

agenda

Ordinary Meeting of Council



To: His Worship the Mayor and Councillors

Please be advised that an Ordinary Council Meeting will be held at **6.30pm** on **Tuesday 11 December 2012** in the **Council Chambers**, Administration Centre at 99 Shepperton Road, Victoria Park.

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

ATHANASIOS (ARTHUR) KYRON
CHIEF EXECUTIVE OFFICER

7 December 2012

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1 OPENING

Almighty God, under whose providence we hold responsibility for this Town, grant us wisdom to understand its present needs, foresight to anticipate its future growth and grace to serve our fellow citizens with integrity and selfless devotion.

And to Thee, be all blessing and glory forever.

AMEN

Acknowledgement of Country (by Mayor)

I acknowledge the traditional custodians of this land the Noongar people and pay my respects to the Elders both past, present and future for they hold the memories, the traditions, the culture and hopes of Indigenous Australians.

2 ANNOUNCEMENTS FROM THE PRESIDING MEMBER

There are guidelines that need to be adhered to in our Council meetings. It is important to remember that during question and statement time that you do not personalise any questions or statements about Elected Members or staff or use any defamatory remarks.

3 ATTENDANCE

Mayor:

Cr T (Trevor) Vaughan

Banksia Ward:

Cr C (Claire) Anderson
Cr J (John) Bissett (Deputy Mayor)
Cr K (Keith) Hayes
Cr R (Rowena) Skinner

Jarraah Ward:

Cr D (David) Ashton
Cr D V (Vin) Nairn
Cr V (Vicki) Potter
Cr A (Adam) Vilaca

Chief Executive Officer:

Mr A (Arthur) Kyron

Director Business Life

Mr N (Nathan) Cain

Director Future Life & Built Life

Ms R (Rochelle) Lavery

Director Renew Life

Mr A (Anthony) Vuleta

Director Community Life

Ms T (Tina) Ackerman

Executive Manager Built Life:

Mr R (Robert) Cruickshank

Secretary:

Ms K (Kathleen) Highfield

Public:

3.1 Apologies

Nil

3.2 Approved Leave of Absence

Nil

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	Mr Arthur Kyron, Chief Executive Officer
Item No/Subject	10.1 - CEO Performance Review
Nature of Interest	Financial Interest
Extent of Interest	The Item concerns his remuneration. Has not been involved in any part of this process

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	Councillor Keith Hayes
Item No/Subject	13.3 - Multi Purpose Sports Facility
Nature of Interest	Interest that may affect
Extent of Interest	Patron WA Table Tennis Association

5 PUBLIC QUESTION TIME

6 PUBLIC STATEMENT TIME

7 CONFIRMATION OF MINUTES

RECOMMENDATION:

That the minutes of the Ordinary Council Meeting held on Tuesday, 13 November 2012 be confirmed.

RECOMMENDATION:

That the minutes of the Special Council Meeting held on Tuesday, 27 November 2012 be confirmed.

8 PRESENTATIONS

8.1 Petitions

8.1.1 Burswood Station Train Services

A 211 signature petition has been received from Jillian Devaney, Allegro Member for Burswood Peninsula Estate Review Committee, C/- Strata Manager, 19 The Circus, Burswood WA 6100, regarding the substandard rail service between Burswood Station and Perth City.

The petitioners have registered their dissatisfaction with the current Transperth timetable and ask that the Town of Victoria Park present their case to Transperth requesting they adjust their peak-period services on the Thornlie line from two (2) carriages to four (4) carriages to accommodate residents of the Peninsula. Furthermore, request that other train services traveling to and from Armidale stop at the Burswood Station.

RECOMMENDATION/S:

- 1. That Council receives the petition containing 211 signatures regarding the substandard rail service between Burswood Station and Perth City;**
- 2. That Council refers the petition to its Integrated Movement and Transport Working Group for consideration;**
- 3. A report be presented to Council on the outcome of the Integrated Movement and Transport Working Group's deliberations; and**
- 4. Subject to 3 above, the Administration contacts Transperth with the petitioners concerns, incorporating any resolutions made by the Council.**

8.2 Presentations (Awards to be given to the Town)

8.3 Deputations (Planning / External Organisations)

9 METHOD OF DEALING WITH AGENDA BUSINESS

10 CHIEF EXECUTIVE OFFICER REPORTS

10.1 Chief Executive Officer 2012 Performance Review Outcome - <i>Confidential Item</i>

This Report is issued under a separate cover.

11 FUTURE LIFE AND BUILT LIFE PROGRAM REPORTS

11.1 40 (Lot 536) Streatley Road, Lathlain – Demolition and Construction of Single House

File Reference:	STRE40
Appendices:	No
Landowner:	I. & L Keenan
Applicant:	I. & L Keenan
Application Date:	20 August 2012
DA/BA or WAPC Ref:	12/0534
MRS Zoning:	Urban
TPS Zoning:	Residential R20
TPS Precinct:	Precinct P7 'Lathlain'
Use Class:	Single House
Use Permissibility:	'P' use

Date:	23 November 2012
Reporting Officer:	D. Rowley
Responsible Officer:	R. Cruickshank
Voting Requirement:	Simple Majority

Executive Summary:	
Recommendation – Refusal	
<ul style="list-style-type: none"> • Application for Single House involving demolition of an original brick and tile dwelling constructed in 1958; • The site is located outside of the Residential Character Study Area; • The development does not satisfy the Acceptable Development Standards of Council’s Local Planning Policy – Streetscape in relation to the scale and bulk of the building and its contribution to the streetscape; • The applicant argues that the proposal has been designed in accordance with Council’s design principles for two storey developments to reduce scale and bulk of buildings. 	

TABLED ITEMS:

- Development application form dated received 20 August 2012;
- Amended plans and elevations dated received 30 October 2012;
- Colour and material schedule dated received 20 August 2012, including amendment to roof colour confirmed by email on 13 November 2012;
- Superseded plans and elevations dated received 20 August 2012, 23 August 2012 and 10 October 2012;
- Photographs of existing dwelling and adjacent properties along Streatley Road;
- Email correspondence with applicant’s Designer, Dan Patterson, Design & Construct Residential dated 5 September 2012 to 22 November 2012;
- Applicant’s written justification letter dated received 9 October 2012;

DETAILS:

A development application has been received proposing demolition of the existing single storey dwelling at 40 Streatley Road, Lathlain and its replacement with a new two storey house. The subject property is located outside of the Residential Character Study Area. The site is zoned 'Residential R20' and has a lot area of 843m².

Existing Streetscape

The subject site is located on the western end of the Streatley Road street-block located between Gallipoli and Goddard Streets in Lathlain. The site is located opposite the Lee Reserve, with the majority of existing development along both sides of this portion of Streatley Road consisting of single storey dwellings.

The prevailing setback of buildings in this section of Streatley Road is streetscape is 8 to 10 metres, with the exception of 38 Streatley Road, which was formed as part of the subdivision of 74 Gallipoli Street corner and therefore, as 38 Streatley Road fronts the original secondary street, then a 3 metre street setback is permitted.

Existing Dwelling

Council's Local Planning Policy – Streetscape requires dwellings constructed in or prior to 1945 and dwellings identified as an "original place" to be retained where it is structurally sound. However, the existing dwelling at 40 Streatley Road was constructed in 1958 and not identified as an "original place" and therefore, demolition of the existing dwelling is permitted.

Proposed Development

The replacement development comprises a two-storey Single House with five bedrooms, three bathrooms and a double garage entry to park three cars. The proposed dwelling, which totals 471.39m² of total floor area is to have a tiled roof in "Monier Prime, Barramundi" (dark grey) and its external walls in 'Chocolate' and 'Lexicon (Off-White)' render with a small area of brick feature wall on the façade.

The dwelling has been designed with the upper floor being located at the front of the dwelling, rather than having some stepping back from the front of the dwelling. Accordingly, the dwelling is two storey at the front and single storey at the rear.

The proposed dwelling incorporates large vertical wall elements of a total length of 12.0 metres, which stand at 3.857m high from the natural ground level, which face the street. There is a small 1.7 metre area of open balustrading on the second storey balcony. The front elevation features windows of non-traditional design, comprising full-length glazing to the theatre room and study on the ground floor and lounge room on the second storey. In addition, multiple windows are proposed across the entire second storey front elevation to the Master Suite and Bedroom 2, which is not traditional.

Discussions have been held with the applicant's designer, who acted on behalf of the property owner/applicant regarding the design of the proposed dwelling throughout the entire assessment process, in relation to scale and bulk of the building form, window design and minor variations.

These discussions resulted in the submission of amended plans received by Council on 10 October and 30 October 2012 dealing with the minor variations. However, a written justification was received on 9 October 2012 for support of the two storey dwelling in its current form. The support letter includes the following justification from the applicant:

- *“Local Planning Policy – Streetscape Clause 3.2.11 section c, requests the use of one or more features such as horizontal or vertical stepping of the façade, integration of balconies or Verandah or a variation of the materials.*
- *The proposal includes a varied use of materials such as Glass, Stone and rendered brickwork*
- *The elevation includes a large indented balcony.*
- *There is vertical stepping of the elevation and even a horizontal stepping area on the right hand use.”*

The support letter from the applicant also included examples of other dwellings within the Town, which was suggested to have a comparable scale and building bulk. A number of examples referred to were constructed prior to the adoption of the Local Planning Policy - Streetscape in 2005 and sit in isolation in their respective streetscapes and do not represent the standard or quality of development that would be contemplated for approval under the provisions of Council’s Local Planning Policy - Streetscape. Such examples of unsympathetic development are out of character with their surrounding streetscape, which has formed part of the basis for the adoption of the Local Planning Policy – Streetscape. Furthermore, dwellings indicated on the applicant’s justification were not within the same street block of Streatley Road. Other examples also incorporated more relief in the building scale and bulk than proposed with the current application.

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:

- Clause 36 ‘Determination of Application – General Provisions’ sub Clause (5):
- Statement of Intent contained in Precinct Plan P7 ‘Lathlain Precinct’:

“The area should have a pleasant atmosphere characterised by low to medium scale architecture. Structurally sound houses reflecting their era of construction shall be retained where possible. The style, character and materials of new development shall be complimentary to existing dwellings. Infill development and the redevelopment of corner lots is encouraged, although not to the detriment of the existing character of the area.”

Compliance with Development Requirements

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

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

Item	Relevant Provision	Requirement	Proposed	Compliance
Primary Street Setback	Clause 3.2.1 of LPPS	3.0m minimum.	5.55m minimum.	Complies
		6.0m average.	6.13m average.	
Setback of Garage	Clause 3.2.3 of LPPS	6.0m minimum on boundary.	6.0m minimum.	Complies
Garage Design	Clause 3.2.3 of LPPS	Not project >1m forward of façade Maximum width of 57% of frontage.	Nil projection 35.95% of frontage	Complies
Boundary Setbacks	Clause 6.3.1 of R Codes	Clause 6.3.1 of R Codes	All walls meet or exceed applicable requirements.	Complies
Open Space	Clause 6.4.1 of R Codes	50% min.	64.0%	Complies
Access and Parking	Clause 6.5.1 of R Codes	2 bays	3 bays	Complies
Building Height	Clause 6.7.1 of R Codes	6.0m maximum wall height to top of walls from natural ground level; 9.0m maximum ridge height to top of pitched roof	Maximum wall height of 6.0m; Maximum ridge height of 8.9m	Complies
Visual Privacy	Clause 6.8.1 of R Codes	Major openings to bedrooms with a FFL of 0.5m or more above NGL to be setback from the boundary a minimum distance of 4.5m within cone of vision	Bedroom 2 window setback at 1.55m from No. 38 Streatley Road, within cone of vision.	Non-compliant – However, satisfies Performance Criteria as window only overlooks garage on adjoining property and furthermore, the affected neighbouring property owner has provided written approval of the variation.

<p>Building Design</p>	<p>Clause 3.2.11 of LPPS</p>	<p>Two storey development (new or addition) designed to reduce the scale and bulk of the building on the streetscape and that the visual impact of the development makes a positive contribution In keeping with scale and character of streetscape and designed in sympathy with existing built form particularly in terms of materials, colours, scale, form and roof pitch, windows of traditional size and proportions.</p>	<p>The two storey dwelling incorporates non-traditional full length windows and multiple windows of modern/ contemporary design on the building facade. The front elevation is dominated by large solid walls with the upper floors being located directly above these walls.</p>	<p>Non-compliant. Refer Comments section below.</p>
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Submissions:

Community Consultation:

Assessment of the original plans submitted as part of the application identified one non-compliant matter with regard to visual privacy, which required consultation in accordance with Policy GEN3 – Community Consultation. However, consultation was conducted directly with the affected property owner (38 Streatley Road) by the applicant/owner, who provided signed plans from the affected owner allowing for the variation to occur. No other non-complaint matters required community consultation

Policy Implications:

No impact

Sustainability Assessment:

External Economic Implications:

No impact

Social Issues:

No impact

Cultural Issues:

No impact

Environmental Issues:

No impact

COMMENT:

The application proposes the demolition of the existing dwelling at 40 Streatley Road and its replacement with a two storey Single House. Council's Local Planning Policy – Streetscape has a presumption against the development of two storey developments with significant building bulk, which do not offer a positive contribution to the built form and character of the street. This and other relevant issues are considered further below.

The applicant proposes a two storey dwelling with limited articulation of the front façade. Council's Local Planning Policy - Streetscape require new development to respect existing development with regard to wall heights, roof pitches, materials and window design and in particular, new two storey developments to be sufficiently articulated/provide interest and to not overly dominate or adversely affect the streetscape by way of undue bulk or scale. These and other matters are considered as follows:

- Scale and Bulk – Council's Local Planning Policy – Streetscape acknowledges that while two storey dwellings are permitted within existing single storey streetscapes, the dwelling should have regard to the existing streetscape and ensure that its mass and scale complements the streetscape. In this respect the Local Planning Policy – Streetscape, Clause 3.2.11 A1.1 (i) c) refers to new two storey development being designed to reduce its scale and bulk on the streetscape and that this can be achieved by incorporating one or more of the following design features :
 - Horizontal or vertical stepping of the façade;
 - Integrating substantial balconies or verandahs into the design; or
 - Variation of materials.

The applicant's designer has suggested that the design incorporates aspects of each of these design features and therefore complies with policy. With respect, these are examples only, and it is not the case that if an application incorporates any one or more of these features then the building bulk and design would be automatically acceptable. The actual design in each case needs to be considered within its streetscape, and while a dwelling may incorporate one or more of these suggested design features, the elevation as a whole needs to be considered to determine whether the bulk and scale of the dwelling is adequately addressed.

As noted above, the dwelling has been designed with the upper floor pushed towards the front of the front of the dwelling, such that the upper floor effectively sits directly above the ground floor façade, and there being a single storey portion at the rear of the dwelling. The best urban design outcome in a single storey streetscape would be for a dwelling to be single storey at the street with any upper floors being located towards the rear of the site, being the opposite of what the current application proposes. However taking a pragmatic approach, the Local Planning Policy – Streetscape does not prevent upper floors from being located towards the front of a site, but instead requires that where this is done, then the upper floor should have a reasonable extent of stepping and relief in the building mass.

By virtue of the upper floors being effectively located directly above the ground floor for the whole façade, and combined with the large solid walls elements, which occupy a large proportion of the façade, the building appears very bulky. Accordingly, because of the building bulk the dwelling does not sit well with its neighbours and the remainder of this section of streetscape, which is single storey.

The applicant was advised of this concern by Council Officers following the initial assessment of the application, and requested to make some design changes. However despite the advice provided by Council Officers, the applicant has elected to not modify this aspect of the design and has instead submitted a statement justifying the proposed design.

Council's Officer has conducted a streetscape analysis of the Streatley Road streetscape which further confirmed that traditional styled single storey dwellings existed along the streetscape, predominately setback back at 8 to 10 metres from the street.

Further correspondence with the applicant's designer occurred to negotiate a design solution to reduce the scale and bulk of the upper floor on the streetscape. The following alternatives were suggested which would have required minimal changes to the actual design of the dwelling :

- The front setback of the building being setback at a minimum of 8m (currently 5.6m) to minimise the impact of its bulk and scale on the streetscape and bring it closer to the setback of the majority of the existing dwellings in the street.
- The whole of the balcony balustrade being modified to open style balustrading to reduce the dominance of the ground level parapet/plinth feature running across the facade.

However, the applicant has chosen not to accept this suggested compromise solution. Furthermore the applicant's designer has also rejected the Town's request to providing a streetscape perspective of the proposed development and its setting within the streetscape as requested by Councils Planning Officer.

- Window Design – The majority of dwellings found within the street are provided with windows on their front elevations of traditional size and shape, being vertically oriented, with most openings occurring at waist height and having visible wall/brickwork above the opening. The proposed dwelling features full length windows facing the street to the theatre and study, and multiple windows across the entire upper floor elevation. These windows are inconsistent with the Acceptable Development Standard of the Local Planning Policy - Streetscape and do not reflect the style of windows that are found on the majority of front elevations of dwellings found elsewhere within the street.

CONCLUSION:

The proposed design of the dwelling is considered to lack sufficient articulation and has not been designed in sympathy with surrounding development within the streetscape, particularly with regard to its front elevation, which is considered to have an adverse effect upon the streetscape by its large and unrelieved building form and some non-traditional shaped windows that would provide the dwelling with a more conventional appearance and sit more comfortably within the existing streetscape. The proposed dwelling will not respect or preserve the existing character of the area and will detract from the streetscape.

Given the visual prominence of the two storey development, which is located 1.5 metres from the adjoining neighbour and 5.55 metres from the street boundary, it is considered that the proposal does not meet the relevant Performance Criteria of the Local Planning Policy - Streetscape, as it is inconsistent with the character of the streetscape.

