

agenda

Elected Members Briefing
Session



To: His Worship the Mayor and Councillors

Please be advised that an Elected Members Briefing Session will be held at **6.30pm** on **Tuesday 3 December 2013** in the **Council Chambers**, Administration Centre at 99 Shepperton Road, Victoria Park.

A handwritten signature in black ink, appearing to read "Athanasios Kyron".

ATHANASIOS (ARTHUR) KYRON
CHIEF EXECUTIVE OFFICER

29 November 2013

ELECTED MEMBERS BRIEFING SESSION

Purpose of Elected Members Briefing Session (EMBS)

The EMBS is a constituted Committee of the Council in accordance with Section 5.8 of the *Local Government Act 1995*. The function of the EMBS is to inform Elected Members of relevant and material facts and circumstances pertaining to matters to be decided at a forthcoming Ordinary Council meeting.

The EMBS:

1. Has no delegated power to make decisions;
2. Does not make recommendations about the adoption of reports of employees or others to the forthcoming Ordinary Council meeting;
3. Will involve Elected Members, staff, and external advisors (where appropriate) and will be open to the public; and
4. Provides an opportunity for Elected Members to be equally informed and seek additional information on reports, items and matters prior to them being presented to the forthcoming Ordinary Council meeting for formal consideration and decision.

Procedures for EMBS

A meeting of the EMBS will be conducted in accordance with the Standing Orders Local Law. The following procedures will also apply:

1. The EMBS will be open to the public except for matters of a confidential nature. The guide for determining those matters of a confidential nature shall be in accordance with the *Local Government Act 1995*.
2. There is no debate amongst Elected Members on any matters raised during the EMBS.
3. Relevant employees of the Town will be available to make a presentation or respond to questions on matters listed on the agenda of the EMBS.
4. Elected Members have the opportunity to request reports or raise other matters at item; *VIII General Business* on the EMBS Agenda.
5. A record (brief minutes) shall be kept of all EMBS meetings. As no decisions are made at an EMBS, the record will only be a record of;
 - 5.1 items listed on the agenda by heading and number;
 - 5.2 questions asked and the response provided; and
 - 5.3 any disclosure of interest as declared by individuals.
6. Persons having an interest in or knowledge of matters to be decided by the Council may be invited by the Chief Executive Officer to address an EMBS. Such persons making an address will be limited to 15 minutes. An address must relate to matters listed on the Agenda.

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1 OPENING

2 ANNOUNCEMENTS FROM THE PRESIDING MEMBER

There are guidelines that need to be adhered to in our Council meetings and while we are not as strict as we could be, it is important to remember that during question and statement time, I would like to request that the people speaking do not personalise any questions or statements about Elected Members or staff or use any possible defamatory remarks.

3 ATTENDANCE

Mayor:	Mr T (Trevor) Vaughan
Banksia Ward:	Cr C (Claire) Anderson (Deputy Mayor) Cr J (John) Bissett Cr K (Keith) Hayes
Jarrah Ward:	Cr V (Vince) Maxwell Cr D V (Vin) Nairn Cr V (Vicki) Potter
Chief Executive Officer:	Mr A (Arthur) Kyron
Director Future Life & Built Life	Ms R (Rochelle) Lavery
Director Renew Life	Mr A (Anthony) Vuleta
Director Community Life	Ms T (Tina) Ackerman
Director Business Life	Mr N (Nathan) Cain
Executive Manager Built Life:	Mr R (Robert) Cruickshank
Secretary:	Mrs A (Alison) Podmore
Public:	

3.1 Apologies

Jarrah Ward Cr Brian Oliver

3.2 Approved Leave of Absence

Banksia Ward Cr Mark Windram

4 DECLARATIONS OF INTEREST

Declarations of interest are to be made in writing prior to the commencement of the Meeting, (a form to assist Elected Members and Staff is attached at the end of this Agenda).

Declaration of Financial Interests

A declaration under this section requires that the nature of the interest must be disclosed. Consequently a member who has made a declaration must not preside, participate in, or be present during any discussion or decision-making procedure relating to the matter the subject of the declaration. An employee is required to disclose their financial interest and if required to do so by the Council must disclose the extent of the interest. Employees are required to disclose their financial interests where they are required to present verbal or written reports to the Council. Employees are able to continue to provide advice to the Council in the decision making process if they have disclosed their interest.

Name/Position	
Item No/Subject	
Nature of Interest	
Extent of Interest	

Declaration of Proximity Interest

Elected members (in accordance with Regulation 11 of the *Local Government [Rules of Conduct] Regulations 2007*) and employees (in accordance with the Code of Conduct) are to declare an interest in a matter if the matter concerns: a) a proposed change to a planning scheme affecting land that adjoins the person's land; b) a proposed change to the zoning or use of land that adjoins the person's land; or c) a proposed development (as defined in section 5.63(5)) of land that adjoins the persons' land.

Land, the proposed land adjoins a person's land if: a) the proposal land, not being a thoroughfare, has a common boundary with the person's land; b) the proposal land, or any part of it, is directly across a thoroughfare from, the person's land; or c) the proposal land is that part of a thoroughfare that has a common boundary with the person's land. A person's land is a reference to any land owned by the person or in which the person has any estate or interest.

Name/Position	
Item No/Subject	
Nature of Interest	
Extent of Interest	

Declaration of Interest affecting impartiality

Elected Members (in accordance with Regulation 11 of the *Local Government [Rules of Conduct] Regulations 2007*) and employees (in accordance with the Code of Conduct) are required to declare any interest that may affect their impartiality in considering a matter. This declaration does not restrict any right to participate in or be present during the decision-making process. The Elected Member/employee is also encouraged to disclose the nature of the interest.

Name/Position	
Item No/Subject	
Nature of Interest	
Extent of Interest	

5 PUBLIC QUESTION TIME**6 PUBLIC STATEMENT TIME****7 CONFIRMATION OF MINUTES****RECOMMENDATION**

That the minutes of the Elected Members Briefing Session meeting held on Tuesday, 5 November 2013 be confirmed.

8 PRESENTATIONS**8.1 Petitions****8.2 Presentations (Awards to be given to the Town)**

8.3 Deputations (Planning / External Organisations)

- 6:35pm Item 11.1 – Dean Mudford and Paige Walker from Mirvac will be in attendance to discuss this item.
- 6:40pm Item 11.2 – Mark Scott-Jeffs from Campion Design Group will be in attendance to discuss this item.
- 6:45pm Item 11.4 – John Morine, the applicant, will be in attendance to discuss this item.
- 6:50pm Item 11.7 – Helen Taylforth from Dale Alcock Homes will be in attendance to discuss this item.
- 6:55pm Linda Wareing, the property owner, will be in attendance to discuss this item.

9 METHOD OF DEALING WITH AGENDA BUSINESS

10 CHIEF EXECUTIVE OFFICER REPORTS

10.1 Local Government Reform – Amalgamation Planning for Town of Victoria Park, City of South Perth and portion City of Canning

File Reference:	ADM0058
Appendices:	No

Date:	28 November 2013
Reporting Officer:	B. Rose
Responsible Officer:	A. Kyron
Voting Requirement:	Portion Absolute Majority and portion Simple Majority

Executive Summary:

Recommendations – That a Local Implementation Committee be established, with equal representation from the Town of Victoria Park and City of South Perth, and; a Chief Operations Officer position be established for an interim period.

- The Town of Victoria Park and City of South Perth Joint Task Force discharged its duties on 4 October 2013, when a joint submission was lodged with the Local Government Advisory Board; the Task Force should be acknowledged for its work.
- The Department of Local Government and Communities has recommended the establishment of a Local Implementation Committee comprising Elected Members of the Town of Victoria Park and the City of South Perth. Establishment of the LIC, and voting membership is required.
- Detailed investigation and planning for amalgamation of the Town of Victoria Park, City of South Perth and portion City of Canning needs to be initiated now if a well-coordinated transition approach is to be enabled.
- Interim governance structures, project management methodologies and strategic visioning must be established in the first instance, under guidance of the Chief Executive Officer and an internal Transition Control Team.

TABLED ITEMS:

Nil

BACKGROUND:

The local government reform process has been gathering momentum over the past 4-5 years and has experienced a number of different phases. Most recently:

- the Robson Report recommendations were released in mid-2012; and
- the Government's response to those recommendations was released in mid-2013.

Affected local governments were invited to respond to the State Government's preferred model by 4 October 2013. The Town of Victoria Park (the Town) and the City of South Perth endorsed a joint submission to the Local Government Advisory Board (LGAB) on 1 and 2 October 2013 (respectively). The joint submission recommended amalgamation of the entire two local government entities and portion of the City of Canning, on the basis that the entire Burswood Peninsula remains within the new municipality. Preparation of the joint submission (prior to Council endorsement) was guided by a Joint Task Force, with

membership comprising both Mayors and two elected members from each local government. As the joint submission was lodged with the LGAB on 4 October 2013, the Joint Task Force has now discharged its duties as required under Council resolution.

The joint submission to the LGAB is currently being considered, and it is expected that a formal LGAB inquiry will be held in early 2014. The Department of Local Government and Communities' (the Department) timeline indicates that the LGAB will report back to local governments with recommendations for amalgamation in July 2014, with actual amalgamations to take place from July 2015.

To support this process, The Department has recommended that affected local governments form a Local Implementation Committee (LIC) to assist with facilitation of the change process of local government reform.

DETAILS:

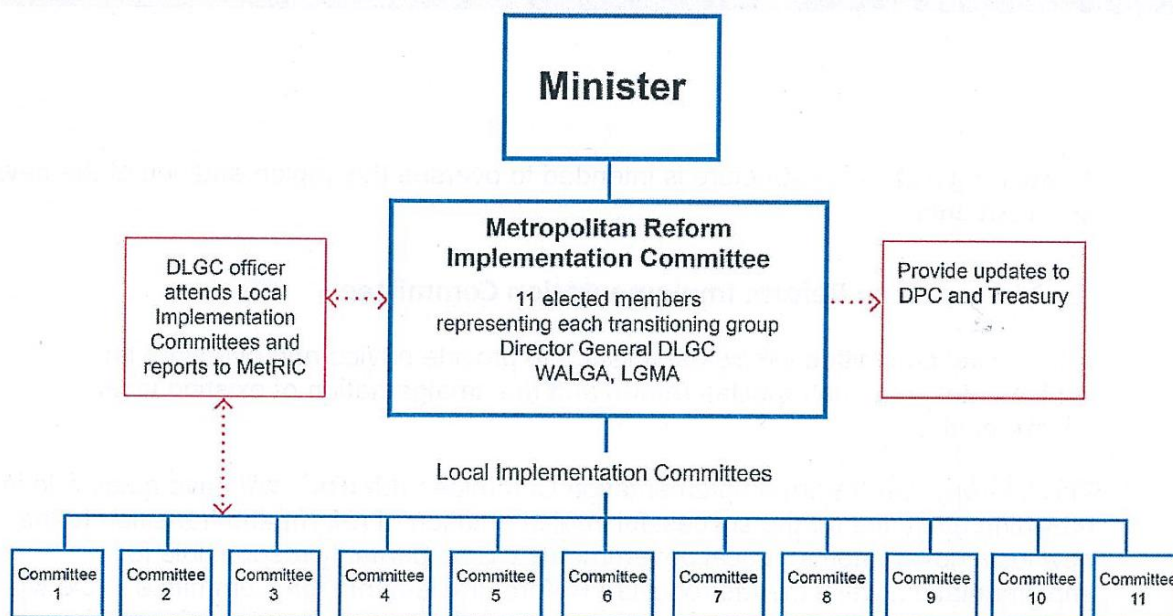
Three key topics associated with amalgamation are considered within this report; conclusion of the Joint Task Force; establishment of a LIC (including elected member representation), and; creation of an internal Executive team to coordinate the amalgamation process.

1. Recognition of Joint Task Force

The Joint Task Force discharged its duties as required under resolution of Council (from 14 May 2013) and was dissolved under a further Council resolution of 12 November 2013. Recognition and appreciation of the Joint Task Force work (for past and present elected members), in writing, is now recommended.

2. Local Implementation Committee

The Department has released details of the preferred framework that it would like adopted during the next phase of the reform process. This involves the creation of a LIC for each group of local governments that are considering a reform proposal. The Department suggests that membership of the LIC consist of elected members and the Chief Executive Officer (CEO) of each affected local government. The LIC is to appoint the Chair to the Metropolitan Reform Implementation Committee (MetRIC) and the Chair is to represent the group of local governments at each MetRIC meeting. The MetRIC is a central coordinating committee which will consist of each LIC Chair, representatives from the Department, WALGA and LGMA.



Governing principles of the LIC

Each LIC should observe the following governance principles:

- members will be respectful and cooperative;
- equal representation will be invited from each merging local government;
- decision making will be transparent;
- information requirements will be met with accurate and timely data and information;
- and
- reporting and communication will be accurate and timely.

Role of the LIC

The leadership of the LIC is required to plan and deliver the new local government entity. This will include coordination of the detailed steps that will need to be taken for the commencement of the new local government by 1 July 2015.

Its role in overseeing and driving planning and implementation will include such areas as:

- a new organisation structure;
- accommodation rationalisation;
- preparation of delegations;
- asset identification and valuation;
- workforce planning and staff transfers;
- awards and agreements harmonisation;
- data migrations and ICT integration;
- preparation of a consolidated annual budget;
- contracts and leases; and
- harmonisation of rating.

Membership of the LIC

Membership on the LIC should comprise equal representation from each of the merging local governments. As an example, the Mayor and CEO of each local government could form the core membership. A second, or third, elected member could be chosen from each local government where the benefits of additional membership are not outweighed by the increased size of the LIC.

Consideration will also need to be given to those additional people who may attend Committee meetings to provide advice and support to the LIC's operation.

The City of South Perth has advised that it will be considering the Mayor, two elected members and the Chief Executive Officer to the LIC (a total of four representatives). It is recommended that the Town also nominate the Mayor, two elected member representatives and the CEO to the LIC. Nominations should be approved by a resolution of the Council.

It is also likely that the City of Canning will be represented on the LIC as a relatively large portion of that City (the area to the north of Leach Highway consisting of approximately 16,500 residents) which under the Government's proposal, will be amalgamated with the merged City of South Perth and Town.

Chair of the LIC

Each LIC is to appoint a Chair. A Deputy Chair should also be appointed. In general, the Chair should be an elected member from one of the amalgamating local governments. Consideration could also be given to the merits of an alternating Chair. Alternatively an independent person may be preferred.

Decision making

Meeting procedures are to be determined by the LIC. It may be preferable to require that decisions are to be made by absolute majority.

As with the Joint Task Force, regular reports should be prepared on the progress of the LIC and reported back to Council and elected members through a Councillor Memorandum or by way of a Council Report, as appropriate.

Consultation

As part of the review of the Robson Report recommendations and responses to the Minister's preferred option, all residents were provided with a survey document to make comment.

In addition, the local government reform program has been widely advertised and the public have had opportunities to make submissions directly to the Minister of Local Government. Further opportunities to comment on the proposal will be advertised by the LGAB.

Further opportunities will be afforded to the public when the LGAB invites submissions on proposals.

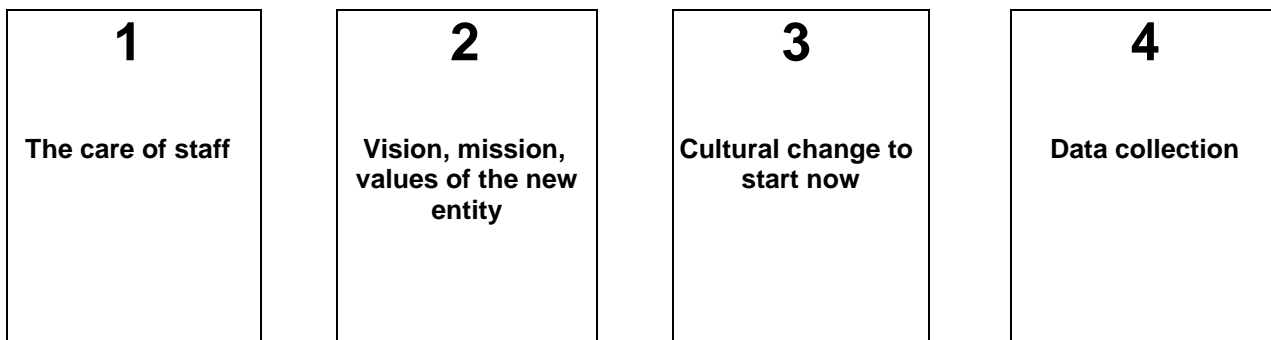
Issues

The success of the previous Joint Task Force was, in part, based on the egalitarian approach adopted by the parties; there was no single Chairperson, rather, a leadership group. A concern with the State’s recommended LIC model is that it will establish a hierarchy between the parties – with a single Chairperson represented on the MetRIC. This may introduce the notion that one Council will lead the agenda at the expense of the other Council. In order to address this possible perception of control and subordinate–superordinate relationship, it is proposed that the two Mayors share the role of Chairperson, including rotation of attendance on the MetRIC. Alternatively, and a lesser preferred approach, an independent Chairperson can be selected and endorsed by the Councils.

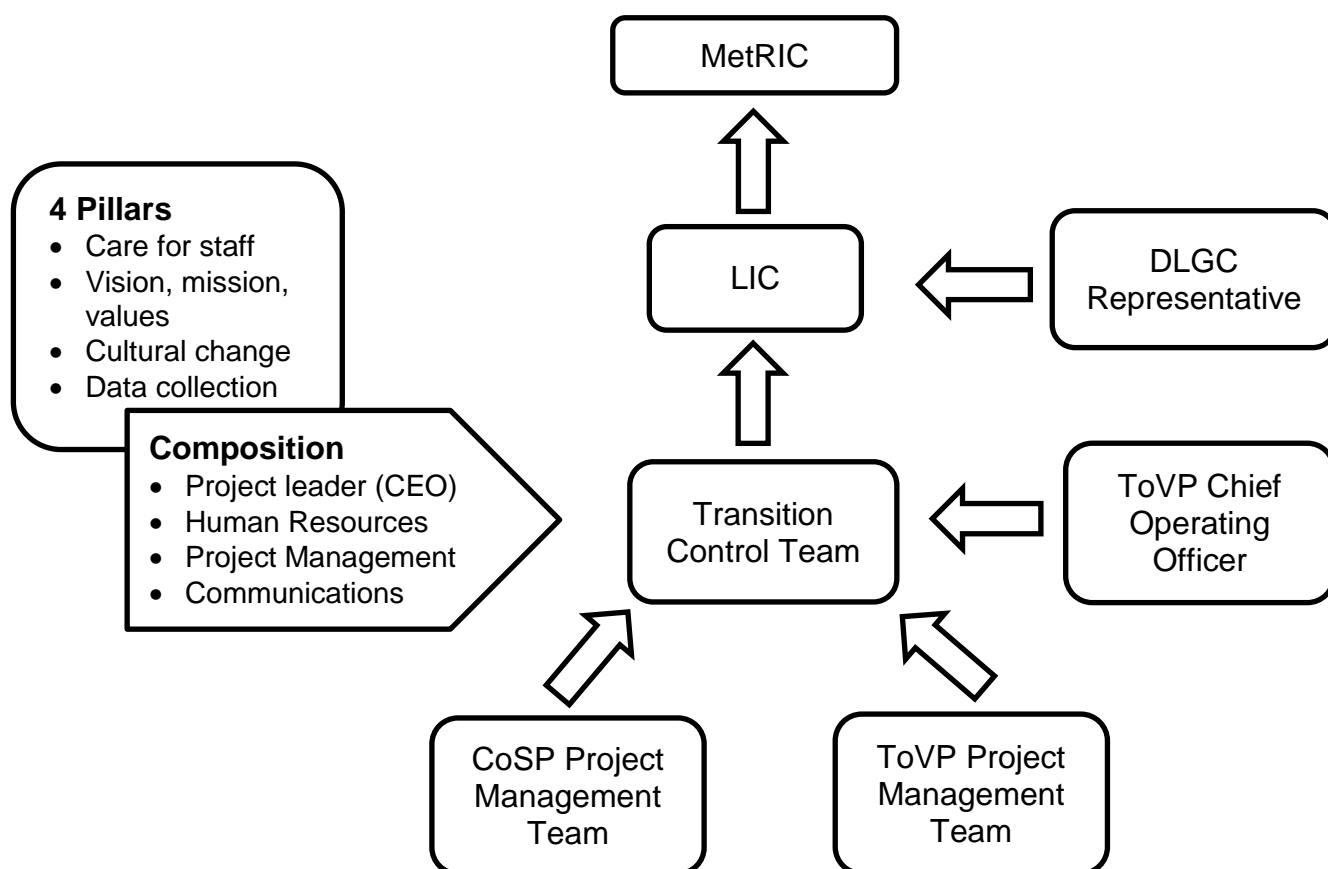
3. Transition Control Team

It is paramount that the Town, the City of South Perth and the City of Canning begin preparations now to merge the local governments. Through a series of Executive workshops, an internal operational framework is being developed – this framework will be used to guide administrative actions and decisions regarding the amalgamation process. Broader visioning for the amalgamation with Council and the local community is imperative, once a formal decision on amalgamation is arrived-at by the LGAB.

The interim approach by the Executive will focus on four pillars of change over the next ~18 months to July 2015.



With this interim approach now in place, arrangements for an internal governance and reporting framework can commence, aided by an internal Transition Control Team (TCT). It will be important to ensure that the TCT is guided by experienced personnel with senior strategic, project management, human resources, communications and finance experience. Enabling the CEO to focus on this significant transition process will require the creation of a Chief Operations Officer position (or similar) – coordinating and ensuring the ‘daily duties’ of local government are not neglected. The internal and external reporting relationships could be arranged as follows:



In order to maintain a sustained and significant focus on the transition process, the TCT must be a step removed from the daily operations of local government, both physically removed (on 'neutral territory' between the Town and City of South Perth) and operationally removed. Obviously, the CEO will maintain a close working relationship with the Chief Operations Officer to provide guidance on the more significant operational aspects of the Town.

Key first steps for the TCT will include preparation of an operating budget and a Project Management Plan.

Legal Compliance:

There are no policy or legislative implications at this stage. The *Local Government Act 1995* and *Regulations* provide details that local governments must follow should an amalgamation proposal be supported by both local governments.

No legislative support was provided by the Department in relation to the formation of the LIC and its powers are therefore unknown.

Section 5.8 of the Act prescribes that establishment of a Committee requires an Absolute Majority decision of the Council. Section 5.10 of the Act prescribes that the appointment of members to a Committee requires an Absolute Majority decision of the Council.

Policy Implications:

The Town presently has no formal policies addressing the topic of amalgamation. In the absence of any definitive direction from the State Government (Minister or Department) or LGAB, the Town is progressing on a 'business as usual' scenario.

Strategic Plan Implications:

The Strategic Community Plan 2013 identifies 'Structural Reform Management' as a key project under the Corporate Life Program.

Financial Implications:*Internal Budget*

Costs associated with the local government reform initiative are accumulating and, at this stage, there has been no positive indication from the Department or the Minister that the initial grant of \$200,000 will be paid to the Town, the City of South Perth and/or the City of Canning. Similarly, no commitment has been made by the State Government regarding the overall costs of amalgamation - which are likely to run into the millions of dollars.

Total Asset Management

If the City of South Perth and Town of Victoria Park are joined then the assets of the Town will form part of a larger local government.

Funding Identification

The Executive has preliminarily explored opportunities for raising funds to finance the amalgamation transition process. The Town's solicitors have advised that, under the *Local Government Act 1995*, and *Regulations*:

- a Levy for amalgamation cannot be applied to general rating notices, as it does not meet the specified criterion under the Regulations;
- a Specified Area Rate could be considered for portion of the Town, or perhaps even all of the Town; and
- Itemising costs on a general rating notice is permitted. For example, the 2014-15 rating notices could include an itemised list of costs, one of which could be the 'State Mandated Amalgamation Cost' (SMAC).

Further research on this matter is required by the Executive, and, will require detailed consideration and decision making by the Council. In the short-term, consideration of an interim operating budget by the Council will be required through the mid-year financial review in early 2014.

Note - the above referenced legal advice is not appended to this report, in order that the report may be made publicly available.

Sustainability Assessment:

Improved 'sustainability' (economic, social, environmental, governance) lies at the core of the State Government's rationale for amalgamation and reform of local government in the Perth metropolitan region. Many studies and reports on the topic are available from the Metropolitan Local Government Review website (www.metroreview.dlg.wa.gov.au). At the local level, assessment of the sustainability of the potential new local government entity is yet to be undertaken.

CONCLUSION:

The Town is not in a position of certainty with regard to the retention of Burswood Peninsula, or even the LGAB's position on amalgamation with the City of South Perth (and portion of City of Canning). However, if proper planning is not commenced now, we will be in a severely disadvantaged position by July 2015 to fulfil even basic local government services and responsibilities (if amalgamation proceeds).

This report has highlighted and made recommendations on three key amalgamation topics for the Town:

1. The Joint Task Force members be formally recognised and thanked for their participation and efforts.
2. A joint LIC be convened between the Town, the City of South Perth and the City of Canning. LIC membership to include:
 - a. The Mayor of the Town and the Mayor of the City of South Perth;
 - b. The CEO of the Town and the CEO of the City of South Perth;
 - c. Two elected members, each, from the Town and the City of South Perth (four in total); and
 - d. Representation from the City of Canning (yet to be defined).
3. Establishment of an internal Transition Control Team to coordinate the complex amalgamation process. The TCT is to be led by the CEO, with the creation of a Chief Operations Officer position to ensure the 'daily duties' of local government are not neglected.

RECOMMENDATIONS:**That Council:**

1. **Agrees to form a Joint Local Implementation Committee, with equal representation with the City of South Perth and with representation nominated by the City of Canning;**
2. **Agrees that the Town of Victoria Park representatives on the Joint Local Implementation Committee consist of three (3) elected members and the Chief Executive Officer; and**
3. **Nominates three (3) elected members to the Joint Local Implementation Committee as Mayor Trevor Vaughan, Councillor _____ and Councillor _____;**

(Absolute Majority Required)

4. **Endorses the establishment of a Transition Control Team, led by the Chief Executive Officer, to coordinate the amalgamation process with the City of South Perth and City of Canning, to July 2015;**
5. **Endorses the establishment of a Chief Operations Officer position, to July 2015; and**
6. **Extends its thanks to the Joint Task Force members, inclusive of past and present elected members, in writing.**

11 FUTURE LIFE AND BUILT LIFE PROGRAM REPORTS

11.1 Request for Variation to Burswood Lakes Structure Plan for Lot 10 Bow River Crescent, Burswood

File Reference:	PLA0056
Appendices:	No
DA/BA or WAPC Ref:	N/A
Date:	27 November 2013
Reporting Officer:	R. Cruickshank
Responsible Officer:	R. Cruickshank
Voting Requirement:	Simple Majority

Executive Summary:

Recommendation – The Structure Plan variation request be Approved.

- Request for significant variations to the Burswood Lakes Structure Plan in relation to dwelling density and inclusion of an Office use on Lot 10.
- Variations have been approved by the Western Australian Planning Commission.
- Community consultation has been undertaken in accordance with provisions of the Scheme, with 57 submissions received.
- The dwelling density is generally contained within the allowable building envelope and is still within the acceptable density across the entire development.
- The inclusion of a commercial land use at ground level is beneficial in terms of street activation.
- An application for planning approval has been simultaneously submitted for the proposed development on Lot 10, which is premised upon approval of the requested variations to the Structure Plan.
- This report considers the significant variations to the Structure Plan only (being dwelling density and inclusion of an Office use), and does not consider the merits of the application for planning approval or associated variations to development standards which will be separately determined by the Metropolitan Central Joint Development Assessment Panel.

TABLED ITEMS:

- Correspondence from applicant dated 2 October 2013;
- Burswood Lakes Structure Plan;
- Correspondence from WAPC dated received 23 October 2013;
- Consultation letter dated 29 October 2013;
- Submissions received; and
- Town Planning Scheme No. 1 Precinct Plan P2 'Burswood Precinct'.

BACKGROUND:

The Burswood Lakes Structure Plan was approved by Council on 17 December 2002 and by the Western Australian Planning Commission on 22 April 2003. The purpose of the Structure Plan is to guide the future subdivision and development of land within the Structure Plan area. The land subject to the Structure Plan, comprises primarily the land being developed by Mirvac known as 'The Peninsula', and other surrounding land parcels.

The Structure Plan depicts there being 26 superlots to be developed, as well as roads, easements, public open space and drainage areas. Figure 19 of the Structure Plan (part extract below) outlines the primary development standards that apply to all of the superlots, being density, plot ratio and building height, as well as the permitted location for mixed uses.

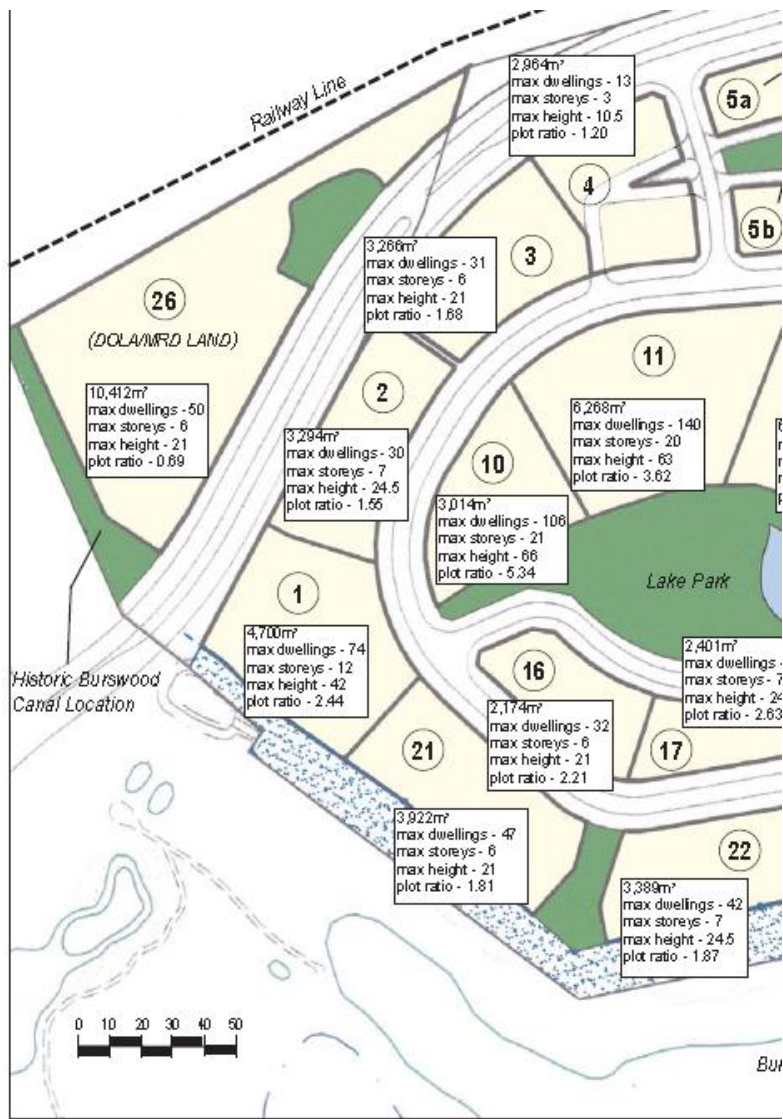
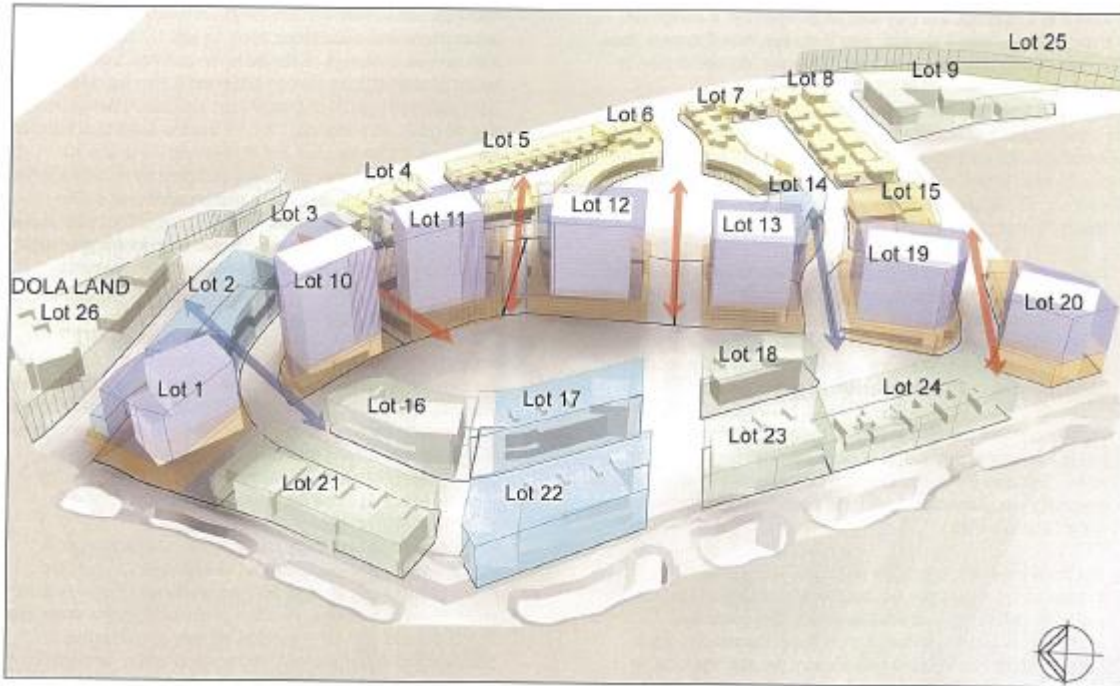


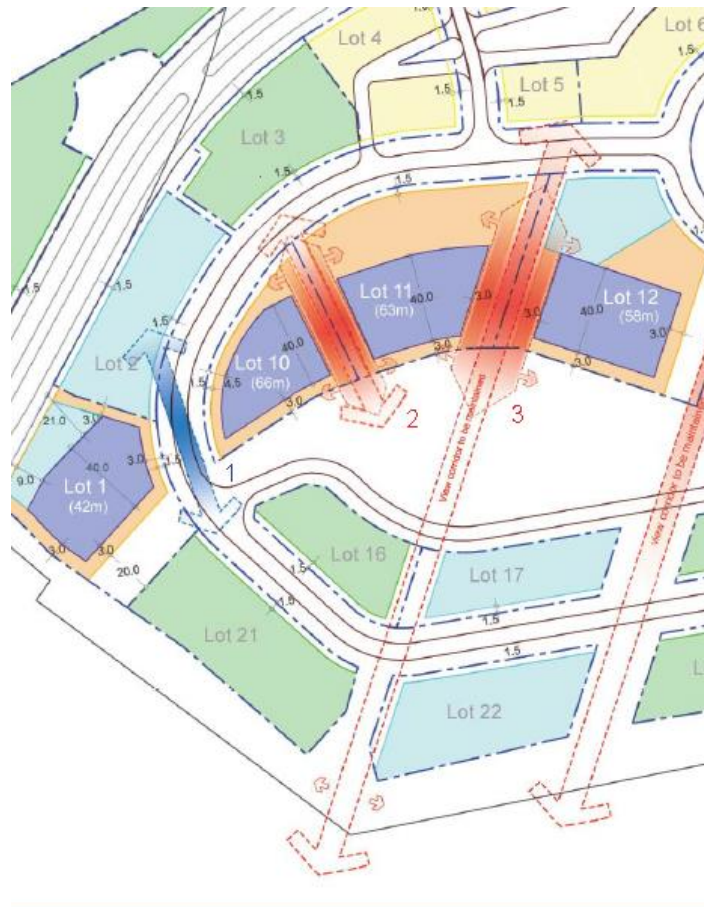
Figure 19
Structure Plan

A significant extent of development has already occurred within the Structure Plan area, including the construction of residential towers on superlots 11, 12, 13, 19 and 20, medium rise apartments on superlots 23 and 24, and single residential dwellings on superlots 4, 5, 6, 7, 8, 14 and 18.

Figures 24-29 of the Structure Plan also outline building control envelopes that apply to each of the superlots. The purpose of the built control envelopes is to control the built form, mass and location of any building on each superlot, in addition to the permitted density, plot ratio and building height.

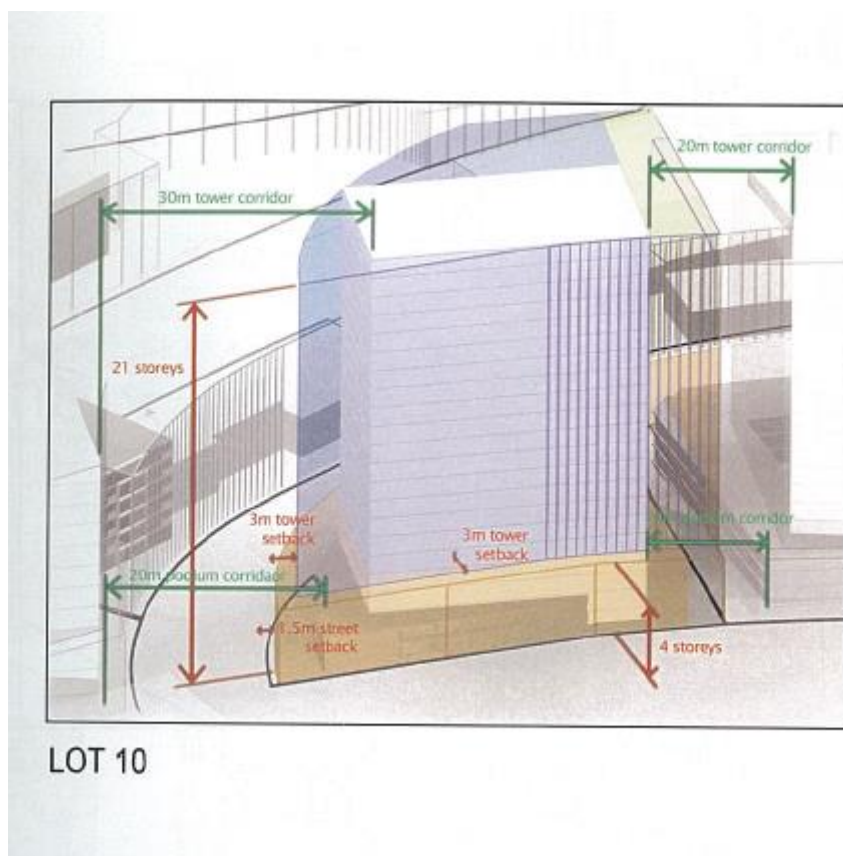


The relevant Figures which apply to the subject lot, Lot 10, are as follows :



Burswood

Figure 24
Building Control Envelopes



At the Ordinary Council Meeting on 1 February 2011, Council resolved to approve an application for 93 Multiple Dwellings on the subject lot, Lot 10. The approved development comprised a 23 storey residential tower (including a four storey podium) containing 93 multiple dwellings ranging in size from two bedroom apartments (some with an additional study), three bedroom apartments (some with an additional study) and four bedroom apartments.

The application was approved with the following variations to the development standards prescribed under the Structure Plan and Precinct Plan :

- Building height of 23 storeys and a maximum of 69.1m in lieu of 21 storeys and a maximum of 66m.
- 9.2m podium separation between Tower 4 and Tower 6 in lieu of a minimum of 10m.
- Portion of the podium at a nil setback to Bow River Crescent in lieu of a minimum setback of 1.5m.

Notwithstanding that planning approval was granted, the development did not proceed.

DETAILS:

A formal request was submitted on 2 October 2013 from Mirvac to vary the provisions of the Burswood Lakes Structure Plan applying to Lot 10, in relation to maximum dwelling density and the inclusion of an Office use. It is this formal request that is the subject of this report and requires Council consideration.

An application for planning approval has been simultaneously submitted for the proposed development on Lot 10, which is premised upon approval of the requested variations to the Structure Plan. This report only considers the significant variations to the Structure Plan (being dwelling density and inclusion of an Office use), and does not consider the merits of the application for planning approval or associated variations to development standards (such as building height, setbacks, car parking etc) which will be separately determined by the Metropolitan Central Joint Development Assessment Panel. Therefore this report does not relate to the application for planning approval. Instead, this report deals with the request to vary the Structure Plan provisions regarding density and land use that apply to the subject lot. To elaborate, this is a request to change the planning framework or standards applying to the land under the Structure Plan. In the event that approval was to be granted for the requested variations to the Structure Plan, then the submitted application for planning approval will then be determined by the Metropolitan Central Joint Development Assessment Panel.

Lot 10 has a lot area of 3,930m². This lot is located towards the northern end of The Peninsula development with a street frontage to Bow River Crescent, and being adjoined by the Lake Park to the west. Directly to the south of the subject lot is Lot 11 which is occupied by a 21 storey apartment tower (known as Tower 4).

The proposal seeks approval from Council to vary the provisions of the Structure Plan applying to Lot 10. Specifically, the request seeks for the maximum density to be increased, and for the inclusion of an Office use on the lot, as follows :

	<i>Permitted under approved Structure Plan</i>	<i>Proposed</i>
Maximum dwellings	106	176 Note – original request was 179 dwellings but this has now been reduced.
Land use	Residential	Residential; Office of 170m ² located at ground level.

In support of the formal request to vary the Structure Plan, the applicant has provided written justification as follows (Note – the variation request is now for 176 dwellings rather than 179 dwellings):

“Land Use

Mirvac intend to introduce an 'Office' land use to the site (identified as lot 10 on the Burswood Lakes Structure Plan), to be located at ground level within the podium component of proposed Tower 6. Approximately 170m² of strata titled office floor space is proposed, as illustrated on the attached plans.

Mirvac believe that this additional 'Office' use would be beneficial to the precinct, and is suitable in this location, for the following reasons:

Office is a permissible use

'Office' is an AA (discretionary) use within the special use zone, and is wholly consistent with the Precinct 2 'Statement of Intent', which is to redevelop the precinct "for residential uses with integrated mixed use development west of the railway". Offices are a form of activity commonly associated with mixed use residential development.

Increases activation and passive surveillance

The offices will provide for increased activation and passive surveillance at ground level, in a location that is less suitable for residential apartment living.

Improves amenity that would otherwise not be achieved

The offices will provide improved ground level amenity than would otherwise be provided by car parking (as previously approved in 2011), positively contributing to the vitality and amenity of the immediate Peninsula precinct as well as the broader urban context.

Improves local employment self sufficiency

The proposed offices will provide increased employment opportunities in the immediate vicinity of high quality residential accommodation, generating additional employment self sufficiency consistent with a range of State and Local policy objectives, including Directions 2031.

Complements nearby (existing) non-residential uses

The proposed office component complements the existing non-residential offering, with other commercial activities in the Peninsula Burswood development limited to retail and food/drink premises rather than offices. Rather than competing with the 749m² (approx) of retail and fast food/restaurant land uses provided within Towers 1 and 2, the proposed offices will provide an important client source for these premises during business hours (when many residents may not be at home). Being within easy walking distance of one another, further pedestrian activity will also be generated, thereby improving activation and vitality of the precinct.

Satisfies development standards

The proposed office component is capable of addressing all necessary development standards, including parking requirements (1 bay for every 40m² of net floor area).

Development Yield

As part of the redevelopment of this site, Mirvac are seeking to provide up to 179 residential apartments within Tower 6 - some 73 dwellings more than that currently provided for under the approved Structure Plan (106 dwellings total). This increase in proposed dwelling numbers is the direct result of providing greater variety in dwelling

sizes, responding to current market demand and broader market segments seeking housing in this location. Importantly, the increased dwelling yield is to be provided within the same vertical envelope (23 storeys) as that previously approved by Council in 2011, thereby having no notable increase in building bulk/scale or adverse effects on local character/amenity.

The development concept incorporates a higher proportion of 1 and 2 bedroom apartments than that previously approved, responding to a broader catchment of purchasers through an offering of varied product type and affordability, whilst still retaining a high standard of amenity and built form quality. The difference in yields is summarised in the following table:

Apartment Type	Previously Approved (2011)	Currently Proposed
1 Bed	0 (0%)	55 (31%)
2 Bed	54 (58%)	104 (58%)
3 Bed	19 (20%)	18 (10%)
4 Bed Penthouse	20 (22%)	2 (1%)
Total	93 (100%)	179 (100%)

As evidenced above, the proposed development seeks to provide greater variety in dwelling sizes/types, and responds to a market segment demanding smaller and more affordable 1 or 2 bedroom accommodation (1 bedroom apartments not previously provided). This approach will positively contribute to the Town of Victoria Park's infill dwelling targets under Directions 2031, and is entirely consistent with planning and policy objectives advocated by Liveable Neighbourhoods, the approved Structure Plan and the Residential Design Codes (R-Codes). Importantly, it is noted that Clause 6.4.3 of the R-Codes requires development of more than 12 multiple dwellings to provide diversity in unit types and sizes as follows:

- Minimum 20 per cent 1 bedroom dwellings, up to a maximum of 50% of the development; and
- Minimum of 40 per cent 2 bedroom dwellings.

The Burswood Lakes Structure Plan (and Precinct Plan P2) stipulates that the total maximum dwelling numbers permitted in the special use zone (i.e. the total Burswood Peninsula development site) is not to exceed 1,250 dwellings. It is worth noting that while six sites remain undeveloped, the total number of dwellings falls short of this approved yield, with Tower 6 contributing to a broader overall density within the approved structure plan. Mirvac has delivered 604 dwellings in The Peninsula to date, which leaves 646 dwellings to be delivered by Tower 6 and remaining undeveloped sites. This represents sufficient capacity to develop all remaining sites to their full potential yield under the Structure Plan, without being prejudiced by the delivery of up to 179 dwellings in Tower 6.

Mirvac has closely considered the increase in density proportionately to the extent of residential amenity provided within Tower 6. As such, the proposed increase in dwellings has been accompanied with an increase in residential amenity, including:

1. Residential lounge;
2. Residential business centre,
3. Gym; and
4. Pool and leisure facilities.

Mirvac believe that while the total number of dwellings has increased, the residents experience has also been improved via an upgrade in amenity.

Summary and Conclusion

The variations to Structure Plan requirements described above are considered to be wholly consistent with the Statement of Intent for Precinct 2 and the planning objectives advocated by the Burswood Lakes Structure Plan (as well as contributing to the objectives of wider state and local planning policy). They seek to increase the variety in land use types and dwelling sizes, responding to market demand and contributing to the activation of the area as a vibrant residential and mixed use area.”

As would be evident from the above, the proposed variations to density and to include an Office use are significant. The relevant provisions of the Town Planning Scheme No. 1 Precinct Plan outline that *“Any significant departure from or alteration to the approved Structure Plan may, subject to the approval of the Western Australian Planning Commission, be permitted by the Council if the Council considers that the proposed departure or alteration will not prejudice progressive redevelopment of the area, the subject of the Structure Plan.”*

These provisions therefore require that any significant variation to the approved Structure Plan is to be approved by the Western Australian Planning Commission prior to Council making a decision.

Accordingly, the Town referred the formal request to vary the Structure Plan provisions for Lot 10 to the Western Australian Planning Commission on 7 October 2013 for its consideration. Correspondence was subsequently received from the WAPC on 23 October 2013 advising that the Commission had approved the Structure Plan variations of density and inclusion of an Office use.

The provisions of Town Planning Scheme No. 1 Precinct Plan P2 ‘Burswood Precinct’ relating to the Structure Plan for the Special Use Zone states that *“In considering any departure from or alteration of the approved structure plan the Council shall notify adjoining/nearby landowners and occupiers it considers are affected by the proposed departure from or alteration to the plan and shall invite each owner to make a submission to the Council regarding the proposal within 28 days.”*

In this respect, consultation was undertaken for a period of 28 days commencing on 29 October 2013 and concluding on 25 November 2013. Consultation included letters being sent to owners and occupiers of directly surrounding properties and a newspaper notice. A copy of information was displayed at both the Council’s Administration Centre and Library during the consultation period.

It should be noted that advertising of the Structure Plan variation occurred in parallel with advertising of the application for planning approval. Two separate letters were sent – one relating to the requested Structure Plan variations, and one relating to the application for planning approval. It was requested that separate submissions be lodged relating to each matter. However notwithstanding this request, most submissions comprise one submission commenting on both the Structure Plan variations and the application for planning approval.

A total of 57 submissions were received during the consultation period, all objecting. All submissions received were individual letters of comment, with no pro-forma letters being received.

A copy of all submissions received is tabled for the information of Elected Members. The following table summarises the main concerns raised in the submissions received, and includes an Officer's response. However as this report relates to the Structure Plan variation, only comments relating to the increased dwelling density and the inclusion of an Office use are noted in the table below, and comments relating to matters that will be considered as part of the planning application process are not summarised (ie. building height, parking provision, setbacks, privacy, views etc).

Comment	Officer's Response
The increase in dwelling density will result in traffic congestion.	The applicant's traffic consultant has reviewed the impact of the additional dwelling density and concluded that the road network will not be impacted significantly and will perform satisfactorily.
There are severe parking problems already within the estate which will be exacerbated by the increase in density and inclusion of an Office.	The applicant's traffic consultant has reviewed the impact of the additional dwelling density and concluded that the road network will not be impacted significantly and will perform satisfactorily. The number of on-site car bays provided for the development will be considered as part of the application for planning approval.
Approval may lead to other requests to vary the Structure Plan.	Any possible further requests to vary the Structure Plan will be considered on their merits.
The dwelling mix referred to in the Structure Plan should be adhered to.	The dwelling mix referred to in the Structure Plan is indicative only. The Structure Plan does not require that these dwelling mixes be adhered to. Furthermore the proposed dwelling mix complies with the Residential Design Codes.
The variations are not consistent with statements of intent from the developer contained in the Structure Plan.	Comment noted.

Building smaller, cheaper apartments will have negative social implications	Building smaller apartments is being driven by market demand throughout the metropolitan region. It is considered that the likely pricing and quality of the proposed units will ensure that the development will not have a negative social impact.
To decrease unit sizes and have 1 bedroom units will add to degradation of the precinct and potential increase in anti-social behaviour.	It is considered that the likely pricing and quality of the proposed units will ensure that the development will not have a negative social impact or degrade the estate.
The increase in dwelling density is proposed for purely monetary reasons.	Comment noted.
A large proportion of one bed units will result in an increase in the number of rentals	Noted. There are no planning requirements that regulate or require Council to consider whether units are owner occupied or rented.
The inclusion of an Office use will generate more parking problems	The area of the Office use is not significant. The applicant's traffic consultant has reviewed the impact of the additional dwelling density and concluded that the road network will not be impacted significantly and will perform satisfactorily.
We have been misled by the developer regarding future development in the estate	Noted. The Structure Plan is not a static document, and the Town Planning Scheme provides that significant variations can be made to the Structure Plan, with Council's approval.
Residents bought into The Peninsula expecting the Structure Plan would provide some level of certainty	Noted. The Structure Plan is not a static document, and the Town Planning Scheme provides that significant variations can be made to the Structure Plan, with Council's approval. Notwithstanding the requested variations, the Structure Plan does provide a level of certainty regarding the size, location and form of the building envelope.
There is high density 1 bed apartments planned for other surrounding developments. The Peninsula estate was never planned for this level of 1 bed apartments, particularly in one building.	The availability of other 1 bed apartments in surrounding developments is not a relevant consideration.
Reduction in property values	Not a relevant planning consideration.

Legal Compliance:

Under the Town of Victoria Park Town Planning Scheme No. 1, the subject land is located within the area known as Precinct P2 'Burswood Precinct', with the land being zoned 'Special Use' and being designated as within the 'Burswood Lakes Environmental and Geotechnical Special Control Area'.

The following parts of Precinct Plan P2 are of particular relevance to this request to vary the Structure Plan:

“STRUCTURE PLAN

Development within the Special Use Zone shall be generally consistent with the provisions of a Structure Plan approved and amended from time to time by the Council and the Western Australian Planning Commission. The Structure Plan would indicate broad land use options for the development and subdivision and provide a policy framework for future subdivision and development. The approved Structure Plan will form the basis of Council’s determination of applications for subdivision and development of land within the Precinct.

Any subdivision or other development of land within the Special use Zone shall be generally in accordance with the Structure Plan. Any significant departure from or alteration to the approved Structure Plan may, subject to the approval of the Western Australian Planning Commission, be permitted by the Council if the Council considers that the proposed departure or alteration will not prejudice progressive redevelopment of the area, the subject of the Structure Plan.

In considering any departure from or alteration of the approved structure plan the Council shall notify adjoining/nearby landowners and occupiers it considers are affected by the proposed departure from or alteration to the plan and shall invite each owner to make a submission to the Council regarding the proposal within 28 days.”

Sustainability Assessment:

External Economic Implications:

No impact.

Social Issues:

A number of objections express concern that the increase in dwelling density will have negative social implications.

Cultural Issues:

No impact.

Environmental Issues:

No impact.

COMMENT:

A formal request has been received from Mirvac for a variation to the Burswood Lakes Structure Plan in respect to Lot 10. The requested variations relate to an increase in the maximum allowable dwelling density (from 106 dwellings to 176 dwellings), and the inclusion of an Office use on the site (170m² located at ground level).

In accordance with the provisions of the Town Planning Scheme Precinct Plan P2, “Any significant departure from or alteration to the approved Structure Plan may, subject to the approval of the Western Australian Planning Commission, be permitted by the Council if the Council considers that the proposed departure or alteration will not prejudice progressive redevelopment of the area, the subject of the Structure Plan.”

The request to vary the Structure Plan was referred to the Western Australian Planning Commission, which have approved the variation.

Also in accordance with the provisions of the Town Planning Scheme Precinct Plan P2, the variations to the Structure Plan have been advertised for public comments for a period of 28 days, with 57 submissions received as summarised above.

The variations are assessed as follows :

Increase in maximum dwelling density

Under the terms of the Burswood Lakes Structure Plan, the maximum allowable dwelling density for Lot 10 is 106 dwellings. It is requested that the Structure Plan be varied to allow a maximum of 176 dwellings.

As described above, Council granted planning approval in February 2011 for the development of the site with 93 Multiple Dwellings comprising two bedroom, three bedroom and four bedroom apartments. Mirvac did not proceed with this approval due to changed market conditions and the difficulty in selling similar unit types within Tower 4.

Mirvac contend that the increase in dwelling numbers is to provide greater variety in dwelling sizes/types, and to respond to current market demand and a broader market segment seeking smaller and more affordable 1 or 2 bedroom accommodation.

It is noted that the increased dwelling yield is contained within a similar building envelope to that indicated in the Council's planning approval of February 2011. It is not the case that the proposed increase in dwelling density needs to be accommodated by a significant change to the building envelope or footprint from that previously approved.

