none"> <li>• 'Council' changed to 'local government'.</li> <li>• 'planning' changed to 'development'.</li> </ul>	<ul style="list-style-type: none"> <li>• Terminology consistency.</li> </ul>

	<ul style="list-style-type: none"> <li>• 'City' changed to 'local government'.</li> </ul>	
Policy 4.1 – City Development Design Guidelines	<ul style="list-style-type: none"> <li>• 'Council' changed to 'local government'.</li> <li>• Deleted policy numbers '2.1' for Applications and '5.1' Parking.</li> </ul>	<ul style="list-style-type: none"> <li>• Terminology consistency.</li> <li>• The policy number has been removed to overcome inconsistencies in the future as policies are amended.</li> </ul>
Policy 4.2 – Control and Location of Amusement Parlours	<ul style="list-style-type: none"> <li>• 'Council' changed to 'local government'.</li> <li>• 'planning' changed to 'development'.</li> <li>• Reference to advertising procedure of CPS2 changed to refer to the Deemed Provisions.</li> </ul>	<ul style="list-style-type: none"> <li>• Terminology consistency.</li> <li>• The advertising of an application is now in accordance with clause 64 of the Deemed Provisions.</li> </ul>
Policy 4.3 – Roller Doors on Shopfronts	<ul style="list-style-type: none"> <li>• 'Council' changed to 'local government'.</li> </ul>	<ul style="list-style-type: none"> <li>• Terminology consistency.</li> </ul>
Policy 4.4 – Building Heights and Setbacks	<ul style="list-style-type: none"> <li>• 'City' and 'Council' changed to 'local government'.</li> <li>• Determination of Non-Complying Applications reference changed to clause 36.</li> <li>• Deleted repeated sentence in the introduction.</li> <li>• Deleted reference policy number 4.6.1 for Bonus Plot Ratio.</li> <li>• Update Figure 2.</li> </ul>	<ul style="list-style-type: none"> <li>• Terminology consistency.</li> <li>• The Determination of Non-Complying Application clause of CPS2 has been retained and renumber to clause 36.</li> <li>• Address an editing error.</li> <li>• The policy number has been removed to overcome inconsistencies in the future as policies are amended.</li> <li>• Figure 2 refers to the 'East Perth Redevelopment Authority' which has since changed to the 'Metropolitan Redevelopment Authority' and the city boundary has also been modified.</li> </ul>



<p>Policy 4.5 – Plot Ratio</p>	<ul style="list-style-type: none"> <li>• ‘Council’ changed to ‘local government’.</li> <li>• Replaced ‘character area’ with ‘Heritage Area’.</li> <li>• Reference to Transfer of Plot Ratio clause of CPS2 changed to clause 30.</li> <li>• Deleted reference to policy numbers 4.5.1 &amp; 4.5.2.</li> <li>• Inserted additional information stating that the provisions of the Bonus Plot Ratio and Heritage Policies should be used to guide any decisions relating to plot ratio and use of the variation clause under the Deemed Provisions. Additionally, any proposed development should exhibit architectural design excellence and achieve a built form, height and scale that is appropriate to the amenity, streetscape and locality, whilst retaining the intent of the variation clause to facilitate good heritage outcomes.</li> <li>• Included a statement that any proposed internal building works exempt from development approval under the Deemed Provisions will still need to comply with of the plot ratio provisions of CPS2.</li> </ul>	<ul style="list-style-type: none"> <li>• Terminology consistency.</li> <li>• The CPS2 Transfer of Plot Ratio clause has changed from clause 34 to clause 30 as a result of the Deemed Provisions revoking other CPS2 clauses.</li> <li>• The policy numbers have been removed to overcome inconsistencies in the future as policies are amended.</li> <li>• The Deemed Provisions provide a general variation clause for heritage purposes. It is considered that the provisions of the Bonus Plot Ratio and Heritage Policies should be used to guide any decisions relating to plot ratio and use of the variation clause under the Deemed Provisions. It is important that any built form outcomes are reflective of the capital city status, in addition to facilitating good heritage outcomes.</li> <li>• The Deemed Provisions identifies development for which development approval is not required. Legal advice obtained stated that an applicant is still required to comply with clauses 27(1) and 28 (6) of CPS2.</li> </ul>
<p>Policy 4.5.1 – Bonus Plot Ratio</p>	<ul style="list-style-type: none"> <li>• ‘City’ and ‘Council’ changed to ‘local government’.</li> </ul>	<ul style="list-style-type: none"> <li>• Terminology consistency.</li> <li>• The Deemed Provisions provide a general</li> </ul>

	<ul style="list-style-type: none"> <li>• Inserted additional information stating that the provisions of the Bonus Plot Ratio (with specific reference to Section 5.3) and Heritage Policies should be used to guide any decisions relating to plot ratio and use of the variation clause under the Deemed Provisions. Additionally, any proposed development should exhibit architectural design excellence and achieve a built form, height and scale that is appropriate to the amenity, streetscape and locality, whilst retaining the intent of the variation clause to facilitate good heritage outcomes.</li> <li>• Clause 47 renumbered to clause 36 and replaced reference to clause 46A with clause 35.</li> <li>• Deleted reference to policy numbers 3.9, 4.6.2, 4.1, 4.9, 4.10 and 4.11.</li> <li>• Reference to 'Heritage List' and 'Heritage Area' included.</li> <li>• Replaced reference to clause 30 of CPS2 with clause 8 of the Deemed Provisions.</li> <li>• Deleted reference to clause 30, 31 of CPS2 and Section 8.1: Register of Places of Cultural Heritage Significance.</li> <li>• Clause 40 of CPS2 replaced by clause 66A</li> </ul>	<p>variation clause for heritage purposes. It is considered that the provisions of the Bonus Plot Ratio and Heritage Policies should be used to guide any decisions relating to plot ratio and use of the variation clause under the Deemed Provisions. It is important that any built form outcomes are reflective of the capital city status, in addition to facilitating good heritage outcomes.</p> <ul style="list-style-type: none"> <li>• Section 5.3 of the Bonus Plot Ratio Policy deals with the conservation of a heritage place.</li> <li>• Deleting CPS2 clauses which have been revoked by the Deemed Provisions and renumbering the remaining CPS2 clauses.</li> <li>• The policy numbers have been removed to overcome inconsistencies in the future as policies are amended.</li> <li>• Cross referencing a clause of CPS2 that has been revoked by the Deemed Provisions and retained as a Supplemental Provision.</li> <li>• The Design Advisory Committee (DAC) currently provides advice on the extent of bonus plot ratio which is warranted where a bonus is sought for public facilities, heritage etc. It is recommended that DAC advice also be sought for a variation to plot ratio under clause 12 of the Deemed Provisions.</li> </ul>
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	<p>of the Supplemental Provisions to the Deemed Provisions.</p> <ul style="list-style-type: none"> <li>• Included a statement that DAC will be requested to provide advice on the extent of bonus plot ratio which is warranted under clause 12 of the Deemed Provisions.</li> </ul>	
Policy 4.5.2 – Transfer Plot Ratio	<ul style="list-style-type: none"> <li>• ‘Council’ changed to ‘local government’.</li> <li>• ‘City of Perth’ changed to ‘local government’.</li> <li>• ‘planning’ changed to ‘development’.</li> <li>• ‘Register of Places of Cultural Heritage Significance’ changed to ‘Heritage List’.</li> <li>• Conservation Area changed to Heritage Area.</li> <li>• Clauses 34 and 35 renumbered to clauses 30 and 31 of CPS2.</li> <li>• Replaced reference to ‘Register 8.1’ with ‘Heritage List’ and replaced ‘Register 8.2’ with Register 2.</li> <li>• Deleted reference to policy numbers.</li> <li>• Reference related planning material to refer to the Deemed Provisions.</li> </ul>	<ul style="list-style-type: none"> <li>• Terminology consistency.</li> <li>• Renumbering existing CPS2 clauses which have not been revoked by the Deemed Provisions.</li> <li>• The Deemed Provisions replaces the ‘Register of Cultural Heritage Significance’ with the ‘Heritage List’.</li> <li>• The policy numbers have been removed to overcome inconsistencies in the future as policies are amended.</li> <li>• Acknowledgment of the Deemed Provisions as part of CPS2.</li> </ul>
Policy 4.6 - Signs	<ul style="list-style-type: none"> <li>• Schedule 8 renumbered to Schedule 7.</li> </ul>	<ul style="list-style-type: none"> <li>• Cross referencing to the renumbered Schedules of CPS2.</li> </ul>

Policy 4.8 – Pedestrian Walkways	<ul style="list-style-type: none"> <li>• ‘Council’ changed to ‘local government’.</li> </ul>	<ul style="list-style-type: none"> <li>• Terminology consistency.</li> </ul>
Policy 4.9 – Residential Design Policy	<ul style="list-style-type: none"> <li>• Included reference in the Deemed Provisions to development that is exempt from requiring approval.</li> <li>• ‘City’ changed to ‘local government’.</li> <li>• ‘planning’ changed to ‘development’.</li> <li>• Deleted reference to policy numbers 4.1, 5.1 &amp; 5.4.</li> <li>• Deleted ‘in the City of Perth’ and other minor edits.</li> </ul>	<ul style="list-style-type: none"> <li>• Clause 61 of the Deemed Provisions included exemptions to single dwellings and structures associated with single dwellings from the need to acquire a development approval where it complies with the R-Codes.</li> <li>• Terminology consistency.</li> <li>• The policy numbers have been removed to overcome inconsistencies in the future as policies are amended.</li> <li>• Minor edits to improve clarity and formatting.</li> </ul>
Policy 4.10 - Heritage	<ul style="list-style-type: none"> <li>• ‘Conservation’ changed to ‘Heritage’.</li> <li>• ‘City of Perth’ changed to ‘local government’.</li> <li>• ‘building’ and ‘properties’ changed to ‘place’.</li> <li>• Cross referencing the Deemed Provisions.</li> <li>• Included reference to the Heritage List.</li> <li>• ‘Council’ changed to ‘local government’.</li> <li>• Reference to exemptions from approval under the Deemed Provisions.</li> </ul>	<ul style="list-style-type: none"> <li>• Terminology consistency.</li> <li>• Cross referencing of clauses of CPS2 that have been amended or revoked by the Deemed Provisions.</li> <li>• The Deemed Provisions include exemptions to the requirement for planning approval.</li> <li>• The policy numbers have been removed to overcome inconsistencies in the future as policies are amended.</li> <li>• Clause 67 of the Deemed Provisions requires the local government to have regard to any relevant</li> </ul>

	<ul style="list-style-type: none"> <li>• 'planning' changed to 'development'.</li> <li>• 'City of Perth' changed to 'city'.</li> <li>• Renumbered existing CPS2 clauses.</li> <li>• Deleted reference to policy numbers 4.1, 4.5, 4.6, 4.7, 2.1 &amp; 4.10.</li> <li>• Reference to clause 67 of the Deemed Provisions</li> </ul>	<p>planning policy and, in particular, "the built conservation of any place that is of cultural significance".</p>
Policy 5.1 – Parking Policy	<ul style="list-style-type: none"> <li>• 'City' changed to 'local government'.</li> <li>• 'Council' changed to 'local government'.</li> <li>• Deleted reference to policy numbers 4.1 &amp; 5.2.</li> <li>• 'Residential Design Codes' changed to 'R-Codes'.</li> </ul>	<ul style="list-style-type: none"> <li>• Terminology consistency.</li> <li>• The policy numbers have been removed to overcome inconsistencies in the future as policies are amended.</li> </ul>
Policy 5.2 – Loading and Unloading	<ul style="list-style-type: none"> <li>• 'Council' changed to 'local government'.</li> </ul>	<ul style="list-style-type: none"> <li>• Terminology consistency.</li> </ul>
Policy 5.3 – Bicycle parking and End of Journey Facilities	<ul style="list-style-type: none"> <li>• 'Council' changed to 'local government'.</li> <li>• 'planning' changed to 'development'.</li> </ul>	<ul style="list-style-type: none"> <li>• Terminology consistency.</li> </ul>
Policy 6.1 - Future Development of Northbridge	<ul style="list-style-type: none"> <li>• Deleted reference to 'Council'.</li> </ul>	<ul style="list-style-type: none"> <li>• Terminology consistency.</li> </ul>
Policy 6.2 – James, William, Roe and Lake Street Block	<ul style="list-style-type: none"> <li>• 'Perth City Council's' changed to 'local government's'.</li> <li>• 'Council' changed to 'local government'.</li> </ul>	<ul style="list-style-type: none"> <li>• Terminology consistency.</li> <li>• The State Government's 'Perth Parking Policy' has been amended since 1999. Additionally, the incorporation of the policy within CPS2 has since</li> </ul>

	<ul style="list-style-type: none"> <li>Deleted reference to when the Perth Parking Policy was gazetted in 1999. Also confirmed that it is a State Planning Policy.</li> <li>Amended minor typographical errors.</li> <li>Renumbered clause 34 to clause 30 of CPS2.</li> </ul>	<ul style="list-style-type: none"> <li>been deleted.</li> <li>Addresses any minor typographical errors within the document.</li> <li>Cross referencing to renumbered CPS2 clauses.</li> </ul>
Policy 6.3 – Goderich Design Policy	<ul style="list-style-type: none"> <li>'Council' changed to 'local government'.</li> <li>Reference to 'Heritage List' included.</li> <li>Modified 'Residential Design Code' to 'R-Code'.</li> <li>Cross referencing to the Deemed Provisions.</li> <li>Deleted definitions of 'amenity' and 'Residential Design Codes' and insert 'defined in Deemed Provisions'.</li> <li>Renumbered clause 47 to clause 36 of CPS2.</li> <li>Included reference to clause 12 of the Deemed Provisions.</li> <li>Deleted reference to policy numbers.</li> </ul>	<ul style="list-style-type: none"> <li>Terminology consistency.</li> <li>The definitions are to be deleted to reduce duplication with a reference included to the Deemed Provisions.</li> <li>A number of clauses are to be renumbered due to others being deleted to accord with the Deemed Provisions.</li> <li>Reference to clause 12 of the Deemed Provisions which enables the local government to vary any requirement of the CPS2 for heritage purposes.</li> <li>The policy numbers have been removed to overcome inconsistencies in the future as policies are amended.</li> </ul>
Policy 6.4 – Terrace Road Design Policy	<ul style="list-style-type: none"> <li>'Council' changed to 'local government'.</li> <li>Reference to 'Heritage List' included.</li> </ul>	<ul style="list-style-type: none"> <li>Terminology consistency.</li> <li>The definitions are to be deleted to reduce duplication with a reference included to the</li> </ul>

	<ul style="list-style-type: none"> <li>• Modify 'Residential Design Code' to 'R-Code'.</li> <li>• Cross referencing to the Deemed Provisions.</li> <li>• Deleted definitions of 'amenity' and 'Residential Design Codes' and insert '<i>defined in Deemed Provisions</i>'.</li> <li>• Deleted Appendix 2 'Schedule of Places in the City Planning Scheme.</li> <li>• Deleted reference to policy numbers.</li> <li>• Included reference to clause 12 of the Deemed Provisions.</li> </ul>	<p>Deemed Provisions.</p> <ul style="list-style-type: none"> <li>• Schedule 2 is now part of the 'Heritage List' under the Deemed provisions.</li> <li>• The policy numbers have been removed to overcome inconsistencies in the future as policies are amended.</li> <li>• Reference to clause 12 of the Deemed Provisions which enables the local government to vary any requirement of the CPS2 for heritage purposes.</li> </ul>
<p>Policy 6.5 – Mount Street Design Policy</p>	<ul style="list-style-type: none"> <li>• 'Council' changed to 'local government'.</li> <li>• Reference to the 'Heritage List' included.</li> <li>• Modified 'Residential Design Code' to 'R-Code'.</li> <li>• Cross referencing to the Deemed Provisions.</li> <li>• Deleted definitions of 'amenity' and Residential Design Codes' and insert '<i>defined in Deemed Provisions</i>'.</li> <li>• Deleted Appendix 2 'Schedule of Places in the City Planning Scheme.</li> </ul>	<ul style="list-style-type: none"> <li>• Terminology consistency.</li> <li>• The definitions are to be deleted to reduce duplication with a reference included to the Deemed Provisions.</li> <li>• Schedule 2 is now part of the Heritage List under the Deemed Provisions.</li> <li>• The policy numbers have been removed to overcome inconsistencies in the future as policies are amended.</li> </ul>

	<ul style="list-style-type: none"> <li>Deleted reference to policy numbers.</li> </ul>	
Policy 6.6 – King Street Heritage Precinct Design Guidelines	<ul style="list-style-type: none"> <li>Change title from ‘King Street Heritage Precinct’ to ‘King Street Heritage Area’.</li> <li>‘conservation’ changed to ‘heritage’.</li> <li>Cross referencing to the Deemed Provisions with respect to planning policies and Heritage Areas.</li> <li>‘Council’ and ‘City of Perth’ changed to ‘local government’.</li> <li>‘planning’ changed to ‘development’.</li> <li>Modify terminology in the maps to be consistent with the Deemed Provisions.</li> </ul>	<ul style="list-style-type: none"> <li>Terminology consistency.</li> <li>Cross referencing of clauses of CPS2 that have been revoked by the Deemed Provisions and amended to the Deemed Provisions clauses.</li> </ul>
Policy 6.7 – Hay Street Pedestrian Walkway and Road Reserve Widening Policy	<ul style="list-style-type: none"> <li>‘planning’ changed to ‘development’.</li> <li>‘Council’ changed to ‘local government’.</li> <li>‘City’ changed to ‘local government’.</li> <li>‘City of Perth’ changed to ‘local government’.</li> <li>Cross referencing the Deemed Provisions with respect to the Heritage List.</li> <li>Included reference to clause 12 of the Deemed Provisions.</li> </ul>	<ul style="list-style-type: none"> <li>Terminology consistency.</li> <li>Cross referencing of clauses of CPS2 that have been revoked by the Deemed Provisions and amended to the Deemed Provisions clauses.</li> <li>Clause 12 of the Deemed Provisions enables the local government to consider variations to the requirements of CPS2 for Heritage purposes.</li> </ul>



	<ul style="list-style-type: none"> <li>• 'conservation' changed to 'heritage'.</li> <li>• 'Precinct' changed to 'Area'.</li> </ul>	
Policy 6.8 – William Street Station Precinct	<ul style="list-style-type: none"> <li>• 'Council' changed to 'local government'.</li> <li>• 'City' changed to 'local government'.</li> <li>• 'City of Perth' changed to 'local government'.</li> </ul>	<ul style="list-style-type: none"> <li>• Terminology consistency.</li> </ul>
Policy 6.9 – William Street Conservation Area Design Guidelines	<ul style="list-style-type: none"> <li>• Change title from 'William Street Conservation Area' to 'William Street Heritage Area'.</li> <li>• 'conservation' changed to 'heritage'.</li> <li>• Cross referencing the Deemed Provisions with respect to planning policies and Heritage Areas.</li> <li>• Deleted reference to policy number 4.1.</li> <li>• Modify Figure 1 to reflect the new terminology.</li> </ul>	<ul style="list-style-type: none"> <li>• Terminology consistency.</li> <li>• Cross referencing of clauses of CPS2 that have been revoked by the Deemed Provisions and amended to the Deemed Provisions clauses.</li> <li>• The policy numbers have been removed to overcome inconsistencies in the future as policies are amended.</li> </ul>

### Summary of Policy Amendments – Volume 3

Policy	Summary of Amendments	Reason for Amendments
Planning Policy 1.1 – Claisebrook Village Project Area	<ul style="list-style-type: none"> <li>• Reference to the Deemed Provisions included as part of CPS2.</li> <li>• Clarified that the policy must accord with the Deemed Provisions.</li> </ul>	<ul style="list-style-type: none"> <li>• Acknowledgment of the Deemed Provisions included as part of CPS2.</li> <li>• Under section 257B of the Planning and Development Act, if a Deemed Provision is</li> </ul>

	<ul style="list-style-type: none"> <li>• 'City of Perth (the City)' changed to 'local government'.</li> <li>• 'City' changed to 'local government'.</li> <li>• 'City' deleted where not required.</li> </ul>	<p>inconsistent with another provision of a local planning scheme, the Deemed Provision applies.</p> <ul style="list-style-type: none"> <li>• Terminology consistency.</li> </ul>
<p>Planning Policy 1.2 – New Northbridge Project Area</p>	<ul style="list-style-type: none"> <li>• Reference to the Deemed Provisions included as part of CPS2.</li> <li>• Clarified that the policy must accord with the Deemed Provisions.</li> <li>• 'City' changed to 'local government'.</li> <li>• 'City of Perth (the City)' changed to 'local government'.</li> <li>• 'Residential Design Codes' changed to 'R-Codes'.</li> <li>• 'heritage precinct' changed to 'Heritage Area'.</li> <li>• 'City's Register of Places of Cultural Heritage Significance' changed to 'local government's Heritage List'.</li> </ul>	<ul style="list-style-type: none"> <li>• Acknowledgment of the Deemed Provisions included as part of CPS2.</li> <li>• Under section 257B of the Planning and Development Act, if a Deemed Provision is inconsistent with another provision of a local planning scheme, the Deemed Provision applies.</li> <li>• Terminology consistency.</li> <li>• The Deemed Provisions replaces the 'Register of Cultural Heritage Significance' with the 'Heritage List' and 'conservation area' with 'Heritage Area'.</li> </ul>
<p>Planning Policy 2.2 to 2.34 being East Perth Areas 2 – 34</p> <p>Planning Policy 2.35 to 2.36 Northbridge Areas 34 and 35</p>	<ul style="list-style-type: none"> <li>• Reference to the Deemed Provisions included as part of CPS2.</li> <li>• 'City of Perth' changed to 'local government'.</li> </ul>	<ul style="list-style-type: none"> <li>• Acknowledgment of the Deemed Provisions included as part of the CPS2.</li> <li>• Terminology consistency.</li> </ul>

	<ul style="list-style-type: none"><li>• 'City' changed to 'local government'.</li><li>• 'planning' changed to 'development'.</li><li>• 'City's Register of Places of Cultural Heritage Significance' changed to 'local government's Heritage List'.</li><li>• 'Residential Design Codes' changed to 'R-Codes.'</li><li>• Update the content/cover page where necessary (e.g. Victory Terrace).</li><li>• Update figures and maps to reflect the new terminology.</li></ul>	<ul style="list-style-type: none"><li>• Addressing some minor errors in the content and cover pages of a few of the planning policy areas.</li></ul>
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## ATTACHMENT

### Summary of Draft Precinct Plans Amendments – City Planning Scheme No.2

Precinct Plan	Existing Clause	Proposed Clause	Rationale
<b>Content</b>	Each precinct plan outlines the Council's town planning intentions for the locality.	Each precinct plan outlines the Council's <b>local government's</b> town planning intentions for the locality.	The Deemed Provisions refer to 'local government' rather than 'Council' and 'Council' has been taken out of the Scheme definitions (referred to as terminology consistency in this table).
	<p><b>The precinct plans</b> should be read together with:</p> <ol style="list-style-type: none"> <li>1. <b>Planning policies</b> which contain guidelines for the development and use of land, and which apply to more than one precinct. References are given in the precinct plans to those policies.</li> <li>2. <b>The Scheme text</b> which contains legal and administrative provisions regarding the use and development of land.</li> </ol>	<p><b>The precinct plans</b> should be read together with:</p> <ol style="list-style-type: none"> <li>1. <b>Planning policies</b> which contain guidelines for the development and use of land, and which apply to more than one precinct. References are given in the precinct plans to those policies.</li> <li>2. <b>The Scheme text</b> which contains legal and administrative provisions regarding the use and development of land.</li> <li>3. <b>The Deemed Provisions set out in the <i>Planning and Development (Local Planning Schemes) Regulations 2015: Schedule 2</i></b>.</li> </ol>	The Deemed Provisions set out in the <i>Planning and Development (Local Planning Schemes) Regulations 2015: Schedule 2</i> form part of the City Planning Scheme No.2 (CPS2).
	You are reminded that before land and	You are reminded that before land	The Deemed Provisions refer

	<p>buildings can be developed or used for another purpose it will probably be necessary to make a planning application and receive approval from the Council</p> <p>Enquiries regarding any of the information on the following pages should be directed to the Council's Planning Officers on Telephone 9461 3333.</p>	<p>and buildings can be developed or used for another purpose it will probably be necessary to make a <del>planning</del> <b>development</b> application and receive approval from the <del>Council</del> <b>local government</b>.</p> <p>Enquiries regarding any of the information on the following pages should be directed to the <del>Council's</del> Planning Officers on Telephone 9461 3333.</p>	<p>to 'development approval' rather than 'planning approval'.</p> <p>Terminology consistency.</p>
<b>Precincts 1-8</b>			
Statement of Intent	Public places such as streets, malls and squares will be enhanced and maintained reinforcing the City's traditional urban structure thereby heightening the interest, comfort and the convenience of the city centre.	Public places such as streets, malls and squares will be enhanced and maintained reinforcing the <del>City's</del> <b>local government's</b> traditional urban structure thereby heightening the interest, comfort and the convenience of the city centre.	Terminology consistency.
Statement of Intent	The Council will endeavour to regulate traffic flow in accordance with the functional road hierarchy plan for the Scheme area and require that development take into consideration pedestrian access, safety and make provision for cyclists.	The <del>Council</del> <b>local government</b> will endeavour to regulate traffic flow in accordance with the functional road hierarchy plan for the Scheme area and require that development take into consideration pedestrian access, safety and make provision for cyclists.	Terminology consistency.
Perth Central Area Policies Review	In 1986 the Council, in association with the Western Australian Planning Commission and the State government.....	In 1986 the <del>Council</del> <b>local government</b> , in association with the Western Australian Planning Commission and	Terminology consistency.

		the State government	
Metropolitan Region Scheme (Mrs) – Clause 32 Resolutions	The Western Australian Planning Commission (WAPC), under Clause 32 of the MRS, has resolved that in the areas listed below and delineated on this plan, applications for development shall, after determination by the Council, be referred to the WAPC for their determination:	The Western Australian Planning Commission (WAPC), under Clause 32 of the MRS, has resolved that in the areas listed below and delineated on this plan, applications for development shall, after determination by the <del>Council</del> <b>local government</b> , be referred to the WAPC for their determination:	Terminology consistency.
Heritage	Heritage items are listed in the Council's Register of Places of Cultural Heritage Significance. Development of property, which involves a heritage item, must have regard for the heritage provisions of the City Planning Scheme text. It should be noted that the city's heritage is under continual assessment and therefore additions to the Register will occur from time to time.	Heritage items are listed in the <del>Council's</del> <b>local government's</b> <del>Register of Places of Cultural Heritage Significance</del> <b>Heritage List</b> . Development of property, which involves a heritage item, must have regard for the heritage provisions of the City Planning Scheme <del>text</del> and <b>clauses 7 to 13 of the Deemed Provisions</b> .  It should be noted that the city's <b>Heritage List</b> is under continual assessment and therefore additions to the <del>Register</del> <b>List</b> will occur from time to time.	The Deemed Provisions now contain the heritage provisions and the 'Register of Places of Cultural Heritage Significance' is replaced by the 'Heritage List'.
<b>Precinct 1 - Northbridge</b>			
Statement of Intent	The Council will regulate traffic in accordance with the functional road hierarchy. As such, through traffic will be	The <del>Council</del> <b>local government</b> will regulate traffic in accordance with the functional road hierarchy. As such,	Terminology consistency.

	discouraged in all but the periphery streets of the Precinct.	through traffic will be discouraged in all but the periphery streets of the Precinct.	
Uses – Clause (c)	(c) Al fresco dining and outdoor activities, such as entertainment, markets and festivals will be supported where practicable and compatible with surrounding uses, and in compliance with the Council's Alfresco Dining Policy.	(c) Al fresco dining and outdoor activities, such as entertainment, markets and festivals will be supported where practicable and compatible with surrounding uses, and in compliance with the Council's <b>local government's</b> Alfresco Dining Policy.	Terminology consistency.
Uses - Clause (e)	(e) Where the Council considers that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses), it will be subject to the advertising procedure set down in the <del>Scheme text</del> .  <i><b>Note:</b> Processes for advertising are contained the City Planning Scheme Policy Manual under the section Public Notification / Advertising Procedures.</i>	(e) Where the Council <b>local government</b> considers that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses), it will be subject to the advertising procedure set down in the <del>Scheme text</del> <b>clause 64 of the Deemed Provisions</b> .  <i><b>Note:</b> Processes for advertising are contained in clause 64 of the Deemed Provisions and the City Planning Scheme Policy Manual under the section Public Notification/Advertising Procedures.</i>	Terminology consistency.  The advertising procedure is contained in the Deemed Provisions.
Uses - Clause (f)	(f) Vacant sites must be avoided if at all possible. Where they occur they will be occupied by temporary uses and/or	(f) Vacant sites must be avoided if at all possible. Where they occur they will be occupied by	Terminology consistency.

	landscaped and used as parks until the approved development for the site commences in accordance with Council requirements for the site. The use of vacant sites for car parking is inappropriate.	temporary uses and/or landscaped and used as parks until the approved development for the site commences in accordance with <del>Council</del> <b>the local government's</b> requirements for the site. The use of vacant sites for car parking is inappropriate.	
Reserves and Resolution Areas	The Council nevertheless has management responsibilities for some of these areas, as well as having an opportunity to comment on development relating to any of the above land.	The <del>Council</del> <b>local government</b> nevertheless has management responsibilities for some of these areas, as well as having an opportunity to comment on development.	Terminology consistency.
Northbridge Study Report	This Report should be read in conjunction with the Northbridge Precinct, Development Heights and Setbacks Policy and specific street block guidelines. A copy of the Report and Policy is available from the Council.	This Report should be read in conjunction with the Northbridge Precinct, Development Heights and Setbacks Policy and specific street block guidelines. A copy of the Report and Policy is available from the <del>Council</del> <b>local government</b> .	Terminology consistency.
<b>Precinct 2 – Cultural Centre</b>			
Metropolitan Redevelopment Authority Area	Development approvals in the Cultural Centre Precinct must be obtained from the MRA. The Council nevertheless has an opportunity to comment on development applications, administer building, health and related controls. The matters referred to in this Precinct Plan will be taken into account in providing these comments.	Development approvals in the Cultural Centre Precinct must be obtained from the MRA. The <del>Council</del> <b>local government</b> nevertheless has an opportunity to comment on development applications, administer building, health and related controls. The matters referred to in this Precinct Plan will be taken into	Terminology consistency.



		account in providing these comments.	
Statement of Intent	The Council will endeavour to regulate traffic flow in accordance with the functional road hierarchy for the Scheme area and require that development take into consideration pedestrian access, safety and make provision for cyclists.	The Council— <b>local government</b> will endeavour to regulate traffic flow in accordance with the functional road hierarchy for the Scheme area and require that development take into consideration pedestrian access, safety and make provision for cyclists.	Terminology consistency.
Uses – Clause (d)	(d) Vacant sites must be avoided where possible. Where they occur, they should be occupied by temporary uses and/or landscaped and used as parks until the approved development for the site commences in accordance with Council requirements. The use of vacant sites for car parking is inappropriate.	(d) Vacant sites must be avoided where possible. Where they occur, they should be occupied by temporary uses and/or landscaped and used as parks until the approved development for the site commences in accordance with Council <b>the local government's</b> requirements. The use of vacant sites for car parking is inappropriate.	Terminology consistency.
<b>Precinct 3 - Stirling</b>			
Statement of Intent	The Council will endeavour to regulate traffic flow in accordance with the functional road hierarchy for the Scheme area and require that development take into consideration pedestrian access, safety and make provision for cyclists.	The Council— <b>local government</b> will endeavour to regulate traffic flow in accordance with the functional road hierarchy for the Scheme area and require that development take into consideration pedestrian access, safety and make provision for cyclists.	Terminology consistency.
Uses – Clause (d)	(d) Vacant sites must be avoided where possible. Where they occur, they should be occupied by temporary uses and/or landscaped and used as	(d) Vacant sites must be avoided where possible. Where they occur, they should be occupied by temporary uses and/or	Terminology consistency.