No justification has been provided by the applicant demonstrating that the proposal will sit comfortably within its streetscape context and contribute positively to the character of the subject portion of Streatley Road. Instead the applicant has advised that they are of the opinion that the design complies and that they do not wish to make changes.

The applicant has been informed on several occasions that the Council's Urban Planning Unit is prepared to support modifications, which does not dominate the façade, unlike the subject proposal.

The proposed development would not complement the existing development in the streetscape and does not contribute positively to the street environment in terms of function, quality and appearance. The Urban Planning Business Unit considers that the proposed development does not meet this Objective of Council's Policy, in which case the application cannot be supported.

In view of the above, the application for a new Single House at 40 Streatley Road is recommended for Refusal.

Further Comments:

While the Officer's recommendation is for refusal, in the event that Elected Members are of the view that the application should be approved, then it would be open to the Council to approve the application with conditions requiring the front setback to be increased to 8m and for the balcony balustrade to be modified, which is the compromise position that Council's Officers presented to the applicant. Alternatively, Elected Members may choose to approve the application in its current form without any changes.

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 I. & L Keenan (BA/DA Ref: 12/0534) for Demolition and Construction of a Single House at No. 40 (Lot 36) Streatley Road, Lathlain as indicated on the plans dated received 20 August 2012 be Refused for the following reasons :**
 - 1.1 Non-compliance with Clause 3.2.11 "Building Design" A1 of the Local Planning Policy – Streetscape, having regard to the significant scale and bulk of the proposed development set forward of the building line of the prevailing streetscape.**
 - 1.2 Non-compliance with Clause 3.2.11 "Building Design" A1 of the Local Planning Policy – Streetscape, with regard to the front elevation having windows, which are not of a traditional shape, and the extent of windows to the upper floor façade which is not traditional.**

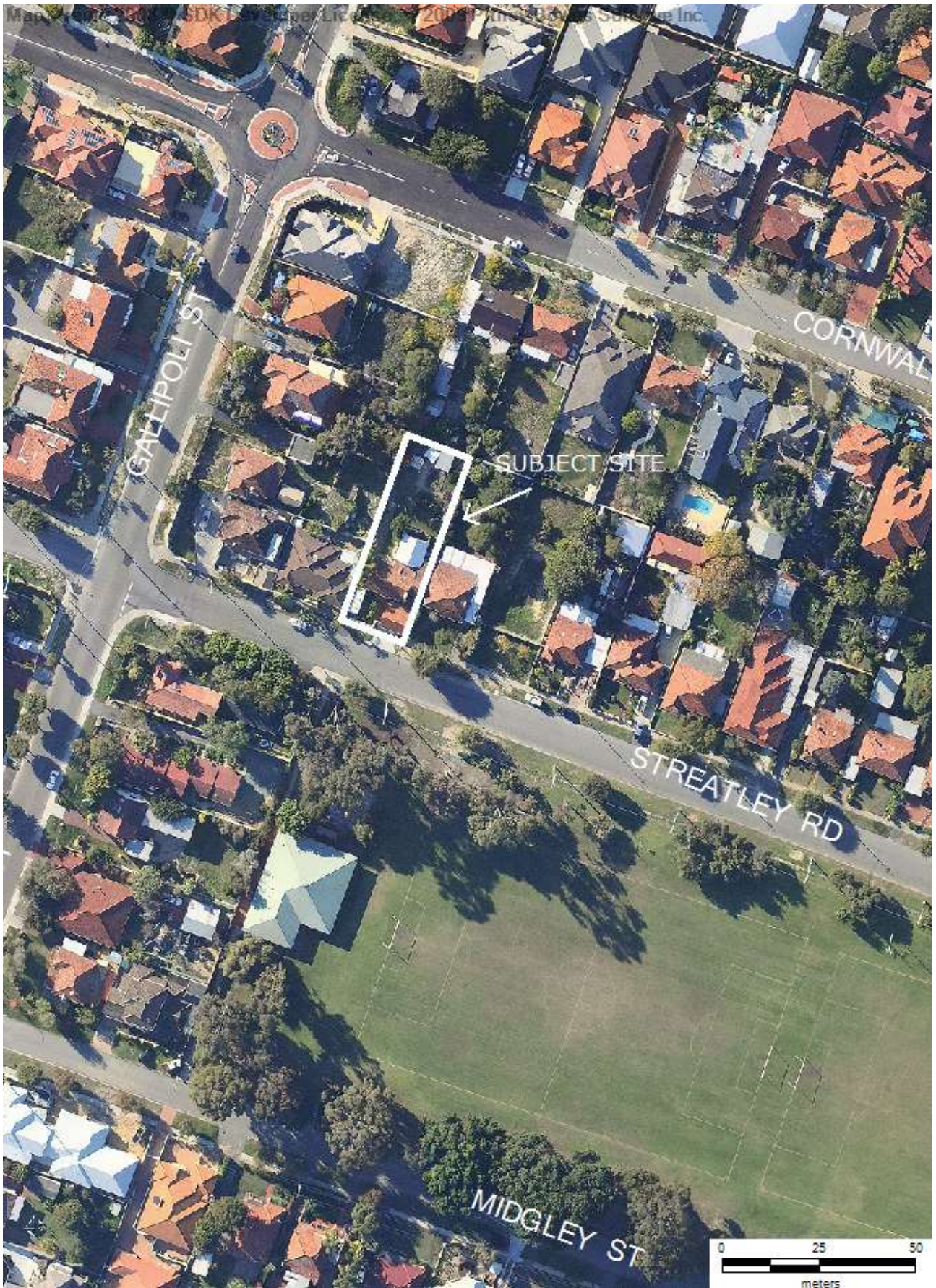
1.3 Non-compliance with Town Planning Scheme No. 1 Clause 36(5) – ‘Determination of Application – General Provisions’, with particular reference to the following subclauses:

- (a) the provisions of this Scheme and of any other written law applying within the Scheme area including the Metropolitan Region Scheme;**
- (b) any relevant planning policy;**
- (c) any relevant precinct plan;**
- (g) the orderly and proper planning of the locality;**
- (h) the conservation of the amenities of the locality; and**
- (i) the design, scale and relationship to existing buildings and surroundings of any proposed building or structure;**

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. Persons who made a submission in respect to the application being advised of the Council’s decision.



11.2 104 – 108 (Lot 1) Star Street, Carlisle – Change of Use from Non-Conforming Use (Multiple Dwellings for Aged or Dependent Persons) and 3 Grouped Dwellings (Aged or Dependent Persons) to Non-Conforming Use (Multiple Dwellings) and 3 Grouped Dwellings

File Reference:	STAR104-108
Appendices:	No
Landowner:	SwanCare Group Inc.
Applicant:	TPG Town Planning and Urban Design
Application Date:	6 November 2012
DA/BA or WAPC Ref:	12/0726
MRS Zoning:	Urban
TPS Zoning:	Residential R30
TPS Precinct:	Precinct P8 'Carlisle'
Use Class:	Multiple Dwellings; Grouped Dwellings
Use Permissibility:	'X' use (Multiple Dwellings); 'P' use (Grouped Dwellings)

Date:	6 December 2012
Reporting Officer:	R. Cruickshank
Responsible Officer:	R. Cruickshank
Voting Requirement:	Simple Majority

Executive Summary:
Recommendation – Approval

- At its meeting in July 2009, Council resolved to grant approval for the redevelopment of the site with 33 dwellings, being 30 Multiple Dwellings and 3 Grouped Dwellings, to be occupied by aged or dependent persons. In this respect, Multiple Dwellings are a prohibited use on Residential zoned land with a density coding of R30, however as the property was previously also occupied by Multiple Dwellings also for occupation by aged persons, then the property had non-conforming use rights.
- The development of the site has been completed, however only one (1) unit has been sold.
- This application now seeks approval for a change of use to enable the dwellings to have unrestricted occupancy.
- The application is non-compliant with the provisions of the Residential Design Codes in relation to the outdoor living area of three (3) units, and a shortfall of five (5) on-site visitors bays.
- The application has been advertised for public comments in accordance with Council Policy GEN3 'Community Consultation'. Consultation concluded on 4 December 2012. Four (4) submissions were received.

TABLED ITEMS:

- Development application form dated 6 November 2012;
- Applicant's submission dated received 6 November 2012;
- Consultation letter dated 19 November 2012.
- Submissions received dated 22 November 2012, 30 November 2012, 3 December 2012 and 4 December 2012.
- Minutes of Ordinary Council Meeting dated 21 July 2009.

BACKGROUND:

From the early 1970s until 2009 the subject site was occupied by 48 Multiple Dwellings for occupation by aged or dependent persons. In 2009 the Town received an application for planning approval to completely redevelop the site, involving the construction of a total of 33 dwellings, comprising 30 Multiple Dwellings (in 2 storey buildings) and 3 Grouped Dwellings (single storey). The dwellings were approved for occupation by aged or dependent persons.

Having regard to legal advice obtained at the time, while Multiple Dwellings are otherwise an 'X' (prohibited) use on Residential zoned land with a density coding of R30, the fact that the site was previously occupied by Multiple Dwellings used by aged or dependent persons meant that there were valid non-conforming use rights, and therefore the redevelopment of the site with new Multiple Dwellings also for aged or dependent persons, could be approved based upon the non-conforming use provisions contained in Town Planning Scheme No. 1.

In approving the redevelopment of the site in 2009, Council was satisfied that the proposed development would result in an improved outcome for the street and the general amenity of the area, in so far as the density would be reduced (from 48 dwellings to 33 dwellings) and tired housing stock would be replaced with newer and more contemporary dwellings. Additionally the redevelopment would result in improved amenity and living conditions for the residents of the dwellings.

The development has been completed in stages. Stage 1, comprising 16 units on the Star Street side of the property was completed around September 2011. Stage 2, comprising 17 units on the Asteroid Way side of the property has only just been completed.

DETAILS:

The subject site comprises a lot of 5312m² that has frontage to both Star Street and Asteroid Way. Under the Town of Victoria Park Town Planning Scheme No. 1, the subject site is zoned 'Residential' with a density coding of R30, with Multiple Dwellings being an 'X' (prohibited) use and Grouped Dwellings being a 'P' (permitted) use.

As outlined above, Council granted planning approval in December 2009 to redevelop the site with 33 dwellings, being 30 Multiple Dwellings (non-conforming use) and 3 Grouped Dwellings. The complete development of the site has been recently completed.

This application proposes a change of use from a non-conforming use (Multiple Dwellings for aged or dependent persons) and 3 Grouped Dwellings for aged or dependent persons, to a non-conforming use of Multiple Dwellings and 3 Grouped Dwellings with no occupancy restriction. There are no physical changes proposed to any of the buildings that exist on the site.

A detailed planning report has been received from the applicant in support of this application (tabled item). The basis for the application for a change of use is difficulties that the owner has had in selling units for aged persons within the completed development.

The applicant has made the following comments in support of the application :

- *“An unrestricted residential use is considered to be more aligned to the general intent for the P8 – Carlisle Precinct which envisages “the continued development of the area as a medium density residential area incorporating a range of dwelling types.*
- *The proposed use is not considered to adversely affect the residential amenity of the area in that an unrestricted residential use will be similar in nature to that of aged persons and will have an indiscernible impact on the surrounding area in terms of occupancy, activity levels and vehicular trips.*
- *Given 39 bays are provided on-site, there is a shortfall of 5 on-site visitor car bays. It is considered in a practical sense that the shortfall is relatively minor. The additional parking would be required in the event that the on-site visitor bays were fully utilised on a continuous basis. Opportunities to accommodate the shortfall in visitor parking exist on the crossovers onto Asteroid Way as well as on-street to both Star Street and Asteroid Way, and which would likely be used by visitors for parking regardless of whether or not a shortfall existed.*
- *The change of use ... will afford several benefits to the community including the provision of a range of modern, alternative, compact living options to the broader residential market, facilitate a diversity in residents on the site (rather than a select segment), and ensure utilisation of the development with new residents within the short term, thereby preventing the development potentially becoming unoccupied, disused and a possible target for vandalism, graffiti and squatters over the long term.*
- *SwanCare’s marketing of the units commenced at the beginning of the first stage of construction ... By the end of Stage 1 a single purchaser had committed to the development.*
- *Throughout the construction period SwanCare adjusted its marketing in attempt to appeal to a wider target audience rather than the soon to retire or young retiree who was initially considered the ideal target audience ... This change ... failed to make any significant impact at Carlisle.*
- *The pricing of the dwellings was benchmarked and set based on reliable market sales data and revisited throughout the marketing campaign to ensure it still reflected competitive market pricing.*
- *The lack of care services available at Carlisle has regularly been raised as an objection and based on the research findings assumed to be one of the primary reasons it has not appealed to the target market.”*

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 18 of the Scheme Text – Non-Conforming Uses;
- Clause 36 of the Scheme Text - Determination of Application – General Provisions;
- Statement of Intent contained in Precinct Plan P8 ‘Carlisle Precinct’.

Compliance with Development Requirements

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

- TPS 1 Scheme Text, Policy Manual and Precinct Plan;
- Residential Design Codes.

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

Item	Relevant Provision	Requirement	Proposed	Compliance
Density	R-Codes	Nil for Multiple Dwellings; Maximum of 17 Grouped Dwellings.	30 Multiple Dwellings; 3 Grouped Dwellings.	Compliant
Plot ratio	R-Codes	Maximum 0.5	0.65	Non-compliant – The non-compliance is a result of there being no plot ratio requirement for Multiple Dwellings at the time of the 2009 approval, but there now being a plot ratio requirement for Multiple Dwellings. However, the plot ratio is existing, with no changes being made to the buildings to either increase or decrease the plot ratio, in which case the plot ratio is supported as it has no impact upon the adjoining properties.

Outdoor Living Area	R-Codes	Multiple Dwellings require a balcony or courtyard of 10m ² minimum; Grouped Dwellings require a minimum courtyard of 24m ² with a minimum dimension of 4.0m;	Greater than 10m ² balconies to Multiple Dwellings; Courtyards to the 3 Grouped Dwellings have a dimension of less than 4.0m but are in excess of 24m ² area.	Compliant for Multiple Dwellings. Non-compliant for Grouped Dwellings, however satisfies Performance Criteria as courtyard is useable and there is an additional outdoor area at the front of each unit.
Car Parking	R-Codes	Multiple Dwellings – 30 car bays for residents plus 8 visitors bays; Grouped Dwellings – 2 bays each for residents (ie. 6 bays); no additional requirement for visitors. Therefore minimum total of 36 car bays required for occupants, plus minimum of 8 visitors bays.	39 on-site car bays, being 30 bays for the residents of the Multiple Dwellings and 6 bays for the Grouped Dwellings, and therefore 3 bays for visitors.	Non-compliant – shortfall of 5 visitors car bays.

Submissions:

In accordance with Council Policy GEN3 ‘Community Consultation’ the application has been advertised for public comment for a period of 14 days due to the application involving a non-conforming use and the car parking shortfall. Advertising has comprised letters to potentially affected neighbours along both Star Street and Asteroid Way, and a signboard to both street frontages. Consultation commenced on 20 November 2012 and concluded on 4 December 2012.

Four (4) submissions have been received as noted below.

Comments	Officer's Response
<i>Submission from owner of 38 Asteroid Way, Carlisle</i>	
Comments that the density of dwellings, open to all demographics, is a recipe for trouble.	There is no evidence to suggest that there are unacceptable outcomes in medium density unit complexes with unrestricted occupancy.
Concerned regarding the parking shortfall for visitors and the possible impact on the street.	Parking shortfall addressed in 'Comments' section.
<i>Submission from tenant of Unit 6 / 106 Star Street, Carlisle</i>	
Refers to the lease for life that they have over the dwelling and suggests that a decision on the application should be delayed until they have reached an agreement with SwanCare	This is a matter that needs to be negotiated between SwanCare and the lessee of Unit 6, should planning approval be granted.
<i>Submission from owner of 32 Asteroid Way, Carlisle</i>	
Notes the five (5) bay shortfall. Comments that most households have two (2) car bays, not one (1) bay as provided, and that this will have an impact upon the street.	Under the R-Codes, each Multiple Dwelling is required to be provided with a minimum of one (1) parking bay, not two (2) parking bays. Further comments regarding the parking shortfall are in the 'Comments' section.
Refers to parking problems already existing in Asteroid Way due to the on-street parking for the Nursing Home, and slight hill, and that the development will make this situation worse.	Parking shortfall addressed in 'Comments' section.
Suggest serious social problems if the units are bought by investors and then rented out.	While it is true that the units could be rented out rather than being owner occupied, this is no different to any other dwelling in the Town, and is acceptable provided that any occupation is for a period of six (6) months or more.
<i>Submission from owner of 34 Asteroid Way, Carlisle</i>	
There will be an issue with parking due to the shortage of visitors car bays plus some future residents may have a minimum of two (2) cars. The shortage on on-site parking will spill onto the road and verges.	Parking shortfall addressed in 'Comments' section.
Potential increased noise. Suggests that the number of occupants per unit will be greater, and therefore there is likely to be more noise generated.	It may or may not be the case that additional noise will be generated, however it would be expected that any noise generated would be within the acceptable limits for a residential area.

Sustainability Assessment:External Economic Implications:

No impact.

Social Issues:

The change of use will result in a reduction in available accommodation within Carlisle designed specifically for aged or dependent persons. However the change of use is likely to result in the occupation of the dwellings, many of which have sat vacant for some time.

Cultural Issues:

No impact

Environmental Issues:

No impact

COMMENT:

This application proposes a change of use from a non-conforming use (Multiple Dwellings for aged or dependent persons) and 3 Grouped Dwellings (aged or dependent persons), to a non-conforming use of Multiple Dwellings and 3 Grouped Dwellings with no occupancy restriction. There are no physical changes proposed to any of the buildings that exist on the site.