The Structure Plan outlines that the total maximum dwelling numbers across the entire development of The Peninsula is not to exceed 1,250 dwellings. As construction has occurred across the development, there have been a number of sites which have not been developed to the maximum allowable density (due to urban design and market considerations), and in some cases even significantly below that permitted (ie. Lots 16 and 17 – 74 dwellings permitted; 16 dwellings proposed).

Based upon as-constructed dwelling numbers and projected dwelling numbers for the remaining sites, Mirvac currently estimate that a total of 1,073 – 1,145 dwellings will be constructed, being approximately 100 - 180 dwellings below that allowable under the Structure Plan. It is acknowledged that this is an estimate only and may change dependent upon factors such as market conditions.

The proposed increase in the maximum allowable dwelling numbers for Lot 10 can therefore be accommodated within the allowable density across the whole of The Peninsula.

Since the preparation and adoption of the Burswood Lakes Structure Plan in 2002, there have been State level strategic planning documents and studies undertaken, most notably Directions 2031, promoting high density infill within appropriate locations. The Burswood

Peninsula has been identified by both the State Government and the Council as an appropriate location for high density development, as noted in the work undertaken on the Burswood Peninsula Draft District Framework. It would be fair to say that while the permitted densities outlined in the Burswood Lakes Structure Plan were relatively high at the time of their approval, the permitted densities are now somewhat conservative in the context of the recent strategic planning work and likely future development to occur in the Burswood Peninsula.

Following on from this, the State Government modified the Residential Design Codes in November 2010, notably involving the removal of a density limit for the development of sites with Multiple Dwellings (ie. Apartments). The basis of this change was to promote this dwelling type with an aim to see greater diversity in dwelling types and sizes throughout the metropolitan region. The State Government determined that rather than prescribing a maximum number of dwellings for a particular site, that other development controls such as plot ratio, building height, setbacks, car parking etc would determine a building envelope that development could occur within. Therefore for the development of sites with Multiple Dwellings in areas coded R30 or greater there is no longer a maximum permitted density, and instead an applicant is able to propose as many or as few units as they wish provided they are within the allowable building envelope, and they have an appropriate mix of dwelling types. Therefore while the Structure Plan does specify a maximum dwelling density for each lot, the R-Codes would now otherwise allow a greater number of units to be built, potentially even greater than the 176 now sought.

It is acknowledged that an increase in dwelling yield by 73 dwellings within one building alone is significant. However the additional density is accommodated within a similar building envelope to the 93 dwellings approved by Council in February 2011. The additional density is achieved not by increasing the size or height of the building envelope, but by having smaller units and more efficient floor plans, within a similar envelope. As a consequence, the additional dwelling density does not result in adverse amenity impacts by way of additional building bulk, scale or overshadowing.

In relation to the consequences of the additional density in relation to traffic volumes, the applicant has submitted a Traffic Statement. The Traffic Statement concludes that the additional yield is likely to generate less than 10% added volumes on external approach intersections with few exceptions and that critical movements should perform satisfactorily without the need for additional road or intersection capacity. The traffic impact of the additional density is concluded to be insignificant relative to what has already been approved.

In association with an increase in dwelling density for Lot 10, consideration needs to be given to matters including the provision of amenities for the residents, the adequate provision of storerooms and the on-site car parking provision. These are detailed matters that will be considered as part of the assessment of the planning application.

The additional dwelling density is a result of a move away from larger 2, 3 and 4 bedroom apartments, towards smaller 1 and 2 bedroom apartments.

At the time of the adoption of the Structure Plan (2003), there were no relevant statutory planning provisions dealing with variety in dwelling types and affordability. The Burswood

Lakes Structure Plan did outline that the development would include a diverse range of dwelling types, and provided an indicative dwelling mix as follows :

“The approximate mix of dwelling types is :

- *17 percent courtyard homes, detached single family homes, zero lot lined homes and townhouses. The lot sizes for these dwellings will range from approximately 200-300 square metres.*
- *4 percent one bedroom apartments (approximately 65 square metres).*
- *49 percent two bedroom apartments (approximately 100 square metres).*
- *30 percent 3 bedroom apartments (approximately 130 square metres).”*

The above figures were purely indicative and are not a development requirement for the area.

In November 2010 the Residential Design Codes were modified to encourage a greater mix of dwelling types and sizes within the metropolitan area. Notably, the Residential Design Codes now requires that there be a mix of dwelling types and sizes as follows :

“6.4.3, C 3.1 Development that contains more than 12 dwellings are to provide diversity in unit types and sizes as follows :

- *Minimum 20 percent 1 bedroom dwellings, up to a maximum of 50 percent of the development; and*
- *Minimum of 40 percent 2 bedroom dwellings.”*

Development in The Peninsula is required to comply with the Residential Design Codes except where specifically varied by the Town Planning Scheme Precinct Plan. There are no provisions in the Town Planning Scheme Precinct Plan that restrict the mix of dwelling types or sizes in which the relevant Residential Design Codes provisions will apply.

Mirvac have indicated that it is anticipated that the proposed 176 dwellings will comprise :

- 31 percent one bedroom dwellings;
- 58 percent two bedroom dwellings;
- 10 percent three bedroom dwellings; and
- 1 percent 4 bedroom dwellings.

This is compliant with the provisions of the Residential Design Codes.

Having regard to the above, it is considered that the increase in dwelling density on Lot 10 to a maximum of 176 dwellings will not prejudice the progressive redevelopment of the Precinct. The increased dwelling density is accommodated within a similar building envelope to the 2011 approval, will still be within the allowable density over the entire site, is consistent with more recent strategic planning documents for the Precinct, and the additional traffic impact can be accommodated. Furthermore the proposed dwelling mix is compliant with the requirements of the Residential Design Codes.

Land use

A variation is proposed to the Structure Plan in regard to the request for Lot 10 to include an Office component. The Office component is to be located at ground level towards the eastern corner of the site, directly fronting Bow River Crescent.

Under the Structure Plan, Figure 19 indicates the allowable location for mixed use developments. In general terms, the allowable location for mixed use developments runs down the central spine of the development. Lot 10 is therefore otherwise indicated for residential development only.

The previous planning approval for the site dated February 2011 comprised solely residential dwellings. The eastern and north-eastern ground level façade to Bow River Crescent comprised screened car parking and services and a vehicle access ramp.

The request for a Structure Plan variation proposes to include a 170m² Office component in an area that was previously approved for an access ramp and car parking. From a street surveillance and activation perspective, the inclusion of a street front Office space is a good outcome and will activate this corner of the site. The Office area will be only 170m² and is therefore not significant size, nor will it generate significant traffic movement, with car parking provision for the Office being considered as part of the application for planning approval.

It is considered that the inclusion of a 170m² Office space will improve the ground level activation onto Bow River Crescent, and will not prejudice the progressive redevelopment of the Precinct.

CONCLUSION:

For the reasons outlined above, it is concluded that the proposed variations to the Structure Plan in relation to increasing the dwelling density and including an Office use on Lot 10, will not prejudice the progressive redevelopment of the area.

RECOMMENDATION/S:

- 1. Mirvac be advised that the request for a variation to the Burswood Lakes Structure Plan for Lot 10 in relation to increasing the maximum allowable dwelling density to 176 units and including a 170m² Office use is Approved.**
- 2. Those persons who lodged a submission be advised of Council's decision on the Structure Plan variation, and be advised that their submissions will be noted for consideration of the application for planning approval by the Metropolitan Central Joint Development Assessment Panel.**

11.2 77, 79 & 81 (Lots 41, 15 & 14) Armagh Street, Victoria Park – 22 Multiple Dwellings

File Reference:	ARMA77
Appendices:	No.
Landowner:	SKS Armagh Pty Ltd
Applicant:	Campion Design Group
Application Date:	25 September 2013
DA/BA or WAPC Ref:	5.2013.490.1
MRS Zoning:	Urban
TPS Zoning:	Residential R30/R60
TPS Precinct:	Precinct P5 'Raphael Precinct'
Use Class:	Multiple Dwellings
Use Permissibility:	'P' use

Date:	20 November 2013
Reporting Officer:	I. Ahmad
Responsible Officer:	R. Cruickshank
Voting Requirement:	Absolute Majority

Executive Summary:

Recommendation – Approval subject to conditions.

- Application for 22 Multiple Dwellings;
- Non-compliant with the provisions of the Town of Victoria Park Town Planning Scheme No. 1 and Residential Design Codes in relation to plot ratio, building height, boundary setbacks and fill requirements;
- Consultation with surrounding property owners and occupiers in accordance with Council Policy GEN3 'Community Consultation' for 14 days, commenced on 11 November 2013 and closed on 25 November 2013. Nine (9) submissions were received.
- Considered that the form and design of the development accords with the intent of the relevant provisions of Town Planning Scheme No. 1 and that the proposed variations would not have an adverse impact on the amenity of the surrounding properties in terms of building bulk, solar access and visual privacy.

TABLED ITEMS:

- Development application form dated 25 September 2013;
- Superseded Plans and elevations dated received 25 September 2013;
- Amended plans and perspectives dated received 22 November 2013;
- Consultation letter to adjoining owners & occupiers dated 6 November 2013;
- Submissions from the adjoining owners dated received 18 November 2013, 20 November 2013, 22 November 2013, 24 November 2013 and 25 November 2013, ;
- Notes of the preliminary discussions with the Design Review Committee dated 10 October 2013 and 15 November 2013;
- Minutes of the Formal Design Review Committee Meeting dated 25 November 2013; and
- Photographs of the subject property.

BACKGROUND:

- 12 April 2012 Council received a formal request from the applicant to initiate an Amendment to Town Planning Scheme No. 1. The Amendment proposes to re-classify the subject properties from 'Residential R30' to 'Residential R60'.
- However, it was considered that the development of the site at an R60 density coding would not be supported if the three lots were developed separately. Accordingly, it was recommended that the site be recoded R30/R60, with development to be in accordance with R30 or in the case of where the three lots are amalgamated then development may occur at the higher density coding of R60. This Amendment is referred to as 'Amendment No. 59'.
- Prior to the submission of the formal request, the applicant had submitted preliminary concept plans to demonstrate the possible type and form of development that could occur on the site if the proposed density coding was approved which were discussed at the Design Review Committee meeting held 7 December 2011, 18 January 2012; 13 February 2012 and 15 March 2012.
- 8 May 2012 Council resolved to initiate Amendment No. 59.
- 9 October 2012 Council resolved to grant final approval to Amendment No. 59.
- 21 June 2013 Amendment No. 59 was gazetted.
- 25 September 2013 A development application for 22 Multiple Dwellings was submitted to the Council, which forms the subject of this report.

DETAILS:

Council has received a development application for 22 Multiple Dwellings at the abovementioned site. The subject site comprises three (3) vacant lots with a combined site area of 2055m².

The site is located at the corner of Berwick Street and Armagh Street. The existing properties which immediately abut the subject property to the north-east (75 Armagh Street) contains single storey Grouped Dwellings with a zoning of 'Residential R30'. To the north-west (78-80 Canning Highway) lies a car wash facility located within the 'Commercial' zone under Precinct Plan P4 'McCallum Precinct'. Similarly, the commercial properties (McDonalds and Oporto restaurants) located on the opposite side of Berwick Street (1-5 and 11 Berwick Street) are zoned 'Commercial'. The properties on the opposite side of Armagh Street are zoned 'Residential R30' and are occupied by Single Houses and Grouped Dwellings.

The development, which has an estimated value of \$4 million, is summarised as follows:

- Proposed building to accommodate 22 Multiple Dwellings comprising 16 two bedroom units and 6 Single Bedroom Dwellings;
- The building has a maximum height of 3 storeys which extends along the whole Berwick Street frontage to the corner of the lot and a portion of the Armagh Street frontage and subsequently reduces to two storeys along Armagh Street within 8.0m of the north-eastern property boundary;
- 22 residential car bays and 6 visitor car bays are proposed with vehicular access taken from Armagh Street. The visitors bays are located forward of a security gate; and
- The applicant intends to retain the existing mature Fig tree located at the street corner as part of the development.

The proposed building will be developed across all three lots and it is intended that these lots be amalgamated into one lot. This would allow the development to occur at the higher density coding of R60 as per the Town Planning Scheme No. 1.

The development plans were discussed at the Design Review Committee meetings held on 10 October 2013 and 15 November 2013. The following points were raised by the Design Review Committee members:

- The Committee is not opposed to contemporary design facing Berwick Street as it has an interface with the commercial properties across the street. However, further consideration should be given to the façade treatment to the Armagh Street frontage.
- The upper floor blank wall which faces onto the north-eastern adjoining property (No. 75B Armagh Street) is required to be articulated in order to minimise any perceived impact of building bulk onto the adjoining property. This could be achieved through the incorporation of highlight windows and the use of lightweight material on the façade of the subject wall.
- The roof above the two storey building component shall be re-designed such that it is not pitched upwards towards the north-eastern adjoining property.
- Opportunity exists to incorporate landscaping between the visitors bays and the Armagh Street property boundary so as to enhance the visual amenity of the streetscape and reduce the prominence of the car parking bays located within the front setback area.

The applicant subsequently submitted amended plans addressing the above items. The application was formally considered by the Design Review Committee at its Meeting held on 25 November 2013, where it resolved to recommend approval of the application, subject to conditions, including the following:

- *“Prior to the submission of an application for a building permit, a Tree Management Plan shall be prepared by an approved qualified arboriculturalist to the satisfaction of the Manager Urban Planning, for the retention and management of the existing Fig tree on the southern corner of the lot. The Tree Management Plan shall assess and report on the viability of retaining the existing Fig Tree (Ficus species) and shall provide details of measures needed to be undertaken prior to, during and post construction to assure it is protected from any untoward damage and its safe and healthy long term retention. The subject tree shall be maintained and managed in accordance with the approved details.*

- *A 2.1m high masonry wall/fence shall be provided along the north-eastern common property boundary, behind the proposed sliding gate, prior to occupation of the dwelling(s) or strata titling, whichever occurs first, to the satisfaction of the Manager Urban Planning.*
- *The existing Lilac tree located at the north-eastern property boundary shall be removed and replaced with two mature Tipuana trees or other species as approved in writing by the Manager Urban Planning. The trees shall be planted along the rear portion of the north-eastern property boundary as marked in red on the approved plans prior to the occupation or strata titling of the building(s), whichever occurs first, and thereafter maintained to satisfaction of Executive Manager Park Life.”*

Legal Compliance:

Relevant General Provisions of Town Planning Scheme No. 1

In assessing and determining this application, Council is to have regard to the following general provisions of the Scheme:

- Clause 36 of the Scheme Text;
- Clause 38 of the Scheme Text; and
- Statement of Intent contained in Precinct Plan P5 ‘Raphael Precinct’

Compliance with Development Requirements

- TPS 1 Scheme Text, Policy Manual and Precinct Plan;
- Residential Design Codes;
- Local Planning Policy – Streetscape; and
- Local Planning Policy – Boundary Walls.

The following is a summary of compliance with key development requirements:

Item	Requirement	Proposed	Compliance
Density	There is no density control under the Residential Design Codes for Multiple Dwellings in areas coded R30 or greater with the number of dwellings being indirectly determined by other built form controls such as plot ratio, setbacks, building height, car parking etc.	22 Multiple Dwellings	Compliant
Plot ratio	0.7 maximum (1438.50m ²)	0.77 (1578.70 m ²)	Non-compliant Refer to Comments Section below.

Boundary Setback	<p><u>North-western boundary</u> (adjacent to car wash)</p> <ul style="list-style-type: none"> • Bedroom 1 wall of Unit 101– 3.5m minimum • Bedroom 1 wall of Units 201-202 – 6.5m minimum <p><u>North-eastern boundary</u> (adjacent to 75 Armagh Street)</p> <ul style="list-style-type: none"> • Wall of Units 109 and 110 wall – 2.8m minimum 	<ul style="list-style-type: none"> • 3.1m minimum • 3.1m minimum • 2.5m minimum <p><u>Note</u> – Original submission was for a 2.0m setback.</p>	Non-compliant Refer to Comments Section below.
Site Works (Fill)	Any fill behind the street setback line and within 1.0m of a common boundary shall not exceed 0.50m above the natural ground level.	<ul style="list-style-type: none"> • Fill and associated retaining wall is proposed to have a varying height of between 0.40m and 0.60m at the north-eastern boundary. • Fill and associated retaining wall is proposed to have a varying height of between 0.50m and 0.57m at the north-western boundary. 	Non-compliant Refer to Comments Section below.

Building Height	Building height shall be limited to 3 storeys (11.25m), other than any portion of building within 8.0m of the boundary with Lot 42 Armagh Street, for which a maximum building height of 2 storeys (7.5m) applies.	A maximum building height of 3 storeys (11.55m) which is reduced to 2 storeys (7.35m) within 8.0m of the boundary with Lot 42 Armagh Street.	Non-compliant Refer to Comments Section below.
Open Space	A minimum of 45 per cent of the total site area which equates to 924.50m ²	53 per cent (1087 m ²) minimum	Compliant
Vehicular Access	Vehicle access shall not be taken from Berwick Street.	Vehicular access taken from Armagh Street.	Compliant
Solar access	Shadow cast by the proposed dwelling at midday 21 June onto the adjoining property shall not exceed 50 per cent of the adjoining site area.	No overshadowing onto any adjoining properties at 12 noon on June 21.	Compliant
Car Parking	<p>The application shall be assessed under the car parking rate for 'Location A' as per Clause 6.3.3 of the R-Codes</p> <p><u>Multiple Dwellings:</u></p> <ul style="list-style-type: none"> • Small size unit: 6 units Requirement: 0.75 bay per dwelling • Medium size unit : 16 units Requirement: 1 bay per dwelling <p><u>Visitor Bays:</u> Requirement: 0.25 bay per dwelling</p>	<ul style="list-style-type: none"> • 21 residential car bays minimum • 6 visitors car bays minimum <ul style="list-style-type: none"> • 22 residential car bays • 6 visitors car bays 	Compliant

Submissions:**Community Consultation:**

As there are several variations proposed to the requirements of the Town of Victoria Park Town Planning Scheme No. 1 and the Residential Design Codes, the proposal was the subject of consultation for a 14 day period in accordance with Council Policy GEN3 "Community Consultation". This included letters to the owners and occupiers of adjoining properties that may be affected by the development. The consultation period commenced on 11 November 2013 and closed on 25 November 2013.

Over the comment period, nine (9) submissions were received with eight (8) being objections and one letter indicating support as summarised and considered by Council's Urban Planning Business Unit in the below table, and are also included in full as a Tabled Item to this report.

CONSULTATION SUBMISSIONS	
<i>Objection from owner/occupants of No.75B Armagh Street, Victoria Park</i>	
Comments Received	Officer's Comments
<ul style="list-style-type: none"> Variation to the plot ratio requirement signifies that the proposal exceeds the building footprint limit. The reduced setback of Units 109 and 110 wall from the north-eastern adjoining property will result in potential noise and privacy encroachment into the adjoining property. The overheight fill to the north-eastern property boundary would pose a safety hazard to the occupants of the adjoining property. The raised level would increase the risk of vehicles to potentially traverse into the adjoining property and damage the existing building. 	<ul style="list-style-type: none"> Not supported. The proposed building is compliant with the site coverage requirements but does exceed the plot ratio requirement which relates to the volume of the floor area of the building. Noting that the building graduates in height down to two storeys where it adjoins existing residential properties and the bulk of the building is predominantly adjacent to Berwick Street, it is considered that the overall mass and scale of the building is appropriate and would not adversely affect adjoining properties. The subject wall has been amended such that it is now setback 2.5 metres from the north-eastern property boundary (previously 2.0 metres) and that it complies with the visual privacy requirements of the R-Codes. Not supported. The additional fill is not considered to have any impact on the prospect of vehicles traversing into the adjoining property.

<ul style="list-style-type: none"> • The balcony of Unit 109 will overlook into the existing dwelling, outdoor living area and rear garden. • The increased building height would allow future residents to have direct views into the active habitable spaces of the adjoining property. • The development will result in an increase in traffic volumes and on-street parking which will exacerbate the existing traffic congestion on the streets. • The proposed development will generate significant noise which will negatively impact on the amenity of the adjoining property. Installation of a sound proof barrier fence on the north-eastern common property boundary will help to alleviate the noise and dust impact on the adjoining property, particularly during and post construction. 	<ul style="list-style-type: none"> • Not supported. The applicant has now submitted amended plans which shows additional screening being extended to the side of the balcony of Unit 109 which result in the subject balcony complying with the visual privacy requirements. • Not supported. The overheight portion of the building is only confined to a feature wall. The remainder of the dwelling complies with the building height requirement. • Council's Street Life Business have determined that the development of the site with 22 Multiple Dwellings will not generate significant additional traffic volume and that the additional traffic generated can be accommodated within the capacity of the road. Furthermore, the proposed development provides the necessary number of on-site car bays. Notwithstanding compliance, Council's Street Life Business Unit will be asked to review the parking situation both now and post-construction of the development to determine whether any on-street parking management measures need to be implemented. • Comments noted. Opportunity exists to construct a 2.1m high masonry wall along the north-eastern property boundary to assist in attenuating noise generated by vehicles within the proposed car parking area. A condition of planning approval can be recommended to this effect. During the construction phase, the applicant is required to comply with the relevant health regulations with regards to dust and noise control.
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<i>Objection from owner/occupants of No.2/74 Armagh Street, Victoria Park</i>	
Comments Received	Officer's Comments
<ul style="list-style-type: none"> • The plot ratio and boundary setback variations would set a negative precedent to other future development within the locality. • The total number of residential car bays proposed on the site is deemed to be inadequate. This will result in an increase in on-street parking which will exacerbate the existing traffic congestion on the streets. • The staff of the car wash facility at 78-80 Canning Highway has been utilising the subject lot for parking. The development on the subject lot will displace the parking space onto the surrounding streets. 	<ul style="list-style-type: none"> • The plot ratio and boundary setback variations have been discussed above and in the 'Comment' section of this Report. • Refer to Officer's Comments above relating to traffic and parking. • Comments noted. This will be monitored by Council staff.
<i>Objection from owner/occupants of No.3/66 Armagh Street, Victoria Park</i>	
Comments Received	Officer's Comments
<ul style="list-style-type: none"> • Concern with potential increase in on-street parking which will aggravate the existing parking problems on the streets. • 22 Multiple Dwellings are considered to be excessive. A lesser number of dwellings on the site will help to reduce the traffic on the surrounding streets. 	<ul style="list-style-type: none"> • Refer to Officer's Comments above relating to traffic and parking.
<i>Objections from owner/occupants of No.70 Armagh Street & No. 80 Armagh Street, Victoria Park</i>	
Comments Received	Officer's Comments
<ul style="list-style-type: none"> • The proposal for 3 storey high buildings to Berwick Street is not in keeping with the height of existing buildings. The fast food outlets and the car wash facility located within the immediate locality are single storey high. • The proposed development will have potentially 38 or more drivers and therefore at least 38 cars based on 2 cars for each two bedroom units and 6 cars for each single bedroom units. In this regard, the proposed 28 on-site car bays are deemed to be inadequate. 	<ul style="list-style-type: none"> • While the proposed 3 storey building is higher than that of existing buildings, the building height complies and the adjoining and opposite commercial properties also have a permissible height of 3 storeys. • The proposal complies with the car parking provision of the Residential Design Codes. The number of cars suggested is based on assumptions that are not considered to be realistic. It is unlikely that a large proportion of the 2 bed dwellings will have 2 cars if only 1 on-site car bay is provided for that unit, and given the proximity of the site to public transport.

<ul style="list-style-type: none"> The proposed boundary setback, fill, visual privacy and building height variations are deemed to be unacceptable. 	<ul style="list-style-type: none"> The stated variations have no impact on the submitters' properties which are located across the road from the subject site.
Objection from owner/occupants of No.73 Armagh Street, Victoria Park	
Comments Received	Officer's Comments
The proposed development will result in a major increase in local traffic.	Refer to Officer's Comments above relating to traffic and parking.
Objection from owner/occupants of No.82 Armagh Street, Victoria Park	
Comments Received	Officer's Comments
<ul style="list-style-type: none"> The proposed balconies facing Armagh Street will overlook into the front setback area of 82 Armagh Street which is being used as an active outdoor living area. Portion of the balcony space could potentially be utilised as a clothes drying area which would detract the visual amenity of the surrounding properties. 	<ul style="list-style-type: none"> The proposed balconies facing Armagh Street are located approximately 30 metres from the submitters' property and therefore comply with the visual privacy setback requirements. Comments noted. A condition of planning approval will be imposed requiring clothes drying areas on the balconies to be screened from view from the streets.
Submission from owner/occupants of No.73A Armagh Street, Victoria Park	
Comments Received	Officer's Comments
<ul style="list-style-type: none"> No objection to the proposal subject to the existing tree located at the north-eastern property boundary being retained. The removal of the tree will result in overlooking into the rear outdoor living area and depreciate the value of the property. 	Comments noted. It is unlikely that the existing tree (Lilac) can be retained within the proposed landscaping area. Alternatively, a condition of planning approval will be imposed requiring the replacement of the existing Lilac tree with two suitable mature trees at the rear portion of the north-eastern property boundary in the interest of providing additional privacy for the north-eastern adjoining properties.
Objection from owner/occupants of No.84 Armagh Street, Victoria Park	
Comments Received	Officer's Comments
<ul style="list-style-type: none"> The proposed 28 on-site car bays are deemed to be inadequate as most two bedroom units would have at least two drivers and cars. 	<ul style="list-style-type: none"> The proposal complies with the car parking provision of the Residential Design Codes. It is unlikely that a large proportion of the 2 bed dwellings will have 2 cars if only 1 on-site car bay is provided for that unit, and given the proximity of the site to public transport.

<ul style="list-style-type: none"> • The proposed development will result in traffic congestion along Armagh Street, particularly when vehicles exit onto Berwick Street. In order to alleviate congestion, Council should consider a two-way access to Gloucester Street from Canning Highway to Armagh Street. • The proposed boundary setback, fill, visual privacy and building height variations are deemed to be unacceptable. 	<ul style="list-style-type: none"> • Refer to Officer's Comments above relating to traffic and parking. • The stated variations have no impact on the submitters' properties which are located across the road from the subject site.
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Sustainability Assessment:External Economic Implications:

No impact.

Cultural Issues:

No impact.

Environmental Issues:

No impact.

COMMENT:

The proposal seeks several variations to the Residential Design Codes and Council's Town Planning Scheme No. 1 as outlined above. The proposed variations will be considered as follows:

Plot Ratio

Under the provisions of the Precinct Plan, a maximum plot ratio of 0.7 (1438.50m²) is permitted. The development proposes a plot ratio of 0.77 (1578.70m²), which equates to 140.20m² of excess floor area.

It is acknowledged that in recent years, Council's Urban Planning Business Unit and the Design Review Committee have typically been supportive of plot ratio variations up to 10% where an application demonstrates a high quality of design and where appropriate in the site's context.

In this instance, a plot ratio variation of 10% is proposed. It is considered that the plot ratio variation is deemed to be acceptable given the design merit of the proposed building. The building façade is articulated by a series of projections and recesses, varying building heights and employing a range of different materials and finishes to create visual interest to the building form.

The proposed development incorporates several traditional design elements such as a Zincalume roof and the use of red face brick work elements which are characteristic within the Raphael Precinct, whilst still adopting a contemporary approach to the building design. Notwithstanding this, it is noted on the elevation plan that the external finish to the corner

feature wall is timber cladding. Given that the subject property falls within the Raphael Precinct where red face brick is deemed to be more of a prominent traditional element, the use of timber cladding is not appropriate in this instance. A condition of planning approval will be imposed requiring the timber cladding to be replaced with red face bricks.

With regard to the building bulk and mass, the three (3) storey building component primarily on Berwick Street frontage is considered to be justifiable given that it has an immediate interface with 'Commercial' zoned land under the 'McCallum Precinct' to the north-west (car wash facility) and south-west (fast food outlets). It should be noted that the height limit for these properties on the 'Commercial' zoned land is three (3) storeys as per the Council's Urban Design Study and Precinct Plan P4 'McCallum Precinct'.

In order to protect the amenity and respect the existing scale of the north-eastern adjoining residential property, the building has been stepped down from three (3) storeys to two (2) storeys towards the north-eastern property boundary. A two storey building element within this portion of the lot will provide a transition from the proposed three (3) storey building element along Berwick Street to the existing single storey dwellings along Armagh Street. In this regard, the proposed building bulk and mass is considered to be appropriate given the location of the site in its surrounding context.

In addition, the building has been designed such that each residential unit within the development is of a sufficient size to cater the needs of the residents and provides an acceptable level of amenity for prospective residents. The development provides a mix of single and two bedroom units which are designed to cater for the increasing trend in smaller household sizes namely, for singles and couples who wish to live in close proximity to the city.

In view of the above, the plot ratio variation is considered to be justifiable.

Building Height

As per the Town Planning Scheme No.1, building height shall be limited to 3 storeys (11.25m), other than any portion of building within 8.0m of the boundary with Lot 42 Armagh Street, for which a maximum building height of 2 storeys (7.5m) applies. In this instance however, the proposed building has a maximum height of 3 storeys (11.55m) and reduced to 2 storeys (7.35m) within 8.0m of the boundary with Lot 42 Armagh Street.

It should be noted that the overheight portion of the building is only confined to the feature wall which exceeds the metric height limit by 0.30m whilst the remaining portion of the building complies with the height requirement. Given that the extent of the variation is minor, the feature wall will not pose any additional impact on the building bulk. Instead, the feature wall serves as an articulation device which helps to reduce the perceived impact of building bulk and provide an interesting variation to the facade design.

In addition, the overheight portion of the building will not result in any additional overshadowing of adjoining residential properties or their appurtenant outdoor living areas. In this regard, the proposed building height variation can be supported.

Site Works – Fill

Based on the submitted survey plan, it appears that the natural ground levels on the northern corner of the site are lower than the remainder of the site. In order to create a consistent finished ground level for the car parking area, the proposal involves filling within this portion of the subject lot. However, the proposed fill within 1.0m of the north-eastern and north-western property boundaries exceeds the permitted fill height limit of 500mm.

Notwithstanding this, the variation to the fill height is contained only within a minor portion of the north-eastern and north-western property boundaries which exceeds the fill height limit by 100mm and 70mm respectively. It is also considered that the variation is minimal and will not have any significant adverse impact on the amenity of the adjoining property or the visual impression of the natural level when viewed from the streets. It should be highlighted that Council's Urban Planning Business Unit has consistently supported retaining walls with a nil setback from property boundaries as it will result in an effective use of space of the property.

In this regard, the fill height variation satisfies the relevant deemed-to-comply provisions of the R-Codes.

Boundary Setback

An assessment of the plans reveals that the reduced setback of the upper floor units (Units 101, 201 and 202) to the north-western property boundary will not have any adverse impact on the amenity of the north-western adjoining property which is currently operating as a car wash facility.

The non-compliant setback is only confined to a section of the building whilst the remainder of the building façade (two storey component) is substantially setback at least 20 metres from the north-western property boundary. This will effectively break up the bulk and scale of the building and provide visual relief to the building mass when viewed from the north-western adjoining property.

In addition, given the orientation of the lot, the non-compliance will not unduly restrict direct sun and ventilation to the buildings of the north-western adjoining property or its appurtenant open spaces.

Similarly, the reduced setback of the first floor walls of Units 109 and 110 (2.5 metres in lieu of 2.8 metres) to the north-eastern property boundary would not have any adverse impact on the amenity of the adjoining property in relation to building bulk, solar access and visual privacy.

Based on the amended plans, the subject wall has been articulated through the introduction of highlight windows and rendered finish to achieve a lightweight appearance on the wall. Furthermore, the roof above the two storey building component has been re-designed to reduce the overall mass and scale of the building. Such features would minimise any perceived impact of building bulk onto the adjoining property. In addition, the non-compliance will not unduly restrict direct sun and ventilation to the buildings of the north-eastern adjoining property due to the orientation of the lot.

In this regard, the proposed boundary setback variations satisfy the relevant deemed-to-comply provisions of the Residential Design Codes.

Traffic and Parking Implications

Most of the concerns expressed by the affected surrounding residents as highlighted above, relate to traffic implications that the proposed development would have on the local streets, in particular to Armagh Street.

Council's Street Life Business Unit has advised the following:

- In accordance with the Roads and Traffic Authority (RTA) Guide to Traffic Generating Developments, the proposed development could generate 110 vehicles per day and 11 vehicle trips in the peak hour, based on a daily trip rate of 5 vehicles per unit and a weekday peak hour vehicle trip rate of 0.5 per unit for a medium density residential flat building. The latest traffic volume data surveyed on Armagh Street between Berwick Street and Gloucester Street in February 2012 indicates an average weekday traffic (i.e. Monday to Friday) being an average of 936 vehicles per day only.
- Therefore, an additional 110 vehicles per day to the existing average weekday traffic will still be well within its indicative traffic volume of 3000 vehicles per day for a Local Access Road as stated by Main Roads Road Hierarchy Criteria.
- Coupled with the current geometric constraints at the intersection of Armagh Street and Berwick Street which restrict vehicular movements to left in/left out only at the subject junction, it will be necessary for traffic generated out of the development to be evenly distributed to other streets in the nearby vicinity. Therefore, the 11 additional vehicles generated in the peak hour is unlikely to create any adverse impacts onto the surrounding streets.

Notwithstanding the above comments, Council's Street Life Business Unit will be requested to review both the current and post-construction parking situation in Armagh Street and the need for any on-street parking measures to be implemented.

Town Planning Scheme No. 1 - Clause 38

As the proposed development is non-compliant with a requirement of Town Planning Scheme No. 1 (being the building height), Council must be satisfied that the proposal meets the requirements listed under Clause 38(3) of the Scheme if approval were to be granted.

Based on the form, quality and appearance of the development, the proposed development will make a positive contribution to the streets. The development is of a high standard providing an appropriate and highly articulated frontage to the streets.

While variations to the development standards are proposed, the variations are considered to be acceptable given the streetscape context and site planning. The items of non-compliance will not adversely affect the occupants/users of the development, owners/occupiers of adjoining properties, or the visual amenity of the streetscape.

CONCLUSION:

In view of the above, the proposed building is considered to be of an acceptable quality that is in keeping with the high standard of development expected within the Raphael Precinct. The proposed building has been designed in such a way that it will provide an acceptable level of amenity for prospective occupants whilst creating an appropriate relationship with surrounding buildings and the streetscape. In view of the above, it is recommended that the application be Approved by Absolute Majority subject to conditions.

RECOMMENDATION/S:

1. In accordance with the provisions of the Town of Victoria Park Town Planning Scheme No. 1 and the Metropolitan Region Scheme the application submitted by **Campion Design Group** on behalf of **SKS Armagh Pty Ltd** (DA Ref: 5.2013.490.1) for 22 Multiple Dwellings at 77, 79 & 81 (Lots 41, 15 & 14) Armagh Street, Victoria Park as indicated on the amended plans dated received 22 November 2013 be Approved by Absolute Majority subject to the following conditions:
 - 1.1 In order to confirm compliance with this planning approval and all relevant Council requirements, approval is to be obtained from the following Council Business Units prior to the submission of a certified application for a building permit:
 - Urban Planning;
 - Street Life;
 - Park Life;
 - Environmental Health;Failure to do so may result in refusal of the application for a building permit (refer related Advice Note).
 - 1.2 Prior to the submission of an application for a building permit, Lots 41, 14 & 15 are to be amalgamated into a single lot on a Certificate of Title. (Refer related advice notes)
 - 1.3 The external finish to the corner feature wall as marked in red on the attached approved plans shall be changed from timber cladding to red face bricks. Details of the required modification shall be reflected on the plans to be submitted in accordance with Condition No. 1 and/or submitted for an application for a building permit to the satisfaction of Manager Urban Planning.
 - 1.4 Prior to the submission of an application for a building permit, full details of all external materials, finishes and colours proposed to all elevations of the development shall be submitted to and approved in writing by the Manager Urban Planning, with the building being finished and thereafter maintained in accordance with the approved details.
 - 1.5 Prior to the submission of an application for a building permit, further details being provided of the proposed treatment of the FESA Booster Cabinet to the satisfaction of the Manager Urban Planning.

- 1.6 Prior to the submission of an application for a building permit, details of the location of all clothes drying facilities shall be submitted. All clothes drying facilities shall be fully installed and screened from view from surrounding streets prior to the first occupation of the residential units hereby approved.**
- 1.7 Prior to the submission of an application for a building permit, details being submitted of all proposed ventilation systems, including the location of plant equipment, vents and air conditioning units. All equipment and external fixtures, including but not restricted to airconditioning units, satellite dishes and non-standard television aerials, but excluding solar collectors, must be adequately screened from view from any public place, to the satisfaction of the Town's Manager Urban Planning.**
- 1.8 Prior to the issue of a building permit, a Construction Management Plan shall be submitted to and approved in writing by the Manager Urban Planning which includes the route that construction vehicles will take to and from the site, the temporary realignment of pedestrian access ways (including crossing points and lighting), vehicular access to the site during construction, unloading and loading areas, waste disposal, the location on site of building materials to be stored, safety and security fencing, sanitary facilities, cranes and any other details. Construction works shall take place in accordance with the approved details at all times.**
- 1.9 A 2.1m high masonry wall/fence shall be provided along the north-eastern common property boundary, behind the proposed sliding gate, prior to occupation of the dwelling(s) or strata titling, whichever occurs first, to the satisfaction of the Manager Urban Planning.**
- 1.10 Prior to the submission of an application for a building permit, a Tree Management Plan shall be prepared by an approved qualified arboriculturalist to the satisfaction of the Manager Urban Planning for the retention and management of the existing Fig tree on the southern corner of the lot. The Tree Management Plan shall assess and report on the viability of retaining the existing Fig Tree (*Ficus* species) and shall provide details of measures needed to be undertaken prior to, during and post construction to assure it is protected from any untoward damage and its safe and healthy long term retention. The subject tree shall be maintained and managed in accordance with the approved details.**
- 1.11 The existing Lilac tree located at the north-eastern property boundary shall be removed and replaced with two mature 'Tipuana' trees or other suitable species as approved in writing by the Manager Urban Planning. The trees shall be planted along the rear portion of the north-eastern property boundary as marked in red on the approved plans prior to the occupation or strata titling of the building(s), whichever occurs first, and thereafter maintained to satisfaction of Executive Manager Park Life.**

- 1.12 The area between the Armagh Street property boundary and the visitor car parking bays is to be landscaped. Landscaping is to be installed prior to occupation of the dwelling(s) or strata titling whichever occurs first and subsequently maintained to the satisfaction of the Manager Urban Planning.
- 1.13 A landscaping strip of 1.0 metre minimum shall be provided along the perimeter of the car parking areas on the site. Landscaping is to be installed prior to occupation of the dwelling(s) or strata titling whichever occurs first and subsequently maintained to the satisfaction of the Manager Urban Planning.
- 1.14 A minimum of 50% of the front setback area of the building is to be soft landscaping. Landscaping is to be installed prior to occupation of the building(s) or strata titling whichever occurs first and subsequently maintained to the satisfaction of the Manager Urban Planning Program.
- 1.15 Details of front fencing to be submitted to the satisfaction of the Manager Urban Planning, prior to submission of an application for building permit. Any modification to the approved details will be subject to further written approval by the Manager Urban Planning.
- 1.16 All driveways and car parking bays to be constructed of brick paving, liquid limestone, exposed aggregate or any alternative material approved by the Manager Urban Planning.
- 1.17 Existing crossovers that are not used as part of the development or redevelopment shall be removed and the verge, kerbing and footpath (where relevant) shall be reinstated prior to occupation of the new development or strata-titling of the properties, whichever occurs first, to the satisfaction of the Manager Urban Planning.
- 1.18 The car parking bays for the exclusive use of residents shall be marked accordingly prior to occupation of the new development or strata-titling of the properties, whichever occurs first, to the satisfaction of the Manager Urban Planning.
- 1.19 A minimum of 6 car parking bays to be provided on site for the exclusive use of visitors. These bays shall be marked for the exclusive use of visitors prior to the first occupation or commencement of the development.
- 1.20 Bicycle spaces to be provided in accordance with the approved plans prior to occupation of the development. All bicycle spaces are to remain available for use at all times with the minimum provision of spaces for residents and their visitors comprising:
- (i) 7 spaces for the exclusive use of residents; and
 - (ii) 2 spaces for the use of visitors.

- 1.21 An acid sulfate soils self-assessment form and, if required as a result of the self-assessment, an acid sulfate soils report and an acid sulfate soils management plan shall be submitted to and approved by the Department of Environment Regulation before the development is commenced. Where an acid sulfate soils management plan is required to be submitted, all development shall be carried out in accordance with the approved management plan.**
- 1.22 All building works to be carried out under this planning approval are required to be contained within the boundaries of the subject lot.**

Advice to Applicant:

- 1.23 The applicant/owner should refer to the Requirements of Other Council Business Units, enclosed with this Planning Approval, which are relevant to the submission of a building permit and/or the carrying out of the development for which this approval is granted. This Planning Approval does not remove the need to obtain licences, permits or other forms of approval that may be required under other legislation or requirements of Council.**
- 1.24 The Town will permit the Owner to defer compliance with condition No. 1.2, provided that the Owner enters into a deed of agreement with the Town prepared by the Town's solicitors at the Owner's cost agreeing to complete the amalgamation within 12 months of the issue of the building permit. The agreement shall require the registration of an absolute caveat on the title to the subject land, until such time as the amalgamation has been completed to the Town's satisfaction.**
- 1.25 The applicant is advised to consult with the Department of Environment Regulation Contaminated Site Branch to clarify the contamination status of Lots 41, 15 and 14 prior to the submission of an application of building permit.**
- 1.26 Any letterbox, structure, wall or fence located within a 1.5 metre x 1.5 metre visual truncation at the intersection of any driveway and the front property boundary, is not to exceed a height of 750mm with the exception of:**
- i. one brick pier (maximum dimensions 350mm by 350mm); and/or**
 - ii. wrought iron or similar metal tubing style infill fencing.**
- 1.27 All fencing to be provided in accordance with the Dividing Fences Act and all boundary fencing behind the front building line to be a minimum of 1.8 metres and a maximum of 2.4 metres in height (or such other height agreed to in writing by the relevant adjoining land owners) at any point along the boundary, measured from the highest retained ground level.**
- 1.28 All car parking bays to be lined-marked and designed in accordance with AS2890.1 and AS2890.6.**

- 1.29 The owner or occupier is required to display the street number allocated to the property in a prominent location clearly visible from the street and/or right-of-way that the building faces.**
- 1.30 Any modifications to the approved drawings forming part of this planning approval may require the submission of an application for modification to planning approval and reassessment of the proposal.**
- 1.31 Should the applicant be aggrieved by this decision a right of appeal may exist under the provisions of the Town Planning Scheme or the Metropolitan Region Scheme and the applicant may apply for a review of the determination of Council by the State Administrative Tribunal within 28 days of the date of this decision.**

(Absolute Majority Required)

- 2. Council's Street Life Business Unit be advised of the concerns expressed by residents regarding existing traffic congestion within Armagh Street and review the need for on-street parking measures to be implemented both now and following completion of the approved development.**
- 3. Those persons who lodged a submission regarding the application be advised of Council's decision.**



11.3 936 (Lot 553) Albany Highway, East Victoria Park – Four Storey Development Comprising Two Restaurants and 16 Multiple Dwellings

File Reference:	ALBA936
Appendices:	No
Landowner:	T Danh & B Noun
Applicant:	Rimington Projects Pty Ltd
Application Date:	20 September 2013
DA/BA or WAPC Ref:	5.2013.484.1
MRS Zoning:	Urban
TPS Zoning:	Residential/Commercial
TPS Precinct:	Precinct P11 'Albany Highway Precinct'
Use Class:	'Multiple Dwellings' and 'Restaurants'
Use Permissibility:	'P' use

Date:	26 November 2013
Reporting Officer:	R. Dial
Responsible Officer:	R. Cruickshank
Voting Requirement:	Absolute Majority

Executive Summary:

Recommendation – Approval, subject to conditions.

- Application for 16 Multiple Dwellings and two (2) Restaurants.
- Non-compliant with the provisions of Town of Victoria Park Town Planning Scheme No. 1 and Residential Design Codes in relation to plot ratio, building height, street setback, boundary setbacks, boundary walls, right-of-way setback and visual privacy.
- Consultation with surrounding property owners and occupiers in accordance with Council Policy GEN3 'Community Consultation' for 14 days, commenced on 11 November 2013 and closed on 25 November 2013. During the consultation period, two (2) submissions were received.
- Considered that the form, quality and appearance of the proposed development is consistent with the desired character of the area outlined in Precinct Plan P11 'Albany Highway'.

TABLED ITEMS:

- Development application form dated 20 September 2013;
- Original plans and elevations dated received 20 September 2013;
- Amended plans and elevations dated received 8 November 2013 and 25 November 2013;
- Consultation letters to adjoining owners & occupiers dated 7 November 2013;
- Submissions letters from adjoining owners dated received 18 November 2013 and 22 November 2013;
- Minutes of the Design Review Committee Meeting dated 13 June 2013, 10 October 2013, and 15 November 2013;
- Formal Minutes of the Design Review Committee Meeting held on 25 November 2013; and
- Aerial photograph of the locality.

BACKGROUND:

The applicant submitted preliminary concept plans which were discussed at the Design Review Committee meetings held on 13 June 2013 and 8 August 2013 in order to obtain feedback from Council Officers and Council's Design Review Committee prior to being discussed on 10 October 2013 and 15 November 2013 following the formal lodgement of the application for planning approval. The following points were raised by the Design Review Committee members:

- Overall, the proposal provides an excellent level of amenity for both prospective owners, occupiers and the surrounding properties.
- Notwithstanding that the plot ratio exceeds the 10% permitted variation, the plot ratio variation can be supported given the design merit of the proposal and the significant incentive that the development will serve for further investment and redevelopment within the area.
- The Albany Highway façade provides a high level of articulation with both horizontal and vertical elements. The development has maximised opportunities to provide glazing to the Albany Highway façade which improves the overall quality and outcome of the product.
- The development provides a large communal open space area for prospective owners and occupiers including a swimming pool and communal landscaped area with barbeque facilities.
- Proposal is deemed to be acceptable as it takes full advantage of providing an active the street frontage and incorporating a strong residential entry which distinguish it from the commercial entry.
- Services, clothes drying area and balconies are to be adequately screened.

The Design Review Committee has considered the application, and at its formal meeting held on 25 November 2013 and, resolved to recommend that Council approve the application subject to conditions.

DETAILS:

An application has been received for a mixed use development comprising 16 Multiple Dwellings made up of six (6) single bedroom units and ten (10) two bedroom units, and two (2) Restaurants on the subject property. The site is currently vacant and has a total area of 1018m² which abuts an existing 4.0m wide right-of-way at the rear of the property. The site significantly slopes down from the right-of-way to Albany Highway with an approximate 6.0 metre slope over the site.

The application proposes the construction of a mixed use, three and four storey building which consists of:

- A three storey building at the Albany Highway frontage comprising two (2) Restaurants at ground level with a car parking area for the commercial component accessed from Albany Highway and two levels of residential units above.
- A total of four storeys at the right-of-way frontage including the residential car parking area which is accessed from the natural ground level off the right-of-way with three levels of residential units above.

Separate entries, bin storage areas and car parking bays have been provided for both the residential and commercial component of the building, with the commercial component being located at ground level and the residential component being located on the first floor, off the right-of-way. A total of 11 commercial car parking bays, including 1 disabled bay have been proposed with 30 bays being provided for residential purposes. It is noted 14 of the residential car bays provided are duplex car stackers providing an overall car parking surplus of 18 bays.

Pedestrian access for commercial tenants and customers is provided via the Albany Highway entry and from the rear ground floor car parking area. The ground floor car parking area is to be secured after hours. Residents can gain access into the property via the proposed entrance adjacent to the commercial component or from the rear pedestrian entry or residential car park accessible from the right-of-way. Secure entry points are provided for residents from both Albany Highway and the right-of-way.

Legal Compliance:

Relevant General Provisions of Town Planning Scheme No. 1

In assessing and determining this application, Council is to have regard to the following general provisions of the Scheme:

- Clause 36 of Scheme Text;
- Clause 39 of Scheme Text;
- Statement of Intent contained in Precinct Plan P11 'Albany Highway Precinct'; and

Compliance with Development Requirements

The application has been assessed for compliance with the following statutory documents and policies:

- TPS 1 Scheme Text, Precinct Plan Policy Manual;
- Residential Design Codes (R-Codes);
- Council's Policy PLNG4 – Car Parking Standards for Developments along Albany Highway; AND
- Local Planning Policy – Boundary Walls.

The following is a summary of compliance with key development requirements:

Item	Requirement	Proposed	Compliance
Density	There is no density control under the Residential Design Codes for Multiple Dwellings in areas coded R30 or greater with the number of dwellings being indirectly determined by other built form controls such as plot ratio, setbacks, building height, car parking etc.	16 Multiple Dwellings	Compliant.
Plot Ratio	Maximum plot ratio of 1.0 (1018m ²)	1.36 (1386.9m ²) Excess plot ratio floor area of 368.9m ²	Non-Compliant. Supported - refer to Comments section below.
Street Setback	3.0 metres to Albany Highway	Nil setback to Albany Highway	Non-Compliant. Supported – The proposed nil street setback to Albany Highway is consistent with the established street setback pattern of adjacent properties along Albany Highway. Refer to Comments section below.
Right-of-Way Setback	6.0 metres to centreline of right-of-way	Minimum 5.2 metre setback to portion of right-of-way	Non-Compliant. Supported - refer to Comments section below.

Boundary Setbacks	<p><u>Building setbacks from north-western boundary:</u></p> <ul style="list-style-type: none"> 4.0 metres minimum setback required. <p><u>Building setbacks from south-eastern boundary:</u></p> <ul style="list-style-type: none"> 4.0 metres minimum setback required. 	<ul style="list-style-type: none"> Nil setback proposed. Nil setback proposed. 	<p>Non-Compliant. Supported - refer to Comments section below.</p> <p>Non-Compliant. Supported - refer to Comments section below.</p>
Boundary wall height and length	<p><u>Boundary walls to north-western boundary:</u></p> <ul style="list-style-type: none"> Boundary wall with a maximum height of 7.0 metres above the natural ground level. Boundary wall with average permitted height 6.0 metres above the natural ground level. Boundary wall with a maximum permitted length of 30.82 metres. <p><u>Boundary walls to south-eastern boundary:</u></p> <ul style="list-style-type: none"> Boundary wall with a maximum height of 7.0 metres above the natural ground level. 	<ul style="list-style-type: none"> 12.5 metres in maximum height. 11.2 metres in average height. Maximum length of 38.81 metres. 12.3 metres in maximum height. 	<p>Non-Compliant. Supported - refer to Comments section below.</p> <p>Non-Compliant. Supported - refer to Comments section below.</p> <p>Non-Compliant. Supported - refer to Comments section below.</p> <p>Non-Compliant. Supported - refer to Comments section below.</p>

	<ul style="list-style-type: none"> Boundary wall with average permitted height 6.0 metres above the natural ground level. Boundary wall with a maximum permitted length of 32.27 metres. 	<ul style="list-style-type: none"> 11.3 metres in average height. Maximum length of 38.81 metres. 	<p>Non-Compliant. Supported - refer to Comments section below.</p> <p>Non-Compliant. Supported - refer to Comments section below.</p>
<p>Car Parking</p> <p><u>Mutiple Dwellings:</u></p> <p>Location A</p> <p>(development within 800 metres of a train station and within 250m of a high frequency bus route)</p> <p>0.75 bay per dwelling for Single Bedroom Dwellings or <75m²</p> <p>1 bay per dwelling for medium sized unit (75-110m²)</p> <p><u>Restaurant:</u></p> <p>1 bay for every 4.5m² of sit down dining area.</p> <p>(Each restaurant proposes 20m² of sit down dining area)</p>	<p>Residential:</p> <p>6 single bedroom units: 4.5 car bays</p> <p>10 two bedroom units (<75m²): 7.5 car bays</p> <p>-----</p> <p>Total: 12 car bays</p> <p>-----</p> <p>Restaurant:</p> <p>10 bays</p>	<p>Residential:</p> <p>30 residential car bays provided</p> <p>(Excess of 18 car bays)</p> <p>Restaurant:</p> <p>11 bays proposed including one disabled bay.</p>	<p>Compliant</p> <p>Compliant</p>

Bicycle Parking	<p>Residents: 1 bicycle space to each 3 dwellings: 5.33 bays</p> <p>Visitors: 1 bicycle bay to each 10 dwellings for visitors: 1.6 bays</p> <p><u>Subtotal: 6.93 bays</u></p>	<p>10 bicycle bays.</p> <p>2 visitor bicycle bays.</p>	Compliant.
Building Height	Maximum height of 11.5 metres (3 storeys)	<p>11.49 metres at Albany Highway frontage (3 Storeys)</p> <p>11.214 metres at Right-of-Way (4 storeys)</p> <p>Maximum height 12.5 metres above NGL (centre point of building)</p>	<p>Compliant.</p> <p>Compliant.</p> <p>Non-Compliant. Supported – Proposal considered to satisfy the intent of the height provisions of Precinct Plan P11. Refer to Comments section below.</p>
Vehicular Access	Vehicular access to Albany Highway is to be limited.	Vehicular access from Albany Highway is limited to the ground floor/commercial component of the development. Residential access is to be taken from the right-of-way.	Compliant. Whilst not generally supported by Council, due to the topography of the site, access from Albany Highway is considered acceptable in this instance.

Outdoor Living Areas	Each unit is to be provided with a least one balcony with a minimum area of 10m ² and a minimum dimension of 2.4m	Minimum balcony size 10.26m ² (2.94m x 3.5m)	Compliant.
External Fixtures	Location of external fixtures including but not limited to air conditions units, clothes drying areas, tv aerials, services not being visible from any streets.	Clothes drying areas screened from view by the nib walls provided facing Albany Highway and the right-of-way.	Compliant.
Solar access	On adjoining properties coded R50 to R60 inclusive – 50 per cent of the site area. Based on 1056m ² , maximum permitted overshadowing area for 938 Albany Highway is 528m ² .	410m ² (38.8%) of shadowing on 938 Albany Highway.	Compliant.
Visual Privacy	Specified setbacks for major openings raised more than 500mm above natural ground level.	Balconies to Units 6, 10 and 14; 7.5 metres required; 7.29 metres proposed.	Non-Compliant. Supported. The portion of overlooking occurs over a car parking area of the adjacent apartment complex. As such, the amenity or privacy of the property is not negatively impacted.