	<p>parks until the approved development for the site commences in accordance with Council requirements. The use of vacant sites for car parking is inappropriate.</p>	<p>landscaped and used as parks until the approved development for the site commences in accordance with <del>Council</del> <b>the local government's</b> requirements. The use of vacant sites for car parking is inappropriate.</p>	
<p>Uses - Clause (e)</p>	<p>(e) Where the Council considers that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses), it will be subject to the advertising procedure set down in <del>the Scheme text</del>.</p> <p><b>Note:</b> <i>Processes for advertising are contained the City Planning Scheme Policy Manual under the section Public Notification / Advertising Procedures.</i></p>	<p>(e) Where the <del>Council</del> <b>local government</b> considers that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses), it will be subject to the advertising procedure set down in <del>the Scheme text</del> <b>clause 64 of the Deemed Provisions.</b></p> <p><b>Note:</b> <i>Processes for advertising are contained in clause 64 of the Deemed Provisions and the City Planning Scheme Policy Manual under the section Public Notification/Advertising Procedures.</i></p>	<p>Terminology consistency.</p> <p>The advertising procedure is contained in the Deemed Provisions.</p>
<p>Reserves and Resolution Areas</p>	<p>The Council nevertheless has management responsibilities for some of these areas, as well as having an opportunity to comment on development. The matters referred to in this Precinct Plan will be taken into account in determining an application relating to any of the above land.</p>	<p>The <del>Council</del> <b>local government</b> nevertheless has management responsibilities for some of these areas, as well as having an opportunity to comment on development. The matters referred to in this Precinct Plan will be taken into account in determining an application</p>	<p>Terminology consistency.</p>

		relating to any of the above land.	
<b>Precinct 4 - Victoria</b>			
Statement of Intent	The Council will endeavour to regulate traffic flow in accordance with the functional road hierarchy for the Scheme area and require that development take into consideration pedestrian access, safety and make provision for cyclists.	The <del>Council</del> <b>local government</b> will endeavour to regulate traffic flow in accordance with the functional road hierarchy for the Scheme area and require that development take into consideration pedestrian access, safety and make provision for cyclists.	Terminology consistency.
Uses - Clause (e)	<p>(e) Where the Council considers that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses), it will be subject to the advertising procedure set down in <del>the Scheme text</del>.</p> <p><b>Note:</b> <i>Processes for advertising are contained the City Planning Scheme Policy Manual under the section Public Notification / Advertising Procedures.</i></p>	<p>(e) Where the <del>Council</del> <b>local government</b> considers that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses), it will be subject to the advertising procedure set down in <del>the Scheme text</del> <b>clause 64 of the Deemed Provisions.</b></p> <p><b>Note:</b> <i>Processes for advertising are contained in clause 64 of the Deemed Provisions and the City Planning Scheme Policy Manual under the section Public Notification/Advertising Procedures.</i></p>	<p>Terminology consistency.</p> <p>The advertising procedure is contained in the Deemed Provisions.</p>
Uses – Clause (f)	(f) Vacant sites must be avoided where possible. Where they occur, they should be occupied by temporary uses and/or landscaped and used as parks until the approved development	(f) Vacant sites must be avoided where possible. Where they occur, they should be occupied by temporary uses and/or landscaped and used as parks	Terminology consistency.

	for the site commences in accordance with Council requirements. The use of vacant sites for car parking is inappropriate.	until the approved development for the site commences in accordance with <del>Council</del> <b>the local government's</b> requirements. The use of vacant sites for car parking is inappropriate.	
Reserves	The Council nevertheless has management responsibilities for some of these areas, as well as having an opportunity to comment on development.	The <del>Council</del> <b>local government</b> nevertheless has management responsibilities for some of these areas, as well as having an opportunity to comment on development.	Terminology consistency.
Public Purpose - Hospital	The City's principal medical area, comprising Royal Perth Hospital together with a wide range of supporting uses, occupies land in the vicinity of Wellington, Moore, Goderich and Lord Streets.	The <del>City's</del> <b>local government's</b> principal medical area, comprising Royal Perth Hospital together with a wide range of supporting uses, occupies land in the vicinity of Wellington, Moore, Goderich and Lord Streets.	Terminology consistency.
<b>Precinct 5 - Citiplace</b>			
Statement of Intent	Endeavours will be made to maintain and enhance streets, Malls and squares reinforcing the City's traditional urban structure thereby heightening the interest, comfort and convenience of the Precinct.	Endeavours will be made to maintain and enhance streets, Malls and squares reinforcing the <del>City's</del> <b>local government's</b> traditional urban structure thereby heightening the interest, comfort and convenience of the Precinct.	Terminology consistency.
	The Council will endeavour to regulate traffic flow in accordance with the functional road hierarchy for the Scheme area and require that development take	The <del>Council</del> <b>local government</b> will endeavour to regulate traffic flow in accordance with the functional road hierarchy for the Scheme area and	Terminology consistency.

	into consideration pedestrian access, safety and make provision for cyclists.	require that development take into consideration pedestrian access, safety and make provision for cyclists.	
Uses – Clause (d)	(d) Al fresco dining and outdoor activities, such as entertainment, markets and festivals will be supported where practicable and compatible with surrounding uses, and in compliance with the City's Alfresco Dining Policy.	(d) Al fresco dining and outdoor activities, such as entertainment, markets and festivals will be supported where practicable and compatible with surrounding uses, and in compliance with the <del>City's</del> <b>local government's</b> Alfresco Dining Policy.	Terminology consistency.
Uses – Clause (e)	(e) In the King Street Heritage <del>Precinct</del> Area (refer to King Street Heritage Precinct Design Guidelines):	(e) In the King Street Heritage <del>Precinct</del> <b>Area</b> (refer to King Street Heritage Precinct Design Guidelines):	Terminology consistency.
Uses – Clause (g)	(g) Vacant sites must be avoided where possible. Where they occur, they should be occupied by temporary uses and/or landscaped and used as parks until the approved development for the site commences in accordance with Council requirements. The use of vacant sites for car parking is inappropriate.	(g) Vacant sites must be avoided where possible. Where they occur, they should be occupied by temporary uses and/or landscaped and used as parks until the approved development for the site commences in accordance with <del>Council</del> <b>the local government's</b> requirements. The use of vacant sites for car parking is inappropriate.	Terminology consistency.
Uses - Clause (h)	(h) Where the Council considers that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses), it will be subject to the advertising procedure set down	(h) Where the <del>Council</del> <b>local government</b> considers that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential	Terminology consistency.  The advertising procedure is contained in the Deemed Provisions.

	<p>in the Scheme text.</p> <p><b>Note:</b> Processes for advertising are contained the City Planning Scheme Policy Manual under the section Public Notification / Advertising Procedures.</p>	<p>uses), it will be subject to the advertising procedure set down in the Scheme text clause 64 of the Deemed Provisions.</p> <p><b>Note:</b> Processes for advertising are contained in clause 64 of the Deemed Provisions and the City Planning Scheme Policy Manual under the section Public Notification/Advertising Procedures.</p>	
Reserves and Resolution Areas	The Clause 32 resolution determines that any development in this area is of regional significance and ensures that development applications are determined by the Council and the Western Australian Planning Commission.	The Clause 32 resolution determines that any development in this area is of regional significance and ensures that development applications are determined by the Council local government and the Western Australian Planning Commission.	Terminology consistency.
	The Council nevertheless has management responsibilities for some of these areas, as well as having an opportunity to comment on development.	The Council local government nevertheless has management responsibilities for some of these areas, as well as having an opportunity to comment on development.	Terminology consistency.
Perth Railway Station	The railway station and in particular the railway concourse are an integral part of the pedestrian network throughout the City.	The railway station and in particular the railway concourse are an integral part of the pedestrian network throughout the City city.	Typographical error.
Perth City Link Project Redevelopment Area	The Council nevertheless has an opportunity to comment on development within this area and in doing so, will take	The Council local government nevertheless has an opportunity to comment on development within this	Terminology consistency.

	into account the matters referred to in this Precinct Plan.	area and in doing so, will take into account the matters referred to in this Precinct Plan.	
<b>Precinct 6 – St Georges</b>			
Statement of Intent	The Council will regulate traffic flow in accordance with the functional road hierarchy for the Scheme area and require that development take into consideration pedestrian access, safety and make provision for cyclists.	The <del>Council</del> local government will regulate traffic flow in accordance with the functional road hierarchy for the Scheme area and require that development take into consideration pedestrian access, safety and make provision for cyclists.	Terminology consistency.
Uses – Clause (c)	(c) Vacant sites must be avoided where possible. Where they occur, they should be occupied by temporary uses and/or landscaped and used as parks until the approved development for the site commences in accordance with Council requirements. The use of vacant sites for car parking is inappropriate.	(c) Vacant sites must be avoided where possible. Where they occur, they should be occupied by temporary uses and/or landscaped and used as parks until the approved development for the site commences in accordance with <del>Council</del> the local government's requirements. The use of vacant sites for car parking is inappropriate.	Terminology consistency.
Reserves and Resolution Areas	The Clause 32 resolution determines that any development in this area is of regional significance and ensures that development applications are determined by the Council and the Western Australian Planning Commission.	The Clause 32 resolution determines that any development in this area is of regional significance and ensures that development applications are determined by the <del>Council</del> local government and the Western Australian Planning Commission.	Terminology consistency.
	The Council nevertheless has management responsibilities for some of	The <del>Council</del> local government nevertheless has management	Terminology consistency.

	these areas, as well as having an opportunity to comment on development. The matters referred to in this Precinct Plan will be taken into account in determining an application relating to any of the above land.	responsibilities for some of these areas, as well as having an opportunity to comment on development. The matters referred to in this Precinct Plan will be taken into account in determining an application relating to any of the above land.	
Parliament House Precinct and Policy	Particulars of the Clause 32 resolution require that development applications are determined by the Council and the Western Australian Planning Commission if the development lies within the inner precinct boundary or does not comply with the height controls specified in the Policy.	Particulars of the Clause 32 resolution require that development applications are determined by the <del>Council</del> <b>local government</b> and the Western Australian Planning Commission if the development lies within the inner precinct boundary or does not comply with the height controls specified in the Policy.	Terminology consistency.
Elizabeth Quay Project Redevelopment Area	The Council nevertheless has an opportunity to comment on development within this area and in doing so, will take into account the matters referred to in this Precinct Plan.	The <del>Council</del> <b>local government</b> nevertheless has an opportunity to comment on development within this area and in doing so, will take into account the matters referred to in this Precinct Plan.	Terminology consistency.
<b>Precinct 7 - Civic</b>			
Statement of Intent	The Council will regulate traffic flow in accordance with the functional road hierarchy for the Scheme area and require that development take into consideration pedestrian access, safety and make provision for cyclists.	The <del>Council</del> <b>local government</b> will regulate traffic flow in accordance with the functional road hierarchy for the Scheme area and require that development take into consideration pedestrian access, safety and make provision for cyclists.	Terminology consistency.
Uses – Clause (b)	(b) Vacant sites must be avoided where	(b) Vacant sites must be avoided	Terminology consistency.



	possible. Where vacant sites occur, they are to be occupied by temporary uses or landscaped and used as parks until the approved development for the site commences in accordance with Council requirements. The use of vacant sites for car parking is inappropriate.	where possible. Where vacant sites occur, they are to be occupied by temporary uses or landscaped and used as parks until the approved development for the site commences in accordance with <del>Council</del> <b>the local government's</b> requirements. The use of vacant sites for car parking is inappropriate.	
Uses - Clause (c)	(c)Where the Council considers that a particular use could have a detrimental impact on the amenity of the surrounding area it will be subject to the advertising procedure set down in the Scheme text.	(c) Where the <del>Council</del> <b>local government</b> considers that a particular use could have a detrimental impact on the amenity of the surrounding area it will be subject to the advertising procedure set down in the <del>Scheme text</del> <b>clause 64 of the Deemed Provisions.</b>	Terminology consistency.  The advertising procedure is contained in the Deemed Provisions.
Reserves	The Council nevertheless has management responsibilities for some of these areas, as well as having an opportunity to comment on development. The matters referred to in this Precinct Plan will be taken into account in determining an application relating to any of the above land.	The <del>Council</del> <b>local government</b> nevertheless has management responsibilities for some of these areas, as well as having an opportunity to comment on development. The matters referred to in this Precinct Plan will be taken into account in determining an application relating to any of the above land.	Terminology consistency.
	Council has also reserved land for public purposes (the Concert Hall and Town Hall land) and therefore retains responsibility	<del>Council</del> <b>The local government</b> has also reserved land for public purposes (the Concert Hall and Town Hall land)	Terminology consistency.

	for development in those areas.	and therefore retains responsibility for development in those areas.	
Civic Domain	This area is the most historic precinct within Perth and arguably Western Australia.	This area is the most historic <del>precinct</del> <b>area</b> within Perth and arguably Western Australia.	Terminology consistency.
Elizabeth Quay Project Redevelopment Area	The Council nevertheless has an opportunity to comment on development within this area and in doing so, will take into account the matters referred to in this Precinct Plan.	The <del>Council</del> <b>local government</b> nevertheless has an opportunity to comment on development within this area and in doing so, will take into account the matters referred to in this Precinct Plan.	Terminology consistency.
<b>Precinct 8 - Foreshore</b>			
Statement of Intent	Views to and from the foreshore and the surrounding features are to be established and enhanced. Landscaping will be ecologically sensitive and be capable of management by the Council.	Views to and from the foreshore and the surrounding features are to be established and enhanced. Landscaping will be ecologically sensitive and be capable of management by the <del>Council</del> <b>local government</b> .	Terminology consistency.
Reserves	The Council nevertheless has management responsibilities for some of these areas, as well as having an opportunity to comment on development. The matters referred to in this Precinct Plan will be taken into account in determining an application relating to any of the above land.	The <del>Council</del> <b>local government</b> nevertheless has management responsibilities for some of these areas, as well as having an opportunity to comment on development. The matters referred to in this Precinct Plan will be taken into account in determining an application relating to any of the above land.	Terminology consistency.
Elizabeth Quay Project Redevelopment Area	The Council nevertheless has an opportunity to comment on development	The <del>Council</del> <b>local government</b> nevertheless has an opportunity to	Terminology consistency.

	within this area and in doing so, will take into account the matters referred to in this Precinct Plan.	comment on development within this area and in doing so, will take into account the matters referred to in this Precinct Plan.	
<b>Precinct 9 – Matilda Bay</b>			
Statement of Intent	The Council will regulate traffic flow in accordance with the functional road hierarchy for the Scheme area and require that development take into consideration pedestrian access, safety and make provision for cyclists.	The <del>Council</del> <b>local government</b> will regulate traffic flow in accordance with the functional road hierarchy for the Scheme area and require that development take into consideration pedestrian access, safety and make provision for cyclists.	Terminology consistency.
Uses	Specialised forms of residential accommodation, such as serviced apartments, lodging houses and hostels, as well as nursing homes and consulting rooms, will be subject to the advertising procedure as set down in <del>the Scheme text</del> .  <i>Note: 1. Processes for advertising are contained in the City Planning Scheme Policy Manual under the section Public Notification/Advertising Procedures.</i>	Specialised forms of residential accommodation, such as serviced apartments, lodging houses and hostels, as well as nursing homes and consulting rooms, will be subject to the advertising procedure as set down in <del>the Scheme text</del> <b>clause 64 of the Deemed Provisions</b> .  <i>Note: 1. Processes for advertising are contained in <b>clause 64 of the Deemed Provisions and the City Planning Scheme Policy Manual under the section Public Notification/Advertising Procedures.</b></i>	The advertising procedure is contained in the Deemed Provisions.
Development Standards	Development will generally be in accordance with the <del>Residential Design Codes</del> and with planning policies contained in the City Planning	Development will generally be in accordance with the <b>R-Code</b> and with planning policies contained in the City	Terminology consistency.

	<p>Scheme Policy Manual concerning:</p> <ul style="list-style-type: none"> <li>• Residential Development</li> <li>• Development and Design</li> <li>• Parking and Access</li> </ul> <p>In addition, the following standards apply:</p> <p>(1) <del>Residential Design Code</del> Variations: Notwithstanding the provisions of the <del>Residential Design Codes</del>:</p>	<p>Planning Scheme Policy Manual concerning:</p> <ul style="list-style-type: none"> <li>• Residential Development</li> <li>• Development and Design</li> <li>• Parking and Access</li> </ul> <p>In addition, the following standards apply:</p> <p>(1) <b>R-Code</b> Variations: Notwithstanding the provisions of the <del>R-Code</del>:</p>	
Reserves	The Council nevertheless has management responsibilities for some of these areas, as well as having an opportunity to comment on development. The matters referred to in this Precinct Plan will be taken into account in determining an application relating to any of the above land.	The <del>Council</del> <b>local government</b> nevertheless has management responsibilities for some of these areas, as well as having an opportunity to comment on development. The matters referred to in this Precinct Plan will be taken into account in determining an application relating to any of the above land.	Terminology consistency.
Functional Road Hierarchy	The Council has adopted a functional road hierarchy for all roads in the Municipality. This hierarchy classifies roads on the basis of their purpose and the destination of the traffic they carry. This will provide the framework for local area traffic management and assist in the assessment of development proposals for adjoining land. A map illustrating the functional road hierarchy is available from the Council.	The <del>Council</del> <b>local government</b> has adopted a functional road hierarchy for all roads in the Municipality. This hierarchy classifies roads on the basis of their purpose and the destination of the traffic they carry. This will provide the framework for local area traffic management and assist in the assessment of development proposals for adjoining land. A map	Terminology consistency.

		illustrating the functional road hierarchy is available from the <del>Council</del> <b>local government</b> .	
<b>Precinct 10 – West Perth</b>			
Statement of Intent	Council will therefore regulate traffic flow in accordance with the functional road hierarchy map for the Scheme area and require that development take into consideration pedestrian access, safety and provision for cyclists.	<del>Council</del> <b>The local government</b> will therefore regulate traffic flow in accordance with the functional road hierarchy map for the Scheme area and require that development take into consideration pedestrian access, safety and provision for cyclists.	Terminology consistency.
West Perth Urban Design Study (1993)	<p>The study looks at landscape, movement, activities and design issues and has provided improvement, policy and action plans along with administration and implementation details for further consideration by the Council and the West Perth community.</p> <p>Any proposal for development in the West Perth Precinct must take into consideration specific development and design criteria the Council—may require as a result of the recommendations of the <i>West Perth Urban Design Study</i>.</p>	<p>The study looks at landscape, movement, activities and design issues and has provided improvement, policy and action plans along with administration and implementation details for further consideration by the <del>Council</del>—<b>local government</b> and the West Perth community.</p> <p>Any proposal for development in the West Perth Precinct must take into consideration specific development and design criteria the <del>Council</del>—<b>local government</b> may require as a result of the recommendations of the <i>West Perth Urban Design Study</i>.</p>	Terminology consistency.
Planning and Development Guidelines	The guidelines do not supersede the Precinct Plan or the Council's—Building Heights and Setbacks Policy.	The guidelines do not supersede the Precinct Plan or the <del>Council's</del> <b>local government's</b> Building Heights and	Terminology consistency.

		Setbacks Policy.	
Town Centre – Uses – Clause 9(b)	<p>(b) Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to the advertising procedure set down in the Scheme text.</p> <p><b>Note:</b> 1. Processes for advertising are contained in the City Planning Scheme Policy Manual under the section Public Notification/Advertising Procedures.</p>	<p>(b) Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to the advertising procedure set down in the Scheme text <b>clause 64 of the Deemed Provisions.</b></p> <p><b>Note:</b> 1. Processes for advertising are contained in <b>clause 64 of the Deemed Provisions and the City Planning Scheme Policy Manual</b> under the section Public Notification/Advertising Procedures.</p>	The advertising procedure is contained in the Deemed Provisions.
Office/Residential Area - Uses	<p>Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to the advertising procedure set down in the Scheme text.</p> <p><b>Note:</b> 1. Processes for advertising are contained in the City Planning Scheme Policy Manual under the section Public Notification/Advertising Procedures.</p>	<p>Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to the advertising procedure set down in the Scheme text <b>clause 64 of the Deemed Provisions.</b></p> <p><b>Note:</b> 1. Processes for advertising are contained in <b>clause 64 of the Deemed Provisions and the City Planning Scheme Policy Manual</b> under the section Public Notification/Advertising Procedures.</p>	The advertising procedure is contained in the Deemed Provisions.
Residential/Commercial – Mounts Bay Road	The protection and maintenance of landscaping, especially the heritage	The protection and maintenance of landscaping, especially the	Terminology consistency.

	classified Plane trees along Mounts Bay Road, will be a high priority.	Heritage classified <del>Listed</del> Plane trees along Mounts Bay Road, will be a high priority.	
Residential/Commercial Areas - Use	<p>Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to the <del>advertising procedure set down in the Scheme text.</del></p> <p><b>Note:</b> 1. Processes for advertising are contained in the City Planning Scheme Policy Manual under the section Public Notification/Advertising Procedures.</p>	<p>Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to the advertising procedure set down in the <del>Scheme text</del> <b>clause 64 of the Deemed Provisions.</b></p> <p><b>Note:</b> 1. Processes for advertising are contained in <b>clause 64 of the Deemed Provisions and the</b> City Planning Scheme Policy Manual under the section Public Notification/Advertising Procedures.</p>	The advertising procedure is contained in the Deemed Provisions.
Mounts Bay Road Clause (2)	In this regard the Council's Policy on Mixed Residential/Commercial Development should be consulted.	In this regard the Council's <b>local government's</b> —Policy on Mixed Residential/Commercial Development should be consulted.	Terminology consistency and Council's is not required in this clause.
Commercial Areas - Use	<p>Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to the advertising procedure set down in the Scheme text.</p> <p><b>Note:</b> 1. Processes for advertising are contained in the City Planning Scheme Policy Manual under the section Public Notification/Advertising Procedures.</p>	<p>Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to the advertising procedure set down in the <del>Scheme text</del> <b>clause 64 of the Deemed Provisions.</b></p> <p><b>Note:</b> 1. Processes for advertising are contained in <b>clause 64 of the Deemed Provisions and the</b> City Planning Scheme</p>	The advertising procedure is contained in the Deemed Provisions.