The basis of the request to change the use of the dwellings relates to difficulties that the owner has had in selling the units for use by only aged or dependent persons. Notwithstanding marketing efforts to sell the units since September 2011, only one (1) of the 33 units has been sold.

The applicant contends that the change of use will have no discernible upon the amenity of the area and surrounding properties, whether or not the units are occupied by aged or dependent persons, and is in fact more aligned to the intent for the Precinct. The applicant also argues that there would be benefits to the community from the dwellings being occupied, rather than the prospect of the dwellings continuing to remain vacant into the foreseeable future.

Based upon the approval of 2009 for the dwellings to be occupied by aged or dependent persons, the following items were accepted based upon the dwellings being restricted to use by aged or dependent persons, and would not have complied with the requirements of the time if the dwellings were approved for unrestricted occupancy :

- Minimum lot size for Grouped Dwellings – in lieu of a minimum lot size of 270m² for each Grouped Dwelling, the lot size was permitted to be reduced by 1/3 based upon the dwellings being occupied by aged or dependent persons ie. minimum 180m².
- On-site car parking – in lieu of providing a minimum of 60 on-site car bays, Council accepted 39 on-site car bays acknowledging the reduced demand for car parking for aged or dependent persons dwellings.
- Outdoor living areas – in lieu of providing a minimum courtyard of 24m² , the three (3) Grouped Dwellings were supported with a 1/3 reduction in courtyard size (in one confined area) owing to the dwellings being occupied by aged or dependent persons ie. minimum 16m² .

It should be noted that while a variation was granted in respect to the number of dwellings on the site (33 dwellings in lieu of 17 dwellings) this was supported based upon there being non-conforming use rights and the site previously containing 48 dwellings. The density was supported for these reasons, not because the dwellings were to be occupied by aged or dependent persons.

Having regard to the above variations that were granted based upon the dwellings being used as aged or dependent persons, the following comments are made with respect to the proposal to now have unrestricted use :

- Minimum lot size for Grouped Dwellings – regardless of who occupies the dwellings, the lot size and amenity for the resident is the same. While the reduced size would not have been supported if the dwellings were applied for as standard Grouped Dwellings in 2009, the dwellings have been built, the lot area exists on the ground, and purchasers can choose whether or not they consider that the lot is large enough for their purposes ie. buyer beware.
- On-site car parking - while 60 car bays would have been required in 2009 for the unrestricted use of the dwellings, the R-Codes standard has been modified such that 44 bays (inclusive of 8 visitors bays) are required under today's standards. Given that 39 bays are available on-site (inclusive of visitors), this represents a shortfall of five (5) on-site bays from today's standards.
- Outdoor living area – while each of the three (3) Grouped Dwellings is provided with a minimum 16m² courtyard (in one consolidated area), it is noted that there is additional area adjacent to the courtyards available for use, which when aggregated would represent more than 24m² . Furthermore the courtyards now exist on the ground and potential purchasers can make their own decision as to whether the courtyard is adequate for their needs.

Change of Use

Prior to consideration of the 2009 planning application for redevelopment of the site, legal advice was obtained by Council Officers regarding the ability for Council to approve the application which involves Multiple Dwellings which are an 'X' (prohibited) use. The legal advice received was that while Multiple Dwellings are otherwise an 'X' (prohibited) use on Residential zoned land with a density coding of R30, the fact that the site was previously occupied by Multiple Dwellings used by aged or dependent persons meant that there were valid non-conforming use rights, and therefore the redevelopment of the site with new Multiple Dwellings also for aged or dependent persons, could be approved based upon the non-conforming use provisions contained in Town Planning Scheme No. 1.

It is correct that the approval of 2009 is for Multiple Dwellings (an 'X' use, but with non-conforming use rights) for use by aged or dependent persons. Clause 18(3) of the Scheme provides that the Council may grant its planning approval to the change of use of land from a non-conforming use (ie. an 'X' use) to another use that is not permitted (ie. another 'X' use), provided that the Council is satisfied that the proposed new use is less detrimental to the amenity of the locality and is closer to the intended purpose of the zone. Accordingly Council is legally able to approve the change of use from one 'X' use (Multiple Dwellings for aged or dependent persons) to another 'X' use (Multiple Dwellings), however it is at Council's discretion having regard to the matters noted in Clause 18(2), as to whether or not to grant approval.

In this respect Officers are of the view that the unrestricted use of the dwellings, as opposed to being solely used by aged or dependent persons, would not have a discernible impact upon the amenity of the area generally. The unrestricted use of the dwellings would be the same as the vast majority of other dwellings in the suburb, and is still consistent with the purpose of the Residential zone. Furthermore the proposed use of the dwellings is not considered likely to adversely affect the amenity of the area.

In terms of any possible precedent that could be set if Council were to now approve of the unrestricted use of the dwellings after having initially approved the dwellings for use by aged or dependent persons, the circumstances of this case are quite unique in so far as the development involves a non-conforming use. Furthermore in the case of other sites where aged or dependent persons dwellings may exist, density concessions would exist because of the dwellings being occupied by aged or dependent persons, not because of non-conforming use rights applying to the site in the case of the current application. Therefore it is not likely that approval of the application would set a precedent.

Parking shortfall

A total of 39 on-site car bays are currently provided. This was considered acceptable by Council as part of the 2009 planning approval, as described above.

Under the provisions of the Residential Design Codes, the unrestricted use of the dwellings as Multiple Dwellings and Grouped Dwellings requires a minimum of 36 bays for the occupants of the dwellings, and an additional eight (8) bays for visitors, hence a minimum of 44 bays. In view of there being 39 on-site car bays, this represents a shortfall of five (5) on-site car bays for visitors.

The applicant comments that the shortfall is minor, and that opportunities exist to accommodate the shortfall in the visitor parking within the crossovers onto Asteroid Way as well as on-street to both Star Street and Asteroid Way, which in any event would likely be used by visitors regardless of whether a shortfall existed.

Three (3) of the four (4) submissions received express concern regarding the car parking shortfall.

While it is true that visitors to those units which directly front Asteroid Way are likely to park within the crossovers to these units, this would only partly offset the five (5) bay shortfall. A preliminary response from Council's Renew Life Program is that embayed parking within the verge to Star Street may not be acceptable due to existing safety issues at this point in Star Street. Opportunities may exist for some embayed parking to be provided to either Asteroid Way at the landowners cost, however this requires further consideration by Council staff and negotiation with the landowner and applicant. It is recommended that this be addressed by way of a condition of approval.

Ownership

In response to questions raised at the Elected Members Briefing Session held on 4 December 2012 regarding ownership arrangements and the implications upon the rating of the property, the applicant has provided the following statement :

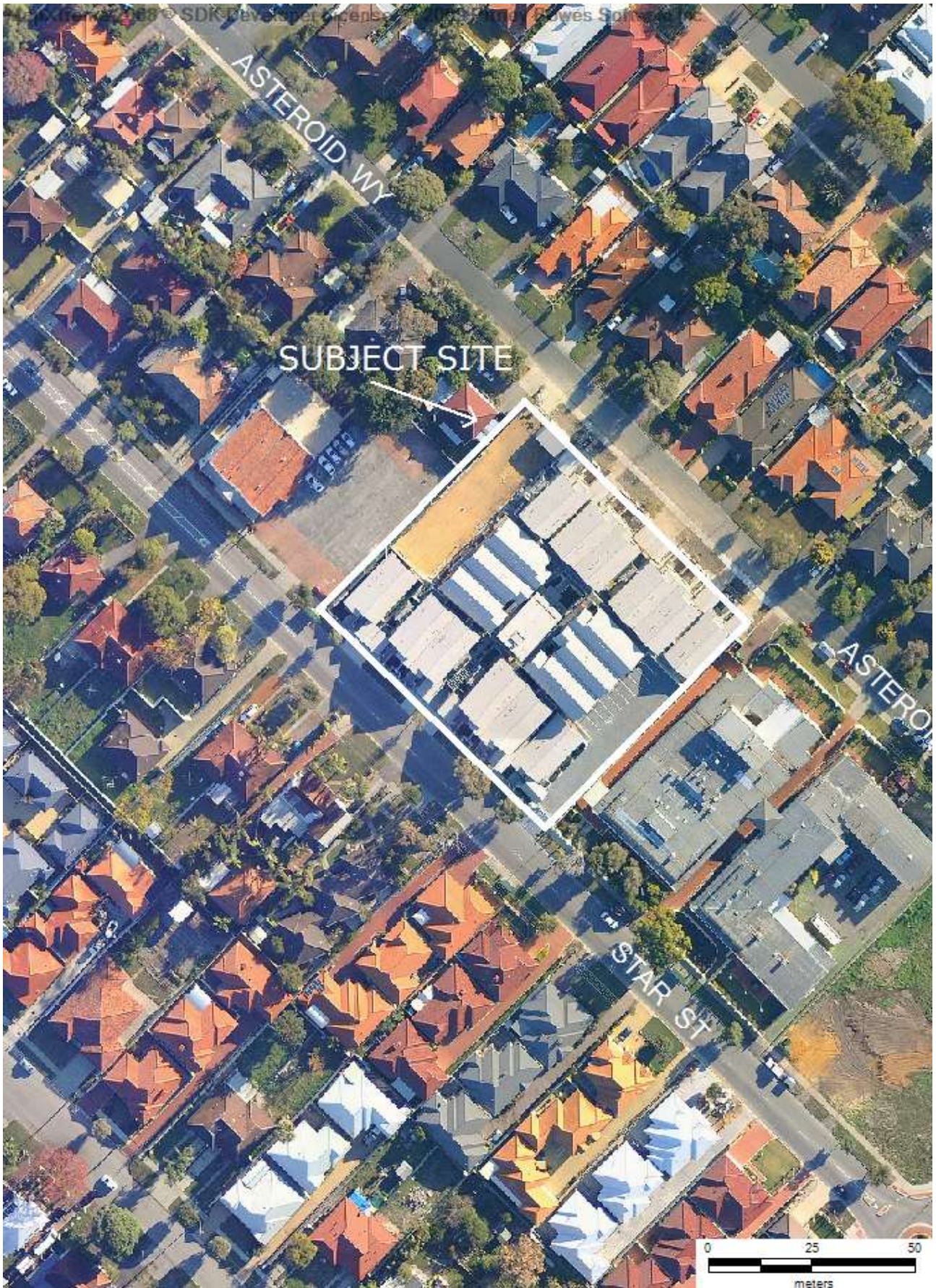
“Should the application be approved by the Council, the grouped and multiple dwellings would be strata titled to allow individual purchasers to own their strata unit and SwanCare would no longer have a land ownership role on the site. In addition, the Memorial relating to the current age restriction on the site would also be removed.”

CONCLUSION:

It is concluded that the unrestricted use of the dwellings is acceptable and will not have an adverse impact upon the amenity of the area, subject to the satisfactory resolution of the parking shortfall. On this basis it is recommended that the application be Approved.

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 TPG Town Planning and Urban Design on behalf of SwanCare Group (DA Ref: 12/0726) for Change of Use from Non-Conforming Use (Multiple Dwellings for Aged or Dependent Persons) and 3 Grouped Dwellings (Aged or Dependent Persons) to Non-Conforming Use (Multiple Dwellings) and 3 Grouped Dwellings at 104-108 (Lot 1) Star Street, Carlisle be Approved subject to the following conditions:
 - 1.1 The five (5) bay parking shortfall being resolved to the satisfaction of the Executive Manager Built Life. This may include the provision of five (5) embayed parking bays in the verge to Star Street and/or Asteroid Way of a design and location to the satisfaction of the Director Renew Life, with all costs of construction being borne by SwanCare, and such bays being constructed prior to occupation of the dwellings.
 - 1.2 The landowner, at their cost, arranging for the removal of the existing Memorial on the Title regarding the use of the dwellings by aged or dependent persons.
 - 1.3 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.
2. Persons who lodged a submission regarding the application be advised of Council's decision.



11.3 106 (Lot 233) Enfield Street, Lathlain – Demolition and Construction of Single House

File Reference:	ENFI106
Appendices:	No
Landowner:	M. Bantleman
Applicant:	Antonelli Investments Pty Ltd T/A Novus Homes
Application Date:	8 August 2012
DA/BA or WAPC Ref:	12/0506
MRS Zoning:	Urban
TPS Zoning:	Residential R20
TPS Precinct:	Precinct Plan P7 'Lathlain'
Use Class:	Single House
Use Permissibility:	'P' use

Date:	23 November 2012
Reporting Officer:	I. Ahmad
Responsible Officer:	R. Cruickshank
Voting Requirement:	Simple Majority

Executive Summary:

Recommendation – Approval subject to conditions.

- Application for Demolition, and Construction of a Single House.
- Non-compliant with the provisions of the Residential Design Codes and Council's Local Planning Policy - Streetscape in relation to visual privacy, boundary setback, building wall height and building bulk.
- Consultation with surrounding property owners and occupiers in accordance with Council Policy GEN3 'Community Consultation' for 14 days, commenced on 3 November 2012 and closed on 19 November 2012. Over the comment period, one (1) submission was received in relation to the building wall height variation.
- With the exception of the building bulk variation, it is considered that the visual privacy, boundary setback and building wall height variations satisfy the relevant Performance Criteria of the Residential Design Codes.

TABLED ITEMS:

- Development application form dated received 8 August 2012;
- Amended plans and elevations dated received 2 October 2012;
- Consultation with owners and occupiers of surrounding properties dated 2 November 2012;
- Submission from the owner of the north-eastern adjoining property dated 16 November 2012; and
- Aerial photograph of the locality.

BACKGROUND:

On 1 June 2011, an application for planning approval for a two storey dwelling which involved the demolition of the existing dwelling on the subject property was deemed refused.

On 8 August 2012, Council received a new application for planning approval for the demolition and construction of a two storey dwelling which is the subject of this report. For this application, the design and built form of the proposed dwelling differs to the one proposed in the previous planning application.

DETAILS:

An application has been received for demolition, and construction of a Single House on the subject property which has a total lot area of 733m². The proposal involves the demolition of an existing single storey brick and tile dwelling which was constructed in 1958.

The replacement two storey dwelling is substantial in size, accommodates four (4) bedrooms, and other habitable/ living rooms such as Activity, Theatre, Study, Piano, Dining and Family rooms.

The proposed dwelling is configured to maximise the Enfield Street frontage through extensive use of glazing and having a two storey building facade towards the street which extends predominantly across the lot frontage, with a single storey element at the rear of the dwelling. A 'tower' element is proposed in the middle of the dwelling to create additional visual interest in the building form.

The proposal seeks variations to the Acceptable Development standards of the Residential Design Codes and Council's Local Planning Policy – Streetscape with regard to building height, visual privacy, boundary setback and building bulk.

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 P7 'Lathlain Precinct';

Compliance with Development Requirements

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

- TPS 1 Scheme Text 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	6.0 metre average & 3.0 metre minimum from the street property boundary	6.0 metre average & 5.5 metre minimum from the street property boundary	Compliant
Boundary Setbacks	Upper floor Activity room wall to north-western property boundary – 2.50 metres required	Upper floor Activity room wall to north-western property boundary – 1.60 metres proposed.	Non-Compliant. (refer to Comments section below)
Building Height (measured from the natural ground level)	Wall height – 6.0 metre maximum Ridge height – 10.5 metre maximum for short ridges less than 6.0 metres long.	Wall height - 7.94 metre maximum to 'tower' element. Ridge height – 9.34 metre maximum.	Non-compliant with wall height provision (refer to Comments section below) Compliant with ridge height provision.
Visual Privacy	Upper floor Activity room wall to north-western property boundary – 6.0 metres required within 45 degrees of cone of vision	Upper floor Activity room wall to north-western property boundary – 1.60 metres proposed within 45 degrees of cone of vision	Non-Compliant. (refer to Comments section below)

Solar access	<p>Shadow cast by the proposed dwelling at midday 21 June onto the south-eastern adjoining property shall not exceed 25 per cent (or 113m²) of the adjoining site area.</p> <p>Shadow cast by the proposed dwelling onto any outdoor living area of the adjoining property shall not exceed 50 per cent (or 15m²) of the required outdoor living area of adjoining property.</p>	<p>The maximum shadow cast onto the south-eastern adjoining property is 2 per cent (or 7.69m²) of the adjoining site area.</p> <p>Outdoor living area of the adjoining property is not affected by any overshadowing.</p>	<p>Compliant</p> <p>Compliant.</p>
Building bulk	<p>Two storey development designed to reduce the scale and bulk of the building on the streetscape.</p>	<p>The building element containing Bed 1 and Study on the ground floor and Activity Room and Ensuite on the upper floor, has no vertical relief, which when combined with the remainder of the dwelling façade results in the building bulk being overpowering on the streetscape.</p>	<p>Non-compliant (refer to Comments section below)</p>

Submissions:

Community Consultation:

As there are several non-compliance issues under 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 requires notices to be mailed to owners and occupiers of adjoining lots that may be affected by the development. The consultation period commenced on 3 November 2012 and closed on 19 November 2012.

Over the comment period, one objection was received as summarised and considered by Council’s Urban Planning Business Unit in the below table, and is also included in full as a Tabled Item to this report.

CONSULTATION SUBMISSION	
<i>Submission from owner/occupants of No. 1 Band Street, Lathlain</i>	
Comments Received	Officer's Comments
<p>Objection raised in relation to the building wall height variation as the proposed development will obstruct views to the city.</p>	<ul style="list-style-type: none"> • Given the objector's unavailability to allow access onto his property, an on-site inspection could not be undertaken to determine the extent of view of the city from his property. • Based on the aerial photograph, it appears that the siting of the 'tower' element of the proposed dwelling in respect to the location of the existing two storey dwelling at 1 Band Street would still permit some form of view to the city (if there is one) from the subject adjoining lot. • It should be noted that the non-compliant wall height is only confined to the 'tower' element which is in the middle of the front portion of the dwelling. • In addition, the 'tower' element complies with the overall building height provision of the Residential Design Codes and does not result in any overshadowing of adjoining properties or their appurtenant outdoor living areas.