Submissions:Community Consultation:

As the proposed development incorporates a number of variations to both the Residential Design Codes and Council's Town Planning Scheme No. 1, the proposal was the subject of consultation for a 14 day period in accordance with Council Policy GEN3 'Community Consultation'. The consultation period commenced on 11 November 2013 and concluded on 25 November 2013.

During the consultation period, two submissions were received as summarised and considered by Council's Urban Planning Business Unit in the below table.

Consultation Submissions	
Objection from owners of 4/939 Albany Highway, East Victoria Park	
Comments Received	Officer's Comments
<p>i. Car Parking</p> <p>The number of car parking bays is insufficient. The 11 commercial car parking bays will not cater for the restaurants and will result in on-street parking in nearby side streets and the unsecured car park at the back of our unit complex.</p> <p>Where will the guests and visitors of the units park?</p>	<p>Submitter's comments not supported. The number of car parking bays provided for both the commercial and residential components of the development comply with the relevant policy requirements. It is further noted that an 18 bay surplus is provided for the residential component of the development.</p> <p>In accordance with Council Policy PLNG4 'Car Parking Standards for Development Along Albany Highway', no visitor bays are required to be provided as part of the development. The intent of this clause was to encourage other alternate forms of transport which are made available along Albany Highway.</p>
<p>ii. Building Height</p> <p>The building height of 13.1 metres should be denied as we believe that if Council approves this variation, the next application may be 15 or 20 metres and we will soon end up with 10 storey apartment blocks along the highway.</p>	<p>Submitter's comments noted, however the building height variation is confined to the middle section of the development and is not considered to adversely impact the surrounding area in terms of building bulk and scale or natural light and ventilation. A 10 storey apartment block is unlikely to be supported by Council's Urban Planning Unit in the future as this is a significant variation to the development standards of Council's Town Planning Scheme No. 1.</p>
<p>iii. Setbacks</p> <p>We have no immediate objections to the setbacks, however we fear that future developments will try and push the Council's policies and planning scheme boundaries.</p>	<p>Submitter's comments noted. Council may apply its discretion in approving variations to the development standards of Council's Town Planning Scheme should the variations be seen to not negatively impact the surrounding amenity.</p>

Submission from owners of 933 Albany Highway, East Victoria Park	
<p>i. Plot Ratio What benefit is delivered to the precinct if the variation were to be supported?</p>	<p>As discussed within the body of the report, the proposed plot ratio variation is also considered to be acceptable given that the proposed development provides generous living areas and balcony space in order to provide a high level of amenity for prospective residents. The proposal also features a common landscaped courtyard and pool area on the second floor which help to improve the quality of space within the development.</p>
<p>ii. Setback and Height Variations On what basis does it deliver a favourable planning outcome to the existing property owners and be granted the opportunity to push the allowable parameters in the planning guidelines?</p>	<p>Submitter's comments noted. As discussed within the body of the report the reduced setbacks provide an active street front to Albany Highway with the height variation being largely contained within the rear of the site. Overall, the development provides a high level of amenity to future residents and is consistent with the Town's desire for Albany Highway to be identified as a vibrant commercial strip, providing active street front uses.</p>
<p>iii. Overshadowing Do they demonstrate that the mass and bulk of the building will not impede on the quiet enjoyment of the neighbouring properties?</p>	<p>As shown on page 1 of the development application plans, the overshadowing predominantly falls over the Albany Highway road reserve, footpath and the vacant lot adjacent to the subject site. Further the overshadowing complies with the requirements of the R-Codes and is not considered to impede the amenity of any local residents or businesses.</p>
<p>iv. Traffic Is the development considering only left in and left out access at the site as a safety consideration, especially for the safety of pedestrians and alfresco diners at nearby cafes?</p>	<p>The application has been assessed by Council's Street Life Unit which has not requested a specific left in, left out access to the site. A 1.5 metre by 1.5 metre visual sightline truncation has been provided at the vehicle entry point. Further, the footpath is a substantial distance away from the vehicle exit point and as such, drivers have sufficient space and time to view any oncoming pedestrian or vehicular traffic.</p>
<p>v. Parking Is the parking sufficient for both the residential and commercial components of the building? Will the development require a loading zone during business hours?</p>	<p>Submitter's comments noted. Refer to comments above, the on-site parking provided complies with the requirements of both the R-Codes and Council policy.</p>

<p>vi. Guidelines Does the development's overall context abide by the requirements of Council's Town Planning Scheme No. 1? Does the development abide within the guidelines of Precinct Plan P11?</p>	<p>Submitter's comments acknowledged. Compliance with the development requirements of Council's TPS1 is discussed further within the body of the report. The application is seen to satisfy the Performance Criteria where a variation is proposed.</p>
<p>vii. Privacy The development should not impact on the visual privacy of the neighboring properties.</p>	<p>Submitter's comments noted. The portion of overlooking which occurs over the apartment complex at No. 111 – 113 Hubert Street is a car parking area. As such, it is not considered the amenity or privacy of the property is negatively impacted.</p>
<p>viii. Tenancy Is there a limitation to ensure that a majority of the residential dwellings are owner occupied and not 100% tenanted?</p>	<p>Submitter's comments noted, however there are no planning controls to restrict the occupation of the dwellings to owner occupiers.</p>
<p>ix. Balcony Uses Are there restrictions that are placed on the use of the balconies to ensure they are not used for laundry spaces or storage areas?</p>	<p>Submitter's comments acknowledged. As demonstrated on the plans, the balconies have been provided with nib walls to ensure the clothes drying areas are screened from view from the street.</p>
<p>x. Construction How will Council ensure an orderly, safe and controlled building site during the period of construction? Will the placement of machinery, tools, building materials, bins and rubble be limited to the immediate area in front of the development?</p>	<p>Submitter's comments noted. The building site is controlled by the builder whom the future Building Permit shall be issued to. With regards to the placement of building materials and the like, the builder may apply for a temporary Work Zone Permit to Council's Street Life Unit which will determine where materials and machinery may be stored.</p>
<p>xi. Damage Due to the extent of site works and machinery required, could this potentially cause damage to nearby buildings? Will there be a report made prior to and after construction of nearby building as to if any damage has been caused?</p>	<p>Submitter's comment noted. It is the responsibility of the building to ensure no damage is caused to nearby buildings or properties. Further details regarding site works and compaction tests would be requested at the Building Permit stage.</p>

<p>xii. Landscaping Is there any consideration that the applicant be asked to deliver some hard and soft landscaping, prior to the occupation of the building?</p>	<p>As shown on the plans, areas of soft landscaping have been provided to the right-of-way with further internal landscaping provided throughout the building. As the plans propose a nil setback to Albany Highway with active street front uses, it is not practical to provide soft or hard landscaping to the Albany Highway street frontage. A condition has been recommended for the provision of a landscaping plans prior to an application being made for a Building Permit.</p>
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Sustainability Assessment:

External Economic Implications:

The proposed mixed use development encourages '*an increase in the residential population of the part of Albany highway*' and will '*add variety and vitality to the area*', consistent with the Statement of Intent for the Albany Highway Precinct.

Cultural Issues:

No impact.

Environmental Issues:

No impact.

COMMENT:

The proposal seeks several variations to the Residential Design Codes and Council's Town Planning Scheme No. 1 as outlined above. The proposed variations will be considered as follows:

Plot ratio

Under the provisions of the Precinct Plan, a maximum plot ratio of 1.0 (1018m²) is permitted. The development proposes a plot ratio of 1.36 (1386.9m²) which equates to 368.9m² of excess floor area.

It is acknowledged that in recent years, Council's Urban Planning Business Unit and the Design Review Committee have typically been supportive of plot ratio variations up to 10% where an application demonstrates a high quality of design and provides an excellent level of amenity for both prospective occupants and surrounding properties.

In this case, a plot ratio variation of 36% is proposed. It should be noted that the additional 26% of the additional plot ratio floor area is contributed by the inclusion of the first floor car parking floor access via the right-of-way. As per the definition of plot ratio under both the R-Codes and Council's Town Planning Scheme, only car parking areas wholly at or below

natural ground level may be excluded from plot ratio calculations. Given the significant slope across the site, the rear car parking area is predominantly above natural ground level and therefore must be included as part of the plot ratio calculations. It is noted, should the car parking area be excluded from the plot ratio calculations, the development would comply with the 10% plot ratio variation normally supported by both Council's Urban Planning Unit and the Design Review Committee.

The proposed plot ratio variation is not considered to pose any additional building bulk as the rear car parking area is wholly contained within the building footprint and further, not considered to pose any additional building bulk to the development. In its current form, the overall mass and scale of a development reflect the existing and desired built form of the locality and would not give rise to conditions that would be detrimental to the amenity of the surrounding properties.

The proposed plot ratio variation is also considered to be acceptable given that the proposed development provides generous living areas and balcony space in order to provide a high level of amenity for prospective residents. The proposal also features a common landscaped courtyard and pool area on the second floor which help to improve the quality of space within the development.

Street Setback

Council's Town Planning Scheme states that a minimum front setback distance of 3.0 metres is required from Albany Highway. The plans however, show a nil setback from Albany Highway to the commercial component of the development and a nil setback to the balconies on the first and second floors of residential units above.

The variation to the Albany Highway setback for the ground level commercial frontage is consistent with the established pattern of setback of similar developments along Albany Highway and consistent with Council's desire for Albany Highway to be identified as a vibrant commercial strip, providing active street front uses.

The reduction in the street setback is deemed to be acceptable in order to assist in achieving an active commercial street frontage and will reinforce the urban character of the locality by providing a defined edge to Albany Highway. A continuous awning is provided across the building façade to provide a comfortable pedestrian environment by providing continuous weather protection for pedestrians at street level. The proposed façade to Albany Highway is well articulated with both horizontal and vertical design elements whilst providing continuous glazing across the building façade which is considered to provide a positive integration with the existing Albany Highway streetscape.

Building height

Under the provisions of the Precinct Plan, a maximum building height of 3 storeys (11.5 metres) measured from the natural ground level is permitted. The plans however, propose a four storey (12.5 metres) high building.

Notwithstanding the proposed building height exceeds the height limit by one storey, the development only exceeds the height limit by 1.0 metre which is considered to be minimal given the context of the site. It is important to note that the fourth storey element of the building is setback 25 metres from the Albany Highway frontage, and therefore the additional storey is not prominent from the street and does not detract from the Albany Highway streetscape.

In addition, the overheight portion of the building will not result in any additional overshadowing of adjoining properties and in this regard, it is considered that the proposed building height variation can be supported.

Right-of-way setback

The building generally complies with the required setback from the centreline of the right-of-way of 6.0 metres minimum as specified under Council's Local Planning Policy – Streetscape with the exception of a portion of the building which has a minimum setback of 5.2 metres from the centreline of the right-of-way.

Given that the building predominantly achieves a setback of at least 6.0 metres and is wholly located outside the portion of land that is subject to future right-of-way widening, it is considered that the reduced setback will not have any adverse impact on the creation of a new streetscape along the portion of right-of-way.

Boundary Setback

The proposed development also seeks variation to the Residential Design Codes in relation to boundary setbacks.

The reduced setback of the upper floor walls seeks to make effective use of space which is consistent with the provision of the Scheme which highlights that *'buildings should maximise the street frontage of a site by minimising side setbacks'*. This will allow the proposed development to maximise the street frontage and to assist in achieving active commercial street frontages and help to create a distinctly urban character for the Precinct.

The reduced setback to the south-eastern boundary will not have any detrimental impact on the adjoining site which is currently vacant. Any future development of the adjoining lot is assumed to be of a similar size and scale as that proposed and therefore the reduced boundary setback is not considered to adversely impact or deter future development on the adjoining site.

Similarly, the existing dwelling on No. 932-934 Albany Highway is well setback from the common boundary and will not be adversely impacted in terms of shadow given the site's northern orientation to the subject lot.

Given that the boundary walls feature blank walls with no major openings, the subject walls will not result in any overlooking into the adjoining properties. In addition, the non-compliance will not restrict direct sun and ventilation into adjoining properties in accordance with the submitted overshadowing plan.

A condition has been recommended accordingly to address the treatment of the boundary walls to minimise building bulk on the neighbouring properties.

CONCLUSION:

With regards to the design and built form, the proposed building is considered to be of an acceptable quality that would accord with the form, quality and appearance of development envisaged for the subject site, as outlined in the Albany Highway Precinct Plan. The proposed building has been designed in such a way that it will provide a high level of amenity for prospective residents including a large communal open space area whilst creating an appropriate relationship with other similar developments along Albany Highway.

The proposed development will not result in an adverse impact on the amenity or undue interference to the surrounding locality and is not considered to deter or restrict any future development on the adjacent lots.

Design Review Committee

The application was discussed at a formal Design Review Committee meeting held on 25 November 2013 and the following comments were noted:

- Overall, the amended design is considered to be of high quality and complements the streetscape.
- Notwithstanding the plot ratio variation exceeds the 10% permitted variation, due to the sloping the site it is unavoidable to design a rear parking area wholly at or below natural ground level. Further it is noted some local authorities wholly exclude parking from the plot ratio calculation. As such, given the plot ratio variation is contained to the rear of the site and does result in additional building bulk, the variation may be supported.

The Design Review Committee has considered the application, and at its formal meeting on 25 November 2013 resolved to recommend that Council approve the application subject to conditions.

RECOMMENDATION/S:

1. In accordance with the provisions of the Town of Victoria Park Town Planning Scheme No. 1 and the Metropolitan Region Scheme the application submitted by Rimington Projects Pty Ltd on behalf of T Dahn and B Noun (DA Ref: 5.2013.484.1) for Two Restaurants and 16 Multiple Dwellings at 936 (Lot 53) Albany Highway, East Victoria Park as indicated on the amended plans dated received 25 November 2013 be Approved by Absolute Majority subject to the following conditions:

1.1 In order to confirm compliance with this planning approval and all relevant Council requirements, approval is to be obtained from the following Council Business Units prior to the submission of a certified application for a building permit:

- **Urban Planning;**
- **Street Life;**
- **Park Life; and**
- **Environmental Health;**

Failure to do so may result in refusal of the application for a building permit (refer related Advice Note).

- 1.2 Prior to the submission of an application for a building permit, full details of finishes and treatment of boundary walls to be provided to the satisfaction of Manager Urban Planning.**
- 1.3 Prior to the submission of an application for a building permit, details being submitted of all proposed ventilation systems, including the location of plant equipment, vents and air conditioning units. All equipment must be adequately screened to the satisfaction of the Manager Urban Planning.**
- 1.4 Prior to the submission of an application for a building permit, a Drainage Management plan including details of the on-site stormwater disposal including soakwell sizes and locations to be submitted to the satisfaction of Executive Manager Street Life.**
- 1.5 Prior to the submission of an application for a building permit, a Resource Efficiency Report including a Management Plan shall be submitted to and approved in writing by the Manager Urban Planning in consultation with the Design Review Committee. The report shall demonstrate that the development is compliant with the Building Code of Australia (BCA) and that it meets the energy standards of the BCA. The development shall be constructed in accordance with the approved details and thereafter maintained.**
- 1.6 Prior to the submission of an application for a building permit, a detailed lighting plan is to be provided showing all security and safety lighting throughout all public and interior circulation areas to be submitted for the approval of the Executive Manager Street Life prior to the issue of a building licence.**
- 1.7 A landscaping plan detailing size, location and type of planting to be provided to the satisfaction of the Manager Urban Planning prior to submission of an application for building permit.**
- 1.8 Landscaping is to be completed prior to the occupation or strata titling of the building, whichever occurs first, and thereafter maintained to the satisfaction of the Manager Urban Planning.**
- 1.9 Before the subject development is first occupied or commences operation all car parking spaces together with their access aisles to be clearly paved, sealed, marked and drained and thereafter maintained to the satisfaction of the Manager Urban Planning.**
- 1.10 A minimum of 12 car parking bays to be provided on site for the exclusive use for residents. These bays shall be marked for the exclusive use of residents prior to the first occupation or commencement of the development.**

- 1.11 A minimum of 10 car parking bays to be provided on site for the exclusive use of commercial tenants. These bays shall be marked prior to the first occupation or commencement of the development.
- 1.12 All car parking bays to be paved, drained and line-marked and designed in accordance with AS2890.1 prior to the first occupation or commencement of the development.
- 1.13 A minimum of five (5) bicycle spaces to be provided on site for the exclusive use for residents.
- 1.14 A minimum of two (2) bicycle spaces to be provided on site for the exclusive use for visitors.
- 1.15 All driveways and car parking bays to be constructed of brick paving, liquid limestone, exposed aggregate or any alternative material approved by the Manager Urban Planning.
- 1.16 All development is to be setback 1.0 metre from the right-of-way for the length of the common boundary with the right-of-way to allow for the future widening of the right-of-way.
- 1.17 Complete details of the proposed external colours, finishes and materials to be used in the construction of the buildings are to be provided to the satisfaction of the Manager Urban Planning prior to submission of an application for building permit. The development shall be constructed in accordance with the approved details and shall be thereafter maintained.
- 1.18 External fixtures, including but not restricted to airconditioning units, satellite dishes and non-standard television aerials, but excluding solar collectors, are to be located such that they are not visible from the primary street, secondary street or right-of-way.
- 1.19 A zero lot gutter to be provided for the boundary walls adjoining the common boundaries with 932-934 Albany Highway and 936 Albany Highway.
- 1.20 The surface of the boundary walls on the common boundaries with 932-934 Albany Highway and 936 Albany Highway to be the same finish as the approved external wall finish for the remainder of the dwelling, unless otherwise approved.
- 1.21 The movement of delivery vehicles and activities outside buildings are to be limited to the hours of 7.00am to 7.00pm Monday to Fridays and 8.00am to 12 noon Saturdays.
- 1.22 External clothes drying facilities shall be provided for each dwelling and shall be screened from view from the street or any other public place.

- 1.23 All building works to be carried out under this planning approval are required to be contained within the boundaries of the subject lot.
- 1.24 This approval is valid for a period of twenty four months only. If development is not substantially commenced within this period, a fresh approval must be obtained before commencing or continuing the development.

Advice to Applicant:

- 1.26 The applicant/owner should refer to the Requirements of Other Council Business Units, enclosed with this Planning Approval, which are relevant to the submission of a building permit and/or the carrying out of the development for which this approval is granted. This Planning Approval does not remove the need to obtain licences, permits or other forms of approval that may be required under other legislation or requirements of Council.
- 1.27 This approval is for the use of the commercial component of the building as 'Restaurant' only. Any alternative use of the premises will require the submission of an application to Council for a change of use.
- 1.28 All car parking bays to be lined-marked and designed in accordance with AS2890.1 and AS2890.6.
- 1.29 The owner or occupier is required to display the street number allocated to the property in a prominent location clearly visible from the street and/or right-of-way that the building faces.
- 1.30 The owner or occupier is required to display the street number allocated to the property in a prominent location clearly visible from the street and/or right-of-way that the building faces.
- 1.31 Any modifications to the approved drawings forming part of this planning approval may require the submission of an application for modification to planning approval and reassessment of the proposal.
- 1.32 Should the applicant be aggrieved by this decision a right of appeal may exist under the provisions of the Town Planning Scheme or the Metropolitan Region Scheme and the applicant may apply for a review of the determination of Council by the State Administrative Tribunal within 28 days of the date of this decision.

(Absolute Majority Required)

2. Those persons who lodged a submission on the application be advised of the Council's decision.



11.4 38 (Lot 43) Stiles Avenue, Burswood - Change of Use to Place of Worship

File Reference:	STIL38
Appendices:	No
Landowner:	R and J Blance
Applicant:	John Morine
Application Date:	9 October 2013
DA:	5.2013.511.1
MRS Zoning:	Urban
TPS Zoning:	Office/Residential
TPS Precinct:	Precinct P2 - 'Burswood Precinct'
Use Class:	Place of Worship
Use Permissibility:	"AA" use

Date:	22 November 2013
Reporting Officer:	J. Gonzalez
Responsible Officer:	R. Cruickshank
Voting Requirement:	Simple Majority

Executive Summary:

Recommendation – Refusal

- The application proposes a Change of Use from Warehouse (Manufacturing and Storage) to Place of Worship.
- The application proposes to use the upper floor of an existing building approved for Office/Warehouse, with the lower level currently used as a bakery.
- The proposal does not comply with the Council's Policy 5.1 'Car Parking', being short of 17 car parking bays.
- Place of Worship is an "AA" (Discretionary) use under the Council's Town Planning Scheme No. 1.
- Consultation undertaken for 14 days with the surrounding property owners and occupiers in accordance with Council Policy GEN3 'Community Consultation'.
- Community Consultation finished on Wednesday 20 November 2013 with four submissions received.

TABLED ITEMS:

- Application form dated received 9 October 2013;
- Plans dated received 9 October 2013;
- Correspondence submitted by the applicant dated received 9 October 2013;
- Consultation letter from Council dated 7 November 2013; and
- Submissions received dated 8 November 2013, 13 November 2013, 14 November 2013 and 18 November 2013.

BACKGROUND:

An application for office/warehouse was approved by the City of Perth on 5 February 1988, for a two storey building, with storage on the lower floor and offices on the upper floor, with six car parking bays, four bays at the front of the building with access from Stiles Avenue and two car parking bays at the rear of the building with access from an existing right of

way.

An application for a change of use to warehouse (manufacturing and storage) was approved on 27 June 1995, with six car parking bays, two bays located at the front of the building and four bays located at the rear of the building.

A Building Licence was issued on 9 May 2011 for an Internal Fitout for a Bakery to be located within the lower floor of the existing building.

DETAILS:

The application proposes a Change of Use to 'Place of Worship' for a 165m² portion of the upper floor. The proposal includes three offices, an area for the Place of Worship, an enclosed area for gathering purposes plus corridors and reception area. In addition on the upper floor there are toilet facilities, a small store and a kitchen.

The applicant has submitted a letter with information in relation to the change of use which in summary states:

- The greatest use of the Place of Worship will be on Sundays from 9.45AM to 1.00PM for between 15 and 20 people gathering as a church.
- During the week a total maximum of 4 people will be using the premises for administration matters between 8.00AM and 5.00PM.
- A maximum of 10 people may use the premises for one day a week after hours (after 6.00PM) for a staging point to pray.
- Due to carpooling around 8/10 cars will be used on Sundays.
- Businesses in the vicinity of the proposal have allowed the use of 18 car bays to be used by users of the Place of Worship.
- Within the 80m² area for gathering on Sundays, 20m² will be used for a stage and 60m² will be used for the church service.

Legal Compliance

Relevant General Provisions of Town Planning Scheme No. 1

In assessing and determining this application, Council is to have regard to the following general provisions of the Scheme:

- Clause 36 of the Scheme Text - Determination of Application – General Provisions;
- Statement of Intent contained in Precinct Plan P2 - 'Burswood Precinct'; and
- Clause 38 of the Scheme Text – Determination of Non-complying Applications.

Compliance with Development Requirements

- .

Submissions:

Community Consultation:

In accordance with Council's Policy GEN3 'Community Consultation' the proposal was the subject of community consultation for a period of 14 days, with letters being sent to owners and occupiers of affected properties. During the consultation period, four submissions were received.

CONSULTATION SUBMISSIONS	
<i>Submission from owner/occupants of Unit 3, No. 285 Great Eastern Highway</i>	
Comments Received	Officer's Comments
<p>The right of way is extremely busy that requires access 24/7 for all business located on both sides with continuous delivery vehicles requiring parking day-in, day-out. Our business operates 7 days per week as does the 24 hours delicatessen, Chesterton Catering and Taboo.</p> <p>There is a desperate need for more car parking in this area due to the nature of the majority of the businesses.</p> <p>Currently owners and occupiers are continuously patrolling their allocated bays to stop unauthorised parking.</p> <p>We all currently struggle for customer parking and when concerts, etc are happening at Burswood we have to place signs out to say 'no parking'.</p>	<p>Noted. Approval of the application with a 17 bay shortfall will place a greater demand upon available parking in the surrounding area.</p>
<i>Submission from owner/occupants of No. 37 Stiles Avenue</i>	
<p>A precedent should not be set for this change of use to be approved with this disregard for parking ruling.</p> <p>Insufficient allocated parking will lead to illegal verge parking and parking in the cul-de-sac of Stiles Avenue.</p> <p>Stiles Avenue is generally splits into being commercial from 37/38 Stiles Avenue to the south western side and residential to the north eastern side and the change of use will disrupt the peaceful enjoyment of the residential area.</p> <p>As the congregation of the proposal grows will be no room for the additional demand of parking.</p>	<p>Noted.</p>

<i>Submission from owner/occupants of No. 40 Stiles Avenue</i>	
<p>Expectation that the area of the lower level would be included for worship and therefore twice the number of car bays would be required.</p> <p>Currently during the week there are cars parked on both sides of the road due to the current businesses along the street not having sufficient parking for their own staff, making it difficult to drive to my house.</p> <p>If two adults are considered per car the potential users of the premises will be 50 worshippers.</p> <p>An extra 23 to 50 cars in this area is not sustainable, not even if parking is allowed in other streets. Riverside Church in Burswood is a prime example as all streets around the church are full all week even with the parking they have, as it is a common practice to park opposite the church as additional parking area.</p>	<p>Noted. The application proposes to lease only a portion of the upper floor. The lower floor level is leased to a different business and therefore no direct pedestrian access from the right of way to the Place of Worship is proposed.</p>
<i>Submission from owner/occupants of Unit 1, No. 285 Great Eastern Highway</i>	
<p>There is a walkway alongside No. 44 Stiles Avenue and it will be an absolute fact that worshippers will park along the right of way and walk around to No 38 Stiles Avenue. The right of way and Stiles Avenue are far too congested now.</p> <p>Churches and the like Place of Worship followers - members of the church – very rarely support the business in the area and tend to provide and bring their resources from outside the Town of Victoria Park boundaries.</p>	<p>Noted.</p>

Sustainability Assessment:External Economic Implications:

No impact

Social Issues:

A negative impact may result from the operation of the Place of Worship due to the lack of car parking for users, and people may park on the street or private properties in the vicinity.

Cultural Issues:

No impact

Environmental Issues:

No impact

COMMENT:

The application proposes to use a portion of the upper floor of the approved warehouse for a Place of Worship, with access being from Stiles Avenue as indicated on the submitted plans. A bakery is operating on the lower level of the building with its main access from the existing rear right of way and using 4 bays of the 6 car parking bays available.

Within this section of Stiles Avenue there is a mix of residential and non-residential activities. A total of seven residential properties are located mainly toward the cul-de-sac at the end of Stiles Avenue and a total of 15 non-residential properties towards Griffiths Street.

Precinct Plan

The Statement of Intent of the Precinct P2 'Burswood Precinct' in part states: *"The Burswood Precinct should be redeveloped primarily as an area of mixed office and residential uses east of the railway..."* Further on *"...buildings and surrounding landscaping should be of a high visual standard to complement a key entry route to the city, and contribute to reducing the visual impact of the Graham Farmer Freeway."*

Among the objectives of the Office/Residential Zone the Precinct Plan P2 states, *"Mixed use developments proposing the integration of, or close relationship between work place and residence are strongly encouraged where acceptable levels of residential amenity can be maintained. Building design should be innovative and strive to reflect and accommodate modern business premises and offer a wide range of housing"*

This area is in transition with the old industrial activities moving out or expecting to give way to new mixed use developments of office and residential activities in accordance with the Office/Residential zoning of the area.

Building Code of Australia (BCA)

The applicant was advised that as the proposed change of use constitutes a change of classification then the proposal is required to comply with the Building Code of Australia (BCA) in relation to 'Access for People with Disabilities' including parking, access to the premises, sanitary facilities, etc. It is noted that the proposal does not currently comply with those requirements as per the submitted plans, and it appears that compliance may not be achievable.

Car Parking

The proposed Place of Worship, in accordance with the Council's Car Parking Policy 5.1, requires a minimum of 23 bays (22 bays for the Place of Worship and 1 bay for the three Offices) while only 6 bays exist. Therefore there will be a shortfall of 17 car parking bays for the proposed service on Sundays noting that the bakery is closed during the day. On week days during business hours, the Place of Worship will undertake only administrative activities requiring only 1 car parking bay for the Offices (in accordance with the Council's Car Parking Policy) of the 2 bays located at the front of the building, while the bakery will be using the 4 bays located at the rear.

The applicant has submitted letters from some business operators around the subject premises, stating that they do not object to the Place of Worship using their car parking bays on Sundays.

In this regard, the applicant was advised that the use of car parking bays on other properties will be subject to the owner of those properties entering into a legal agreement and having a caveat on their title allowing the reciprocal use of their car parking bays by the proposed church. The owners/business operators who signed the letter of no objection have been contacted by Council staff and they have advised that they would not be prepared to enter into a legal agreement.

During the Community Consultation period four submissions were received, two from commercial properties and two from the residents towards the cul-de-sac, objecting to the proposal due to the lack of car parking on site and in the surrounding area, and their concern that the situation may be worsened if the proposal is approved.

Town Planning Scheme No. 1 – Clause 38

As the proposed does not comply with the requirements of the Town Planning Scheme No. 1, Clause 38 of the Scheme requires that the Council needs to be satisfied by an Absolute Majority with the following matters if approval is to be granted:

The orderly and proper planning of the locality and the likely future development of the locality

The proposal does not comply with the minimum required car parking and therefore users of the Place of Worship will need to park on the street or in other properties. It is expected that the number of followers and staff may increase in the future which will increase the requirement for additional car parking and the car parking demand. The Precinct is expected to be redeveloped for residential and office uses and the proposed use may develop a conflict with the future residents of the area.

The conservation of the amenities of the locality and the property in, or the inhabitants of, the locality:

The lack of car parking for the proposal will affect the amenities of the surrounding area. A 17 bay parking shortfall is significant notwithstanding this is only likely to be on Sunday mornings.

The occupiers or users of the development:

The proposal is non-compliant with the minimum car parking required for the use and will be to the detriment of the patrons of the Church.

CONCLUSION:

It is considered that the shortfall of car parking bays for the proposed use is significant and would place additional demands upon available on-street parking.

In view of the above, the application for a Change of Use to Place of Worship is not supported.

RECOMMENDATION/S:

1. In accordance with the provisions of the Town of Victoria Park Town Planning Scheme No. 1 and the Metropolitan Region Scheme, the application submitted by John Morine on behalf of R and J Blance (DA Ref: 5.2013.511.1) for Change of Use to Place of Worship at No. 38 (Lot 43) Stiles Avenue, Burswood as indicated on the plans dated received 9 October 2013 be Refused for the following reasons:

1.1 The proposal is non-compliant with the Town of Victoria Park's Policy 5.1 'Car Parking' in relation to the provision of on-site car parking.

1.2 Non-compliance with Town Planning Scheme No. 1 Clause 36 and Clause 38, with particular reference to the following:

- the orderly and proper planning of the locality;
- the conservation of the amenities of the locality;
- the occupiers or users of the building;
- the property in, or the inhabitants of, the locality;
- the likely future development of the locality.

Advice to Applicant

1.3 Should the applicant be aggrieved by this decision a right of appeal may exist under the provisions of the Town Planning Scheme or the Metropolitan Region Scheme and the applicant may apply for a review of the determination of Council by the State Administrative Tribunal within 28 days of the date of this decision.

2. Those persons who lodged a submission regarding the application be advised of Council's decision.



11.5 Charles Paterson Park (Reserve 27743, Lot 11559 Great Eastern Highway) – Construction of Temporary Car Park Associated with Approved Redevelopment of 43-47 Burswood Road, Burswood

File Reference:	BURS43-47; PR2123; PR2124
Appendices:	No
Landowner:	Crown Land (State of WA)
Applicant:	Doepel Marsh Architects
Application Date:	22 October 2013
DA/BA or WAPC Ref:	5.2013.551.1
MRS Zoning:	Reserved for 'Parks and Recreation'
TPS Zoning:	N/A
TPS Precinct:	Precinct P3 'Causeway Precinct'

Date:	25 November 2013
Reporting Officer:	L. Parker
Responsible Officer:	R. Cruickshank
Voting Requirement:	Simple Majority

Executive Summary:

Recommendation – Council consent to the application for planning approval for construction of a temporary car park associated with the redevelopment of 43-47 Burswood Road, Burswood.

- Application for construction of a 28 bay temporary car park within Charles Paterson Park, adjacent to 43-47 Burswood Road, and the existing public car park at the end of Burswood Road.
- The temporary car park is proposed to alleviate staff car parking demand for the existing office tenants at 43-47 Burswood Road, during construction of the approved redevelopment of the site, which involves construction of an 18 storey residential tower, offices and restaurant, and retention of the existing three storey office building on the site.
- The redevelopment of 43-47 Burswood Road was approved by the Metro Central Joint Development Assessment Panel at its meeting held on 29 August 2013.
- The proposed temporary car park is similar to that considered by the Council as part of its October 2010 approval of a prior similar application for the redevelopment of 43-47 Burswood Road, which has now lapsed.
- Construction of the temporary car park is proposed to occur at the same time as the approved expansion of the adjacent public car park within the Burswood Road reserve by the applicant, to a permanent standard.
- The application (provided Council's consent is granted) will require determination by the Western Australian Planning Commission, as the development occurs on land reserved for 'Parks and Recreation' under the Metropolitan Region Scheme.

TABLED ITEMS:

- Development application form dated received 22 October 2013;
- Amended plan dated received 20 November 2013;
- Applicant's covering letter accompanying the revised application submission dated received 20 November 2013;
- Superseded plans dated received 20 October 2013;

- Metro Central JDAP Approval dated 29 August 2013;
- Email correspondence from the Department of Planning dated 9 July 2013;
- Email correspondence from the Department of Lands dated 21 August 2013;
- Photographs of the subject site; and
- Minutes of Council's Ordinary Meeting held on 19 October 2010.

BACKGROUND:

On 19 October 2010 the Council granted planning approval for the redevelopment of 43-47 Burswood Road, comprising a total of 118 residential units, being 82 multiple dwellings and 32 single bedroom dwellings, as well as five office tenancies and a restaurant. The development had a maximum height of 18 storeys. This development did not proceed and the approval has now lapsed. The application included details of a proposed temporary car park within Charles Paterson Park and the expansion of the Burswood Road public car park adjacent to the site. It was confirmed to the owner of 43-47 Burswood Road that the temporary car park required separate development approval from the Western Australian Planning Commission (WAPC).

On 29 August 2013 development approval was granted by the Metro Central Development Assessment Panel for the redevelopment of 43-47 Burswood Road. The approved development involves the retention of the existing two to four storey office building on the western portion of the site and its integration as part of a new four storey podium consisting of a restaurant, offices and car parking, with a 14 storey residential tower above, bringing the total building height to 18 storeys.

The application also includes the upgrade and extension of the Burswood Road public car parking area located at the western end of the road reserve along the southern boundary of the site, and also detailed the construction of a 20 bay temporary car parking area within Charles Paterson Park reserve. The upgraded car park, within the road reserve area, is intended to provide additional car parking to the visitors and users of the subject development, although they will be publicly accessible and available for the users of the surrounding area and parkland. The upgrade to the existing public car parking within the Burswood Road road reserve has received the support of the Town's Street Life Business Unit and does not require further planning approval to be obtained.

DETAILS:

Council has received a planning application for the construction of a 28 bay temporary car park within Charles Paterson Park, also known as Reserve 27743, Lot 11559 Great Eastern Highway. The subject site is Crown land, reserved for 'Parks and Recreation' under the Metropolitan Region Scheme (MRS), with the Town of Victoria Park being the Management Body vested with the care and management of the reserve. Accordingly, any application for development on the land is required to receive the consent of the Council, prior to determination by the WAPC.

The 28 bay temporary car park is proposed to serve as temporary car parking for the existing tenants of the office building on 43-47 Burswood Road, although the applicant has indicated their intention to seek for the bays to become permanent following the completion of construction, should the Council be agreeable to this occurring at that time.

The proposed car park is located adjacent to the existing public car park within the road reserve, which is also to be expanded at the cost of the owner, as part of the approved redevelopment of 43-47 Burswood Road.

The portion of parkland on which the car park is proposed to be located has effectively been excised from the remainder of Charles Paterson Park by the recent installation of a shared bicycle path, and consists of a triangular shaped grassed area wedged between the shared bicycle path, the existing Burswood Road public car park and the office building at 43-47 Burswood Road, which is to be retained and refurbished as part of the approved redevelopment of that site.

Advice received from the Department of Planning has confirmed that the proposed car park within Charles Paterson Park, requires development approval under the MRS, regardless of whether it is of a temporary or permanent nature. In addition, advice from the Department of Lands, in their capacity as the state government agency responsible for Crown land in WA, has confirmed that it does not object to the construction of the car park, if determined appropriate by the Town. However, the Department did advise that should the temporary car park be proposed to become permanent following completion of construction of the redevelopment of 43-47 Burswood Road, that it should be publicly accessible and available to all users of the reserve. This is consistent with the position of Council's Administration.

The subject application was initially consistent with the temporary car park indicated in the approved development application for 43-47 Burswood Road, being 20 bays. However the applicant has since amended the proposal to 28 bays (i.e. an increase of 8 car bays), and has additionally proposed that both the 28 bay temporary car park within Charles Paterson Park, and half of the expanded/new permanent public car parking bays within the Burswood Road reserve, be restricted for the use of the tenants of 43 Burswood Road, during the construction period for the development. This proposal would leave 32 car parking bays (being the same number of public car parking bays as currently exist within the public car park) available for unrestricted use by the general public during the construction of the development. i.e. during construction there will be 60 bays for the use of the tenants of 43-47 Burswood Road and 32 bays for general public use.

COMMENT:

During the assessment of the recently approved redevelopment of 43-47 Burswood Road, advice was sought from Council's Future Life, Street Life and Health and Regulatory Services, with respect to the proposed car park within Charles Paterson Park, having regard to the appropriateness of its potential permanent installation and possible implications with respect to the planned measures and initiatives for the locality contained in the Town's Integrated Movement Network Strategy (IMNS). The advice provided to the Urban Planning Business Unit, confirmed that whilst it was appropriate to allow the temporary installation of the car parking during the construction of the redevelopment of

the 43-47 Burswood Road to occur (subject to appropriate conditions and construction requirements), any consideration of the permanent installation of the bays should be the subject of a further planning application upon or near completion of the development, when Council would be in a suitable position to gauge the continued need for the car park, in view of the progress made at that time with respect to the initiatives contained within the IMNS. This was communicated to the applicant, resulting in submission of the subject application, at this stage seeking approval for the installation of the bays within Charles Paterson Park on a temporary basis.

The applicant has confirmed that the proposed car park is to be constructed to satisfy all relevant statutory requirements and Australian Standards, as is required for the permanent expansion of the public car parking area adjacent to the site contained within the road reserve. As such, the temporary car park, which is to be accessed from the expanded Burswood Road public car park, will appear for all intent and purposes to form part of the permanent public car park. The construction of the temporary car park to a permanent standard will allow for its simple approval as a permanent public car park, should the Council consider such approval to be appropriate following the completion of the approved redevelopment of 43-47 Burswood Road.

Further advice has been sought from Council's Street Life and Park Life Business Units, as well as the Business Life Program Area, confirming in-principle support of the application, subject to further amendments being made to the detailed design and layout of the car parking bays, and further assessment being undertaken in relation to possibly affected trees. Council Officers have not raised an objection to the portion of the car parking bays within the road reserve being restricted for the use of the tenants of 43-47 Burswood Road during the construction period only, given the same number of parking bays as currently exist in the car park, will still remain free for use by the general public during the construction period. As such, there will not be a change to the number of public car parking bays available during the construction period, with the remainder of bays within the Burswood Road car park becoming public car bays upon completion of the development.

It should be noted that the subject report seeks consent from the Council, in its capacity as the Management Body responsible for consenting to any application for approval to commence development on the reserve. It will ultimately be the WAPC that will determine whether or not to approve the application although considerable regard will be given to the recommendation provided by the Town. It is the intent of Council Officers to obtain agreement with the applicant and resolve issues of detailed design and layout, operation and management of the car park etc. prior to the Town providing its recommendation to the WA Planning Commission, who will determine the application.

CONCLUSION:

Subject to the imposition of appropriate conditions, including conditions ensuring construction of the car park to the Town's specifications and its removal upon completion of the approved redevelopment of 43-47 Burswood Road (unless further approval is obtained), it is considered that the proposed temporary car park will be acceptable and will not adversely impact the public or users of the parkland.

The car park will alleviate the additional demand created by the loss of on-site car parking bays whilst the construction of the approved redevelopment of 43-47 Burswood Road occurs, reducing the demand on existing public car parks and on-street car parking within the surrounding locality by staff and visitors to the site during the construction process.

In view of the above, it is recommended that the Council provide consent for the applicant to submit the planning application for construction of the proposed temporary car park and to delegate the CEO to sign the applicant's MRS Form 1 'Application for Approval to Commence Development' on behalf of the Council, to allow the development application to be forwarded to the WAPC for determination.

RECOMMENDATION/S:

That the Council consent to the application for approval to commence development submitted by Doepel Marsh Architects on 22 October 2013, for Construction of Temporary Car Park Associated with the Redevelopment of 43-47 Burswood Road, Burswood on Charles Paterson Park (Reserve 27743, Lot 11559 Great Eastern Highway) and to delegate the CEO to sign the applicant's MRS Form 1 'Application for Approval to Commence Development' on behalf of the Council, to allow the application to be forwarded to the Western Australian Planning Commission for determination.



11.6 4 (Lot 69) Camberwell Street, East Victoria Park – Demolition and Construction of Grouped Dwelling

File Reference:	CAMB4
Appendices:	No
Landowner:	W & L Buffham
Applicant:	W & L Buffham
Application Date:	7 June 2013
DA/BA or WAPC Ref:	5.2013.257.1
MRS Zoning:	Urban
TPS Zoning:	Residential R30
TPS Precinct:	Precinct P12 'East Victoria Park Precinct'
Use Class:	Grouped Dwelling
Use Permissibility:	'P' use

Date:	26 November 2013
Reporting Officer:	I. Ahmad
Responsible Officer:	R. Cruickshank
Voting Requirement:	Simple Majority

Executive Summary:

Recommendation – Officers negotiate further with the applicant in relation to the standard of the replacement dwelling.

- Application for a Grouped Dwelling involving demolition of an 'original' dwelling located within a Weatherboard Streetscape.
- Non-compliant with the Council's Local Planning Policy – Streetscape and Residential Design Codes with regard to boundary setback and visual privacy requirements.
- Consultation with surrounding property owners and occupiers in accordance with Council Policy GEN3 'Community Consultation' for 14 days. No objections were received.
- The applicant through a structural engineer, contends that the existing dwellings is structurally unsound. Council Officers have now agreed that the dwelling is structurally unsound and therefore demolition can be permitted.
- Prior to planning approval being granted for demolition and the new replacement dwelling, further negotiation needs to occur with the applicant to improve the visual appearance of the proposed new dwelling.

TABLED ITEMS:

- Development application form dated received 7 June 2013;
- Amended plans and elevations dated 18 July 2013;
- Correspondence and supporting documentation from applicant dated 7 June 2013;
- Consultation with adjoining owners & occupiers dated 6 August 2013; and
- Photographs of existing dwelling.

BACKGROUND:

The Council at its Ordinary Meeting on 12 November 2013 resolved to defer consideration of the application to the December meeting.

DETAILS:

Council has received a development application for a two storey dwelling which involves the demolition of an existing single storey weatherboard dwelling located on the front lot of the subject property. The rear lot comprises an existing two storey dwelling which will be retained as part of this application.

The existing weatherboard dwelling is recognised as an 'original place' within the Town of Victoria Park Residential Character Study Area and is within a Weatherboard Streetscape. The subject property is one of nine (9) 'original' dwellings located in a continuous row along Camberwell Street. Similarly, the streetscape on the opposite side of the subject property also features 11 'original' dwellings in a continuous row. To the north-east of the subject lot lies a sump. Therefore, the subject property falls within an intact streetscape of 'original' dwellings.

The existing dwelling which is proposed to be demolished is representative of the era within which it was constructed and is significant given its architectural and design qualities which includes the following features:

- Hipped roof with skillion verandah;
- Original chimney stack;
- Weatherboard clad elevations with timber window frames;
- Galvanised iron roof;
- Open eaves with exposed rafter ends; and
- Timber stumps.

The dwelling has been marginally altered since its original construction by way of an enclosure to the verandah area. Notwithstanding this, the original appearance of the dwelling has not been compromised by the alterations. Verandah enclosures were common in the past and the past additions could be easily removed and the original appearance of the dwelling reinstated.

The replacement development comprises a two-storey dwelling with a single carport being integrated into the building. The design of the building incorporates open eaves with exposed rafter ends, zincalume roof and a combination of face brick and weatherboard cladding to the external finish of the walls.

Legal Compliance:**Relevant General Provisions of Town Planning Scheme No. 1**

In assessing and determining this application, Council is to have regard to the following general provisions of the Scheme:

- Clause 36 of Scheme Text.
- Clause 39 of Scheme Text; and
- Statement of Intent contained in Precinct Plan P12;

Compliance with Development Requirements

The application has been assessed for compliance with the following statutory documents and policies:

- TPS 1 Scheme Text, Policy Manual and Precinct Plan;
- Residential Design Codes (R-Codes);
- Local Planning Policy – Streetscape (LPPS); and
- Local Planning Policy – Boundary Walls.

The following is a summary of compliance with key development requirements:

Item	Requirement	Proposed	Compliance
Primary Street Setback	3.0m minimum	4.0m minimum	Compliant
	6.0m average	6.77m average	
Boundary Setbacks	1.5m minimum from south-western property boundary to ground floor Kitchen wall	1.32m minimum	Non-compliant (refer to Comments section below)
Open Space	45% minimum of site area. (132m ²)	57% (169.15m ²)	Compliant
Building Height (measured from the natural ground level)	6.0m maximum wall height and 9.0m maximum for top of pitched roof	5.94m maximum wall height and 8.24m maximum for top of roof ridge	Compliant
Visual Privacy	Upper floor Bedroom 2 window (facing Camberwell Street) to south-western property boundary - 4.5m minimum setback within cone of vision	3.4m minimum setback from south-western property boundary.	Non-compliant (refer to Comments section below)
Solar Access	Shadow cast by the proposed dwelling at midday 21 June onto the adjoining property shall not exceed 35 per cent of the adjoining site area. Based on the south-western adjoining lot size of 615m ² , the maximum allowable area of shadowing cast onto the adjoining lot is 215.25m ² .	125.30m ² (20.34%)	Compliant

Retention of Dwelling	Existing 'original' dwelling in the Residential Character Study Area and a weatherboard house in a Weatherboard Streetscape to be retained unless structurally unsound.	Demolition of dwelling which Council Officers consider to be structurally sound.	Non-compliant
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Submissions:Community Consultation:

The proposal was the subject of consultation for a 14 day period in accordance with Council Policy GEN3 'Community Consultation'. This required notices to be mailed to owners and occupiers of adjoining lots that may be affected by the development. The consultation period commenced on 6 August 2013 and closed on 20 August 2013. Over the comment period, no objection was received.

Sustainability Assessment:External Economic Implications:

No impact.

Cultural Issues:

Loss of streetscape is a loss of the original fabric of the built environment and thus a loss of the community's cultural heritage.

Environmental Issues:

No impact.

COMMENT:

The application proposes the demolition of an 'original' dwelling located in both the Residential Character Study Area and a Weatherboard Streetscape and its replacement with a two-storey dwelling. Council's Town Planning Scheme No. 1 and Local Planning Policy – Streetscape has a presumption against the demolition of an 'original' dwelling, unless there are compelling reasons to justify demolition.

The external appearance of the dwelling is in satisfactory condition despite its age and is representative of the era within which it was constructed. The subject dwelling has been altered to a limited extent in the past.

As part of this application, the applicant has submitted a structural survey dated 6 June 2013 from Structerre Consulting Group. The report indicates the following defects associated with the property:

- Sloping floors;
- Cracked walls;
- Unstable ceilings;
- Sagging roof; and
- Sunken stumps.

The report concludes that the subject dwelling is deemed to be structurally unsound and requires substantial repair work that would be very costly.

A Building Surveyor on contract with Council inspected the existing dwelling in March 2013. It is not clear whether the inspection involved both an internal and external inspection. The Building Surveyor concluded at that time that the existing dwelling was structurally adequate albeit that there are matters that the owner needs to attend to.

Further to the Council's resolution of 12 November 2013 to defer consideration of the matter, a further inspection of the property was undertaken by Council staff on 22 November 2013. On this occasion the property was inspected by the Acting Manager Building, and involved both an internal and external inspection of the dwelling. It was noted that there has been settlement of the stumps in the front left hand side of the dwelling resulting in a significant drop in the floors within two rooms. It is noted that there is insufficient height between the ground level and the floor levels to undertake restumping. Accordingly it has now been agreed that the existing dwelling is structurally unsound.

In accordance with the provisions of the Local Planning Policy – Streetscape, demolition of a structurally unsound dwelling is permitted.

With regard to the proposed replacement dwelling, the proposed two-storey dwelling does not reflect the existing form or proportions of the existing 'original' dwellings in the street. Whilst two storey extensions to 'original' dwellings are often supported, the two storey element would normally be substantially setback from the front elevation of the dwelling behind the ridgeline of the roof so as to maintain the original appearance of the 'original' dwelling being single storey in the streetscape.

An example of an approved development application (DA No: 09/0717) involving the demolition, and construction of a two storey weatherboard dwelling with its upper floor being substantially setback from the ground floor elevation is No. 32 Carnarvon Street. For this application, the upper floor was substantially setback, approximately 13 metres from the front elevation of the ground floor so as to maintain a consistent single storey appearance to Carnarvon Street.

Although it is acknowledged that the proposed replacement dwelling includes the use of weatherboard cladding with traditional features such as verandah, open eaves, zincalume roof etc, the subject dwelling does not represent an appropriate replacement for the character dwelling being demolished due to the scale and design of the building which is not considered to be sympathetic or reflective of other 'original' dwellings along Camberwell Street.

It is recommended that Council Officers now negotiate further with the applicant in relation to the standard of the replacement development, in an endeavour to improve the visual appearance of the dwelling and to ensure that it is of a higher standard that fits in well with a streetscape of intact original dwellings.

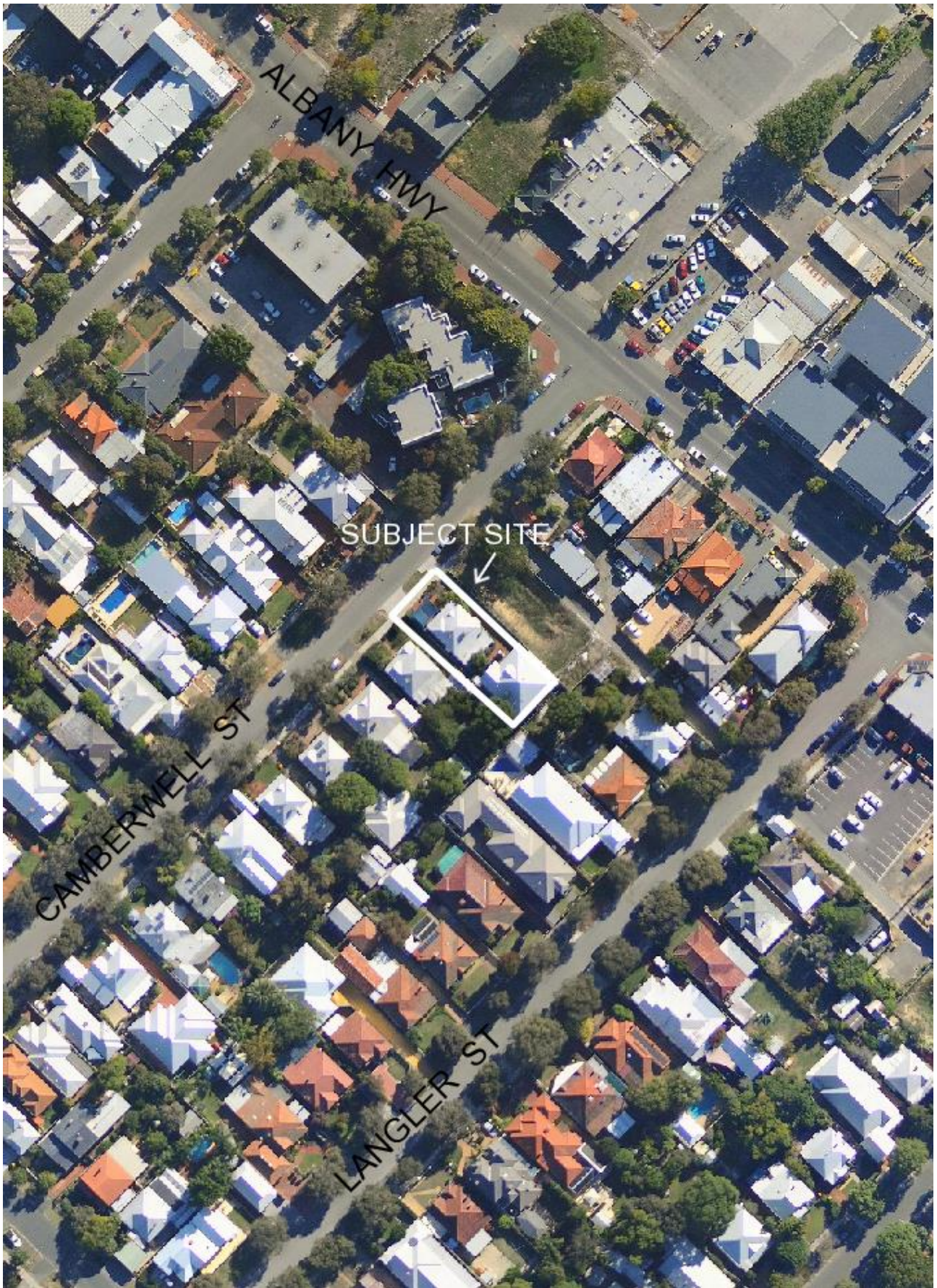
Assuming that the applicant is able to modify the design to a standard acceptable to Council Officers, then the application would then be approved by Council Officers under delegated authority.

CONCLUSION:

A further inspection of the property has been undertaken by Council staff with it being concluded that the existing dwelling is not structurally sound, in which case demolition of the dwelling is permissible under the Local Planning Policy – Streetscape. However based upon the current submitted plans, it is considered that the proposed replacement dwelling is not of a sufficiently high standard and that design improvements need to be made prior to approval being granted. Accordingly it is recommended that Council Officers now negotiate further with the applicant in regard to the design of the replacement dwelling.

RECOMMENDATION/S:

Council Officers negotiate further with the applicant in respect to the design of the new replacement dwelling, with a view to Council Officers approving the application under delegated authority when Council Officers are satisfied with the design of the new replacement dwelling.