		Policy Manual under the section Public Notification/Advertising Procedures.	
Residential Area - Uses	Specialised forms of accommodation, as well as nursing homes and consulting rooms, will be subject to the advertising procedure as set down in the Scheme text.	Specialised forms of accommodation, as well as nursing homes and consulting rooms, will be subject to the advertising procedure as set down in <del>the Scheme text</del> <b>clause 64 of the Deemed Provisions.</b>	The advertising procedure is contained in the Deemed Provisions.
Residential Development Standards(2) - (3)	<p>(2) <u>Residential Density</u>: Residential development shall be in accordance with the Residential Design- Codes R160 standards in relation to density.</p> <p>(3) <u>Residential Development</u>: Where a residential development clearly requires the relaxation and/or variation of the standards specified in the Residential Design Codes to conform with the historic character of the area, particularly with redevelopment on small lots, favourable consideration will be given.</p>	<p>(2) <u>Residential Density</u>: Residential development shall be in accordance with the <del>Residential Design- Codes</del> R160 standards in relation to density.</p> <p>(3) <u>Residential Development</u>: Where a residential development clearly requires the relaxation and/or variation of the standards specified in the R <del>esidential Design- Codes</del> to conform with the historic character of the area, particularly with redevelopment on small lots, favourable consideration will be given.</p>	Terminology consistency.
Reserves	<p>Council has also reserved some land for parks and recreation and retains responsibility for development on this land. All MRS reserves and Council reserves are shown on the Precinct Plan map.</p> <p>The Council also has management responsibilities for the regional reserves, as</p>	<del>Council</del> <b>The local government</b> has also reserved some land for parks and recreation and retains responsibility for development on this land. All MRS reserves and <del>Council</del> <b>local government</b> reserves are shown on the Precinct Plan map.	Terminology consistency.



	well as having the opportunity to comment on all development, and in this regard the matters referred to in this precinct plan will be taken into account in determining an application relating to a MRS reserve.	The <del>Council</del> <b>local government</b> also has management responsibilities for the regional reserves, as well as having the opportunity to comment on all development, and in this regard the matters referred to in this precinct plan will be taken into account in determining an application relating to a MRS reserve.	
Functional Road Hierarchy	The Council has adopted a functional road hierarchy for all roads in the Municipality. This hierarchy classifies roads on the basis of their purpose and the destination of the traffic they carry. This will provide the framework for local area traffic management and assist in the assessment of development proposals for adjoining land. A map illustrating the functional road hierarchy is available from the Council.	The <del>Council</del> <b>local government</b> has adopted a functional road hierarchy for all roads in the Municipality. This hierarchy classifies roads on the basis of their purpose and the destination of the traffic they carry. This will provide the framework for local area traffic management and assist in the assessment of development proposals for adjoining land. A map illustrating the functional road hierarchy is available from the <del>Council</del> <b>local government</b> .	Terminology consistency.
Precinct Plan – Residential Development	The Council will facilitate residential development.....	The <del>Council</del> <b>local government</b> will facilitate residential development.....	Terminology consistency.
<b>Precinct 11 - Hamilton</b>			
Statement of Intent	Council will regulate traffic flow in accordance with the functional road hierarchy map for the Scheme area and require that development take into consideration pedestrian access, safety and	<del>Council</del> <b>The local government</b> will regulate traffic flow in accordance with the functional road hierarchy map for the Scheme area and require that development take into consideration	Terminology consistency.

	make provision for cyclists.	pedestrian access, safety and make provision for cyclists.	
Hamilton Precinct – Urban Design Study	The Council has endorsed the proposed vision, guiding principles, general development parameters, core features and recommendations outlined in the ‘Hamilton Precinct Urban Design Study’ dated November 2011.	The Council— <b>local government</b> has endorsed the proposed vision, guiding principles, general development parameters, core features and recommendations outlined in the ‘Hamilton Precinct Urban Design Study’ dated November 2011.	Terminology consistency.
Uses – Clause (b)	Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent to residential uses) it will be subject to the advertising procedure set down in the Scheme text.	Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent to residential uses) it will be subject to the advertising procedure set down in the Scheme text <b>clause 64 of the Deemed Provisions.</b>	The advertising procedure is contained in the Deemed Provisions.
Building Setbacks	For this reason, the Council may consider reducing the side setback standards on narrow lots (less than 17 metres in width). In such cases, the Council may consider variations to the side/rear setback in accordance with clause 47 – Determination of Non-Complying Applications of the Scheme.	For this reason, the Council— <b>local government</b> may consider reducing the side setback standards on narrow lots (less than 17 metres in width). In such cases, the Council— <b>local government</b> may consider variations to the side/rear setback in accordance with clause <b>36</b> – Determination of Non-Complying Applications of the Scheme.	Terminology consistency.  Cross referencing to the renumbered Scheme Text clause.
Reserves	The Council nevertheless has management responsibilities for some of these areas, as well as having as opportunity to comment on development. The matters referred to in this Precinct Plan will be taken into account	The Council— <b>local government</b> nevertheless has management responsibilities for some of these areas, as well as having as opportunity to comment on	Terminology consistency.

	in determining an application relating to any of the above land.	development. The matters referred to in this Precinct Plan will be taken into account in determining an application relating to any of the above land.	
Functional Road Hierarchy	<p>The Council has adopted a functional road hierarchy for all roads in the Municipality. This hierarchy classifies roads on the basis of their purpose and the destination of the traffic they carry. This will provide a framework for local area traffic management and assist in the assessment of development proposals for adjoining land. A map illustrating the functional road hierarchy is available from the Council.</p> <p>Vehicular access to properties abutting Sutherland, Loftus and Newcastle Streets will be taken from another road or laneway where possible, unless in the opinion of the Council—the amenity of adjacent residential uses will be adversely affected.</p>	<p>The <del>Council</del> <b>local government</b> has adopted a functional road hierarchy for all roads in the Municipality. This hierarchy classifies roads on the basis of their purpose and the destination of the traffic they carry. This will provide a framework for local area traffic management and assist in the assessment of development proposals for adjoining land. A map illustrating the functional road hierarchy is available from the <del>Council</del> <b>local government</b>.</p> <p>Vehicular access to properties abutting Sutherland, Loftus and Newcastle Streets will be taken from another road or laneway where possible, unless in the opinion of the <del>Council</del> <b>local government</b> the amenity of adjacent residential uses will be adversely affected.</p>	Terminology consistency.
<b>Precinct 12 - Langley</b>			
Statement of Intent	The Council will require that any development take into consideration pedestrian and cyclist access and safety.	The <del>Council</del> <b>local government</b> will require that any development take into consideration pedestrian and cyclist access and safety.	Terminology consistency.

Uses	<p>Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area it will be subject to the advertising procedure set down in <del>the Scheme text</del>.</p> <p><b>Note:</b> 1. Processes for advertising are contained in the City Planning Scheme Policy Manual under the section Public Notification/Advertising Procedures.</p>	<p>Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area it will be subject to the advertising procedure set down in <del>the Scheme text</del> <b>clause 64 of the Deemed Provisions</b>.</p> <p><b>Note:</b> 1. Processes for advertising are contained in <b>clause 64 of the Deemed Provisions and the City Planning Scheme Policy Manual</b> under the section Public Notification/Advertising Procedures.</p>	The advertising procedure is contained in the Deemed Provisions.
Reserves	<p>Council has also reserved land for parks and recreation and therefore retains responsibility for development in that reserve.</p> <p>The Council nevertheless has management responsibilities for the regional reserves, as well as having the opportunity to comment on all development, and in this regard the matters referred to in this Precinct Plan will be taken into account in determining an application relating to a MRS reserve.</p>	<p><del>Council</del> <b>The local government</b> has also reserved land for parks and recreation and therefore retains responsibility for development in that reserve.</p> <p>The <del>Council</del> <b>local government</b> nevertheless has management responsibilities for the regional reserves, as well as having the opportunity to comment on all development, and in this regard the matters referred to in this Precinct Plan will be taken into account in determining an application relating to a MRS reserve.</p>	Terminology consistency.
Swan River Foreshore	The this end, the use of the river for intensive motor powered leisure craft will be	<del>The</del> <b>To</b> this end, the use of the river for intensive motor powered leisure	Typographical error.

	discouraged in favour of manual and wind propelled craft.	craft will be discouraged in favour of manual and wind propelled craft.	
Functional Road Hierarchy	The Council has adopted a functional road hierarchy for all roads in the Municipality. This hierarchy classifies roads on the basis of their purpose and the destination of the traffic they carry. This will provide a framework for local area traffic management and assist in the assessment of development proposals for adjoining land. A map illustrating the functional road hierarchy is available from the Council.	The Council <b>local government</b> has adopted a functional road hierarchy for all roads in the Municipality. This hierarchy classifies roads on the basis of their purpose and the destination of the traffic they carry. This will provide a framework for local area traffic management and assist in the assessment of development proposals for adjoining land. A map illustrating the functional road hierarchy is available from the Council <b>local government</b> .	Terminology consistency.
<b>Precinct 13 - Adelaide</b>			
Statement of Intent	The Council will endeavour to regulate traffic flow in accordance with the functional road hierarchy plan for the Scheme area and require that new development and redevelopment take into consideration pedestrian access and safety, and make provision for cyclists.	The Council <b>local government</b> will endeavour to regulate traffic flow in accordance with the functional road hierarchy plan for the Scheme area and require that new development and redevelopment take into consideration pedestrian access and safety, and make provision for cyclists.	Terminology consistency.
Office/Residential Area - Uses	Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to the advertising procedure set down in the Scheme text.	Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to the advertising procedure set down	The advertising procedure is contained in the Deemed Provisions.

	<i><b>Note:</b> 1. Processes for advertising are contained in the City Planning Scheme Policy Manual under the section Public Notification/Advertising Procedures.</i>	<del>in the Scheme text</del> <b>clause 64 of the Deemed Provisions.</b> <i><b>Note:</b> 1. Processes for advertising are contained in <b>clause 64 of the Deemed Provisions and the City Planning Scheme Policy Manual</b> under the section Public Notification/Advertising Procedures.</i>	
Residential Area - Uses	Specialised forms of accommodation, as well as nursing homes and consulting rooms, will be subject to the advertising procedure as set down in the Scheme text.	Specialised forms of accommodation, as well as nursing homes and consulting rooms, will be subject to the advertising procedure as set down in <del>the Scheme text</del> <b>clause 64 of the Deemed Provisions.</b>	The advertising procedure is contained in the Deemed Provisions.
Minor Town Planning Scheme No. 14	All town planning schemes are subject to review under town planning legislation and as the Council reassesses development control policies. If further development of land within the Scheme area is contemplated then the Council should be contacted with regard to the current details of the Scheme.	All town planning schemes are subject to review under town planning legislation and as the <del>Council</del> <b>local government</b> reassesses development control policies. If further development of land within the Scheme area is contemplated then the <del>Council</del> <b>local government</b> should be contacted with regard to the current details of the Scheme.	Terminology consistency.
Functional Road Hierarchy	The <del>Council</del> local government has adopted a functional road hierarchy for all roads in the Municipality. This hierarchy classifies roads on the basis of their purpose and the destination of the traffic they carry. This will provide a framework for local area traffic management and assist in the assessment	The <del>Council</del> <b>local government</b> has adopted a functional road hierarchy for all roads in the Municipality. This hierarchy classifies roads on the basis of their purpose and the destination of the traffic they carry. This will provide a framework for local area traffic	Terminology consistency.

	of development proposals for adjoining land. A map illustrating the functional road hierarchy is available from the <del>Council</del> local government.	management and assist in the assessment of development proposals for adjoining land. A map illustrating the functional road hierarchy is available from the <del>Council</del> local government.	
<b>Precinct 14 - Goderich</b>			
Statement of Intent	Council will therefore endeavour to regulate traffic flow in accordance with the functional road hierarchy plan for the Scheme area and require that new development and redevelopment take into consideration pedestrian access and safety, and make provision for cyclists.	<del>Council</del> The local government will therefore endeavour to regulate traffic flow in accordance with the functional road hierarchy plan for the Scheme area and require that new development and redevelopment take into consideration pedestrian access and safety, and make provision for cyclists.	Terminology consistency.
Residential Area	Reductions in on-site parking and open space requirements for residential development will be considered where normal provision is difficult to achieve, or where the Council can be convinced that normal provision is not warranted.	Reductions in on-site parking and open space requirements for residential development will be considered where normal provision is difficult to achieve, or where the <del>Council</del> local government can be convinced that normal provision is not warranted.	Terminology consistency.
Uses	Specialised forms of accommodation, as well as nursing homes and consulting rooms, will be subject to the advertising procedure as set down in the Scheme text.	Specialised forms of accommodation, as well as nursing homes and consulting rooms, will be subject to the advertising procedure as set down in <del>the Scheme text</del> clause 64 of the Deemed Provisions.	The advertising procedure is contained in the Deemed Provisions.

Town Centre- Uses – Clause (b)	<p>Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to the advertising procedure set down in the Scheme text.</p> <p><b>Note:</b> 1. Processes for advertising are contained in the City Planning Scheme Policy Manual under the section Public Notification/Advertising Procedures.</p>	<p>Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to the advertising procedure set down in the <del>Scheme text</del> <b>clause 64 of the Deemed Provisions.</b></p> <p><b>Note:</b> 1. Processes for advertising are contained in <b>clause 64 of the Deemed Provisions and the City Planning Scheme Policy Manual</b> under the section Public Notification/Advertising Procedures.</p>	The advertising procedure is contained in the Deemed Provisions.
Residential/Commercial Areas	Given the proximity of the Precinct to public transport, recreation areas and the city centre, reductions in on-site parking and open space requirements for residential development will be considered where normal provision is difficult to achieve, or where the Council can be convinced that normal provision is not warranted.	Given the proximity of the Precinct to public transport, recreation areas and the city centre, reductions in on-site parking and open space requirements for residential development will be considered where normal provision is difficult to achieve, or where the <del>Council</del> <b>local government</b> can be convinced that normal provision is not warranted.	Terminology consistency.
Residential/Commercial Areas - Uses	Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to the advertising procedure set down in the	Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to the advertising procedure set down	The advertising procedure is contained in the Deemed Provisions.



	<p>Scheme text.</p> <p><b>Note:</b> 1. Processes for advertising are contained in the City Planning Scheme Policy Manual under the section Public Notification/Advertising Procedures.</p>	<p>in the <del>Scheme text</del> <b>clause 64 of the Deemed Provisions.</b></p> <p><b>Note:</b> 1. Processes for advertising are contained in <b>clause 64 of the Deemed Provisions and the City Planning Scheme Policy Manual</b> under the section Public Notification/Advertising Procedures.</p>	
Development Standards – (2)	<p>Conflict between non-residential and residential uses must be minimised. In this regard the Council's policy concerning Mixed residential/commercial development should be consulted.</p>	<p>Conflict between non-residential and residential uses must be minimised. In this regard the <del>Council's</del> <b>local government's</b>-policy concerning Mixed residential/commercial development should be consulted.</p>	Terminology consistency.
Development Standards – (3)	<p>The Council may consider variation of the standards specified in the Residential Design Codes, to enable a mixed use development to conform with the historic character of the area, particularly with redevelopment on small lots.</p>	<p>The <del>Council</del> <b>local government</b> may consider variation of the standards specified in the Residential Design Codes, to enable a mixed use development to conform with the historic character of the area, particularly with redevelopment on small lots.</p>	Terminology consistency.
Reserves	<p>All MRS reserves are shown on the Precinct Plan Map. Council has also reserved land for parks and recreation and therefore retains responsibility for development in that reserve.</p> <p>The Council nevertheless has management responsibilities for the regional reserve, as well as having the opportunity to comment</p>	<p>All MRS reserves are shown on the Precinct Plan Map. <del>Council</del> <b>The local government</b> has also reserved land for parks and recreation and therefore retains responsibility for development in that reserve.</p> <p>The <del>Council</del> <b>local government</b> nevertheless has management</p>	Terminology consistency.

	on all development, and in this regard the following matters referred to in this Precinct Plan will be taken into account in determining an application relating to a MRS reserve.	responsibilities for the regional reserve, as well as having the opportunity to comment on all development, and in this regard the following matters referred to in this Precinct Plan will be taken into account in determining an application relating to a MRS reserve.	
Wellington Square	The Square's historical function as the City's sports ground should be retained together with an enhanced environment for passive recreation to meet the needs of the Goderich and East Perth Precincts' residential population.	The Square's historical function as the <del>City's</del> <b>local government's</b> sports ground should be retained together with an enhanced environment for passive recreation to meet the needs of the Goderich and East Perth Precincts' residential population.	Terminology consistency.
Functional Road Hierarchy	The Council has adopted a functional road hierarchy for all roads in the Municipality. This hierarchy classifies roads on the basis of their purpose and the destination of the traffic they carry. This will provide a framework for local area traffic management and assist in the assessment of development proposals for adjoining land. A map illustrating the functional road hierarchy is available from the Council.	The <del>Council</del> <b>local government</b> has adopted a functional road hierarchy for all roads in the Municipality. This hierarchy classifies roads on the basis of their purpose and the destination of the traffic they carry. This will provide a framework for local area traffic management and assist in the assessment of development proposals for adjoining land. A map illustrating the functional road hierarchy is available from the <del>Council</del> <b>local government</b> .	Terminology consistency.
<b>Precinct 15 – East Perth</b>			
East Perth Precinct	The Council, however, is asked to comment	The <del>Council</del> <b>local government,</b>	Terminology consistency.

	on development applications, administer building, health and related controls and at times is involved in other major works including transport related matters.	however, is asked to comment on development applications, administer building, health and related controls and at times is involved in other major works including transport related matters.	
Precinct Plan – Precinct Boundary	For the “Normalised” area of the East Perth Precinct the Council is the responsible authority for development approvals.	For the “Normalised” area of the East Perth Precinct the <del>Council</del> <b>local government</b> is the responsible authority for development approvals.	Terminology consistency.
Precinct Plan – Metropolitan Redevelopment Authority (MRA)	The Council, however, is asked to comment on development applications, administer building, health and related controls and at times is involved in other major works including transport related matters.	The <del>Council</del> <b>local government</b> , however, is asked to comment on development applications, administer building, health and related controls and at times is involved in other major works including transport related matters.	Terminology consistency.

**Agenda**                      **Barrack Street Improvement Model – Integrated Private Realm**  
**Item 13.4**                      **Investment with Streetscape Works – Annual Update**

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**Recommendation:**

***That Council:***

- 1. notes that over 55% of the dilapidation issues identified in the 2014 dilapidation audit of Barrack Street have been addressed in the first two years of the three year Improvement Program by a combination of implemented works, planning approvals to undertake works, and City Heritage or Business Grants;***
- 2. notes that the targeted sites and measures identified in the Improvement Snapshot included in Confidential Attachment 13.4C have been actioned and / or achieved, with grants totalling \$334,498 generating \$4,161,824 of private investment across 19 sites; and***
- 3. notes that the Implementation Staging Strategy is moving from Stage 2 to Stage 3 with remaining dilapidation works in Barrack Street to be addressed by compliance.***

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 4 April 2017.

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

FILE REFERENCE:	P1027696 & P1027697
SUBURB/LOCATION:	Barrack Street, Perth
REPORTING OFFICER:	Place Development Officer
REPORTING UNIT:	Economic Development
RESPONSIBLE DIRECTORATE:	Economic Development and Activation
DATE:	26 January 2017
ATTACHMENT/S:	Attachment 13.4A – Improvement Model Confidential Attachment 13.4B – Implementation Staging Strategy Confidential Attachment 13.4C – Improvement Snapshot – Annual Update (Confidential Attachments distributed under separate cover to Elected Members)

**Legislation / Strategic Plan / Policy:****Legislation**

Section 2.7(2)(b) of the *Local Government Act 1995*  
*Building Act 2011*  
*Local Government Act 1995*  
*Planning and Development Act 2005*  
*Health Act 1911*

**Integrated Planning  
and Reporting  
Framework****Strategic Community Plan**

Council Four Year Priorities: Community Outcomes  
 Perth as a Capital City  
 The City is recognised internationally as a city on the move and for its liveability, talented people, centres of excellence and business opportunities.  
 Living in Perth  
 The City is a place where a diverse range of people choose to live for a unique sustainable urban lifestyle and access to government and private services.  
 Perth at Night  
 A City that has a vibrant night time economy that attracts new innovative businesses and events and where people and families feel safe.  
 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:

1.2 – Community Consultation  
 1.3 – Community Participation  
 2.3 – Graffiti Treatment  
 6.1 – Heritage Grants  
 18.13 – Sponsorship  
 18.15 – Grants

**Purpose and Background:**

At its meeting held on **9 December 2014**, Council approved a trial 'Improvement Model', targeting grants programs and business incentives specifically related to the \$5 million Barrack Street Project, which was completed in November 2015. This included close collaboration with the private sector to leverage City enhancements as acknowledged in the City's Corporate Business Plan. A particular target was the 144 dilapidation issues identified in the building audit under a broader Improvement Model for Economic Development:

PLACE RESEARCH	COMPETITIVE ADVANTAGE	IMPROVEMENT METHODOLOGY
<ul style="list-style-type: none"> <li>• Economic</li> <li>• Environmental</li> <li>• Social</li> <li>• Cultural</li> <li>• Physical Environment</li> </ul>	Attributes or combination of attributes may allow a place to outperform its competitors either by cost or a point of differentiation	Having an appropriate governance model for community engagement and capital investment relevant to the place

Table 1: Improvement Model for Economic Development: Three Pillars

Council, at its meeting held on **9 December 2014**, resolved the following:

- “1. approves a project to target grant opportunities and incentives detailed in Confidential Schedule 22 [of that report], concurrent with the City’s capital works in Barrack Street, for the purpose of consultation with stakeholders to deliver physical building and tenancies improvements through formal negotiation, business grants, incentives and compliance activities; and
2. supports the priority Issues and Actions outlined in the ‘Improvement Implementation Staging Strategy’ as detailed in Confidential Schedule 20 [of that report], as an appropriate program to progress the identified issues in the Barrack Street study area.”

This approach supports appropriate forward planning of major projects, addresses risk management of committed public funds and maximises the impact of that investment.

Council, at its meeting held on **2 February 2016**, considered the 12 month review and resolved the following:

- “1. notes that the Barrack Street two way civil works were finalised two months ahead of practical completion;
2. notes that over 50% of the dilapidation issues identified in the 2014 audit have been addressed in the first year of the three year Improvement Program by a combination of implemented works, planning approvals to undertake works, and City Heritage or Business Grants;
3. notes that the targeted sites and measures identified in the Improvement Snapshot included in Confidential Schedule 10 have been actioned and / or achieved, with grants totalling \$143,923 generating \$351,249 of private investment across 13 sites;
4. notes that the Implementation Staging Strategy is moving to Stage 2 / 3 with remaining dilapidation works to be addressed by negotiation and compliance; and
5. approves the continuation of the incentive for the removal / relocation of the remaining 25 air conditioning units on facades located within the Barrack Street Conservation Area, at a maximum cost of \$11,000.”

The timeline for the trial is three years from December 2014, to accommodate negotiation on the dilapidation issues and monitoring the impact of the City’s civil works across the following areas:

- Gross leasable area / value;
- Vacant floor space;
- Gross Rental Value;

- Total number of vacant tenancies;
- Day / Night time economy – opening hours;
- Land use mix (changes);
- Ground Floor Activation Assessment;
- Crime / Antisocial Behaviour data;
- Maintenance of identified cultural business diversity;
- Survey of landowners and tenants; and
- Pedestrian count(s).

These metrics are to be examined at the end of the program in December 2017.

This report examines the impact of the second year of the Improvement Model shown in Attachment 13.4A.

## **Details:**

### **Overall Summary**

- Tenant vacancies appear significant 'on the ground', with a quantitative increase from 13% to 17% in the first two years of the program;
- However, the overall vacancy rate has actually reduced from 13% to 9.8% given several major sites have taken vacant possession of tenancies for redevelopments triggered by the City's interventions via the City Heritage Grants under the Improvement Program or via the City Planning Scheme No. 2 Plot Ratio Bonus provisions (Hotel). This is key evidence of the impact, timing and the appropriateness of the City Improvement Program, statutory and grants framework to stimulate development;
- Barrack Street has welcomed 15 new tenants at street level being a 18.5% overall turnover since 2014: Restless; Sinabro; Work Study; Built; La Vietnam; Edosie; Petition; B & N Optometrists; Clockwork; Burringi & Co Coffee; Alfred's Pizza; Minu Threading; Honey Cream; La Casi Sinti; and Hot Star Chicken; and
- The completion of the City's civil works, occupation of the Treasury Site and City Library has had a dramatic impact on stimulating new tenancies and business investment in the last 12 months in a diminishing business climate.

### **Dilapidation Summary**

As shown in Table 1 below, 81 of the 144 dilapidation issues noted in the 2014 audit have now been addressed by a combination of implemented works, planning approvals to undertake works (to be implemented), and City of Perth Heritage or Business Grants (in various stages of implementation).

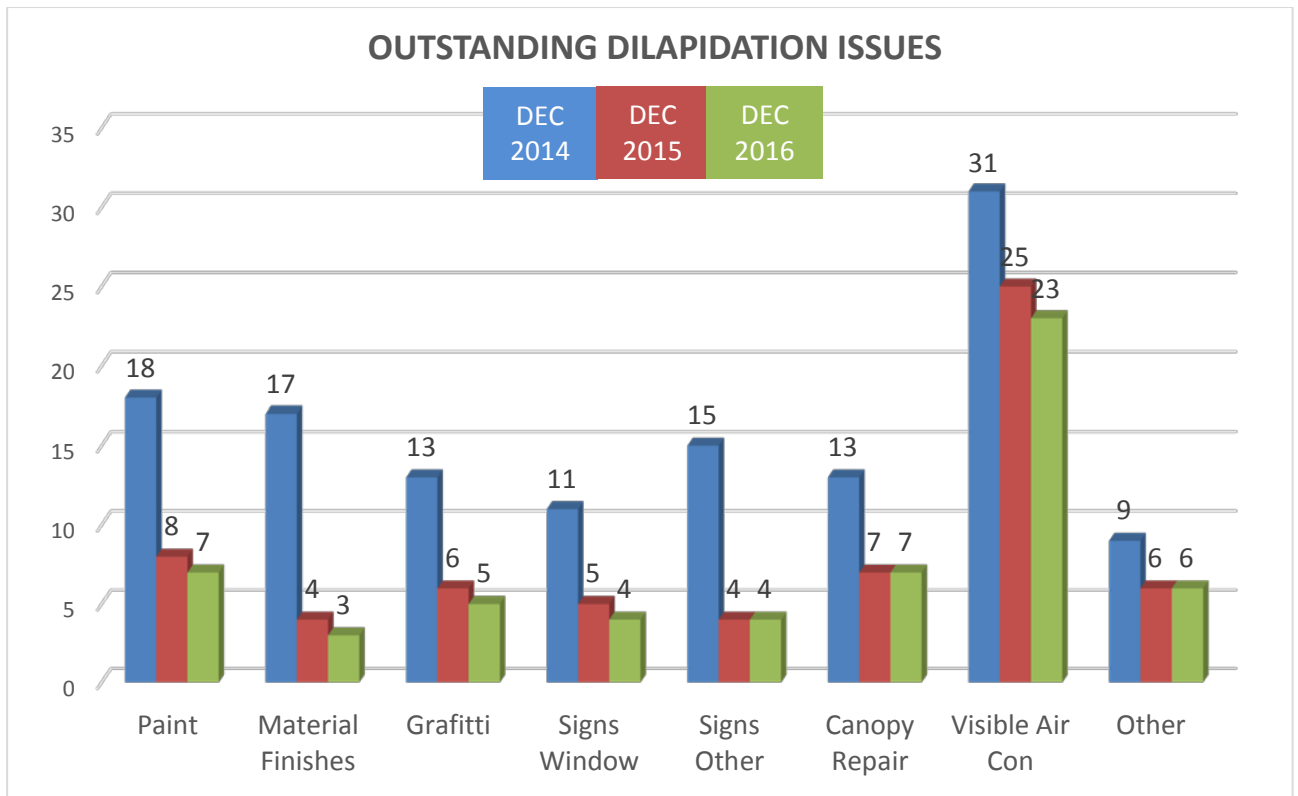


Table 1: Actionable Dilapidation Issues – Annual Update

With limited exception, Stage 1 of the Implementation Staging Strategy, endorsed by Council at its meeting held on **9 December 2014** (refer Confidential Attachment 13.4B) has been completed.

#### Improvement Program Stages 2 / 3 – Negotiation and Compliance

Incentives to improve building facades were a City initiative to collaborate with the private sector to leverage City enhancements as required by the City's Corporate Business Plan.

Stages 2 and 3 of the Improvement Program require direct negotiation and compliance action to address the remaining dilapidation issues. The legislative framework relevant to the array of dilapidation issues places the onus for works on owner(s) of the land. Any City action in this regard will cause some nuisance to the operation of businesses in the locality with disruption to air conditioning services, hoardings, gantries, and footpath obstructions to implement the required works.

As reported to the **2 February 2016** Council meeting, a hiatus on compliance action was recommended, to give business some respite from the combined impacts of:

- (i) Public Transit Authority bus relocation to William Street (loss of foot traffic);
- (ii) Metropolitan Redevelopment Authority (MRA) works at Barrack Square and EQ;
- (iii) two way traffic civil works; and
- (iv) forecast consumer sentiment.

Accordingly, the progress of dilapidation issues has understandably slowed in year two. It is recommended that stage 2 / 3 negotiation and compliance recommence in the next 12 months, leveraging the City's planning compliance resource improvements in 2017.



## Heritage Grants

Council, at its meetings held on **21 July 2015** and **13 December 2016**, conditionally approved the awarding of Heritage Grants for nine buildings, totalling \$315,058 (excluding GST) for:

1. 119-123 Barrack Street, Perth (\$73,808) – For the removal of the steel cladding from the first and second floors and reinstatement of the original street façade. A Heritage Agreement has been signed and development application recently lodged.
2. The six buildings forming the ‘Connor Quinlan Estate’ located at 618 Hay Street, 612-616 Hay Street and 69-99 Barrack Street, Perth (\$61,250) – These works include repainting the existing street façades and the award is dependent on the owners’ relocation of air conditioning units and concealment of services. The works are currently being programmed by the property manager with the timing to consider an overall canopy upgrade.
3. 111 – 113 Barrack Street, “Queens Chambers”, constructed in 1897, for the complete internal and external refurbishment of the entire building (\$180,000). Ground level tenants have now been vacated to accommodate the works.
4. 115 – 117 Barrack Street, “Smiths Chambers”, constructed in 1901, for the complete internal and external refurbishment of the entire building (\$180,000). Ground level tenants have now been vacated to accommodate the works.

Therefore eight of Council’s 10 targeted buildings endorsed under the Improvement Model have been successfully negotiated and awarded. Works have been completed on 113 – 119 Barrack Street with the remainder due for completion in 2017/18.

The proposed works will provide the catalyst and critical mass for the transformation of the Conservation Area. The total heritage grant award of \$315,058 has been matched by \$4,142,384 of direct private investment and potentially a further \$479,250 in canopy works for the Connor Quinlan Estate (being the entire western side of Barrack Street between the Malls).