Sustainability Assessment:

External Economic Implications:

No impact.

Social Issues:

No impact.

Cultural Issues:

No impact.

Environmental Issues:

No impact.

COMMENT:

The proposal is broadly consistent with the requirements of Council's Local Planning Policy – Streetscape and the Residential Design Codes. Notwithstanding this, 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:

Building height

The objection received by the owner of the north-eastern adjoining property (1 Band Street) is in relation to the building height variation whereby the objector has expressed concern regarding the potential loss of view to the city.

Council Officers have endeavoured to undertake a site inspection on the subject adjoining lot to determine the extent of view to the city from his property. Several attempts (via telephone) have been made to confirm the objector's availability to allow access onto his property but to no avail. As such, consideration of this matter could only be given based on the aerial photograph and site inspection on the subject property, 106 Enfield Street.

Based on the aerial photograph, it appears that the siting of the 'tower' element of the proposed dwelling in respect to the location of the existing two storey dwelling at 1 Band Street does still permit some form of view to the city from the subject adjoining lot.

It should be noted that the overheight portion of the building is only confined to the 'tower' element that is proposed at the front portion of the building whilst the rear portion of the building which runs adjacent to the objector's dwelling features a single storey building component. Therefore, there is still an opportunity for views to the city from the north-eastern adjoining property.

With reference to the floor plans, the 'tower' element which is the only part of the building exceeding the building height requirements has a building footprint area of approximately 31m² and features a pyramid roof form (without any ridges).

The 'tower' element is located centrally across the building façade. Setting the taller building element away from the common boundaries provides a more appropriate scale, minimising the impact of the new development on the existing dwellings.

It is also worth noting that the proposed 'tower' element complies with the overall building height (measured to the top of roof) and solar access provisions of the Residential Design Codes and therefore, the overheight portion of the building will not have any adverse impact on the amenity of the adjoining properties in regards to overshadowing and building bulk. In this regard, the proposed building height variation can be supported.

Building Bulk and Scale

Whilst it is acknowledged that some design consideration has been given to minimising building bulk onto the streetscape through recessing the 'tower' element from the building facade, the building element containing the ground floor Bed 1/ Study and upper floor Activity/ Guest Ensuite wall reads very strongly as a dominant structure with no relief in the building mass.

Given the width and lack of horizontal and/or vertical stepping of this part of the building, this has resulted in this portion of wall to be bulky and dominant when viewed from the street.

Noting that this portion of the building will be dominant when viewed in the street from the west, it is recommended that the building bulk should be reduced. In this respect, an opportunity exists for the front wall of the Activity room (on the upper floor) to be pushed back (approximately 1.30 metres) behind the ground floor wall below. This would then result in the stepping of this building element from the street, a reduction in the building bulk and an improved street appearance.

The introduction of such indentation will effectively break up the large span of subject wall and its associated roof and therefore, reduce the perceived impact of building bulk onto the streetscape. As such, a planning condition will be imposed to this effect.

Boundary setback

The proposed development also seeks a variation to the Residential Design Codes in relation to boundary setback from the north-western property boundary.

An assessment of the plans reveals that the reduced setback of the upper floor Activity room wall will not have any adverse impact on the amenity of the north-western adjoining property (104 Enfield Street) in terms of solar access and building bulk.

This is due to the fact that the angled siting of the existing dwelling on the adjoining lot (which is orientated towards the corner of Enfield Street and Keyes Street) has resulted in the creation of sufficient buffer between the existing dwelling and the subject walls which effectively, minimise any impact of building bulk onto the north-western 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 given the northern orientation of the adjoining lot.

It is considered that the proposed boundary setback variation satisfies the relevant Performance Criteria of the Residential Design Codes and thus, can 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, in particular, on those walls facing towards the rear portion of the north-western and south-eastern adjoining properties with the exception of the north-western wall of the upper floor Activity room which features a major opening.

The proposed window to the north-western wall of the upper floor Activity room constitutes a variation to the visual privacy requirement given that it overlooks a portion of land of the north-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 side setback area of the existing dwelling.

There is no objection from the owner and occupier of the north-western adjoining property. It is considered that the proposed boundary setback variation satisfies the relevant Performance Criteria of the Residential Design Codes and thus, can be supported.

CONCLUSION:

In regards to the matters raised above, Council's Urban Planning Business Unit is of the view that the overheight portion of the building will not have any adverse impact on the amenity of the owners/occupiers of the surrounding properties primarily due to its location being stepped back from the street and adjoining properties. In addition, the proposed dwelling has been designed in a manner that it will not have any adverse impact on the amenity of the adjoining properties by way of overshadowing and visual privacy.

Notwithstanding that some design considerations have been given to minimise building bulk onto the streetscape, there is a further opportunity to relieve the massing of the building element containing the Bed 1/ Study/ Activity/ Guest Ensuite wall.

In view of the above, it is recommended that the application for a Single House at 106 (Lot 233) Enfield Street, Lathlain be Approved subject to conditions.

Further Comments:

At the Elected Members Briefing Session on 4 December 2012, the property owner was in attendance and presented a case in support of the application but with the deletion of condition 1.2. The property owner made comment about the high standard of design and quality of the home. It should be noted that Council Officers agree with the owners comments regarding the standard and quality of the design. However Council Officers are of the view that in its present form, notwithstanding the high quality, a further reduction in the building bulk and scale would be appropriate within the context of the Enfield Street streetscape.

In relation to condition 1.1, this condition reflects an administrative process where following the issuing of planning approval, but prior to the submission of an application for a building permit, the applicant submits further plans to confirm that the final plans comply with all conditions of the planning approval and requirements of Council's Street Life requirements. This process ensures that all relevant requirements are satisfied prior to the applicant applying for their building permit, which enables the Town to meet its 10 day statutory timeframe to determine certified applications for a building permit, and to eliminate the need for applications to be refused due to planning or Street Life requirements not being met.

With respect to condition 1.9, this condition is intended to reinforce that the approval is for the use as a 'dwelling'. Council Policy PLNG17 'Specialised Forms of Accommodation' outlines that where a building has more than 6 rooms which may be capable of use as bedrooms, then Council may impose the wording outlined in condition 1.9. While there is no suggestion from Council Officers that the landowner will not use the subject building as a 'dwelling', the condition merely reinforces the basis of the approval being granted.

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 Antonelli Investments Pty Ltd T/A Novus Homes on behalf of M Bantleman (DA Ref: 12/0506) for Demolition and Construction of a Single House at 106 (Lot 233) Enfield Street, Lathlain as indicated on the plans dated received 2 October 2012 be Approved 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;**

Failure to do so may result in refusal of the application for a building permit (refer related Advice Note).
- 1.2 The upper floor Activity wall facing Enfield Street to be setback at least 1.30 metres behind the ground floor wall below, with the incorporation of a hipped roof between the two. Details of the required modification of the subject wall are to 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.**
- 1.3 The street verge between the kerb and the property boundary is to be landscaped with waterwise planting and reticulated prior to occupation or strata titling of the building(s) whichever occurs first and thereafter maintained to the satisfaction of the Director Renew Life Program. (Refer related Advice Note)**
- 1.4 A minimum of 50% of the front setback area is to be softly landscaped. Landscaping is to be installed prior to occupation of the building(s) and subsequently maintained to the satisfaction of the Executive Manager Park Life Program.**
- 1.5 A separate planning application is required for any fence forward of the building line.**
- 1.6 The use of sheet fencing, such as colorbond or fibro cement sheeting, in front of the building line is permitted to side (common) boundaries only to a maximum height of 1.2 metres. Where sheet fencing is proposed along a side (common) boundary within a 1.5 metre x 1.5 metre visual truncation at the intersection of any driveway and the front property boundary, it is not to exceed a height of 750mm.**
- 1.7 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.**

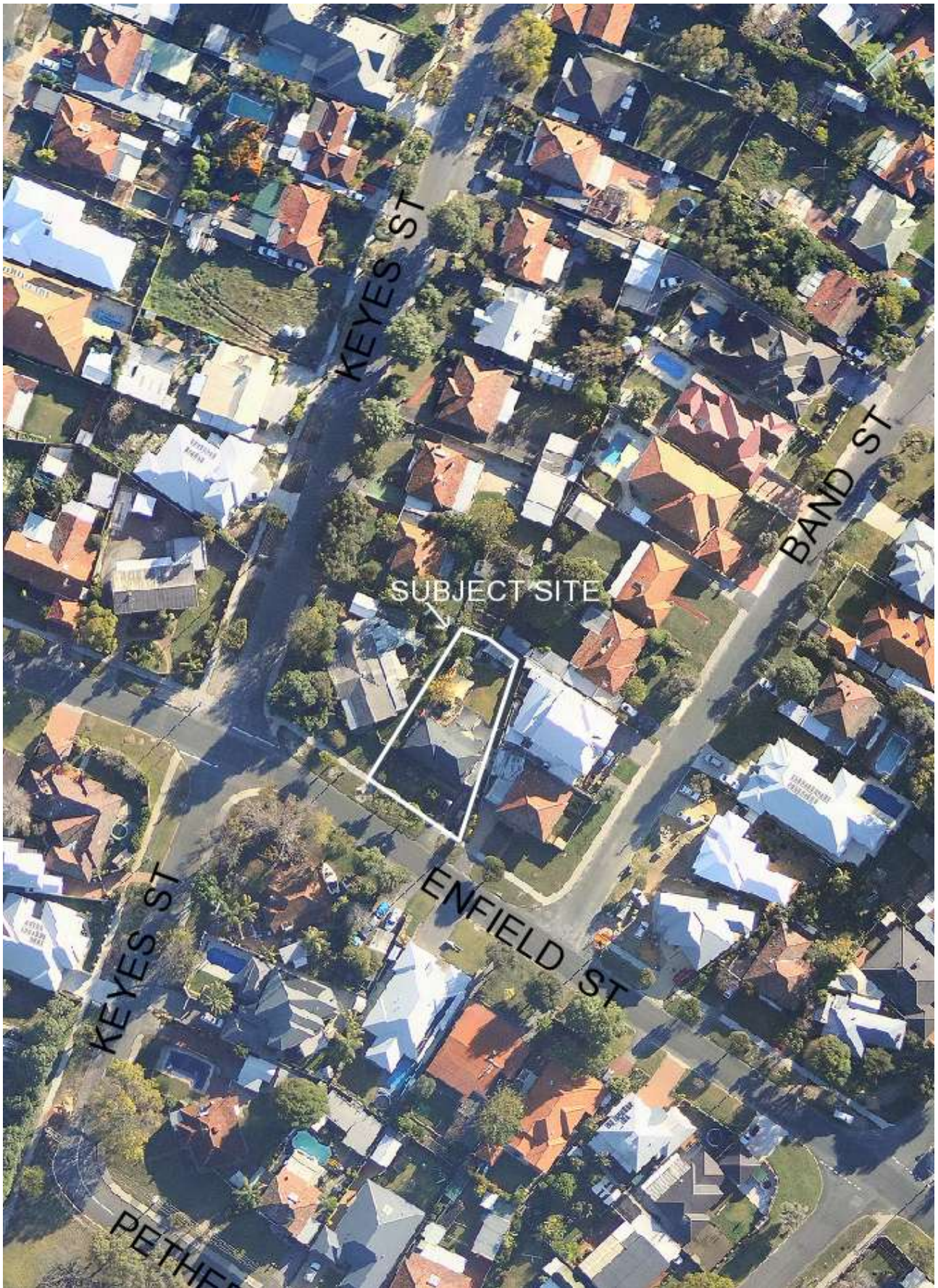
- 1.8 Any letterbox, structure, wall or fence located within a 1.5 metre x 1.5 metre visual truncation at the intersection of any driveway and the front property boundary, is not to exceed a height of 750mm with the exception of:**
- (i) one brick pier (maximum dimensions 350mm by 350mm); and/or**
 - (ii) wrought iron or similar metal tubing style infill fencing.**
- 1.9 This approval is for the use and occupation of the building as a dwelling only, to be occupied by a single family or no more than six (6) persons who do not comprise a single family, on a permanent basis. Any alternative use or occupation of the building is not permitted unless further planning approval has been granted by the Council.**
- 1.10 During excavations, all necessary precautions to be taken to prevent damage or collapse of any adjacent streets, right-of-way or adjoining properties. It is the responsibility of the builder to liaise with adjoining owners and if necessary obtain consent prior to carrying out work.**
- 1.11 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.**
- 1.12 Existing crossovers that are not used as part of the development or redevelopment shall be removed and the verge shall be reinstated to the satisfaction of the Director Renew Life Program.**
- 1.13 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.**
- 1.14 Proposed development complying with setbacks, fencing, driveways, landscaping and other details as shown in red on the approved plans.**
- 1.15 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.**
- 1.16 A zero lot gutter to be provided for the boundary wall adjoining the common boundary with No. 108 Enfield Street, Lathlain.**
- 1.17 The surface of the boundary wall on the common boundary with No. 108 Enfield Street, Lathlain to be the same finish as the approved external wall finish for the remainder of the dwelling, unless otherwise approved.**

- 1.18 External clothes drying facilities are to be screened from view from the street or any other public place.
- 1.19 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.
- 1.20 All building works to be carried out under this planning approval are required to be contained within the boundaries of the subject lot.
- 1.21 Compliance with Council's Building, Environmental Health, Street Life and Park Life requirements.

Advice to Applicant:

- 1.22 In regards to Condition No. 1.1 where a Council Building Surveyor is issuing the Certificate of Design Compliance (Application Form TVP1 to be submitted) then the approval of Council Business Units will be obtained by the Council Building Surveyor. Where a private certifier is engaged to issue the Certificate of Design Compliance, then it is the responsibility of the owner/builder/certifier to submit a separate application (Form TVP2) for the approval of Council Business Units. This form is available on the Town's website and at the front counter of Council's Offices.
- 1.23 A demolition permit is required to be applied for and obtained from the Council prior to demolition of the existing building(s) and/or structure(s) on the site.
- 1.24 Failure to maintain the verge by current or future owners or occupiers will render the offender liable to infringement under Section 2.9 of the Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law – Modified penalty \$100.
- 1.25 With regards to Condition No. 1.11 the following are minimum requirements of the Town of Victoria Park: Brick paving 60mm minimum thick clay or concrete pavers laid on 30mm bedding sand and Base of 100mm compacted limestone.
- 1.26 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.
- 1.27 Landscaping of the verge requires approval from Council's Renew Life Program (except lawn planting only). The applicant/owner should obtain a copy of Council's Sustainable Landscaping Guide 1 "Your Street Verge".

- 1.28 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. Persons who lodged the submission regarding the application be advised of Council's decision.**



11.4 35A (Lot 1 , Strata Lot 2) Archer Street (Also Known as 85C Bishopsgate Street), Carlisle – Unlisted Use (Car Park and Associated Fencing)

File Reference:	ARCH35A
Appendices:	No
Landowner:	Bazdale Investments Pty Ltd
Applicant:	David Bazen
Application Date:	7 September 2012
DA/BA or WAPC Ref:	12/0577
MRS Zoning:	Urban
TPS Zoning:	Local Centre
TPS Precinct:	Precinct P8 'Carlisle Precinct'
Use Class:	Unlisted Use
Use Permissibility:	N/A

Date:	6 December 2012
Reporting Officer:	J. Gonzalez
Responsible Officer:	R. Cruickshank
Voting Requirement:	Absolute Majority

Executive Summary:

Recommendation – Approval by Absolute Majority

- Application proposes an Unlisted Use – Car Park and Associated Fencing.
- The proposed Unlisted Use – Car Park is to be used for staff of the abutting Office.
- The proposed Unlisted Use – Car Park was the subject of consultation for 21 days in accordance with Council's Policy GEN3 – Community Consultation, with letters to owners/occupiers of affected surrounding properties, sign on site and notice in the newspaper.
- During the consultation process no submissions were received.
- Proposed Unlisted Use – Car Park and Associated Fencing will not have any detrimental impact on the abutting commercial and residential area.

TABLED ITEMS:

- Application form dated 7 September 2012;
- Plans dated 7 September 2012 and 24 September 2012;
- Correspondence from applicant dated 7 September 2012 and 21 September 2012;
- Correspondence from Council dated 11 October 2012; and
- Consultation with adjoining owners and occupiers dated 11 October 2012.

BACKGROUND:

The original property was granted approval by the Western Australian Planning Commission on 30 January 2009 for a Survey Strata Plan subdivision into two lots - a front lot (35 Archer Street) of 327m² at the corner of Archer Street and Bishopsgate Street, where an existing office with two car parking bays is located; and a rear vacant lot (35A Archer Street - also known as 85C Bishopsgate Street), of 265m² with frontage to Bishopsgate Street and to a right of way along its north western boundary and also with an access leg of 2.2 metres in width for pedestrian use connecting it with Archer Street.

DETAILS:

The application seeks planning approval for a Car Park and Associated Fencing with six car parking bays taking access from an existing right of way along the north western boundary of the subject property. The subject property abuts 35 Archer Street which is being used as an Office with two car parking bays located at the rear of the property, taking vehicular access from Bishopsgate Street. The applicant has advised that the existing office has currently eight staff with a daily average of four to five staff within the office at any one time, however occasionally it is required to have all eight staff in attendance. No customers call into the office.

As both properties are owned by Bazdale Investments Pty Ltd, the owner has the intention to provide additional medium term car parking for the abutting office staff but having it on a separate lot, with the intention of selling it or developing it in the future. As the Office has its own car parking consisting of two bays in accordance with the requirements of the Council's Parking and Access Policy, no additional car parking will be required from the proposed Car Park, unless the Office is extended.