11.7 39 (Lot 18) Devenish Street, East Victoria Park – Demolition and Construction of Grouped Dwelling

File Reference:	DEVE39
Appendices:	No
Landowner:	F and M Wachala
Applicant:	Dale Alcock Homes P/L
Application Date:	27 September 2013
DA:	5.2013.491.1
MRS Zoning:	Urban
TPS Zoning:	Residential R20
TPS Precinct:	Precinct P12 'East Victoria Park'
Use Class:	Grouped Dwelling
Use Permissibility:	"P" use

Date:	22 November 2013
Reporting Officer:	J. Gonzalez
Responsible Officer:	R. Cruickshank
Voting Requirement:	Simple Majority

Executive Summary:

Recommendation – Refusal

- The application is for demolition of an existing weatherboard dwelling and construction of a Grouped Dwelling.
- The existing weatherboard dwelling is identified as being within a Weatherboard Streetscape.
- The proposed new dwelling is non-compliant in relation to: secondary street setback, excavating more than 500mm within the front street setback and filling more than 500mm behind the street setback line.
- Consultation undertaken for 14 days in accordance with Council's Policy GEN3 'Community Consultation', with one submission received.
- The application is non-compliant with the Council's Local Planning Policy – Streetscape in relation to the intended demolition of the dwelling, with inadequate justification provided to support demolition.

TABLED ITEMS:

- Application form dated received 27 September 2013;
- Plans dated received 27 September 2013;
- Correspondence submitted by applicant dated received 30 October 2013;
- Consultation letters dated 6 November 2013; and
- Submission received on 12 November 2013.

BACKGROUND:

No record has been found of the approval of the original weatherboard dwelling, however a record of approval for an addition at the rear of the original dwelling was granted by the City of Perth on 8 August 1947.

DETAILS:

The application proposes demolition of an existing weatherboard dwelling, located on the corner of Devenish Street and Basinghall Street and the construction of a new single storey Grouped Dwelling in its place.

The existing weatherboard dwelling is one of six weatherboard dwellings (Nos. 25, 29, 31, 33, 37 and 39 Devenish Street) that form an identified Weatherboard Streetscape under the Council's Local Planning Policy – Streetscape'.

While no record can be located of the construction date of the original dwelling it is expected that given the form and architectural detailing of the dwelling, it may have been built around 1910-1920.

The new dwelling will have its main entry facing Devenish Street with a double garage and vehicular access from Basinghall Street. The dwelling is proposed to have a zincalume roof with a 30° pitch; rendered brick work of approximately 0.8 metres in height all around, with the exception of the garage boundary wall which is proposed to be a full height rendered brick wall; all remaining walls comprising weatherboard cladding; exposed rafter ends in selected locations; front bullnose verandah facing both Devenish Street and Basinghall Street; windows with a vertical emphasis; and gable ends facing each street.

The ground level falls from 10.28 metres at the corner of Devenish Street and Basinghall Street to 8.00 metres at the western corner of the proposed lot. Retaining and filling of approximately 1.2 metres in height is proposed in the western corner. The front street setback to Devenish Street is proposed to be cut approximately 0.8 metre in lieu of 0.5 metre as permitted by the Residential Design Codes.

The proposal complies with the Devenish Street front setback requirement, being 3.0 metres minimum and 6.0 metres average, but does not comply with the 3.0 metre minimum secondary street setback from Basinghall Street (2.3 metres proposed).

The applicant has submitted a letter with justification for the 'Demolition' of the existing dwelling which states:

"The following letter provides details in support of the demolition of the existing dwelling on the above property.

The current dwelling needs substantial work to upgrade it to the appropriate standards and the ongoing maintenance is becoming unaffordable. As a result the owners are seeking to build a new dwelling with better materials/design.

Majority of the dwelling would need to be removed and replaced so essentially it would be like a new dwelling without the structural integrity of the proposed dwelling. Fire and termites will also continue to be an ongoing costly threat to the existing dwelling. The proposed dwelling is considered to be in character with the surrounding area with the addition of weatherboard cladding and details within the gables. The proposed dwelling will also be up to date structural and is better designed to withstand potential fire and termite threats.

In addition the existing floor plan of the dwelling is unsuitable and the new dwelling will be more energy efficient and have better ventilation. The proposed dwelling provides an opportunity improve the streetscape as the garden area will be upgraded and the dwelling will essentially be designed to address both streets.

Based on the above it is considered that the demolition of the existing dwelling will improve the amenity for the owners and the area as well as the ongoing costs associated with the current dwelling. It is also considered that the proposed design will have little detrimental impact to the surrounding area.

I trust the above is sufficient to address the issues associated with this application.”

Legal Compliance

Relevant General Provisions of Town Planning Scheme No. 1

In assessing and determining this application, Council is to have regard to the following general provisions of the Scheme:

- Clause 36 of the Scheme Text - Determination of Application – General Provisions;
- Statement of Intent contained in Precinct Plan P12 ‘East Victoria Park’;
- Clause 39 of the Scheme Text (Demolition)

Compliance with Development Requirements

- TPS 1 Scheme Text, Policy Manual and Precinct Plan;
- Policy Manual, Policy 3.1 – Residential Design Guidelines
- Residential Design Codes (R Codes);
- Local Planning Policy – Streetscape (LPPS); and
- Local Planning Policy – Boundary Walls.

The following is a summary of compliance with key development requirements:

Item	Relevant Provision	Requirement	Proposed	Compliance
Primary Street Setback (Devenish Street)	Clause 1 of LPPS	3.0 metres minimum 6.0 metres average	5.16 metres 6.19 metres	Compliant
Secondary Street Setback (Basinghall Street)	Clause 1 of LPPS	3.0 metres minimum	2.3 metres	Non-compliant (refer to Comments below)
Boundary Setbacks (North western side)	Clause 5.1.3 of R Codes	1.1/1.5 metres	1.9/1.9 metres	Compliant

Boundary Setbacks (South western side (rear))	Clause 5.1.3 of R Codes Council's Local Planning Policy – Boundary Walls	3.4 metres (master suite wall) Boundary wall – maximum height 3.5 metres with an average of 3.0 metres	2.2 metres Garage boundary wall proposes a maximum height of 3.6 metres with an average of 3.4 metres, requires a setback of 1.1 metres	Non-compliant Non-compliant (refer to Comments below)
Open Space	Clause 5.1.4 of R Codes	50.0% (241.5 square metres)	50.7% (245 square metres)	Compliant
Parking	Clause 5.3.3 of R Codes	2 bays	2 bays	Compliant
Site Works	Clause 5.3.7 of R Codes	Street setback - Maximum 0.5 metre Behind Street setback line - Maximum 0.5 metre	Excavation 0.8 metre Filling 1.2 metres	Non-compliant (refer to Comments below)
Building Height (measured from the natural ground level)	Clause 5.1.6 of R Codes	Wall - maximum 6.0 metres Roof - maximum 9.0 metres	3.5 metres 7.7 metres	Compliant
Demolition of existing dwelling	Clause 8 of LPPS	To be retained	To be demolished	Non-compliant (refer to Comments below)

Submissions:Community Consultation:

In accordance with Council's Policy GEN3 'Community Consultation' the proposal was the subject of community consultation for a period of 14 days, with letters being sent to owners and occupiers of affected properties. During the consultation period, one submission was received.

CONSULTATION SUBMISSIONS	
<i>Submission from owner/occupants of No. 37 Devenish Street</i>	
Comments Received	Officer's Comments
Boundary fence errors in relation to conditions of the existing fence and security to be maintained for No. 37 Devenish Street.	Noted. Comments are not related to the matters subject of community consultation, with diving fencing being a civil matter.

Sustainability Assessment:External Economic Implications:

No impact

Social Issues:

No impact

Cultural Issues:

Loss of an original weatherboard dwelling will reduce the number of weatherboard dwellings within this Weatherboard Streetscape. The cumulative impact of the incremental loss of weatherboard dwellings is a loss in the character of the housing stock in the Town.

Environmental Issues:

No impact

COMMENT:

The application proposes the construction of a Grouped Dwelling which requires the demolition of a weatherboard dwelling in a Weatherboard Streetscape. The Council through the Local Planning Policy - Streetscape seeks to retain original weatherboard dwellings, as such dwellings make a strong contribution to the character and history of the Town of Victoria Park.

Retention of the original weatherboard dwelling

The existing dwelling is representative of a 1910-1920's style of architecture. The dwellings makes a good contribution to the Devenish Street streetscape due to its architectural and design features such as gable roofs, galvanised iron roof, original chimney stack, front verandah, weatherboard cladding, and timber framed windows. The existing dwelling requires maintenance but it is considered that it is not beyond repair.

The letter submitted by the applicant states the need for substantial work to upgrade the original dwelling to appropriate standards. No structural report has been submitted to indicate that the dwelling is structurally unsound, nor has the applicant suggested that this may be the case.

A site inspection (internal and external) was carried out by Council's Building Surveyor and Planning Officer and it was found that the dwelling is not beyond repair. No current termite activity was found. There was an indication of old termite activity, however that was found mainly within one of the front verandah posts which would be easy to replace with minimal cost. The dwelling also showed signs of sinking to the rear north western corner but again this is not beyond repair. Stumps were found to be in good shape, as was the weatherboard cladding. The Officers conclusion was that the dwelling only requires extensive maintenance to be done, and that the dwelling is structurally sound.

The following criteria have been assessed to determine the acceptability of demolition of the existing original weatherboard dwelling:

Criteria	Comment
(a) The architecture of the existing building; and	The dwelling has architectural features that are typical of its era.
(b) The degree of intactness of the original building fabric of the dwelling; and	The original building fabric of the dwelling appears to be intact. Rear additions attached to the original fabric have been approved.
(c) The condition of the existing dwelling; and	The dwelling is in sound condition although requiring maintenance. No evidence has been submitted by an engineer or applicant that the building may be structurally unsound.
(d) The streetscape context and in particular the importance to the streetscape of retaining the existing dwelling; and	The relevant section of Devenish Street has been identified as a Weatherboard Streetscape, where 6 of 8 contiguous dwellings are original weatherboard dwellings. Accordingly the dwelling on the subject site makes a strong contribution to the Weatherboard Streetscape.
(e) The location of the existing dwelling on the site; and	The existing dwelling is located at the front of the property, facing Devenish Street.
(f) The effect of retention of the existing dwelling upon the development potential of the site; and	The maximum potential of the property is two dwellings, which has already been achieved. Therefore demolition is not necessary to maximise the development potential of the site.
(g) Whether retention of the existing dwelling could be achieved through the granting of variations to development requirements; and	N/A

<p>(h) Whether the proposed new development contributes positively to the character of the streetscape in which the development is set and is an appropriate replacement for the original dwelling proposed to be demolished.</p>	<p>The proposed dwelling incorporates some traditional design elements such as open eaves with exposed rafters to a width of 450mm, front bullnose verandah facing both streets, a gable end facing each street, windows with a vertical emphasis and artificial weatherboard on all elevation with the exception of the garage boundary wall. It is considered this design is generally acceptable within the streetscape.</p>
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Council's Local Planning Policy – Streetscape Clause 8 – Retention of Dwelling requires that dwellings to be retained where the dwelling is “(c) located in a Character Streetscape as illustrated in Figures 1-6;” The existing weatherboard dwelling is illustrated in Figure 4, therefore its demolition is not supported unless there are compelling reasons to do so.

There are no compelling reasons to support demolition of the existing dwelling. It is acknowledged that the existing dwelling is in need of maintenance both internally and externally, and there is contemporary development occurring in the surrounding area both now and likely into the future. Also it is noted that the existing dwelling does not make a strong contribution to the Basinghall Street streetscape. However the dwelling is identified under the Council's Local Planning Policy – Streetscape as an original weatherboard dwelling in a Weatherboard Streetscape. In the absence of adequate justification to support demolition of the existing dwelling, demolition is not supported.

Replacement of the 'Original' Dwelling

The proposed new dwelling has several non-compliance issues: a reduced secondary street setback, an overheight boundary wall (internal proposed strata boundary), excavation of more than the 500mm permitted within the front street setback along Devenish Street and filling more than the 500mm permitted behind the building line along the common boundary with No. 37 Devenish Street.

These non-compliance issues were the subject of community consultation for a 14 day period with the owners and occupiers of the affected adjoining properties. During this period only one submission was received from the owner of No. 37 Devenish Street, which was related to an error on the information showed on the submitted plans in relation to the existing fencing and not relating to the issue of filling along the common boundary.

The secondary street setback non-compliance is in relation to the alfresco having a 2.3 metre setback to the boundary to Basinghall Street. The proposed alfresco, being located behind an open style fence and having a gable end roof, will help to reduce the visual impact of the adjacent double garage. It should also be noted that the existing dwelling on the site has a minimal setback to Basinghall Street. Accordingly the proposed secondary street setback variation is supported.

The non-compliant setback of the master suite wall to the rear boundary is due to the fall of the property towards the western boundary making the height of the wall with major openings in excess of 4.0 metres, therefore requiring a setback of 3.4 metres to the rear boundary in lieu of the proposed setback of 2.2 metres. Noting that the land between the wall and the boundary is to be filled and there will be a fence to prevent overlooking, it is considered that the reduced setback would not impact upon the adjoining property. Again due to the change in ground levels, the garage wall on the boundary exceeds the maximum height permitted of 3.5 metres (3.6 metres is proposed) and the maximum average height of 3.0 metres (3.4 metres is proposed) under Council's Local Planning Policy - Streetscape. This garage boundary wall is next to the garage wall of the adjoining dwelling located within the same lot and the same property owner. This wall on the boundary is supported.

In relation to site works, the application proposes to cut 800mm at the front street setback from Devenish Street, being 300mm in excess of the maximum permitted under the R-Codes. Due to the sloping site to the rear, being behind an open style fence, and given there were no objections received during the community consultation period, this is considered acceptable and supported. In relation to the filling at the rear western corner, no objection to this issue was raised within the submission received from the affected property owner and therefore this is supported.

In accordance with Council's Local Planning Policy – Streetscape, where demolition is proposed, the subsequent development must comply with the relevant provisions of Town Planning Scheme No. 1, must contribute positively to the streetscape and must represent an appropriate replacement for the character dwelling being demolished.

The proposed replacement dwelling in general complies with the Council's Local Planning Policy - Streetscape. As discussed above, the dwelling incorporates some traditional design elements such as a zincalume roof with a 30 degree pitch, open eaves with exposed rafter ends to a width of 450mm, front bullnose verandah facing both streets, artificial weatherboard cladding all around with the exception of the garage wall on the boundary and windows with a vertical emphasis.

Where it is proposed to demolish a weatherboard dwelling in a Weatherboard Streetscape it would normally be expected that the replacement dwelling would be designed to a very high standard inclusive of reflecting the architectural characteristics and details of the existing dwelling. While the proposed replacement dwelling in this instance does not replicate many of the features of the existing dwelling, the dwelling does pick up on some of the design features as described above. In view of the dwelling being with an area with an isolated grouping of weatherboard dwellings, and where much new development has or will occur in the future, it is considered that the standard of the replacement dwelling is acceptable and appropriate within its context.

Nevertheless, demolition of the existing dwelling is not supported.

Town Planning Scheme No. 1, Clause 36

Under this clause the Council is required to consider the matters listed in part (5) as follows:

- Any relevant Precinct Plan
The Statement of Intent of Precinct Plan 12 – ‘East Victoria Park’ in part states: *“The retention of existing structurally sound housing which generally contributes to the character of the area, and the selective redevelopment of other sites will be encouraged.”* Among the objectives of the Residential Zone is stated: *“The retention of existing housing, particularly whole street blocks or streetscapes will be encouraged and promoted.”* The proposed demolition of this original weatherboard dwelling is contrary to both the Statement of Intent and the Objectives of the Residential Zone.
- The orderly and proper planning of the locality
The proposed demolition will result in the loss of a weatherboard dwelling in a ‘Weatherboard Streetscape’, being contrary to the orderly and proper planning of the locality.
- The conservation of the amenities of the locality
The existing original weatherboard dwelling is part of a ‘Weatherboard Streetscape’ being one of six original weatherboard dwellings along the portion of Devenish Street between Basinghall Street and Sussex Street.
- The design, scale and relationship to existing buildings and surroundings of any proposed building or structure
The design and scale of the proposed dwelling is considered to be acceptable in view of the site context.

CONCLUSION:

The proposed demolition of an existing weatherboard dwelling in a Weatherboard Streetscape does not meet the requirements of the Council’s Local Planning Policy – Streetscape (Clause 8, Retention of Dwelling). It is noted that the existing dwelling does require extensive maintenance (both internally and externally), however this is not adequate justification for demolition of a weatherboard dwelling in a Weatherboard Streetscape. There is no justifiable basis to support demolition, in which case the application for demolition of the existing original weatherboard dwelling and construction of a grouped dwelling on the subject property is recommended for Refusal.

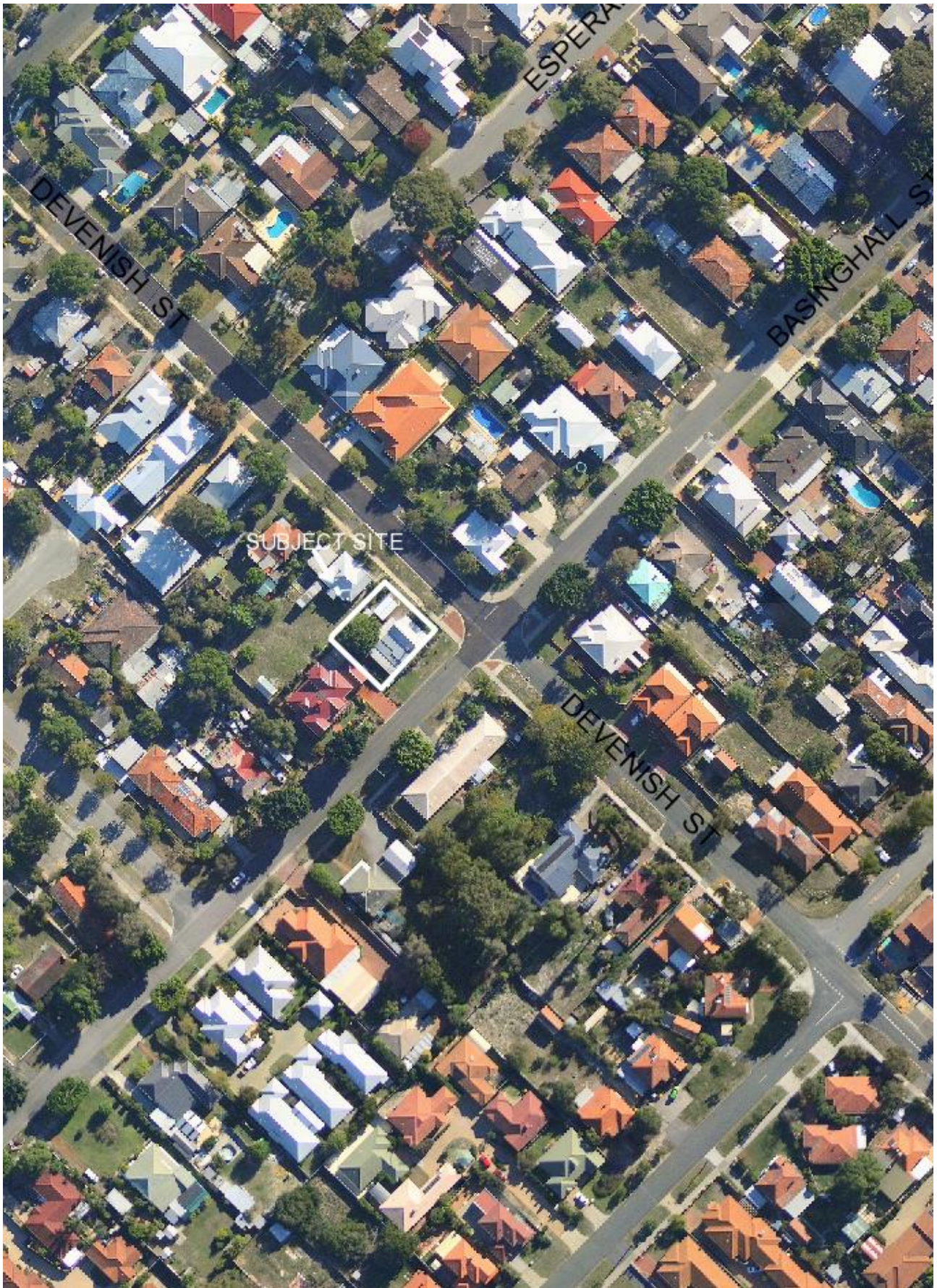
RECOMMENDATION/S:

1. **In accordance with the provisions of the Town of Victoria Park Town Planning Scheme No. 1 and the Metropolitan Region Scheme, the application submitted by Dale Alcock Homes Pty Ltd on behalf of Frank and Marsha Wachala (DA Ref: 5.2013.491.1) for Demolition and Construction of a Grouped Dwelling at 39 (Lot 18) Devenish Street, East Victoria Park as indicated on the plans dated received 27 September 2013 be Refused for the following reasons:**

- 1.1 **Non-compliance with the Council's Local Planning Policy – Streetscape, Clause 8 – Retention of Dwelling in relation to the development proposing demolition of a weatherboard dwelling in a Weatherboard Streetscape.**
- 1.2 **Demolition of the existing dwelling being in non-compliance with Town Planning Scheme No.1 Clause 36(5) – ‘Determination of Application – General Provisions’, with particular reference to the following:**
 - Any relevant precinct plan;
 - The orderly and proper planning of the locality;
 - The conservation of the amenities of the locality;
- 1.3 **The proposal will set an undesirable precedent for the demolition and replacement of existing original weatherboard dwellings within a ‘Weatherboard Streetscape’. The cumulative effect of this will erode the existing character and appearance of this streetscape and other Weatherboard Streetscapes.**

Advice to Applicant

- 1.4 **Should the applicant be aggrieved by this decision a right of appeal may exist under the provisions of the Town Planning Scheme or the Metropolitan Region Scheme and the applicant may apply for a review of the determination of Council by the State Administrative Tribunal within 28 days of the date of this decision.**
2. **Those persons who lodged a submission regarding the application be advised of Council's decision.**



11.8 30A (Lot 443 Strata Lot 2) Mackie Street, Victoria Park – Grouped Dwelling to Rear of Existing Dwelling

File Reference:	MACK30A
Appendices:	No
Landowner:	Linda Wareing
Applicant:	Linda Wareing
Application Date:	26 August 2013
DA/BA or WAPC Ref:	5.2013.406.1
MRS Zoning:	Urban
TPS Zoning:	Residential R60
TPS Precinct:	Precinct P5 'Raphael Precinct'
Use Class:	Grouped Dwellings
Use Permissibility:	'P' use

Date:	22 November 2013
Reporting Officer:	I. Ahmad
Responsible Officer:	R. Cruickshank
Voting Requirement:	Simple Majority

Executive Summary:

Recommendation – Refusal

- Application for Grouped Dwelling to rear of Existing Dwelling;
- Non-compliant with the Council's Local Planning Policy – Streetscape and Residential Design Codes with regard to boundary setback, visual privacy, solar access, roof pitch and eaves design requirements;
- Consultation with surrounding property owners and occupiers in accordance with Council Policy GEN3 'Community Consultation' for 14 days. Over the comment period two objections were received;
- It is considered that the solar access and roof pitch variations do not satisfy the relevant Deemed-to-Comply requirements and Performance Criteria of the Residential Design Codes and Council's Local Planning Policy – Streetscape and therefore cannot be supported.

TABLED ITEMS:

- Development application form dated received 26 August 2013;
- Plans and elevations dated received 26 August 2013;
- Revised overshadowing plan dated received 20 November 2013;
- Correspondence from the applicant dated received 26 August 2013 and 19 November 2013;
- Consultation with adjoining owners & occupiers dated 30 October 2013;
- Submissions from surrounding owners and occupiers dated received 7 November 2013 and 8 November 2013; and
- Photographs of the subject property.

DETAILS:

Council has received a development application for a two storey dwelling at the rear of an existing dwelling. The existing dwelling, which is identified as an 'original' dwelling, is

single storey towards the street and steps up to two storeys at the rear. The subject rear lot, which is currently vacant, has a site area of 332m². Access to the subject rear lot is via a 3.4 metre wide reciprocal right-of-carriageway easement over the north-eastern adjoining property at 28 Mackie Street. In addition, there is a 0.5 metre wide common property strip contained within No. 30 and 30A Mackie Street (which abuts 28 Mackie Street) to provide an overall access width of 3.9 metres to the rear subject lot. The site is located within the Raphael Precinct and Residential Character Study Area.

To the south-west of the subject property lies five two-storey Grouped Dwellings at 32 Mackie Street while the north-eastern adjoining property at 28 Mackie Street comprises three single storey Grouped Dwellings.

In accordance with the applicant's justification letter, the proposed two storey dwelling has been designed and orientated to maximise energy efficiency and to achieve a Six Star Energy Rating which is the minimum Energy Star Rating requirement for dwellings as per the Building Code of Australia (BCA). The bulk of the development is confined towards the south-western half of the subject property whilst the north-eastern portion of the site is intended for outdoor living area and vehicular access.

The proposed building has varying roof pitches which include a skillion roof pitch for the garage, a 23 degree roof pitch to the primary roof of the main building and a roof pitch of 33 degrees for the Alfresco. The building facade incorporates several finishes to the external walls which include weatherboard cladding to the upper floor walls and rendered and stacked brickwork to the ground floor walls.

Legal Compliance:

Relevant Provisions of Town Planning Scheme No. 1

In assessing and determining this application, Council is to have regard to the following general provisions of the Scheme:

- Clause 36 of the Scheme Text;
- Statement of Intent contained in Precinct Plan P5 'Raphael Precinct';

Compliance with Development Requirements

- TPS 1 Scheme Text, Policy Manual and Precinct Plan;
- Residential Design Codes;
- Local Planning Policy – Streetscape; and
- Local Planning Policy – Boundary Walls.

The following is a summary of compliance with key development requirements:

Item	Permitted	Proposed	Compliance
Visual Privacy	Upper floor bedroom 4 window to south-western property boundary – 4.5m minimum within 45 degrees cone of vision.	4.23m minimum	Non-compliant (refer to Comments section below)
Boundary Setback	Ground floor to Kitchen and Meals wall - 1.5m minimum required to south-eastern property boundary.	1.12m minimum	Non-compliant (refer to Comments section below)
Solar Access	<p>On adjoining properties coded R60, shadow cast by new development at midday 21 June shall not exceed the following limits:</p> <p>(A) 50 per cent of the adjoining site area:</p> <ul style="list-style-type: none"> • 3/32 Mackie Street - 77.50m² • 23 McMaster Street – 507m² • 25 McMaster Street – 507m² <p>(B) 50 per cent of the required outdoor living area i.e 8m² of the outdoor living area shall remain unaffected by shadowing.</p>	<ul style="list-style-type: none"> • 53 per cent (82m²) • 4.26 per cent (43.20m²) • 3.16 per cent (32m²) <p>• 3/32 Mackie Street - At present, there is 5m² of the rear outdoor living area of this property that is not in shadow. The proposed development will result in the entire outdoor living area being overshadowed.</p>	Non-compliant in relation to overshadowing cast onto 3/32 Mackie Street (refer to Comments section below)

		<ul style="list-style-type: none"> • 23 & 25 McMaster Street – more than 8m² of outdoor living area remains unaffected by overshadowing. 	
Roof Pitch	In Raphael Precinct, a minimum roof pitch of 30 degrees is required.	Varying roof pitches from skillion roof to a maximum of 23 degrees roof pitch.	Non-compliant (refer to Comments section below)
Eaves	In Raphael Precinct, open eaves with exposed rafter ends are required on all elevations.	Boxed eaves	Non-compliant (refer to Comments section below)

Submissions:Community Consultation:

The proposal was the subject of consultation for a 14 day period in accordance with Council Policy GEN3 “Community Consultation”. This included letters to the owners and occupiers of adjoining properties that may be affected by the development. The consultation period commenced on 30 October 2013 and closed on 13 November 2013. Over the comment period, two (2) objections were received as summarised and considered by Council’s Urban Planning Business Unit in the below table. They are also included in full as Tabled Items to this report.

CONSULTATION SUBMISSIONS	
<i>Submission from owner/occupants of 37 McMaster Street, Victoria Park</i>	
Comments Received	Officer’s Comments
<ul style="list-style-type: none"> • The reduced setback will result in the building being built too close to the common boundary. 	<ul style="list-style-type: none"> • Not supported. The proposed variation satisfies the relevant design principles of the R-Codes as the reduced setback will not adversely impact the amenity of the rear adjoining property in relation to building bulk, visual privacy and solar access.
<ul style="list-style-type: none"> • Ensure that the proposed development will not result in any overlooking into the rear adjoining property. 	<ul style="list-style-type: none"> • Proposed development will not overlook any portion of the rear adjoining properties.

Submission from owner/occupants of 3/32 Mackie Street, Victoria Park

- | | |
|--|---|
| <ul style="list-style-type: none"> • The loss of natural light will affect the established gardens and the clothes line. Applicant to consider repositioning the proposed building such that it will not overshadow more than 50 per cent of the rear outdoor living area. • Concerns were raised regarding the location of the proposed water tank which abuts the south-western adjoining property. In any event that the water tank overflows, there is a potential risk that it will damage the external storage area and carport of the adjoining property. | <ul style="list-style-type: none"> • Comments noted. The proposed overshadowing will deprive the occupiers of the adjoining property of any remaining solar access and will affect the occupants' enjoyment of use of the outdoor living area. • The proposed location of the water tank is not a planning consideration. Notwithstanding this, the applicant has advised that the rainwater collection tank is located in such a way that it will facilitate water/plumbing access to the toilets and that the tank has been fitted with a dedicated overflow system to contain all water on the site. |
|--|---|

Sustainability Assessment:External Economic Implications:

No impact.

Cultural Issues:

No impact.

Environmental Issues:

No impact.

COMMENT:

The proposal seeks several variations to the Residential Design Codes and Council's Town Planning Scheme No. 1 as outlined above. The proposed variations will be considered as follows:

Solar Access

Based on the overshadowing plan, the proposed development will overshadow 53 per cent (82m²) of the site area of the south-western adjoining property at 3/32 Mackie Street in lieu of the maximum permitted shadowing of 50 per cent (77.50m²), which is an excess of 4.5m².

In addition, a minimum of 50 per cent of the required outdoor living area of 3/32 Mackie Street, which equates to 8m² of the outdoor living area, shall remain unaffected by shadowing. Currently prior to development of the subject lot, only 5m² of the rear outdoor living area is not in shadow. The proposed development will result in the entire outdoor living area being overshadowed.

The applicant has provided the following justification which is summarised and considered by Council's Urban Planning Business Unit in the below table.

Applicant's Justification	Officer's Comments
<p><u>Minimal variation</u></p> <ul style="list-style-type: none"> • The extent of variation of 3 per cent is deemed to be minor. • The roof pitch is proposed at 23 degrees in lieu of the minimum required 30 degrees so as to reduce the overall scale and bulk of the building and in turn, minimizing the impact of overshadowing onto the adjoining property. 	<ul style="list-style-type: none"> • The net addition of shadowing cast by the proposed development will result in the entire outdoor living area being overshadowed which is considered to be a significant variation. • Given the rectangular-shaped block and generous site area for a R60 density coded area, the site does not present any development constraints. Instead, opportunities exist to re-configure the building layout such that the two storey building component could be confined towards the north-eastern portion of the site without compromising the roof pitch, outdoor living area and solar access requirements.
<p><u>Siting and orientation of the existing building at 3/32 Mackie Street</u></p> <ul style="list-style-type: none"> • The existing building and the dividing fence have already cast shadow onto the rear outdoor living area due to the orientation of the block. In this regard, the net addition of overshadowing is deemed to be insignificant. • The adjoining owner's claim regarding the loss of light to 'established garden' is only referring to two small potted plants and a small tree which abuts the south-western common property boundary. The remainder of the outdoor living area comprises a raised decking. 	<ul style="list-style-type: none"> • Whilst it is acknowledged that the existing building and dividing fence have already cast shadow onto the rear outdoor living area, it should be noted that at least a portion (5m²) of the rear outdoor living area still remains unaffected by shadowing. The proposed development will result in the entire outdoor living area being overshadowed and deprive the occupants of direct solar access. • Notwithstanding that the 'established garden' may comprise two small potted plants and a small tree, this does not remove the need to comply with the solar access provision. Currently, direct solar access is still made available to the rear outdoor living area for the occupants to enjoy passive recreational activities such as gardening/landscaping.

<ul style="list-style-type: none"> • The clothes line which abuts the south-western common property boundary is already overshadowed by the existing boundary fence. • A portion of the north-western wall of the existing building is not built in accordance with the approved plans. The subject wall appears to be 10c (0.86m - 1.0m) higher than what was originally approved. 	<ul style="list-style-type: none"> • Although the clothes line is already overshadowed by the existing dividing fence, the occupants could still benefit from the existing solar access to the rear outdoor living area. The potential overshadowing onto the entire outdoor living area would extinguish any opportunity for drying of clothes. • The extent of the raised parapet wall would not result in any additional overshadowing onto the rear outdoor living area. The additional overshadowing area is only contained within the southern adjoining property (25 McMaster Street).
<p><u>Site constraints</u></p> <ul style="list-style-type: none"> • The south-western adjoining property at 3/32 Mackie Street has a small lot area of approximately 160m² with a lot width of only 7.0 metres. Therefore, any development at 30A Mackie Street will inevitably result in overshadowing onto the adjoining property. In addition, setting the building away from the south-western property boundary would have negligible effect on overshadowing. • The subject lot is capable of accommodating two Grouped Dwellings. Given that only one dwelling is proposed, the development is not considered to be excessive or over-developed. 	<ul style="list-style-type: none"> • While it is correct that the small size of the adjoining lot presents a constraint, the extent of overshadowing can be minimised by a modified design. • Regardless of the number of dwellings on the site, any proposed development is required to comply with the solar access provision. In fact, having a single dwelling on the property presents more opportunities for the development to comply with the solar access provision due to the larger available lot area. The scale and built form of the dwelling could be re-configured to respond to the spatial setting of the surrounding properties.

<ul style="list-style-type: none"> • Consideration has been given to the design and scale of the building so as to respect the existing built form and protect the amenity of the surrounding properties. 	<ul style="list-style-type: none"> • Given the non-compliance to the solar access requirement, the proposed building has not been designed to safeguard the amenity of the south-western adjoining property. Based on sound design principles, setting the taller building elements back from the common boundaries provides a more appropriate scale minimising the impact of the new development on existing buildings.
<p><u>Energy efficiency and sustainability compliance</u></p> <ul style="list-style-type: none"> • The proposed two storey dwelling has been designed and orientated to maximise the northern light. Other design alternatives would not achieve the same sustainability and energy rating outcomes. 	<ul style="list-style-type: none"> • The proposed dwelling has been designed to achieve a Six Star Energy Rating which is the minimum Energy Star Rating requirement for dwellings as per the BCA. In this regard, alternatives to building design and site planning could still be explored to minimise the impact of overshadowing onto the adjoining property without adversely affecting the energy efficiency of the building which is required to be 6 stars.

In view of the above, the solar access variation does not satisfy the relevant design principles of the R-Codes and therefore, will not be supported.

Visual Privacy

The proposed development has been designed to alleviate any potential overlooking onto adjoining properties by providing highlight windows and minor openings with the exception of the upper floor Bedroom 4 wall which overlooks a portion of land of the south-western adjoining property behind its street setback line.

Notwithstanding this, an assessment of the plans and subsequent site inspection reveals that the subject window will not overlook any habitable spaces or outdoor living areas of the north-western adjoining property. Instead, it will only overlook a portion of the carport.

Boundary Setback

An assessment of the plans reveals that the reduced setback of the Kitchen and Meals wall to the south-eastern property boundary will not have any adverse impact on the amenity of the south-eastern adjoining property (23 McMaster Street) in terms of solar access, visual privacy and building bulk.

The non-compliant portion of the wall is only confined to the ground floor whilst the upper floor portion complies with the boundary setback requirement. There is a sufficient buffer between the subject wall and the existing dwelling due to the presence of a rear extended garden which effectively minimises any impact of building bulk onto the south-eastern property.

Based on the submitted overshadowing plan, the non-compliance will not unduly restrict direct sun and ventilation into north-western adjoining property or their appurtenant outdoor living areas. In addition, the subject wall will not overlook any habitable spaces or outdoor living areas of the south-eastern adjoining property.

Roof pitch

In the Raphael Precinct, all new development is required to achieve a minimum of 30 degrees roof pitch. The proposal, however features varying roof pitches from skillion roof to the garage and a 23 degree roof pitch to the primary roof of the building.

The proposed skillion roof to the garage is deemed to be acceptable given that it is not directly visible from the street. The single storey garage is located at the rear of an existing dwelling and therefore will not harm the traditional appearance of the streetscape.

However, in relation to the primary roof of the building, given that it is located on the two storey component of the building, the roof will be prominent when viewed from the street and surrounding properties. As such, the reduced roof pitch will not reflect the traditional character of existing dwellings predominant within the Raphael Precinct being a Zinalume roof with steep roof pitch. It should be noted that the five two storey Grouped Dwellings at south-western adjoining property (32 Mackie Street) features roof pitch of 30 degrees. In this regard, supporting the roof pitch variation would set a negative precedent to other future development within the Raphael Precinct.

The applicant contends that the reduced roof pitch would help to reduce the perceived impact of building bulk and overshadowing onto the south-western adjoining property. As mentioned previously in the report, given the rectangular shaped block and modest site area, opportunity exists for the building layout to be re-configured such that it maximises the development towards the north-eastern portion of the lot without compromising the roof pitch and solar access requirements.

Eaves design

In the Raphael Precinct, all new development is required to provide open eaves with exposed rafter ends to all elevations. The plans, however show boxed eaves to the main portion of the building whilst no eaves have been provided at the garage elevations.

The applicant argues that the majority of the existing dwellings contained within the front lot along Mackie Street, which extends from Albany Highway to Berwick Street, have boxed eaves and therefore the proposed boxed eaves are in keeping with the traditional character of the streetscape and that the proposed boxed eaves will help to enhance the energy efficiency of the building.

A site inspection confirms that the eaves design on the existing dwellings along the portion of Mackie Street where the subject property is located is quite mixed. Coupled with the fact that the proposed dwelling is located at the rear of an existing dwelling which has a two storey portion at the rear, the proposed boxed eaves would not have any adverse impact on the character of the streetscape as it will not be highly visible from the street. In this regard, the proposed boxed eaves are deemed to be acceptable given the site's context.

Town Planning Scheme No. 1 - Clause 36

Prior to determining an application the Council is required to consider the matters listed in Clause 36(5). These matters are considered in part as follows:

- ***Any relevant precinct plan***

The Statement of Intent for Precinct Plan P5 – Raphael Precinct seeks to maintain and enhance the traditional streetscape character within the Raphael Precinct. The proposed low roof pitch design will be contrary to the intent of the Precinct Plan as such features are considered to be unsympathetic to the traditional character of the Raphael Precinct.

- ***The orderly and proper planning of the locality***

- ***The conservation of the amenities of the locality***

Supporting the roof pitch variation will set an undesirable precedent to other future development within the Raphael Precinct, the result of which may lead to a deterioration of the existing character and traditional appearance of the Precinct as a whole. With regards to the solar access variation, the overshadowing onto the south-western adjoining property is deemed to be excessive and would restrict solar penetration to the rear outdoor living area of the adjoining property. This is contrary to the relevant deemed-to-comply requirement of the R-Codes.

- ***The design, scale and relationship to existing buildings and surroundings of any proposed building or structure***

The built form of the proposed building and its relationship with the existing buildings on the adjoining lots have not been taken into account by the proponent. In its current form, the proposed building will result in an adverse impact on the amenity of the south-western adjoining property in terms of solar access. With regards to the design of the building, the proposed low roof pitch and boxed eaves will not complement the principal design elements and architectural features which characterise the Raphael Precinct as a whole.

CONCLUSION:

In regards to the matters raised above, the non-compliance to the solar access requirement will have a detrimental impact on the amenity of the occupiers of the south-western adjoining property and therefore, does not satisfy the relevant design principles of the R-Codes. It has been suggested to the applicant that the plan be modified to minimise the extent of overshadowing, however the applicant has declined to do so. With regards to the design requirements, the absence of steep roof pitch and open eaves exposed rafter ends on the building would not accord with the form, quality and appearance of development envisaged for the subject site, as outlined in the Raphael Precinct. In view of the above, it is recommended that the application be Refused.

RECOMMENDATION/S:

1. In accordance with the Town of Victoria Park Town Planning Scheme No. 1 and the Metropolitan Region Scheme, the application submitted by Linda Wareing (DA Ref: 5.2013.406.1) for Grouped Dwelling to Rear of Existing Dwelling at 30A (Lot 443 Strata Lot 2) Mackie Street, East Victoria Park as shown on the plans dated 26 August 2013 be Refused for the following reasons:
 - 1.1 Non-compliance with Clause 13 (A1)(a) 'Building Design' of Council's Local Planning Policy – Streetscape in respect to roof pitch.
 - 1.2 Non-compliance with Clause 5.4.2 'Solar Access for Adjoining Properties' of the Residential Design Codes in respect to solar access.
 - 1.3 Non-compliance with Clause 3.1.6.8 'Climate Control (Energy Efficiency)' of the Council's Town Planning Scheme No. 1 Policy Manual in respect to not denying provision of solar access onto neighbours primary outdoor living areas.
 - 1.4 Non-compliance with the Town of Victoria Park Town Planning Scheme No. 1 Precinct Plan P5 'Raphael Precinct' which seeks to ensure that any new development reflect the existing traditional characteristics of the precinct and does not result in undue loss of amenity for existing residents.
 - 1.5 Non-compliance with Clause 13 'Building Design' P5 of the Town of Victoria Park Local Planning Policy – Streetscape, with particular reference to the following Performance Criteria:

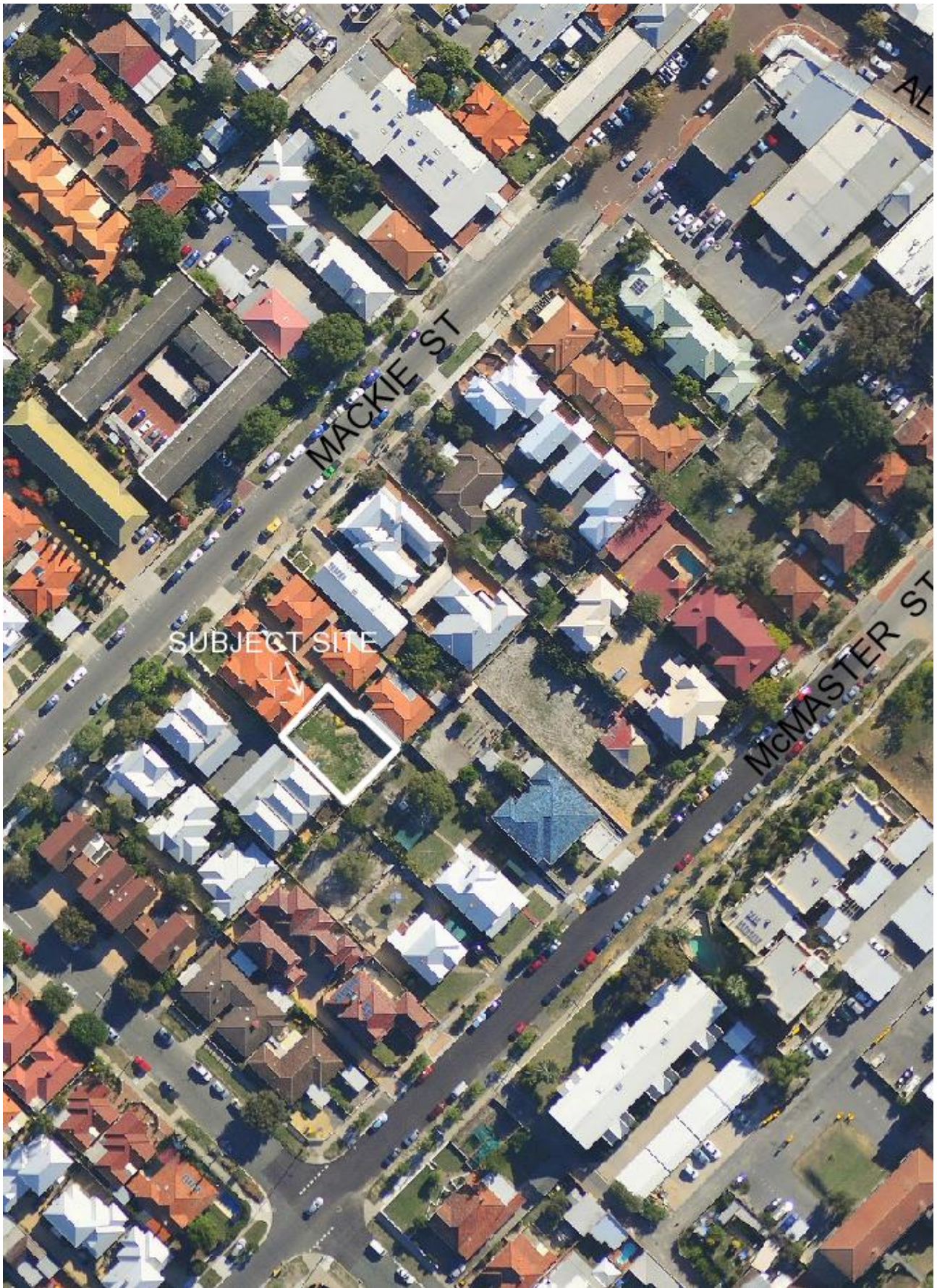
“P5 Design of new development in the Raphael Residential Precinct that:

 - *compliments the principal design elements and architectural features which characterise and contribute to the significance of the existing older building stock;*
 - *protects and enhances the large number of original buildings in the locality, which collectively , comprise unique streetscapes, some of which are almost intact;*
 - *ensures that the integrity of the built form is protected and the scale of new development is compatible with that in the locality;”*
 - 1.6 Non-compliance with Town Planning Scheme No. 1 Clause 36 – 'Determination of Application – General Provisions', in particular with the following:
 - any relevant precinct plan;
 - the orderly and proper planning of the locality;
 - the conservation of the amenities of the locality; and
 - the design, scale and relationship to existing buildings and surroundings of any proposed building or structure.

Advice to Applicant

- 1.7 **Should the applicant be aggrieved by this decision a right of appeal may exist under the provisions of the Town Planning Scheme or the Metropolitan Region Scheme and the applicant may apply for a review of the determination of Council by the State Administrative Tribunal within 28 days of the date of this decision.**

2. **Those persons who lodged the submission regarding the application be advised of Council's decision.**



11.9 3/240 (Lot 79, Strata Lot 3) Star Street, Welshpool – Change of Use to Unlisted Use (Gymnasium)

File Reference:	STAR240
Appendices:	No
Landowner:	G Iannantuoni
Applicant:	M Bohmuller
Application Date:	9 October 2013
DA/BA or WAPC Ref:	5.2013.510.1
MRS Zoning:	Industrial
TPS Zoning:	Industrial 2
TPS Precinct:	Precinct P9 'Welshpool'
Use Class:	Unlisted Use (Gymnasium)
Use Permissibility:	'Unlisted Use'

Date:	22 November 2013
Reporting Officer:	R. Dial
Responsible Officer:	R. Cruickshank
Voting Requirement:	Absolute Majority

Executive Summary:

Recommendation – Approval by Absolute Majority, subject to conditions.

- Application seeks to change the use of an existing premises currently used for 'Warehouse' to the use of 'Gymnasium'.
- The proposed use on the site is classified as an 'Unlisted Use'.
- Community consultation carried out for 21 days, consisting of letters to surrounding owners and occupiers and signs installed on site. One (1) submission was received during the consultation period.

TABLED ITEMS:

- Development application form dated 9 October 2013;
- Plans dated received 9 October 2013;
- Applicant's 'Detail of Business' letter received 9 October 2013;
- Correspondence to applicant (advertising process letter) dated 29 October 2013; and
- Consultation with adjoining owners and occupiers dated 1 November 2013.

BACKGROUND:

Existing Use

The existing buildings on the subject site of No. 240 Star Street, Welshpool were constructed in approximately 2012/2013 (Planning Approval No. 11/0738 approved on 17 January 2012 for 3 'Warehouse' units and a 'Fast Food Outlet').

The Planning Approval consisted of approval for twenty nine (29) car parking bays for the office/warehouse units and fast food outlet comprising 752.7m² of warehouse, 90m² of office and 30.4m² of fast food outlet.

DETAILS:

An application has been received seeking approval to change the use of one of the existing approved warehouse tenancies from 'Warehouse' to a 'Gymnasium' at 3/240 Star Street, Welshpool, which is presently vacant.

Site Context

The subject site is occupied by five (5) tenancies, located within the 'Industrial 2' zone of the Welshpool Precinct. Vehicular access is provided with entry from Star Street with car parking bays located in front of each of the five tenancies. There are twenty nine (29) marked car parking bays on site, for the five tenancies within the property.

Proposed Development

The application proposes to occupy a tenancy of the subject site for the proposed use of a Gymnasium. The applicant has stated that the property is to be used for Fitness and Self Defence classes for both children and adults. The sessions are solely run by the operator of the business and are limited to a maximum class size of 12 students. The internal area of the building does not require modification with the exception of the installation of a steel, wall mounted structure to hold punching bags and rubberised floor mats to be installed over approximately 120m² of the gymnasium.

The operating hours of the gym are between the hours of 4.00pm to 9.00pm Monday to Friday and 8.00am to 1.00pm Saturday mornings. Adult classes are run from 5.30pm weekdays with classes for children operating Tuesdays and Thursdays from 4.30pm to 5.30pm.

The following information has been provided by the applicant in relation to the timetable of classes:

	Mon	Tues	Wed	Thurs	Fri	Sat
8.00am						
9.00am						Open Mat
10.00am						Open Mat
11.00am						Open Mat
12.00pm						Open Mat
4.30pm		Kids Martial Arts		Kids Martial Arts		
5.30pm	Fitness Kickboxing	Fitness Kickboxing	Fitness Kickboxing		Training by Appointment	
6.30pm	Progressive Kickboxing (Beg)	Progressive MMA	Progressive Kickboxing (Beg)	Progressive MMA	Training by Appointment	
7.30pm	Progressive Kickboxing (Adv)	Brazilian Jiu Jitsu	Progressive Kickboxing (Adv)	Brazilian Jiu Jitsu		

It is noted that there are no classes between the hours of 8.30am to 5.30 pm on Monday through Friday, with the exception of two children's martial arts classes scheduled at 4.30pm on Tuesday and Thursday. The applicant proposes a maximum of 12 students per session, noting that the majority of the sessions are held outside of the general business hours of operations for surrounding businesses.

Legal Compliance:

Relevant General Provisions of Town Planning Scheme No. 1

In assessing and determining this application, Council is to have regards to the following general provisions of the Scheme:

- Statement of Intent for Precinct P9 'Welshpool Precinct';
- Clause 16 'Unlisted Uses';
- Clause 36 'Determination of Applications – General Provisions';
- Clause 37 'Determination of Application for Unlisted Use'; AND
- TPS 1 Policy Manual:
 - Policy 5.1 'Parking and Access'.

Compliance with Development Requirements

The proposal has been assessed for compliance with the following statutory documents and policy:

- TPS 1 Scheme Text, Policy Manual and Precinct Plan;
 - Policy 5.1 'Parking and Access'.

Under the provisions of Policy 5.1 'Parking and Access' there is no parking ratio prescribed for a 'Gymnasium' and therefore the number of bays required is to be determined by Council. Given the nature of the operation of the business, the parking requirements for a 'Health Studio' is considered to be similar and has been applied in this case.

Activity / Use	Parking Requirement
Health Studio	1 for every 30 square metres of net floor area

The following approved car parking requirement assessment is based on the car parking requirements of Council's Town Planning Scheme No. 1 Policy Manual Policy 5.1:

Approved Parking Requirement	
Activity/Use	Number of Parking Bays Required
<u>Warehouse</u> – 230.6m ² area @ 3 for the first 150m ² net floor area and thereafter 1 for every 75m ² of net floor area	4
Total:	4

Proposed Parking Requirement	
Activity/Use	Number of Parking Bays Required
<u>Health Studio</u> – 230.6m ² floor area @ 1 for 30m ² of net floor area	7.7
Total:	8

The proposed change of use will result in an increased parking requirement of four (4) car parking bays for the subject tenancy, however it is noted in accordance with the previous approvals issued for the site that a total car parking surplus of eight (8) bays currently exists over the site. Taking into account the number of additional car parking bays required as part of the change of use application to 'Unlisted Use – Gymnasium', the number of surplus bays across the site will be reduced to four (4) car parking bays.

Submissions:

Community Consultation:

In accordance with Clauses 16 and 35 of Town Planning Scheme No. 1 and Council Policy GEN3 'Community Consultation', the proposed Change of Use to Unlisted Use has been advertised for a period of 21 days, including letters to surrounding owners and occupiers and the installation of a sign on the Star Street frontage of the site. The consultation period commenced on 4 November 2013 and closed on 25 November 2013. One submission was received during the consultation period.

CONSULTATION SUBMISSIONS	
<i>Submission from owner of No. 242 Star Street, Welshpool</i>	
Comments Received	Officer's Comments
i. Strongly oppose the gymnasium being operated next to our units for the reason of cars being parked in our driveways and more traffic in the area.	Submitter's comments not supported. The proposal complies with the parking requirements of Council's Town Planning Scheme No. 1. Further, as discussed in the comments section below, the gymnasium will predominantly be operating outside standard business hours.
ii. Whilst the approval is for 'self defence classes', we consider that this can easily transmit to a full gymnasium operating 20 hrs/day.	Submitter's comments not supported. As stated above, the proposal complies with the on-site parking requirements of Council's Town Planning Scheme. Further, the gymnasium is located within the 'Industrial 2' zone and is not located in close proximity to any residential properties. As such, it is not considered necessary to restrict the operating hours of the gymnasium as the proposed use is not considered to unduly affect any surrounding residents or businesses.

Policy Implications:

Nil

Sustainability Assessment:External Economic Implications:

Nil

Cultural Issues:

Nil

Environmental Issues:

Nil

COMMENT:

Whilst the proposed gymnasium is not a light industrial use, the proposed gymnasium will not result in excess noise or traffic that would not otherwise be permitted within the 'Industrial 2' zone. The proposal will increase the range of recreation/leisure activities within the Town and it is considered that the proposed use would not have an adverse impact on any future businesses or residents in the immediate locality.