## Small Business Grants

A total of seven key tenancies were identified for Small Business Grants of up to \$2,000 in the 2014 audit to address dilapidation issues. A total of eleven grants have been approved totalling \$19,440. This has been a very effective way to provide façade improvements via direct negotiation with tenants resolving approximately 20% of the dilapidation improvements.

## Other Incentives

Council at its meeting held on **2 February 2016**, resolved that the incentive of \$500 per air conditioning unit removal / relocation (up to a maximum of \$1,500 per site) be extended to the current financial year. This was intended to address the 25 noted air conditioning units remaining on building facades or awnings, which are likely to be unauthorised and detract significantly from the visual amenity of the Barrack Street Heritage Conservation Area. The maximum budget implication was \$11,000.

It was anticipated that this would save significant costs in comparison to any legal action relating to unauthorised development.

Further investigation with building owners indicate significant costs in relocating such infrastructure which is examined further in respect to the Connor Quinlan Estate below.

### Targeted Sites

Confidential Attachment 13.4C includes an Improvement Snapshot outlining the progress on the key targeted sites, improvements and initiatives endorsed by Council at its meeting held on **9 December 2014**. All outcomes have been either addressed successfully or are subject to on-going negotiation.

### Other Key Sites

#### Connor Quinlan Estate

The six buildings forming the 'Connor Quinlan Estate' are located at 618 Hay Street, 612-616 Hay Street and 69-99 Barrack Street, occupying the entire street block end of buildings between the Malls on the western side of Barrack Street.

Council, at its meeting of **21 July 2015**, considered a grant of 50% of the total works sum of \$674,018, for repainting six building facades, removal of visible air conditioners / conduits and canopy works across all of the buildings within the estate. Council resolved to approve a grant of \$61,250 to assist with painting the building façade, subject to the owners funding the relocation of air conditioning units and concealment of services.

The upgrade of the façade of the six buildings is a marquee outcome of the Improvement Program with transformative benefits for the Barrack Street Conservation Area and the City's retail core.

The City has continued to liaise with the owners with respect to achieving a satisfactory outcome in relation to the Connor Quinlan Estate. These efforts and a recommendation to Council regarding the grant that has been awarded to the property will be the subject of a separate report.

#### 131-141 Murray Street, Perth

The last annual update noted the transformer works in advance of the redevelopment of the site that is now underway with basement works completed to accommodate the 18 level hotel and residential tower due for completion in 2018.

#### Treasury Tower – 28 St Georges Terrace, Perth

The major tenant took occupancy in the third quarter of 2016, which has coincided with several new tenancies taking occupancy in Barrack Street in the last six months. The tower accommodates close to 2000 workers which will have a significant impact on foot fall for Barrack Street businesses.

145-151 Barrack Street, Perth

This site marks the northern entry point into Barrack Street and currently has a detrimental impact on the visual amenity of the street by virtue of its vacant and dilapidated condition. Council at its meeting of **20 September 2016**, approved the partial demolition of the existing building and the construction of a nine storey hotel ('special residential') development containing 77 hotel rooms, with basement and ground floor dining uses.

Discussions with the owner's representative indicate a major tenant has been secured and the intention is to pursue the development approval. This site will be monitored in light of the visual amenity and ongoing squatter issues.

### **Financial Implications:**

A total of \$334,498 was spent by the City in the 2014/15 through 2016/17 financial years in regards to the awarding of Heritage and Small Business Grants. Private investment contributing to the Improvement Program has amounted to \$4,161,824 as a result of those grants (over 12 fold the City's investment).

Legal costs associated with implementation of Stage 2 / 3 compliance will be subject to separate compliance reporting, contingent on the implementation of other grants awards.

### **Comments:**

It is acknowledged within the City's Corporate Business Plan that a sophisticated governance model includes close collaboration with the private sector to leverage City enhancement. This approach supports appropriate forward planning of major projects, addresses risk management of committed public funds and maximises the impact of that investment.

The actions of the Improvement Model in Barrack Street have proven to be a welcome addition to the City's civil works, improving the amenity and functionality of Barrack Street. With over half the identified dilapidation issues actioned via works or development approvals, significant improvements have occurred and will be apparent in the next 12 to 24 months.

The visual impacts of the secured improvements are likely to be fully realised in the coming 12 months with the heritage works and development approvals being implemented. A presentation incorporating the City's 3D model will be provided to Elected Members in the next annual review.

The post implementation assessment of the proposed Barrack Street project will be used to determine if the Improvement Model can be further developed to drive future concurrent public / private improvements. Pending this assessment, the Improvement Model for current public / private improvements will be developed for Council's future consideration.

## IMPROVEMENT MODEL

STAGE	KEY ACTIVITIES	DEC 14	DEC 15	DEC 16	ACTION / OUTPUT
Research	Review 5 Year Capital Works	X	X	X	Director to endorse application of model to identified portion of the capital works program
	Review Relevant Grants	X	X	X	
	Review Relevant Legislation	X	X	X	
	Status of development approvals	X	X	X	
	Heritage assessments / context	X	X	X	
Assessment	Review Strategic Context	X	X	X	Base data and opportunities identified in an Improvement Snapshot for Council's consideration
	Dilapidation Survey	X	X	X	
	Land Use Survey	X	X	X	
	Activation Assessment	X	X	X	
	Key focus areas identified	X	X	X	
	Economic Analysis	/	X	X	
	Commercial culture understood	X	X	X	
	Establish other baseline data	X	X	X	
	Pre Consultation Analysis	X	X	X	
Identify Stakeholders	X	X	X		
Engagement and Visioning	Communications Plan (Stage 1)		X	X	Council to endorse options for concurrent private and public realm upgrades
	Engage Stakeholders		X	X	
	Survey business / land owners		X	X	
	Review Analysis		X	X	
	Set Vision		X	X	
	Set Short / Long Term Objectives		X	X	
	Identify Strategic Opportunities		X	X	
	Identify Marketing Opportunities		X	X	
	Identify Sustainable Funding Options		X	X	
	Identify Private Investment Options		X	X	
Outline Actions		X	X		
Implementation	Communications Plan (Stage 2)		X	X	Grants, sponsorship, compliance work, building upgrades, promotion and events completed
	Stakeholder Engagement		/	/	
	Delivery of identified priorities		/	/	
	Aquittal / application of funding		/	/	
	Assistance in negotiation application processes		/	/	
	Implement branding and marketing opportunities		/	/	
	Promotion and launch events		X	X	
Evaluation and Monitoring	Revisit 'Assessment' stage against base indicators		/	/	Improvements against base line data are reportable within the City's Economic Development Annual Report for the two years following completion of capital works
	Finalise 'Lessons Learnt Register'		/	/	
	Review methodology / model				
	Recommend improvements to City process and policy		/	/	
	Review marketing outcomes				
Survey Businesses					

CONFIDENTIAL ATTACHMENT 13.4B & C  
ITEM 13.4 – BARRACK STREET IMPROVEMENT MODEL –  
INTEGRATED PRIVATE REALM INVESTMENT WITH STREETScape  
WORKS – ANNUAL UPDATE

FOR THE COUNCIL MEETING

11 APRIL 2017

DISTRIBUTED TO ELECTED MEMBERS UNDER SEPARATE COVER

**Agenda**                      **Barrack Street Improvement Model – Connor Quinlan Estate**  
**Item 13.5**                    **Update**

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**Recommendation:**

***That Council:***

- 1. amends the 21 July 2015 resolution, awarding a heritage grant of \$61,250 for painting the six buildings facades forming the ‘Connor Quinlan Estate’, at 618 Hay Street, 612-616 Hay Street and 69-99 Barrack Street, by removing the grant funding pre-requisite requiring the owner to fund the removal of visible air conditioners and electricals;***
- 2. pursuant to Council’s endorsed Improvement Model Implementation Staging Strategy, notes that if works on the Connor Quinlan Estate do not proceed in the 17/18 financial year, a report will be prepared for Council to address any non-compliant elements of the Connor Quinlan Estate buildings under Building Act 2011, Local Government Act 1995, Planning and Development Act 2005 or Health Act 1911 (as appropriate); and***
- 3. encourages the owner of the Connor Quinlan Estate to undertake a canopy upgrade to all buildings concurrently with painting the facades, to minimise scaffolding and construction disruption to the Barrack Street businesses and maximise the aesthetic benefits to the Barrack Street Conservation Area;***

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 4 April 2017.

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

FILE REFERENCE:	P1027696 & P1027697
SUBURB/LOCATION:	Barrack Street, Perth
REPORTING UNIT:	Economic Development
RESPONSIBLE DIRECTORATE:	Economic Development and Activation
DATE:	26 January 2017
ATTACHMENT/S:	Attachment 13.5A – Location Plan Confidential Attachment 13.5B – Implementation Staging Strategy (Confidential Attachments distributed under separate cover to Elected Members)

## **Legislation / Strategic Plan / Policy:**

### **Legislation**

Section 2.7(2)(b) of the *Local Government Act 1995*  
*Building Act 2011*  
*Local Government Act 1995*  
*Planning and Development Act 2005*  
*Health Act 1911*

### **Integrated Planning and Reporting Framework**

#### **Strategic Community Plan**

Council Four Year Priorities: Community Outcomes  
 Perth as a Capital City

The City is recognised internationally as a city on the move and for its liveability, talented people, centres of excellence and business opportunities.

#### Living in Perth

The City is a place where a diverse range of people choose to live for a unique sustainable urban lifestyle and access to government and private services.

#### Perth at Night

A City that has a vibrant night time economy that attracts new innovative businesses and events and where people and families feel safe.

#### 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:

1.2 – Community Consultation  
 1.3 – Community Participation  
 2.3 – Graffiti Treatment  
 6.1 – Heritage Grants  
 18.13 – Sponsorship  
 18.15 – Grants

## **Purpose and Background:**

At its meeting held on **9 December 2014**, Council approved a trial ‘Improvement Model’, targeting grants programs and business incentives specifically related to the \$5 million Barrack Street Project, which was completed in November 2015. This included close collaboration with the private sector to leverage City enhancements as acknowledged in the City’s Corporate Business Plan. A particular target was the 144 dilapidation issues identified in the building audit under a broader Improvement Model for Economic Development.

Council, at its meetings held on **21 July 2015**, Council conditionally approved the awarding of Heritage Grants for the six buildings forming the ‘Connor Quinlan Estate’ located at 618 Hay Street, 612-616 Hay Street and 69-99 Barrack Street, Perth (\$61,250). These works include repainting the existing street façades and the award is dependent on the owners’ relocation of air conditioning units and concealment of services. The works are currently being programmed by the property manager with the timing to consider an overall canopy upgrade.

## **Details:**

The six buildings forming the Connor Quinlan Estate occupying the entire street block end of buildings between the Malls on the western side of Barrack Street (refer Attachment 13.5A).

Council, at its meeting of **21 July 2015**, considered a grant of 50% of the total works sum of \$674,018, for repainting six building facades, removal of visible air conditioners / conduits and canopy works across all buildings.

Council resolved to grant \$61,250 only, in respect to painting the façade subject to the owner funding the relocation of air conditioning units and concealment of services.

The owners' preliminary quotations provided to Council's meeting of **21 July 2015**, indicated a cost of \$72,268 for air conditioning and electrical work, with subsequent detailed quotation exceeding \$100,000. The owners are not willing to meet Council's pre-requisite condition regarding the air conditioners and conduits to receive the \$61,250 heritage grant for painting the facades (which will cost \$122,500).

The upgrade of the façade of the six buildings is a marquee outcome of the Improvement Program with transformative benefits for the Barrack Street Conservation Area and the City's retail core. It is recommended that:

- (i) the grant pre-requisite be removed in respect to owner funded relocation of air conditioners and conduits in order for the façade works to proceed;
- (ii) the owner be encouraged to upgrade all canopies concurrently with the façade works to minimise construction disruption to the street and maximise the aesthetic benefits to the Barrack Street Conservation Area; and
- (iii) should works not proceed in the 17/18 financial year, a report be prepared to Council to examine the endorsed Improvement Program Stage 2 / 3 'compliance' (Refer Confidential Attachment 13.5B) in respect to any non-compliant elements of the Connor Quinlan Estate buildings under *Building Act 2011, Local Government Act 1995, Planning and Development Act 2005 or Health Act 1911* (where appropriate).

### **Improvement Program Stages 2 / 3 – Negotiation and Compliance**

As reported to the **2 February 2016** Council meeting, a hiatus on compliance action was recommended, to give business some respite from the combined impacts of:

- (i) Public Transit Authority bus relocation to William Street (loss of foot traffic);
- (ii) Metropolitan Redevelopment Authority (MRA) works at Barrack Square and EQ;
- (iii) two way traffic civil works; and
- (iv) forecast consumer sentiment.

Accordingly, the progress of dilapidation issues has understandably slowed in year two. As noted in the annual update report being considered concurrently in this agenda, the program is now proceeding to stage 2 / 3 negotiation and compliance recommence in the next 12 months. The recommended approach on this report will facilitate a consistent approach to the City's outstanding dilapidation and compliance issues across the Improvement Program area, pursuant to Council's endorsed Implementation Strategy (Confidential Attachment 13.5B).



**Financial Implications:**

The Connor Quinlan Heritage Grant of \$61,250 sits within the City's heritage reserve and will facilitate \$122,500 for painting the respective facades. This forms part of a total of \$334,498 committed by the City in the 2014/15 through 2016/17 financial years across Barrack Street in Heritage and Small Business Grants. Private investment contributing to the Improvement Program has amounted to \$4,161,824 as a result of those grants (over 12 fold the City's investment).

Legal costs associated with implementation of Stage 2 / 3 compliance will be subject to separate compliance reporting, contingent on the implementation of other grants awards.

**Conclusion:**

The actions of the Improvement Model in Barrack Street have proven to be a welcome addition to the City's civil works, improving the amenity and functionality of Barrack Street. With over half the identified dilapidation issues actioned via works or development approvals. The visual impact of the secured improvements is likely to be fully realised in the coming 12 months with the heritage works and development approvals being implemented.

Council's willingness to forgo the pre-requisite air conditioner and conduit works in the short term will ensure the upgrade to the Connor Quinlan Estate facades proceeds in a timely fashion, delivering the marquee outcome of the Improvement Program and transformation of the Barrack Street Conservation Area.

The visual impact of those works will far outweigh the negative impact of several air conditions and conduits on the respective facades that will need to be addressed in a coordinated fashion with the remaining dilapidation issues under the endorsed Implementation Staging Strategy (Confidential Attachment 13.5B).

LOCATION PLAN



CONFIDENTIAL ATTACHMENT 13.5B  
ITEM 13.5 – BARRACK STREET IMPROVEMENT MODEL – CONNOR  
QUINLAN ESTATE UPDATE

FOR THE COUNCIL MEETING

11 APRIL 2017

DISTRIBUTED TO ELECTED MEMBERS UNDER SEPARATE COVER

**Agenda      Payments from Municipal and Trust Funds – February 2017**  
**Item 13.6**

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**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 28 February 2017, be received and recorded in the Minutes of the Council, the summary of which is as follows:***

<b>FUND</b>	<b>PAID</b>
<b>Municipal Fund</b>	<b>\$ 13,106,666.11</b>
<b>Trust Fund</b>	<b>\$ 116,703.04</b>
<b>TOTAL:</b>	<b>\$ 13,223,369.15</b>

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 4 April 2017.

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

FILE REFERENCE:	P1033586-31
REPORTING UNIT:	Finance
RESPONSIBLE DIRECTORATE:	Corporate Services
DATE:	1 March 2017
ATTACHMENT/S:	A detailed list of payments made under delegated authority for the month ended 28 February 2017 can be accessed by Elected Members via the Elected Members Portal. Members of the public can access the list of payments on request.

**Legislation / Strategic Plan / Policy:**

<b>Legislation</b>	Regulation 13(1) of the <i>Local Government (Financial Management) Regulations 1996</i>
<b>Integrated Planning and Reporting Framework Implications</b>	<p><b>Strategic Community Plan</b></p> <p>Council Four Year Priorities: Community Outcome Capable and Responsive Organisation</p> <p>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.</p>

**Comments:**

Payments for the month of February 2017 included the following significant items:

- \$308,006.26 to Electricity Generation and Retail Corporation for electricity charges at various locations;
- \$265,555.01 to Coates Hire Services relating to payments made mainly for the hire of equipment for Skyworks 2017; and
- \$224,487.21 to Access Brickpaving Co for payments relating to paving works at various locations in the City.

**Agenda**            **Financial Statements and Financial Activity Statement for the**  
**Item 13.7**           **Period Ended 28 February 2017**

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**Recommendation:**

***That Council approves the Financial Statements and the Financial Activity Statement for the period ended 28 February 2017 as detailed in Attachment 13.7A of this Report.***

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 4 April 2017.

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

FILE REFERENCE:	P1014149-25
REPORTING UNIT:	Finance
RESPONSIBLE DIRECTORATE:	Corporate Services
DATE:	23 March 2017
ATTACHMENT/S:	Attachment 13.7A – Financial Statements and Financial Activity Statement for the period ended 28 February 2017

**Legislation / Strategic Plan / Policy:**

<b>Legislation</b>	Section 6.4(1) and (2) of the <i>Local Government Act 1995</i> Regulation 34(1) of the <i>Local Government (Financial Management) Regulations 1996</i>
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<b>Integrated Planning and Reporting Framework Implications</b>	<b>Strategic Community Plan</b> 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.
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**Financial Implications:**

There are no direct financial implications arising from this report.

**Details:**

The Financial Activity Statement is presented together with a commentary on variances from the revised budget.

**Comments:**

The Financial Activity Statement commentary compares the actual results for the eight months to 28 February 2017 with the original budget approved by Council on **28 June 2016** and budget adjustments adopted by Council on **30 August 2016** and **1 November 2016**.

**FINANCIAL ACTIVITY STATEMENT FOR THE EIGHT MONTHS TO  
28 FEBRUARY 2017**

**REPORT OF VARIANCES TO BUDGET**

**This report compares the actual performance for the eight months to 28 February 2017 to the adopted 2016/17 Budget and budget adjustments adopted by Council on 30 August 2016 and 1 November 2016. Please note that this does not include the budget review approved by Council at the meeting held 14 March 2017.**

**Operating Revenue**

- Parking revenue year to date was \$48.4 million, which was \$(2,168,000) below budget prior to the recently approved February budget review. The variance consisted of \$(3,058,000) for Undercover Car Parks, partly offset by positive variances of \$69,000 for Open Air Car Parks, and \$756,000 for Kerbside Parking and \$65,000 for Events Parking.
- The unfavourable variances for Undercover Car Parks were mainly due to year on year patronage lower than expected at these carparks: His Majesty's \$(448,000), Alexander Library \$(333,000) and Convention Centre Carpark \$(475,000).
- Parking revenue is forecasted to end the year \$5.3 million less than originally budgeted; a reduction which was reflected in the budget review 2016/17 report which was approved by Council on 14 March 2017.
- Fines and Costs were lower than budget by \$(965,000) due to less than expected revenue generated from parking fines. The trend is expected to continue with the year end results for fines and costs expected to be \$1.8 million below the revised budget.
- Investment Income and Interest were \$448,000 or 13% above budget, mainly due to the performance of the Colonial Share Index Balanced Fund.
- Rubbish collection yielded 3.7% or \$(315,000) less than expected compared to the revised budget. It is anticipated that the actual year end result would be \$(279,000) less than current revised budget.
- Recurrent Grants were above budget by \$609,000 predominantly due to an accrual for the Lotterywest grant for Skyworks. This is a timing variance only.

**Operating Expenditure**

- Employee costs ended the month \$1,689,000 or 3.3% below budget mainly due to the timing of recruitment, with a number of positions vacant which had been approved in the 2016/17 Workforce Plan. This is expected to be a timing variance only.



**FINANCIAL ACTIVITY STATEMENT FOR THE EIGHT MONTHS TO  
28 FEBRUARY 2017**

**REPORT OF VARIANCES TO BUDGET**

- Materials and Contracts were \$8,474,000 below budget. As part of the budget review it is expected that savings of \$3.1 million will be achieved at the end of the year.
- The main areas of underspend to date were: Consultancy \$1,432,000, Infrastructure Maintenance \$1,295,000 (mainly for River Wall \$569,000 and footpaths \$363,000) and Property Maintenance \$1,050,000 (mainly for Council House \$514,000 and Pedestrian Walkways \$106,000) and Advertising \$518,000. Various smaller variances were spread throughout the City's accounts.
- Utilities are lower by \$374,000 in the climate for rising power costs. This trend of lower than anticipated spend is expected to continue for the rest of the financial year.
- Depreciation was \$59,000 under budget, a variance of 0.3%.
- Loss on disposal of assets was \$(1,310,000) above budget. As part of the capitalisation process of new assets, relevant obsolete assets were written off. The finalisation of the year end process resulted in a loss of \$899,000 for infrastructure assets during September. The majority of this variance is expected to be a timing variance.
- Other Expenditure was \$(499,000) above budget. During December \$(458,000) was processed as part of the capital works close out process for costs that were identified as operating expenditure rather than capital costs.

**Investing Activities**

- Capital Grants were \$(2,323,000) below budget mainly due to slower than anticipated delivery of capital projects.
- Capital expenditure was \$22.8 million below the revised budget. At the end of February capital spent was \$15.1 million, being 22.5% of the revised budget spent to date. The program of project works has progressed slower than anticipated resulting in this significant variance. The actual capital expenditure does not however reflect committed expenditure on projects which have commenced. Reprioritisation of some projects and adjustments to the total value of the program has been considered as part of the budget review, with a reduction of \$15.1 million proposed.
- Capital expenditure for the month of February totalled \$1.1 million which included the following:
  - Various CPP projects \$220,000

**FINANCIAL ACTIVITY STATEMENT FOR THE EIGHT MONTHS TO  
28 FEBRUARY 2017**

**REPORT OF VARIANCES TO BUDGET**

- Council House water feature refurbishment \$91,000
- Various Footpath projects \$228,000

**Financing Activities**

- Transfers to Reserves were \$7.5 million below budget. Utilisation of reserve funds was lower than expected, this being a timing variance.
- Transfers from Reserves were below budget by \$(6.4 million). This is due to slower than anticipated progress on capital expenditure.

**Amounts sourced from Rates**

- Rates revenue raised was \$1.4 million above the revised budget. A report was presented to Council on 1 November to adjust the 2016/17 budget for major income and expenditure resulting from the impact of the City of Perth Act. Rates issued to former Nedlands and Subiaco residents resulted in a \$1.8 million adjustment to the 2016/17 original budget.
- Furthermore, as part of the 2016/17 budget process estimates were made of the anticipated interim rates and the related revenue collection phased throughout the financial year. Some of those properties realised earlier than expected which accounted for the majority of the \$1.4 million variance.

**CITY OF PERTH**

**FINANCIAL ACTIVITY STATEMENT - for the period ended 28 February 2017**

	<b>Budget 2016/17 \$</b>	<b>Budget YTD 28-Feb-17 \$</b>	<b>Actual YTD 28-Feb-17 \$</b>	<b>Variance YTD 28-Feb-17 \$</b>
<b>Proceeds from Operating Activities</b>				
<b>Operating Revenue</b>				
<i>Nature of Income</i>				
Parking Fees	76,973,664	50,565,111	48,397,245	(2,167,865)
Fines and Costs	10,610,604	6,820,992	5,855,583	(965,409)
Investment Income and Interest	4,672,819	3,446,511	3,894,029	447,518
Community Service Fees	1,577,941	1,011,204	906,587	(104,617)
Rubbish Collection	8,581,163	8,561,036	8,245,675	(315,361)
Rentals and Hire Charges	5,251,214	3,552,384	3,448,381	(104,002)
Recurrent Grants	1,514,031	868,587	1,477,785	609,198
Contributions, Donations and Reimbursements	585,576	398,717	326,063	(72,654)
Other Income	4,681,208	3,471,823	3,524,398	52,575
Distribution from TPRC	1,000,000	0	0	0
	<b>115,448,219</b>	<b>78,696,364</b>	<b>76,075,747</b>	<b>(2,620,618)</b>
<b>Less: Operating Expenditure</b>				
<i>Nature of Expenditure</i>				
Employee Costs	77,744,705	51,837,593	50,148,307	1,689,287
Materials and Contracts	53,157,971	36,275,830	27,802,135	8,473,695
Utilities	3,596,588	2,367,133	1,992,820	374,312
Insurance Expenditure	1,197,885	797,956	724,728	73,228
Depreciation and Amortisation	33,144,020	22,096,013	22,036,686	59,328
Interest Expenses	1,562,208	1,064,670	1,220,493	(155,823)
Expense Provisions	998,010	652,005	618,661	33,344
Loss on Disposal of Assets	1,437,448	958,299	2,268,390	(1,310,091)
Other Expenditure	25,107,422	16,551,532	17,050,310	(498,779)
	<b>197,946,258</b>	<b>132,601,030</b>	<b>123,862,529</b>	<b>8,738,500</b>
Add back Depreciation	(33,144,020)	(22,096,013)	(22,036,686)	(59,328)
(Loss) / Profit on Disposals	(1,437,448)	(958,299)	(2,268,390)	1,310,091
	<b>163,364,790</b>	<b>109,546,718</b>	<b>99,557,454</b>	<b>9,989,264</b>
<b>Net Surplus/(Deficit) from Operations</b>	<b>(47,916,571)</b>	<b>(30,850,353)</b>	<b>(23,481,707)</b>	<b>7,368,646</b>
<b>Investing Activities</b>				
Capital Grants	5,768,315	3,845,543	1,522,729	(2,322,814)
Capital Expenditure	(66,963,105)	(37,883,368)	(15,132,221)	22,751,147
Proceeds from Disposal of Assets/Investments	1,280,000	746,959	746,271	(688)
	<b>(59,914,790)</b>	<b>(33,290,866)</b>	<b>(12,863,221)</b>	<b>20,427,645</b>
<b>Financing Activities</b>				
Repayment of Borrowings	(6,111,896)	(4,395,882)	(4,395,882)	0
Transfers to Reserves	(27,749,200)	(9,912,613)	(2,366,688)	7,545,925
Transfer from Reserves	34,665,203	25,956,526	19,513,640	(6,442,886)
	<b>804,106</b>	<b>11,648,032</b>	<b>12,751,070</b>	<b>1,103,038</b>
<b>Add: Opening Funds</b>	<b>27,795,809</b>	<b>27,795,809</b>	<b>21,028,299</b>	<b>(6,767,510)</b>
Net Surplus/(Deficit) before Rates	<b>(79,231,446)</b>	<b>(24,697,379)</b>	<b>(2,565,559)</b>	<b>22,131,820</b>
<b>Amount Sourced from Rates</b>	<b>86,914,114</b>	<b>86,602,027</b>	<b>87,999,338</b>	<b>1,397,311</b>
<b>Closing Funds</b>	<b>7,682,669</b>	<b>61,904,648</b>	<b>85,433,779</b>	<b>23,529,130</b>

<b>Net Cash on Hand</b>				
Cash On Hand	5,928,176	3,668,000	5,919,977	2,251,977
Money Market Investments	102,924,170	146,165,278	150,334,862	4,169,584
<b>Funds on Hand</b>	<b>108,852,346</b>	<b>149,833,277</b>	<b>156,254,839</b>	<b>6,421,562</b>
<b>Analysis of Funds on Hand</b>				
Reserves	79,211,467	69,434,058	68,384,819	(1,049,239)
Provisions	12,379,102	12,208,485	10,426,284	(1,782,201)
General Funds	17,261,777	68,461,246	77,714,248	9,253,001
<b>Funds on Hand</b>	<b>108,852,346</b>	<b>149,833,277</b>	<b>156,254,839</b>	<b>6,421,562</b>

## CITY OF PERTH

### CURRENT POSITION AS AT THE END OF THE PERIOD 28 FEBRUARY 2017

	2016/17 Budget \$	2016/17 Budget YTD \$	2016/17 Actual YTD \$	2016/17 Variance \$
<b>Current Assets</b>				
Cash and Cash Equivalents	5,928,176	3,668,000	5,919,977	2,251,977
Deposits and Prepayments	446,730	3,123,056	7,789,967	4,666,911
Money Market Investments - Municipal Funds	23,712,703	76,731,220	81,950,043	5,218,823
Money Market Investments - Restricted Funds	79,211,467	69,434,058	68,384,819	(1,049,239)
Trade and Other Receivables	4,020,574	8,240,926	10,581,531	2,340,605
Inventories	972,964	1,222,647	871,444	(351,203)
<b>Total Current Assets</b>	<b>114,292,614</b>	<b>162,419,907</b>	<b>175,497,781</b>	<b>13,077,874</b>
<b>Current Liabilities</b>				
Trade and Other Payables	26,646,668	31,112,195	21,440,075	(9,672,120)
Employee Entitlements	12,379,102	11,968,967	10,426,284	(1,542,683)
Provisions	400,750	239,518	509,620	270,102
Borrowings	7,083,366	6,995,052	6,995,052	0
<b>Total Current Liabilities</b>	<b>46,509,886</b>	<b>50,315,732</b>	<b>39,371,031</b>	<b>(10,944,701)</b>
<b>Working Capital Position Brought Forward</b>	<b>67,782,728</b>	<b>112,104,175</b>	<b>136,126,750</b>	<b>24,022,575</b>
Deduct Restricted Cash Holdings	(79,211,467)	(69,434,058)	(68,384,819)	1,049,239
Deduct Restricted Cash - Non-current leave	11,376,413	11,968,967	10,426,284	(1,542,683)
Deduct Restricted Capital Grants	0	270,512	270,512	0
Add Current Borrowings	7,083,366	6,995,052	6,995,052	0
<b>Current Funds Position Brought Forward</b>	<b>7,031,041</b>	<b>61,904,648</b>	<b>85,433,779</b>	<b>23,529,130</b>

# EXPLANATORY NOTES – FINANCIAL ACTIVITY STATEMENT

## BACKGROUND

- Regulation 34 of the Local Government (Financial Management) Regulations 1996 was amended effective from 1 July 2005.
- The amendment prescribes a monthly Financial Activity Statement (FAS) reporting the sources and application of funds, as set out in the Rate Setting Statement which is included in the Annual Budget.