The application proposes an open railing infill fence along the Bishopsgate Street boundary and also along the abutting right of way boundary in order to secure the car park. Vehicular access will be provided through a sliding gate along the right of way. The proposed fence will be similar to the existing fence within the front lot at 35 Archer Street. A landscaping strip of 1.5 metres is proposed between the Bishopsgate Street fence and the car parking. Additional planter boxes are proposed between the car parking area and the abutting property at 35 Archer Street to minimise any impact between the two strata properties.

The applicant has submitted correspondence dated 21 September 2012 in support of the proposal, which in summary states:

- The subject property will be used as additional secure parking for staff of the abutting office for the medium term.
- At a later stage the subject property will likely be developed or sold for development independently of the existing office.
- The existing office is currently approved as office space of 80m² on the basis of two functional car parking bays located within the boundary of the office property.
- At the present time there is no intention to increase the approved office area and therefore there will be no reliance on the proposed car park to meet any Council requirements for the operation of the existing office.
- The applicant wishes to keep both lots unencumbered from legal agreements that may tie the lots together on the basis of parking requirements or approved uses.
- To keep the two lots separated is to ensure ease of independent sale or development in the future.
- The applicant considers that the proposed development will significantly improve the overall appearance of both the vacant lot and the front lot where the office is located.
- If the car park is sold and remains as a car parking lot this would not change or have any detrimental effect of the amenity of the area.

- It is highly unlikely that the potential purchaser of the proposal would retain the status as a car park with no associated building indefinitely, as it would serve no use in this location.
- If the subject property is sold then it will be either developed or leased back to the owner of the office at the front lot.
- The proposed fence and landscaping on the subject property is to make both lots visually appealing and consistent with the heritage appearance of the existing office building.
- The proposed fence will be similar to the fence currently on the front lot.

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:

- Clause 16 of the Scheme Text – Unlisted Uses;
- Clause 36 of the Scheme Text - Determination of Application – General Provisions;
- Statement of Intent contained in Precinct Plan P8 'Carlisle Precinct'

Submissions:

Community Consultation:

In accordance with Council's Policy GEN3 'Community Consultation' the proposed 'Unlisted Use – Car Park' was the subject of community consultation with letters being sent by the Council's Urban Planning Unit to owners and occupiers of affected surrounding commercial and residential properties giving them 21 days to comment on the application. The applicant was requested to place a sign on site for 21 days on 23 October 2012 and also to place a notice of the proposal in the Southern Gazette and Victoria Park Examiner newspapers once a week for three consecutive weeks starting on 23 October 2012 and closing on 12 November 2012. On closing of the consultation period, no submissions were received.

Sustainability Assessment:

External Economic Implications:

No impact

Social Issues:

No impact

Cultural Issues:

No impact

Environmental Issues:

No impact

COMMENT:

The application proposes an 'Unlisted Use – Car Park and Associated Fencing'

The proposal has been assessed in accordance with Town Planning Scheme No. 1, Clause 37 'Determination of Application for an Unlisted Use', which states that planning approval shall not be granted unless the Council is satisfied by Absolute Majority that the proposal is consistent with the matters listed in clause 36 (5). In this regard:

Town Planning Scheme No. 1 - Precinct Plan

The statement of Intent of the Precinct Plan 8 – 'Carlisle Precinct' in part states, *"Existing appropriate retail and commercial uses will be permitted to continue in their current locations. A limited number of non-residential uses, to serve the immediate needs of the locality, will be permitted throughout the precinct."* It is noted that the proposed car park will be used mainly by staff of the existing Office on the front strata lot as no customers are visiting the premises. Although the existing Office has two car parking bays within the strata lot, those two bays are used by two permanent staff while the other two to three daily staff have no choice but to park on the street, therefore the proposed car park will provide additional car parking to serve the existing Office.

Among the objectives of the Local Centre, Precinct Plan 8 states, *"...adequate car parking is to be available to ensure local centre parking does not encroach into residential streets, although on-site parking requirements may be waived by the Council where the uses are to serve the local population, and are unlikely to require prolonged stopovers by customers. New car parks and vehicle access points shall be combined with existing parking facilities where possible."* The proposal provides additional car parking for staff that are currently parking on the residential streets, as the existing office on the front lot does not have the area to accommodate any additional car parking. The proposal is located within the boundaries of the Local Centre zone and is taking vehicular access from an existing right of way.

Planning Policies

The Car Park proposes six bays. There is no minimum number of bays required by the Council's Parking and Access Policy as the proposed Car Park is located within a separate lot with no building on it or attached to it, however it has the intention to serve the Office located in the front lot. It should be noted as stated above, that the existing Office area complies with its own car parking requirement as per the Council's Policy. In this regard the existing Office could increase its net floor area from 52m² to 96m² without any requirement for additional car parking within the property boundaries.

The Orderly and Proper Planning of the Locality and the Conservation of the Amenities of the Locality

The proposed Car Park and Associated Fencing is not affecting the current character of the commercial area along Archer Street as it is located on a vacant lot, behind the existing Office and separated from the residential area by an existing right of way. It is not affecting the streetscape of the residential area along that section of Bishopsgate Street as it is considered that the car parking area for six vehicles, with an open fence and proposed landscaping along the Bishopsgate Street boundary will remove the existing eyesore of the vacant lot and it will improve its visual impact and it will contribute positively to the residential streetscape. In addition it will alleviate the car parking pressure along the residential streets as the Office staff will park off street.

Submissions

As stated above, no submissions were received during or after the Community Consultation period.

Further Comments:

At the Elected Members Briefing Session on 4 December 2012, a query was raised regarding an opportunity to allocate one (1) of the six (6) car bays as a disabled car bay. It has been determined that to do so would reduce the number of on-site car bays from six (6) bays to four (4) bays. In addition, a disabled car bay is not necessary in this instance, as these car bays are in addition to the two (2) bays required for the adjoining Office.

CONCLUSION:

In view of the above, it is considered that the proposed Change of Use to Unlisted Use - Car Park and Associated Fencing will not have any adverse detrimental impact on the surrounding commercial and residential areas and therefore the application is recommended for approval by an Absolute Majority of the Council.

RECOMMENDATION/S:

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 David Bazen on behalf of Bazdale Investments Pty Ltd (DA Ref: 12/0577) for Unlisted Use – Car Park and Associated Fencing at 35 (Lot 1, Strata Lot 2) Archer Street (also known as 85C Bishopsgate Street) Carlisle, as indicated on the plans dated received 7 September 2012 and 24 September 2012 be Approved by Absolute Majority subject to:

- 1. The use of the subject site as a Car Park is to be associated at all times with the Office business located at 35 (Lot 1, Strata Lot 1) Archer Street, Carlisle.**
- 2. This approval is for the use of the premises as a Car Park only. Any alternative use of the premises will require the submission of an application to Council for a change of use.**
- 3. Proposed development complying with setbacks, fencing, driveways, landscaping and other details as shown in red on the approved plans.**

4. All stormwater runoff to be retained on site. Detailed drainage design plans showing contours and spot levels, pipe sizes, location and size of soakwells, sumps, etc are to be submitted for approval prior to the construction of the Car Park. Stormwater drainage to comply with the Town's "Stormwater drainage requirements for residential and commercial developments guidelines".
5. The street verge between the kerb and the property boundary is to be landscaped with waterwise planting and reticulated and thereafter maintained to the satisfaction of the Director Renew Life. (Refer related Advice Note)
6. During excavations, all necessary precautions to be taken to prevent damage or collapse of any adjacent streets, right-of-way or adjoining properties. It is the responsibility of the builder to liaise with adjoining owners and if necessary obtain consent prior to carrying out work.
7. Prior to vehicle use of the Car Park, 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 Director Renew Life Program.
8. Car parking bays to be lined-marked and designed in accordance with AS2890.1.
9. 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.
10. All building works to be carried out under this planning approval are required to be contained within the boundaries of the subject lot.
11. Compliance with Council's Building and Renew Life requirements.
12. This approval is valid for a period of twenty four months only. If development is not commenced within this period, a fresh approval must be obtained before commencing or continuing the development.

Advice to Applicant

13. Failure to maintain the verge by current or future owners or occupiers will render the offender liable to infringement under Section 2.9 of the Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law – Modified penalty \$100.
14. Landscaping of the verge requires approval from Council's Renew Life Program (except lawn planting only). The applicant/owner should obtain a copy of Council's Sustainable Landscaping Guide 1 "Your Street Verge".
15. 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.

- 16. 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)



11.5 Strategy for Progressing Strategic Projects – Confidential Item

This report will be issued under a separate cover.

12 RENEW LIFE PROGRAM REPORTS

12.1 Supply & Delivery of One Road Sweeper

File Reference:	ADM0058
Appendices:	No

Date:	22 November 2012
Reporting Officers:	E Setzinger, N Car
Responsible Officer:	A Vuleta
Voting Requirement:	Simple Majority

Executive Summary:
Recommendation - that the quotation submitted by MacDonald Johnson be accepted for the supply and delivery of one new Road Sweeper as specified.

- Two quotations were sought and received for the supply and delivery of a Street Sweeper using the preferred supplier panel under the WALGA Contract No. TPS0985.
- The quotation from MacDonald Johnson for the VS650 Street Sweeper at a cost of \$329,500 is the recommended option. The VS650 represents best value for money and is fit for purpose.
- The likely change over cost is in the region of \$206,770 (dependant on auction result) the 12/13 Budget allocation is \$209,000

TABLED ITEMS:

Nil

BACKGROUND:

The Town’s current Street Sweeper (162 VPk plant #8) is planned for replacement in the 2012/13 financial year, budgeted at \$345,500 (ex GST). A Request for Quotation was issued to the preferred suppliers under the WALGA Contract No. TPS0985. The existing Street Sweeper is available for trade-in or outright sale at auction.

The Town primarily utilises its Street Sweeper for its own street sweeping programme, as well as undertaking some contract work for the City of South Perth. The Street Sweeper is considered an essential item of plant for the Town to undertake its future works programs.

- The Town has sought quotes from two suppliers on the WALGA preferred suppliers contract TPS 0985. Suppliers had a period of four weeks in which to respond.
- In responding MacDonald Johnson offered a machine with feature similar to the Town’s current sweeper (VT605), plus an additional option, of a new to market variant of sweeper, the VS650.
- The other respondent (Schwarze Industries) offered five variants of sweeper, all of which featured re-generative air technology, only one of which is mounted on a Heavy duty truck chassis, the Hino FG1628 this is the only one considered in this evaluation.

DETAILS:

The following supply quotations were received from WALGA preferred suppliers:

(1) MacDonald Johnson

VT605 Street Sweeper,

Purchase price **\$324,500**, trade-in \$122,727 change-over \$201,773

VS650 Street Sweeper,

Purchase price **\$329,500**, trade-in \$122,727, change-over \$206,773

(2) Schwarze Industries

A6500GS on Hino FG1628 Regenerative Air Sweeper,

Purchase price: **\$338,861**; trade-in: -n/a- ; change-over: -n/a-.

Legal Compliance:

The Town has complied with section 3.57 of the *Local Government Act 1995*.

Policy Implications:

The public tendering process associated with the Town's purchasing policy FIN4 in the category of goods services over \$100,000 was not used in this purchase because the quotations received were from an accepted supplier on the Western Australian Local Government Association's (WALGA) Panel contracts. The WALGA panel contract ensures that all the pre-qualification assessments are undertaken, prior to listing the successful panel suppliers. The CEO does not have delegation to approve over \$100,000 hence the need to report to Council.

Strategic Plan Implications:

Nil

Financial Implications:Internal Budget:

The budget allowance approved for this purchase (Supply & Delivery of one Street Sweeper) is \$345,500. The purchase price quoted by MacDonald Johnson is \$329,472 for one new VS650 as specified.

To obtain best value, it has been decided to dispose of the Town's existing Street Sweeper at Pickles Auctions as this is considered to provide best value. This would result in a net changeover within the 2012/13 budget allowance for this purchase of \$209,000.

Total Asset Management:

The existing Street Sweeper was purchased in the 2007-2008 financial year, with a planned replacement due at five years or 8,000 hours. This machine has amassed 7,485 truck hours (5600 aux engine hours).

Sustainability Assessment:External Economic Implications:

The Town believes internal sweeping continues to provide the best value financial outcome which is also supplemented by contracting sweeping services to the City of South Perth.

Social Issues:

The noise emissions are reduced in the preferred sweeper by 3 Decibels, this is achieved by the unit having only a single engine.

Cultural Issues:

Nil

Environmental Issues:

The MacDonald Johnson VS650 complies with the new Euro V (ADR 81/3, latest emissions for trucks) standard and represents a shift in the environmental impact, typically made by truck mounted sweeper machines. The single engine will have a reduction in CO² emissions due to fuel savings of around 3lts/hour, equating to an annual fuel saving of 8000 litres per year, also a reduction in waste engine oil as there is one less engine to service.

COMMENT:

MacDonald Johnson V Series sweepers

The VT605 and VS650 street sweepers share some features and are primarily differentiated by sweeper power system and drive operation while sweeping.

The VS 650 is mounted on a Hino FG 1628 cab chassis and the major features are:-

- Payload volume 5.7m³;
- Lost water tank 1300 L;
- Body 4mm 4003 grade stainless steel;
- Dual sweep, 700mm diameter channel brushes with steel tine;
- Up to 3600mm swept path;
- Supa Wash system, hand lance with hose reel and 15m hose;
- Dual control with central controls accessible from LH and RH operator's seats;
- Programme (ERGO) button allows all sweeping actions to be suspended and reactivated when required;
- Air suspension seats both sides;
- Warranty on body 12 months /2400 hours;
- Warranty on cab chassis 36 months/150,000 km;
- Strobe hazard beacons;
- Reversing camera;
- Estimated delivery 24 weeks from receipt of order.

MacDonald Johnson VT605 Street Sweeper

The VT series Street Sweeper is a well-known unit used by many Councils in the metropolitan area and has been well suited to the needs of the Town of Victoria Park. This is the older model and has a separate auxiliary engine to power the sweeping operations. This means that there are two engines that require maintenance and servicing.

MacDonald Johnson VS650 Street Sweeper

This model uses a Johnston Hydrostatic drive system which is driven from the truck engine and powers all sweeping functions. This move to not having an auxiliary motor is similar to what occurred with the side loader rubbish trucks about 10 years ago. It has been found to both improve reliability and reduce operating costs. The savings will more than cover the additional \$5,000 in the initial capital cost. The Hydrostatic drive also provides braking when in sweep mode, this reduces brake wear and fuel consumption.

The increase in hopper capacity reduces the downtime associated with return trip to empty each day, increasing productivity and reducing fuel use. There are also OSH benefits for the operators in that daily vehicle checks can be carried out without climbing up to check the auxiliary engine each day.

CONCLUSION:

The evaluation was carried out in accordance with the Institute of Public Works Engineering Australia (IPWEA) best practice. From this evaluation, the MacDonald Johnston VS650 was identified as being the best value choice.

RECOMMENDATION/S:

- 1. The quotation submitted by MacDonald Johnson for the supply and delivery of one VS650 Street Sweeper at a cost of \$329,472 (excluding GST) be accepted and funded from project costing number W708.**
- 2. The Town's existing Street Sweeper Plant number 8 (licence plate number 162 VPK) be disposed of through Pickles Auctions Welshpool, this is deemed to provide the best value outcome for the Town.**

12.2 Recommendations from the Community Environmental Working Group – Establishment of the Community Environmental Working Group 2013 Annual Work Plan

File Reference:	ADM0058
Appendices:	Yes

Date:	23 November 2012
Reporting Officer:	W. Bow
Responsible Officer:	A. Vuleta
Voting Requirement:	Simple Majority

Executive Summary:
Recommendation – The Community Environmental Working Group Annual Work Plan be endorsed.

- In accordance with the Community Environmental Working Group’s Terms of Reference an Annual Work Plan must be presented to Council for consideration.
- The Community Environmental Working Group has recommended projects for inclusion in the Annual Work Plan.

TABLED ITEMS:

Nil

BACKGROUND:

At the Town’s 13 December 2011 Ordinary Council Meeting, Council resolved to endorse the Terms of Reference of the Community Environmental Working Group (CEWG), which include the requirement to develop an Annual Work Plan.

At its March 2012 meeting a draft Annual Work Plan was referred to the CEWG. Subsequent to the Community Forums held in October 2012, a further report seeking finalisation of the Annual Wok Plan was referred to the CEWG on 15 November 2012.

DETAILS:

In developing the CEWG Annual Work Plan the following matters were considered –

- Town of Victoria Park’s Plan for the Future 2011-2016.
- Previous Community Environmental Advisory Committee (CEAC) projects.
- Previous resolutions of Council.
- Community Forum input.

Legal Compliance:

Nil

Policy Implications:

Nil

Strategic Plan Implications:

In reviewing the Town's Plan for the Future, the following projects are deemed relevant for inclusion into the CEWG annual work plan –

- Development of an Environmental Plan.
- Development of a Town Greening Plan.
- Development of a GO Edwards Concept Plan.
- Development of a Foreshore Access and Management Plan.

Financial Implications:Internal Budget:

Whilst the establishment of the CEWG annual work plan will not require the allocation of Council budgetary funds in 2012/2013, it is expected that the long term implementation of strategies, plans and outcomes from the Annual Work Plan will require consideration by Council for allocation in future budgets.

Total Asset Management:

Whilst the establishment of the CEWG Annual Work Plan will have no direct impact on the Town's total asset management processes, it is expected that the long term implementation of strategies, plans and outcomes from the Annual Work Plan will impact on the Town's total asset management processes.