Whilst the proposal results in an increase in the total number of car parking bays required in accordance with the current Town Planning Scheme No. 1 Policy 5.1, it is considered that the use would not create excess parking congestion in the locality. As previously discussed, in accordance with the previous planning approvals issued for the site, a surplus of eight (8) car parking bays currently exists over the site. With the inclusion of the change of use application, there will still be a surplus of four (4) car parking bays.

It is further noted that whilst the proposed change of use is increasing the number of car parking bays required for the subject tenancy, the self-defence classes are generally outside of the standard 8.30am to 5.00pm business hours, with only two (2) children's classes proposed during this time period. Whilst it is not expected that the proposed gymnasium will require more car parking bays than that calculated as part of this application and given the surrounding businesses will generally be closed during the gymnasium's peak hours of operation, in the event that additional on-site car parking is required, it is considered the site is able to provide adequate car parking in this regard.

It is not anticipated that the proposed self-defence gymnasium would have an adverse impact on the surrounding tenancies in regard to noise attenuation issues, given classes are generally held outside of standard working hours and further, the 'Industrial 2' zoning generally allows for businesses to operate machinery and tools that may generate significantly higher noise levels than that generally permitted in other areas. As such, it is considered the noise levels created from the gymnasium would not result in a disturbance to other surrounding businesses.

CONCLUSION:

In view of the above, the proposed Change of Use to Unlisted Use (Gymnasium) at 3/240 Star Street, Welshpool is considered to be consistent with the proper and orderly planning of the locality and the requirements and matters that the Council is required to have regard to in its determination of the application by Clause 36 of the Scheme and all other Scheme provisions and is therefore recommended for Approval by Absolute Majority.

RECOMMENDATION/S:

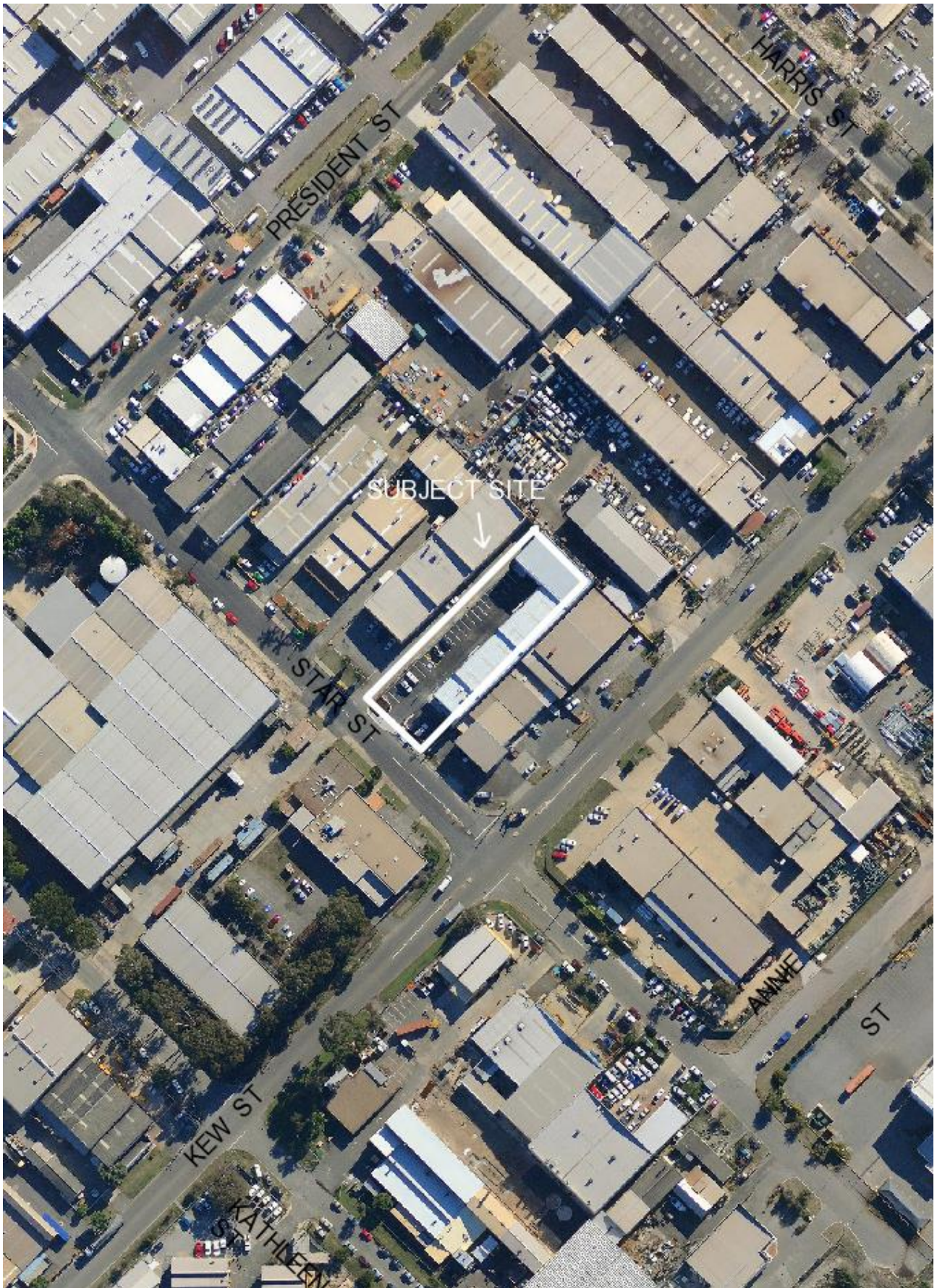
1. In accordance with the provisions of the Town of Victoria Park Town Planning Scheme No. 1 and the Metropolitan Region Scheme the application submitted by M Bohmuller (DA Ref: 5.2013.510.1) for Change of Use to Unlisted Use (Gymnasium) at 3/240 (Lot 79) Star Street, Welshpool as indicated on the plans dated received 9 October 2013 be Approved by Absolute Majority subject to the following conditions:
 - 1.1 This approval is valid for a period of twenty four months only. If the use is not commenced within this period, a fresh approval must be obtained before commencing or continuing the use.
 - 1.2 The use operating in accordance with the written information submitted by the application dated received 9 October 2013.

Advice to Applicant

- 1.3 This approval is for the Use of the building as a 'Gymnasium' only. Any alternative use will require submission of an application to Council for a change of use.
- 1.4 This approval does not include the approval of any signage. Any signage for the development to be the subject of a separate sign licence application.
- 1.5 The planning approval is granted on the merits of the application under the provisions of the Town of Victoria Park Town Planning Scheme No. 1 and does not constitute approval for the purposes of the Strata Titles Act 1985 or its subsidiary regulations nor affect any requirement under the by-laws of the body corporate in relation to a proposed development pursuant to such legislation.
- 1.6 Any modifications to the approved drawings forming part of this planning approval may require the submission of an application for modification to planning approval and reassessment of the proposal.
- 1.7 Should the applicant be aggrieved by this decision a right of appeal may exist under the provisions of the Town Planning Scheme or the Metropolitan Region Scheme and the applicant may apply for a review of the determination of Council by the State Administrative Tribunal within 28 days of the date of this decision.

(Absolute Majority Required)

2. Those persons who lodged a submission regarding the application be advised of Council's decision.



11.10 Proposed Amendment to Town of Victoria Park Town Planning Scheme No. 1 and Council Policy GEN3 'Community Consultation' Relating to Display of Development Plans on the Town's Website

File Reference:	PLA0003/64
Appendices:	No
DA/BA or WAPC Ref:	N/A
Date:	25 November 2013
Reporting Officer:	R. Cruickshank
Responsible Officer:	R. Cruickshank
Voting Requirement:	Simple Majority
Executive Summary:	
Recommendation – Council resolve to initiate an Amendment to Town Planning Scheme No. 1 and Council Policy GEN3 'Community Consultation'.	
<ul style="list-style-type: none"> • As part of the NBN Digital Local Government Project, the Town obtained Federal funding to implement an electronic system for planning and building applications. • The system will allow applicants to lodge and track applications electronically, allow members of the public to view plans electronically that are the subject of community consultation and enable the public to lodge submissions electronically. • Legal advice has been obtained in respect to issues of privacy and copyright associated with displaying development plans online. It is recommended that to avoid any issues of copyright or confidentiality, the Town Planning Scheme contain an express provision that authorises the Town to display development plans on the Town's website. 	

TABLED ITEMS:

- Town Planning Scheme No. 1 Scheme Text.
- Council Policy GEN3 'Community Consultation'

DETAILS:

The Town of Victoria Park Town Planning Scheme No. 1 was gazetted on 30 September 1998. The Scheme Text contains provisions which deal with administration of the Scheme and procedures in relation to planning applications. Clause 35 'Advertising Procedure' outlines that in respect to an application for planning approval, "... *the Council is to direct the applicant to advertise the application in any manner that it considers to be appropriate.*" Council Policy GEN3 'Community Consultation' stipulates that where an application is required to be advertised it shall be carried out in the ways referred to in the Policy, and the Policy then specifies the advertising requirements for various categories of development. The Policy does not expressly address the display of development plans electronically on the Town's website.

The current practice has been to advertise planning applications for public comment where the development is of a category or kind specified under Council Policy GEN3. Accordingly there are circumstances, typically where an application is compliant, where community consultation is not required.

Where Council Policy GEN3 requires community consultation to be undertaken, then the development plans are made available for viewing at the Town's Administration Offices and at the Town's Library. Additionally where written authority is obtained from the person who prepared the plans, Council Officers will make copies of the development plans for distribution to members of the public by mail.

The Town's Urban Planning and Building Business Units are moving towards a full electronic process for planning and building applications, following the Town obtaining Federal funding for the NBN Digital Local Government Project. Most notably the full electronic process will comprise:

- Ability for applicants to lodge planning and building applications electronically;
- Ability for applicants and landowners to electronically track the progress of their application;
- Assessment of PDF versions of plans by Council Officers rather than requiring hard copies;
- Displaying development plans that are the subject of community consultation on the Town's website for convenient access by the public; and
- Allowing landowners and occupiers to electronically submit comments on plans that are the subject of community consultation.

The implementation of a full electronic process will provide much convenience and benefit to applicants, landowners and members of the public. It will allow the public to transact with the Council in relation to planning and building applications, 24 hours a day, 7 days a week.

Some of the above elements of an electronic process have already been implemented, with it being anticipated that a full electronic process will commence in mid-December 2013.

Acknowledging that issues of copyright and privacy may arise from displaying development plans on the Town's website, legal advice was sought from Council's solicitors. The legal advice makes recommendations to ensure that Council does not breach issues of copyright or privacy by displaying development plans on the Town's website.

Following the receipt of the legal advice, the following measures have already been implemented:

- The use of a disclaimer in the Terms and Conditions of use of the Town's electronic system, alerting users that the plans displayed may be subject to copyright and should not be copied without permission of the copyright owner; and
- Modifying the Town's application for planning approval to include a statement that the applicant acknowledges that the submitted plans may be made available to the public by display on the Town's website.

One further recommendation is to modify the relevant consultation procedures of the Town Planning Scheme to require or authorise the Town to display development plans on the website. It is suggested that this measure would provide the greatest level of protection to the Town against claims of infringing copyright.

Legal Compliance:

In accordance with the provisions of the Planning and Development Act 2005, an amendment to Council's Town Planning Scheme No. 1 would be required. Should Council resolve to initiate an Amendment, the statutory processes for a Scheme Amendment would need to be followed including advertising of the proposal for public comments. In this case as the Amendment is of an administrative nature only, Council Officers intend to obtain approval from the WAPC for community consultation for a period less than the standard 42 days. The Hon. Minister for Planning will ultimately be responsible for determining the Scheme Amendment.

Sustainability Assessment:External Economic Implications:

No impact.

Social Issues:

No impact.

Cultural Issues:

No impact.

Environmental Issues:

No impact.

COMMENT:

The move towards an electronic process for planning and building applications will offer significant benefits to the Town's residents, ratepayers and the general public. Information on planning and building applications will be more readily accessible and plans will be displayed on the Town's website for access by the public at any time during the consultation period. Legal advice has been obtained on displaying plans on the Town's website with it being recommended that the Town Planning Scheme contain provision authorising plans to be displayed by Council on the website. It is suggested that Council Policy GEN3 'Community Consultation' should also be modified in the same manner.

CONCLUSION:

In view of the above, it is recommended that Council's Town Planning Scheme No. 1 be amended to include provision that authorises the Town to display development plans on the Town's website, and that Council Policy GEN3 'Community Consultation' be modified in the same manner.

RECOMMENDATION/S:

1. **Council resolve pursuant to Section 75 of the Planning and Development Act 2005 to initiate an Amendment to the Town of Victoria Park Town Planning Scheme No. 1 Scheme Text to add a new subclause (5) to Clause 35 as follows:**
 - (5) **In relation to subclause (1) and (2), the Council is authorised to display development plans on the Council's website for the purposes of advertising the application for public comments.**

2. **The Chief Executive Officer and Mayor be authorised to execute the Town Planning Scheme No. 1 Amendment No. 64 documents.**
3. **A copy of Amendment No. 64 be referred to:**
 - a) **The Environmental Protection Authority, in accordance with Section 81 of the Planning and Development Act 2005, prior to the commencement of advertising of the Amendment; and**
 - b) **The Western Australian Planning Commission for information.**
4. **On receipt of advice from the Environmental Protection Authority under Section 48A of the Environmental Protection Act indicating that the Amendment need not be subject to an environmental assessment, the Amendment be advertised in accordance with the Town Planning Regulations for 42 days or such lesser period as agreed by the Western Australian Planning Commission.**
5. **Council Policy GEN3 'Community Consultation' be modified to include provision that the Council is authorised to display development plans on the Council's website for the purposes of advertising the application for public comments.**

11.11 Submission on Planning for Affordable Housing Discussion Paper – Invitation to Make Comment

File Reference:	GOR/15/0016-04
Appendices:	No

Date:	22 November 2013
Reporting Officer:	J. Kober
Responsible Officer:	R. Lavery
Voting Requirement:	Simple Majority

Executive Summary:

Recommendation – Council lodge a submission on the Discussion Paper

- Housing affordability has become a significant issue in Perth over the past 10 or so years as low to moderate income households are being priced out of the Perth housing and rental market.
- The Discussion Paper seeks find ways to address housing affordability through the planning system.
- Feedback on the matters raised in the Discussion Paper is requested by 9 December 2013.

TABLED ITEMS:

- Department of Planning “Planning Provisions for Affordable Housing” Discussion Paper, October 2013.

BACKGROUND:

In 2010 the State Government released the State Affordable Housing Strategy 2010-2020 which aims at providing 20,000 affordable dwellings for low to moderate income earners by 2020.

In this context “Affordable Housing” means:

“Dwellings which households on low-to-moderate incomes can afford, while meeting other essential living costs. It includes public housing, not-for-profit housing, other subsidised housing under the National Rental Affordability Scheme together with private rental and home ownership options for those immediately outside the subsidised social housing system”.

Generally this is taken to mean that the households in the bottom 40% pay no more than 30% of their income for housing costs.

Over the recent years rising house prices have resulted in a decline of housing available that is affordable to low and medium income households in the normal rental and purchasing market.

To date the planning system in Western Australia has largely focused on promoting housing diversity as a proxy for affordability. In particular, it has sought to encourage the development of smaller dwellings, which are generally cheaper to buy or rent compared to

larger dwellings in the same market. It has done this within the context of an affordable living approach, which considers all costs of living (including transport, energy and water use) for a household, rather than just the cost of housing.

The State Affordable Housing Strategy recognises that the planning system has a role to play in the provision of affordable housing. The discussion paper released for public comment by the Department of Planning is the first step in addressing this issue and exploring how the planning system can contribute to the provision of affordable housing in Western Australia.

DETAILS:

The discussion paper was released by the Department of Planning in October 2013, inviting comment by 9 December 2013.

The discussion paper is a response to the State Affordable Housing Strategy which recognises the planning system as one of the key factors that has an influence on housing supply and, consequently, affordability. As a result the State Affordable Housing Strategy commits the State Government to explore opportunities for the planning system to facilitate the development of Affordable Housing.

Affordable Housing refers to dwellings that are affordable for low to moderate income households while still allowing them to meet other costs of living. The recent rises in housing costs have priced key workers, such as retail and hospitality workers, teachers, police officers, nurses and young professionals out of the market as both the median house price and median rent is greater than what is considered “affordable” for these households.

“Affordable Housing” as proposed in the discussion paper does not refer to social housing that is provided by Homeswest and community housing providers for very low income earners and recipients of government welfare payments. Rather it is proposing to provide solutions for working people who can no longer afford to purchase or rent appropriate housing within their existing community.

The discussion paper therefore sees intervention to provide housing that is affordable to key workers as essential and suggests that the planning system has a role to play in addressing this issue.

In the “Introduction”, the discussion paper explains:

“The paper begins by outlining the broader issue of affordable housing in Western Australia, and the State and national policy context. It then identifies measures that are being used to address affordability, either directly or indirectly, through different parts of the planning system in Western Australia. Finally, it presents four different options that could be introduced to facilitate the supply of new affordable housing through the planning system. Each option is accompanied by potential implementation measures, benefits and challenges. Specific discussion points are also included to help focus stakeholder responses and inform the State Government’s consideration of the issue.”

While there are many factors affecting housing affordability, the discussion paper specifically and intentionally only explores how legislative, statutory and policy measures within the planning system that relate to development control could be used to facilitate the development of affordable housing. It is recognised that this has to occur in conjunction with other agencies in a partnership approach as the planning system is limited to controlling development outcomes and does not have any role in monitoring the price of the home or the circumstances of the occupants, which are the two things that have the greatest influence on affordability.

The discussion paper therefore has two broad objectives:

1. “Outline a range of approaches that the planning system could use to engage with affordable housing, including whether it should encourage, actively promote or mandate the provision of affordable housing; and
2. Drawing on these approaches, present a range of implementation options, seeking feedback from key stakeholders on the implications of each, and determine which is most appropriate for Western Australia.”

The discussion paper recognises three broad approaches to provision of affordable housing within the planning system. These have been categorised into four options as follows:

3. No specific provision for affordability and reliance on the existing approach of promoting diversity in housing sizes;
4. Voluntary incentives being promoted through the planning system in exchange for development of affordable housing;
5. Mandatory provision of affordable housing is required in selected areas only; and
6. Mandatory provision of affordable housing may be considered anywhere.

Any of these options (with the exception of Option 1) would require amendments to the current legislation and provision of supporting mechanisms such as a State Planning Policy and/or guidelines with a toolbox to assist in implementation of any of the options.

The discussion paper outlines details of each of the options as well as pros and cons for each to assist in the discussion of the merits of each option.

The discussion paper furthermore suggests a range of implementation mechanisms that could be used to facilitate the options. Not all implementation methods would be applicable for all circumstances.

- a) **Barrier reduction strategies:** seek to reduce controls that may inhibit the development of affordable housing, such as restrictions on the development of smaller dwellings, minimum floor areas or restrictive covenants that require expensive finishes or materials on dwellings.
- b) **Protective mechanisms:** are generally used to retain low cost accommodation in an area, or to mitigate loss during periods of redevelopment.

- c) **Planning incentives:** are voluntary provisions that aim to make development projects more profitable in the exchange for affordable housing. This could include bonuses that increase the overall yield of a development.
- d) **Voluntary negotiated agreements:** are usually used at large scale redevelopment or in a master planned community. This could be used during development of a local structure plan and could include a commitment to provide affordable housing throughout the entire development in exchange for favourable development outcomes for the developer.
- e) **Mandatory provisions:** require developers to provide affordable housing as part of a development. This could involve requiring provision of a certain percentage of all dwellings within a development to be affordable housing or the provision of land or cash contributions.

As with the various options considered, each of the different mechanisms has its limitations, challenges and benefits.

The discussion paper seeks feedback on any of the options presented and on the possible implementation mechanisms. In addition it also lists a range of “Discussion points for feedback” to stimulate further thinking and discussion. The discussion paper does not offer any possible solution to implementation mechanisms dealing with the handover and ongoing management of affordable housing to be developed under the proposed options.

Legal Compliance:

The *Planning and Development Act 2005* does not include any reference to affordable housing. The discussion paper acknowledges that the legislation will need to be amended if affordable housing is to be promoted through the planning system by either offering development incentives or mandating the provision of affordable housing on private land.

Policy Implications:

Nil

Strategic Plan Implications:

Providing affordable housing for low and moderate income households is supported by the Town’s vision of “vibrant lifestyle” as it provides the means to retain an interesting and diverse population mix within the Town, including key workers such as retail and hospitality workers, teachers, police officers, nurses and young professionals.

This is further supported by the Town’s mission of “creative, attractive, friendly and environmentally sustainable” and values of “positive, inspirational, and caring”.

Financial Implications:

Internal Budget:

Unknown impact. May result in greater complexity in development assessment and as a result may require additional resources in the Urban Planning Business Unit.

Total Asset Management:

Nil

Sustainability Assessment:External Economic Implications:

Enable people in lower paid occupations, such as hospitality and retail to remain in the area as these people will benefit mostly from living close to work by saving on transport costs.

Social Issues:

Enables people to remain in their local area and close to their support networks as their circumstances change, such as through retirement, separation or divorce, or younger people moving out of home. People working, living and recreating in their local area creates social cohesion as networks develop between local people and people will also identify more with their local area and become more engaged as part of the community.

Limit/ minimise homelessness by providing suitable accommodation for people at risk of homelessness.

Cultural Issues:

Retain an interesting and diverse population mix within the Town. There is a danger that lower income households are being pushed out of the Town as house prices increase and a less diverse community is being created.

Environmental Issues:

People working, living and recreating in their local area reduces the number of vehicle trips and trip lengths.

COMMENT:

The discussion paper includes four options for provision of Affordable Housing through the planning system:

Option 1:

This is essentially a 'business as usual' approach as it continues the current focus of the planning system on the provision of diversity in dwelling sizes and increasing density in appropriate locations, such as in and near Activity Centres and close to public transport links to reduce the cost of living for residents.

Given that increases in housing costs have by far outstripped the rise in salaries, this approach is not sustainable into the future as many low and moderate income households are being pushed out of the housing market. While smaller dwellings are relatively more affordable than larger dwellings in the same area, this does not take account of the housing needs of a particular household and still displaces larger households. More active intervention is needed to improve housing affordability for low and moderate income households.

Furthermore, the development industry and real estate agents still seem to be pushing for large dwellings to be constructed. More work needs to be done to educate the development industry on the merits of households building and purchasing dwellings that are appropriate for their needs rather than to push for the largest dwelling they can afford. This would create a greater market push for smaller dwellings and therefore greater relative affordability.

Option 2:

This option proposes to amend legislation to remove any doubt about the ability of planning schemes to address Affordable Housing and to enable local government to encourage affordable housing development by offering development incentives. This would need to be supported by a specific affordable housing needs analysis in the Local Planning Strategy to ensure the right dwelling mix is being achieved.

The Town of Victoria Park Town Planning Scheme No. 1 already includes a provision within the Policy 4.14 “Development Standards for Causeway Precinct” which states the following:

“Where a developer/proponent proposes affordable housing provision (for example via the inclusion of shared equity units) within their development Council will negotiate development incentives. These incentives could include reduced parking requirements.”

It is proposed that this clause is extended to include the Albany Highway Precinct within the draft Local Planning Scheme No. 2.

To date developers have not shown any interest in taking up any incentives offered under this provision. It is therefore questionable whether incentives offered under the planning system alone are sufficient and other incentives, possibly through the taxation system, may need to be considered alongside planning incentives to improve uptake of any voluntary, incentive based provisions.

Form based codes that are based on optimum built form outcomes are some ways undermining the possibility to offer incentives as the optimum built form outcomes have already been applied through the Local Planning Scheme and any incentives could result in negative built form and urban design outcomes.

Option 3:

This option is similar to Option 2 as it would allow voluntary incentives. It would however go one step further and allow the use of mandatory provisions on private land in selected strategic areas where a particular need has been identified. The discussion paper does not specify what those criteria should be or who determines the areas of need.

Similar to voluntary incentives, mandatory provisions would need to be linked with incentives to off-set lost revenue by developers. There is a danger that if this is not done, the viability of the development could be reduced and therefore stifle development within the areas with the greatest need for affordable housing. This would drive up housing prices even further through a reduction in supply.

Option 3 has the possibility to deliver affordable housing in areas identified as having a specific strategic need. It is important that the decision is left with local government to identify strategic locations based on location principles agreed with stakeholders.

Consideration needs to be given to other desired outcomes, such as preservation of character areas and achieving good urban design outcomes. Provision of affordable housing cannot take precedence over other objectives. It needs to be considered as one of the matters to be addressed within the Local Planning Strategy and balanced with all the other matters to be considered. In other words, provision of affordable housing should not be to the detriment of achieving good planning and urban design outcomes for the local community.

Option 4:

This option is essentially the same as Option 3 but allows for mandatory provisions to be used across most private land, rather than being limited to selected strategic locations. It is envisaged that mandatory provisions would only apply in certain circumstances, such as when a development exceeds a certain size, rather than across the board.

As with Option 3, any introduction of mandatory provisions will need to be coupled with incentives, both through the planning system and through financial and taxation incentives, to offset any reduction in profitability to ensure development projects are still viable.

Essentially, the introduction of mandatory provisions is likely to be seen as another 'tax' to be imposed on the development industry. It is likely to lead to increased housing prices for standard dwellings outside the affordable housing sector, to off-set any losses associated with the need to provide for affordable housing.

Applying mandatory provisions across the board could furthermore result in inappropriate location of affordable housing resulting in a higher living cost for the future residents, particularly transport costs.

In conclusion, it is considered that an option somewhere between Option 3 and Option 4 would be favoured as mandatory provision of Affordable Housing based on locational criteria offer the most logical way of ensuring that Affordable Housing is being developed. These criteria should be determined by State government in consultation with local government and other stakeholders but applied by the local government.

Whether affordable housing is being developed through voluntary or mandatory provisions, the implementation is of essential importance. The end product of the planning process is that an affordable dwelling has been constructed that will need to be handed over to a community housing provider or State government agency for ongoing administration and monitoring to ensure the dwelling remains "affordable". This process is outside the planning system and outside of the resources and expertise of local government.

It is therefore important that any measure that is employed through the planning system recognises the limitations of that system and provides for a solid model for handover of the affordable housing units. In particular, the agency, whether State government or not-for-profit, has to have the capacity to manage a potentially large influx of affordable housing units, in particular if mandatory provisions are being considered.

It is also important to ensure that the process does not impose any significant additional time in the processing of development applications both for the developer and the local government.

Implementation Mechanisms:

- a) **Barrier reduction strategies** need to be applied with care to ensure valid outcomes are not being compromised in a need to reduce the cost of housing. While restrictive covenants are generally only applied in greenfield subdivisions, mechanisms such as design guidelines within established areas ensure that a certain design standard is met and that new infill housing respects the existing streetscape character. Again, all planning objectives need to be given consideration and balanced against each other. It is anticipated that a targeted approach would be favoured to ensure that all planning objectives can be met.
- b) It is unclear how **protective mechanisms** would be applied, other than through a Local Structure Plan when redevelopment of a larger area already providing affordable housing is being contemplated.
- c) **Planning incentives** alone are unlikely to provide sufficient leverage to encourage provision of affordable housing as evidenced by the lack of developer interest in the Causeway Precinct. In addition, form based codes, reduced standards for parking in strategic locations and the abolition of density provisions for multiple dwellings within the R-Codes has already reduced the possibility for local government to provide incentives through the planning system. Other planning incentives suggested in the discussion paper include reducing the time or cost of planning assessments. This is unlikely to work in practice, as the inclusion of affordable housing will add additional complexity to the assessment process and therefore is likely to prolong the assessment time rather than reduce it. Development incentives through the planning system are unlikely to increase profitability of a development in many cases, as construction costs also increase with additional plot ratio floor space or building height. Any mechanism would have to be thoroughly examined to ensure the desired outcomes are being achieved by providing development incentives.
- d) **Voluntary negotiated agreements** are only applicable during the structure planning process as part of large scale developments. Additional development yields and other incentives can be negotiated in return for the provision of affordable housing within the development. This is likely to be more effective than simple development concessions for smaller development offered as voluntary incentives discussed under c) above, as a whole range of factors determine profitability of a development at structure plan stage. The provision of affordable housing would be just one of the factors included in all items being negotiated between local government and the developer. As with other implementation methods, the handover and ongoing management of the affordable housing units needs to be resolved.

- e) **Mandatory provisions** are the only sure way of ensuring that affordable housing units are being developed. There are many different ways of applying mandatory provisions and different methods may be appropriate for different circumstances. Implementation of mandatory provisions could be through provision of land or housing units or through a cash-in-lieu contribution. Again handover and ongoing management would need to be resolved prior to including mandatory provisions within the Local Planning Scheme. If cash-in-lieu was to be considered, then the funds should be administered by State government for use to construct Affordable Housing within the suburb in which the funds are raised. This in itself raises additional questions of how suitable land is then acquired and Affordable Housing units constructed by State government.

Based on the considerations above, the following key matters need to be resolved:

- A clear definition of Affordable Housing is needed as well as clarification of the types of development meet the Affordable Housing criteria (ie single bedroom apartments at market price are not sufficient to be considered Affordable Housing).
- The State needs to provide clear direction how handover and ongoing monitoring is being done. Agreements need to be in place with community housing providers or State government agencies to take on affordable housing units created through the planning system as local government neither has the resources nor expertise to manage and police these units on an ongoing basis.
- Mechanisms need to be in place to ensure that the affordable housing units created through the planning system remain “affordable” in perpetuity.
- The role of the planning system has to end with the approval of affordable housing units as part of the development application. Any ongoing monitoring, compliance and policing needs to rest with State government.
- A whole-of-government approach is necessary to create a “package” for developers, through either voluntary incentives or mandatory provisions. This “package” needs to include appropriate incentives within the planning system as well as other incentives, such as through the taxation system to encourage provision of affordable housing and to ensure developments remain viable. The “package” also needs to include a detailed step by step guide to implementation, including subdivision and development conditions, model legal agreements, and handover processes to ensure the process is smooth for both developer and local government.
- Control of the location of affordable housing needs to rest with local government through the Local Planning Strategy or Local Planning Scheme. However, a set of criteria for identifying appropriate locations should be developed at State level as a guide to local government. This should be limited to locations within or close to Activity centres and public transport nodes, such as Transit Oriented Developments to ensure living costs are reduced as well as the cost of housing. Other locational benefits may then also apply to developments such as reduced car parking requirements and/or higher densities which would benefit the affordable housing units, but also other dwellings within the development.
- Affordable Housing units should not be clustered and a mix of affordable and market rate dwellings should be required in each individual development to ensure that future social problems are being avoided. This would ensure a more diverse population mix within a development rather than a homogenous population.

- A thorough analysis of the appropriate housing mix is required before introduction of Affordable Housing provisions into a Local Planning Scheme to ensure that the housing mix that is developed matches the need within each local community.

CONCLUSION:

The Department of Planning should be advised of the matters discussed above with particular reference to the following points:

- Local government needs to have control over the locations in which affordable housing is being introduced, either through voluntary or mandatory provisions.
- Given the Town of Victoria Park's experience with voluntary, incentive based Affordable Housing provisions within the Causeway Precinct, it is considered that mandatory provision in strategic locations are needed to ensure affordable housing units are being developed.
- Ongoing administration of Affordable Housing units is not to be left with local government. Mechanisms need to be in place to ensure that Affordable Housing units remain 'affordable' in perpetuity.
- A clear implementation model needs to be in place that eliminates any uncertainties for the developer and the planning authority and avoids time delays in the assessment of development applications that include Affordable Housing.
- Incentives need to be a combination of planning incentives and other financial incentives at State and/or federal government level, such as through the taxation system, to be effective in off-setting any loss in revenue for the developer. The planning system alone cannot provide sufficient incentives for a development that includes Affordable Housing to be viable.

Due to submissions closing the day before the Ordinary Council Meeting, these draft comments will be submitted following the Elected Members Briefing Session with the advice that they will be confirmed if Council supports the comments at the Ordinary Council Meeting on 10 December 2013.

RECOMMENDATION/S:

Council lodges a submission on the Department of Planning's "Planning Provisions for Affordable Housing" Discussion Paper – October 2013 based on the comments outlined in the report of the Director Future Life and Built Life Programs dated 22 November 2013.

12 RENEW LIFE PROGRAM REPORTS

12.1 Approval for Assistance funding from the Swan River Trust for Town Foreshore Access and Management Plan

File Reference:	GAS/9/0003
Appendices:	No.

Date:	21 November 2013
Reporting Officer:	B. Nock
Responsible Officer:	A. Vuleta
Voting Requirement:	Simple Majority

Executive Summary:

Recommendation – That Council accepts the Riverbank Grants Scheme funding for the 2013/2014 financial year totalling \$30,000 as approved by the Swan River Trust, for development of the Town’s Foreshore access and Management Plan.

- The Town of Victoria Park identified within the *Strategic Community Plan* a need to develop a Foreshore Access and Management Plan.
- The Town has been successful in obtaining \$30,000 funding through the Riverbank Grants Scheme from the Swan River Trust.
- Recommended to accept the funding from the Department of Transport.

TABLED ITEMS:

- Riverbank Funding application.
- Letter received from the Swan River Trust (SRT) notifying the Town of approval of the application for \$30,000 funding as part of the Riverbank Grants Scheme.

BACKGROUND:

The Town of Victoria Park identified within the *Strategic Community Plan* a need to develop a Foreshore Access and Management Plan (FAMP).

There a number of foreshore areas found within the Town of Victoria Park. Whilst not all managed by the Town, these include:

- Balbuk Way foreshore;
- Belmont Park foreshore;
- Burswood Park foreshore;
- McCallum Park; and
- Taylor Reserve.

Engaging relevant stakeholders and utilising work already completed, the Town would like an overarching plan to ensure consistency of management principles and practices across the foreshore, both environmentally and with regards to human access.

More specifically, a Foreshore Access and Management Plan will:

- Reflect the diversity of uses and the existing environment, and identify the opportunities for improvement of access and the environment;
- Guide the Town's management of its own foreshore areas under its management;
- Provide guidance to, and influence development of, future specific management strategies;
- Aim to deliver more consistent levels of service along the foreshore within the Town; and
- Give due regard to future management responsibility, including that foreshore handed over to the Town for management in years to come (e.g. Belmont Park).

It is anticipated that the Plan will encompass the area from Taylor Reserve through to Balbuk Way boat ramp.

The Town will also be in close liaison with the City of South Perth to ensure consistency with their existing and future foreshore management plans/strategies.

The Swan River Trust initiates shoreline protection and rehabilitation works through the Riverbank Grants Scheme. The SRT forms partnership arrangements with foreshore managers such as local governments to undertake activity to enhance foreshore conditions. Under this program, funding is available for the development of foreshore management plans.

Recognising the potential for assistance funding, the Town lodged an application with Riverbank for assistance funding.

DETAILS:

The Town has been successful in obtaining \$30,000 assistance funding through the Riverbank Grants Scheme for the development of the Foreshore Access and Management Plan.

Subject to acceptance of the successful submission by Council, the Town will enter into a funding agreement with the Swan River Trust.

Legal Compliance:

Nil

Policy Implications:

Delegation 33.4 (Grants) of the Town's Delegations Register states that the Administration can make and accept submissions for grants from Lotteries Commission, State and Commonwealth Governments, with a condition that acceptance of successful submissions over \$22,000 (incl. GST) to be subjected to Council approval.

Strategic Plan Implications:

The Town of Victoria Park *Strategic Community Plan* identifies a need to develop a Foreshore Access and Management Plan under the key action area *Provision of high standard parks and natural areas that are safe, clean and attractive*, namely:

Town Greening Plan

Including the Foreshore Access and Management Plan, McCallum Park Master Plan including Taylor St Café/Restaurant, GO Edwards Park Concept Plan.

Financial Implications:Internal Budget:

An indicative high-level quote for the development of such a plan is \$85,000. Given this, the \$30,000 assistance funding will reduce the cost contribution to the Town to \$55,000, which is within the Town's budget of \$90,000.

Total Asset Management:

The development of the FAMP will guide major asset management decisions relating to the river foreshore and adjacent parklands.

Sustainability Assessment:External Economic Implications:

Nil

Social Issues:

The Town's connection to the river by land places a special need on management of water quality, vegetation, fauna and physical access to the foreshore, to enhance community benefit.

There are a number of existing uses associated with the Victoria Park foreshore area. These range from ski areas, commercial development and event hubs. In addition to these uses, the foreshore is valued by the public for passive recreation and access to the Swan River.

It is envisaged that the Foreshore Access and Management Plan will ensure consistency of management principles and practices across the entire foreshore under its control, both environmentally and with regards to human access. The Plan will be representative of community views while also being balanced between long-term ecological sustainability and optimum community access and utilisation

Social objectives of the Plan will include:

- Identification of recreation and leisure resources and provision for public use of the area where appropriate while maintaining and enhancing natural ecosystem processes;
- Investigation of the potential and opportunity for development of interpretational amenities consistent with the values of the area.

Outcomes of the Plan will include:

- Consistency of management principles and practices across the foreshore, including that foreshore for which the Town will have future management responsibility;

- Provide a review of existing infrastructure (including leisure and recreational facilities) and the need or otherwise for removal of existing facilities and new or upgraded facilities; and
- Provide a mechanism for prioritisation and allocation of funding.

Cultural Issues:

As above.

Environmental Issues:

There are a number of threatening processes to the Town's foreshore, namely:

- Development;
- Weed invasion;
- Uncontrolled access;
- Clearing and habitat fragmentation;
- Erosion (e.g. from boat wash, uncontrolled access, clearing); and
- Infrastructure failure (e.g. river walling).

The FAMP would aim to address these issues by:

- Identifying the natural resources and processes as well as the necessary management principles and practices across the foreshore for long-term ecological sustainability; and
- Identifying means to mitigate or minimise threatening processes to the foreshore

The FAMP will identify the opportunities for enhancement of environmental value and community utilisation of the foreshore.

CONCLUSION:

An overarching Foreshore Access and Management Plan for the Town will ensure consistency of management principles and practices across the foreshore, both environmentally and with regards to human access.

To assist the development of this plan, it is recommended that Council accepts the successful submission and the funding of \$30,000 from the Swan River Trust.

RECOMMENDATION/S:

That Council accepts the Riverbank Grants Scheme funding for the 2013/2014 financial year totalling \$30,000 as approved by the Swan River Trust, for development of the Town's Foreshore access and Management Plan.

**12.2 Proposed Disposal of Property by Sale – 650 Albany Highway,
Victoria Park (*Confidential Item*)**

This Report is issued under a separate cover.

13 COMMUNITY LIFE PROGRAM REPORTS

13.1 Financial Contributions to the Victoria Park Centre for the Arts - Annual Operating Subsidy and Co-ordinator's Wages

File Reference:	REC/4/0003~03
Appendices:	No

Date:	26 November 2013
Reporting Officer:	T. Ackerman
Responsible Officer:	T. Ackerman
Voting Requirement:	Absolute Majority

Executive Summary:

Recommendation – to continue providing the Victoria Park Centre for the Arts and annual operating subsidy and Coordinator's wages for a further three-year period commencing the 2013/14 financial year.

- The Victoria Park Centre for the Arts has requested that the Town continue to provide an annual operating subsidy and Coordinator's wages for a further three year period.
- The Centre has requested a minor increase on the amounts provided by the Town in the past.

TABLED ITEMS:

- Extract from the Ordinary Council Meeting Minutes of 21 March 2006 – Item XII – Motions of Which Previous Notice Has Been Given;
- Extract from the Ordinary Council Meeting Minutes of 10 April 2007 – Item 3.3 – Financial Donation Request to the Victoria Park Centre for the Arts;
- Extract from the Ordinary Council Meeting Minutes of 27 July 2010 – Item 3.2 – Request for Financial Assistance by Victoria Park Centre for the Arts;
- Extract from the Ordinary Council Meeting Minutes of 17 May 2011 – Financial Contributions to the Victoria Park Centre for the Arts for Annual Operating Subsidy and Coordinator's Wages;
- Victoria Park Centre for the Arts - 2013/14 to 2015/16 Management Plan;
- Victoria Park Centre for the Arts - 2012/13 Financial Report;
- Victoria Park Centre for the Arts - 2012/13 Annual Report; and
- Victoria Park Centre for the Arts - Coordinator's Position Description.

BACKGROUND:

The Victoria Park Centre for the Arts ('the Centre') has been operating within the Town of Victoria Park ('the Town') since 1994, providing opportunities for people of all ages, cultures and economic backgrounds to participate in a range of events, activities and programs.

The Town has financially supported the Centre with an annual donation since 1997/98 and financial assistance for the employment of a Centre Coordinator since 2006/07. The table below shows the annual donation and Coordinators wage subsidy that the Town has provided to the Centre over the years.

Year	Donation (excl GST)	Coordinator Subsidy (excl GST)
1997/98	\$2,000	-
1998/99	\$2,000	-
1999/2000	\$5,000	-
2000/01	\$5,000	-
2001/02	\$5,000	-
2002/03	\$10,000	-
2003/04	\$13,500	-
2004/05	\$10,000	-
2005/06	\$10,000	-
2006/07	\$10,000	\$31,388
2007/08	\$10,000	\$34,155
2008/09	\$10,000	\$35,624
2009/10	\$10,000	\$36,407
2010/11	\$10,000	\$46,907
2011/12	\$10,000	\$49,876
2012/13	\$10,000	\$51,425

**Note: as per resolutions of the 27 July 2010 and 17 May 2011 Ordinary Council Meetings the Town's contribution to the Coordinator's wage subsidy increased to fund position to a total of 30 hours per week.*

In addition to the final contributions shown in the table above, the Town has supported the Centre through the provision of its premises at 12 Kent Street, East Victoria Park, including additions to the building in 2006/07, which provided more space for the Centre to run programs. Furthermore, the Town has partnered with the Centre to deliver the annual Victoria Park Art Awards.

Council's most recent approval for the annual donation and Coordinator's wage's subsidy was for a three-year period through to the end of the 2012/13 financial year.

DETAILS:

At a meeting with the Town's Director Community Life Program (DCLP) on 20 September 2013 the Centre advised that the Coordinator had resigned and that they would be looking to replace the incumbent in the New Year. Having reviewed and rewritten the position description the Centre advised that it would be seeking a replacement with arts administration or management experience. The Centre further advised that it could not afford to pay a Coordinator without continued support from the Council. In light of the fact that Council approval for funding was for a three-year period ending in 2012/13 the Centre requested that the Town continue to provide an annual donation and subsidise the Coordinator's wages, and that it would like a further three-year funding commitment. At the meeting, the Centre advised that it would be seeking an increase of \$1,000 to its annual donation and that it would like consideration given to increasing the Coordinator's salary to bring it in line with rates paid at similar sized Centres for suitably qualified Centre Managers. The DCLP advised that it would be necessary for the Centre to provide copies of the documents listed below (tabled) before its request would be put to Council for consideration:

- 2013/14 to 2015/16 Management Plan, which the Town's Economic Development Officer assisted them to develop;
- 2012/13 Financial Report;
- 2012/13 Annual Report; and
- the position description for the Coordinator's role.

Upon reviewing the documents provided, the DCLP felt that the three-year Management Plan was well written, but required further work to develop measures to assess the Centre's performance against the objectives set in the Plan. In discussing this with the Centre, it advised that it would be its preference that the new Coordinator be responsible for developing these measures in order that they have ownership and a thorough understanding of the measures.

Legal Compliance:

Nil

Policy Implications:

Nil

Strategic Plan Implications:

The Centre contributes to the Town's Vision of a Vibrant Lifestyle through increased participation in the arts and celebration of cultural diversity.

Financial Implications:Internal Budget:

When preparing the 2013/14 Budget the Administration was aware that the Centre would likely seek further funding for the Town and as a result included the following in the Budget, which would only be released with Council approval:

- \$55,000 for the Coordinator's wage, which is only slightly short of the \$55,572 requested by the Centre (based on thirty hours at \$30 per hour, including all on-costs such as superannuation, worker's Compensation etc).
- \$10,000 for the Centre's annual donation, which is a shortfall of \$1,000 based on the Centre's request to increase their annual donation to \$11,000.

In the past the Coordinator's wages subsidy has increased annually by CPI. It is recommended that this continue, and that the CPI figure used be for the June period each year.

Total Asset Management:

Nil

Sustainability Assessment:External Economic Implications:

Nil

Social Issues:

The Victoria Park Centre for the Arts assists:

- the professional development of artists in training in the Town and surrounding suburbs;

- community arts groups by providing a central venue and professional staff; and
- a venue that the community can visit, relax and enjoy.

Cultural Issues:

The Victoria Park Centre for the Arts:

- provides a venue for the display of cultural items and activities;
- attracts a range of people from diverse cultural backgrounds;
- provides a cultural venue where people can meet; and
- provides a range of cultural activities and events.

Environmental Issues:

Nil

COMMENT:

The Victoria Park Centre for the Arts provides a valuable community service and facility that contributes to the Town's vision of a Vibrant Lifestyle and is not readily available to the local community through other service providers. As a community-based not-for-profit organisation it is not financially viable without external funding assistance such as the operational subsidy that has been provided by the Town for many years. Furthermore, in order to expand and grow it requires an arts administrator or manager to ensure that it is a viable entity. It is therefore recommended that the Town supports the Centre through an annual donation and Coordinator's subsidy for a further three year period, commencing 2013/14. As in the past, the funds would be dependent upon:

- meeting objectives and targets to be set in the new three-year Management Plan, which would be reported in the Centre's Annual Report; and
- acquittal of the previous year's funding received by the Town.

In addition, the Administration requires that a Memorandum of Understanding (MOU) between the Centre and the Town be developed upon the appointment of a new Coordinator at the Centre. The purpose of the MOU would be to provide an efficient and flexible means of managing the relationship between the two organisations, with the roles and responsibilities of both clearly documented.

CONCLUSION:

The Victoria Park Centre for the Arts provides a valuable community service and facility that contributes to the Town's vision of a Vibrant Lifestyle, which is not available to the community through other service providers. It is therefore recommended that the Town continues to support it financially for a further three-year period, with each year's funding being released upon acquittal of the previous year's funds and the Centre meeting objectives and targets set in their Management Plan to the satisfaction of the Director Community Life.

RECOMMENDATION/S:

The Victoria Park Centre for the Arts be advised that the Town will:

1. Provide a subsidy for the Coordinator's wage in 2013/14 of \$55,572 (excluding GST), which is for 30 hours per week, including all employee on-costs;

2. **Increase the Coordinator's wage subsidy annually by CPI, based on the June quarter, for the 2014/15 and 2015/16 financial years;**
3. **Increase the annual donation to \$11,000 for a three-year period commencing 2013/14; and**
4. **Require the annual donation and subsidy for the Coordinator's wages to be fully acquitted through evidenced expenditure prior to receiving the next year's financial contribution.**

(Absolute Majority Required)

13.2 Recommendations from the Healthy Life Working Group - Town of Victoria Park Sport and Recreation Facilities Strategy

File Reference:	COR/20/0021 REC/5/0005
Appendices:	Yes

Date:	25 November 2013
Reporting Officer:	N. Anns
Responsible Officer:	T. Ackerman
Voting Requirement:	Simple Majority

Executive Summary:

Healthy Life Working Group Recommendations: The Sport and Recreation Facilities Strategy be received and that the Administration work to reprioritise the recommendations contained within the Strategy.

- Consultants Davis Langdon have undertaken research with a broad range of stakeholders to develop a Sport and Recreation Facilities Strategy for the Town of Victoria Park that would assist to guide the development and renewal of facilities within the Town now and in to the future.

TABLED ITEMS:

- Extract from Minutes of 10 April 2012 Ordinary Council Meeting – Item 13.4 - Sport and Recreation Facilities Strategy - Scope of Works – Recommendation from Healthy Life Working Group

BACKGROUND:

At the 10 April 2012 Ordinary Council Meeting the Scope of Works for the development of a Sport and Recreation Facilities Strategy (contained within the Appendices) for the Town of Victoria Park was endorsed. The purpose of the Strategy is to inform the upgrade and development of sport and recreation facilities in the Town, taking in to account changing demographics and projected demand for individual sports, together with a review of existing facilities to assist the Town in meeting the needs of community and sporting clubs today, while placing the Town in a position to meet the needs of future generations.

Underpinning the development of the Strategy is the principle of sustainability of existing and potential future sport and recreation facilities; as well as that of the Town i.e. the impact of upgrading or developing sport and recreation facilities as they fit in the context of other initiatives within the Strategic Community Plan.

Quotes were sought for the development of the Strategy, with Davis Langdon being appointed to undertake the work.

DETAILS:

In developing the Strategy, Davis Landgon consulted extensively with Town Officers, the Department of Sport and Recreation, neighbouring Local Government Authorities and representatives from sporting clubs currently located in the Town (note: not all clubs responded to the invite to meet with the consultants, despite a minimum of three attempts

to make contact). In addition an analysis of current and projected demographics was undertaken, together with a thorough literature review.

The recommendations of the draft Strategy were presented to the Healthy Life Working Group on Wednesday 10 July 2013, and later to Elected Members at a Workshop on Tuesday 15 October 2013, with feedback from those present sought. The final Strategy was then presented to the Healthy Life Working Group on Wednesday 20 November 2013.

The Strategy provides recommendations for the planning of sport and recreation facilities within the Town of Victoria Park over the next fifteen year period.

Those recommendations that are considered to be a high priority requiring immediate and ongoing resourcing, both staff and financial, include:

High Priority – Short Term (1-4 Years):

- Lathlain Park: Undertake an integrated master plan of Lathlain Park and old Carlisle Bowling Club to develop the ToVP 'Elite Sporting Precinct' with Perth Football Club and West Coast Eagles as the key tenants. To potentially also consider the incorporation of the WAFC as potential aligned partner.
- Burswood Peninsula - New Perth Stadium and Sporting Precinct: The Town of Victoria Park to approach and work with the State Government to ensure the site is fully developed to maximise its potential for partnerships with commercial and not-for-profit providers who will be required to provide sport and recreation infrastructure as destination attractors.
- Victoria Park / Carlisle Bowls Club: Investigate amalgamation opportunities for the Club with bowls clubs located in surrounding catchment (in particular South Perth and Como Bowling and Recreation Clubs who potentially lay within the amalgamation boundary identified for the Town of Victoria Park and City of South Perth.
- Facilitate the WA Water Sports Association to determine an alternative location for their current activities.

High Priority – Short to Longer Term (to be ongoing development over the next decade):

- Aqualife / Leisurelife facilities should be developed and planned together.
- Through the Town's Asset Management planning process undertake a review of all active reserve areas and develop a staged improvement plan for the provision of toilets, storage and ancillary facilities at all sporting ovals to an agreed minimum acceptable sporting club standard. This will necessitate opening access of club facilities for public use and is required to ensure reserves are utilised more effectively by clubs and other users. In addition it will provide the opportunity to increase sport and recreation activity on reserves which are currently being underutilised.
- The Town is to review and develop consistent and standardised seasonal use, licence agreements for sport, recreation and community groups to ensure the use of facilities within the Town's control can be adequately benchmarked and future investment prioritised. The seasonal use, licence agreements should clearly specify the obligations of each party in respect of accessibility, maintenance and management of facility.

Additional recommendations contained within the Strategy include:

- Hockey: The need for an additional synthetic turf pitch to facilitate the growth of Victoria Park Xavier Hockey Club has not yet been proven. Opportunities exist in the short term to continue to use Curtin University for competitive matches and to undertake a detailed needs and feasibility study to determine whether Higgins Park can accommodate the Victoria Park Xavier Hockey Club from 2018 onwards.
- Develop a master plan of the Higgins Park Site.
- Fraser Park: To be developed into a location for future AFL provision.
- Develop Harold Rossiter Reserve Master Plan.
- Amalgamation of Soccer Clubs: Explore options to amalgamate Shamrock Rovers, Perth Royals, Carlisle Soccer Club and Victoria Park Rovers Junior Soccer Club. One organisation is proposed to effectively service and develop junior, senior, social and elite soccer within the Town.
- To increase potential use and income generated at Aqualife undertake a cost benefit analysis to determine the most appropriate mechanism for increasing usage of the outdoor 50m pool.
- Raphael Park: A master planning exercise will need to be undertaken to maximise use of the playing pitch infrastructure. This would incorporate the lighting of playing pitch space, change room improvements and expansion and cricket net training facilities.
- Victoria Park Croquet Club: Investigate opportunities to co-locate with South Perth Croquet Club.
- WA Table Tennis Association: Partner with the Department of Sport and Recreation to determine a suitable alternative location for the State Association, either within the Town or adjacent Local Government Areas.
- Cycling: As part of the Integrated Movement Network Strategy incorporate the feasibility of developing Western Australia's first criterion track on the river foreshore, which is integrated with existing dual use tracks. This should be undertaken in partnership with Cycling WA and in consultation with the Department of Parks and Wildlife.
- Connectivity of cycle ways: Ensure that existing cycle ways and dual use paths are expanded / developed to increase connectivity between and to community facilities as well as providing linkages for the metropolitan area in accordance with the Integrated Movement Strategy.
- The Town of Victoria Park is to enter into a partnership with the Department of Parks and Wildlife to identify opportunities to increase sport and recreation opportunities on the river, around the river and on the foreshore for formal sport and recreation; as well as the growth of WA Water Sport Association and partnership bodies.
- GO Edwards Park: Review the need for additional rectangular pitch provision to serve the Causeway and broader Burswood Peninsula development.
- Continue to develop and consistently apply appropriate asset management practices across all community and sporting facilities.

- Identify opportunities to incorporate crèche, playgroup and day care facilities at multi-functional facilities (clubrooms / pavilions) where their functional and financial viability is proven. Current infrastructure lies dormant during the weekdays and may potentially provide a resource for a variety of child care / family support provision subject to minor modifications and upgrades to infrastructure.
- Review of reserve use and ancillary infrastructure: Establish a monitoring and review process which enables the Town to respond to changes in demand and address capacity issues relating to the use of reserves and ancillary infrastructure.
- The Town should continue to work with State Sporting Associations (SSA) to promote and develop the indigenous community as an integral part of sport and recreation clubs and associations. In particular AFL (through the Wirrpanda Foundation and WAFC Aboriginal Football Programs); Football West Indigenous Football Development Program; Netball West Indigenous Netball Program and Perth Basketball Association Indigenous Program.
- In appropriate circumstances develop dual use agreements with educational providers within the Town, to aid the provision of sport & recreation and reduce duplication (i.e. Kent Street Senior High School and Millen Primary School).
- Improve and develop further mechanisms for communicating with the community in respect of sport, recreation and leisure programs and services (i.e. through appropriate translation, apps, virtual science and other electronic media).
- Develop a comprehensive marketing plan to generate increased awareness of the services offered through Town of Victoria Park facilities and to encourage greater participation and usage of all facilities.
- The Town should wherever possible seek to amalgamate disparate clubs and services through the adoption of an approach aimed at connecting services through the development of community hubs as a mechanism for reducing cost and maximising service delivery (i.e. consolidation of disparate soccer clubs into a more viable single club structure; integrated community services at Lathlain Park and the longer term aspiration to amalgamate of Aqualife and Leisurelife into one consolidated wet and dry side district level sport and recreation centre).
- Explore opportunities for effluent re-use, water management and alternative energy use within all community facilities, open space and playing surfaces.
- The development of new or upgrading of existing facilities should consider incorporating Environmentally Sustainable Design opportunities to reduce energy costs, water use and wherever possible use renewable materials.
- Continued facilitation of club development and community organisations by the Town.
- Review current facility usage within Council control and ensure appropriate space allocation is provided within multi-functional community facilities.
- Undertake an annual review of all sporting codes to determine the extent of volunteer resources needed to be put in place to further develop the sports.
- Disability access deficiencies identified through compliancy audits should be addressed on all community accessible sport and recreation sites in an agreed phased approach.