## PURPOSE

- The FAS reports the actual financial performance of the City in relation to its adopted budget, which has been structured on financial viability and sustainability principles.
- The FAS is intended to act as a guide to Council of the impact of financial activities and the reasons for major variances to the annual budget estimates.

## PRESENTATION

- Regulation 34 prescribes the minimum detail to be included in the FAS. These are listed below.
  - Annual Budget estimates, and approved revisions to these, are to be included for comparison purposes.
  - Actual amounts of income and expenditure to the end of the month of the FAS.
  - Material variances between the comparable amounts and commentary on reasons for these.
  - The net current assets at the end of the month to which the FAS relates.
- An explanation of the composition of the net current assets at the end of the month to which the FAS relates; less committed and restricted assets.
- Councils are given the option of adopting a format which is considered most appropriate to their needs. These options are listed below.
  - According to nature and type classification,
  - by program, or
  - by business unit.
- It is recommended that while the information presented by cost objects (programs and activities) or by cost centres (business units) are useful for expense allocation and cost centre accountability purposes, they are less informative and difficult to comprehend in matters of disclosure and less effective in cost management and control.
- The FAS has therefore been presented in the format using nature and type classification as the most meaningful disclosure to the Council and public.

## FORMAT

- The FAS is formatted to align with the Rate Setting Statement.
- The first part deals with operating income and expenditure, excluding rate revenue.
- The next classification is the amount spent on capital expenditure and debt repayments.
- The classification 'Financing Activities' provides a statement of sources of funds other than from operating or rates revenue, which are usually associated with capital expenditure.
- Attached to the FAS is a statement of 'Net Current Assets' for the budget and actual expenditure to the end of the month to which the FAS relates.
- Opening and closing funds represent the balance of 'Net Current Assets', not including any funds which are committed or restricted.
- "Committed assets" means revenue unspent but set aside under the annual budget for a specific purpose.
- "Restricted assets" means those assets the uses of which are restricted, wholly or partially, by regulations or other externally imposed requirements", e.g. reserves set aside for specific purposes.
- To avoid duplication in calculating 'Closing Funds on hand', certain balances, such as provisions and borrowings, are also deducted.
- The total Closing Funds on hand are to be taken into account when calculating the amount to be raised by rates each year.
- The classification "Net Cash on Hand" represents the balances of funds held in cash or invested and the analysis into those funds reserved, carried forward or remaining unspent at the end of the month to which the FAS relates.



CITY of PERTH

# **CITY of PERTH**

## **Financial Statements**

**For the 8 months ended 28 February 2017**

**CITY OF PERTH  
MUNICIPAL**

*Statement of Comprehensive Income for the 8 months ended 28 February 2017*

*(By Program)*

	<i>Note</i>	<b>Budget 2016/2017</b>	<b>Revised Budget YTD</b>	<b>Actual YTD 28/02/2017</b>	<b>YTD Variance</b>	
		<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>%</b>
<b>OPERATING REVENUE</b>						
General Purpose Funding Rates		86,075,041	87,521,636	89,007,822	1,486,186	1.7%
General Purpose Funding Other		5,038,022	3,694,027	4,087,338	393,311	10.6%
Law, Order, Public Safety		23,178	15,595	33,750	18,155	116.4%
Health		780,345	734,538	881,887	147,349	20.1%
Education and Welfare		2,105,728	1,416,159	1,290,607	(125,552)	-8.9%
Housing		781,872	521,248	565,393	44,145	8.5%
Community Amenities		10,789,799	10,375,194	9,940,109	(435,085)	-4.2%
Recreation and Culture		1,732,910	816,254	1,312,102	495,848	60.7%
Transport		90,120,021	59,073,008	55,897,485	(3,175,523)	-5.4%
Economic Services		831,710	594,775	623,474	28,699	4.8%
Other Property and Services		803,852	535,961	435,119	(100,842)	-18.8%
Total Operating Income		199,082,478	165,298,395	164,075,086	(1,223,309)	-0.7%
<b>OPERATING EXPENDITURE</b>						
Governance		10,394,320	7,746,174	7,221,394	524,780	6.8%
General Purpose Funding		6,128,645	4,144,248	2,228,062	1,916,186	46.2%
Law, Order, Public Safety		3,758,622	2,543,831	2,811,632	(267,801)	-10.5%
Health		4,603,806	3,082,561	2,068,078	1,014,483	32.9%
Education and Welfare		3,688,491	2,442,114	2,408,583	33,531	1.4%
Housing		554,156	369,417	375,131	(5,714)	-1.5%
Community Amenities		30,384,835	20,439,940	18,450,049	1,989,891	9.7%
Recreation and Culture		35,350,738	23,967,973	22,736,142	1,231,831	5.1%
Transport		85,682,324	57,256,784	50,814,876	6,441,908	11.3%
Economic Services		10,316,035	6,367,834	7,413,001	(1,045,167)	-16.4%
Other Property and Services		5,020,459	3,365,188	4,929,670	(1,564,482)	-46.5%
Total Operating Expenditure		195,882,431	131,726,063	121,456,618	10,269,445	7.8%
<b>NET FROM OPERATIONS</b>		3,200,047	33,572,332	42,618,468	9,046,136	26.9%
<b>GRANTS/CONTRIBUTIONS</b>						
For the Development of Assets						
- General Purpose Funding		-	-	96,780	96,780	0.0%
- Law, Order, Public Safety		240,150	160,100	40,000	(120,100)	-75.0%
- Recreation and Culture		2,693,400	1,795,600	510,581	(1,285,019)	-71.6%
- Transport		2,834,765	1,889,843	875,368	(1,014,475)	-53.7%
Total Grants/Contributions		5,768,315	3,845,543	1,522,729	(2,322,814)	-60.4%
<b>DISPOSAL/WRITE OFF OF ASSETS</b>						
Gain/(Loss) on Disposal of Assets	2	(1,437,448)	(959,298)	(2,268,391)	(1,309,093)	136.5%
<i>Change in net assets resulting from operations before significant items</i>		7,530,914	36,458,577	41,872,806	5,414,229	14.9%
<b>SIGNIFICANT ITEMS</b>						
Distribution from TPRC		1,000,000	-	-	-	0.0%
<i>Change in net assets resulting from operations after significant items</i>		8,530,914	36,458,577	41,872,806	5,414,229	14.9%

**CITY OF PERTH  
MUNICIPAL**

*Statement of Comprehensive Income for the 8 months ended 28 February 2017*

*(By Nature)*

	<i>Note</i>	<b>Budget 2016/2017</b>	<b>Revised Budget YTD</b>	<b>Actual YTD 28/02/2017</b>	<b>YTD Variance</b>	
		<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>%</b>
<b>OPERATING REVENUE</b>						
Rates		85,143,608	86,602,027	87,999,338	1,397,311	1.6%
Grants and Contributions for Non Capital Purposes		1,514,031	868,587	1,477,785	609,198	70.1%
Donations and Reimbursements		585,576	398,717	326,063	(72,654)	-18.2%
Fees and Charges		105,213,130	72,933,523	69,351,451	(3,582,072)	-4.9%
Interest and Investment Income		4,672,819	3,446,511	3,894,029	447,518	13.0%
Other Revenue		1,953,314	1,049,029	1,026,420	(22,609)	-2.2%
Total Revenue from Operating Activities		199,082,478	165,298,395	164,075,086	(1,223,309)	-0.7%
<b>OPERATING EXPENDITURE</b>						
Employee Costs		77,205,335	51,837,593	50,148,307	1,689,286	3.3%
Materials and Contracts		53,092,963	36,275,830	27,802,135	8,473,695	23.4%
Utilities		3,596,588	2,367,133	1,992,820	374,313	15.8%
Depreciation and Amortisation		33,144,020	22,096,013	22,036,686	59,327	0.3%
Interest		1,562,208	1,064,670	1,220,493	(155,823)	-14.6%
Insurance		1,197,885	797,956	724,728	73,228	9.2%
Expenses Provision		998,010	652,005	618,657	33,348	5.1%
Other Expenses from Ordinary Activities		25,085,422	16,634,864	16,912,792	(277,928)	-1.7%
Total Expenses from Ordinary Activities		195,882,431	131,726,063	121,456,618	10,269,445	7.8%
Change in Net Assets from Ordinary Activities before Capital Amounts		3,200,047	33,572,332	42,618,468	9,046,136	26.9%
<b>GRANTS/CONTRIBUTIONS</b>						
Grants and Contributions- Capital		5,768,315	3,845,543	1,522,729	(2,322,814)	-60.4%
<b>NET OPERATING SURPLUS</b>						
		8,968,362	37,417,875	44,141,197	6,723,322	18.0%
<b>DISPOSAL/WRITE OFF OF ASSETS</b>	<b>2</b>	(1,437,448)	(959,298)	(2,268,391)	(1,309,093)	136.5%
<b>SIGNIFICANT ITEMS</b>						
Distribution from TPRC		1,000,000	-	-	-	0.0%
<i>Change in net assets resulting from operations after capital amounts and significant items</i>		8,530,914	36,458,577	41,872,806	5,414,228	14.9%



**CITY OF PERTH  
MUNICIPAL**

*Statement of Financial Position as at 28 February 2017*

	Note	28/02/2017	30/06/2016
<b>CURRENT ASSETS</b>		\$	\$
Cash and Cash Equivalents	11	5,919,977	10,063,697
Deposits/Prepayments	4	7,789,967	1,246,983
Investments	3, 11	150,334,862	100,249,402
Trade and Other Receivables	5	9,307,427	10,022,460
Rates Receivable	1	1,274,104	190,815
Inventories		871,444	1,016,223
TOTAL CURRENT ASSETS		175,497,781	122,789,580
<b>NON CURRENT ASSETS</b>			
Investments	3	7,094,420	7,162,072
Trade and Other Receivables	5	50,690	32,434
Property, Plant and Equipment	8	686,037,676	694,573,987
Infrastructure	8	479,271,819	485,179,495
Capital Work in Progress	8	36,633,766	32,151,366
TOTAL NON CURRENT ASSETS		1,209,088,371	1,219,099,354
<b>TOTAL ASSETS</b>		1,384,586,152	1,341,888,934
<b>CURRENT LIABILITIES</b>			
Trade and Other Payables	6	21,440,075	15,973,970
Employee Benefits	7	10,426,284	11,051,588
Provisions	7	509,620	390,015
Loan Liability	9	6,995,052	6,772,073
TOTAL CURRENT LIABILITIES		39,371,031	34,187,646
<b>NON CURRENT LIABILITIES</b>			
Employee Benefits	7	1,762,097	1,762,097
Provisions	7	4,519,367	4,259,487
Loan Liability	9	24,936,068	29,554,929
TOTAL NON CURRENT LIABILITIES		31,217,532	35,576,513
<b>TOTAL LIABILITIES</b>		70,588,563	69,764,159
<b>NET ASSETS</b>		<u>\$1,313,997,589</u>	<u>\$1,272,124,775</u>
<b>EQUITY</b>			
Accumulated Surplus		682,859,386	623,860,830
Asset Revaluation Reserve	10	560,056,898	560,035,698
Reserves	10	71,081,305	88,228,247
<b>TOTAL EQUITY</b>		<u>\$1,313,997,589</u>	<u>\$1,272,124,775</u>

**CITY OF PERTH  
MUNICIPAL**

*Statement of Changes in Equity for the 8 months ended 28 February 2017*

	Accumulated Surplus	Asset Revaluation Reserve	Cash Backed Reserves	Total Equity
	\$	\$	\$	\$
<b>Balance at 1 July 2015</b>	612,108,629	560,795,095	87,574,492	1,260,478,216
Change in net assets resulting from operations	11,646,560	-	-	11,646,560
Transfer to Cash Backed Reserves	(24,631,265)	-	24,631,265	-
Transfers to Asset Revaluation Reserve	(3,047,888)	3,047,888	-	-
Transfers from Asset Revaluation Reserve	3,807,285	(3,807,285)	-	-
Transfer from Cash Backed Reserves	23,977,510	-	(23,977,510)	-
<b>Balance at 30 June 2016</b>	<b>\$623,860,830</b>	<b>\$560,035,698</b>	<b>\$88,228,247</b>	<b>\$1,272,124,775</b>
<b>Balance at 1 July 2016</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
Change in net assets resulting from operations	623,860,830	560,035,698	88,228,247	1,272,124,775
Transfer to Cash Backed Reserves	41,872,806	-	-	41,872,806
Transfers to Asset Revaluation Reserve	(2,366,689)	-	2,366,689	-
Transfers from Asset Revaluation Reserve	(76,383)	76,383	-	-
Transfers from Asset Revaluation Reserve	55,183	(55,183)	-	-
Transfer from Cash Backed Reserves	19,513,640	-	(19,513,640)	-
<b>Balance at the end of the reporting period</b>	<b>\$682,859,386</b>	<b>\$560,056,898</b>	<b>\$71,081,296</b>	<b>\$1,313,997,580</b>

**CITY OF PERTH  
MUNICIPAL**

*Statement of Cash Flows for the 8 months ended 28 February 2017*

	Note	Budget 2016/2017	YTD Actual 28/02/2017	YTD Variation	
		\$	\$	\$	%
<b>Cash Flows from Operating Activities</b>					
<b>Receipts</b>					
Rates		85,150,558	86,674,760	1,524,202	1.8%
Fees and Charges		110,473,787	70,516,683	(39,957,104)	-36.2%
Interest		4,672,819	3,510,596	(1,162,223)	-24.9%
Other		2,000,854	1,257,616	(743,238)	-37.1%
		<u>202,298,018</u>	<u>161,959,655</u>	<u>(40,338,363)</u>	<u>-19.9%</u>
<b>Payments</b>					
Employee Costs		(76,246,522)	(50,258,765)	25,987,757	34.1%
Materials and Contracts		(45,634,268)	(29,401,135)	16,233,133	35.6%
Interest		(1,546,536)	(1,182,295)	364,241	23.6%
Other		(31,117,629)	(19,494,066)	11,623,563	37.4%
		<u>(154,544,955)</u>	<u>(100,336,261)</u>	<u>54,208,694</u>	<u>35.1%</u>
Net Cash Flows from Operating Activities	12	47,753,063	61,623,394	13,870,331	-29.0%
<b>Cash Flows from Investing Activities</b>					
<b>Receipts</b>					
Distribution from TPRC		1,000,000	-	(1,000,000)	-100.0%
Proceeds from Disposal of Assets		1,280,000	678,619	(601,381)	-47.0%
Proceeds from Disposal of Investments(Non Current)		-	67,652	67,652	0.0%
<b>Payments</b>					
Purchase Land and Buildings		(14,005,532)	-	14,005,532	-100.0%
Purchase Infrastructure Assets		(29,412,097)	(352,916)	29,059,181	-98.8%
Purchase Plant and Mobile Equipment		(17,160,028)	(1,851,305)	15,308,723	89.2%
Purchase Office Furniture and Equipment		(2,153,478)	(60,894)	2,092,584	-97.2%
Work in Progress		-	(12,862,313)	(12,862,313)	0.0%
		<u>(62,731,135)</u>	<u>(15,127,428)</u>	<u>47,603,707</u>	<u>75.9%</u>
Net Cash Flows from Investing Activities		(60,451,135)	(14,381,157)	46,069,978	76.2%
<b>Cash Flows from Financing Activities</b>					
Repayment of Borrowings		(6,111,896)	(4,395,882)	1,716,014	28.1%
		<u>(6,111,896)</u>	<u>(4,395,882)</u>	<u>1,716,014</u>	<u>28.1%</u>
<b>Cash Flows from Government and Other Parties</b>					
<b>Receipts from Appropriations/Grants</b>					
Recurrent		4,414,618	1,572,652	(2,841,966)	-64.4%
Capital		5,768,315	1,522,729	(4,245,586)	-73.6%
		<u>10,182,933</u>	<u>3,095,381</u>	<u>(7,087,552)</u>	<u>-69.6%</u>
Net Increase (Decrease) in Cash Held		(8,627,035)	45,941,736	54,568,771	-632.5%
<b>Cash at 1 July 2016</b>		117,479,382	110,313,099	(7,166,283)	-6.1%
<b>Cash at 28 February 2017</b>	11	<u>108,852,347</u>	<u>156,254,839</u>	<u>47,402,492</u>	<u>43.5%</u>

**MUNICIPAL**

**Notes to the Balance Sheet for the 8 months ended 28 February 2017**

**1 Rates Receivable**

	<b>Actual YTD 28/02/2017</b>	<b>2015/16 YTD 29/02/2016</b>
	\$	\$
Outstanding Amount at 30 June 2016	190,816	64,096
Rates Levied for the Year	87,920,378	82,433,900
Late Payment Penalties	143,795	102,898
Ex Gratia Rates	17,741	17,464
Rates Administration Fee	327,720	285,746
Rates Instalment Interest	367,778	341,842
Back Rates	61,219	(63,863)
Bins Levy	103,961	76,591
	89,133,408	83,258,674
Amount Received during the Period	87,859,304	81,950,895
Outstanding Amount at 28 February 2017	<b>\$1,274,104</b>	<b>\$1,307,779</b>

**2 Gain/(Loss) on Disposal/Write off of Assets**

	<b>Annual Budget</b>	<b>Actual YTD 28/02/2017</b>
	\$	\$
<b>Land and Buildings</b>		
Proceeds on Disposal	-	-
Less: Carrying amount of assets sold/written off	-	76,288
(Loss) on Disposal/Write Off	-	(76,288)
<b>Infrastructure</b>		
Proceeds on Disposal	-	-
Less: Carrying amount of assets written off	1,640,250	2,233,256
(Loss) on Write Off	(1,640,250)	(2,233,256)
<b>Plant and Mobile Equipment</b>		
Proceeds on Disposal	1,280,000	678,619
Less: Carrying amount of assets sold/written off	1,077,198	634,850
Profit on Disposal/Write Off	202,802	43,769
<b>Gain/(Loss) on Disposal/Write off of Assets</b>	<b>(\$1,437,448)</b>	<b>(\$2,268,391)</b>

**3 Investments**

<b>Current</b>	<b>28/02/2017</b>	<b>30/06/2016</b>
<b>Short Term Cash Investments *</b>	\$	\$
Call Funds	6,194,156	12,111,382
Bank/Term Deposits	139,500,000	84,000,000
Managed Funds	4,640,706	4,138,020
<b>Total Current Investments</b>	<b>\$150,334,862</b>	<b>\$100,249,402</b>

\* Short Term Cash Investments as stated in Note 11.

<b>Non Current Investments</b>	<b>28/02/2017</b>	<b>30/06/2016</b>
	\$	\$
Mortgage Backed Securities (MBS)	2,696,477	2,743,759
	2,696,477	2,743,759
Equity in Local Government House	10,000	10,000
Equity in Mindarie Regional Council	420,412	420,412
Equity in Tamala Park Regional Council	3,967,531	3,987,901
	<b>\$7,094,420</b>	<b>\$7,162,072</b>

**MUNICIPAL**

**Notes to the Balance Sheet for the 8 months ended 28 February 2017**

**4 Deposits/Prepayments**

	28/02/2017	30/06/2016
	\$	\$
Prepaid Insurance	821,879	-
Prepaid Parking Bay Licence Fees	5,680,121	-
Other	1,287,967	1,246,983
	<b>\$7,789,967</b>	<b>\$1,246,983</b>

**5 Trade And Other Receivables**

	28/02/2017	30/06/2016
<b>Current</b>	<b>\$</b>	<b>\$</b>
Emergency Services Levy (ESL)	347,220	36,912
Accrued Interest and Investment Income	920,102	536,669
Accrued Income	1,669,847	1,445,677
Modified Penalties/Fines and Costs	8,055,131	7,468,902
Debtors - General		
Australian Taxation Office - GST Refundable	-	177,492
Works and Services	57,418	35,731
Other Debtors	1,837,756	3,744,857
	12,887,474	13,446,240
<b>Less: Provision for Doubtful Debts</b>	<b>(3,580,047)</b>	<b>(3,423,780)</b>
	<b>\$9,307,427</b>	<b>\$10,022,460</b>
<b>Non Current</b>		
Pensioners' Rates Deferred	50,690	32,434
	<b>\$50,690</b>	<b>\$32,434</b>

**6 Trade And Other Payables**

	28/02/2017	30/06/2016
<b>Current</b>	<b>\$</b>	<b>\$</b>
Trade Creditors	2,072,590	10,591,073
Emergency Services Levy	10,653,241	-
Interest Payable on Loans	238,046	199,848
Accrued Expenses - Operating	4,033,862	2,293,106
Accrued Expenses - Capital	400,565	10,837
Advances Received for Recoverable Works	75,291	40,635
Income Received / Raised in Advance	832,927	1,008,030
Australian Taxation Office - GST Payable	102,320	-
Other Creditors	3,031,233	1,830,441
	<b>\$21,440,075</b>	<b>\$15,973,970</b>

**MUNICIPAL**

**Notes to the Balance Sheet for the 8 months ended 28 February 2017**

**7 Employee Benefits**

	28/02/2017	30/06/2016
<b>Current</b>	<b>\$</b>	<b>\$</b>
<b>Leave Entitlements</b>		
Annual Leave	4,088,437	4,454,492
Self Funded Leave	178,433	238,785
Long Service Leave	6,033,762	6,222,059
Recognition of Employees- Presentations	125,652	136,252
	<b>\$10,426,284</b>	<b>\$11,051,588</b>
<b>Non Current</b>		
Annual Leave	629,989	629,989
Long Service Leave	1,132,108	1,132,108
	<b>\$1,762,097</b>	<b>\$1,762,097</b>

**Provisions**

	28/02/2017	30/06/2016
<b>Current</b>	<b>\$</b>	<b>\$</b>
Workers Compensation	509,620	390,015
	<b>\$509,620</b>	<b>\$390,015</b>
<b>Non Current</b>		
Provision for Equipment Replacement PCEC	4,519,367	4,259,487
	<b>\$4,519,367</b>	<b>\$4,259,487</b>

**8 Property, Plant and Equipment and Work in Progress**

	28/02/2017	30/06/2016
	<b>\$</b>	<b>\$</b>
Land and Air Rights - at cost/fair value	380,133,677	380,133,678
Less: Accumulated Depreciation	(3,511,178)	(3,135,072)
	376,622,499	376,998,606
Buildings - at fair value	379,921,885	378,864,743
Less: Accumulated Depreciation	(159,289,842)	(154,004,183)
	220,632,043	224,860,560
Improvements - at fair value	52,659,660	52,659,661
Less: Accumulated Depreciation	(7,012,003)	(5,565,355)
	45,647,657	47,094,306
Infrastructure Assets - at cost/fair value	756,244,039	755,794,940
Less: Accumulated Depreciation	(276,972,220)	(270,615,444)
	479,271,819	485,179,496
Plant and Mobile Equipment - at cost/fair value	47,747,453	47,541,666
Less: Accumulated Depreciation	(31,126,626)	(29,432,643)
	16,620,827	18,109,023
Office Furniture and Equipment - at cost/fair value	42,732,760	41,871,404
Less: Accumulated Depreciation	(17,013,381)	(15,155,180)
	25,719,379	26,716,224
Agricultural - at cost	795,271	795,271
Less: Accumulated Depreciation	-	-
	795,271	795,271
Property, Plant and Equipment	1,165,309,495	1,179,753,486
Work in Progress - at cost	36,633,766	32,151,366
	36,633,766	32,151,366
<b>Total Property, Plant and Equipment and Work in Progress</b>	<b>\$1,201,943,261</b>	<b>\$1,211,904,848</b>

**MUNICIPAL**

**Notes to the Balance Sheet for the 8 months ended 28 February 2017**

**8 Property, Plant and Equipment and Work in Progress - Movement at Cost**

	<b>Balance 30/06/2016</b>	<b>Acquisitions Actual YTD 28/02/2017</b>	<b>Transfers Actual YTD 28/02/2017</b>	<b>Disposals/ Write off/ Actual YTD 28/02/2017</b>	<b>Revaluation Actual YTD 28/02/2017</b>	<b>Balance 28/02/2017</b>
	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>		<b>\$</b>
Land and Air Rights	380,133,678	-	-	-	-	380,133,678
Buildings	378,864,743	-	1,248,143	(191,000)	-	379,921,886
Improvements	52,659,661	-	-	-	-	52,659,661
Infrastructure Assets	755,794,940	352,916	5,897,441	(5,801,257)	-	756,244,040
Plant and Mobile Equipment	47,541,666	1,851,305	275,293	(1,920,811)	-	47,747,453
Office Furniture and Equipment	41,871,404	60,894	853,717	(53,255)	-	42,732,760
Agricultural	795,271	-	-	-	-	795,271
Work in Progress	32,151,366	13,252,041	(8,769,641)	-	-	36,633,766
	<b>\$1,689,812,729</b>	<b>\$15,517,156</b>	<b>(495,047)</b>	<b>(7,966,323)</b>		<b>\$1,696,868,515</b>

**9 Loan Liability**

	<b>28/02/2017</b>	<b>30/06/2016</b>
	<b>\$</b>	<b>\$</b>
<b>Current</b>		
Loans - Western Australian Treasury Corporation	<b>6,995,052</b>	<b>6,772,073</b>
<b>Non Current</b>		
Loans - Western Australian Treasury Corporation	<b>24,936,068</b>	<b>29,554,929</b>

**10 Reserve Funds**

<b>Purpose of Reserve Fund</b>	<b>Balance 30/06/2016</b>	<b>Transfer from Accumulated Surplus</b>	<b>Transfer to Accumulated Surplus</b>	<b>Balance 28/02/2017</b>
	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
Refuse Disposal and Treatment	2,935,851	76,131	-	3,011,982
Concert Hall - Refurbishment and Maint.	4,835,978	120,556	(336,106)	4,620,428
Asset Enhancement	26,232,133	660,519	(927,681)	25,964,971
Street Furniture Replacement	371,375	11,878	(9,534)	373,719
Parking Levy	18,160,738	22,672	(17,278,906)	904,504
Art Acquisition	374,845	9,520	-	384,365
Heritage Incentive	618,109	15,749	-	633,858
Parking Facilities Development	23,671,273	595,408	(961,413)	23,305,268
Employee Entitlements	1,762,097	46,114	-	1,808,211
David Jones Bridge	292,381	7,440	-	299,821
Bonus Plot Ratio	613,783	15,708	-	629,491
PCEC Fixed Plant Replacement	4,244,225	258,031	-	4,502,256
Enterprise and Initiative	3,915,439	521,843	-	4,437,282
Public Art	200,017	5,119	-	205,136
	88,228,244	2,366,688	(19,513,640)	71,081,292
* Asset Revaluation	560,035,698	76,383	(55,183)	560,056,898
	<b>\$648,263,942</b>	<b>\$2,443,071</b>	<b>(\$19,568,823)</b>	<b>\$631,138,190</b>

\* The Asset Revaluation Reserve is a non cash backed reserve and cannot be used ,except for adjustments to fixed assets on their revaluation, disposal or write off

**MUNICIPAL**

**Notes to the Balance Sheet for the 8 months ended 28 February 2017**

**11 Cash Reconciliation**

	28/02/2017	30/06/2016
	\$	\$
Cash and Cash Equivalents	5,919,977	10,063,697
Short Term Cash Investments	150,334,862	100,249,402
	<b>\$156,254,839</b>	<b>\$110,313,099</b>

**12 Reconciliation of Net Cash Provided By Operating Activities to Operating Surplus**

	28/02/2017	30/06/2016
	\$	\$
Change in Net Assets Resulting from Operations	41,872,806	13,793,738
Adjustment for items not involving the movement of Funds:		
Depreciation	22,036,686	31,545,687
Doubtful Debts	156,267	369,586
Non Capitalised Work in Progress	495,047	(4,620,525)
(Gain)/Loss on Disposal/Write off/Contribution of Assets	2,268,391	1,569,290
	66,829,197	42,657,776
Revenues Provided By :		
Government Grants	(3,095,381)	(6,812,016)
Contribution from Other Parties	-	(49,890)
	(3,095,381)	(6,861,906)
Change in Operating Assets and Liabilities		
<b>Add Back</b>		
Decrease in Inventories	144,779	377,978
Decrease in Deposits and Prepayments	-	92,261
Decrease in Accrued Interest and Dividend Income	-	63,628
Decrease in Trade and Other Receivables	83,080	-
Decrease in Deferred Debtors	-	7,133
Increase in Income Received /Raised in Advance	-	99,641
Increase in Accrued Interest Payable	38,198	-
Increase in Accrued Expenses	1,740,756	-
Increase in Trade and Other Payables	3,437,870	-
<b>Deduct</b>		
Decrease in Trade and Other Payables	-	(2,565,858)
Decrease in Income Received /Raised in Advance	(140,447)	-
Decrease in Accrued Interest Payable	-	(41,167)
Increases in Deferred Debtors	(18,256)	-
Decrease in Provisions	(245,819)	(407,068)
Decrease in Accrued Expenses	-	(324,459)
Increase in Inventories	-	-
Increase in Trade and Other Receivables	-	(2,033,367)
Increase in Prepayments	(6,542,984)	-
Increase in Accrued Income	(224,170)	(193,777)
Increase in Accrued Interest and Investment Income	(383,433)	-
	(2,110,426)	(4,925,055)
Net Cash Provided by Operating Activities	<b>\$61,623,393</b>	<b>\$30,870,815</b>



MUNICIPAL

Notes to the Balance Sheet for the 8 months ended 28 February 2017

13 Ratios

	28/02/2017	30/06/2016
<b>1 Current Ratio</b>		
<u>Current Assets minus Restricted Assets</u>		
Current Liabilities minus Liabilities associated with Restricted Assets	2.72	1.09
<b>2 Debt Ratio</b>		
<u>Total Liabilities</u>		
Total Assets	5.10%	5.20%
<b>3 Debt Service Ratio</b>		
<u>Debt Service Cost</u>		
Available Operating Revenue	3.42%	4.44%
<b>4 Rate Coverage Ratio</b>		
<u>Net Rate Revenue</u>		
Operating Revenue	54.25%	43.96%
<b>5 Outstanding Rates Ratio</b>		
<u>Rates Outstanding</u>		
Rates Collectable	1.43%	0.23%
<b>6 Untied Cash to Unpaid Creditors Ratio</b>		
<u>Untied Cash</u>		
Unpaid Trade Creditors	42.40	2.34
<b>7 Gross Debt to Revenue Ratio</b>		
<u>Gross Debt</u>		
Total Revenue	19.46%	18.99%
<b>8 Gross Debt to Economically Realisable Assets Ratio</b>		
<u>Gross Debt</u>		
Economically Realisable Assets	3.53%	4.24%

Restricted Assets includes reserve funds and tied contributions not utilised at 28.02.2017

**Agenda      Tender No. 022-16/17 – Provision of Banking Services**  
**Item 13.8**

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**Recommendation:**

***That Council accepts the tender from the Commonwealth Bank Australia (CBA) for the Provision of Banking Services (Tender No. 022-16/17) for a period of five years with an option to extend for an additional five years.***

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 4 April 2017.