Sustainability Assessment:External Economic Implications:

Various

Social Issues:

Various

Cultural Issues:

Various

Environmental Issues:

Various

COMMENT:

In reviewing previous CEAC matters the following projects are deemed relevant for possible inclusion into the CEWG annual work plan –

- Renewable Energy Initiatives.
- Strategic Waste Minimisation Plan.
- International Council for Local Environmental Initiatives (ICLEI) – Water Campaign.
- Natural Areas Management, including former Kent Street Sandpit and George Street Reserve.
- Revegetation of stormwater sumps.

In reviewing previous resolutions of Council, the following project is deemed relevant for possible inclusion into the CEWG annual work plan –

- Development of a Litter Prevention Scheme.

The Community Forums provided an opportunity for members of the public to submit ideas and feedback on the direction of the Town's Working Groups. Numerous items were raised at the Community Forums that related to the CEWG terms of reference and draft Annual Work Plan, these included –

- Greenery to improve the environment.
- Leasing vacant areas for community gardening.
- The Town needs to phase-out slow combustion wood heaters to reduce the increasing pollution through the precinct.
- More greenery – no artificial turf.
- Increase and improve the natural environment to maintain natural.
- Improving Parks and Gardens 'Healthy Parks, Healthy People'.
- Increasing green spaces and streetscapes.
- Maintain trees.
- Building houses that are sustainable.
- The employees of the Town in the office reduce their energy use, water use, recycle – be the example.
- Being a model of energy, water, waste efficiency, build and community structures.
- Create a place to reuse resources, encourage sustainable living and community engagement.
- GO Edwards Park; celebrate the Town's commitment to the environment.
- Consider temporary art at GO Edwards Park, but hesitate towards increased permanent human footprint with permanent art.
- Encourage the community outdoors to gain from all the benefits of recreating outside.
- Green/Bulk waste too confusing. Residents miss opportunity. Inform residents by letter drop a couple of weeks before bulk collection.
- Community Garden is an important meeting place – stimulates discussion between generations.
- Get Youth Tree involved with their 'Big Mob' to assist with planting of the George/Anketell site.
- Main concerns are Greening and Aesthetics.
 - Greening – Urgency to increase wildlife habitats. Much habitat has been lost due to urban development, subdivisions, infill. Increase street trees. Replace vegetation in a significant way. Consider greening Burswood Rd.
 - Deliver a community education programs around: birds/backyards; greening the environment; succession planting. Challenge the notion of having brick paving in front of businesses/commercial properties – could include substantial planting.
- Aesthetics – degradation of built/natural environment; properties commence then remain half developed for years (e.g. Hampton St).

These matters were referred to the CEWG for consideration at the 15 November 2012 meeting.

It is noted that the development of the GO Edwards Park Concept Plan and Water Quality Improvement Plans have been completed.

CONCLUSION:

The CEWG has recommended the inclusion of numerous projects in the Annual Work Plan that are consistent with the *Plan for the Future 2011-2026*, *previous resolutions of Council*, commitments to pre-existing CEAC projects and input from the Community Forums.

FURTHER COMMENT:

Subsequent to discussion with the Strategic Management Team it was requested that the Annual Work Plan be developed further, identifying key components of the listed projects, proposed timeframes, milestones and budget requirements. In expanding the Annual Work Plan it became clear that the projects would span well over one calendar year, hence the Work Plan is now intended to be current over a three year period in alignment with the community membership timeframes of CEWG.

The “Renewable Energy Initiatives”, “Natural Areas Management”, Strategic Waste Minimisation Plan” inclusions within the Work Plan do not constitute specific projects per se, however their inclusion provides an opportunity for the CEWG to raise issues aligned to these environmental areas at CEWG. These overarching projects may contain smaller projects that align to the CEWG terms of reference and the group members input therein is seen to add value.

The CEWG Work Plan can be seen below -

COMMUNITY ENVIRONMENTAL WORKING GROUP - WORK PLAN				
PROJECT	KEY FOCUS AREAS/COMPONENTS	CEWG ENGAGEMENT	TIMEFRAMES	BUDGET ESTIMATE
Environment Plan	Climate Change Adaptation and Greenhouse Protection	Consult with CEWG regarding the draft plan, environmental management activities, perceived environmental issues and future management priorities	February - August 2013	<ul style="list-style-type: none"> To be undertaken in-house by staff. Community engagement, consultation, publication costs \$10,000.
	Water Management	Matter to be placed on CEWG meeting agenda for February 2013	February 2013	
	Land Management	Working draft Environmental Plan to be provided to all CEWG Members one week prior to meeting.	February 2013	
	Natural Areas and Biodiversity	CEWG to workshop plans at meeting	February 2013	
	Solid Waste Management	Request that the CEWG review plans and provide feedback	February 2013	
		Members feedback to be received	April 2013	
		Referral of draft Environmental Plan to CEWG, post consultation	June 2013	
		Consolidated draft released for Public Comment	June 2013	
		Referral of draft Environmental Plan to CEWG, post public comment, for endorsement.	August 2013	
		Elected Members Workshop	September 2013	
	Report to Council presenting final Town of Victoria Park Environmental Plan for adoption	September 2013		

PROJECT	KEY FOCUS AREAS/COMPONENTS	CEWG ENGAGEMENT	TIMEFRAMES	BUDGET ESTIMATE
Town Greening Plan	Street Tree Master Plan	Contribute to the development of 5-10 year "Street Tree Renewal Program"; updated "Significant Tree Register"; development of street tree preservation precincts; review and develop tree removal/replacement plan	October 2013 - 2014	To be undertaken in-house by staff.
	Verge Landscaping Guide	Referral of Version II of Town's Sustainable Verge Landscaping Guidelines for endorsement	June 2013	
	Development Landscaping Guide	Referral of Development Landscaping Guideline to CEWG for comment	June 2013	
	Street Tree Maintenance	Referral of over-arching Policy, review of procedures, develop on-going maintenance schedules and street tree maintenance precincts	August 2013	
	Development 5-10 Year "Major Thoroughfare Planting Programs"	Referral of draft plans to CEWG for comment	December 2013	
	Herbicide Spraying Policy	Development of draft policy	December 2013	

PROJECT	KEY FOCUS AREAS/COMPONENTS	CEWG ENGAGEMENT	TIMEFRAMES	BUDGET ESTIMATE
GO Edwards Park Concept Plan	Detailed Design Tender	CEWG to nominate Project Team to review designs submitted as part of Tender	April 2013	\$70,000
	Implementation/Staging Plan	CEWG to be engaged in relation to implementation of Concept Plan	December 2013	To be undertaken in-house by staff.

PROJECT	KEY FOCUS AREAS/COMPONENTS	CEWG ENGAGEMENT	TIMEFRAMES	BUDGET ESTIMATE
Foreshore Access and Management Plan	Project Scope to be finalised but likely to include - description of study area; physical and biological environment; site(s) cultural history; historical land use; key issues for future environmental management; key issues for access and human utilisation	Upon finalisation of the project scope the matter will be referred to CEWG for comment; progress of Plan will follow engagement template developed for GO Edwards Park Concept Plan and Environmental Plan	June 2013	\$65,000

PROJECT	KEY FOCUS AREAS/COMPONENTS	CEWG ENGAGEMENT	TIMEFRAMES	BUDGET ESTIMATE
Renewable Energy Initiatives	Switch Your Thinking	On-going reporting/feedback to CEWG on programs initiated and being undertaken within the Town	On-going	\$35,000
	Rebates for Residents			
	Switched on Staff			
	Switched on Schools			

PROJECT	KEY FOCUS AREAS/COMPONENTS	CEWG ENGAGEMENT	TIMEFRAMES	BUDGET ESTIMATE
Strategic Waste Minimisation Plan	Review of SWMP	CEWG to be involved in review of the SWMP	December 2013	To be undertaken in-house by staff.
	Waste education initiatives	CEWG to work with Environment Officer to identify community education opportunities aligned to the SWMP	2013-2015	To be undertaken in-house by staff/CEWG.

PROJECT	KEY FOCUS AREAS/COMPONENTS	CEWG ENGAGEMENT	TIMEFRAMES	BUDGET ESTIMATE
International Council for Local Environmental Initiatives - Water Campaign	Implementation of Water Action Plan Actions - Milestone 3 of the Water Campaign	On-going reporting/feedback to CEWG on programs initiated and being undertaken within the Town	January - June 2013	\$20,000
	Identify and seek funding opportunities		January - June 2013	To be undertaken in-house by staff.
	Preparation of Milestone 3 Report		January - June 2013	To be undertaken in-house by staff.
	Implementation of Water Action Plan actions - Milestone 4 of the Water Campaign		June 2013 - June 2014	\$20,000
	Identify and seek funding opportunities		June 2013 - June 2014	To be undertaken in-house by staff.
	Preparation of Milestone 4 report		June 2013 - June 2014	To be undertaken in-house by staff.

PROJECT	KEY FOCUS AREAS/COMPONENTS	CEWG ENGAGEMENT	TIMEFRAMES	BUDGET ESTIMATE	
Natural Areas Management	Kensington Bushland	CEWG to be informed of activities and enhancement projects planned for Kensington Bushland	On-going	\$25,000	
	Hillview Bushland	CEWG to be informed of activities and enhancement projects planned for Hillview Bushland	On-going	\$15,000	
	Kent Street Sandpit	Finalisation of Contaminated Site investigation		December 2013	\$35,000
		CEWG to be engaged in the concept plan for the revegetation of the sandpit site		June 2013 - June 2014	\$15,000
	George Street Reserve	CEWG to be updated on the progress of the Council-endorsed 11 Year Revegetation Plan for the site		2013-2015	~\$65,000p/a

PROJECT	KEY FOCUS AREAS/COMPONENTS	CEWG ENGAGEMENT	TIMEFRAMES	BUDGET ESTIMATE
Revegetation of Stormwater Sumps	Finalisation and review of 98 Rutland Ave revegetation project	Report to CEWG on project	October 2013	To be undertaken in-house by staff
	Review of Town's Strategic Asset Review and identification of potential revegetation project sites	CEWG to undertake review and identify	June 2014 - June 2015	To be undertaken by CEWG

PROJECT	KEY FOCUS AREAS/COMPONENTS	CEWG ENGAGEMENT	TIMEFRAMES	BUDGET ESTIMATE
Development of Litter Prevention Scheme	Engage with Keep Australia Beautiful Council	CEWG to be involved in development of Project Scope	June 2014 - June 2015	To be undertaken in-house by staff/CEWG.
	Determine Project Scope			

PROJECT	KEY FOCUS AREAS/COMPONENTS	CEWG ENGAGEMENT	TIMEFRAMES	BUDGET ESTIMATE
Implement the Birds in Backyards program	Engage with BirdLife Australia	CEWG to be involved in development of Project Scope	December 2013 - December 2014	To be undertaken in-house by staff/CEWG.
	Determine Project Scope			

RECOMMENDATION/S:

Council endorses the Community Environmental Working Group’s Work Plan, as outlined in the body of this report and which comprises –

- **Development of an Environmental Plan.**
- **Development of a Town Greening Plan.**
- **Development of a GO Edwards Park Concept Plan.**
- **Development of a Foreshore Access and Management Plan.**
- **Renewable Energy Initiatives.**
- **Strategic Waste Minimisation Plan.**
- **International Council for Local Environmental Initiatives (ICLEI) – Water Campaign.**
- **Natural Areas Management, including former Kent Street Sandpit and George Street Reserve.**
- **Revegetation of stormwater sumps.**
- **Development of a Litter Prevention Scheme.**
- **Implement the Birds in Backyards program.**

12.3 Lathlain Park Redevelopment – Establishment of Council Project Team

File Reference:	TES0537
Appendices:	No

Date:	11 December 2012
Reporting Officer:	B. Rose
Responsible Officer:	A. Vuleta
Voting Requirement:	Simple Majority

Recommendation – that Council establish the Lathlain Park Redevelopment Project Team.

Executive Summary

- A Project Team be established for the Lathlain Park Redevelopment Project;
- The Project Team’s responsibility will be to guide revision of the Master Plan and development of the supporting Business Case to Council for formal consideration and to provide input into the detailed design stage of the Project;
- Nominations from Council are sought for membership on the Project Team.

TABLED ITEMS:
Nil

BACKGROUND

At the Lathlain Park Redevelopment Workshop on 4 December 2012, Elected Members requested the establishment of a Lathlain Park Redevelopment Project Team, comprising key members of staff and nominated Elected Members. The objective of the Project Team will be to guide progress of the revised Lathlain Park Redevelopment Master Plan and supporting Business Case to Council for formal consideration as well as provide input into the detailed design stage of the Project.

At its 13 December 2011 Ordinary Meeting, Council endorsed the ‘Generic Terms of Reference for Project Teams’. This generic Terms of Reference document will need to be completed and agreed at the first meeting of the Lathlain Park Redevelopment Project Team.

DETAILS:

Project Teams provide a more flexible format than Advisory Committees in that they can range from a one-off event to discuss and explore a particular issue, a set series of sessions to address a specific project, or regularly scheduled meetings that deal with on-going themes. Unlike Advisory Committees, Project Teams are not formed under section 5.8 of the *Local Government Act 1995*. This means that they can have a more flexible approach to meetings, allowing group members to propose ideas, ask questions and discuss issues with greater freedom than is possible with Advisory Committees.

Legal Compliance:

As Project Teams are not formed under section 5.8 of *the Local Government Act 1995*, there are no issues of legal compliance.

Policy Implications:

Nil

Strategic Plan Implications:

The Town of Victoria Park Plan for the Future 2011-2026 identifies the completion of project planning for the Lathlain Park precinct as a high priority.

Financial Implications:Internal Budget:

Sufficient funds are allocated within the 2012/13 Budget.

Total Asset Management:

The Lathlain Park Redevelopment Business Case will identify whole-of-life costs (and any revenue opportunities) for the project.

Sustainability Assessment:External Economic Implications:

The Lathlain Park Redevelopment Business Case will identify relevant external economic implications (including associated recommendations).

Social Issues:

The Lathlain Park Precinct Master Plan 2011 underwent detailed community consultation during its development. Social and community issues were identified and addressed through this process. In future detailed design stages of the project, additional attention will be given to social issues such as 'crime prevention through environmental design' and the Disability Access and Inclusion Plan.

Environmental Issues:

The Town's annual groundwater abstraction rates are presently fixed, requiring a particularly sensitive approach to landscaping on the site. With this exception, there are no known major environmental issues relevant to the project.

COMMENT:*Advantages of the Project Team approach:*

- As Project Teams are not formed under section 5.8 of *the Local Government Act 1995*, they are not restricted in their operations,
- Project Teams can be established for a one-off event, a series of sessions, or as regularly scheduled meetings.
- Membership can be more inclusive and of greater variety than that of Advisory Committees due to Project Teams limited tenure and flexible nature.
- Project Teams can provide greater opportunities for networking.
- As Project Teams can be established around specific issues, members with expert knowledge can be recruited to participate (particularly for one-off events).

- The more flexible format of Project Teams can enable much greater opportunity for general discussion and debate.
- The nature of a limited tenure for Project Teams can ensure that a strategic advisory focus is maintained.

Disadvantages of the Project Team approach:

- Given they are not covered by statutory obligations; there may be less inclination to apply strict procedures and reporting processes.
- Unlike Advisory Committees, Project Team meeting agendas and notes are typically unavailable to the public.

CONCLUSION:

Noting the significant advantages afforded through the establishment of a Project Team (above), it is recommended that nominations from Elected Members for membership on the Lathlain Park Redevelopment Project Team be received and endorsed. Councillor Hayes, Councillor Potter and Mayor Trevor Vaughan have indicated interest in membership on the Project Team. Councillor Anderson has indicated interest in being a Deputy Member for the project Team.

It is proposed that staff membership on the Project Team be arranged through separate nomination and approval by the Chief Executive Officer.

RECOMMENDATION/S:

1. **Council establishes the Lathlain Park Redevelopment Project Team comprising the following Elected Members:**
 - a. _____ as an ordinary Member;
 - b. _____ as an ordinary Member;
 - c. _____ as an ordinary Member; and
 - d. _____ as a Deputy ordinary Member.
2. **Council instructs the Chief Executive Officer to nominate and approve staff membership on the Project Team.**
3. **The Terms of Reference for the Lathlain Park Redevelopment Project Team be considered as its first item of business.**
4. **The Lathlain Park Redevelopment Project Team be disbanded following Council approval of the revised Master Plan and supporting Business Case.**

13 COMMUNITY LIFE PROGRAM REPORTS

13.1 Recommendation from Arts Working Group – Purchase of Artwork

File Reference:	CMS 0061
Appendices:	No

Date:	23 November 2012
Reporting Officer:	A Longford
Responsible Officer:	T. Ackerman
Voting Requirement:	Absolute Majority

Executive Summary
Recommendation – The Town purchase and install the artwork ‘Turtle Over Reef’ to a total of \$20,000 providing a suitable location can be identified. (Absolute Majority)

- The Arts Working Group has recommended the Town purchase the artwork ‘Turtle Over Reef’ by Jake Coghlan for \$8,800, plus installation costs using funds from the Community Art Reserve and that Administration investigate suitable site options for placement of the piece.
- Officer Recommendation is to confirm that the Town has a suitable, permanent place to install the artwork prior to its purchase, as well as seek additional information about full project costs not exceeding \$20,000.

TABLED ITEMS:

- Extract – 12 November 2012 Arts Working Group Action Notes – Other Business Not Listed on the Agenda

BACKGROUND:

At the 12 November 2012 meeting of the Arts Working Group, members discussed the potential purchase of the artwork ‘Turtle Over Reef’ by Jake Coghlan. This artwork was the winner of the three dimensional award category at the 2012 Victoria Park Art Awards.