- To develop policies in respect of the following:
 - Land Tenure;
 - Funding Support to Sports Organisations;
 - Liquor Licensing at Sports Venues;
 - Occupational Health & Strategy – to clarify the obligations of the user and those of the Town in the use of Local Government assets;
 - Facility Hire Prices;
 - Facility Booking Priorities;
 - Promote the safeguarding of existing open space, sport and recreation provision that meets, or has the potential to meet an existing or future identified need;
 - Managed public accessibility to environmental sensitive sites;
 - Dual use of school sites; and
 - Asset Management.

Legal Compliance:

Nil

Policy Implications:

Nil

Strategic Plan Implications:

The Strategy is included as one of the projects in the Strategic Community Plan and will inform the upgrade and development of sport and recreation facilities in the Town in to the future.

Financial Implications:Internal Budget:

Currently the Town does not have budget provision to progress the majority of the recommendations contained within the Strategy. The Town will need to assess and re-prioritise the recommendations before identifying means of funding these, including the sourcing of external funding.

Total Asset Management:

The Town's Asset Management Plans, endorsed by Council as part of the Integrated Planning and Reporting Framework documentation in June 2013, predominantly focus on asset renewal. A number of the key recommendations of the Strategy (WA Water Sports Association accommodation, Aqualife/Leisurelife development, active reserve infrastructure improvement plan) focus on new assets or asset upgrade, which have the potential to substantially impact on the Town's Long Term Financial Plan and associated ability to deliver asset renewal projects unless alternatively funding sources can be sourced.

Sustainability Assessment:External Economic Implications:

Nil

Social Issues:

Making decisions regarding sport and recreation facility provision within a strategic framework meets community needs by reducing gaps or potential oversupply. It supports financial and other resources to be utilised most advantageously.

Cultural Issues:

Nil

Environmental Issues:

The Strategy makes recommendations to explore opportunities for effluent re-use, water management and alternative energy use within all community facilities, open space and playing surfaces.

COMMENT:

The development of a Sport and Recreation Facilities Strategy (SRFS) offers a strong platform to promote sound decision-making regarding the provision of sport and recreation facilities in the Town of Victoria Park, now and in to the future. In reviewing the Strategy, the Town's Officers and members of the Healthy Life Working Group felt that a thorough analysis and review of the recommendations is required, taking in to account a number of factors including:

- some recommendations are being progressed administratively already;
- the Town's Officers and Elected Members may choose to reprioritise the recommendations based on their in-depth knowledge of the local community and area;
- the cost of implementing some of the recommendations may far outweigh any potential benefit;
- there are no funds budgeted in the Long Term Financial Plan for the implementation of the recommendations contained within the Strategy;
- amalgamation with the City of South Perth may impact recommendations as their plans for the future of sport and recreation facility development and upgrade have not been thoroughly researched; and
- further information required e.g. plans for third artificial turf hockey pitch at Curtin University.

Pending availability of relevant staff at the Department of Sport and Recreation and the Town it is proposed that the assessment be undertaken as a matter of priority, with feedback to be sought from Elected Members and the Healthy Life Working Group in the New Year.

CONCLUSION:

The Sport and Recreation Facilities Strategy will provide a suitable reference document to guide decision-making regarding provision of sport and recreation facilities within the Town of Victoria Park, now and in to the future. An assessment and reprioritisation of the recommendations contained within the Strategy is required in order to ensure a true picture of what can and will be, pending funding, implemented is determined.

RECOMMENDATION/S:

That Council endorses the recommendations from the Healthy Life Working Group to:

- 1. Receive the Sport and Recreation Facilities Strategy as contained within the Appendices;**

2. **Request the Administration seek feedback from the Department of Sport and Recreation regarding the Strategy's recommendations; and**
3. **Request the Administration to assess and reprioritise the Strategy's recommendations and present to the Healthy Life Working Group in the New Year for consideration.**

13.3 Victoria Park Primary School – Support for the Proposed ‘Vic Park Farmers’ Market’

File Reference:	PAR/18/0017~01
Appendices:	No

Date:	28 November 2013
Reporting Officer:	J. Thomas
Responsible Officer:	T. Ackerman
Voting Requirement:	Simple Majority

Executive Summary:

Recommendation: The Council assists the Victoria Park Primary School with the establishment of a weekly Farmers’ Market every Sunday morning on John MacMillan Park, commencing March 2014.

- In-kind support is proposed for a period of two years by waiving reserve hire fees; bin and waste services; and partial electricity costs.
- It would be necessary for the School to meet all conditions of hire and approvals as set by the Town and any other authority.
- The Town reserves the ability to cancel the booking if it is believed necessary.

TABLED ITEMS:

- Correspondence, Victoria Park Primary School, including cover letter and description;
- Letter of Support for proposed Farmers’ Market with Signatures; and
- Parks and Reserve – Hire Application Form.

BACKGROUND:

Representatives of the Victoria Park Primary School have been in communication with the Town’s Administration over the past four months regarding the establishment of a weekly Farmers’ Market on John MacMillan Park. In November 2013, the School finalised its proposal and submitted it to the Town for consideration for support.

John MacMillan Park hosted the monthly Markets by the Lions Club of Victoria Park in 2006, and prior to that there were markets hosted by the Victoria Park Centre for the Arts.

DETAILS:

Victoria Park Primary School has submitted a proposal to the Town of Victoria Park that outlines its intentions to operate a Farmers’ Market every Sunday morning on John MacMillan Park from 8am to 11am commencing 9 March 2014. The proposal seeks an initial two year commitment.

The covering letter to correspondence received by the Town on 26 November 2013, as signed by the President of the Victoria Park Primary School P&C Sub-committee for ‘Vic Park Farmers’ Market’ reads:

“Proposal for Regular Farmers’ Markets at John MacMillan Park

The VPPS P&C is proposing to set up a Farmers' Market to run each Sunday commencing 9 March 2014 at John MacMillan Park from 8.00-11.00am.

It is anticipated to start with between 20-25 stalls.

The VPPS is requesting that Council consider doing the following in order to assist the market is viable;

- Waive the reserve hire fees for John MacMillan Park;*
- Waive the fees for the provision of 6 extra bins;*
- Provision of on-site power either free or at a reduced rate;*

We would request that the funding be provided for two years. Our start-up costs are significant over the first two years in order to get the market up and running.

We would hope that once the market was up and running, that it would only grow in popularity and size and become a permanent fixture in the Town of Victoria Park Calendar."

The school gives the following description of the Markets:

"We propose that the Markets will commence with 20-25 stalls and will increase over time to 40 stalls as the demand increases in the community. The stalls are all food stalls, selling affordable, fresh produce from local WA growers and eateries (ie to be eaten on site) or to be consumed as meals offsite and will be regulated by a Charter of Rules and briefly outlined as,

70% - Primary/Value Added Produce

- Fruit, Vegetables, Meat, Fish, Eggs, Bread, Oil, Dairy, Nuts, Plants*

30% - Eatery

- P&C Bacon and eggs, Coffee, Breakfast Bakery, Juice, Bratwurst, Paea, Empanadas, Gozleme*

Options: Provision for craft stalls to be included when the Market holds a special market (ie., Christmas, Easter, Mothers' Day, Fathers' Day, Australia Day and WA Day).

It is proposed that there is a flat fee of \$50 per stalls (unpowered) and if required, power is an additional \$10 per stall".

The information from the Victoria Park Primary School states the following benefits of a Farmers' Market to the Town of Victoria Park:

- "A place for the community of the Town of Victoria Park to meet up, catch up, share food and relax with friends and family;*
- A way to shop direct from local suppliers and producers, locally sourced and organic/sustainably produced as alternative/supplement to mainstream grocery shopping;*

- *Provide exposure for local businesses and not-for-profit organisations through the 2 free stalls allocated to them;*
- *Provide a regular and constant stream for the Victoria Park Primary School P&C and assist other not-for-profit organisations including other schools in the area to provide a source of income.”*

A letter of support for the proposed Farmers’ Market was received with 50 signatures from community members.

The Farmers’ Market Proposal includes promotional free stalls to businesses and not-for – profit organisations (e.g. local sporting clubs, other schools) on a rostered basis i.e. expressions of interest would be sought and organisations rostered to ensure fairness in the distribution of the stalls.

The School’s approach to the Markets includes the contracting of Market Mouse to manage the Markets, a company that has evidenced its success in establishing Farmers’ Markets.

Market Mouse aim to organise markets that *“provide a variety of high quality, local, seasonal and fresh produce for sale which is mutually beneficial and at an affordable price to the local and wider community”*. They also aim to source *“sellers who have an organic, primary farm produce and value-added consumable products”* who are *“able to sell direct to the consumer, seasonal and locally fresh produce and thereby, effectively bringing produce from the paddock-to-the-plate”*.

Market Mouse were responsible for establishing the reportedly successful Kyilla Community Farmers’ Market on Kyilla Park in North Perth (land owned and managed by the City of Vincent), which is coordinated by the Kyilla Primary School P&C. The Victoria Park Primary School developed their Farmers’ Market proposal based on the success of the management model from Kyilla, as well as experiences of the Kyilla P&C in delivering this ongoing fundraiser. Market Mouse were also contracted to run the Central Park Farmers’ Market in the CBD, which is reported to be a popular focal point for the urban community.

One of the Town’s objectives listed for the Renew Life Program in the 4-Year Corporate Business Plan is to:

“Ensure parks and natural areas are provided to the best standard”

There has been some concern expressed by the Business Unit Manager Parks that weekly markets may compromise delivery of the above objective, with increased wear and tear on the grass due to vehicles and pedestrian traffic. In summer, hot vehicle tyres have potential to burn the grass, and in winter, vehicles may cause lasting damage by driving on saturated grass.

Consequently, it will be a necessary that continued monitoring of the condition of the reserve take place, and preventative or remedial actions be taken by the Victoria Park Primary School to ensure long-term sustainability of John MacMillan Reserve if this need is identified once the markets are operational. The Town will act in good faith to support the markets; however, if continued weekly use is deemed detrimental to the park, then the

Town retains the ability to withdraw the booking at any point.

Similarly, if it is believed the markets are acting outside the best interests of the Town and community, it may either review and re-issue conditions, or cancel approval of the reserve hire application.

Legal Compliance:

Nil

Policy Implications:

The organisers of the Vic Park Farmers' Market will be required to comply with the following two policies:

REC N1 - RECREATION RESERVES - HIRE

POLICY:

Any person or organisation applying to hire a recreation reserve shall provide the Town with such details it requires to assess the application and indemnify the Town against all claims arising from the hire of the reserve, including all buildings, equipment, facilities, landscaping and trees on that reserve.

REC N2 - EVENTS ON PARKS AND RESERVES – NOTIFICATION TO LOCAL RESIDENTS

POLICY:

Local residents shall be notified at least one (1) week prior to the event where it is intended to grant approval for the use of a park or reserve involving:

- amplified sound or significant noise levels;
- the likely attraction of a significant number of people;
- the likely occurrence of parking difficulties or disruption to the normal traffic flow
- any road closure; or
- any other action likely to significantly inconvenience or disrupt the locality.

The costs associated with notifying the local residents are to be met by the hirer of the park or reserve.

An event which, in the opinion of the Town, may produce noise levels that are likely to adversely affect the comfort and convenience of nearby residents will be referred to Council.

Hire of reserves for seasonal sport and recreation use are exempt from the notification requirement.

Strategic Plan Implications:

The proposed markets are consistent with the Town's vision of a Vibrant Lifestyle and the following objectives of the Town's 4-Year Corporate Business Plan:

We will connect people to services, resources and facilities that enhance their physical and social well-being.

We will create a vibrant Town that is a place of social interaction, creativity and vitality.

We will grow the connection between Council, business and the community.

We will Ensure parks and natural areas are provided to the best standard.

Financial Implications:

Internal Budget:

The request from the Victoria Park Primary School is “in kind” and therefore no direct funds are required.

It is recommended that the Victoria Park Primary School pay the reserve bond of \$600 and the key bond of \$100 per key, as per the 2013-2014 Schedule of Fees and Charges.

It is proposed that Victoria Park Primary pay the full electricity costs in Year 2, totalling \$1,040 (subject to fee increase in 2014-2015 Budget).

The indirect cost to Council through this proposed recommendation regarding loss of revenue totals \$22,256 as per the following breakdown:

Item	Year 1 (‘in kind’)	Year 2 (‘in kind’)	Total (‘in kind’)
Reserve Hire Fee (\$60 per hire x 52 weeks)	\$3,120	\$3,120	\$6,240
Bins/Waste Collection - 3 sets (\$48 per set x 52 weeks x 3 sets)	\$7,488	\$7,488	\$14,976
Electricity / Power (\$20 per hire x 52 weeks)	\$1,040	School to pay full electricity in Yr 2	\$1,040
Total	\$11,648	\$10,608	\$22,256

The Town’s Waste Supervisor has confirmed that costs associated with the waste collection of the additional six bins would be absorbed into the usual bin collection services and it is not necessary to draw these indirect costs from an account number.

Total Asset Management:

Nil

Sustainability Assessment:

External Economic Implications:

The concept of a Farmers’ Market supports the Town’s Economic and Tourism Strategy, which identifies opportunities for growth and highlights that markets can become a cornerstone of encouraging local urban vitality and revitalising communities. It provides opportunities for local growers and sellers, local hobby sellers and expansion of the local economy; although it is acknowledged that the competition offered by the proposed markets may impact local shopkeepers.

The Farmers’ Markets are due to finish at 11am, and it is envisaged that they may be the catalyst for new visitors to frequent the Park Centre directly across Sussex Street.

The 'in kind' support recommended in this report is intended as a seeding opportunity, to assist the school in establishing successful markets upon their commencement in March 2014. It is intended that over the two-year period of support, the Farmers' Markets will become financially viable independently, without relying on in-kind support from the Town.

Social Issues:

The Farmers' Market is consistent with feedback garnered from residents at the Town's Café Conversations held during July and August 2013. When residents were asked for ideas that would make their neighbourhood a great place, a weekly market was raised on several occasions, receiving widespread support.

Cultural Issues:

The markets aim to bring back a personalised, face-to-face shopping experience with a community feel. The local, outdoor setting is intended to provide a relaxed, friendly environment to meet and buy quality products.

Environmental Issues:

The Farmers' Market promotes locally grown, organic produce. The school advises in their proposal that "*environmentally the food miles are shortened when food is sourced locally*".

COMMENT:

The concept of a Farmers' Market aligns with the Town's vision of a Vibrant Lifestyle and has the potential to further the Town's Mission of being Creative, Attractive, Friendly and Environmentally Responsible. The initiative is consistent with the Town's Economic and Tourism Strategy, which suggests markets can support a thriving local economy for locals and visitors.

Given the strong alignment of the Farmers' Market with strategic objectives, it is considered beneficial for the Town to actively enable this idea through to fruition by offering in-kind assistance through waiving fees. This approach encourages the markets to get established successfully, then over time become financially independent.

The involvement of an experienced, specialist market coordinator, through the contracting of Mobile Mouse, is considered a sound decision by Victoria Park Primary School. This approach is expected to increase the likelihood of success of the markets and for the markets to be delivered in a coordinated, professional and sustainable way.

There may be instances where the Town requires the whole of John MacMillan Park for other corporate priorities, such as the Moreton Bay Fig Festival, and on these occasions the Town will have priority use of the reserve.

It is considered prudent to ensure that the Town retains the right to cancel the booking for any reason should it become apparent that the weekly markets are detrimental to the Town's parks assets, or are having negative impacts on the community.

CONCLUSION:

It is recommended to support the Victoria Park Primary School with the establishment of a weekly Farmers' Market on John MacMillan Park by waiving some fees as the concept aligns with the Town's vision of a Vibrant Lifestyle and responds to an expressed community need.

It will be necessary to determine 'conditions of hire' for the purpose of hosting the Markets e.g. insurance, noise levels, parking etc. Some conditions have been included in the recommendations contained in this report; however it is anticipated that as the planning for the Markets progresses queries will arise that will result in further conditions that must be met. It is recommended that these be developed to the satisfaction of the Director Community Life Program.

RECOMMENDATION/S:

Approval be granted for the Victoria Park Primary School to operate and deliver a Farmers' Market every Sunday from 8am to 11am, commencing 9 March 2014 for a period of two years on John MacMillan Park, subject to the following conditions:

- 1. The Town reserves the right to cancel the Reserve Hire booking by Victoria Park Primary School for the Farmers' Market at any time with 4 weeks' notice if it is believed the Markets are damaging the condition of the reserve, posing a risk to the Town's reputation, or having an adverse effect on the residential or business community;**
- 2. The Victoria Park Primary School pays the reserve bond of \$600 and the key bond of \$100 per key, as per the 2013-2014 Schedule of Fees and Charges;**
- 3. The Markets may not be approved to operate on days when John McMillan Park is required for other special events considered a corporate priority;**
- 4. The cost of notifying local residents regarding the Markets, as per Policy *REC2 – Events on Parks and Reserves – Notification to Local Residents* – to be paid for by the Victoria Park Primary School.**
- 5. The Town provides the Victoria Park Primary School with 'in kind' support for a period of two years, for the purpose of conducting the market, including:**
 - 5.1 Waiver of Hire fees for the use of John MacMillan Park for 3 hours every Sunday;**
 - 5.2 Use of on-site power free of charge in the first year;**
 - 5.3 Provision of three (3) sets of additional bins, including weekly waste collection.**
 - 5.4 Additional 'conditions', that the Administration anticipates will arise as the planning for the Markets progresses, to be developed to the satisfaction of the Director Community Life Program.**

14 BUSINESS LIFE PROGRAM REPORTS

14.1 Schedule of Accounts for 31 October 2013

File Reference:	FIN0015
Appendices:	No

Date:	25 November 2013
Reporting Officer:	N. Cain
Responsible Officer:	G. Patrick
Voting Requirement:	Simple Majority

Executive Summary:

Recommendation - The Schedule of Accounts for 31 October 2013 be confirmed.

- The Schedule of Accounts is presented pursuant to Regulation 13 of the *Local Government (Financial Management) Regulations 1996*.
- The report identifies payments made from the Municipal Fund.

TABLED ITEMS:

Nil

BACKGROUND:

Council has delegated to the Chief Executive Officer the authority to make payments from the Municipal and Trust funds in accordance with the *Local Government (Financial Management) Regulations 1996*.

Under Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*, where a local government has delegated to the Chief Executive Officer the exercise of its power to make payments from the Municipal fund or the Trust fund, each payment from the Municipal fund or the Trust fund is to be noted on a list compiled for each month showing:

- The payee's name;
- The amount of the payment
- The date of the payment; and
- Sufficient information to identify the transaction

That list should then be presented at the next Ordinary Meeting of the Council following the preparation of the list, and recorded in the minutes of the meeting at which it is presented.

DETAILS:

The list of accounts paid in accordance with *Regulation 13(1) of the Local Government (Financial Management) Regulations 1996* is contained within the Appendices, and is summarised as thus -

Fund	Reference	Amounts
Municipal Account		
Recoup Advance Account		
Automatic Cheques Drawn	604849-605051	317,480.75
Creditors – EFT Payments		3,455,930.18
Payroll		863,164.29
Bank Fees		28,362.00
Corporate MasterCard		970.81
		4,665,908.03
Trust Account		
Automatic Cheques Drawn		

Legal Compliance:

Section 6.10 (d) of the Local Government Act 1995 refers, ie.-

6.10. Financial management regulations

Regulations may provide for —

(d) the general management of, and the authorisation of payments out of —

(i) the municipal fund; and

(ii) the trust fund,

of a local government.

Regulation 13(1), (3) & (4) of the Local Government (Financial Management) Regulations 1996 refers, ie.-

13. Lists of Accounts

(1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —

(a) the payee's name;

(b) the amount of the payment;

(c) the date of the payment; and

(d) sufficient information to identify the transaction.

(3) A list prepared under subregulation (1) is to be —

(a) presented to the council at the next ordinary meeting of the council after the list is prepared; and

(b) recorded in the minutes of that meeting.

Policy Implications:

Nil

Strategic Plan Implications:

Nil

Financial Implications:Internal Budget:

Nil

Total Asset Management:

Nil

Sustainability Assessment:External Economic Implications:

Nil

Social Issues:

Nil

Cultural Issues:

Nil

Environmental Issues:

Nil

COMMENT:

All accounts paid have been duly incurred and authorised for payment as per approved purchasing and payment procedures and it is therefore recommended that the payments, as contained within the Appendices, be confirmed.

RECOMMENDATION/S:

That Council, pursuant to Regulation 13 of the *Local Government (Financial Management) Regulations 1996 (as amended)*, confirm:

1. The Accounts Paid for 31 October 2013 as attached to and forming part of this report;
2. Direct lodgement of payroll payments to the personal bank accounts of employees;
3. Deposits and withdrawals of investments to and from accounts in the name of the Local Government.



Payment Summary

Creditors, Non Creditors, EFTs and Payroll

26-Nov-13
5:17:24 pm

All Payments Made From 1-Oct-13 To 31-Oct-13

<u>Payment</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
Municipal Fund Bank Account				
Payments				
Creditors Cheques				
00604882	1-Oct-13	AMG Universal Super	Superannuation	402.32
00604883	1-Oct-13	Australian Super	Superannuation	1,834.98
00604884	1-Oct-13	Bankers Trust Business Super	Superannuation	216.38
00604885	1-Oct-13	Bankers Trust Super Wrap	Superannuation	389.30
00604886	1-Oct-13	Bankers Trust Super For Life	Superannuation	140.12
00604887	1-Oct-13	Hesta Super Fund	Superannuation	562.05
00604888	1-Oct-13	Hostplus	Superannuation	254.00
00604889	1-Oct-13	National Australia Bank Group	Superannuation	370.08
00604890	1-Oct-13	Petch Superannuation Fund	Superannuation	509.02
00604891	1-Oct-13	Qld Lgsuper	Superannuation	315.56
00604892	1-Oct-13	Rest Superannuation	Superannuation	923.00
00604893	1-Oct-13	Shire of Mundaring	Local Government Services	1,805.80
00604894	1-Oct-13	Westscheme Superannuation	Superannuation	725.52
00604895	2-Oct-13	Amy Louise Craig	Event Performance and Activity	240.00
00604896	2-Oct-13	Gaming and Wagering Commission	Bingo Costs	236.87
00604897	2-Oct-13	Sensis Pty Ltd	Advertising Services	345.95
00604898	2-Oct-13	Wright Express Australia Pty Ltd	Resale Inventory	319.40
00604924	9-Oct-13	Construction Training Fund	Levy Payments	27,674.90
00604925	9-Oct-13	Australian Institute Of Building	Conference and Workshop Enrolment	445.00
00604926	9-Oct-13	Department of Commerce	Levy Payments	12,066.06
00604927	9-Oct-13	Austral Pool Solutions Pty Ltd	Plant Supply and Servicing	302.50
00604928	9-Oct-13	Rain Irrigation & Right Landscapes	Irrigation Supply and Repair	2,415.60
00604929	9-Oct-13	Wright Express Australia Pty Ltd	Resale Inventory	835.27
00604934	10-Oct-13	Water Corporation	Water Usage Charges	1,092.14
00604935	10-Oct-13	Synergy	Electricity Usage Charges	61,666.75
00604936	10-Oct-13	Telstra Corporation Ltd	Telephone Usage Charges	488.55
00604937	15-Oct-13	Alinta	Gas Usage Charges	432.40
00604938	15-Oct-13	Architecture Media Pty Ltd	Subscription	102.00
00604939	15-Oct-13	Department of Planning & Infrastruc	Planning and Application Services	180.00
00604940	15-Oct-13	Wright Express Australia Pty Ltd	Resale Inventory	364.65
00604941	15-Oct-13	Water Corporation	Water Usage Charges	1,312.32
00604942	15-Oct-13	Synergy	Electricity Usage Charges	22,105.20
00604943	15-Oct-13	Telstra Corporation Ltd	Telephone Usage Charges	5,242.20
00604954	22-Oct-13	Sensis Pty Ltd	Advertising Services	419.21
00604955	22-Oct-13	Target Australia Pty Ltd	Office Supplies	974.12
00604956	22-Oct-13	Squashworld Mirrabooka	Equipment Supply and Repair	360.00
00604957	22-Oct-13	ICON Software Solutions	Software and IT Solutions	30,087.20
00604958	22-Oct-13	Wright Express Australia Pty Ltd	Resale Inventory	999.58
00604959	22-Oct-13	Men's Advisory Network (M.A.N)Inc	Office Supplies	110.00
00604961	23-Oct-13	Water Corporation	Water Usage Charges	16,332.50
00604962	23-Oct-13	Synergy	Electricity Usage Charges	145.95
00604963	23-Oct-13	Telstra Corporation Ltd	Telephone Usage Charges	7,760.72
00604965	23-Oct-13	Alinta	Gas Usage Charges	964.40
00604991	30-Oct-13	Australian Super	Superannuation	1,352.82
00604992	30-Oct-13	Bankers Trust Business Super	Superannuation	216.38
00604993	30-Oct-13	CBUS Super	Superannuation	45.44
00604994	30-Oct-13	CSA Employer Services	Superannuation	1,277.85
00604995	30-Oct-13	Local Government Racing and Cemetri	Superannuation	116.40
00604996	30-Oct-13	Qld Lgsuper	Superannuation	310.05
00604997	30-Oct-13	Unisuper	42 - OCT 201	326.48
00604998	30-Oct-13	Westscheme Superannuation	Superannuation	687.75
00604999	30-Oct-13	Bankers Trust Super Wrap	Superannuation	384.76
00605000	30-Oct-13	Colonial First State First Choice	Superannuation	43.17
00605001	30-Oct-13	Hesta Super Fund	Superannuation	525.25
00605002	30-Oct-13	Rest Superannuation	Superannuation	1,461.49
00605003	30-Oct-13	Bankers Trust Super For Life	Superannuation	439.52
00605004	30-Oct-13	Town of Victoria Park	Superannuation	3,892.27
00605005	30-Oct-13	National Australia Bank Group	Superannuation	370.08
00605006	30-Oct-13	Petch Superannuation Fund	Superannuation	509.02
00605007	30-Oct-13	AMG Universal Super	Superannuation	402.32
00605052	30-Oct-13	Gaming and Wagering Commission	Bingo Costs	248.63
00605053	30-Oct-13	City of Wanneroo	Rates	31,775.23

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Payment Summary

Creditors, Non Creditors, EFTs and Payroll

26-Nov-13

5:17:25 pm

All Payments Made From 1-Oct-13 To 31-Oct-13

Payment	Date	Payee	Description	Amount
00605054	30-Oct-13	Wright Express Australia Pty Ltd	Resale Inventory	126.86
00605055	30-Oct-13	All Foreign Languages Bookshop	Library Equipment and Stock	714.96
00605056	30-Oct-13	Water Corporation	Water Usage Charges	61.26
00605057	30-Oct-13	Synergy	Electricity Usage Charges	500.65
00605058	30-Oct-13	Telstra Corporation Ltd	Telephone Usage Charges	7,561.86
Total Creditors Cheques				257,820.07

Creditors EFT Payments

389.57	2-Oct-13	City of Perth Superannuation Plan	Superannuation	4,103.90
390.98000	2-Oct-13	Australian Taxation Office	Taxation	128,133.00
391.1044	2-Oct-13	City of Armadale	Local Government Services	6,399.25
391.1198	2-Oct-13	Complete Hire & Sales Pty Ltd	Equipment Hire	117.85
391.1200	2-Oct-13	Brenton Michael Pember	Consultancy Services	7,779.75
391.1206	2-Oct-13	Australian Fitness Network	Membership and Subscription	918.00
391.123	2-Oct-13	Simmons Electrical	Electrical Services and Maintenance	962.50
391.1282	2-Oct-13	Allpoints Bathroom Services	Facility Maintenance Services	235.40
391.1287	2-Oct-13	Outsource Business Support Solution	Consultancy Services	10,098.00
391.136	2-Oct-13	Sportsworld of WA	Resale Inventory	481.80
391.137	2-Oct-13	State Library of WA	Library Equipment and Stock	88.00
391.1372	2-Oct-13	Direct Coffee Supplies	Resale Inventory	350.00
391.138	2-Oct-13	St John Ambulance Australia (WA) In	Training Services	71.24
391.141	2-Oct-13	Sunny Sign Company Pty Ltd	Sign Installation and Supply	175.60
391.1466	2-Oct-13	CGU Self Insurance Service	Insurance	440.00
391.1513	2-Oct-13	AD Engineering International Pty Lt	Equipment Supply and Repair	132.00
391.160	2-Oct-13	Timothy Harvey Graphic Design	Design and Drafting Services	1,474.00
391.1676	2-Oct-13	Interite Corporate Interiors	Facility Maintenance Services	6,732.00
391.1689	2-Oct-13	10Fold Pty Ltd	Software and IT Solutions	1,540.00
391.171	2-Oct-13	Trisley Hydraulics Services	Plant Supply and Servicing	1,096.64
391.1785	2-Oct-13	Supa Pest & Weed Control	Facility Maintenance Services	5,686.89
391.1816	2-Oct-13	Secure Cash	Financial Services	177.50
391.1836	2-Oct-13	Allion Legal	Legal Services	511.63
391.1869	2-Oct-13	The BBQ Man	Cleaning Services and Equipment	748.00
391.187	2-Oct-13	Millpoint Veterinary Centre	Veterinary Services	180.00
391.1897	2-Oct-13	Worley Parsons	Consultancy Services	41,676.32
391.2178	2-Oct-13	Ethan Group Pty Ltd	Consultancy Services	49,060.00
391.2210	2-Oct-13	Balloons on the Net Pty Ltd	Event Performance and Activity	285.00
391.229	2-Oct-13	John Hughes	Plant Supply and Servicing	1,765.30
391.2342	2-Oct-13	Clark Rubber Cannington	Facility Maintenance Services	323.38
391.2359	2-Oct-13	Mr T Perkins	Consultancy Services	595.00
391.242	2-Oct-13	KRS Contracting	Waste Management Services	46,440.78
391.252	2-Oct-13	Les Mills Asia Pacific	Licencing and Subscriptions	952.53
391.27	2-Oct-13	All Earth Group Pty Ltd	Waste Management Services	274.78
391.312	2-Oct-13	The Royal Life Saving Society Weste	Medical Equipment and Services	110.00
391.319	2-Oct-13	McLeods & Co	Legal Services	1,333.77
391.327	2-Oct-13	Community Newspapers Group Ltd	Advertising Services	8,428.04
391.333	2-Oct-13	Boral Construction Materials Group	Equipment Supply and Repair	128.22
391.376	2-Oct-13	Staples Australia Pty Limited	Stationary Supplies	677.22
391.379	2-Oct-13	Carlisle IGA	Resale Inventory	51.64
391.386	2-Oct-13	Northlake Electrical Pty Ltd	Electrical Services and Maintenance	8,836.20
391.405	2-Oct-13	Centopak Australia	Equipment Supply and Repair	118.89
391.408	2-Oct-13	The Distributors Perth	Resale Inventory	313.10
391.411	2-Oct-13	Dunbar Services (WA) Pty Ltd	Cleaning Services and Equipment	19.80
391.426	2-Oct-13	Daytone Printing Pty Ltd	Printing Services	136.50
391.431	2-Oct-13	Focus Promotions	Event Performance and Activity	2,230.00
391.445	2-Oct-13	Duncan Autos Pty Ltd	Plant Supply and Servicing	252.50
391.451	2-Oct-13	Embroidery WA	Uniforms and Protective Equipment	250.47
391.457	2-Oct-13	Lochness Pty Ltd	Landscaping Materials and Services	16,630.90
391.475	2-Oct-13	Parkland Mazda	Plant Supply and Servicing	264.75
391.491	2-Oct-13	Hays Personal Services	Agency and Contract Staff	3,723.08
391.617	2-Oct-13	LO GO Appointments	Agency and Contract Staff	2,399.25
391.628	2-Oct-13	Uniqco (WA) Pty Ltd	Membership and Subscription	1,160.01
391.646	2-Oct-13	MMM (WA) Pty Ltd	Road Construction Materials and Services	79,085.61
391.708	2-Oct-13	Department of Transport	Licencing and Subscriptions	9.60
391.746	2-Oct-13	Quick Corporate Australia	Stationary Supplies	76.50
391.752	2-Oct-13	Fruit Express Direct Pty Ltd	Catering and Refreshments	561.60
391.772	2-Oct-13	Zambezi Plumbing & Gas	Facility Maintenance Services	220.50
391.820	2-Oct-13	Perth Novelty Company	Event Performance and Activity	145.00

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Payment Summary

Creditors, Non Creditors, EFTs and Payroll

26-Nov-13

5:17:25 pm

All Payments Made From 1-Oct-13 To 31-Oct-13

<u>Payment</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
391.959	2-Oct-13	Able Westchem	Cleaning Services and Equipment	41.80
391.99	2-Oct-13	Work Clobber	Uniforms and Protective Equipment	781.70
392.1601	3-Oct-13	Ms V Potter	Members Allowance	497.50
393.1060	9-Oct-13	Portner Press Pty Ltd	Employment and Legal Services	97.00
393.1090	9-Oct-13	Abbott & Co Printers	Printing	3,185.94
393.11	9-Oct-13	Active Transport & Tilt Tray Servic	Towing Services	385.00
393.1211	9-Oct-13	Brownes Foods Operations	Staff Amenities	106.21
393.123	9-Oct-13	Simmons Electrical	Electrical Services and Maintenance	3,021.81
393.1282	9-Oct-13	Allpoints Bathroom Services	Facility Maintenance Services	256.30
393.1287	9-Oct-13	Outsource Business Support Solution	Consultancy Services	4,072.75
393.1372	9-Oct-13	Direct Coffee Supplies	Resale Inventory	920.00
393.1376	9-Oct-13	JBA Survey	Consultancy Services	10,411.50
393.139	9-Oct-13	Stonetradars Pty Ltd	Landscaping Materials and Services	255.00
393.141	9-Oct-13	Sunny Sign Company Pty Ltd	Sign Installation and Supply	3,226.81
393.1414	9-Oct-13	Barne Babes	Events Performance and Activity	190.00
393.1495	9-Oct-13	Eaton & Passarelli Pty Ltd	Consultancy Services	4,576.00
393.1526	9-Oct-13	Air-Born Amusements	Event Performance and Activity	500.00
393.1529	9-Oct-13	Theme It	Event Performance and Activity	4,301.00
393.1586	9-Oct-13	Mrs S Kennedy	Library Equipment and Stock	566.75
393.161	9-Oct-13	TMS Services	Fire Alarm and Security Services	173.80
393.171	9-Oct-13	Trisley Hydraulics Services	Plant Supply and Servicing	7,674.70
393.1718	9-Oct-13	Mr N O Cain	Reimbursement of Expenses	77.90
393.1766	9-Oct-13	Ms E A Petch	Reimbursement of Expenses	99.90
393.1785	9-Oct-13	Supa Pest & Weed Control	Facility Maintenance Services	14,211.58
393.1816	9-Oct-13	Secure Cash	Financial Services	522.50
393.1820	9-Oct-13	Secure Cash	Financial Services	1,326.48
393.1848	9-Oct-13	Ms A S Thampoe	Reimbursement of Expenses	81.32
393.189	9-Oct-13	Mindarie Regional Council	Waste Management Services	183,092.73
393.1899	9-Oct-13	Mrs D B Singh	Reimbursement of Expenses	230.00
393.1904	9-Oct-13	Mackay Urbandesign	Consultancy Services	687.50
393.1908	9-Oct-13	Squashworld Mirrabooka	Equipment Supply and Repair	354.88
393.1923	9-Oct-13	Hester Property Solutions	Consultancy Services	53,130.00
393.1939	9-Oct-13	TenderLink.com	Advertising Services	330.00
393.1953	9-Oct-13	Spider Waste Collection Services Pt	Waste Management Services	1,980.00
393.1995	9-Oct-13	Australian Office Leadingbrands.com	Stationary Supplies	3,037.80
393.2009	9-Oct-13	Vorgee Pty Ltd	Printing Services	858.00
393.2109	9-Oct-13	Swan Towing	Towing Services	173.25
393.2117	9-Oct-13	Surekleen Products Pty Ltd	Cleaning Services and Equipment	462.00
393.2219	9-Oct-13	Ferndale Ceilings	Facility Maintenance Services	847.00
393.2234	9-Oct-13	Maverick Maintenance Makeovers	Facility Maintenance Services	6,545.00
393.2241	9-Oct-13	Communications Australia Pty Ltd	Software and IT Solutions	19,847.63
393.2276	9-Oct-13	Leadr	Conference and Workshop Enrolment	1,100.00
393.2287	9-Oct-13	Morrison Low	Legal Services	1,232.00
393.229	9-Oct-13	John Hughes	Plant Supply and Servicing	20,558.31
393.2294	9-Oct-13	Isentia Pty Ltd	Communication Services	987.09
393.23	9-Oct-13	Allerding & Associates	Legal Services	5,423.33
393.232	9-Oct-13	Kalamunda Fencing & Gatemakers	Facility Maintenance Services	165.00
393.2332	9-Oct-13	Charles Service Company	Facility Maintenance Services	8,516.48
393.2335	9-Oct-13	Mr B G Rose	Reimbursement of Expenses	281.60
393.2363	9-Oct-13	CTI Security Services Pty Ltd	Facility Maintenance Services	280.28
393.2375	9-Oct-13	Dynasty Embroidery (Australia) Pty	Uniforms and Protective Equipment	831.60
393.2377	9-Oct-13	J AND D Flooring	Facility Maintenance	5,417.50
393.2378	9-Oct-13	Ms K Frankel	Event Performance and Activity	495.00
393.2380	9-Oct-13	Traegar Electrical & Communications	Electrical Services and Maitenance	143.00
393.2386	9-Oct-13	Kart Koort Wiern	Training Services	495.00
393.2392	9-Oct-13	Learning Horizons	Consultancy	9,240.00
393.2399	9-Oct-13	Ms C L Gillam	Training Services	160.00
393.279	9-Oct-13	Caltex Australia Petroleum Pty Ltd	Fuel and Oils	19,622.92
393.283	9-Oct-13	Blackwell & Associates Pty Ltd	Consultancy Services	1,028.50
393.287	9-Oct-13	BOC Limited	Equipment Supply and Repair	480.15
393.29	9-Oct-13	WA Local Government Association (WA	Local Government Services	3,209.67
393.290	9-Oct-13	Bunnings Building Supplies Pty Ltd	Equipment Supply and Repair	851.69
393.292	9-Oct-13	Burke Air	Facility Maintenance Services	741.40
393.309	9-Oct-13	Chubb Fire & Security Pty Ltd	Fire Alarm and Security Services	693.00
393.312	9-Oct-13	The Royal Life Saving Society Weste	Medical Equipment and Services	100.00
393.315	9-Oct-13	Hot Cotton - Kewdale	Uniforms and Protective Equipment	649.00



Payment Summary

Creditors, Non Creditors, EFTs and Payroll

26-Nov-13
5:17:25 pm

All Payments Made From 1-Oct-13 To 31-Oct-13

<u>Payment</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
393.317	9-Oct-13	Marlbroh Bingo Enterprises	Bingo Costs	2,098.00
393.322	9-Oct-13	Local Government Planners Associati	Local Government Services	525.00
393.329	9-Oct-13	Fairy Queen Caroline	Event Performance and Activity	500.00
393.333	9-Oct-13	Boral Construction Materials Group	Equipment Supply and Repair	304.52
393.344	9-Oct-13	Acure Technology Pty Ltd	Internet Hosting Services	313.50
393.346	9-Oct-13	Della's Group Pty Ltd	Printing Services	2,636.70
393.351	9-Oct-13	Fuji Xerox Australia Pty Ltd	Equipment Hire	798.86
393.354	9-Oct-13	Sigma Chemicals	Equipment Supply and Repair	1,016.10
393.37	9-Oct-13	Water 2 Water Pty Ltd	Staff Amenities	89.10
393.376	9-Oct-13	Staples Australia Pty Limited	Stationary Supplies	304.39
393.379	9-Oct-13	Carlisle IGA	Resale Inventory	326.36
393.383	9-Oct-13	Schweppes Australia Pty Ltd	Resale Inventory	1,512.84
393.384	9-Oct-13	Bonissimo	Resale Inventory	449.10
393.4	9-Oct-13	AAC Wristbands Australia Pty Ltd	Equipment Supply and Repair	425.00
393.402	9-Oct-13	Food For Me	Catering and Refreshments	32.50
393.405	9-Oct-13	Centropak Australia	Equipment Supply and Repair	45.12
393.408	9-Oct-13	The Distributors Perth	Resale Inventory	725.80
393.409	9-Oct-13	Bidvest (WA) Pty Ltd	Resale Inventory	2,693.07
393.410	9-Oct-13	Perth Frozen Foods Pty Ltd	Resale Inventory	223.15
393.434	9-Oct-13	Allied Recruitment	Agency and Contract Staff	1,338.17
393.44	9-Oct-13	Western Resource Recovery Pty Ltd	Waste Management Services	152.90
393.442	9-Oct-13	MacDonald Johnston	Plant Supply and Servicing	4,194.14
393.443	9-Oct-13	Capital Cranes & Hoists	Equipment Hire	727.68
393.451	9-Oct-13	Embroidery WA	Uniforms and Protective Equipment	78.76
393.457	9-Oct-13	Lochness Pty Ltd	Landscaping Materials and Services	35,232.52
393.458	9-Oct-13	Print Smart On Line Pty Ltd	Printing Services	430.61
393.466	9-Oct-13	Civica Pty Ltd	Software and IT Solutions	1,660.00
393.469	9-Oct-13	Gladstone MRM (Australia) Pty Ltd	Software and IT Solutions	1,221.00
393.471	9-Oct-13	Greenco Electrical & Communication	Electrical Services and Maintenance	148.50
393.484	9-Oct-13	Ergolink	Equipment Supply and Repair	172.50
393.491	9-Oct-13	Hays Personal Services	Agency and Contract Staff	9,113.04
393.511	9-Oct-13	City Subaru	Plant Supply and Servicing	354.15
393.512	9-Oct-13	Callaghan Security Services	Fire Alarm and Security Services	261.89
393.533	9-Oct-13	Total Digital Solutions	Photography and Imaging Services	21.56
393.600	9-Oct-13	Message4U Pty Ltd	Communication Services	212.74
393.685	9-Oct-13	Dymocks Bookshop	Library Equipment and Stock	319.69
393.687	9-Oct-13	Love Grid Badminton Academy Inc	Equipment Supply and Repair	479.10
393.723	9-Oct-13	Data # 3 Limited	Software and IT Solutions	998.86
393.731	9-Oct-13	Western Power	Electrical Services and Maintenance	1,500.00
393.746	9-Oct-13	Quick Corporate Australia	Stationary Supplies	1,444.43
393.804	9-Oct-13	Cool Clear Water Group Ltd	Staff Amenities	247.50
393.820	9-Oct-13	Perth Novelty Company	Event Performance and Activity	669.50
393.823	9-Oct-13	Fiona Enright	Event Performance and Activity	232.50
393.827	9-Oct-13	Sprayline Spraying Equipment	Landscaping Materials and Services	540.89
393.851	9-Oct-13	Harvey Norman - Cannington	Equipment Supply and Repair	737.75
393.878	9-Oct-13	Arty Brellas Pty Ltd	Event Performance and Activity	385.00
393.915	9-Oct-13	High Pressure Water Technology	Cleaning Services	22,950.00
394.1793	9-Oct-13	Perth Energy Pty Ltd	Electricity Usage Charges	39,414.42
395.2093	10-Oct-13	BP Australia Pty Ltd	Fuel and Oils	1,214.18
396.398	10-Oct-13	C N Anderson	Members Expenses	310.00
397.1041	16-Oct-13	Rome Energy & Environment Pty Ltd	Design and Drafting Services	3,184.00
397.1071	16-Oct-13	Veraison Enterprises Pty Ltd	Consultancy Services	6,248.00
397.1092	16-Oct-13	Miss S A Duffield	Reimbursement of Expenses	1,875.50
397.1200	16-Oct-13	Brenton Michael Pember	Consultancy Services	7,143.13
397.123	16-Oct-13	Simmons Electrical	Electrical Services and Maintenance	100.75
397.1287	16-Oct-13	Outsource Business Support Solution	Consultancy Services	6,283.75
397.1361	16-Oct-13	Hope Valley Nursery	Landscaping Materials and Services	1,380.50
397.1503	16-Oct-13	CCM Cleaning Services	Cleaning Services and Equipment	11,629.33
397.158	16-Oct-13	The Lucky Charm Newsagency	Library Equipment and Stock	232.10
397.1624	16-Oct-13	Dowsing Concrete	Construction Equipment	136,209.15
397.1792	16-Oct-13	CDI Group Pty Ltd	Consultancy Services	1,565.59
397.18	16-Oct-13	All Signs	Sign Installation and Supply	1,782.00
397.1816	16-Oct-13	Secure Cash	Financial Services	660.00
397.1820	16-Oct-13	Secure Cash	Financial Services	144.65
397.1842	16-Oct-13	Traffic Logistics Australia	Consultancy Services	1,950.00
397.1880	16-Oct-13	CPCS Australia	Training Services	605.00

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Payment Summary

Creditors, Non Creditors, EFTs and Payroll

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<u>Payment</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
397.189	16-Oct-13	Mindarie Regional Council	Waste Management Services	30,154.08
397.192	16-Oct-13	Beacon Equipment	Machinery Servicing and Parts	785.70
397.1946	16-Oct-13	Perth Safety Products	Uniforms and Protective Equipment	1,028.50
397.1953	16-Oct-13	Spider Waste Collection Services Pt	Waste Management Services	1,980.00
397.197	16-Oct-13	NEC Australia Pty Ltd	Communication Services	726.00
397.1976	16-Oct-13	Quayclean Australia Pty Ltd	Cleaning Services and Equipment	1,437.48
397.20	16-Oct-13	Allmark & Associates Pty Ltd	Uniforms and Protective Equipment	522.50
397.2009	16-Oct-13	Vorgee Pty Ltd	Printing Services	877.80
397.210	16-Oct-13	Indoor Gardens Pty Ltd	Landscaping Materials and Services	177.73
397.2123	16-Oct-13	Business Foundations Inc	Consultancy Services	9,026.67
397.2166	16-Oct-13	The Little Print Shop	Printing Services	325.00
397.217	16-Oct-13	Interconnect It Solutions	Equipment Supply and Repair	418.00
397.222	16-Oct-13	Jackson McDonald Lawyers	Legal Services	39,011.18
397.2261	16-Oct-13	Amba Building	Facility Maintenance Services	1,369.50
397.232	16-Oct-13	Kalamunda Fencing & Gatemakers	Facility Maintenance Services	5,740.90
397.2367	16-Oct-13	SEM Distribution	Advertising Services	178.60
397.2391	16-Oct-13	Consolidated Training Services	Training Services	990.00
397.2402	16-Oct-13	Mr L D Evans	Event Performance and Activity	160.00
397.2406	16-Oct-13	State Library of Western Australia	Training Services	464.20
397.2410	16-Oct-13	AFPT Fibrefurn	Equipment Supply and Repair	99.00
397.252	16-Oct-13	Les Mills Asia Pacific	Licencing and Subscriptions	1,145.52
397.273	16-Oct-13	Australia Post	Postage Services	6,539.51
397.277	16-Oct-13	Bannister Downs Dairy Company	Staff Amenities	424.00
397.290	16-Oct-13	Bunnings Building Supplies Pty Ltd	Equipment Supply and Repair	163.39
397.302	16-Oct-13	CDM Australia Pty Ltd	Equipment Hire	167.20
397.309	16-Oct-13	Chubb Fire & Security Pty Ltd	Fire Alarm and Security Services	1,065.90
397.319	16-Oct-13	McLeods & Co	Legal Services	14,166.04
397.327	16-Oct-13	Community Newspapers Group Ltd	Advertising Services	3,398.63
397.333	16-Oct-13	Boral Construction Materials Group	Equipment Supply and Repair	80.14
397.346	16-Oct-13	Della's Group Pty Ltd	Printing Services	231.00
397.350	16-Oct-13	Recall Information Management Pty L	Record Management	1,289.20
397.351	16-Oct-13	Fuji Xerox Australia Pty Ltd	Equipment Hire	4,984.92
397.354	16-Oct-13	Sigma Chemicals	Equipment Supply and Repair	926.36
397.357	16-Oct-13	Mirage Photogaphics Laboratory Pty	Photography and Imaging Services	385.00
397.364	16-Oct-13	Holcim (Australia) Pty Ltd	Road Construction Materials and Services	194,431.54
397.371	16-Oct-13	Frazzcon Enterprises	Sign Installation and Supply	2,552.80
397.376	16-Oct-13	Staples Australia Pty Limited	Stationary Supplies	153.31
397.378	16-Oct-13	East Victoria Park Delivery Round	Communication Services	377.18
397.379	16-Oct-13	Carlisle IGA	Resale Inventory	27.87
397.383	16-Oct-13	Schweppes Australia Pty Ltd	Resale Inventory	351.80
397.401	16-Oct-13	Perth Cricket Club Inc	Contributions	22,230.84
397.408	16-Oct-13	The Distributors Perth	Resale Inventory	544.55
397.409	16-Oct-13	Bidvest (WA) Pty Ltd	Resale Inventory	1,745.78
397.416	16-Oct-13	Nordic Fitness Equipment	Equipment Supply and Repair	507.50
397.417	16-Oct-13	Frucor Beverages (Australia) Pty Lt	Resale Inventory	111.56
397.426	16-Oct-13	Daytone Printing Pty Ltd	Printing Services	1,079.36
397.429	16-Oct-13	Bin Bath Australia Pty Ltd	Cleaning Services and Equipment	336.60
397.434	16-Oct-13	Allied Recruitment	Agency and Contract Staff	4,644.25
397.445	16-Oct-13	Duncan Autos Pty Ltd	Plant Supply and Servicing	420.55
397.451	16-Oct-13	Embroidery WA	Uniforms and Protective Equipment	777.21
397.46	16-Oct-13	Westbooks	Library Equipment and Stock	451.72
397.474	16-Oct-13	Nextgen Networks Pty Ltd	Internet Hosting Services	495.00
397.482	16-Oct-13	PLE Computers	Software and IT Solutions	39.00
397.491	16-Oct-13	Hays Personal Services	Agency and Contract Staff	1,591.03
397.497	16-Oct-13	Discus Digital Print	Photography and Imaging Services	1,170.51
397.501	16-Oct-13	Landgate	Local Government Services	140.76
397.505	16-Oct-13	Autosmart WA East Metro	Cleaning Services and Equipment	176.00
397.512	16-Oct-13	Callaghan Security Services	Fire Alarm and Security Services	196.42
397.529	16-Oct-13	UN Plumbing	Facility Maintenance Services	451.00
397.616	16-Oct-13	Hart Sport	Equipment Supply and Repair	607.70
397.617	16-Oct-13	LO GO Appointments	Agency and Contract Staff	1,765.63
397.648	16-Oct-13	Hosemasters International Pty Ltd	Irrigation Supply and Repair	720.67
397.650	16-Oct-13	Cardiactive Pty Ltd	Medical Equipment and Services	165.00
397.725	16-Oct-13	Toolmart Australia Pty Ltd	Equipment Supply and Repair	236.95
397.745	16-Oct-13	Local Chambers of Commerce & Indust	Local Government Services	33.00
397.746	16-Oct-13	Quick Corporate Australia	Stationary Supplies	1,303.65