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

FILE REFERENCE:	P1033046
REPORTING UNIT:	Finance
RESPONSIBLE DIRECTORATE:	Corporate Services
DATE:	22 March 2017
ATTACHMENT/S:	Confidential Attachment 13.8A – Price Comparison (Confidential Attachments distributed under separate cover to Elected Members)

**Legislation / Strategic Plan / Policy:**

<b>Legislation</b>	<i>Local Government (Functions &amp; General Regulations) 1996</i> Part 4 – Tenders for Providing Goods and Services
<b>Integrated Planning and Reporting Framework Implications</b>	<b>Strategic Community Plan</b> 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.
<b>Policy</b>	
Policy No and Name:	9.7 – Purchasing

**Purpose & Background:**

The provision of banking services is a major expense which currently costs the City in excess of \$750,000 per annum. The City tenders for banking services every five years and at the last renewal date changed provider from the Commonwealth Bank to ANZ. The transition was problematic and feedback received from those involved in the transition noted the project lacked the appropriate level of management by the bank, was resource intensive for the City and a full seamless transition was not achieved inside 12 months.

## **Financial Implications:**

Acceptance of the CBA tender for banking services will result in potential significant savings for the City.

## **Details:**

Four banks responded to the City's tender for banking services. The Tender specified a five year term with an additional five year option.

## **Qualitative Criteria**

The qualitative assessment criteria specified in the tender was as follows:

1. Data - Analytics of Transaction Data from the City's systems and also banking data collected throughout the City;
2. Innovation & Technology - Value-add solutions the respondent can provide to the City's operations;
3. Project Management – of the transition between banks on change of provider
4. Customer Service; and
5. Respondents Presentation to the evaluation panel.

## **Qualitative Assessment**

### **ANZ**

As the incumbent bank, the ANZ were not required to address the project management criteria. The bank did identify potential cost savings through technology, however these savings could be achieved by all respondents. The ANZ presentation was well received by the evaluation panel and they met the criteria for data and customer service.

### **CBA**

The CBA provided the most comprehensive data analytics solution and were very strong on technology and innovation. Their presentation and tender document was impressive and they adequately addressed the project management and customer service criteria.

### **Westpac**

Westpac bank met most of the qualitative criteria for the tender although data analytics capability was the least impressive of the respondents. The bank also failed to put forward a compelling case with their presentation.

### **NAB**

NAB delivered an impressive tender document and were strong on innovation. The banks data analytics tool was inferior to some of the other banks and they also failed to put forward a compelling case with their presentation.

The CBA and ANZ were ranked the highest of the respondents in the qualitative assessment.

## **Recommendation**

The CBA proposal ranked highly in the qualitative assessment and was the lowest cost proposal by some margin and is therefore the recommended tenderer. Due to the City's

prior negative experience when changing banks it was decided to enter a period of systems testing prior to the award of the tender to minimise the risk of a problematic transition. A program of testing was developed to manage this risk.

Since last changing banking providers the City has replaced its payment gateways and the replacement gateways have been certified by CBA and therefore pose no major risk for transitioning. The key risks identified were the data outputs format from the banks i.e. the format of transaction information which the City uses to reconcile to its source systems. The files provided by the bank have been tested and are deemed to meet the City's needs.

CONFIDENTIAL ATTACHMENT 13.8A  
ITEM 13.8 – TENDER 022-16/17 – PROVISION OF BANKING  
SERVICES

FOR THE COUNCIL MEETING

11 APRIL 2017

DISTRIBUTED TO ELECTED MEMBERS UNDER SEPARATE COVER

**Agenda**                      **City of Perth Urban Forest Plan Addendum 2017**  
**Item 13.9**

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**Recommendation:**

***That Council:***

1. ***notes the findings of the City of Perth Urban Forest Plan – Stage One Addendum Report 2017, as detailed in this report and Attachment 13.9A; and***
2. ***acknowledges that the outcomes of the Addendum Report will be addressed in the Urban Forest Implementation Plan, currently in development.***

The Committee recommendation to the Council for this report was resolved by the Works and Urban Development Committee at its meeting held on 28 March 2017.

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

FILE REFERENCE:	P1030783
REPORTING UNIT:	Co-ordination & Design
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	20 March 2017
ATTACHMENT/S:	Attachment 13.9A – City of Perth Urban Forest Plan Addendum 2017

**Legislation / Strategic Plan / Policy:**

**Integrated Planning and Reporting Framework Implications**

**Corporate Business Plan / Strategic Community Plan**  
 Council Four Year Priorities: Healthy and active in Perth  
 S16      Increase accessibility to green networks in the city  
 S16.1    Finalise and implement the Urban Forest Plan

**Purpose and Background:**

At its meeting held **20 September 2016** the following Council resolution was adopted:

*“That Council:*

1. *adopts the City of Perth Urban Forest Plan as detailed in this report and Schedule 8;*
2. *notes the high level of support from stakeholders; and*
3. *notes that the first stage of implementation will be the planting of approximately 450 trees in priority areas before Friday, 30 June 2017.*

## **Details:**

Stage One of the City of Perth's Urban Forest Plan is a strategic action plan for the population of street and parkland trees planted on land owned and/or managed by the City of Perth within the City of Perth boundaries, prior to the enactment of the *City of Perth Act 2016*.

Stage One advised that a separate supporting document would be subsequently issued to include street and parkland trees planted within:

- land amalgamated with the City of Perth, under the provisions of the *City of Perth Act 2016* (ie Crawley/Nedlands area); and
- completed Metropolitan Redevelopment Authority projects (i.e. Elizabeth Quay).

A new baseline study – *Street and Parkland Audit (2016)* – was carried out in December 2016, and additional thermal imaging acquired for these new areas.

The City of Perth Urban Forest Plan Addendum Report 2017 outlines the findings of this additional research. It provides data on the nature and condition of the population of street and parkland trees in the new areas and summarises the impact of their inclusion on the goals and objectives for the planning, management and expansion of the urban forest set out in Stage One.

The additional research assessed the performance of trees against the indicators for urban forest management established in Stage One. The main findings are summarised as follows:

### **Levels of canopy cover**

- Canopy cover over the public realm in Crawley/Nedlands is estimated to be 27%. This is a high figure and can be partly attributed to the predominance of residential/recreational land uses in the area.

### **The Urban Heat Island effect**

- A number of 'hot-spots' have been identified in Crawley/Nedlands around the hospital campus and the area south west of the main University of Western Australia (UWA) campus.
- Since the completion of construction of the public realm at Elizabeth Quay, surface temperatures in the central and eastern section appear to have been lowered. Land along the western boundary continues to have high land surface temperatures.

### **Aging trees**

- Over a quarter of trees (28%) in the new areas will have reached the end of their Useful Life Expectancy (ULE) in the next 15 years and will require replacement. This compares to 12% of trees in the Stage One report.
- A strategic replacement planting plan will be required for avenues of Queensland Box trees in the Crawley/Nedlands area, to replace trees reaching the end of their ULE and ensure that the existing high levels of visual appeal and canopy cover are maintained.

### Tree diversity

- There is an over reliance of trees from the Myrtaceae family, which make up more than two thirds (68.7%) of the tree population in the new areas.
- In terms of tree species, the percentage of Queensland Box (18.7%) and WA Peppermint (15.3%) exceeds recommended standards.

### Tree health

- In terms of tree health, 80% are in good or excellent health. This compares to 92% of trees in the Stage One report, which exceeded the target of 90% of trees being in good or excellent health.

### Comments:

Research findings indicate that the population of street and parkland trees in the new areas generally face the same issues and challenges identified in Stage One of the City of Perth Urban Forest Plan.

The Urban Forest Implementation Plan is currently in development and is scheduled for completion in April 2017.

The objectives and detailed actions set out in the Implementation Plan will drive the delivery of the vision and goals for Stage One of the urban forest. The main amendments to be made to the Plan with regard to the new areas include:

- Updating the replacement planting plan for aging trees set out in *Goal 2: Replace aging trees, Priority objective 2.1* as follows:

Time Frame	Original number of trees to be replaced (Stage One)	Updated number of trees to be replaced
2017-2020	71 trees replaced annually (limited ULE)	99 trees replaced annually (limited ULE)
2021-2035	95 trees replaced annually (Short ULE)	120 trees replaced annually (short ULE)

- Adding an objective to *Goal 7: Maintain tree health*, to support the development of a strategy to improve the health of trees in the new areas.

With the completion of the Addendum Report, Stage One of the Urban Forest Plan addresses the total population of street and parkland trees planted on land owned and/or managed by the City of Perth on land within its expanded boundaries (Post July 2016).





City of Perth

# URBAN FOREST

PLAN

2016-2036



Addendum 2017



# Contents

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# Vision

**The urban forest will be recognised and valued as an important asset and a key element of infrastructure, one that continues to deliver a range of benefits for our community’s physical and mental well-being and the overall liveability, landscape character, biodiversity and climate resilience of our City.**

**The urban forest will be planned and managed in an integrated manner that above all optimises canopy cover and protects and promotes its sustainable growth, health and resilience in the face of continued urbanisation and climate change challenges.**





William Street - Perth

# Executive summary

This addendum sets out the findings of new research undertaken to provide information on additional street and parkland trees planted on land recently acquired by the City of Perth within the Crawley/Nedlands area and Elizabeth Quay.

The purpose of this research is to determine if the inclusion of this new tree population will have a significant impact on the goals and objectives of Stage One of the City of Perth Urban Forest Plan.

Findings indicate that these new trees share many of the same issues and challenges previously identified in Stage One. The main findings are summarised as follows:

## Levels of canopy cover

- canopy cover over the public realm in Crawley/Nedlands is estimated to be 27 percent

## The Urban Heat Island effect

- a number of ‘hot-spots’ have been identified in Crawley/Nedlands around the hospital campus and the area south west of the main University of Western Australia (UWA) campus

- with the completion of construction of the public realm at Elizabeth Quay, surface temperatures

appear to have lowered in the central and eastern section. Land along its western boundary continues to have high land surface temperatures

## Aging trees

- over a quarter of trees (28%) will have reached the end of their ULE in the next 15 years and will require replacement

- a strategic replacement plan will be required for avenues of Queensland Box in Crawley/Nedlands

## Tree diversity

- there is an over reliance on trees from the Myrtaceae family, which make up more than two thirds (68.7%) of the tree population

- in terms of tree species, the percentage of Queensland Box (18.7%) and WA Peppermint (15.3%) exceeds recommended standards

## Tree health

- while 80 percent of trees are in good or excellent health, this is below the targeted standard of 90 percent

The inclusion of the additional population of street and parkland trees is considered to have had a minimal impact on Stage One, and is limited to:

- updating the replacement planting plan for aging trees
- the development of a strategy to improve the health of trees in the new areas



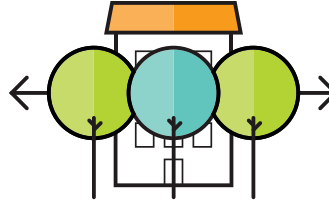
### Goal 1:

Protect existing trees



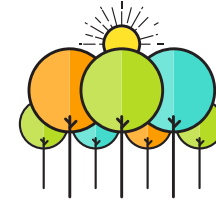
### Goal 4:

Increase canopy cover



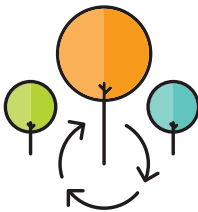
### Goal 7:

Maintain tree health



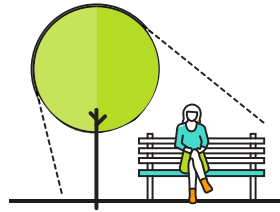
### Goal 2:

Replace aging trees



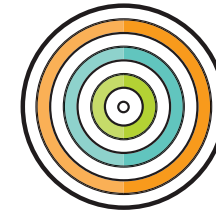
### Goal 5:

Prioritise tree planting to help cool public spaces and City 'hot-spots'



### Goal 8:

Implement a 'whole-of-forest' management approach



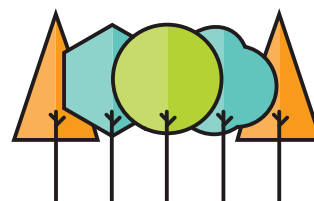
### Goal 3:

Promote sustainable water management



### Goal 6:

Promote balance and resilience in species composition



### Goal 9:

Promote community engagement



# 1.0 Introduction

The urban forest is a valuable asset and a key element of city infrastructure, delivering a range of community benefits that help improve city liveability, promote community health and well-being and climate resilience.

Stage One of the City of Perth Urban Forest Plan sets out a vision, goals and objectives for the City's population of street and parkland trees. It is a strategic action plan focused on promoting the long term health and resilience of these trees to maximise the level of community benefits delivered. Stage One was adopted by Council in September 2016.

## 1.1 Addendum

This addendum is a separate supporting document to Stage One. It provides information on the nature and condition of the new population of street and parkland trees recently acquired by the City of Perth due to:

- the amalgamation of the Crawley/Nedlands area within the City of Perth boundaries as a result of the enactment of the City of Perth Act (2016)

- completion of the Metropolitan Redevelopment Authority project at Elizabeth Quay (see Figure 1).

The purpose of this addendum is to:

- set out the key findings from additional research carried out to assess the performance of newly acquired trees against indicators for urban forest management
- identify the main issues and challenges
- summarise the impact on the goals and objectives established in Stage One

Additional research included:

- Street and Parkland Tree Audit (2016)
- thermal imaging data (2014 & 2017)

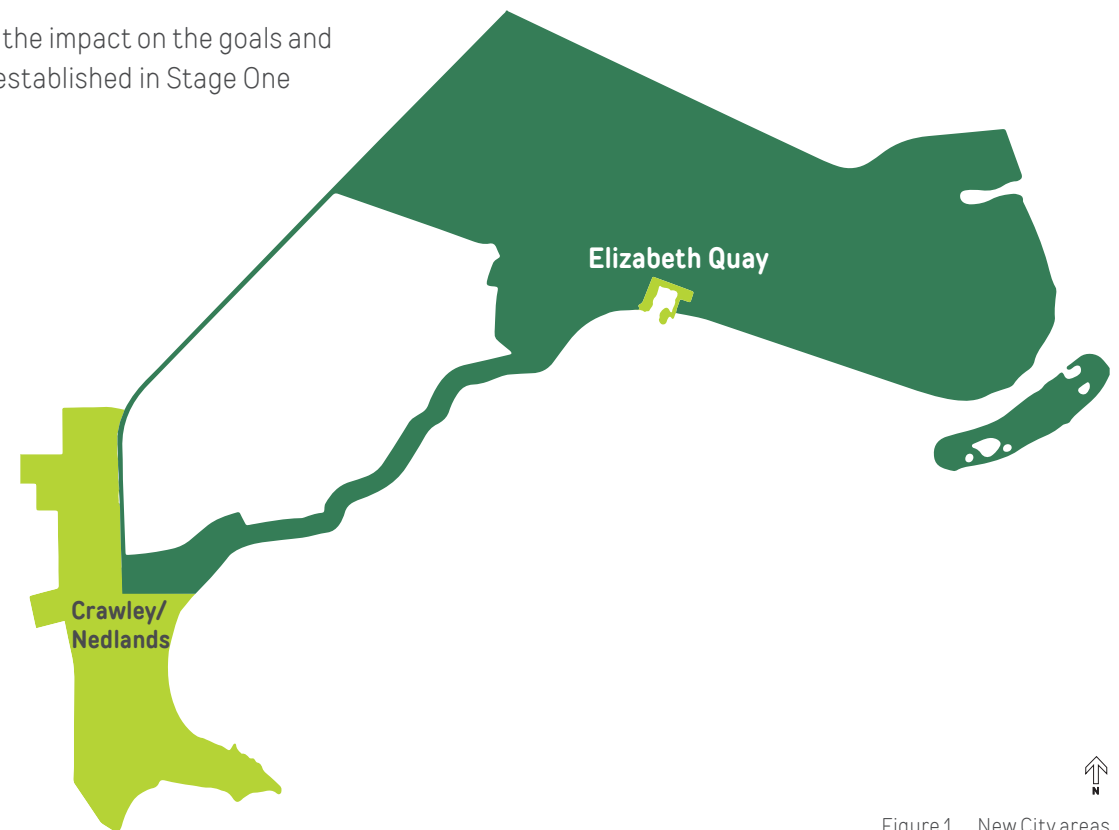


Figure 1. New City areas





## 2.0 What we have

The City has acquired an additional 1723 trees including:

- 1590 trees in Crawley/Nedlands
- 133 trees in Elizabeth Quay

Further information on how this overall population is broken down by location, tree family and species is summarised in Figure 3.

Collectively these trees have an estimated amenity value of \$11 million. This figure excludes the ecosystem services that these trees provide.

## 2.1 Levels of canopy cover

Information on canopy spread, collected as part of the Street and Parkland Tree Audit (2016), indicates that the canopy cover over the public realm in Crawley/Nedlands is approximately 27 percent (see Figure 2).

This is a high figure and can be partly attributed to the predominance of residential/recreational land uses in the area.

The inclusion of Elizabeth Quay has added approximately 0.4ha of canopy cover to the City's public realm.

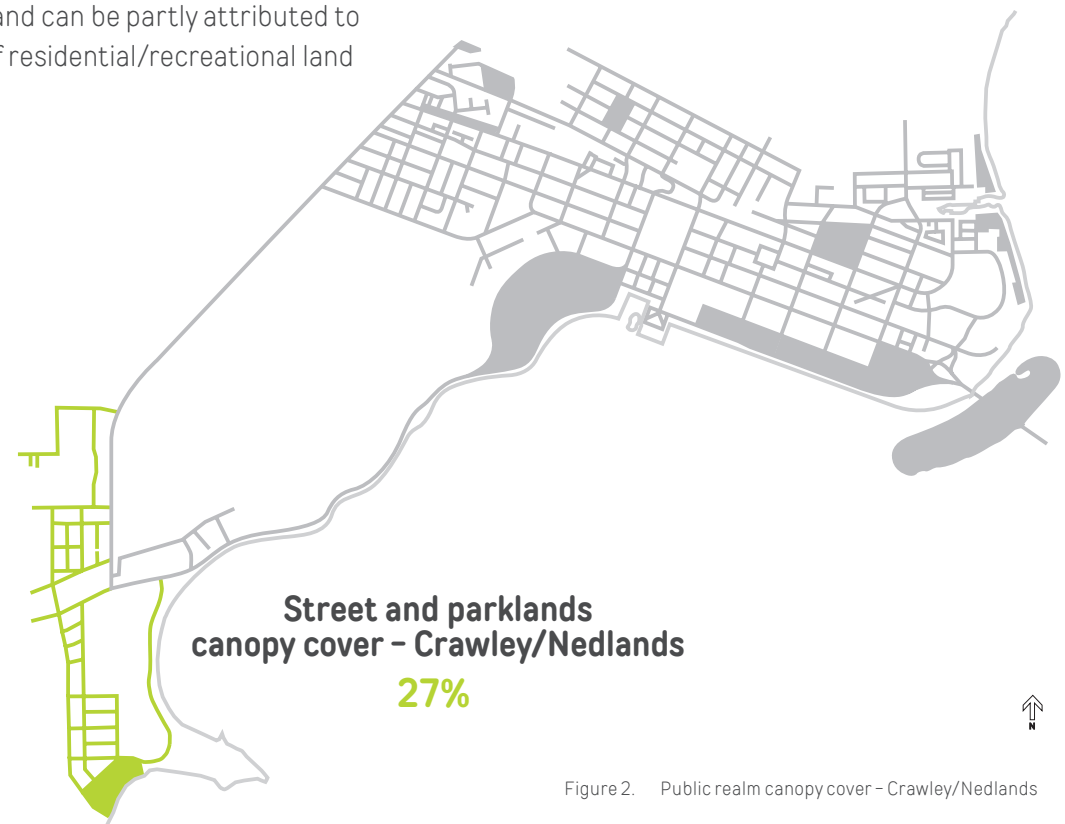


Figure 2. Public realm canopy cover - Crawley/Nedlands



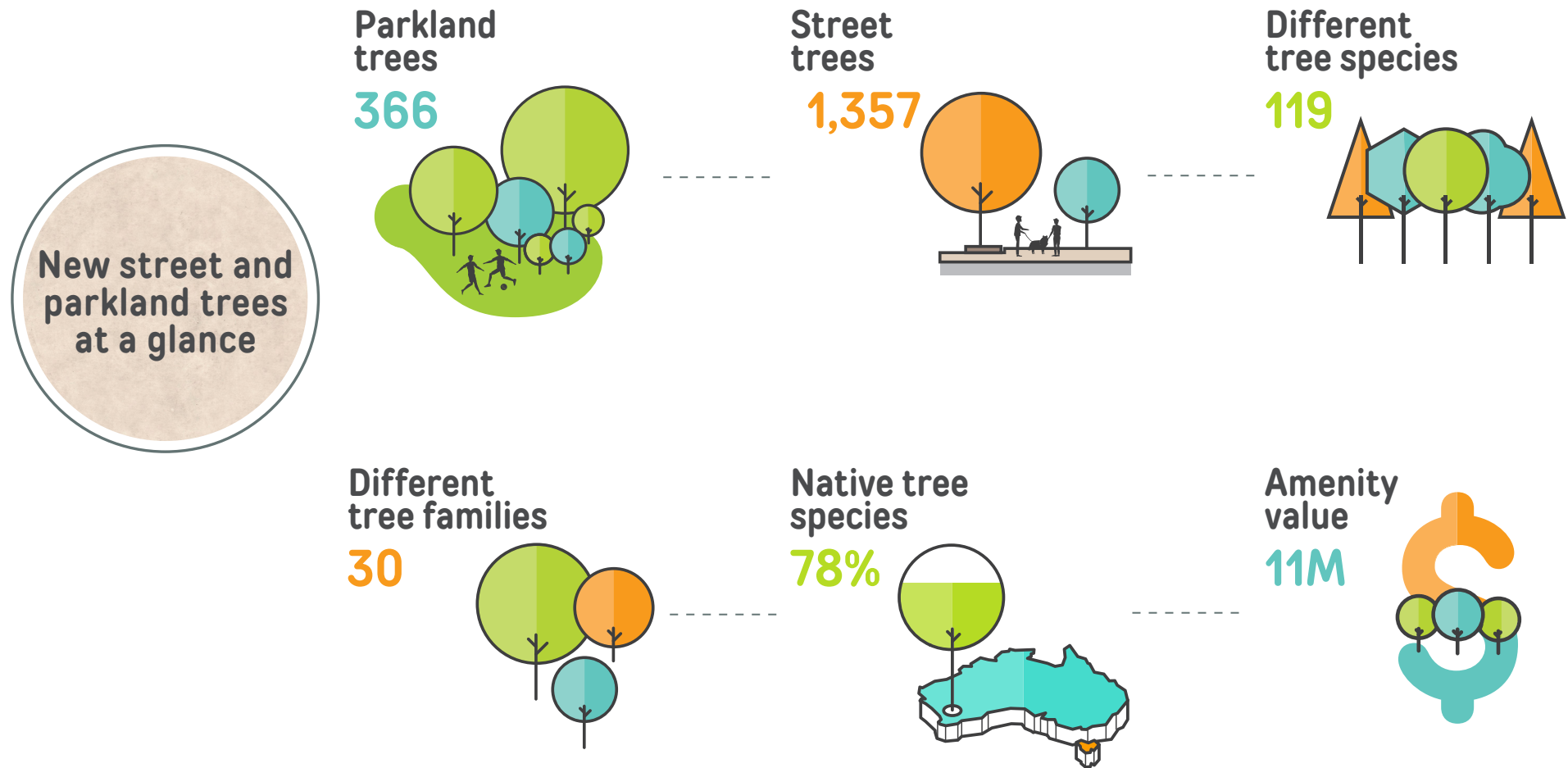


Figure 3. New street and parkland trees



## 2.2 The UHI effect

Additional satellite data was acquired to provide information on the day-time land surface temperatures for Crawley/Nedlands, mid-morning on 10 January 2014. A number of 'hot-spots' have been identified, concentrated as follows:

- around the hospital campus, located in the north-west of the Crawley/Nedlands area, where there are large areas of surface car parks and exposed road and roof surfaces
- land to the south-west of the main University of Western Australia (UWA) campus

The areas around J H Abrahams Reserve and Matilda Bay Reserve are cooler (see Figure 4).

In the 2014 satellite data Elizabeth Quay emerged as a 'hot-spot' area. This was most likely because it was under construction at that time, with large areas of bare, unirrigated land surface.