DETAILS:

The Arts Working Group deemed three dimensional artwork ‘Turtle Over Reef’ by Jake Coghlan to be a beautifully crafted piece by an emerging artist. The artwork is fabricated from steel and needs little maintenance according to the artist. The artwork stands 190cm high and 120cm wide and costs \$8,800 (incl. GST).

The artwork is currently on display in the garden at the Victoria Park Centre for the Arts (‘the Centre’). Arts Working Group Community Representative and Acting Chair of the Centre, Sylvia Kennedy, confirmed that the Centre would be willing custodians of the artwork until a permanent site was determined by the Town.

The Arts Working Group discussed a variety of site options for the artwork. The preferred option was G.O. Edwards Park on the island in the lake or in the water near the lake-edge. It was believed the turtle artwork would be in harmony with the natural landscape, draw attention to the importance of the environment and its natural fauna, and provide a unique visual attraction.

At the Working Group meeting the Town's staff expressed concerns with the artwork and location, such as: unknown engineering specification detail (such as footing requirements) and costs; unknown installation costs; unknown whether the artwork is fabricated to a level that would be safe and durable in the public realm (e.g. children climbing on it); potential disruption to the natural environment during installation and through permanent display; inability to place lighting at the site as it may disrupt habits of nocturnal wildlife; and the artwork is not included on the recently endorsed G.O. Edwards Concept Plan. Despite these concerns Working Group members were enthusiastic to purchase the artwork immediately and investigate suitable site options and full project costs at a later date.

Legal Compliance:

Nil

Policy Implications:

Nil

Strategic Plan Implications:

Community Life Program Objective:

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

Renew Life Objective:

We will provide leadership on environmental matters

Financial Implications:

Internal Budget:

Sufficient funds are available in the Town's Community Art Reserve to purchase the artwork should a suitable location be identified. The Reserve has a current balance of \$405,978 (with no current financial or project commitments), which could pay all expenses including artwork purchase and associated costs such as engineering specification, transport, installation and plaque.

It is therefore recommended that Council:

Pursuant to Section 6.8 of the *Local Government Act (1995)* authorise the following new expenditure:

Purchase and installation of public artwork - \$20,000

Amend the 2012/13 Annual Budget as follows:

Expense – Purchase and installation of Public Artwork - add \$20,000

Transfer funds from the Community Art Reserve - \$20,000

(Absolute Majority Required)

Total Asset Management:

Nil

Sustainability Assessment:External Economic Implications:

Nil

Social Issues:

Nil

Cultural Issues:

Public art is a key community asset that identifies our cultural identity and shapes the cultural landscape.

Environmental Issues:

Suggested sites included the island at G.O. Edwards Lake, although it was noted that this may not be suitable given the recent G.O. Edwards Concept Plan did not include artwork. There may also be concerns regarding environmental impact of the installation. The Executive Manager Park Life will be included in any discussion regarding locations in the natural environment.

COMMENT:

It was recommended by the Arts Working Group that the Town purchase the artwork 'Turtle over Reef' by Jake Coghlan for \$8,800, plus installation costs using funds from the Community Art Reserve. A location for the artwork was not decided, although the Group was enthusiastic to purchase the artwork immediately and investigate site options afterwards on the assumption that a location could be found.

Based on lessons learned through the recent purchase and installation of other public artworks (such as 'After The Rain' purchased from the Sculpture by the Sea exhibition at Cottesloe Beach), Administration considers it would be responsible to seek further information from the artist prior to purchasing the work, as well as confirm a location. This would ensure the artwork is suitable for display in the public realm (in terms of robustness); confirm there is a suitable location to display it; and the opportunity to investigate the costs for installation and engineering specification, which can be costly.

The nature of public art is such that it should be 'place sensitive' to complement its surroundings and be a fitting addition to the landscape. Location is critical and therefore it's preferable to confirm a permanent location prior to artwork purchase, just in case a suitable location is not identified.

Applying this extra layer of rigour to inform the decision-making process prior to purchasing 'Turtle Over Reef' will support appropriate use of the Town's funds and maximise the potential benefits of the artwork.

Based on financial evidence of previous public artwork commissions, the engineering, installation, transport and other associated costs can be up to 50% of the total project costs. In this instance it is possible the installation costs would be even greater, particularly

if the artwork is to be installed in the lake at G.O. Edwards Park. With this being the case, a total project cost of \$20,000 (including the \$8,800 purchase) is deemed reasonable.

Subsequently, the Responsible Officer's recommendation reflects the opportunity for further investigation of the total cost and location of the artwork prior to purchase. If the additional information is positive, then Administration can proceed with purchase and installation without delay.

CONCLUSION:

It is believed that the artwork 'Turtle Over Reef' by Jake Coghlan is a wonderful piece that would be well received by the community and diversify the Town's public art landscape. Although the purchase is supported 'in principle', it is prudent for additional information to be sought prior to securing the artwork's purchase.

ADDITIONAL COMMENT FOLLOWING 4 DECEMBER 2012 EMBS:

At the 4 December 2012 Elected Members' Briefing Session (EMBS) it was suggested that a further clause be added to the Officer's Recommendations to give the Arts Working Group delegated authority to purchase and install the 'Turtle Over Reef' artwork, thereby aligning it to the purchase and installation of ten public artworks throughout the 2011/12 financial year. Subsequent to the EMBS the Responsible Officer received advice that under the meeting structure introduced in 2012 Working Groups cannot be given delegated authority, unlike the previous Advisory Committee structure that was in place when the ten public artworks were selected. Therefore the clause added to the recommendations refers to the Chief Executive Officer being given delegated authority to proceed with purchase and installation. The issue of delegated authority for the selection, location and installation of public artworks will be considered during the review of the Public Art Masterplan, which is currently underway.



'Turtle over Reef' by Jake Coghlan

ARTS WORKING GROUP RECOMMENDATION:

The Town purchase the artwork 'Turtle over Reef' by Jake Coghlan for \$8,800 plus installation costs using funds from the Community Art Reserve and that Administration investigate suitable site options for placement of the piece.

RESPONSIBLE OFFICER'S RECOMMENDATION/S:

- 1 Administration contacts artist Jake Coghlan seeking further information about the artwork 'Turtle over Reef' and his suggestions for potential locations.
- 2 Administration liaises with the Arts Working Group to determine a location for the artwork 'Turtle over Reef'.
- 3 Administration seeks quotes for engineering specifications, installation and transport costs of public art 'Turtle over Reef', within total budget of \$20,000.
- 4 Once a location has been identified, Administration proceed with purchase at \$8,800 and installation up to \$11,200 of the artwork 'Turtle Over Reef'.
- 5 The funds to purchase and install the artwork 'Turtle over Reef' be drawn from the Community Art Reserve, not exceeding \$20,000.
- 6 The 2012/13 Annual Budget be amended to reflect the purchase and installation of the artwork to a total of \$20,000.
- 7 Subject to the total cost for the purchase, installation and all associated costs not exceeding \$20,000, approval be given to the Chief Executive Officer to proceed with the 'Turtle over Reef project'.

(Absolute Majority required)

13.2 Recommendation from Community Safety Working Group – Appointment of Representative

File Reference:	CMS0195
Appendices:	No

Date:	27 November 2012
Reporting Officer:	M. Owens
Responsible Officer:	T. Ackerman
Voting Requirement:	Simple Majority

Executive Summary:
Recommendation - Ms Cathy O’Dea, Principal Lathlain Primary, be appointed as an Organisation Representative to the Community Safety Working Group.

- To ensure the schools of the Town play a role in community safety and crime prevention it was recommended at the 21 November 2012 meeting of the Working Group that Ms O’Dea be appointed to the Working Group. The recommendation was endorsed unanimously.

TABLED ITEMS

- 21 November 2012 Community Safety Working Group Report: 9.1 Community Safety Working Group Membership Request – Ms Cathy O’Dea

BACKGROUND:

At the 13 December 2011 Ordinary Council Meeting, Council endorsed the Terms of Reference for the Working Groups. The Terms of Reference state that membership will comprise Elected Members, community representatives and, where appropriate, organisation representatives.

DETAILS:

At the 7 November 2012 Principal Liaison Meeting Ms Cathy O’Dea, Principal Lathlain Primary expressed her interest in joining the Community Safety Working Group.

At the 21 November 2012 Community Safety Working Group meeting a recommendation to appoint Ms O’Dea to the Working Group was endorsed unanimously.

In order for the Community Safety Working Group to accurately portray the interests and concerns of the community of the Town of Victoria Park it is ideal to have a school representative as part of the Working Group.

Legal Compliance:

Nil

Policy Implications:

Nil

Strategic Plan Implications:

Nil

Financial Implications:Internal Budget:

Nil

Total Asset Management:

Nil

Sustainability Assessment:External Economic Implications:

Nil

Social Issues:

Representation from a local school will increase the diversity of representation on the Community Safety Working Group.

Cultural Issues:

Nil

Environmental Issues:

Nil

COMMENT:

Ms O'Dea would bring to the Working Group a wealth of experience and knowledge of the education system and the needs of youth and parents. Ms O'Dea has 17 years of experience as a school principal, six (6) of those at Lathlain Primary. Her interests are the safety of students to and from school, supporting parents of students, educating the youth on personal protection and road safety around schools. The recommendation that she be appointed to the Working Group was endorsed unanimously.

CONCLUSION:

Ms O'Dea's experience as a local school principal and her interests in community safety will be of great benefit to the Community Safety Working Group and community.

WORKING GROUP RECOMMENDATION:

Ms Cathy O'Dea's expression of interest to join the Community Safety Working Group as a Community Member be endorsed by Council.

RESPONSIBLE OFFICER'S COMMENT:

At the 21 November 2012 Community Safety Working Group meeting the membership considered and endorsed Ms O'Dea's expression of interest to join the group as a community member. Currently there are five (5) community representatives on the Working Group, the maximum number endorsed by Council when considering the generic Terms of Reference for the Workings Groups in December 2011. In recognition of the fact that the Community Safety Working Group would benefit from Ms O'Dea's experience and connections with the school community it is the Responsible Officer's opinion that Ms O'Dea should be appointed to the Working Group as an Organisation Representative.

RECOMMENDATION/S:

Ms Cathy O'Dea, Principal Lathlain Primary, be appointed as an Organisation Representative to the Community Safety Working Group.

13.3 Multi-Purpose Sports Facility – Amended Definition

File Reference:	PLA0074
Appendices:	No

Date:	28 November 2012
Reporting Officer:	T. Ackerman
Responsible Officer:	T. Ackerman
Voting Requirement:	Simple Majority

Executive Summary:

Recommendation – Clauses referring to the West Australian Table Tennis Association be removed from the recommendations regarding the development of a Multi-Purpose Sports Facility.

- As a result of the need to review the Town's major projects it has been necessary to redefine the development of the Multi-Purpose Sports Facility.
- The West Australian Table Tennis Association not be invited to relocate to the new facility due to funding that the Town had previously been advised would be provided for their relocation not being available.
- The project working title be the Lawn Bowls, Croquet and Community Centre.

TABLED ITEMS:

- Extract from the minutes of the 27 April 2011 Ordinary Council Meeting – Agenda item 14.1 – Multi-Purpose Sports Facility

BACKGROUND:

The purpose of this report is to remove references to the West Australian Table Tennis Association that were included in recommendations regarding the development of a Multi-Purpose Sports Facility at the corner of Bishopsgate Street and Roberts Road, Carlisle that were endorsed at the 27 April 2011 Ordinary Council Meeting. Following are the recommendations endorsed at that meeting:

Substantive Motion:

Councillor Hayes moved; Councillor Bissett seconded:

1. *That the Concept Design and estimated costings for the development of a Multi-Purpose Sports Facility at Carlisle be received.*
2. *That Council develop a Multi-Purpose Sports Facility on the old Carlisle/Lathlain Bowling Club land on the corner of Roberts Road and Bishopsgate Street consisting of:*
 - 2.1. *Lawn bowls (relocation of the Victoria Park/Carlisle Bowling Club from its current location on Kent Street, East Victoria Park);*
 - 2.2. *Croquet (relocation of the Victoria Park Croquet Club from its current location on the corner of Rushton Street and Shepperton Road, Victoria Park);*
 - 2.3. *Western Australian Table Tennis Association (relocation from its current location on Gerard Street, East Victoria Park);*
 - 2.4. *Western Australian Blind Bowlers Association (from its current location on Plain Street, East Perth);*

3. *The development of the Multi-Purpose Sports Facility to not exceed an agreed amount determined by the business planning process.*
4. *Legal arrangements be established to formalise the agreements reached verbally with the sporting clubs as follows:*
 - 4.1. *The Victoria Park/Carlisle Bowling Club formally agreeing to relocate from its current location to the new facility;*
 - 4.2. *The Victoria Park Croquet Club formally agreeing to relocate from its current location to the new facility;*
 - 4.3. *The Western Australian Table Tennis Association formally agreeing to sell its property in Gerard Street and agreeing to provide half of the proceeds of the sale to the Town to assist in funding the development and construction costs of the new facility;*
 - 4.4. *Western Australian Blind Bowlers Association formally agreeing to relocate from its current location to the new facility;*
 - 4.5. *All tenants at the facility formally agreeing to fund the fit out of the office space that they will be occupying; and*
 - 4.6. *All tenants at the facility formally agreeing to an Incorporated Sports Club management model.*
5. *The 2000sq m Tom Wright Reserve be retained.*
6. *The Town apply to Main Roads for permission to install a pedestrian crossing from Lathlain Park across Roberts Road.*
7. *The Town apply to the Department of Planning for permission prepare the road reserve land at the corner of Bishopsgate Street and Roberts Road as overflow parking for the facility.*
8. *That the Multi-Purpose Sports Facility Advisory Committee be retained to further develop the business plan, the Women's President of the Victoria Park Carlisle Bowling Club or her deputy being invited to become a member.*
9. *That the administration further investigate (and incorporate their findings into the Business Plan):*
 - *Funding models (including, government grants, surplus asset sales, tenant contributions, bridging finance and if necessary loan raising).*
 - *Implications for council policy FN11 Loan Borrowing Limitations.*
 - *Implications for Council in relation to progressing other projects in the Plan for the Future.*
 - *Opportunities for economies of scale and unlocking the value of Council assets to provide for new and better community facilities.*
 - *Other matters determined by the CEO.*
10. *The Town progress with the preparation of working drawings and tender documentation required to engage contractors for the construction of the project in order that it can commence immediately upon funding for the project being finalised.*

CARRIED (6-2)

DETAILS:

The recommendations regarding the Multi-Purpose Sports Facility endorsed at the April 2011 Ordinary Council Meeting have not been finalised due to the need to undertake a thorough review of the Town's major projects. While this review has yet to be finalised, through the process of reviewing the development of the Multi-Purpose Sports Facility it has become evident that the project cannot be progressed as currently defined due to the significant cost implications to the Town and its ratepayers, particularly in light of the fact that grant funding that the Town had been advised would be provided for the development is no longer available, notably Department of Sport and Recreation (DSR) funding for the relocation of the state-based sport association West Australian Table Tennis Association. Regrettably, as a result it has been necessary to redefine the project to exclude the West Australian Table Tennis Association.

Legal Compliance:

Nil

Policy Implications:

Nil

Strategic Plan Implications:

The Town's *Plan for the Future 2011-2026* includes the project – *Develop a Multi-Purpose Sports Facility* with the description:

The relocation of the Victoria Park Carlisle Bowling Club and the creation of a Multi-Purpose Sports Facility to accommodate various users to the benefit of the whole of the Town is essential to enable the development of the Town Centre. Council will prepare a plan for the construction of the facility so as to remove any impediments to the redevelopment of the Town Centre.

Financial Implications:Internal Budget:

Nil – the preparation of a Business Plan, as detailed in the April 2011 report to Council with the amendment to the project definition, can be progressed using existing resources.

Total Asset Management:

To be determined during the Business Planning phase of the redefined project.

Sustainability Assessment:External Economic Implications:

To be determined during the Business Planning phase of the redefined project.

Social Issues:

To be determined during the Business Planning phase of the redefined project.

Cultural Issues:

To be determined during the Business Planning phase of the redefined project.

Environmental Issues:

To be determined during the Business Planning phase of the redefined project.

COMMENT:

While regrettable, it is necessary to redefine the Multi-Purpose Sports Facility project in order that the Business Planning phase can be completed and presented to Council for consideration. As the West Australian Table Tennis Association is a state-based group (rather than a local community-based club) it will not attract DSR funding, despite early indications that they would provide up to \$1.5million for the table tennis facility alone. As a result, it is recommended that it be removed from the development planned for the corner of Bishopsgate Street and Roberts Road, Carlisle.

CONCLUSION:

Due to changes in the funding model for the development of the Multi-Purpose Sports Facility it has been necessary to consider redefining the project. As the Department of Sport and Recreation have advised that the West Australian Table Tennis Association will not attract the \$1.5million in funding initially anticipated it is recommended that they not be invited to relocate to the development planned for the corner of Bishopsgate Street and Roberts Road, Carlisle. All other clauses regarding the development as endorsed by Council at the 27 April 2011 Ordinary Council Meeting to remain and progressed.

RECOMMENDATION/S:

1. That Council's decision of the 27 April 2011 Ordinary Council Meeting regarding the development of a Multi-Purpose Sports Facility be amended as follows:
 - 1.1 Clause 2, dot point 3 – *Western Australian Table Tennis Association relocation from its current location on Gerard Street, East Victoria Park* be removed.
 - 1.2 Clause 4.3 – *The Western Australian Table Tennis Association formally agreeing to sell its property in Gerard Street and agreeing to provide half of the proceeds of the sale to the Town to assist in funding the development and construction of the new facility* be removed.
2. The Multi-Purpose Sports Facility project's working title be renamed the Lawn Bowls, Croquet and Community Centre.