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<u>Payment</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
397.758	16-Oct-13	Shopper Anonymous	Consultancy Services	415.25
397.826	16-Oct-13	MowMaster Turf Equipment	Landscaping Materials and Services	75.10
397.851	16-Oct-13	Harvey Norman - Cannington	Equipment Supply and Repair	499.00
397.914	16-Oct-13	Initial Hygiene	Sanitation Services	81.53
397.99	16-Oct-13	Work Clobber	Uniforms and Protective Equipment	1,884.13
398.2419	16-Oct-13	AAPT Limited	Communication Services	5,690.01
399.395	16-Oct-13	Mr D W Ashton	Members Expenses	248.65
400.1601	18-Oct-13	Ms V Potter	Members Allowance	162.50
400.365	18-Oct-13	Mr J K Hayes	Members Expenses	1,888.00
401.2093	22-Oct-13	BP Australia Pty Ltd	Fuel and Oils	1,383.47
402.1044	23-Oct-13	City of Armadale	Printing Services	143.00
402.1120	23-Oct-13	Coca-Cola Amatil WA	Resale Inventory	247.34
402.1175	23-Oct-13	Amalgamated Asphalt Services	Road Construction Materials and Services	36,806.22
402.1211	23-Oct-13	Brownes Foods Operations	Staff Amenities	68.79
402.1215	23-Oct-13	4 Logic	Software and IT Solutions	467.50
402.1251	23-Oct-13	Burswood On Swan	Event Performance and Activity	500.00
402.1287	23-Oct-13	Outsource Business Support Solution	Consultancy Services	8,610.25
402.137	23-Oct-13	State Library of WA	Library Equipment and Stock	78.10
402.1387	23-Oct-13	Ms R A Lavery	Reimbursement of Expenses	97.50
402.161	23-Oct-13	TMS Services	Fire Alarm and Security Services	86.90
402.1669	23-Oct-13	PWE Valuations Pty Ltd	Consultancy Services	770.00
402.1700	23-Oct-13	Epicure Caterers	Catering and Refreshments	6,375.60
402.171	23-Oct-13	Trisley Hydraulics Services	Plant Supply and Servicing	4,190.67
402.1781	23-Oct-13	Burgess Rawson	Consultancy Services	2,200.00
402.1820	23-Oct-13	Secure Cash	Financial Services	423.66
402.1836	23-Oct-13	Allion Legal	Legal Services	196,994.78
402.1885	23-Oct-13	Daniels Printing Craftsmen	Printing Services	1,104.40
402.189	23-Oct-13	Mindarie Regional Council	Waste Management Services	78,642.83
402.19	23-Oct-13	All Suburbs Glass & Glazing	Equipment Supply and Repair	462.00
402.1920	23-Oct-13	Aqua Well Being	Health Instructor	65.00
402.1923	23-Oct-13	Hester Property Solutions	Consultancy Services	9,680.00
402.1953	23-Oct-13	Spider Waste Collection Services Pt	Waste Management Services	6,440.00
402.2131	23-Oct-13	Inclusion WA Inc	Training Services	360.00
402.2143	23-Oct-13	Department of Planning - Developmen	Planning and Application Services	6,557.00
402.2145	23-Oct-13	Kott Gunning	Legal Services	6,598.75
402.2160	23-Oct-13	Neil Urry	Staff Amenities	300.00
402.219	23-Oct-13	IPWEA Western Australia	Training Services	1,540.00
402.2196	23-Oct-13	Flexirent Capital Pty Ltd	Software and IT Solutions	244.33
402.2261	23-Oct-13	Amba Building	Facility Maintenance Services	2,882.55
402.227	23-Oct-13	Jim's Fencing North Perth	Facility Maintenance Services	11,792.99
402.2299	23-Oct-13	Curnow Group Pty Ltd	Road Construction Materials and Services	37,394.24
402.2302	23-Oct-13	Frigmac Pty Ltd	Equipment Supply and Repair	206.80
402.2345	23-Oct-13	Orbit Health & Fitness Solutions Pt	Equipment Supply and Repair	1,000.69
402.2376	23-Oct-13	Valuations WA Pty Ltd	Consultancy Services	990.00
402.2389	23-Oct-13	UNE Partnerships Pty Ltd	Training Services	2,487.00
402.2397	23-Oct-13	Ms E Fernandez	Event Performance and Activity	560.00
402.2398	23-Oct-13	The Bicycle Entrepreneur	Equipment Supply and Repair	968.90
402.2414	23-Oct-13	VALA Library Technology and the Fut	Library Equipment and Stock	1,496.00
402.2418	23-Oct-13	Ms J Person	Reimbursement of Expenses	142.94
402.252	23-Oct-13	Les Mills Asia Pacific	Licencing and Subscriptions	952.53
402.265	23-Oct-13	Antony Ednie-Brown	Consultancy Services	3,300.00
402.287	23-Oct-13	BOC Limited	Equipment Supply and Repair	1,193.10
402.289	23-Oct-13	Broken Hill Hotel	Catering and Refreshments	1,606.15
402.29	23-Oct-13	WA Local Government Association (WA	Local Government Services	7,785.17
402.290	23-Oct-13	Bunnings Building Supplies Pty Ltd	Equipment Supply and Repair	52.37
402.293	23-Oct-13	Burswood Trophies	Equipment Supply and Repair	247.50
402.305	23-Oct-13	Charter Plumbing & Gas	Facility Maintenance Services	303.60
402.309	23-Oct-13	Chubb Fire & Security Pty Ltd	Fire Alarm and Security Services	266.20
402.317	23-Oct-13	Marlbroh Bingo Enterprises	Bingo Costs	267.45
402.321	23-Oct-13	M & P Tooby	Consultancy Services	1,600.00
402.327	23-Oct-13	Community Newspapers Group Ltd	Advertising Services	5,217.34
402.331	23-Oct-13	Active Games & Entertainment	Event Performance and Activity	1,100.00
402.342	23-Oct-13	Quik Kleen Drycleaners	Cleaning Services and Equipment	424.00
402.351	23-Oct-13	Fuji Xerox Australia Pty Ltd	Equipment Hire	665.78
402.357	23-Oct-13	Mirage Photogaphics Laboratory Pty	Photography and Imaging Services	255.00
402.369	23-Oct-13	City of Perth	Record Management	420.49



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<u>Payment</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
402.375	23-Oct-13	Welshpool Central Waste	Waste Management Services	8,058.60
402.376	23-Oct-13	Staples Australia Pty Limited	Stationary Supplies	74.77
402.379	23-Oct-13	Carlisle IGA	Resale Inventory	23.30
402.382	23-Oct-13	Max Green Carcraft	Machinery Servicing and Parts	500.00
402.383	23-Oct-13	Schweppes Australia Pty Ltd	Resale Inventory	327.12
402.402	23-Oct-13	Food For Me	Catering and Refreshments	1,067.00
402.405	23-Oct-13	Centropak Australia	Equipment Supply and Repair	249.26
402.408	23-Oct-13	The Distributors Perth	Resale Inventory	350.00
402.409	23-Oct-13	Bidvest (WA) Pty Ltd	Resale Inventory	1,265.77
402.410	23-Oct-13	Perth Frozen Foods Pty Ltd	Resale Inventory	612.10
402.416	23-Oct-13	Nordic Fitness Equipment	Equipment Supply and Repair	194.00
402.426	23-Oct-13	Daytone Printing Pty Ltd	Printing Services	1,089.35
402.442	23-Oct-13	MacDonald Johnston	Plant Supply and Servicing	2,027.00
402.453	23-Oct-13	Gronbek Security	Fire Alarm and Security Services	84.00
402.456	23-Oct-13	GLG GreenLife Group Pty Ltd	Landscaping Materials and Services	2,708.81
402.470	23-Oct-13	Greenway Enterprises	Equipment Supply and Repair	847.03
402.479	23-Oct-13	Centre Ford	Plant Supply and Servicing	450.65
402.482	23-Oct-13	PLE Computers	Software and IT Solutions	108.00
402.483	23-Oct-13	Cleanaway	Cleaning Services and Equipment	142,608.62
402.491	23-Oct-13	Hays Personal Services	Agency and Contract Staff	3,211.80
402.530	23-Oct-13	Pro-Lamps Pty Ltd	Equipment Supply and Repair	10,175.00
402.537	23-Oct-13	Federal Tinware Manufacturing P/L	Waste Management Services	3,025.00
402.617	23-Oct-13	LO GO Appointments	Agency and Contract Staff	3,040.49
402.650	23-Oct-13	Cardiactive Pty Ltd	Medical Equipment and Services	330.00
402.651	23-Oct-13	Safety & Rescue Equipment	Facility Maintenance Services	440.00
402.661	23-Oct-13	PMP Print Pty Ltd	Printing Services	598.54
402.676	23-Oct-13	Idesco	Membership and Subscription	1,210.00
402.685	23-Oct-13	Dymocks Bookshop	Library Equipment and Stock	2,123.41
402.725	23-Oct-13	Toolmart Australia Pty Ltd	Equipment Supply and Repair	59.00
402.735	23-Oct-13	Blue Fitness (Aust) Pty Ltd	Equipment Supply and Repair	340.78
402.746	23-Oct-13	Quick Corporate Australia	Stationary Supplies	196.88
402.804	23-Oct-13	Cool Clear Water Group Ltd	Staff Amenities	1,763.82
402.820	23-Oct-13	Perth Novelty Company	Event Performance and Activity	91.00
402.828	23-Oct-13	Western Australia Treasury Corporat	Loan Repayment	274,431.73
402.840	23-Oct-13	Adshel Street Furniture Pty Ltd	Equipment Supply and Repair	259.60
402.874	23-Oct-13	Garland Cycleworks	Equipment Supply and Repair	999.90
402.9	23-Oct-13	ACMV Design Consultants	Design and Drafting Services	2,475.00
402.947	23-Oct-13	PowerVac Pty Ltd	Equioment Supply and Repair	459.00
402.959	23-Oct-13	Able Westchem	Cleaning Services and Equipment	839.12
402.99	23-Oct-13	Work Clobber	Uniforms and Protective Equipment	225.45
403.141	24-Oct-13	Sunny Sign Company Pty Ltd	Sign Installation and Supply	2,667.08
403.145	24-Oct-13	Taborda Contracting Pty Ltd	Traffic Control Services	364.85
403.171	24-Oct-13	Trisley Hydraulics Services	Plant Supply and Servicing	363.85
403.1999	24-Oct-13	Midland Trophies	Equipment Supply and Repair	140.00
403.2116	24-Oct-13	Bent Knee Creative	Event Performance and Activity	1,419.00
403.227	24-Oct-13	Jim's Fencing North Perth	Facility Maintenance Services	660.00
403.2427	24-Oct-13	The Sebel Mandurah	Room Hire	1,612.00
403.280	24-Oct-13	Beaver Tree Services	Landscaping Materials and Services	76,957.10
403.287	24-Oct-13	BOC Limited	Equipment Supply and Repair	378.30
403.309	24-Oct-13	Chubb Fire & Security Pty Ltd	Fire Alarm and Security Services	4,312.00
403.312	24-Oct-13	The Royal Life Saving Society Weste	Medical Equipment and Services	110.00
403.323	24-Oct-13	Circus Challenge	Event Performance and Activity	1,815.00
403.324	24-Oct-13	Stamp-It Rubber Stamps	Printing Services	21.64
403.379	24-Oct-13	Carlisle IGA	Resale Inventory	59.54
403.441	24-Oct-13	Analytical Reference Laboratory (WA	Environmental Services	60.50
403.473	24-Oct-13	State Law Publisher	Advertising Services	258.40
403.497	24-Oct-13	Discus Digital Print	Photography and Imaging Services	235.40
403.501	24-Oct-13	Landgate	Local Government Services	367.50
403.527	24-Oct-13	Cabcharge Australia Ltd	Transport Services	515.46
403.803	24-Oct-13	RSSD Engineering Pty Ltd	Equipment Supply and Repair	3,960.00
403.930	24-Oct-13	Malcolm & Caril Barker	Landscaping Materials and Services	14,135.00
403.995	24-Oct-13	Incredible Concepts	Event Performance and Activity	1,196.25
404.1730	30-Oct-13	Cain Family Superannuation Fund	Superannuation	1,760.88
404.1756	30-Oct-13	Prime Super	Superannuation	718.76
404.1902	30-Oct-13	Shah Superannuation Fund	Superannuation	49.52
404.50	30-Oct-13	Australian Service Union	Superannuation	48.88



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<u>Payment</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
404.58	30-Oct-13	WA Local Government Superannuation	Superannuation	141,348.42
404.59	30-Oct-13	Town of Victoria Park - Lotto Club	Contributions	282.00
404.63	30-Oct-13	Town of Victoria Park - Staff Socia	Contributions	629.00
404.98000	30-Oct-13	Australian Taxation Office	Taxation	243,108.00
405.57	30-Oct-13	City of Perth Superannuation Plan	Superannuation	4,186.85
406.1031	30-Oct-13	Phone-A-Throne (WA) Pty Ltd	Event Performance and Activity	1,852.00
406.104	30-Oct-13	Youngs Holden	Plant Supply and Servicing	335.19
406.1141	30-Oct-13	Newicks Electrical Services	Electrical Services and Maintenance	313.50
406.1200	30-Oct-13	Brenton Michael Pember	Consultancy Services	6,253.50
406.123	30-Oct-13	Simmons Electrical	Electrical Services and Maintenance	2,419.56
406.1282	30-Oct-13	Allpoints Bathroom Services	Facility Maintenance Services	2,847.52
406.1287	30-Oct-13	Outsource Business Support Solution	Consultancy Services	3,704.25
406.1291	30-Oct-13	Stanlee WA	Equipment Supply and Repair	247.50
406.1293	30-Oct-13	Alanco Australia Pty Ltd	Plant Supply and Servicing	1,242.42
406.1340	30-Oct-13	Lock Stock & Farrell Locksmith	Facility Maintenance Services	135.00
406.136	30-Oct-13	Sportsworld of WA	Resale Inventory	452.10
406.138	30-Oct-13	St John Ambulance Australia (WA) In	Training Services	294.00
406.1412	30-Oct-13	Ms C L Stace	Event Performance and Activity	600.00
406.1503	30-Oct-13	CCM Cleaning Services	Cleaning Services and Equipment	363.00
406.1528	30-Oct-13	Adasound	Equipment Supply and Repair	935.00
406.164	30-Oct-13	Totally Workwear Victoria Park	Uniforms and Protective Equipment	43.72
406.168	30-Oct-13	Tranen Pty Ltd	Environmental Services	71.50
406.1689	30-Oct-13	10Fold Pty Ltd	Software and IT Solutions	330.00
406.1804	30-Oct-13	Excel Traffic Data	Traffic Control Services	643.50
406.1820	30-Oct-13	Secure Cash	Financial Services	423.49
406.192	30-Oct-13	Beacon Equipment	Machinery Servicing and Parts	220.65
406.1947	30-Oct-13	BCA Consultants Pty Ltd	Consultancy Services	792.00
406.1953	30-Oct-13	Spider Waste Collection Services Pt	Waste Management Services	4,950.00
406.2009	30-Oct-13	Vorgee Pty Ltd	Printing Services	1,006.50
406.2036	30-Oct-13	Professional Glass & Maintenance	Facility Maintenance Services	636.90
406.2058	30-Oct-13	Lombardi Bros	Insurance	500.00
406.2061	30-Oct-13	Aura Lighting	Electrical Services and Maintenance	875.60
406.210	30-Oct-13	Indoor Gardens Pty Ltd	Landscaping Materials and Services	177.73
406.2143	30-Oct-13	Department of Planning - Developmen	Planning and Application Services	6,557.00
406.216	30-Oct-13	Insight CCS	Communication Services	895.20
406.2166	30-Oct-13	The Little Print Shop	Printing Services	250.00
406.2231	30-Oct-13	Bridgestone Tyres	Tyres	817.85
406.2261	30-Oct-13	Amba Building	Facility Maintenance Services	3,353.90
406.2332	30-Oct-13	Charles Service Company	Facility Maintenance Services	8,516.48
406.2354	30-Oct-13	Bilby Publishing & Consulting Pty L	Library Equipment and Stock	79.49
406.2363	30-Oct-13	CTI Security Services Pty Ltd	Facility Maintenance Services	280.28
406.2367	30-Oct-13	SEM Distribution	Advertising Services	172.68
406.2369	30-Oct-13	The Entertainment Bank Pty Ltd	Training Services	440.00
406.2373	30-Oct-13	Ms R Skinner	Event Performance and Activity	1,800.00
406.24	30-Oct-13	WA Hino Sales & Service	Machinery Servicing and Parts	776.05
406.242	30-Oct-13	KRS Contracting	Waste Management Services	41,180.14
406.2422	30-Oct-13	Humes Wembley Cement	Road Construction Materials and Services	10,859.25
406.263	30-Oct-13	Fire & Emergency Services Authority	Contributions	37,957.41
406.282	30-Oct-13	Besam Australia Pty Ltd	Facility Maintenance Services	775.50
406.286	30-Oct-13	Bob Jane T-Mart Victoria Park	Plant Supply and Servicing	135.00
406.29	30-Oct-13	WA Local Government Association (WA)	Local Government Services	7,095.00
406.290	30-Oct-13	Bunnings Building Supplies Pty Ltd	Equipment Supply and Repair	608.19
406.292	30-Oct-13	Burke Air	Facility Maintenance Services	1,597.20
406.300	30-Oct-13	Carlisle Events Hire Pty Ltd	Equipment Hire	3,637.15
406.309	30-Oct-13	Chubb Fire & Security Pty Ltd	Fire Alarm and Security Services	165.00
406.338	30-Oct-13	Mr K Ahern	Event Performance and Activity	880.00
406.344	30-Oct-13	Acurix Network Pty Ltd	Internet Hosting Services	313.50
406.349	30-Oct-13	Meagan Bell	Event Performance and Activity	2,160.00
406.377	30-Oct-13	Examiner Newspapers (WA)	Advertising Services	1,100.00
406.382	30-Oct-13	Max Green Carcraft	Machinery Servicing and Parts	1,000.00
406.383	30-Oct-13	Schweppes Australia Pty Ltd	Resale Inventory	52.52
406.402	30-Oct-13	Food For Me	Catering and Refreshments	208.00
406.411	30-Oct-13	Dunbar Services (WA) Pty Ltd	Cleaning Services and Equipment	33.00
406.442	30-Oct-13	MacDonald Johnston	Plant Supply and Servicing	896.56
406.453	30-Oct-13	Gronbek Security	Fire Alarm and Security Services	97.29
406.46	30-Oct-13	Westbooks	Library Equipment and Stock	2,570.89

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Payment Summary

Creditors, Non Creditors, EFTs and Payroll

26-Nov-13

5:17:25 pm

All Payments Made From 1-Oct-13 To 31-Oct-13

Payment	Date	Payee	Description	Amount
406.475	30-Oct-13	Parkland Mazda	Plant Supply and Servicing	256.35
406.491	30-Oct-13	Hays Personal Services	Agency and Contract Staff	1,644.96
406.501	30-Oct-13	Landgate	Local Government Services	399.63
406.511	30-Oct-13	City Subaru	Plant Supply and Servicing	2,082.80
406.512	30-Oct-13	Callaghan Security Services	Fire Alarm and Security Services	406.47
406.523	30-Oct-13	Horizons West Bus & Coachlines	School Holiday Program Activities	1,314.50
406.568	30-Oct-13	Westrac Pty Ltd	Plant Supply and Servicing	82.16
406.607	30-Oct-13	Rampage Design	Equipment Supply and Repair	721.50
406.617	30-Oct-13	LO GO Appointments	Agency and Contract Staff	2,497.44
406.650	30-Oct-13	Cardiactive Pty Ltd	Medical Equipment and Services	330.00
406.684	30-Oct-13	Isubscribe Pty Ltd	Library Equipment and Stock	382.15
406.685	30-Oct-13	Dymocks Bookshop	Library Equipment and Stock	83.23
406.689	30-Oct-13	Copley Contracting	Road Construction Materials and Services	16,252.50
406.692	30-Oct-13	Metal Artwork Creations	Stationary Supplies	170.50
406.724	30-Oct-13	Baileys Fertilisers	Landscaping Materials and Services	2,475.00
406.745	30-Oct-13	Local Chambers of Commerce & Indust	Local Government Services	55.00
406.746	30-Oct-13	Quick Corporate Australia	Stationary Supplies	67.48
406.759	30-Oct-13	Officino	Furniture Supply and Repair	672.50
406.828	30-Oct-13	Western Australia Treasury Corporat	Loan Repayment	258,715.54
406.895	30-Oct-13	Kiwanis	Light Refreshments	95.00
406.897	30-Oct-13	Landmark Engineering & Design	Design and Drafting Services	594.00
Total Creditors EFT Payments				3,455,930.18

Non Creditors Cheques

00604849	1-Oct-13	S D Summer	Refund	54.48
00604850	1-Oct-13	J W Wood	Refund	329.68
00604851	1-Oct-13	J L Sherry	Refund	59.68
00604852	1-Oct-13	A Maso	Refund	19.89
00604853	1-Oct-13	S J Cannell	Refund	24.63
00604854	1-Oct-13	J M Hird	Refund	24.53
00604855	1-Oct-13	K M Chang	Refund	24.63
00604856	1-Oct-13	J K Castle & P J Castle	Refund	49.28
00604857	1-Oct-13	P & J Castle Family Custodian Pty Lt	Refund	59.68
00604858	1-Oct-13	J M Byrne & G M Byrne	Refund	49.28
00604859	1-Oct-13	G A Henderson	Refund	49.28
00604860	1-Oct-13	G M Milford & A K Milford	Refund	49.28
00604861	1-Oct-13	C L De Groot & A F De Groot	Refund	59.68
00604862	1-Oct-13	Millen Primary School P & C	Refund	99.00
00604863	1-Oct-13	Lidya Miranda	Refund	116.00
00604864	1-Oct-13	B H Lee & G Lee	Refund	41.99
00604865	1-Oct-13	SKS Armagh Pty Ltd	Refund	25.18
00604866	1-Oct-13	Queens Park Rockets	Donation	195.00
00604867	1-Oct-13	Victoria Park Belmont Baseball Club	Donation	95.00
00604868	1-Oct-13	Shamrock Rovers Amateur Soccer Clu	Refund	2,022.00
00604869	1-Oct-13	M Dillon	Bond Refund	876.00
00604870	1-Oct-13	S G Beale	Bond Refund	2,397.85
00604871	1-Oct-13	Carlisle Cricket Club	Bond Refund	100.00
00604872	1-Oct-13	Rotary Club of Mosman Park	Refund	100.00
00604873	1-Oct-13	Steve Lozyk	Refund	453.00
00604874	1-Oct-13	Guy Cornu	Refund	400.00
00604875	1-Oct-13	Alison Larson-Pearse	Refund	400.00
00604876	1-Oct-13	Nany Kusumo	Refund	400.00
00604877	1-Oct-13	Josephine Rawlins	Refund	400.00
00604878	1-Oct-13	Ms L Gandini	Refund of Bond	300.00
00604879	1-Oct-13	Millen Primary School P & C	Refund of Bond	300.00
00604880	1-Oct-13	Ms D R Scaini	Overpayment Refund	546.00
00604881	1-Oct-13	Vic Park Little Athletics Club	Donation	165.00
00604899	3-Oct-13	Gay Walton	Refund	85.20
00604900	3-Oct-13	Mrs L T Rossiter	Refund of Bond	100.00
00604901	3-Oct-13	Rock N' Roll Record Collectors Club	Refund of Bond	850.00
00604902	3-Oct-13	M Tasaki & Y Tasaki	Overpayment Refund	273.13
00604903	3-Oct-13	Mr B D Washington	Overpayment Refund	1,057.24
00604904	3-Oct-13	Giuseppe Iannantuoni	Refund	400.00
00604905	3-Oct-13	Gow Property	Overpayment Refund	8,735.23
00604906	3-Oct-13	Ms H M Irvine	Overpayment Refund	54.60
00604907	3-Oct-13	Mr M R Würzer	Overpayment Refund	1,500.00
00604908	3-Oct-13	Mr E Wells	Overpayment Refund	546.00

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Payment Summary

Creditors, Non Creditors, EFTs and Payroll

26-Nov-13

5:17:25 pm

All Payments Made From 1-Oct-13 To 31-Oct-13

<u>Payment</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
00604909	3-Oct-13	Mr WW Cheong	Overpayment Refund	1,092.00
00604910	3-Oct-13	Leonard Loy	Refund	400.00
00604911	3-Oct-13	Melissa Lindegger	Refund	60.65
00604912	3-Oct-13	Simon Tesfamichal	Refund	659.75
00604913	3-Oct-13	Pasquale Torquato	Security Incentive Scheme	200.00
00604914	9-Oct-13	Fornorm Pty Ltd 9 Sovereign Gardens	Refund	59.68
00604915	9-Oct-13	Ms F V Dymock 7 Solandri Avenue	Refund	1,435.00
00604916	9-Oct-13	Essential First Choice Homes	Refund	507.05
00604917	9-Oct-13	Department of Child Protection	Refund	16.00
00604918	9-Oct-13	Western Australian Institute for Me	Refund	384.00
00604919	9-Oct-13	Jones Lang LaSalle	Planning Application	14.00
00604920	9-Oct-13	Mr I AHMED	Refund of Bond	100.00
00604921	9-Oct-13	Ms H Cassin	Refund of Bond	100.00
00604922	9-Oct-13	CA Stace 82 Armagh Street	Overpayment Refund	31.31
00604923	9-Oct-13	Mr G Groppoli 24A Harvey Street	Overpayment Refund	3,385.20
00604930	15-Oct-13	Mrs M Secola	Overpayment Refund	655.20
00604931	15-Oct-13	Nicole Louise Meehan	Rates Incentive	1,000.00
00604932	15-Oct-13	Denise Mary Murray	Rates Incentive	1,000.00
00604933	15-Oct-13	Leo Thomas Beazley	Rates Incentive	1,000.00
00604944	15-Oct-13	Curtin Victoria Park Cricket Club	Refund of Bond	50.00
00604945	15-Oct-13	Mr S Kinchin	Refund of Bond	2,795.00
00604946	15-Oct-13	Mr M Kouwen	Refund of Bond	850.00
00604947	15-Oct-13	Curtin Victoria Park Cricket Club	Refund of Bond	50.00
00604948	15-Oct-13	Ling Zhao & Hu Beibei	Refund	82.08
00604949	15-Oct-13	Roney Mathew	Refund	56.00
00604950	15-Oct-13	Barbara Holland	Refund	24.63
00604951	15-Oct-13	Ben Darby	Security Incentive Scheme	200.00
00604952	15-Oct-13	Shane Madden	Refund	143.90
00604953	15-Oct-13	Max Ko	Refund	57.60
00604966	24-Oct-13	GFK Soccer Club	Refund of Bond	100.00
00604967	24-Oct-13	GFK Soccer Club	Refund of Bond	300.00
00604968	24-Oct-13	GFK Soccer Club	Refund of Bond	500.00
00604969	24-Oct-13	Swan Animal Haven Assocation	Refund of Bond	300.00
00604970	24-Oct-13	Ms M Conroy	Refund of Bond	100.00
00604971	24-Oct-13	Mr K M Byrne & Mr C M Byrne 42 Mora	Refund	49.28
00604972	24-Oct-13	Department of Planning	Refund	1,584.00
00604973	24-Oct-13	Ms NL Harrington 24 Mornington Stre	Overpayment Refund	180.00
00604974	24-Oct-13	Riverview Church	Refund of Bond	1,000.00
00604975	24-Oct-13	Mr S ZEEDAN	Refund of Bond	876.00
00604976	24-Oct-13	Ms T Gilbert	Refund of Bond	300.00
00604977	24-Oct-13	Regent College	Refund of Bond	300.00
00604978	24-Oct-13	Auto Classic BMW	Refund of Bond	200.00
00604979	24-Oct-13	Mark Cunningham	Refund	7.30
00604980	24-Oct-13	The Owners of Allegro ST 4450	Refund	633.78
00604981	24-Oct-13	MPS Architects	Refund	1,000.00
00604982	24-Oct-13	Pamela Pettet	Refund	114.75
00604983	24-Oct-13	Verity Mansfield	Refund	30.00
00604984	24-Oct-13	Michele Vincent	Refund	400.00
00604985	24-Oct-13	Jadwiga Bakowska	Refund	400.00
00604986	24-Oct-13	J Freeman	Refund	400.00
00604987	24-Oct-13	Mr A & Mrs J Favazzo	Refund	400.00
00604988	24-Oct-13	Higgins Park Tennis Club	Donation	600.00
00604989	24-Oct-13	Canning Cougars Tee-ball Club (Inc)	Donation	304.00
00604990	24-Oct-13	Alana Nitzkevich	Refund	115.50
00605008	30-Oct-13	Anna Sandurskaxa	Refund	53.00
00605009	30-Oct-13	F & M R Bolado	Overpayment Refund	286.85
00605010	30-Oct-13	Niall Walsh	Insurance Refund	526.60
00605011	30-Oct-13	Rosalba Costanzo	Refund	200.00
00605012	30-Oct-13	Patricia and George Cunningham	Refund	70.00
00605013	30-Oct-13	Carlisle Rivervale Little Athletics	Donation	185.00
00605014	30-Oct-13	Jo Morgan	Refund	138.00
00605015	30-Oct-13	Brendan Balcombe	Refund	73.00
00605016	30-Oct-13	Nirandha Chandrasena	Refund	116.00
00605017	30-Oct-13	Hendrati Nastiti	Refund	486.40
00605018	30-Oct-13	Trevor DeCosta	Refund	15.00
00605019	30-Oct-13	Courtney Cowling Contracting	Donation	300.00



Payment Summary
Creditors, Non Creditors, EFTs and Payroll

26-Nov-13
 5:17:25 pm

All Payments Made From 1-Oct-13 To 31-Oct-13

<u>Payment</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
00605020	30-Oct-13	Pasquale Torquato	Refund	50.00
00605021	30-Oct-13	Sonja Freeman-Dick	Refund	250.00
00605022	30-Oct-13	Ruoying Wang	Refund	65.00
00605023	30-Oct-13	Skate WA	Donation	400.00
00605024	30-Oct-13	Nicole Prosser	Refund	70.00
00605025	30-Oct-13	Craig Phillips	Refund	200.00
00605026	30-Oct-13	Carolyn Blake	Refund	70.00
00605027	30-Oct-13	Anthony Harper	Refund	70.00
00605028	30-Oct-13	Karen Boys	Refund	116.00
00605029	30-Oct-13	Wesley College	Refund	288.75
00605030	30-Oct-13	R H Skinner	Refund of Bond	80.00
00605032	30-Oct-13	Mr W S Henshall	Refund of Bond	80.00
00605033	30-Oct-13	Mr L Evans	Refund of Bond	80.00
00605034	30-Oct-13	Mr J K Hayes	Refund of Bond	80.00
00605035	30-Oct-13	Mr B Oliver	Refund of Bond	80.00
00605036	30-Oct-13	Mr F K Borthwick	Refund of Bond	80.00
00605037	30-Oct-13	V G Maxwell	Refund of Bond	80.00
00605038	30-Oct-13	Mr W J Hendriks	Refund of Bond	80.00
00605039	30-Oct-13	Mr K T Beaglehole	Refund of Bond	80.00
00605040	30-Oct-13	Ms T Bruce	Refund of Bond	80.00
00605041	30-Oct-13	Mr D W Ashton	Refund of Bond	80.00
00605042	30-Oct-13	Mr L T Garswood	Refund of Bond	80.00
00605043	30-Oct-13	ROTARY CLUB OF MOSMAN PARK	Refund of Bond	100.00
00605044	30-Oct-13	Carlisle Football Club (Inc)	Refund of Bond	1,300.00
00605045	30-Oct-13	Mr S P Campbell	Refund of Bond	1,330.00
00605046	30-Oct-13	Mr D RATHGEN	Refund of Bond	50.00
00605047	30-Oct-13	Vic Park Rovers Junior Football Clu	Return of Bond	500.00
00605048	30-Oct-13	Victoria Park Rovers Junior Footbal	Refund of Bond	300.00
00605049	30-Oct-13	Perth Royals Amateur Soccer Club	Return of Bond	500.00
00605050	30-Oct-13	Perth Royals Amateur Soccer Club	Refund of Bond	60.00
00605051	30-Oct-13	Perth Royals Amateur Soccer Club	Refund of Bond	40.00
Total Non Creditors Cheques				59,660.68
Payroll				
PY01-08	6-Oct-13	Municipal Fund Bank Account	Payroll	430,759.27
PY01-09	20-Oct-13	Municipal Fund Bank Account	Payroll	432,181.46
PY99-08	6-Oct-13	Municipal Fund Bank Account	Payroll	223.56
Total Payroll				863,164.29
Total Payments From Municipal Fund Bank Account				4,636,575.22
				4,636,575.22

Cheques Cancelled between 1-Oct-13 and 31-Oct-13 that were raised in a prior period

<u>Cheque</u>	<u>Payee</u>	<u>Raised</u>	<u>Value</u>	<u>Cancelled</u>
Municipal Fund Bank Account				
00604734	Mr S Kinchin	11-Sep-13	-2,795.00	11-Oct-13
00604763	Estate of G G Holland 52 Fifth Aven	18-Sep-13	-24.63	11-Oct-13
00604799	Giuseppe Iannantuoni	25-Sep-13	-400.00	2-Oct-13
			-3,219.63	
			-3,219.63	

14.2 Financial Statements for the Month ending 31 October 2013

File Reference:	FIN0015
Appendices:	No

Date:	25 November 2013
Reporting Officer:	N. Cain
Responsible Officer:	G. Pattrick
Voting Requirement:	Simple Majority

Executive Summary:

Recommendation - The Financial Statements for the month ending 31 October 2013 be accepted.

- The Financial Activity Statement Report is presented for the Month of October 2013. The report complies with the requirements of Regulation 34 (Financial activity statement report) of the *Local Government (Financial Management) Regulations 1996*.

TABLED ITEMS:

Nil

BACKGROUND:

Each month officers are required to prepare monthly financial reports, covering prescribed information, and present these to Council for acceptance.

DETAILS:

Presented is the Financial Activity Statement Report – 31 October 2013.

The financial information as shown in this report (October 2013) does not include a number of end-of-financial year adjustments that are still yet to occur which forms part of the opening position, as well as the final approval by the Auditor. The figures stated should therefore not be taken as the Town's final financial position for the period ended 31 October 2013.

For the purposes of reporting material variances from the Statement of Financial Activity (as contained in the Report), the following indicators, as resolved by Council, have been applied –

Revenue

Operating Revenue and Non-Operating Revenue – Material variances are identified where, for the period being reported, the actual varies to the budget by an amount of (+) or (-) \$25,000 and, in these instances, an explanatory comment has been provided.

Expense

Operating Expense, Capital Expense and Non-Operating Expense – Material variances are identified where, for the period being reported, the actual varies to the budget by an amount of (+) or (-) \$25,000 and, in these instances, an explanatory comment has been provided.

For the purposes of explaining each material variance, a three-part approach has been applied. The parts are –

1. Period Variation
Relates specifically to the value of the variance between the Budget and Actual figures for the period of the Report.
2. Primary Reason(s)
Explains the primary reason(s) for the period variance. Minor contributing factors are not reported.
3. End-of-Year Budget Impact
Forecasts the likely financial impact on the end-of-year financial position. It is important to note that figures in this part are ‘indicative only’ at the time of reporting, for circumstances may subsequently change prior to the end of the financial year.

Legal Compliance:

Regulation 34 (Financial activity statement report) of the *Local Government (Financial Management) Regulations 1996* states –

- (1) *A local government is to prepare each month a statement of financial activity reporting on the revenue and expenditure, as set out in the annual budget under regulation 22(1)(d), for that month in the following detail —*
 - (a) *annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c);*
 - (b) *budget estimates to the end of the month to which the statement relates;*
 - (c) *actual amounts of expenditure, revenue and income to the end of the month to which the statement relates;*
 - (d) *material variances between the comparable amounts referred to in paragraphs (b) and (c); and*
 - (e) *the net current assets at the end of the month to which the statement relates.*
- (2) *Each statement of financial activity is to be accompanied by documents containing —*
 - (a) *an explanation of the composition of the net current assets of the month to which the statement relates, less committed assets and restricted assets;*

- (b) *an explanation of each of the material variances referred to in subregulation (1)(d); and*
 - (c) *such other supporting information as is considered relevant by the local government.*
- (3) *The information in a statement of financial activity may be shown —*
 - (a) *according to nature and type classification; or*
 - (b) *by program; or*
 - (c) *by business unit.*
- (4) *A statement of financial activity, and the accompanying documents referred to in subregulation (2), are to be —*
 - (a) *presented at an ordinary meeting of the council within 2 months after the end of the month to which the statement relates; and*
 - (b) *recorded in the minutes of the meeting at which it is presented.*
- (5) *Each financial year, a local government is to adopt a percentage or value, calculated in accordance with the AAS, to be used in statements of financial activity for reporting material variances.*

Section 6.8 of the *Local Government Act 1995* (Expenditure from municipal fund not included in annual budget) states –

- (1) *A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure —*
 - (a) *is incurred in a financial year before the adoption of the annual budget by the local government; or*
 - (b) *is authorised in advance by resolution*;* or
 - (c) *is authorised in advance by the Juneor or president in an emergency.*

** Absolute majority required.*

- (1a) *In subsection (1) —*
 - additional purpose means a purpose for which no expenditure estimate is included in the local government’s annual budget.*
- (2) *Where expenditure has been incurred by a local government —*
 - (a) *pursuant to subsection (1)(a), it is to be included in the annual budget for that financial year; and*
 - (b) *pursuant to subsection (1)(c), it is to be reported to the next ordinary meeting of the council.*

Policy Implications:

Nil

Strategic Plan Implications:

Nil

Financial Implications:Internal Budget:

The Statement of Financial Activity, as contained in the body of the Financial Activity Statement Report, refers and explains.

Total Asset Management:

Nil

Sustainability Assessment:External Economic Implications:

Nil

Social Issues:

Nil

Cultural Issues:

Nil

COMMENT:

It is recommended that the Financial Activity Statement Report – 31 October 2013 be accepted.

RECOMMENDATION/S:

That Council, pursuant to Regulation 34 of the *Local Government (Financial Management) Regulations 1996*, accepts the Financial Activity Statement Report – 31 October 2013.



Financial Activity Statement Report

For the month ended 31 October 2013



Contents

Statement of Financial Activity Variances

Proposed Budget Amendments

Accounting Notes

Business Unit Definitions

Statement of Financial Activity

Net Current Funding Position

Cash and Cash Investments

Receivables (Rates and Sundry Debtors

Grants and Contributions

Reserve Funds

Capital Items

Budget Amendments - Summary

Statement of Financial Activity Variances

Material Variances Defined

For the purposes of reporting the material variances in the Statement of Financial Activity (by Business Unit) (as contained in this document), the following indicators, as resolved, have been applied –

Revenues (Operating and Non-Operating)

Business Unit material variances will be identified where, for the period being reviewed, the actual varies to budget by an amount of (+) or (-) \$25,000 and, in these instances, an explanatory comment will be provided.

Expenses (Operating, Capital and Non-Operating)

Business Unit material variances will be identified where, for the period being reviewed, the actual varies to budget by an amount of (+) or (-) \$25,000 and, in these instances, an explanatory comment will be provided.

Before commenting on each of the specific material variances identified it is important to note that, whilst many accounts will influence the overall variance, only those accounts within the affected Business Unit that significantly contribute to the variance will be highlighted.

For the purposes of explaining each variance, a multi-part approach has been taken. The parts are –

1. Period Variation – Relates specifically to the value of the variance between the Budget and Actual figures for the period being reviewed.
2. Primary Reason – Explains the primary reasons for the period variance. As the review is aimed at a higher level analysis, only major contributing factors are reported.
3. Budget Impact – Forecasts the likely \$ impact on the year end surplus or deficit position. It is important to note that values in this part are indicative only at the time of reporting, for circumstances June subsequently change.

Material Variances Explained

As shown in the in the Statement of Financial Activity (contained within this document), the following variances have been identified -

Revenue

Future Life / Built Life

- **Building**
 - The period variation is up on the period budget by \$49,654.
 - The variation is due to greater than anticipated amount of new building applications processed.
 - The impact on the year end position will be a positive \$49,654.

- **Urban Planning**

- The period variation is up on the period budget by \$136,106.
- The variation is due to an increased volume of planning applications processed which was not anticipated.
- The impact on the year end position will be a positive \$136,106.

Renew Life

- **Street Operations**

- The period variation is up on the period budget by \$251,105
- The variation is due to greater than anticipated amount of revenue generated from the bin service charges. The council recently undertook an audit of the Bins register and the service charges were based on the revised bin quantities per the audit.
- The impact on the year end position will be a positive \$251,105.

Operating Expense

Chief Executive Office

- **Human Resources**

- The period variation is down on the period budget by \$165,952.
- The variation is a result of legal costs relating to a staff matter which is expected to be recovered.
- The impact on the year end position will be nil.

Future Life / Built Life

- **Urban Planning**

- The period variation is up on the period budget by \$78,960
- The variation is due to a vacant Planning Officer position that is to be filled later during the year.
- The impact on the year end position will be approximately \$80,000 positive to budget.

Capital Expense

There are no reportable material variances.

Non-Operating Revenue

There are no reportable material variances.

Non-Operating Expense

There are no reportable material variances.

Accounting Notes

Significant Accounting Policies

The significant accounting policies that have been adopted in the preparation of this document are:

(a) Basis of Preparation

The document has been prepared in accordance with applicable Australian Accounting Standards (as they apply to local government and not-for-profit entities), Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board, the Local Government Act 1995 and accompanying regulations.

The document has also been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

(b) The Local Government Reporting Entity

All Funds through which the Council controls resources to carry on its functions have been included in this document.

In the process of reporting on the local government as a single unit, all transactions and balances between those Funds (for example, loans and transfers between Funds) have been eliminated.

(c) 2013 - 2014 Actual Balances

Balances shown in this document as 2013 - 2014 Actual are subject to final adjustments.

(d) Rounding Off Figures

All figures shown in this document, other than a rate in the dollar, are rounded to the nearest dollar.

(e) Rates, Grants, Donations and Other Contributions

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions. Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

(f) Superannuation

The Council contributes to a number of Superannuation Funds on behalf of employees. All funds to which the Council contributes are defined contribution plans.

(g) Goods and Services Tax

Revenues, expenses and assets capitalised are stated net of any GST recoverable. Receivables and payables in the statement of financial position are stated inclusive of applicable GST. The net amount of GST recoverable from, or payable to, the ATO is included with receivables on payables in the statement of financial position. Cash flows are presented on a Gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

(h) Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, cash at bank, deposits held at call with banks, other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and that are subject to an insignificant risk of changes in value and bank overdrafts. Bank overdrafts are shown as short term borrowings in current liabilities.

(i) Trade and Other Receivables

Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.

(j) InventoriesGeneral

Inventories are measured at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Land Held for Resale

Land purchased for development and/or resale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development, borrowing costs and holding costs until completion of development. Finance costs and holding charges incurred after development is completed are expensed.

Revenue arising from the sale of property is recognised as at the time of signing an unconditional contract of sale. Land held for resale is classified as current except where it is held as non-current based on Council's intentions to release for sale.

(k) Fixed Assets

Each class of fixed asset is carried at cost or fair value as indicated less, where applicable, any accumulated depreciation and impairment losses.

Initial Recognition

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost, or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the Council includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Council and the cost of the item can be measured reliably. All other repairs and maintenance are recognised as expenses in the period in which they are incurred.

Revaluation

Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. For infrastructure and other asset classes, where no active market exists, fair value is determined to be the current replacement cost of an asset less, where applicable, accumulated depreciation calculated on the basis of such cost to reflect the already consumed or expired future economic benefits of the asset. Increases in the carrying amount arising on revaluation of assets are credited to a revaluation surplus in equity. Decreases that offset previous increases of the same asset are recognised against revaluation surplus directly in equity; all other decreases are recognised in profit or loss. Any accumulated depreciation at the date of revaluation is eliminated against the gross carrying amount of the asset and the net amount is restated to the revalued amount of the asset.

Those assets carried at a revalued amount, being their fair value at the date of revaluation less any subsequent accumulated depreciation and accumulated impairment losses, are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

Land Under Roads

In Western Australia, all land under roads is Crown land, the responsibility for managing which, is vested in the local government. Council has elected not to recognise any value for land under roads acquired on or before 30 June 2008. This accords with the treatment available in Australian Accounting Standard AASB 1051 Land Under Roads and the fact Local Government (Financial Management) Regulation 16 (a) (i) prohibits local governments from recognising such land as an asset. In respect of land under roads acquired on or after 1 July 2008, as detailed above, Local Government (Financial Management) Regulation 16 (a) (i) prohibits local governments from recognising such land as an asset.

Whilst such treatment is inconsistent with the requirements of AASB 1051, Local Government (Financial Management) Regulation 4 (2) provides, in the event of such an inconsistency, the Local Government (Financial Management) Regulations prevail. Consequently, any land under roads acquired on or after 1 September 2008 is not included as an asset of the Council.

Depreciation of Non-Current Assets

All non-current assets having a limited useful life (excluding freehold land) are systematically depreciated over their useful lives in a manner that reflects the consumption of the future economic benefits embodied in those assets. Assets are depreciated from the date of acquisition or, in respect of internally constructed assets, from the time the asset is completed and held ready for use. Depreciation is recognised on a straight-line basis, using rates that are reviewed each reporting period. Major depreciation periods are:

Buildings		40 years
Furniture and Equipment		5 – 10 years
Plant and Machinery		2 – 10 years
Sealed Roads	- Clearing and Earthworks	Not depreciated
	- Construction and Road Base	5 – 80 years
	- Original Surface / Major Resurface	5 – 80 years
Drainage		5 – 80 years
Pathways		5 – 80 years
Parks and Reserves		5 – 80 years

Asset residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period. An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount. Gains and losses on disposals are determined by comparing proceeds with the carrying amount. When revalued assets are sold, amounts included in the revaluation surplus relating to that asset are transferred to retained earnings.

Capitalisation Threshold

Expenditure on items of equipment under \$2,000 is not capitalised. Rather, it is recorded on an asset inventory listing.

(I) Financial InstrumentsInitial Recognition and Measurement

Financial assets and financial liabilities are recognised when the Council becomes a party to the contractual provisions to the instrument. For financial assets, this is equivalent to the date that the Council commits itself to either the purchase or sale of the asset (i.e. trade date accounting is adopted). Financial instruments are initially measured at fair value plus transaction costs, except where the instrument is classified 'at fair value through profit or loss', in which case transaction costs are expensed to profit or loss immediately.

Classification and Subsequent Measurement

Financial instruments are subsequently measured at fair value, amortised cost using the effective interest rate method or cost. Fair value represents the amount for which an asset could be exchanged or a liability settled, between knowledgeable, willing parties. Where available, quoted prices in an active market are used to determine fair value. In other circumstances, valuation techniques are adopted.

Amortised cost is calculated as:

- a. the amount in which the financial asset or financial liability is measured at initial recognition;
- b. less principal repayments;
- c. plus or minus the cumulative amortisation of the difference, if any, between the amount initially recognised and the maturity amount calculated using the effective interest rate method; and
- d. less any reduction for impairment.

The effective interest method is used to allocate interest income or interest expense over the relevant period and is equivalent to the rate that discounts estimated future cash payments or receipts (including fees, transaction costs and other premiums or discounts) through the expected life (or when this cannot be reliably predicted, the contractual term) of the financial instrument to the net carrying amount of the financial asset or financial liability. Revisions to expected future net cash flows will necessitate an adjustment to the carrying value with a consequential recognition of an income or expense in profit or loss.

Financial assets at fair value through profit and loss

Financial assets at fair value through profit or loss are financial assets held for trading. A financial asset is classified in this category if acquired principally for the purpose of selling in the short term. Derivatives are classified as held for trading unless they are designated as hedges. Assets in this category are classified as current assets.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market and are subsequently measured at amortised cost. Loans and receivables are included in current assets where they are expected to mature within 12 months after the end of the reporting period.

Held-to-maturity investments

Held-to-maturity investments are non-derivative financial assets with fixed maturities and fixed or determinable payments that the Council's management has the positive intention and ability to hold to maturity. They are subsequently measured at amortised cost. Held-to-maturity investments are included in current assets where they are expected to mature within 12 months after the end of the reporting period. All other investments are classified as non-current. They are subsequently measured at fair value with changes in such fair value (i.e. gains or losses) recognised in other comprehensive income (except for impairment losses). When the financial asset is derecognised, the cumulative gain or loss pertaining to that asset previously recognised in other comprehensive income is reclassified into profit or loss.

Available-for-sale financial assets

Available-for-sale financial assets are non-derivative financial assets that are either not suitable to be classified into other categories of financial assets due to their nature, or they are designated as such by management. They comprise investments in the equity of other entities where there is neither a fixed maturity nor fixed or determinable payments.

They are subsequently measured at fair value with changes in such fair value (i.e. gains or losses) recognised in other comprehensive income (except for impairment losses). When

the financial asset is derecognised, the cumulative gain, or loss, pertaining to that asset previously recognised in other comprehensive income is reclassified into profit or loss.

Available-for-sale financial assets are included in current assets, where they are expected to be sold within 12 months after the end of the reporting period. All other financial assets are classified as non-current.

Financial liabilities

Non-derivative financial liabilities (excluding financial guarantees) are subsequently measured at amortised cost.

Impairment

At the end of each reporting period, the Council assesses whether there is objective evidence that a financial instrument has been impaired. In the case of available-for-sale financial instruments, a prolonged decline in the value of the instrument is considered to determine whether impairment has arisen. Impairment losses are recognised in profit or loss. Any cumulative decline in fair value is reclassified to profit or loss at this point.

Derecognition

Financial assets are derecognised where the contractual rights for receipt of cash flows expire or the asset is transferred to another party, whereby the Council no longer has any significant continual involvement in the risks and benefits associated with the asset.

Financial liabilities are derecognised where the related obligations are discharged, cancelled or expired. The difference between the carrying amount of the financial liability extinguished or transferred to another party and the fair value of the consideration paid, including the transfer of non-cash assets or liabilities assumed, is recognised in profit or loss.

(m) Impairment

In accordance with Australian Accounting Standards the Council's assets, other than inventories, are assessed at each reporting date to determine whether there is any indication they may be impaired. Where such an indication exists, an impairment test is carried out on the asset by comparing the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, to the asset's carrying amount.

Any excess of the asset's carrying amount over its recoverable amount is recognised immediately in profit or loss, unless the asset is carried at a revalued amount in accordance with another standard (e.g. AASB 116). For non-cash generating assets such as roads, drains, public buildings and the like, value in use is represented by the depreciated replacement cost of the asset. At the time of adopting the Annual Budget, it was not possible to estimate the amount of impairment losses (if any) as at 30 June 2013. In any event, an impairment loss is a non-cash transaction and consequently, has no impact on the Annual Budget.

(n) Trade and Other Payables

Trade and other payables represent liabilities for goods and services provided to the Council prior to the end of the financial year that are unpaid and arise when the Council becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured and are usually paid within 30 days of recognition.

(o) Employee Benefits

Provision is made for the Council's liability for employee benefits arising from services rendered by employees to the end of the reporting period. Employee benefits that are expected to be settled within one year have been measured at the amounts expected to be paid when the liability is settled.

Employee benefits payable later than one year have been measured at the present value of the estimated future cash outflows to be made for those benefits. In determining the liability, consideration is given to employee wage increases and the probability that the employee June not satisfy vesting requirements. Those cash flows are discounted using market yields on national government bonds with terms to maturity that match the expected timing of cash flows.

(p) Borrowing Costs

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset.

(q) Provisions

Provisions are recognised when:

- a. The Council has a present legal or constructive obligation as a result of past events;
- b. for which it is probable that an outflow of economic benefits will result; and
- c. that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

(r) Current and Non-Current Classification

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it expected to be settled within the next 12 months, being the Council's operational cycle. In the case of liabilities where the Council does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for resale where it is held as non-current based on the Council's intentions to release for sale.

(s) Comparative Figures

Where required, comparative figures have been adjusted to conform to changes in presentation for the current reporting period.

(t) Budget Comparative Figures

Unless otherwise stated, the Budget comparative figures shown in this Budget document relate to the original Budget estimate for the relevant item of disclosure.

Business Unit Definitions

The Town operations, as disclosed in this report, encompass the following service-oriented Business Units –

Chief Executive OfficeChief Executive Office

The Chief Executive Office area includes the responsibility for core organisational services, leadership and strategic direction of the Town.

Communications

The Communications area supports project teams within the organisation on issues relating to community engagement, marketing, media relations and branding. The area also develops and manages materials relating to the image and reputation of the Town.

Governance

Governance deals with the values, policies and procedures the Council and staff members adopt to provide ethical, transparent and accountable local government.

Human Resources and Organisational Development

The Human Resources and Organisational Development area coordinates all aspects of Human Resources including workforce planning, recruitment, selection and payroll. In addition it is responsible for change management initiatives and the coordination of business planning and performance management. It also manages the coordination of Occupational Safety and Health responsibilities.

Project Management

The Project Management area oversees project management and development in the organisation. It provides management support to internal officers and works collaboratively to deliver major projects to the Council by implementing the necessary standards and procedures. Its secondary function is to provide standardised project reporting to elected members and senior management – in this sense the unit operates as the eyes and ears of management and can alert them to risk and issues early to allow timely interventions to be made.

Business Life Program

Business Life Program (BLP) Administration

This Business Unit includes the administration of the Director of the Business Life Program, including specialist programs and projects relating to the Business Life Program.

Budgeting

The Budgeting area includes the administration of non-cash expenditure and revenue associated with local government accounting requirements, including profit and loss and depreciation.

Business Development

Business Development is an externally focussed Business Unit concentrating on the development of the local economy, in conjunction with local businesses, as well as the generation of revenue from funding sources outside of the District.

Corporate Funds

The Corporate Funds area includes loans, reserve funds, restricted funds, rate revenue and corporate grant funding.

Customer Relations

The Customer Relations team aims to provide a consistent high level of customer service that is professional and friendly. The focus is to simplify processes and make interaction with the Town easy.

Finance

The Finance area includes the administration and operation of all corporate finance related matters, including cash receipting, billing, and investment of funds, payment of creditors, and the corporate finance systems.

Information and Communication Technology (ICT) Services

The ICT Services area includes the provision, operation and maintenance of the corporate computer systems, including software management, hardware management, printing and consumables, telephones and communications networks, and also includes the provision and maintenance of the Corporate Records System.

Regulatory Services

Regulatory Services combines the Environmental Health, Rangers and Parking areas. The Environmental Health area includes the administration, inspection and operations of programs concerned with the general health of the community and includes the provision of immunisation programs, inspection and licencing of food premises and conducting preventative service programs. The Rangers and Parking area includes the administration and operation of fire prevention services, animal control, enforcement of local laws and vehicle impoundment.

Community Life Program

Community Life Program (CLP) Administration

This Business Unit includes the administration of the Director of the Community Life Program, including specialist programs and projects relating to the Community Life Program.

Active Life

Active Life aims to improve the community's wellbeing through the provision of health related community based programs and activities.

Aqualife

Aqualife aims to improve the community's wellbeing by increasing participation rates in physical activity and leisure interest activities at the Town's Aquatic Facilities. A wide range of program options are offered, which include Learn to Swim programs, recreational swimming, organised swimming and health and fitness services.

Digital Hub

The Digital Hub provides free computer courses and online training for the local community, not-for-profit organisations and businesses. Residents are able to participate in friendly, interactive training sessions to learn how to access and explore the online world.

Lifelong Learning

The Lifelong Learning area provides local history and library services to engage the community with opportunities to explore ideas, interact with others, discover the Town's history and become lifelong learners.

Neighbourhood Enrichment

The Neighbourhood Enrichment area aims to foster the enrichment of people, place and participation through community and cultural engagement.

Sporting Life

Sporting Life aims to increase participation in physical activity and improve the community's wellbeing by providing contemporary facilities, organised sport and community programs.

Future Life and Built Life Programs

Future Life and Built Life Program (FLBLP) Administration

This Business Unit includes the administration of the Director of the Future Life and Built Life Programs, including specialist programs and projects relating to the Future Life and Built Life Programs.

Future Life Program

Strategic Planning

The Strategic Planning Business Unit includes both Strategic Planning and Strategic Asset Planning. Strategic Planning aims to provide an integrated comprehensive direction for the future development of the Town. Strategic Asset Planning aims to optimise the sustainable use of the Town's assets.

Strategic Projects

Strategic Projects aims to implement projects to achieve the desired future character of the Town.

Built Life Program

Building

Building aims to ensure buildings are safe, liveable, accessible and sustainable, and meet statutory requirements.

Urban Planning

Urban Planning seeks to enhance our unique character by promoting the development of a high quality built environment and liveable, vibrant streetscapes.