Construction of the public realm has since been completed and current satellite data has been acquired (2 January 2017). This indicates that land along the western boundary of Elizabeth Quay continues to have high land surface temperatures, whereas temperatures in the central and eastern

sector appear to have been lowered (see Figure 4 - Insert).

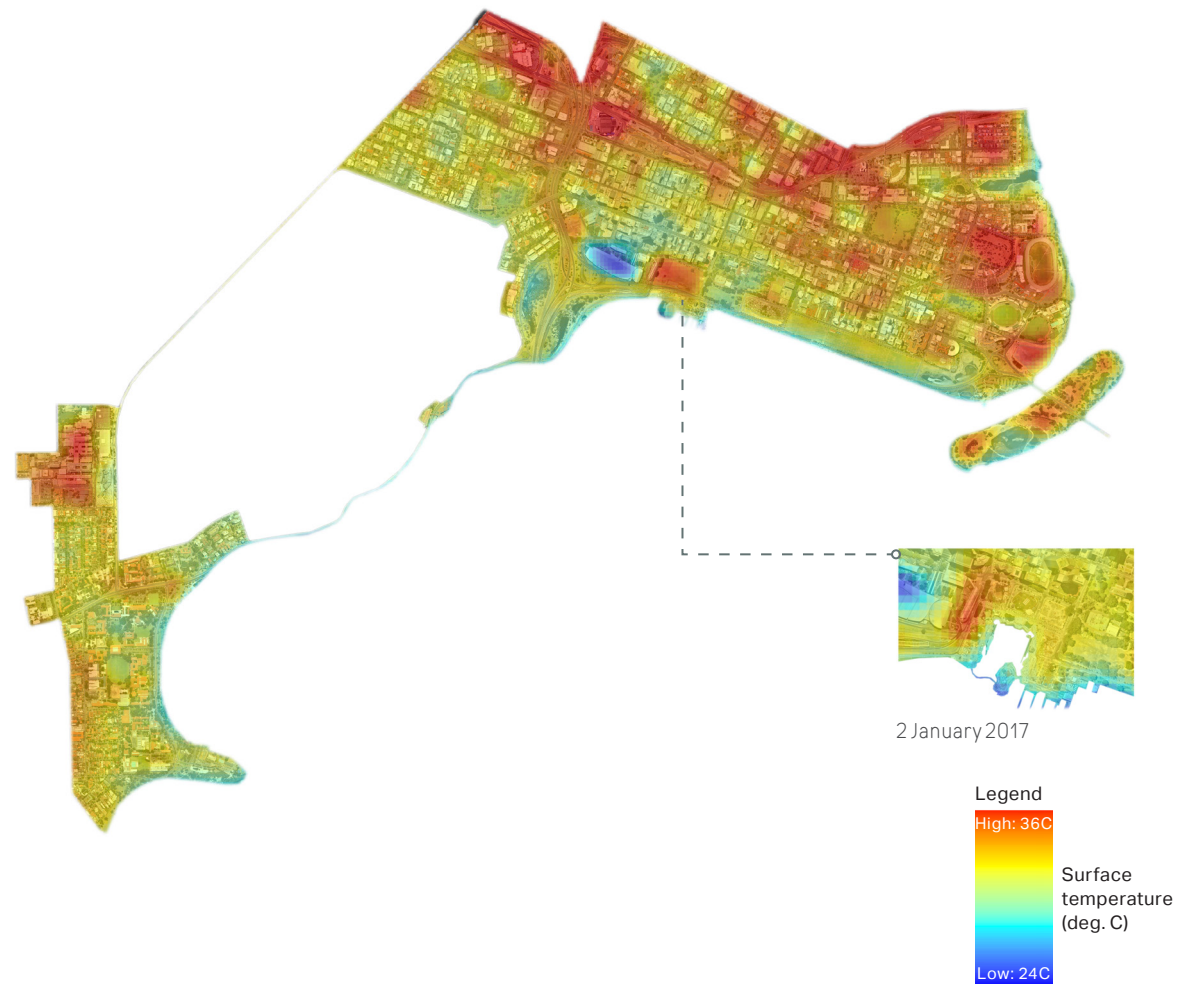


Figure 4. Satellite imagery - 'hot-spots'

## 2.3 Age diversity

The new tree population is performing reasonably well with regard to age diversity, with the majority in the mature age class.

Just over one quarter are juvenile, most likely reflecting new tree planting that has recently taken place at Elizabeth Quay. Approximately 70 trees are in the post-mature class meaning that the tree is likely to be within 90 percent of its expected life span in terms of age (see Figure 5).

A small number of 'veteran' trees are present including the large Moreton Bay Figs at Elizabeth Quay and some Flooded Gum in J H Abrahams Reserve.

The key issues identified for managing age diversity include:

- maintaining a good range of age diversification through regular planting cycles
- valuing the retention of older mature trees as part of future urban development
- protecting veteran trees

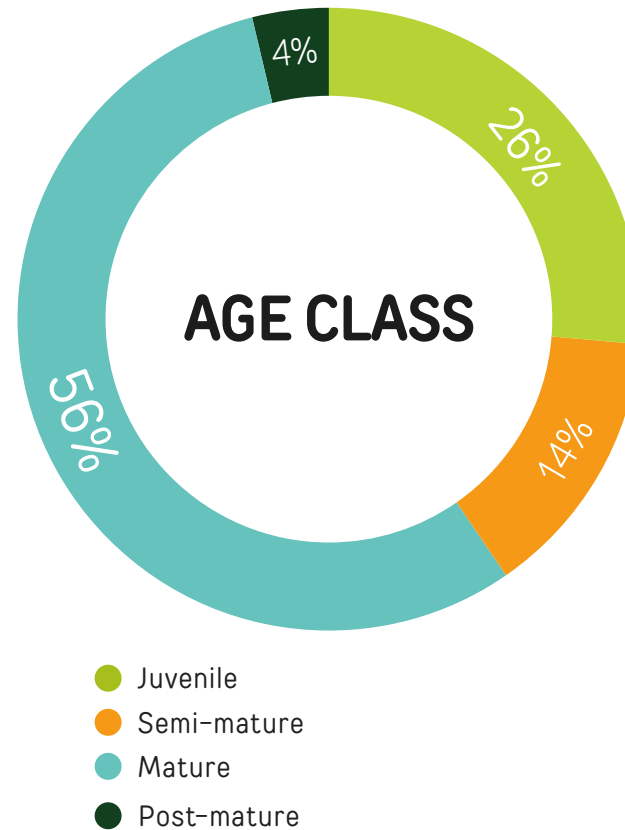


Figure 5. Age class



## 2.4 Aging trees

The new tree population faces challenges in terms of levels of Useful Life Expectancy (ULE), the measure of the potential life span remaining for a given tree in its existing location.

Over one quarter of trees will require replacement in the next 15 years (see Figure 6). This includes approximately 110 trees to be replaced in the next 5 years (32 of which are dead). Approximately 370 additional trees will require replacement in the next 15 years.



Key contributing factors include:

- declining health of existing Queensland Box and WA Peppermint trees in Crawley/Nedlands due to their age and/or environmental factors associated with poor successive seasonal rainfalls over the last decade
- poor stock and planting practices for juvenile trees

Many of the Queensland Box trees are planted in avenues along a number of residential streets in Crawley/Nedlands, where they have been identified as providing high levels of visual appeal and good levels of canopy cover. A strategic replacement plan will be required for those trees reaching the end of their ULE, to ensure that these positive qualities are maintained into the future.

Around **6%** of street and parkland trees (approx. 110 trees) will require replacement in the next **5 years**.

A further **22%** (approx. 370 trees) will require replacement in the next **5-15 years**.

Of the top ten tree species, two have significant issues in terms of ULE, with nearly all of the Native Frangipani (92%) and nearly half of the Queensland Box (42%) requiring replacement within the next 15 years.

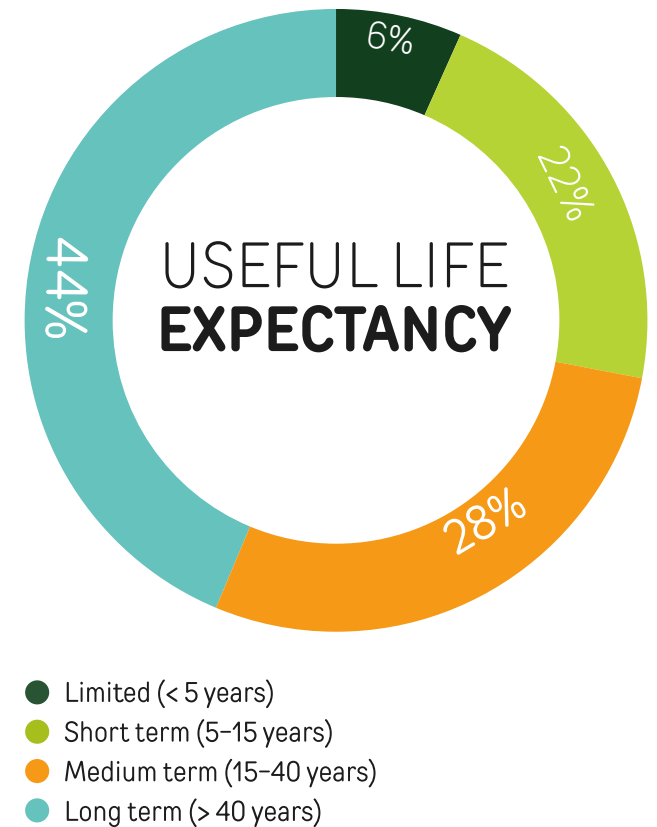


Figure 6. Useful Life Expectancy



Figure 7. ULE of street and parkland trees



## 2.5 Tree diversity

The new tree population is heavily over reliant on one tree family. Over two thirds of the total population is comprised of trees from the Myrtaceae family, making it the largest family present (see Figure 8).

Myrtaceae trees make up more than 70 percent of the populations of both street trees in Crawley/ Nedlands, and parkland trees in J H Abrahams Reserve.

One new tree family, Plumbaginaceae, has been introduced to the urban forest as a result of the inclusion of the new areas.

There is a relatively diverse range of tree species present within the new areas. However, both the Queensland Box and the WA Peppermint exceed recommended standards for tree diversity (see Figure 9). There is significant potential to increase the representation of other tree species in any new or replacement planting within the population of street trees in the Crawley/Nedlands area.

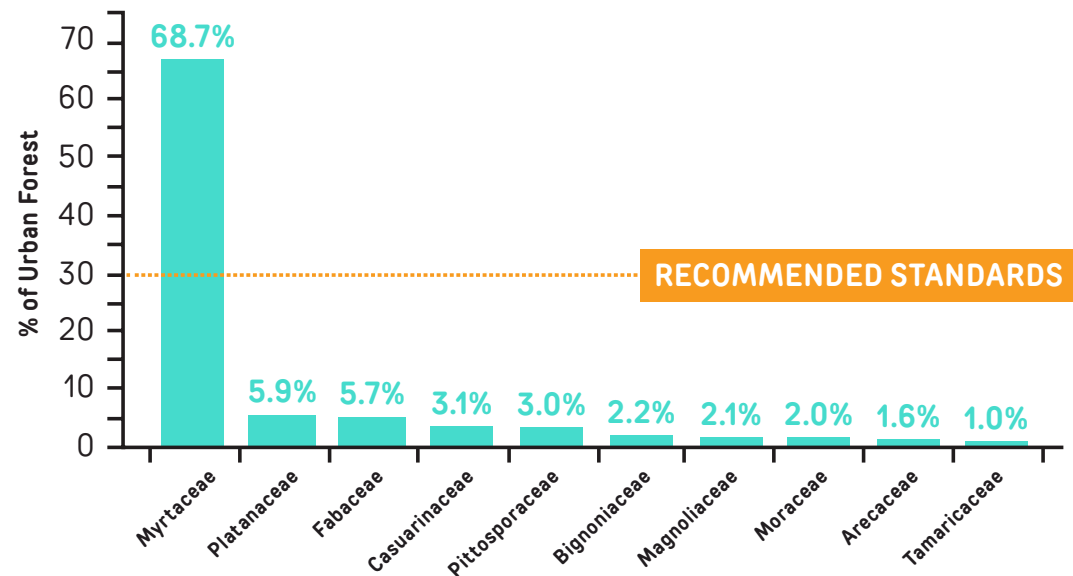


Figure 8. Tree diversity: representation of top ten tree families

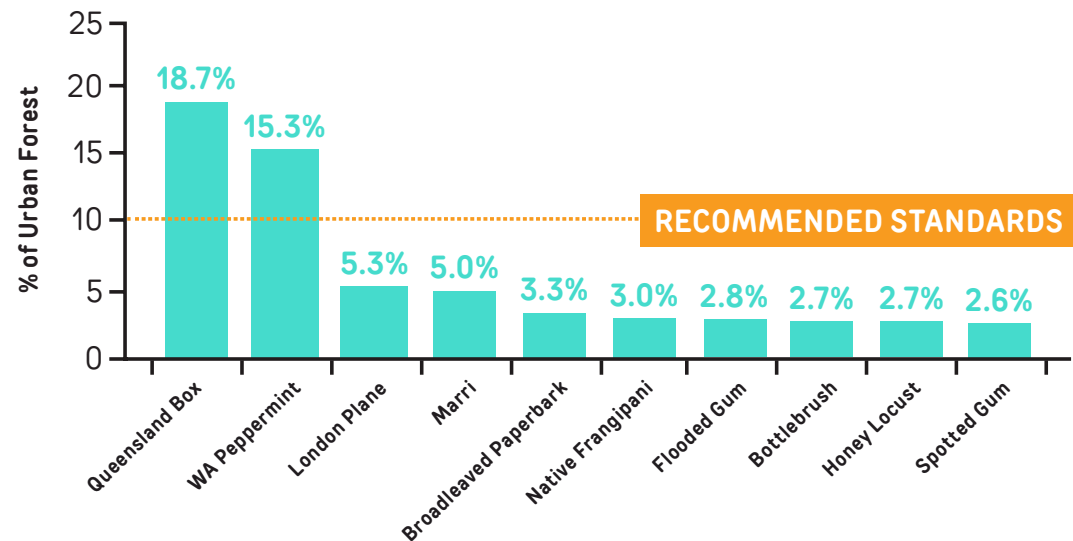


Figure 9. Tree diversity: representation of top ten tree species



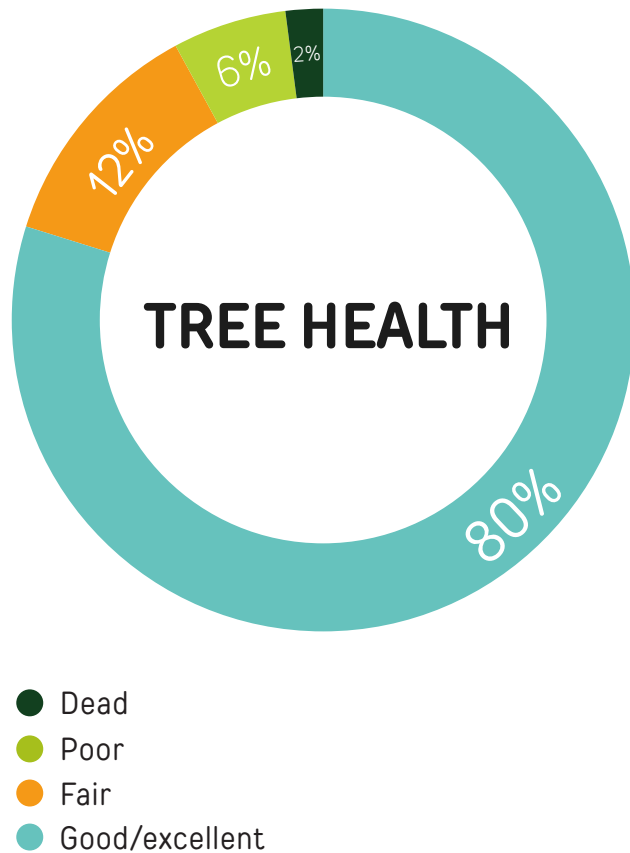


Figure 10. Tree health

## 2.6 Tree health

In terms of tree health, 80 percent of new trees are in good or excellent health (see Figure 10). This compares to 92 percent of trees in Stage One, which exceeded the target of 90 percent of trees being in good or excellent health.

A range of health issues have been identified that must be addressed to improve tree health. Some of these are consistent with findings in Stage One, including:

- environmental issues
- deteriorating structural condition
- tree risk
- management and maintenance

Additional health issues which are specific to the new tree population include:

### Root barriers

Root barriers have been placed around the majority of trees in the Crawley/Nedlands area. Possible long term implications for the in-ground stability and the on-going health of these trees need to be considered.

### Watering

Watering techniques applied to juvenile trees could be improved to help maximise health levels within

the population of street trees in Crawley/Nedlands.

### Vandalism

A number of trees at J H Abrahams Reserve have been vandalised, which has had a negative impact on tree health.

### Drainage

A range of issues have been identified that relate to the broader issue of drainage, as follows:

- the health of trees in the Barrack Square area appears to be currently affected by poor drainage and waterlogging of the tree pits
- the planting of street trees within soakwells in Elizabeth Quay is not in line with best practice as this has been known to reduce tree life span and hinder healthy root development
- monitoring of the Magnolia trees planted in the rain garden features on Barrack and William Streets within Elizabeth Quay is required as a number of these trees have previously died

### Norfolk Island Pines – Barrack Square

There are a number of larger Norfolk Island Pines present in Barrack Square. Due to their size and visual prominence these may be considered as significant trees within the urban forest. However, a number of them are currently in decline and action should be taken to identify and address what may be causing this.







27

Kanimbla Road - Nedlands

# 3.0 Impact on the urban forest

The research findings indicate that the population of street and parkland trees in the new areas share many of the issues and challenges outlined in Stage One of the City of Perth Urban Forest Plan. Their inclusion will generally have a minimal impact on the vision, goals and objectives currently set out in Stage One.

Aging trees (ULE) and overall levels of tree health have, however, emerged as issues which will require amendments to the objectives listed under *Goal 2: Replace aging trees* and *Goal 7: Maintain tree health* within the Stage One document, as follows:

## Aging trees

Due to the large number of trees identified in the new areas as needing replacement within the next 15 years, the replacement planting plan set out in priority objective 2.1 will require updating as follows:

### Original replacement planting plan (as per Stage One)

Timeframe	Number of trees to be replaced
2017-2020	71 trees replaced annually (limited ULE)
2021-2035	95 trees replaced annually (short ULE)

### Updated replacement planting plan

Timeframe	Number of trees to be replaced
2017-2020	99 trees replaced annually (limited ULE)
2021-2035	120 trees replaced annually (short ULE)

## Tree health

With only 80 percent of street and parkland trees in good or excellent health action is required to improve health levels within the new areas.

An additional objective will be included under Goal 7 to develop and implement a strategy to improve the health of trees in the new areas.





J H Abrahams Reserve - Crawley

## 4.0 Next steps

With the completion of this addendum Stage One of the City of Perth Urban Forest Plan addresses the total population of street and parkland trees planted on land owned and/or managed by the City of Perth on land within its current boundaries.

The Urban Forest Implementation Plan is currently in development, scheduled for completion in mid-2017. The objectives and detailed actions set out in the Implementation Plan will drive the delivery of the vision and goals for Stage One and these will incorporate the amendments outlined in this addendum.







**Agenda**                      **The Esplanade Intersection Upgrades**  
**Item 13.10**

---

**Recommendation:**

***That Council:***

- 1. notes the concept designs as detailed in this report as Attachment 13.10B;**
- 2. approves the intersection improvements at:**
  - a. The Esplanade/Sherwood Court;**
  - b. The Esplanade/Howard Street;**
- 3. APPROVES BY AN ABSOLUTE MAJORITY the unbudgeted expenditure of \$50,000 in part 2 above;**
- 4. notes that funding of \$350,000 and \$100,000 will be sought from the Metropolitan Redevelopment Authority and Department of Transport respectively, as full payment of proposed works;**
- 5. notes that the projects will not proceed should funding in part 4 above not be made available by the State.**

The Committee recommendation to the Council for this report was resolved by the Works and Urban Development Committee at its meeting held on 28 March 2017.

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

FILE REFERENCE:	P1029777
REPORTING UNIT:	Transport Unit
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	17 March 2017
ATTACHMENT/S:	Attachment 13.10A - Executive Cost Summary Attachment 13.10B – Concept Designs

**Legislation / Strategic Plan / Policy:**

**Legislation**                                      Section 6.8 of the *Local Government Act 1995*

**Policy**

Policy No and Name:                              9.6 – Budget Variations

## **Purpose and Background:**

Elizabeth Quay is a major attractor of pedestrian trips from the CBD, with many pedestrians using Howard Street and Sherwood Court to access these facilities. It has been identified that crossing The Esplanade from these streets can be difficult, with inconsistent pedestrian infrastructure (pram ramps etc) being available only on one side.

This project aims to improve the pedestrian movement and safety for crossing The Esplanade from Sherwood Court and Howard Street.

## **Details:**

The City of Perth has been working with the Metropolitan Redevelopment Authority (MRA) and Main Roads WA (MRWA) to improve the pedestrian connectivity of the City to Elizabeth Quay while ensuring traffic movement is not significantly compromised.

MRWA has provided the City with a proposal for a signalised treatment at Sherwood Court/The Esplanade which will provide a dedicated pedestrian movement. On the basis of this signalised treatment, the City has undertaken civil design work to accommodate the signals while also ensuring appropriate safe pedestrian crossing facilities (e.g. pram ramps and central median works) are provided.

Although no signals are proposed at Howard Street/The Esplanade, additional civil works are proposed to reduce pedestrian crossing distances and again provide the necessary infrastructure for safe pedestrian crossing.

The City has provided MRWA with a complete set of civil concepts for formal and final approval. The cost estimate for the works is \$450,000.

MRA has agreed in-principle support to provide a contribution of \$350,000 towards these project works, as signalisation along The Esplanade forms a Condition of Clearance for the Elizabeth Quay project.

The City has also put a request to the Department of Transport (DOT) to fund the short fall of \$100,000 out of the Perth Parking Fund. Should this be approved, the City must spend these funds and invoice the DOT this financial year.

The City currently has \$50,000 budgeted for works this financial year. An additional \$50,000 is requested to be made available to ensure the DOT's funding support can be spent should it be made available. No works will occur without DOT support. The remainder of the expenditure is budgeted for in the 2017/18 budget year.



**Financial Implications:**

ACCOUNT NO:	TBA
BUDGET ITEM:	Esplanade Intersections
BUDGETED AMOUNT:	\$50,000
AMOUNT SPENT TO DATE:	\$nil
PROPOSED COST:	\$100,000
BALANCE REMAINING:	-\$50,000
ANNUAL MAINTENANCE:	N/A
ESTIMATED WHOLE OF LIFE COST:	

All figures quoted in this report are exclusive of GST.

**Comments:**

These works are to be fully funded by State Government agencies.

Works on The Esplanade will create traffic congestion and impacts will need to be managed, however the improved long term safety of the network justifies the short term impacts.

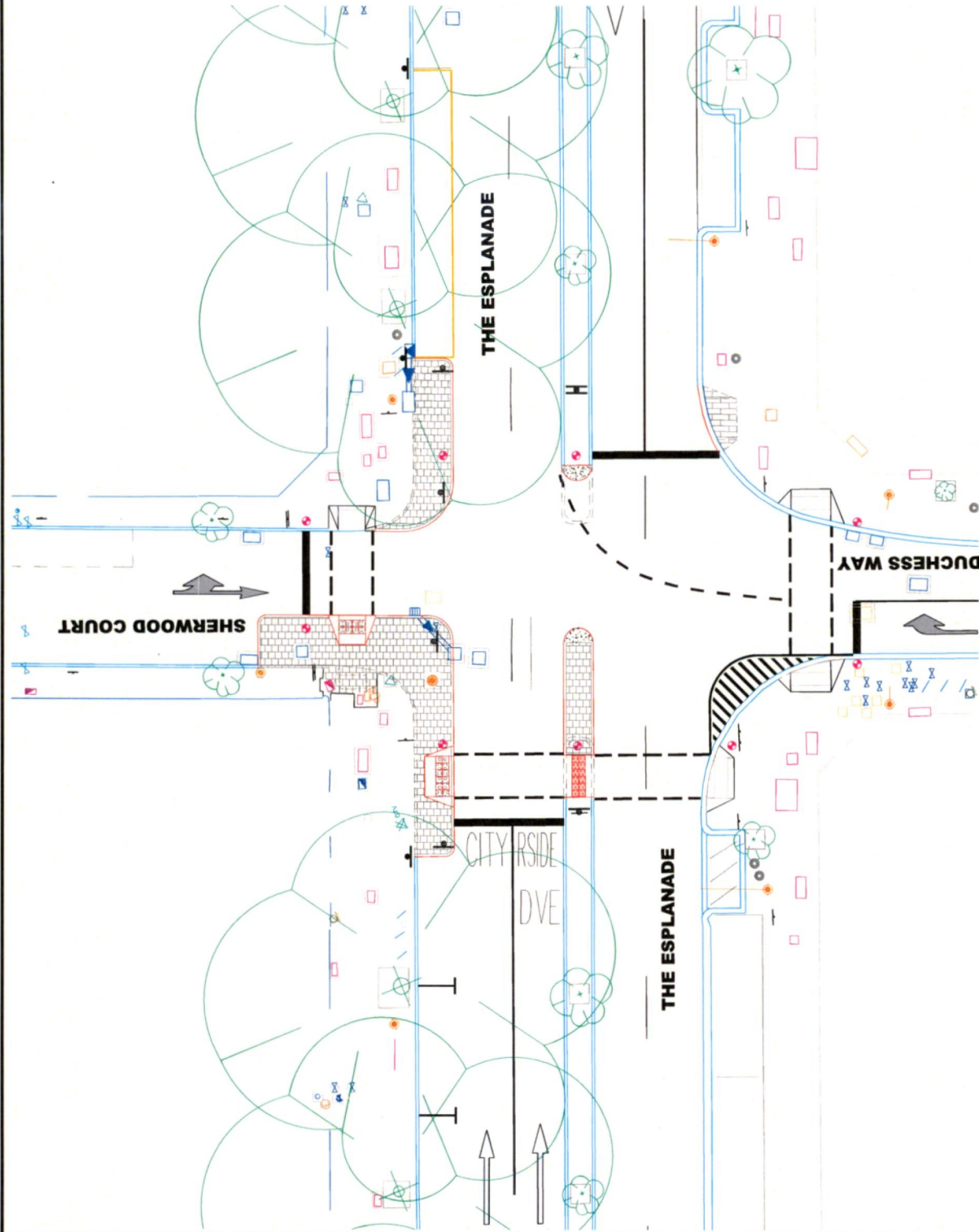
# Executive Cost Summary



City of Perth

## Elizabeth Quay - Sherwood Court and Howard Street Intersection

INTERSECTION	REMARKS	ESTIMATED PROJECT COST (Including Project Overheads & EXCLUDING Contingencies)	CONTINGENCIES	TOTAL FUNDS REQUIRED
HOWARD STREET INTRESECTION	AGREED CONCEPT	\$127,817.85	\$25,563.57	\$153,381.42
SHERWOOD COURT INTERSECTION	ALTERNATIVE CONCEPT- Linemarking on southern side	\$142,446.25	\$28,489.25	\$170,935.50
TRAFFIC SIGNAL WORKS	ESTIMATED	\$125,000.00	\$0.00	\$125,000.00
<b>Total</b>		<b>\$395,264.10</b>	<b>\$54,052.82</b>	<b>\$449,316.92</b>
<b>Total Funds Required for Strategy</b>			<b>\$449,316.92</b>	



**LEGEND**

- EXISTING BUILDING LINE
- EXISTING TREE
- EXISTING KERB
- EXISTING RAMP
- EXISTING KERB TO BE REMOVED
- EXISTING RAMP TO BE DEMOLISHED
- PROPOSED PRE-CAST CONCRETE BARRIER KERB
- PROPOSED GRANITE KERB
- PROPOSED MEDIAN NOSE
- PROPOSED IVORY COLOURED WARNING TGSI'S
- PROPOSED GRANITE RAMP WITH STAINLESS STEEL WARNING TGSI'S
- PROPOSED CONCRETE PEDESTRIAN RAMP - 2.4 METER WIDE
- PROPOSED STANDARD CONCRETE PEDESTRIAN RAMP
- PROPOSED 400x400x60mm STANDARD CITY GREY PAVERS
- PROPOSED GRANITE PAVERS
- PROPOSED TRAFFIC SIGNALS (INDICATIVE ONLY)
- PROPOSED PARKING SIGN / RELOCATE SIGN
- PROPOSED TRAFFIC SIGN (BY MRWA)
- PROPOSED LINE MARKINGS / ARROWS (BY MRWA)
- PROPOSED PARKING BAY MARKING (BY CITY OF PERTH)
- PROPOSED DRAINAGE STRUCTURES
- EXISTING BIN
- EXISTING TRAFFIC/PARKING SIGN
- EXISTING LIGHTPOLE
- EXISTING DRAINAGE STRUCTURES
- EXISTING SEWER PIT
- EXISTING ELECTRICAL PIT
- EXISTING TELECOMMUNICATION PIT
- EXISTING GAS VALVE
- EXISTING WATER VALVE / METER
- EXISTING WATER HYDRANT
- EXISTING TICKET MACHINE
- EXISTING CCTV
- EXISTING LINE MARKINGS TO REMAIN

**THE ESPLANADE - SHERWOOD COURT**  
**INTERSECTION CIVIL MODIFICATIONS**  
**CONCEPT PLAN-OPTION 02**  
 SHEET 01 of 01

DESIGNED: -  
 DRAWN: A.Mahli  
 TRAFFIC ENG. D.Fu  
 PROJECT ENG. 1:250  
 SENIOR CIVIL ENG. H.Wong  
 CO-ORDS. MGA 50 / AHD

ISSUED FOR INFORMATION  
 RKS FILE No. P1033339 CAD REF: 16038-ESPLND\_SHERWD-CJ-CP-01-OPTION 02.dwg

SRI RAJAN - PRINCIPAL ENG. CONSTRUCTION  
 JACQUELINE SCOTT - MANAGER, CONSTRUCTION

REV	DATE	REVISION DETAILS
-	-	-
-	-	DWN

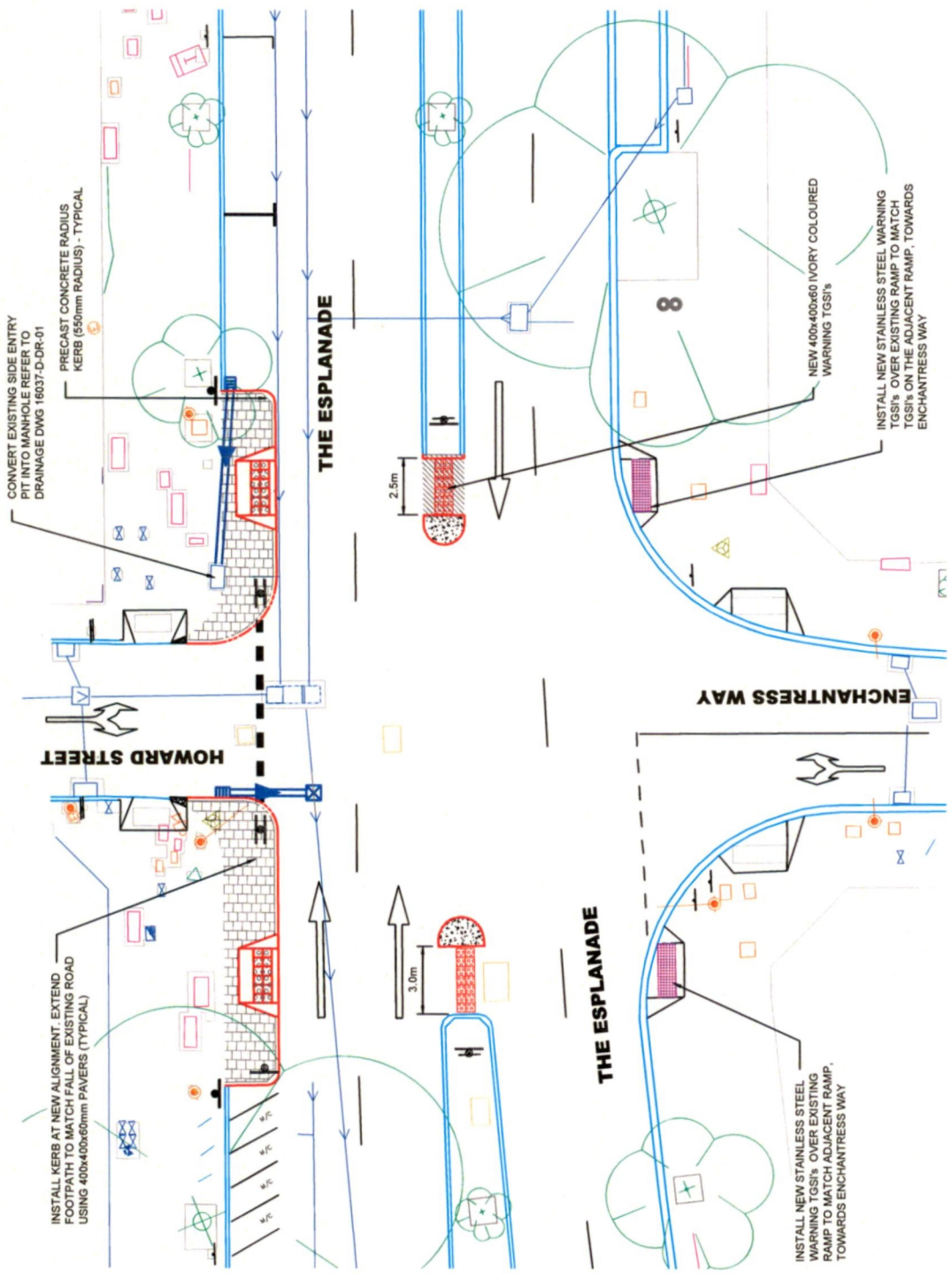
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27-29 ST. GEORGE'S TERRACE, PERTH.  
 City of Perth  
 COUNCIL HOUSE,  
 CONSTRUCTION

**LEGEND**

- EXISTING BUILDING LINE
- EXISTING TREE
- EXISTING KERB
- EXTENT OF ROAD RECONSTRUCTION
- NEW PRE-CAST CONCRETE BARRIER KERB
- NEW IN-SITU CONCRETE BARRIER KERB
- NEW MEDIAN NOSE
- NEW IVORY COLOURED WARNING TGSIs
- NEW STAINLESS STEEL WARNING TGSIs
- NEW STANDARD PEDESTRIAN RAMP - 2.4 METER WIDE
- INSTALL 400x400x60mm STANDARD CITY GREY PAVERS
- INSTALL NEW PARKING SIGN / RELOCATE SIGN
- NEW TRAFFIC SIGN (BY MRWA)
- NEW LINE MARKINGS / ARROWS (BY MRWA)
- NEW PARKING BAY MARKING (BY CITY OF PERTH)
- NEW DRAINAGE STRUCTURES (REFER TO 16037-D-DR-01)
- EXISTING RAMP
- EXISTING BIN
- EXISTING TRAFFIC/PARKING SIGN
- EXISTING LIGHTPOLE
- EXISTING DRAINAGE STRUCTURES (REFER TO 16037-D-DR-01)
- EXISTING SEWER PIPE
- EXISTING SEWER PIT
- EXISTING ELECTRICAL PIT
- EXISTING TELECOMMUNICATION PIT
- EXISTING GAS VALVE
- EXISTING WATER VALVE / METER
- EXISTING WATER HYDRANT
- EXISTING TICKET MACHINE
- EXISTING CCTV
- CONTROL POINT
- EXISTING LINE MARKINGS

ALL CONSTRUCTION WORK IS TO COMPLY WITH THE CITY'S DESIGN & CONSTRUCTION NOTES WHICH CAN BE OBTAINED ON THE CITY OF PERTH WEBSITE



**THE ESPLANADE - HOWARD STREET  
INTERSECTION CIVIL MODIFICATIONS  
GENERAL LAYOUT**

SHEET 01 of 02

DWG SET No. **16037** DWG TYPE **C - GL - 01** REV. **01**

ISSUED FOR INFORMATION

DESIGNED: A. Mithri  
TRAFFIC ENG: D. Fu  
PROJECT ENG: H. Wong  
SENIOR CIVIL ENG: H. Wong  
CO-ORD SYS: MGA 50 / AHD

SCALE: 1:200

PKS FILE No. P1033339 CAD REF: 16036-16037-ESPLND\_SHERWD\_HOWDST-CLDE-01.dwg FOLDER: C:\Users\lanaboc\bin\7

17/02/2016 03:47:40 PM

City of Perth  
COUNCIL HOUSE,  
27-29 ST. GEORGE'S TERRACE, PERTH.

SRI RANJAN - PRINCIPAL ENG. CONSTRUCTION

JACQUELINE SCOTT - MANAGER, CONSTRUCTION

DESIGNED: A. Mithri  
TRAFFIC ENG: D. Fu  
PROJECT ENG: H. Wong  
SENIOR CIVIL ENG: H. Wong  
CO-ORD SYS: MGA 50 / AHD

SCALE: 1:200

ISSUED FOR INFORMATION

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REV	DATE	REVISION DETAILS	DWN
-	-	-	-

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**Agenda**                      **Wellington Street Upgrade - Median Island – Commencement**  
**Item 13.11**                    **of Tendering Process**

---

**Recommendation:**

***That Council:***

- 1.    *approves the aggregation of the remaining Wellington Street Budgets in order to improve the ongoing coordination of the remaining works.***
  
- 2.    *notes the proposal to coordinate the remaining Wellington Street works such that they run consecutively, including the acceleration of the Wellington Median Island Works, allowing completion of the outstanding Wellington Street works prior to Christmas 2017.***

The Committee recommendation to the Council for this report was resolved by the Works and Urban Development Committee at its meeting held on 28 March 2017.

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

FILE REFERENCE:	P1028418-2
REPORTING UNIT:	Construction Unit
RESPONSIBLE DIRECTORATE:	Construction and Maintenance
DATE:	20 March 2017
ATTACHMENT/S:	Attachment 13.11A - Outline Plan of remaining works Attachment 13.11B - Proposed Schedule Remaining Wellington Street Works

**Legislation / Strategic Plan / Policy:**

<b>Legislation</b>	Section 6.8 of the <i>Local Government Act 1995</i>
<b>Integrated Planning and Reporting Framework Implications</b>	<b>Corporate Business Plan / Strategic Community Plan</b> Council Four Year Priorities: Perth as a Capital City6 S6      Maintain a Strong City Profile that Attracts Investment
<b>Policy</b>	
Policy No and Name:	9.6 – Budget Variations

**Purpose and Background:**

In order to support the development within the Perth City Link Precinct, the City of Perth has identified a streetscape project along Wellington Street, which is being delivered progressively in stages: namely Stage 1, Stage 2A, Stage 2B (north and south side) and Median Island.

The works stages have been progressing successively. The final remaining stages are Stage 2B south side and Median Island (Attachment 13.11A). The Stage 2B south side works were included in the 2016/17 budget, with the Median Island Works proposed for 2017/18. This report seeks aggregation of the remaining budgets to allow re-sequencing of the remaining two projects. This will allow the early completion of the tender phase for the Median Island works, such that the remaining projects can be completed consecutively, in order to facilitate completion of the Wellington Street Works by the end of 2017.

### **Details:**

With the 2017/18 budget not to be finalised until June 2017, a tender process undertaken after budget approval would not be completed in time to provide sufficient construction time prior to the Christmas period. This would result in the the Median Island works being undertaken in February to April 2018. This significantly extends the period of disruption on Wellington Street, which has been ongoing during the Perth City Link works.

Construction of Stage 2B was programmed and budgeted for in 2016/17. However, works of this stage were delayed pending completion of the Stage 2B north-side works (undertaken by MRA on behalf of the City of Perth) and the replacement of a Water Corporation Main Line in Wellington Street. This has resulted in a schedule where the 2B works are not completed within the 2016/17 financial year. The current approach also does not allow completion of the median island prior to Christmas 2017, as a tender period commencing in July will not be complete in sufficient time to allow the required construction period prior to Christmas. This would therefore require the commencement of these works to be delayed until after the Christmas and New Year shopping Period – significantly extending the period of disruption on Wellington Street.

Should Council approve the aggregation of budgets this will allow a more coordinated approach. It will allow an early tendering of the Median Island Works, such that it will be possible to construct both remaining projects consecutively in 2017 and bring the ongoing works on Wellington Street to a close by the end of 2017 (Attachment 13.11B). The Stage 2B works would be completed between late June and early September, and would be directly followed by the Median Island Works to be completed by early December. There would be a period of approximately seven weeks without disruption following completion of the Water Corporation main replacement.

Approval is therefore sought to aggregate the budgets, allowing the tendering of the Median Island works to commence this financial year, utilising the existing Stage 2B budget allowance. There will be an amount of carry over relating to the 2B works, as construction is expected to span the financial years due to the delay arising from the Water Corporation works. The award of the Median Island contract to the preferred contractor would be the subject of a further council report, expected at the Council Meeting of **1 August 2017**.

**Financial Implications:**

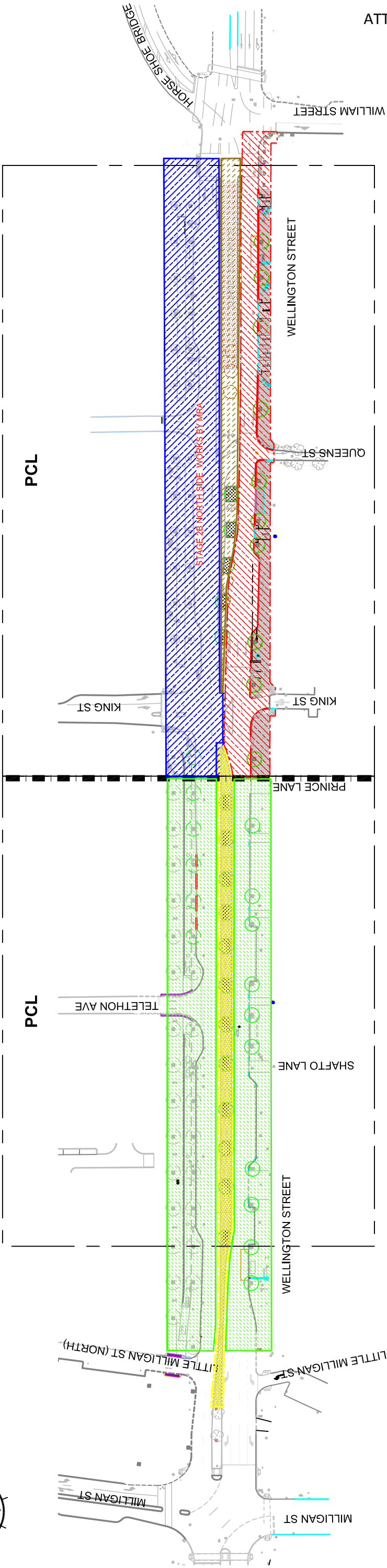
ACCOUNT NO:	CW1801
BUDGET ITEM:	Wellington Street (Perth City Link Project) Stage 2B to be aggregated with Wellington Street Median Island (values indicated by *)
BUDGETED AMOUNT:	\$4,568,063 plus \$1,480,000* (17/18 budget)
AMOUNT SPENT TO DATE:	\$2,794,196,89
PROPOSED COST:	\$0
BALANCE REMAINING:	\$1,773,866,11 plus \$1,480,000*
ANNUAL MAINTENANCE:	N/A
ESTIMATED WHOLE OF LIFE COST:	N/A

All figures quoted in this report are exclusive of GST.

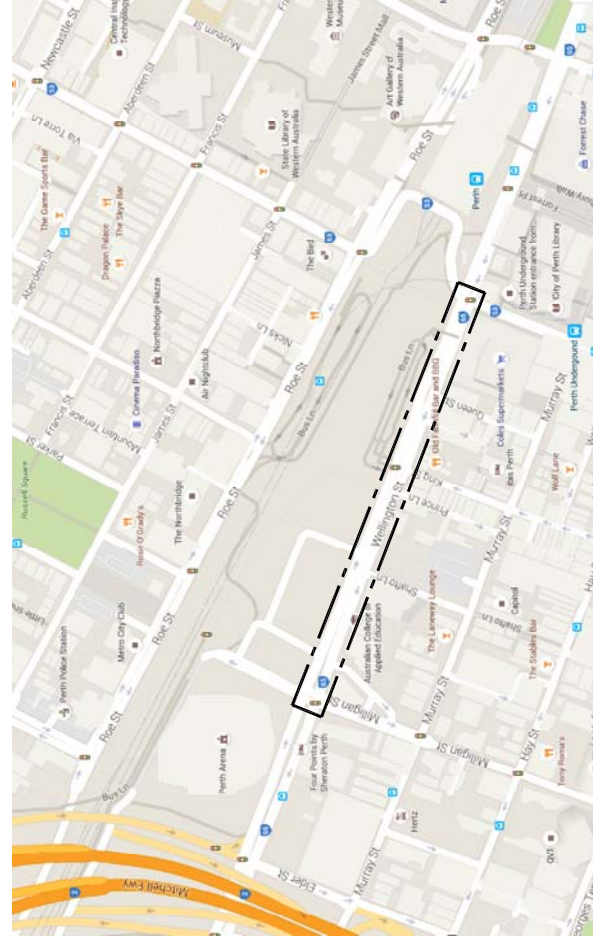


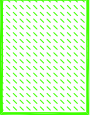
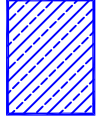

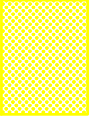
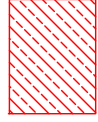
STAGE 2B

STAGE 2A



ATTACHMENT 13.11A

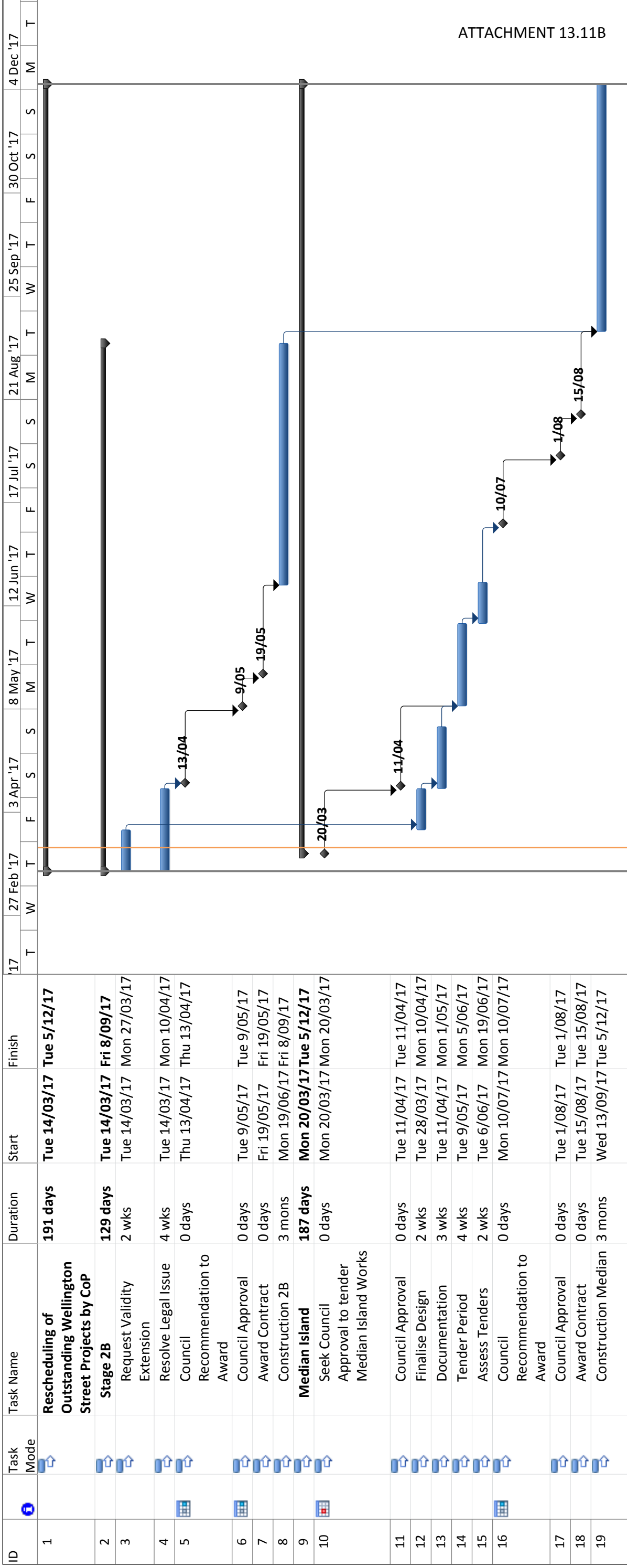


- 
**STAGE 2A - COMPLETED**  
 (PHASE 1 & 2 + KS1/KS2 FRONTAGE)
- 
**STAGE 2B - NORTHERN SIDE (WORKS BY MRA)**  
 (260m Long)
- 
**STAGE 2B - MEDIAN ISLAND + PTA TUNNEL**  
 (195M LONG)
- 
**MEDIAN ISLAND - LITTLE MILLIGAN ST TO KING ST**  
 (250m Long)
- 
**STAGE 2B - SOUTHERN SIDE**  
 (250m Long)



**PROPOSED CONSTRUCTION STAGING PLAN FOR WELLINGTON STREET PROJECT**





Project: Wellington Delayed Awar  
Date: Wed 22/03/17

Task: Task

Split: Split

Milestone: Milestone

Summary: Summary

Project Summary: Project Summary

External Tasks: External Tasks

External Milestone: External Milestone

Inactive Task: Inactive Task

Inactive Milestone: Inactive Milestone

Inactive Summary: Inactive Summary

Manual Task: Manual Task

Duration-only: Duration-only

Manual Summary Rollup: Manual Summary Rollup

Manual Summary: Manual Summary

Start-only: Start-only

Finish-only: Finish-only

Deadline: Deadline

Progress: Progress

**Agenda**                      **Implementation of Public Health Act 2016 – Delegation of**  
**Item 13.12**                    **Powers and Duties**

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**Recommendation:**

***That Council, BY AN ABSOLUTE MAJORITY, in accordance with section 21(1)(b)(i) of the Public Health Act 2016, delegate to the Chief Executive Officer, the following powers and duties of the local government under the Public Health Act 2016:***

- 1. appoint environmental health officers under section 17; and***
- 2. designate authorised officers under section 24(1), (3) & (4).***

**This report is submitted direct to Council due to limited time being available to consider the matter.**

FILE REFERENCE:	P1023849 TRIM 49752/17
REPORTING UNIT:	Health and Activity Approvals
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	03 April 2017
ATTACHMENT/S:	Attachment 13.12A - Delegated Authority Manual 2.9.1 - Appoint Authorised Officers

**Legislation / Strategic Plan / Policy:**

**Legislation**

*Public Health Act 2016*

*Section 4(b) - enforcement agency means – a local government.*

*Section 17(1) – A local government may appoint one or more persons as environmental health officers.*

*Section 21(1) – A power or duty conferred or imposed on an enforcement agency may be delegated –*

*(b) if the enforcement agency is a local government, to –*

*(i) the chief executive officer of the local government; or*

*(ii) an authorised officer designated by the local government.*

*Section 24(1) – An enforcement agency may designate a person or class of persons as authorised officers*

*(a) for the purposes of this Act or another specified Act; or*

*(b) for the purposes of the specified provisions of this Act or another specified Act; or*

*(c) for the purposes of the provisions of this Act or another specified Act other than the specified provisions of that Act.*

## **Integrated Planning and Reporting Framework Implications**

## **Corporate Business Plan / Strategic Community Plan**

Council Four Year Priorities: 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

### **Legal Implications:**

Under section 312 of the *Public Health Act 2016* (the Act), Environmental Health Officers (EHOs) currently appointed by the City will be taken to have been designated as Authorised Officers under Section 24(1).

However, any new EHOs will require authorisation under section 24(1).

### **Purpose and Background:**

The Act received Royal Assent on 25 July 2016 and came into effect on 24 January 2017.

The *Health Act (Miscellaneous Provisions) 1911* (the old Act) will be phased out over a period of 3-5 years through a staged process and replaced by the Act. The new Act provides modern legislation to regulate public health in Western Australia.

This report informs the Council of the commencement of the Act, and seeks the Council's approval to grant the Chief Executive Officer with the delegated authority to appoint EHOs and designate authorised officers.

### **Details:**

Under the provisions of section 16 of the Act, a local government has the following functions in relation to the administration of this Act –

- (a) to initiate, support and manage public health planning for its local government district;
- (b) to develop and implement policies and programmes to achieve the objects of this Act within its local government district;
- (c) to perform the functions that are conferred on local governments by or under this Act;
- (d) to administer and enforce this Act within its local government district in accordance with the objects and principles of this Act.

Under the provisions of the old Act, EHOs employed by local governments were “approved” through the powers conferred upon the Executive Director Public Health from the Department of Health WA. The Act assigns this role to the local government.

Under the provisions of section 21 of the Act, the local government, also referred to as an enforcement agency, has the power to delegate the duty conferred or imposed on it, to the Chief Executive Officer.

As such, the administrative process for issuing approvals for authorised officers (under section 17 and section 24) can be taken with minimum delay and EHOs can be given

authority to perform their functions almost immediately after they are employed through the delegation of that duty to the Chief Executive Officer.

Any person appointed as an EHO under section 17 of Act must have at least one of the qualifications and/or experience prescribed by the Chief Health Officer (under section 18) in Government Gazette 22 of 24 January 2017.

Section 30 of the Act specifies that an authorised officer must be issued a certificate of authority card by the local government. It is envisaged that this certificate of authority card would be signed or approved by the delegate of the Council who it is recommended would be the Chief Executive Officer.

The requirements of sections 17 and 30 the Act stated above are included within the proposed delegation as conditions.

### **Financial Implications:**

There are no financial implications associated with this report.

### **Comments:**

This delegation will ensure that EHOs are able to be authorised to perform the various function of their role in a timely manner.

## ATTACHMENT 13.12A

<b>2.9.1 Appoint Authorised Officers</b>	
<p><b>Function Delegated</b></p> <p><i>This information is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [detailed below].</i></p>	<ol style="list-style-type: none"> <li>1. Appoint a qualified person to be an environmental health officer [17]</li> <li>2. Designate environmental health officers (either as a person or as a class of persons) to be authorised officers for the purposes of the <i>Public Health Act 2016</i> or another specified Act [24]</li> <li>3. Designate a qualified person (either as a person or as a class of persons) who is not an environmental health officer to be an authorised officer for the purposes of the <i>Public Health Act 2016</i> or another specified Act [24]</li> </ol>
<b>Statutory Power Delegated:</b>	<p><i>Public Health Act 2016</i></p> <ul style="list-style-type: none"> <li>• 24 - Designation of authorised officers</li> <li>• 17 - Appointment of environmental health officers</li> </ul>
<b>Power Originally Assigned to:</b>	Local Government
<b>Statutory Power of Delegation:</b>	<p><i>Public Health Act 2016</i></p> <ul style="list-style-type: none"> <li>• s21. Enforcement agency may delegate</li> </ul>
<b>Power Delegated to:</b>	Chief Executive Officer
<b>Council's Conditions on Delegation:</b>	<p>The appointer of authorised officers who are not environmental health officers must be satisfied they are suitably qualified for the powers and duties they are authorised for and have regard to any guidelines issues by the Department under s 29(1)</p> <p>A person cannot be appointed as an Environmental Health Officer unless they meet the qualifications determined and published by the Department under s 18.</p>
<b>Statutory Power to Sub-delegate:</b>	Nil
<b>Record Keeping Requirements:</b>	<p>Records of authorisations to be retained in TRIM Container: P1027271 CORPORATE MANAGEMENT - AUTHORISATIONS - Register</p> <p>A list of Authorised Officers and Environmental Health Officers is to be maintained</p>
<b>Compliance Links:</b>	<p><i>Public Health Act 2016:</i></p> <ul style="list-style-type: none"> <li>• s 30. Certificates of authority</li> <li>• s 18. Chief Health Officer to approve qualifications and experience required by environmental health officers</li> <li>• s 25. Certain authorised officers required to have qualifications and experience</li> <li>• s 29. Chief Health Officer may issue guidelines about qualifications and experience of authorised officers</li> <li>• s 27. Lists of authorised officers to be maintained</li> </ul>

<b>Delegation Administration</b>					
<b>Version</b>	<b>Decision Reference</b>	<b>Date Delegated</b>	<b>Version</b>	<b>Decision Reference</b>	<b>Date Delegated</b>
0	New Delegation				