Renew Life Program

Renew Life Program (RLP) Administration

This Business Unit includes the administration of the Director of the Renew Life Program, including specialist programs and projects relating to the Renew Life Program.

Asset Management

Asset Management aims to effectively manage, maintain and renew the Town's assets.

Fleet Management

Fleet Management aims to improve and provide fleet and plant management services that are delivered to a standard that meets community expectations and contributes to a vibrant lifestyle within the Town.

Parks

The Parks area aims to ensure the parks and natural areas are provided to the best standard, and that the Town's streetscapes are safe, clean and attractive.

Street Improvement

The Street Improvement area manages the Town's public assets to a standard that creates the foundation for vibrancy and a quality lifestyle.

Street Operations

Street Operations provides the maintenance and construction services related to street infrastructure and the delivery of waste services.



Statement of Financial Activity
For the period 1 July 2013 to 31 October 2013

Particulars	Material Variance		31 October 2013			
	\$	%	Revised Budget \$	Year-to-Date Budget \$	Year-to-Date Actual \$	
Revenue						
Chief Executive Office			3,700	1,236	10,446	
Chief Executive Office			1,200	400	9,986	
Communications			500	168	157	
Governance			1,000	332	159	
Human Resources			500	168	144	
Project Management			500	168	0	
Business Life			38,409,900	32,524,320	32,522,189	
BLP Administration			1,000	332	9,365	
Budgeting			25,900	0	0	
Business Development			0	0	0	
Corporate Funds			33,221,700	31,409,736	31,400,541	
Customer Relations			0	0	0	
Finance			467,500	290,812	310,230	
ICT Services			1,500	504	469	
Regulatory Services			4,692,300	822,936	801,584	
Community Life			6,007,300	1,687,556	1,685,463	
CLP Administration			500	168	9,461	
Active Life			0	0	0	
Aqualife			3,185,300	984,356	974,091	
Digital Hub			71,500	0	0	
Lifelong Learning			49,200	12,304	12,801	
Neighbourhood Enrichment			242,500	38,596	59,229	
Sporting Life			2,458,300	652,132	629,882	
Future Life / Built Life			677,900	225,888	420,670	
FLBLP Administration			500	168	9,358	
Building	49,654	▲	59%	253,900	84,604	134,258
Strategic Planning				500	168	0
Strategic Projects				0	0	0
Urban Planning	136,106	▲	97%	423,000	140,948	277,054
Renew Life			3,168,200	1,081,376	1,387,646	
RLP Administration			1,001,500	500	9,577	
Asset Management			132,800	93,252	112,542	
Fleet Management			8,500	2,832	4,579	
Parks			10,800	3,600	17,814	
Street Improvement			500	168	11,005	
Street Operations	251,105	▲	26%	2,014,100	981,024	1,232,129
Total Revenue			48,267,000	35,520,376	36,026,413	



Statement of Financial Activity
For the period 1 July 2013 to 31 October 2013

Particulars	Material Variance		31 October 2013		
	\$	%	Revised Budget \$	Year-to-Date Budget \$	Year-to-Date Actual \$
Operating Expense					
Chief Executive Office			(2,892,700)	(1,035,492)	(1,177,945)
Chief Executive Office			(796,600)	(265,440)	(243,671)
Communications			(573,700)	(192,508)	(207,370)
Governance			(515,600)	(152,076)	(157,450)
Human Resources	165,952	▲ 53%	(666,400)	(312,044)	(477,996)
Project Management			(340,400)	(113,424)	(91,458)
Business Life			(13,435,400)	(2,052,200)	(2,040,453)
BLP Administration			(947,700)	(425,656)	(450,485)
Budgeting			(4,591,700)	(23,052)	0
Business Development			(301,400)	(48,120)	(57,509)
Corporate Funds			(864,000)	(138,000)	(156,302)
Customer Relations			(511,600)	(220,476)	(240,731)
Finance			(1,296,300)	(261,928)	(237,470)
ICT Services			(1,231,300)	(355,288)	(334,735)
Regulatory Services			(3,691,400)	(579,680)	(563,220)
Community Life			(8,740,300)	(2,560,528)	(2,480,507)
CLP Administration			(711,700)	(200,492)	(200,843)
Active Life			(107,800)	(35,924)	(25,750)
Aqualife			(2,779,700)	(926,204)	(917,775)
Digital Hub			(160,600)	(53,512)	(40,230)
Lifelong Learning			(1,116,400)	(357,008)	(345,515)
Neighbourhood Enrichment			(1,419,300)	(282,764)	(264,063)
Sporting Life			(2,444,800)	(704,624)	(686,332)
Future Life / Built Life			(3,040,900)	(800,652)	(700,132)
FLBLP Administration			(677,400)	(155,716)	(134,732)
Building			(548,000)	(166,600)	(151,845)
Strategic Planning			(724,600)	(114,848)	(133,351)
Strategic Projects			(14,200)	(4,732)	(408)
Urban Planning	78,960	▼ 22%	(1,076,700)	(358,756)	(279,796)
Renew Life			(16,530,200)	(4,407,785)	(4,392,246)
RLP Administration			(787,700)	(262,468)	(272,348)
Asset Management			(2,965,500)	(729,768)	(740,525)
Fleet Management			0	0	(15,567)
Parks			(3,829,500)	(896,023)	(879,008)
Street Improvement			(965,600)	(295,736)	(274,088)
Street Operations			(7,981,900)	(2,223,790)	(2,210,709)
Total Operating Expense			(44,639,500)	(10,856,657)	(10,791,283)



Statement of Financial Activity
For the period 1 July 2013 to 31 October 2013

Particulars	Material Variance		31 October 2013		
			Revised Budget	Year-to-Date Budget	Year-to-Date Actual
	\$	%	\$	\$	\$
Capital Expense					
Chief Executive Office			0	0	(0)
Chief Executive Office			0	0	0
Communications			0	0	(0)
Governance			0	0	0
Human Resources			0	0	0
Project Management			0	0	0
Business Life			(3,921,000)	(150,890)	(116,996)
BLP Administration			0	0	(10,886)
Budgeting			0	0	0
Business Development			0	0	0
Corporate Funds			0	0	0
Customer Relations			0	0	0
Finance			0	0	0
ICT Services			(553,000)	(120,000)	(96,690)
Regulatory Services			(3,368,000)	(30,890)	(9,420)
Community Life			(247,000)	0	(2,309)
CLP Administration			0	0	0
Active Life			0	0	0
Aqualife			(63,000)	0	(909)
Digital Hub			0	0	0
Lifelong Learning			(36,000)	0	0
Neighbourhood Enrichment			(5,000)	0	(1,400)
Sporting Life			(143,000)	0	0
Renew Life			(12,563,900)	(2,000,125)	(1,934,588)
Asset Management			(2,439,400)	(124,640)	(105,817)
Fleet Management			(1,076,500)	(125,000)	(101,598)
Parks			(2,774,000)	(200,700)	(180,456)
Street Operations			(6,274,000)	(1,549,785)	(1,546,716)
Total Capital Expense			(16,731,900)	(2,151,015)	(2,053,893)



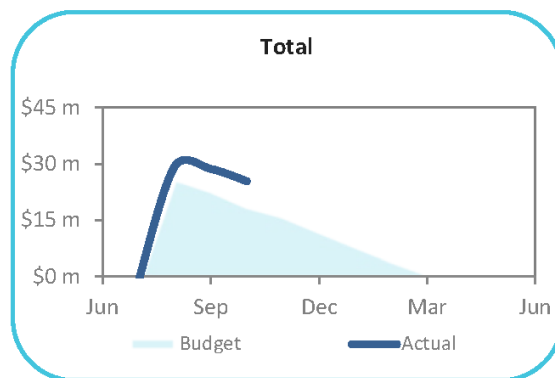
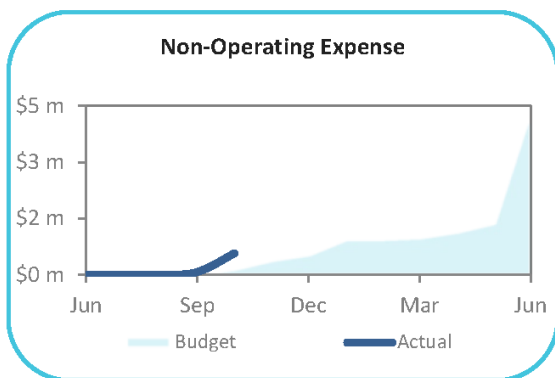
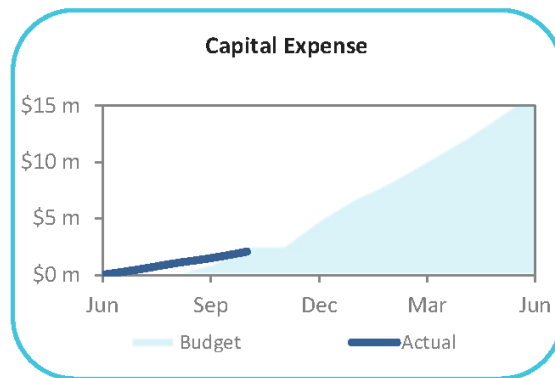
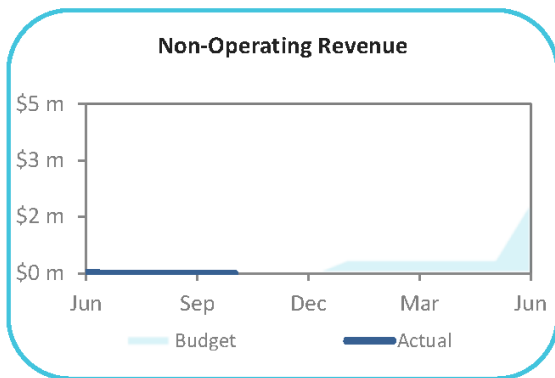
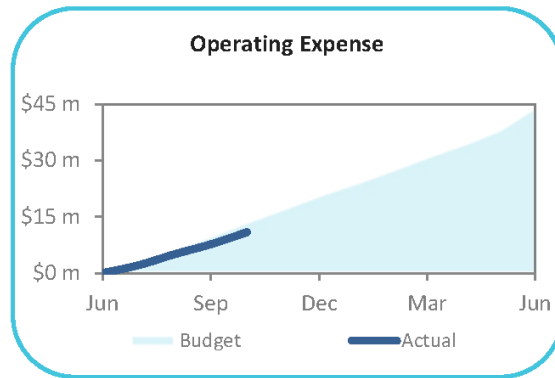
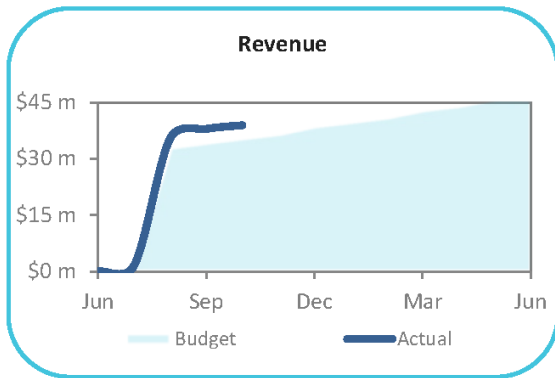
Statement of Financial Activity
For the period 1 July 2013 to 31 October 2013

Particulars	Material Variance	31 October 2013		
		Revised Budget	Year-to-Date Budget	Year-to-Date Actual
	\$	\$	\$	\$
Non-Operating Revenue				
Business Life		1,700,000	0	0
Corporate Funds		1,700,000	0	0
Renew Life		299,000	0	13,055
Fleet Management		299,000	0	13,055
Total Non-Operating Revenue		1,999,000	0	13,055
Non-Operating Expense				
Business Life		(4,461,300)	(380,000)	(384,885)
Corporate Funds		(4,461,300)	(380,000)	(384,885)
Total Non-Operating Expense		(4,461,300)	(380,000)	(384,885)
Non-Cash Items Adjustments				
Profit and Loss		29,100	26,400	0
Depreciation		4,926,700	1,641,588	0
Total Non-Cash Items Adjustments		4,955,800	1,667,988	0
Suspense Items Yet To Be Applied		0	0	46,686
Opening Surplus / (Deficit)		10,610,900	10,610,900	10,610,900
Closing Surplus / (Deficit)		0	34,411,592	33,466,992



Statement of Financial Activity
For the period 1 July 2013 to 31 October 2013

Graphical Representation





Net Current Funding Position
For the period 1 July 2013 to 31 October 2013

Particulars	Brought Forward 1 July \$	2013-2014 Revised Budget \$	Year To Date Actual \$
Current Assets			
Cash - Unrestricted	3,219,200	1,982,800	25,212,176
Cash - Reserves / Restricted	10,120,900	7,638,000	4,750,000
Receivables and Accruals	10,600,000	3,500,000	16,236,618
Inventories	17,200	17,200	160,778
	23,957,300	13,138,000	46,359,572
Less Current Liabilities			
Payables and Provisions	(3,225,500)	(5,500,000)	(8,142,580)
	(3,225,500)	(5,500,000)	(8,142,580)
Net Current Asset Position	20,731,800	7,638,000	38,216,992
Less			
Cash - Reserves / Restricted	(10,120,900)	(7,638,000)	(4,750,000)
Estimated Surplus / (Deficiency) Carried Forward	10,610,900	0	33,466,992



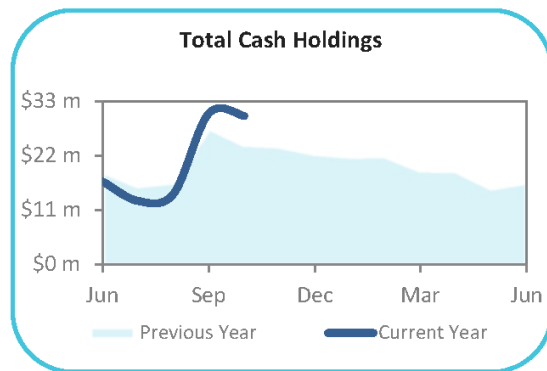
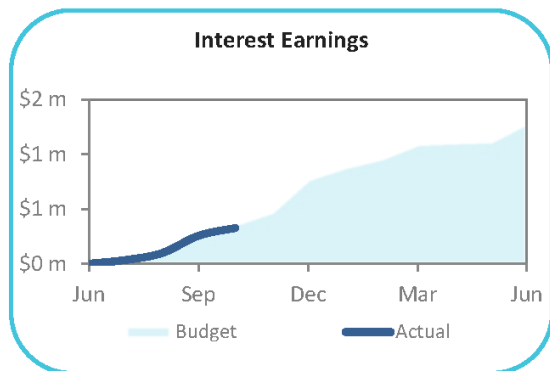
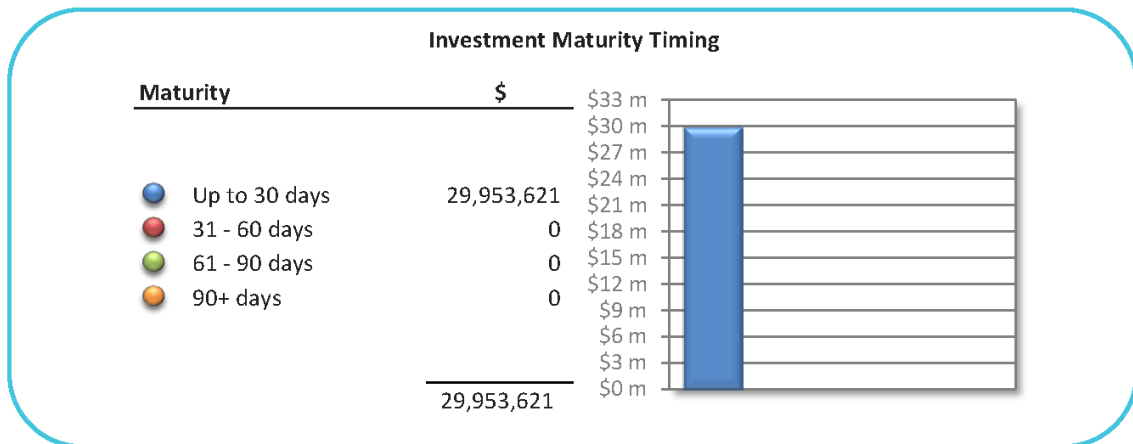
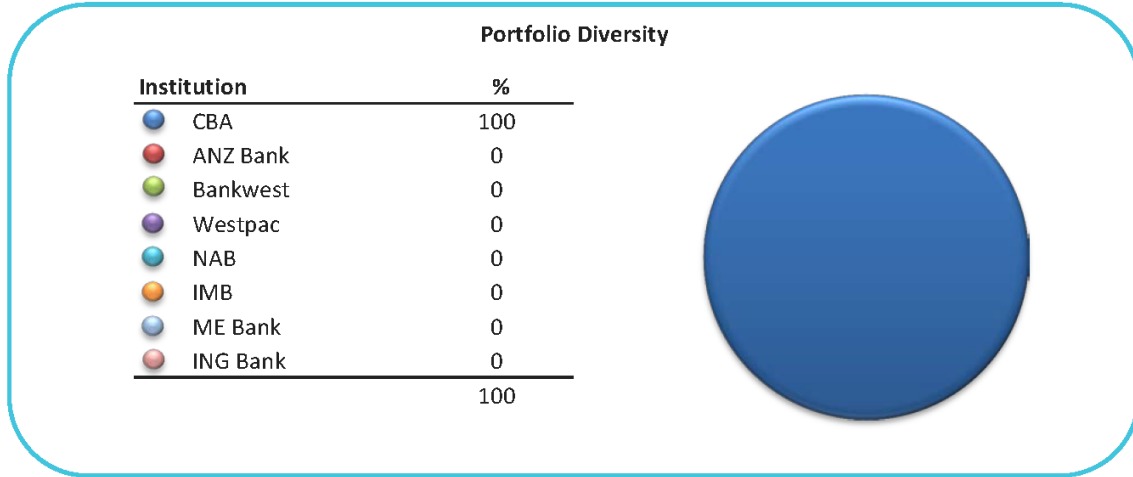
Cash and Cash Investments
For the month ended 31 October 2013

Cash and Investments Analysis

	Amount Invested \$	Interest Rate %	Term (Days)	Maturity Date	Projected Earnings \$	Percentage of Portfolio
Cash - Unrestricted						
CBA A1	25,203,621				0	84%
At Call	25,203,621				0	
Total Cash - Unrestricted	25,203,621				0	84%
Cash - Restricted						
CBA A1	4,750,000				0	16%
At Call	4,750,000					
Total Cash - Restricted	4,750,000				0	16%
Total Cash - Invested	29,953,621				0	100%
Cash on Hand	8,555					
Total Cash	29,962,176					



Cash and Investments Analysis

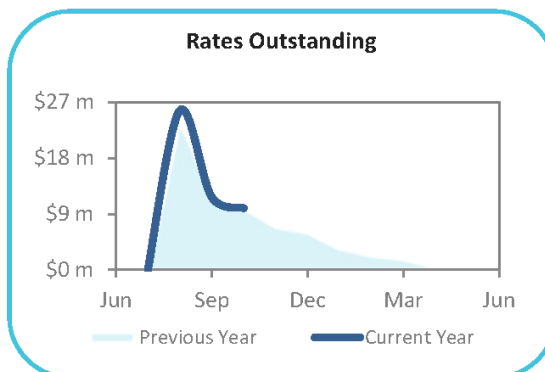




Receivables (Rates and Sundry Debtors)
For the month ended 31 October 2013

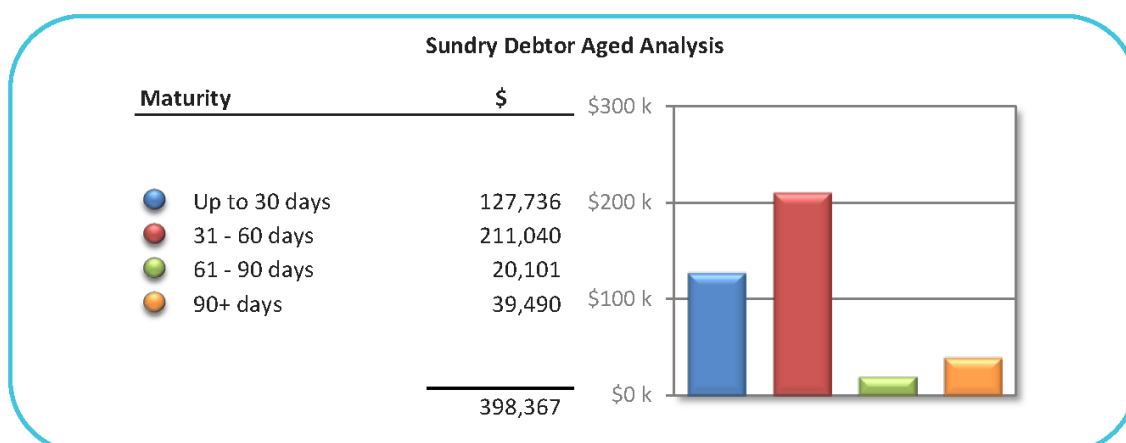
Rates Outstanding (Not Including Deferrals or Associated Fees and Charges)

	Total
Balance from Previous Year	344,924
Rates Levied - Initial	30,980,899
Rates Levied - Interims	116,795
Total Rates Collectable	31,442,619
Current Rates Collected To Date	21,511,445
Current Rates Outstanding	9,931,174
% Rates Outstanding	31.6%



Sundry Debtors

Type	Total	30 Days	60 Days	90 Days	90+ Days
Grants and Subsidies	51,864	38,664	2,200	11,000	0
Property Rent	(1,718)	(3,418)	850	850	0
Aqualife Fees	33,962	15,491	1,014	18	17,440
Leisurelife Fees	25,911	9,736	2,806	2,564	10,806
Community Life Fees	55,765	45,959	661	(707)	9,852
Health Fees	11,450	3,505	1,199	6,376	370
Other Fees and Charges	18,822	17,799			1,023
Long Service Leave From Councils	0	0	0	0	0
GST Receivable	202,311	0	202,311	0	0
Total Sundry Debtors	398,367	127,736	211,040	20,101	39,490





Grants and Contributions
For the month ended 31 October 2013

Grants and Contributions

Details		Original Budget	Revised Budget	Receipt Status	
		\$	\$	Invoiced	Remaining
Access Inclusion / Seniors	Community Grants	1,000	1,000	0	1,000
Adult Programs	State Government	1,000	1,000	0	1,000
Corporate Funds	Federal Assistance	700,000	700,000	133,371	566,630
	Local Roads	350,000	350,000	0	350,000
Creative Arts	Sponsorship	5,000	5,000	10,000	0
Cultural Engagement	State Government	4,000	4,000	0	4,000
Digital Hub	Federal Government	71,500	71,500	0	71,500
Engineering	Main Roads Direct	54,000	54,000	0	54,000
	Main Roads WA Other	100,000	100,000	0	100,000
	Regional Road Group	986,700	986,700	0	986,700
eServices	State Government	1,000	1,000	0	1,000
Events and Volunteers	Lotterywest	20,000	20,000	0	20,000
	Burswood Park	45,000	45,000	0	45,000
	Contributions Received	20,000	20,000	0	20,000
	Sponsorship	8,000	8,000	6,000	2,000
	State Government	3,000	3,000	0	3,000
Information and Donations	State Government	20,000	20,000	0	20,000
Lifelong Learning	Book Council Grant	600	600	600	0
	State Government	500	500	0	500
Local History	State Government	10,000	10,000	0	10,000
Rangers	City of Perth	8,000	8,000	0	8,000
Recreational Swimming	Sport and Recreation	3,000	3,000	0	3,000
Safer Neighbourhoods	Office of Crime Prevention	5,000	5,000	0	5,000
RLP Administration	Lathlain Precinct Grants	1,000,000	1,000,000	0	1,000,000
Young People Services	Book Council Grants	500	500	0	500
	State Government	1,000	1,000	0	1,000
Total Cash Deposits		3,418,800	3,418,800	149,971	3,273,830



Reserve Funds Descriptions

The purposes for which funds have been set aside by Council, in Reserve Funds, are outlined below -

Building Renewal

To provide funds to assist with acquisition, construction, upgrading or replacement of buildings in the Town.

Community Art

To provide funds to assist with the purchase and placement of art for the Council and Community.

Drainage Renewal

To provide funds to assist with the provision, upgrade, replacement or general improvement of drainage.

Edward Millen Site

To be used to assist in improving and / or maintaining the Edward Millen Site, including the associated grounds.

Furniture and Equipment Renewal

To be used to fund renewal projects associated with Council's Furniture and Equipment assets.

Future Fund

To assist in funding projects and property purchases that diversify Council's revenue streams.

Harold Hawthorne - Carlisle Memorial

To assist in the replacement of major appliances / equipment and any structural repairs to these facilities.

Lt Col Christian Garden Competition

To be used to provide funds to assist in conducting future Spring Garden Competitions.

Mayor Emergency Relief

To be used to provide financial assistance to areas within Western Australia subjected to natural disaster.

Other Infrastructure Renewal

To assist in the provision, upgrade, replacement or improvement of infrastructure within road reserves.

Parks Renewal

To be used to fund renewal projects associated with Council's Parks

Pathways Renewal

To be used to fund renewal projects associated with Council's Pathways Assets

Peninsula Infrastructure

To assist in the replacement of infrastructure and maintenance to public areas in the Burswood Peninsula area.

Plant and Machinery Renewal

To be used to assist in the acquisition and replacement of the Town's Plant and Machinery.



*Reserve Funds
For the month ended 31 October 2013*

Reserve Funds Descriptions

Renewable Energy

To assist in investigating and funding renewable energy projects within the District.

Roads Renewal

To be used to fund renewal projects associated with Council's Roads Assets

Underground Power

To assist in the funding of projects and landscaping associated with the installation of underground power.

Waste Management

To assist in the funding of waste management and waste minimisation initiatives.



*Reserve Funds
For the month ended 31 October 2013*

Reserve Funds Transactions

	Annual Opening Balance \$	Transfer to Reserve \$	Transfer from Reserve \$	31 October 2013 Balance Actual \$	Balance Budget \$	Annual Revised Budget \$
Building Renewal	80,000	0	0	80,000	80,000	80,000
Community Art	650,000	0	0	650,000	650,000	650,000
Drainage Renewal	15,000	0	0	15,000	15,000	15,000
Edward Millen Site	1,130,000	0	0	1,130,000	1,130,000	1,130,000
Future Fund	540,000	0	0	540,000	540,000	540,000
Furniture and Equip Renewal	85,000	0	0	85,000	85,000	85,000
Harold Hawthorn - Carlisle	10,000	0	0	10,000	10,000	10,000
Lt Col Christian Garden	30,000	0	0	30,000	30,000	30,000
Mayor Emergency Relief	5,000	0	0	5,000	5,000	5,000
Other Infrastructure Renewal	345,000	0	0	345,000	345,000	345,000
Parks Renewal	110,000	0	0	110,000	110,000	110,000
Pathways Renewal	10,000			10,000	10,000	10,000
Peninsula Infrastructure	120,000	0	0	120,000	120,000	120,000
Plant and Machinery	275,000	0	0	275,000	275,000	275,000
Renewable Energy		0	0	0	0	0
Roads Renewal	220,000	0	0	220,000	220,000	220,000
Underground Power	625,000	0	0	625,000	625,000	625,000
Waste Management	500,000	0	0	500,000	500,000	500,000
	4,750,000	0	0	4,750,000	4,750,000	4,750,000



Capital Items

The following pages summarise the progress of the Capital Items.

For the purposes of these pages, the following indicators have been used -

Item Timing

This relates to how the item is tracking time-wise and is displayed using the following indicators -

- Behind
- On-Track
- In-Front

Budget Status

This relates to how the item is costing against the Revised Budget and is displayed using the following indicators -

- Over budget
- On budget
- Under budget

Completion Stage

This relates to where the item is currently, in terms of completion, and is displayed using the following indicators -

- Not commenced
- Commenced
- Half-way completed
- Nearing completion
- Completed



*Capital Items
For the month ended 31 October 2013*

Capital Items

Particulars	Item Timing	Budget Status	Completion Stage	Revised Budget \$	Year-to-Date Actual \$
Buildings				2,409,400	99,817
Asset Management				2,409,400	99,817
Aqualife					
Renew - Chlorine Tank Enclosure	<input type="checkbox"/>	<input type="checkbox"/>	□□□□	28,000	0
Renew - Indoor Pool Tiling	<input type="checkbox"/>	<input checked="" type="checkbox"/>	■ ■ ■ □	14,000	14,500
Upgrade - Solar Thermal Water System	<input type="checkbox"/>	<input type="checkbox"/>	■ □ □ □	47,000	4,293
Carlisle Reserve Clubrooms					
Upgrade - Toilet Security	<input type="checkbox"/>	<input type="checkbox"/>	■ □ □ □	5,000	0
Council Administration					
Renew - Air Conditioning System	<input type="checkbox"/>	<input type="checkbox"/>	■ □ □ □	410,000	0
Upgrade - Customer Service Counter	<input type="checkbox"/>	<input type="checkbox"/>	■ ■ □ □	159,000	2,920
Council Depot					
Upgrade - Electrical Sub-Board	<input type="checkbox"/>	<input type="checkbox"/>	■ ■ □ □	20,000	8,272
East Victoria Park RSL					
Renew - Air Conditioning	<input type="checkbox"/>	<input type="checkbox"/>	■ □ □ □	85,000	0
Edward Millen					
Renew - Rotunda	<input type="checkbox"/>	<input type="checkbox"/>	■ □ □ □	185,000	3,479
Fletcher Park Clubrooms					
Upgrade - Toilet Security	<input type="checkbox"/>	<input type="checkbox"/>	■ □ □ □	5,000	0
Fraser Park Clubrooms					
Upgrade - Toilet Security	<input type="checkbox"/>	<input type="checkbox"/>	■ □ □ □	5,000	0
Garland Street Toilets					
Renew - Toilets	<input type="checkbox"/>	<input type="checkbox"/>	■ □ □ □	85,000	0
Harold Rossiter Clubrooms					
Upgrade - Toilet Security	<input type="checkbox"/>	<input type="checkbox"/>	■ □ □ □	5,000	0
Harold Hawthorne Senior Centre					
Renew - Air Conditioning	<input type="checkbox"/>	<input type="checkbox"/>	■ □ □ □	55,000	0
Renew - Toilets	<input type="checkbox"/>	<input type="checkbox"/>	■ □ □ □	20,000	0
Higgins Park Clubrooms					
Upgrade - Toilet Security	<input type="checkbox"/>	<input type="checkbox"/>	■ □ □ □	5,000	0



*Capital Items
For the month ended 31 October 2013*

Capital Items

Particulars	Item Timing	Budget Status	Completion Stage	Revised Budget \$	Year-to-Date Actual \$
Higgins Park Tennis Clubrooms					
Upgrade - Toilet Security	☐	☐	■☐☐☐	5,000	0
JA Lee Reserve Changerooms					
Upgrade - Toilet Security	☐	☐	■☐☐☐	5,000	0
Kensington PCYC					
Renew - Ceiling	☐	☐	☐☐☐☐	17,400	0
Renew - Roof	☐	☐	☐☐☐☐	30,000	0
Lathlain Precinct Revitalisation					
New - Community Facility*	☐	☐	■☐☐☐	730,000	804
Leisurelife					
New - Fire Panel	☐	☐	■☐☐☐	126,000	0
Renew - Creche Air Conditioning	☐	☐	■☐☐☐	60,000	0
Renew - Drama Room Amenities	☐	☐	■■☐☐	20,000	31,600
Lifelong LearningCentre					
Renew - Air Conditioning System	☐	☐	☐☐☐☐	140,000	0
Renew - Carpet	☐	☐	■■☐☐	34,000	33,950
Renew - Furniture	☐	☐	☐☐☐☐	10,000	0
McCallum Park Toilets					
Renew - Roof Reconstruction	☐	☐	☐☐☐☐	14,000	0
Parnham Reserve Changerooms					
Upgrade - Toilet Security	☐	☐	■☐☐☐	5,000	0
Raphael Park Clubrooms					
Upgrade - Toilet Security	☐	☐	■☐☐☐	5,000	0
Read Park Toilets					
Renew - Toilets	☐	☐	■☐☐☐	75,000	0



*Capital Items Progress
For the month ended 31 October 2013*

Capital Items

Particulars	Item Timing	Budget Status	Completion Stage	Revised Budget \$	Year-to-Date Actual \$
Plant / Machinery				1,181,500	192,068
Aqualife				20,000	0
Aqualife					
Renew - Plant Room Pump	☐	☐	☐☐☐☐	20,000	0
Fleet Management				1,061,500	100,978
Light Fleet					
New - BLP Administration - New	☐	☐	☐☐☐☐	33,000	0
New - Parking - To Be Advised (x7)	☐	☐	■☐☐☐	140,000	100,978
Renew - Building - 112-VPk	☐	☐	☐☐☐☐	22,000	0
Renew - Building - 113-VPk	☐	☐	☐☐☐☐	22,000	0
Renew - Building - 123-VPk	☐	☐	☐☐☐☐	22,000	0
Renew - CEO Administration - 107-VPk	☐	☐	☐☐☐☐	32,000	0
Renew - Engineering - 118-VPk	☐	☐	☐☐☐☐	27,000	0
Renew - Engineering - 185-VPk	☐	☐	☐☐☐☐	32,000	0
Renew - Finance - 181-VPk	☐	☐	☐☐☐☐	30,000	0
Renew - IT Services - 114-VPk	☐	☐	☐☐☐☐	22,000	0
Renew - Rangers - 183-VPk	☐	☐	☐☐☐☐	30,000	0
Renew - RLP Administration - 111-VPk	☐	☐	☐☐☐☐	33,000	0
Renew - Urban Planning - 168-VPk	☐	☐	☐☐☐☐	22,000	0
Renew - Urban Planning - 171-VPk	☐	☐	☐☐☐☐	22,000	0
Renew - Urban Planning - 186-VPk	☐	☐	☐☐☐☐	22,000	0
Major Plant					
Renew - Engineering - 124-VPk - Truck	☐	☐	☐☐☐☐	88,000	0
Renew - Engineering - 138-VPk - Truck	☐	☐	☐☐☐☐	105,000	0
Renew - Engineering - 149-VPk - Trailer	☐	☐	☐☐☐☐	28,000	0
Renew - Engineering - 162-VPk - Sweep	☐	☐	☐☐☐☐	329,500	0
Parks				15,000	620
Minor Plant					
Renew - Minor Plant			☐☐☐☐	15,000	620
Street Operations				85,000	90,470
Minor Plant					
Renew - Minor Plant	☐	☐	☐☐☐☐	15,000	0
Renew - Bins	☐	☐	■☐☐☐	70,000	90,470



*Capital Items Progress
For the month ended 31 October 2013*

Capital Items

Particulars	Item Timing	Budget Status	Completion Stage	Revised Budget \$	Year-to-Date Actual \$
Furniture / Equipment				4,178,000	125,305
Aqualife				43,000	909
Aqualife					
Renew - Lane Ropes	<input type="checkbox"/>	<input type="checkbox"/>	□□□□	10,000	0
Renew - Main Circulating Pumps	<input type="checkbox"/>	<input type="checkbox"/>	□□□□	18,000	0
Renew - Pool Cleaner	<input type="checkbox"/>	<input type="checkbox"/>	□□□□	10,000	0
Renew - Water Testing Photometer	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	5,000	909
Asset Management				30,000	6,000
Administration Centre					
Renew - Furniture	<input type="checkbox"/>	<input type="checkbox"/>	□□□□	10,000	0
Aqualife					
Renew - Furniture	<input type="checkbox"/>	<input type="checkbox"/>	□□□□	5,000	0
Depot					
Renew - Furniture	<input type="checkbox"/>	<input type="checkbox"/>	□□□□	5,000	0
Leisurelife					
Renew - Furniture	<input type="checkbox"/>	<input type="checkbox"/>	□□□□	5,000	0
Lifelong Learning Centre					
Renew - Furniture	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	5,000	6,000
ICT Services				553,000	96,690
Information Technology					
New - Computer Hardware	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	205,000	78,245.91
New - Software Solutions	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	185,000	18,444
Renew - Computer Hardware	<input type="checkbox"/>	<input type="checkbox"/>	□□□□	67,000	0
Renew - Networking Devices	<input type="checkbox"/>	<input type="checkbox"/>	□□□□	4,000	0
Renew - Printing Devices	<input type="checkbox"/>	<input type="checkbox"/>	□□□□	47,000	0
Renew - Software Solutions	<input type="checkbox"/>	<input type="checkbox"/>	□□□□	25,000	0
Renew - Storage Devices	<input type="checkbox"/>	<input type="checkbox"/>	□□□□	20,000	0



Capital Items Progress
For the month ended 31 October 2013

Capital Items

Particulars	Item Timing	Budget Status	Completion Stage	Revised Budget \$	Year-to-Date Actual \$
Regulatory Services				3,368,000	20,306
Information Technology					
New - Computer Hardware	□	□	■□□□	30,000	20,306
Parking Initiative					
New - Parking Initiative - TBA	□	□	□□□□	3,338,000	0
Lifelong Learning Centre				36,000	0
Equipment					
Renew - Visitor Chairs	□	□	□□□□	6,000	0
Upgrade - Shelving Bay Wheels	□	□	□□□□	30,000	0
Neighbourhood Enrichment				5,000	1,400
Public Art and Display					
New - Artwork	□	□	■□□□	5,000	1,400
Sporting Life				143,000	0
Equipment					
Renew - Gym Equipment	□	□	□□□□	143,000	0



Capital Items Progress
For the month ended 31 October 2013

Capital Items

Particulars	Item Timing	Budget Status	Completion Stage	Revised Budget \$	Year-to-Date Actual \$
Roads				2,604,200	589,526
Street Operations				2,604,200	589,526
Road Improvements					
Renew - Columbo and Hordern	<input type="checkbox"/>	<input type="checkbox"/>	■■■■□	62,500	46,965
Renew - Milford and Swansea *	<input type="checkbox"/>	<input type="checkbox"/>	■■■■□	126,000	139,010
Renew - Mint and Carnarvon	<input type="checkbox"/>	<input type="checkbox"/>	■■■■■	19,700	30,791
Upgrade - Etwell Streetscape	<input type="checkbox"/>	<input type="checkbox"/>	■■■■□	45,000	1,364
Upgrade - Hillview and Berwick	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	550,000	9,916
Major Road Asphalt Overlay Works					
Renew - Albany Hwy - Kent to Mint	<input type="checkbox"/>	<input type="checkbox"/>	■■■■□	250,000	126,640
Renew - Bishopsgate	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	610,000	75,331
Renew - Cohn - Star to Orrong	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	143,000	1,822
Renew - Gloucester	<input type="checkbox"/>	<input type="checkbox"/>	■■□□	90,000	0
Renew - Jarrah - Caden to Pallitt - North	<input type="checkbox"/>	<input type="checkbox"/>	■■□□	27,000	3,033
Renew - Jarrah - Caden to Pallitt - South	<input type="checkbox"/>	<input type="checkbox"/>	■■□□	38,000	0
Renew - Jarrah - Pinedale to Hillview	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	65,000	900
Renew - Kent - Berwick to Devenish	<input type="checkbox"/>	<input type="checkbox"/>	■■□□	56,000	0
Renew - Kent - Etwell to Turner	<input type="checkbox"/>	<input type="checkbox"/>	■■□□	131,000	37,210
Renew - Kent - Jarrah to Turner	<input type="checkbox"/>	<input type="checkbox"/>	■■□□	41,000	2,150
Renew - Mercury	<input type="checkbox"/>	<input type="checkbox"/>	■■■■■	250,000	114,397
Renew - Sussex - North	<input type="checkbox"/>	<input type="checkbox"/>	■■□□	20,000	0
Bus Shelters					
New - Shepperton - North of Swansea	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	20,000	0
New - Shepperton - South of Dane	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	20,000	0
Street Signs and Lighting					
New - Various Locations	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	20,000	0
Renew - Various Locations	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	20,000	0



*Capital Items Progress
For the month ended 31 October 2013*

Capital Items

Particulars	Item Timing	Budget Status	Completion Stage	Revised Budget \$	Year-to-Date Actual \$
Drainage				467,100	290,970
Street Operations				467,100	290,970
Drainage Infrastructure					
New - Berwick and Whittlesford	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	73,500	0
New - Tuam	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	23,600	2,834
Renew - Drainage Pits - Locations To Be	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	180,000	272,769
Renew - Drainage Sumps - Locations To	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	45,000	15,367
Renew - River Wall	<input type="checkbox"/>	<input type="checkbox"/>	□□□□	45,000	0
Upgrade - Albany Hwy	<input type="checkbox"/>	<input type="checkbox"/>	□□□□	100,000	0
Pathways				1,300,000	293,322
Street Operations				1,300,000	293,322
Pathways					
New - Bishopsgate - Cycle Lanes *	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	125,000	0
New - Hordern - Armagh and Oswald	<input type="checkbox"/>	<input type="checkbox"/>	□□□□	10,000	0
New - Kent - Cycle Lanes *	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	127,000	0
New - Oswald - Washington and Horder	<input type="checkbox"/>	<input type="checkbox"/>	□□□□	18,000	0
New - Parking Initiative - Locations To Be	<input type="checkbox"/>	<input type="checkbox"/>	□□□□	500,000	0
Renew - Locations To Be Advised	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	220,000	293,322
Lathlain Precinct Revitalisation					
New - Oval Facility Link Pathways *	<input type="checkbox"/>	<input type="checkbox"/>	□□□□	300,000	0



*Capital Items Progress
For the month ended 31 October 2013*

Capital Items

Particulars	Item Timing	Budget Status	Completion Stage	Revised Budget \$	Year-to-Date Actual \$
Other Assets				1,817,700	282,428
Street Operations				1,817,700	282,428
Carparks and Right-Of-Ways					
New - Addie - ACROD Bay	☐	☐	■ ■ ■ ☐	12,000	0
New - Albany Hwy - ACROD Bay	☐	☐	■ ☐ ☐ ☐	12,000	0
New - Parking Initiative - TBA	☐	☐	☐ ☐ ☐ ☐	511,000	0
New - Planet and Archer - ACROD Bay	☐	☐	■ ☐ ☐ ☐	12,000	0
New - Westminster Sump - Parking	☐	☐	■ ■ ☐ ☐	239,700	220,623
Street Lighting					
New - Parking Initiative - TBA	☐	☐	■ ☐ ☐ ☐	511,000	45,162
Renew - Christmas Lights and Decoratic	☐	☐	■ ☐ ☐ ☐	80,000	2,950
Lathlain Precinct Revitalisation					
New - Car Parking *	☐	☐	■ ☐ ☐ ☐	440,000	13,693
Parks				2,503,000	142,354
Parks				2,684,000	180,456
Lathlain Precinct Revitalisation					
New - Dog Exercise Area *	☐	☐	☐ ☐ ☐ ☐	310,000	0
New - Entry Statement *	☐	☐	■ ☐ ☐ ☐	30,000	1,500
New - Playground *	☐	☐	☐ ☐ ☐ ☐	190,000	0
New - Reserve Improvements	☐	☐	■ ■ ☐ ☐	216,000	96,961
Renew - Verges *	☐	☐	☐ ☐ ☐ ☐	750,000	0
Play Equipment and Shade Sails					
Renew - Houghton Reserve - Backboard	☐	☐	☐ ☐ ☐ ☐	2,000	0
Renew - Houghton Reserve - Equipmen	☐	☐	☐ ☐ ☐ ☐	38,000	0
Park Fencing and Lighting					
Renew - Asquith Reserve - Lighting	☐	☐	☐ ☐ ☐ ☐	5,000	0
Renew - Higgins Park - Bollards	☐	☐	☐ ☐ ☐ ☐	35,000	0
Renew - Taylor Reserve - Bollards	☐	☐	☐ ☐ ☐ ☐	18,000	0
Upgrade - Alday Street Reserve - Bollard	☐	☐	☐ ☐ ☐ ☐	2,000	0
Upgrade - Parnham Park - Flood Lightin	☐	☐	■ ☐ ☐ ☐	166,000	0
Upgrade - Raphael Park - Flood Lighting	☐	☐	■ ☐ ☐ ☐	314,000	0



Capital Items Progress
For the month ended 31 October 2013

Capital Items

Particulars	Item Timing	Budget Status	Completion Stage	Revised Budget \$	Year-to-Date Actual \$
Particulars					
New - George Street Rsv - Revegetation	☐	☐	■☐☐☐	125,000	515
Renew - Duncan Rsv- Park Benches	☐	☐	☐☐☐☐	6,000	0
Renew - Fletcher Park - Various Improv	☐	☐	☐☐☐☐	14,000	0
Renew - Higgins Park - Bins and signag	☐	☐	☐☐☐☐	5,000	0
Renew - Kate St Rsv - Benches and sign	☐	☐	☐☐☐☐	5,000	0
Renew - Manners Rsv - Drink and signa	☐	☐	■☐☐☐	6,000	0
Renew - Rayment Rsv - Various Improv	☐	☐	☐☐☐☐	10,000	0
Upgrade - GO Edwards Park	☐	☐	☐☐☐☐	10,000	0
Upgrade - Hampshire Rsv - Limestone E			☐☐☐☐	3,000	0
Upgrade - McCallum Park - Limestone E	☐	☐	☐☐☐☐	5,000	0
Upgrade - State Street Reserve	☐	☐	■■☐☐	50,000	3,080
Turf Surfaces					
Renew - Carlisle Reserve	☐	☐	■■☐☐	7,000	2,196
Reticulation Systems					
Renew - Carlisle Reserve	☐	☐	■■☐☐	80,000	11,790
Upgrade - John Macmillan Park	☐	☐	■☐☐☐	19,000	0
Upgrade - McCallum Park	☐	☐	☐☐☐☐	96,000	0
Street Trees and Landscaping					
New - Albany Hwy - Entry Statement	☐	☐	■☐☐☐	18,000	2,901
New - Shepperton - Entry Statement	☐	☐	■■☐☐	94,000	61,513
New - Various Locations	☐	☐	☐☐☐☐	20,000	0
Renew - Various Locations	☐	☐	☐☐☐☐	20,000	0
Upgrade - Various Locations	☐	☐	☐☐☐☐	15,000	0

14.3 Audit Committee Meeting – 3 December 2013

File Reference:	FIN0001
Appendices:	Yes

Date:	26 November 2012
Reporting Officer:	G Patrick
Responsible Officer:	N Cain
Voting Requirement:	Simple Majority

Executive Summary:

Recommendation – That Council accepts the Minutes of the Audit Committee meeting held on 3 December 2013 encompassing:

1. **Auditor’s Interim Audit Report – 2012-2013 Financial Year; and**
2. **Independent Audit Report and Annual Financial Report – 2012-2013 Financial Year.**

Please note, given that the Audit Committee Meeting has not yet occurred at the time of the collation of this agenda item, the actual wording of this item may require amendment following that meeting. If this is the case the revised item will be distributed prior to the Elected Members Briefing Session.

TABLED ITEMS:

Nil

BACKGROUND:

An amendment to the *Local Government Act 1995* in 2005 introduced a requirement that all local governments establish an Audit Committee. Such Committees are to provide an independent oversight of the financial systems of a local government on behalf of the Council. As such, the Committee will operate to assist Council to fulfil its corporate governance, stewardship, leadership and control responsibilities in relation to the local government’s financial reporting and audit responsibilities.

DETAILS:

The Audit Committee of Council met on Tuesday 3 December 2013 to consider the following items –

- a) Auditor’s Interim Audit Report – 2011-2012 Financial Year; and
- b) Independent Audit Report and Annual Financial Report – 2011-2012 Financial Year.

By way of further explanation –

- a) Each year, as part of Council’s audit process, an Interim Audit is undertaken to ascertain areas of potential review associated with Council’s financial systems / processes. The advice received through the interim audit is then assessed by Management who note the comments and take action as required. The findings of the Interim Audit, together with responses from Management, are presented to the Audit Committee for consideration and recommendation to Council.
- b) Each year, as part of Council’s audit process, an Independent Audit is undertaken to assess Council’s Annual Financial Report and the legitimacy and accuracy of Council’s accounts. An Independent Audit Report is then produced by the Auditor and provided to the Chief Executive Officer, Mayor and the Minister / Department for Local Government. The Report is included in Council’s Annual Report. Any issues arising from the Independent Audit Report are to be investigated and action taken to resolve those issues.

Legal Compliance:

- *Local Government Act 1995* and associated Regulations;
- Australian Accounting Standards; and
- International Financial Reporting Standards.

Policy Implications:

Nil

Strategic Plan Implications:

Nil

Financial Implications:

Internal Budget:

Nil

Total Asset Management:

Nil

Sustainability Assessment:

External Economic Implications:

Nil

Social Issues:

Nil

Cultural Issues:

Nil

Environmental Issues:

Nil

COMMENT:

It is recommended that Council accepts the Minutes of the Audit Committee of Council from the meeting held 3 December 2013 covering the following items –

- a) Auditor's Interim Audit Report – 2012-2013 Financial Year; and
- b) Independent Audit Report and Annual Financial Report – 2012-2013 Financial Year.

RECOMMENDATION/S:

That Council accepts the Minutes of the Audit Committee meeting held on 3 December 2013 encompassing:

- 1. Auditor's Interim Audit Report – 2012-2013 Financial Year; and**
- 2. Independent Audit Report and Annual Financial Report – 2012-2013 Financial Year.**

14.4 Annual Report 2012-2013

File Reference:	FIN0001
Appendices:	Yes

Date:	27 November 2013
Reporting Officer:	N Cain
Responsible Officer:	N Cain
Voting Requirement:	Absolute Majority

Executive Summary:

Recommendation – That Council:

1. **Accepts the Annual Report 2012-2013, and**
2. **Confirms the date, time and place of the 2013 Annual General Meeting of Electors.**
 - The item outlines the requirement for Council to produce and accept an Annual Report, and the processes and determinations associated with the holding of the Annual General Meeting of Electors.

Please note: *The Annual Report has not yet been finalised at the time of collating the EMBS Agenda. The Annual Report will be disseminated to Elected Members prior to the Ordinary Council Meeting to be held on 10 December 2013.*

TABLED ITEMS:

Nil

BACKGROUND:

Each year a local government is required to produce an Annual Report and to hold an Annual General Meeting of Electors.

DETAILS:

The Annual Report is to contain –

- a. A report from the Mayor or President;
- b. A report from the Chief Executive Officer;
- c. An overview of the Plan for the Future of the District made in accordance with Section 5.56 of the *Local Government Act 1995*, including major initiatives that are proposed to commence or to continue in the next financial year;
- d. The financial report for the financial year;
- e. Such information as may be prescribed in relation to the payments made to employees;
- f. The Auditor's report for the financial year;
- g. A matter on which a report must be made under Section 29(2) of the *Disability Services Act 1993*;
- h. Details of entries made under Section 5.121 of the *Local Government Act 1995* during the financial year in the register of complaints; and
- i. Such other information as may be prescribed.

The Annual General Meeting of Electors is to be held not more than 56 days after the local government accepts the Annual Report for the previous financial year. The Chief Executive Officer is to convene the Annual General Meeting of Electors by providing at least 14 days' local public notice and providing each Elected Member at least 14 days' notice of the date, time, place and purpose of the meeting.

Recent advice was provided to Elected Members as well as advertising, by way of the requirements associated with a local public notice, of the intent to hold the Annual General Meeting of Electors on Tuesday 17 December 2013, at 6:30 pm, in the Council Chambers (99 Shepperton Road, Victoria Park WA 6100) for the purpose of consideration of the Annual Report 2012-2013 and then any other general business.

Legal Compliance:

The *Local Government Act 1995* refers, in particular:

- a. Section 5.27 – Electors' General Meeting;
- b. Section 5.32 – Minutes of electors' meetings;
- c. Section 5.33 – Decisions made at electors' meetings;
- d. Section 5.53 – Annual Reports;
- e. Section 5.54 – Acceptance of Annual Reports; and
- f. Section 5.55 – Notice of Annual Reports.

The *Local Government (Administration) Regulations 1996*, also refers:

- a. Regulation 19B – Annual report to contain information on payments to employees.

Policy Implications:

Nil

Strategic Plan Implications:

Nil

Financial Implications:Internal Budget:

Sufficient funds have been allocated in Council's Budget to cover all costs associated with the preparation of the Annual Report 2012-2013 and the holding of the Annual General Meeting of Electors.

Total Asset Management:

Nil

Sustainability Assessment:External Economic Implications:

Nil

Social Issues:

Nil

Cultural Issues:

Nil

Environmental Issues:

Nil

CONCLUSION:

The Annual Report, as contained in the Appendices, has been prepared in accordance with all required legislative matters having been considered.

The date identified for conducting the Annual General Meeting of Electors will provide sufficient time for the final bound copy of the Annual Report to be produced as well as permit the meeting to occur prior to the Christmas recess of Council.

RECOMMENDATION/S:**That Council:**

1. **Accepts the Annual Report 2012-2013 as contained within the Appendices, and**
2. **Confirms the details for the 2013 Annual General Meeting of Electors as being held on Tuesday 17 December 2013 at 6:30 pm, in the Council Chambers (99 Shepperton Road, Victoria Park WA 6100) for the purpose of consideration of the Annual Report 2012-2013 and then any other general business.**

(Absolute Majority Required)

15 APPLICATIONS FOR LEAVE OF ABSENCE

Cr John Bissett – 14 December 2013 to 15 January 2014 inclusive.

16 MOTION OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

17 QUESTIONS FROM MEMBERS WITHOUT NOTICE

18 NEW BUSINESS OF AN URGENT NATURE

19 PUBLIC QUESTION TIME

20 PUBLIC STATEMENT TIME

21 MEETING CLOSED TO PUBLIC

21.1 Matters for Which the Meeting May be Closed

21.1.1 Item 12.2 – Proposed Disposal of Property by Sale – 650 Albany Highway, Victoria Park

21.2 Public Reading of Resolutions That May be Made Public

22 CLOSURE



**DECLARATION OF
FINANCIAL INTEREST / PROXIMITY INTEREST / INTEREST THAT MAY AFFECT
IMPARTIALITY**

**TO: CHIEF EXECUTIVE OFFICER
TOWN OF VICTORIA PARK**

Name & Position	
Meeting Date	
Item No/Subject	
Nature of Interest	Financial Interest* <i>(*Delete where</i> Proximity Interest* <i>not applicable)</i> Interest that may affect impartiality*
Extent of Interest	
Signature	
Date	

Section 5.65(1) of the Local Government Act 1995 states that:

“A member who has an interest in any matter to be discussed at a Council or Committee meeting that will be attended by that member must disclose the nature of the interest:

- (a) in a written notice given to the CEO before the meeting; or
- (b) at the meeting immediately before the matter is discussed”.