14 BUSINESS LIFE PROGRAM REPORTS

14.1 Schedule of Accounts for October 2012

File Reference:	FIN0015
Appendices:	No
Date:	23 November 2012
Reporting Officer:	G. Patrick
Responsible Officer:	N. Cain
Voting Requirement:	Simple Majority
Executive Summary:	
<p>Recommendation – That Council, pursuant to Regulation 13 of the <i>Local Government (Financial Management) Regulations 1996 (as amended)</i>, confirm;</p> <ol style="list-style-type: none"> 1. The Accounts Paid for October 2012. 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. 	

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:

- 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

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* follows this Agenda Item and is summarised as thus -

Fund	Reference	Amounts
Municipal Account		
Recoup Advance Account		0.00
Automatic Cheques Drawn	603404 - 603529	99,979.18
Creditors – EFT Payments		3,710,136.10
Payroll		782,962.93
Bank Fees		27,169.96
Corporate MasterCard		7,861.90
		4,628,110.07
Trust Account		
Automatic Cheques Drawn		Nil
		Nil

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)*, confirms;

1. The Accounts Paid for October 2012 as contained in the Appendices;
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

1-Nov-12
 9:19:10 am

All Payments Made From 1-Oct-12 To 31-Oct-12

<u>Payment</u>	<u>Date</u>	<u>Creditor</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
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Municipal Fund Bank Account

Payments

Creditors Cheques

00603404	3-Oct-12	1938.01	Amy Louise Craig	Event Performance	435.00
00603405	3-Oct-12	342.01	Quik Kleen Drycleaners	Dry Cleaning	767.00
00603406	3-Oct-12	1785.01	Supa Pest & Weed Control	Herbicide Spraying Services	10,940.93
00603412	3-Oct-12	361.01	Gaming and Wagering Commission	Financial Return - September 2012	342.69
00603420	11-Oct-12	1985.01	Beth Mullany	School Holiday Program Activity	370.00
00603421	11-Oct-12	413.01	Construction Training Fund	Levy Payments September 2012	10,401.96
00603422	11-Oct-12	1798.01	Department of Commerce	Levy Payments September 2012	5,250.62
00603423	11-Oct-12	524.01	Le's Family Fresh	Fruit & Vegetable Purchase	328.44
00603424	11-Oct-12	342.01	Quik Kleen Drycleaners	Dry Cleaning Services	349.00
00603425	11-Oct-12	1970.01	Ray White Victoria Park	Refund - Overpayment of Sponsorship	300.00
00603490	18-Oct-12	613.01	Austral Mercantile Collections Pty	Reversal of Cheque - 00072001	1,000.00
00603491	18-Oct-12	1507.01	Carlisle Impact Centre	Reversal of Cheque - 00075727	481.13
00603492	18-Oct-12	1983.01	Laxmi Design	Workshop Services -	210.00
00603493	18-Oct-12	1974.01	Science Alive Travelling Show	School Holiday Program Activities	506.00
00603494	18-Oct-12	75.02	Care Super Pty Ltd	Superannuation	462.96
00603499	24-Oct-12	1972.01	GKR Karate	School Holiday Program Activity	414.00
00603500	24-Oct-12	120.01	Sensis Pty Ltd	Business Advertising	442.51
00603501	24-Oct-12	1993.01	Victoria Physiotherapy Group	Event Lecture	148.50
00603514	24-Oct-12	1981.01	Department of Health Western Austra	Training Services	260.00
00603515	24-Oct-12	1889.01	Glass Tinting WA	Glazier Services	198.00
00603516	24-Oct-12	1917.01	Shire of Capel	Staff Workshop Attendance	370.00
00603517	30-Oct-12	823.01	Fiona Enright	Activity Fees	558.00
00603518	30-Oct-12	361.01	Gaming and Wagering Commission	Financial Return - October 2012	285.35
00603519	30-Oct-12	524.01	Le's Family Fresh	Groceries	96.18
Total Creditors Cheques					34,918.28

Creditors EFT Payments

236.1282	3-Oct-12	1282.01	Allpoints Bathroom Services	Plumbing Services	3,031.18
236.1287	3-Oct-12	1287.01	Outsource Business Support Solution	Authority Consultancy	4,752.00
236.1401	3-Oct-12	1401.01	VIP Home Services	Window Cleaning Services	300.00
236.1480	3-Oct-12	1480.01	Liquid Public Relations	Printing Services	2,904.00
236.1512	3-Oct-12	1512.01	Ms M S Zanello	Library Book Stock	1,080.87
236.1547	3-Oct-12	1547.01	Modern Motor Trimmers	Repairs to Equipment	286.00
236.1604	3-Oct-12	1604.01	Castledex	Capital Purchase Equipment	34,729.75
236.1810	3-Oct-12	1810.01	Insolvency & Trustee Service Austra	Vehicle Search Services	74.00
236.1820	3-Oct-12	1820.01	Secure Cash	Petty Cash Reimbursement - Depot	598.30
236.1887	3-Oct-12	1887.01	Mrs S Sceresini	Conference Expenses	106.80
236.190	3-Oct-12	190.01	Movies By Burswood (Inc)	Annual Corporate Sponsorship	16,500.00
236.1920	3-Oct-12	1920.01	Aqua Well Being	Gym Fitness Classes	130.00
236.216	3-Oct-12	216.01	Insight CCS	Paging Services	673.70
236.239	3-Oct-12	239.01	Kerb-Fix	Kerbing Relacement	1,683.00
236.270	3-Oct-12	270.01	At Milk Supplies	Milk Delivery & Supply	229.44
236.278	3-Oct-12	278.01	BBC Entertainment	Twilight Concert Performance	2,090.00
236.287	3-Oct-12	287.01	BOC Limited	Co2 Gas Stock Delivery	811.52
236.371	3-Oct-12	371.01	Frazzcon Enterprises	Street Furniture - Signs	7,130.06
236.373	3-Oct-12	373.01	Placer Management Group	Agency Staff	2,305.05
236.383	3-Oct-12	383.01	Schweppes Australia Pty Ltd	Beverages for Resale	536.20
236.402	3-Oct-12	402.01	Food For Me	Catering	747.50
236.410	3-Oct-12	410.01	Perth Frozen Foods Pty Ltd	Items for Resale	560.10
236.434	3-Oct-12	434.01	Allied Recruitment	Agency Staff	8,953.56
236.442	3-Oct-12	442.01	MacDonald Johnston	Equipment Repair	2,548.15
236.491	3-Oct-12	491.01	Hays Personal Services	Agency Staff	6,410.83
236.527	3-Oct-12	527.01	Cabcharge Australia Ltd	Cabcharge Service Fee & Damages	448.46
236.617	3-Oct-12	617.01	LO GO Appointments	Agency Staff	2,246.75
236.621	3-Oct-12	621.01	Fleet Fitness	Equipment Service & Repair	277.75
236.687	3-Oct-12	687.01	Love Grid Badminton Academy Inc	Sporting Equipment	450.00
236.785	3-Oct-12	785.01	CA Technology Pty Ltd	Annual Licence	14,920.51
236.959	3-Oct-12	959.01	Able Westchem	Minor Equipment Purchase	134.99
237.98000	9-Oct-12	98000.02	Australian Taxation Office	Payroll Deduction	102,891.00
238.1092	11-Oct-12	1092.01	Miss S A Duffield	Staff Reimbursement	1,166.00
238.1120	11-Oct-12	1120.01	Coca-Cola Amatil WA	Stock for Resale	810.78
238.1124	11-Oct-12	1124.01	Nappy Online - AA Property Services	Stock for Resale	137.95

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Payment Summary
Creditors, Non Creditors, EFTs and Payroll

1-Nov-12
 9:19:10 am

All Payments Made From 1-Oct-12 To 31-Oct-12

<u>Payment</u>	<u>Date</u>	<u>Creditor</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
238.119	11-Oct-12	119.01	The Senior Citizens Welfare Associa	Annual Donation	58,593.70
238.1211	11-Oct-12	1211.01	Brownes Foods Operations	Stock for Resale	349.84
238.1265	11-Oct-12	1265.01	A Class Displays	Display Materials	799.70
238.1287	11-Oct-12	1287.01	Outsource Business Support Solution	Authority Consultancy	5,291.00
238.1526	11-Oct-12	1526.01	Air-Born Amusements	Event Activity Deposit	100.00
238.158	11-Oct-12	158.01	The Lucky Charm Newsagency	Newspaper Delivery	394.90
238.1706	11-Oct-12	1708.01	Pirates Floorball Club	School Holiday Program Activites	558.00
238.1816	11-Oct-12	1816.01	Secure Cash	Cash collection Services	3,520.00
238.1820	11-Oct-12	1820.01	Secure Cash	Petty Cash Reimbursement. CEO	328.05
238.1880	11-Oct-12	1880.01	CPCS Australia	Performance Management	6,490.00
238.1956	11-Oct-12	1956.01	Entertain Oz Pty Ltd	Event Performance Deposit	618.75
238.1968	11-Oct-12	1968.01	International Storytelling Pty Ltd	School Holiday Program Activity	178.00
238.1969	11-Oct-12	1969.01	Art Focus	Event Materials	129.70
238.219	11-Oct-12	219.01	IPWEA National	Training Services	2,079.00
238.230	11-Oct-12	230.01	Johns Building Supplies Pty Ltd	Maintenance Supplies	338.32
238.252	11-Oct-12	252.01	Les Mills Asia Pacific	License Fees	2,073.54
238.270	11-Oct-12	270.01	At Milk Supplies	Staff Amenities	57.36
238.271	11-Oct-12	271.01	Australasian Performing Right	License Fees	3,754.39
238.277	11-Oct-12	277.01	Bannister Downs Dairy Company	Staff Amenities	176.00
238.279	11-Oct-12	279.01	Caltex Australia Petroleum Pty Ltd	Fuel Costs	22,775.67
238.283	11-Oct-12	283.01	Blackwell & Associates Pty Ltd	Consultancy Services	726.00
238.319	11-Oct-12	319.01	McLeods & Co	Matter No 32041 Legal Services	1,941.85
238.363	11-Oct-12	363.01	Michael Ricci	Building Maintenance Services	2,520.00
238.373	11-Oct-12	373.01	Placer Management Group	Agency Staff	6,950.22
238.378	11-Oct-12	378.01	East Victoria Park Delivery Round	Newspaper Delivery	145.17
238.379	11-Oct-12	379.01	Carlisle IGA	Groceries	2,290.14
238.382	11-Oct-12	382.01	Max Green Carcraft	Insurance Excess	500.00
238.383	11-Oct-12	383.01	Schweppes Australia Pty Ltd	Stock for Resale	1,107.36
238.384	11-Oct-12	384.01	Bonissimo	Staff Amenities	357.58
238.410	11-Oct-12	410.01	Perth Frozen Foods Pty Ltd	Stock for Resale	745.45
238.434	11-Oct-12	434.01	Allied Recruitment	Agency Staff	6,246.70
238.442	11-Oct-12	442.01	MacDonald Johnston	Towing Services	352.00
238.474	11-Oct-12	474.01	Nextgen Networks Pty Ltd	Internet Services	495.00
238.491	11-Oct-12	491.01	Hays Personal Services	Agency Staff	2,934.07
238.516	11-Oct-12	516.01	JCB Construction Equipment Australi	Vehicle Repair	499.90
238.568	11-Oct-12	568.01	Westrac Pty Ltd	Asset Purchase - Backhoe	193,765.00
238.600	11-Oct-12	600.01	Message4U Pty Ltd	SMS Message Service	336.12
238.607	11-Oct-12	607.01	Rampage Design	Transport & Resite Services	665.00
238.617	11-Oct-12	617.01	LO GO Appointments	Agency Staff	2,060.00
238.636	11-Oct-12	636.01	Carlisle Seniors Centre	Quarterly Subsidy	59,289.78
238.714	11-Oct-12	714.01	T & C Transport Service	Courier Services	366.36
238.731	11-Oct-12	731.01	Western Power	Lathlain South Project Cash Call No. 1 O	713,250.00
238.737	11-Oct-12	737.01	Vernon's Bakehouse	Catering Services	39.60
238.745	11-Oct-12	745.01	Local Chambers of Commerce & Indust	Local Business Services	118.00
238.752	11-Oct-12	752.01	Fruit Express Direct Pty Ltd	Staff Amenities	573.30
238.958	11-Oct-12	958.01	McLernons Supply & Demand	Minor Furniture Purchase	39.00
239.123	18-Oct-12	123.01	Simmons Electrical	Electrical Services	283.69
239.1279	18-Oct-12	1279.01	The Educational Experience Pty Ltd	Stationary	113.41
239.1282	18-Oct-12	1282.01	Allpoints Bathroom Services	Plumbing Services	4,627.55
239.1287	18-Oct-12	1287.01	Outsource Business Support Solution	Consultancy Services	6,811.00
239.1367	18-Oct-12	1367.01	Ms R A Lavery	Staff Costs Reimbursement	95.68
239.1401	18-Oct-12	1401.01	VIP Home Services	Cleaning Services	100.00
239.1405	18-Oct-12	1405.01	Shamrock Rovers Soccer Club	Bond Refund - Seasonal Hire	1,150.00
239.1469	18-Oct-12	1469.01	Perth Region Tourism Organisation I	Membership Renewal	290.00
239.1596	18-Oct-12	1596.01	Mr W D Bow	Staff Costs Reimbursement	500.00
239.1820	18-Oct-12	1820.01	Secure Cash	Petty Cash Reimbursement. Cashier #1	427.40
239.1849	18-Oct-12	1849.01	Protector Fire Services	Training Services	110.00
239.1892	18-Oct-12	1892.01	Western Australian Museum	School Holiday Program Activity	318.00
239.197	18-Oct-12	197.01	NEC Australia Pty Ltd	Software Upgrade Services	1,430.00
239.1977	18-Oct-12	1977.01	GFK Soccer Club	Key Bond Refund (00525)	600.00
239.1979	18-Oct-12	1979.01	Mr V M Ragireddy	Relocation Costs Reimbursement	1,762.94
239.1982	18-Oct-12	1982.01	Shamrock Gym Services	Equipment Repair Services	145.20
239.273	18-Oct-12	273.01	Australia Post	Postage Service	6,401.73
239.287	18-Oct-12	287.01	BOC Limited	Gas Services	721.64
239.289	18-Oct-12	289.01	Broken Hill Hotel	Function Stock	1,117.00
239.290	18-Oct-12	290.01	Bunnings Building Supplies Pty Ltd	Maintenance Items	19.90

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Payment Summary
Creditors, Non Creditors, EFTs and Payroll

1-Nov-12
 9:19:10 am

All Payments Made From 1-Oct-12 To 31-Oct-12

<u>Payment</u>	<u>Date</u>	<u>Creditor</u>	<u>Pavee</u>	<u>Description</u>	<u>Amount</u>
239.318	18-Oct-12	318.01	Maxwell Robinson & Phelps	Pest Control Services	368.00
239.357	18-Oct-12	357.01	Mirage Photogaphics Laboratory Pty	Printing Services	195.00
239.363	18-Oct-12	363.01	Michael Ricci	Maintenance Services	1,160.00
239.37	18-Oct-12	37.01	Water 2 Water Pty Ltd	Equipment Hire & Charges	231.00
239.371	18-Oct-12	371.01	Frazzoon Enterprises	Street Sign Maintenance	4,966.06
239.373	18-Oct-12	373.01	Placer Management Group	Agency Staff	6,959.13
239.378	18-Oct-12	378.01	East Victoria Park Delivery Round	Newspaper Delivery Services	78.12
239.379	18-Oct-12	379.01	Carlisle IGA	Groceries	421.14
239.383	18-Oct-12	383.01	Schweppes Australia Pty Ltd	Stock for Resale	228.06
239.384	18-Oct-12	384.01	Bonissimo	Stock for Resale	325.60
239.434	18-Oct-12	434.01	Allied Recruitment	Agency Staff	3,004.16
239.483	18-Oct-12	483.01	Cleanaway	Domestic & Commercial Waste Services	138,482.75
239.491	18-Oct-12	491.01	Hays Personal Services	Agency Staff	1,559.14
239.501	18-Oct-12	501.01	Landgate	Aerial Imagery Services	1,155.00
239.527	18-Oct-12	527.01	Cabcharge Australia Ltd	Transport Services	317.57
239.570	18-Oct-12	570.01	Allflow Industrial	Plant Equipment Service	439.95
239.617	18-Oct-12	617.01	LO GO Appointments	Agency Staff	1,672.00
239.667	18-Oct-12	667.01	Love Grid Badminton Academy Inc	Sporting Equipment	450.00
239.774	18-Oct-12	774.01	Skye Group Pty Ltd	Stock for Resale	1,617.55
239.782	18-Oct-12	782.01	Tutoring Australasia Pty Ltd	Licensing Renewal	5,500.00
239.835	18-Oct-12	835.01	Public Libraries Western Australia	Membership Renewal	150.00
239.851	18-Oct-12	851.01	Harvey Norman - Cannington	Minor IT Equipment Purchase	1,751.91
239.927	18-Oct-12	927.01	Victoria Park Raiders Junior Footba	Key Bond Refund Higgins Park (00620)	150.00
240.98000	23-Oct-12	98000.02	Australian Taxation Office	Payroll Deduction	106,568.00
241.1200	24-Oct-12	1200.01	Brenton Michael Pember	Consulting Services	3,234.00
241.1253	24-Oct-12	1253.01	CPD Group Pty Ltd	Plumbing Services	123.75
241.1282	24-Oct-12	1282.01	Allpoints Bathroom Services	Plumbing Services	1,620.33
241.1287	24-Oct-12	1287.01	Outsource Business Support Solution	Consulting Services	8,373.75
241.1526	24-Oct-12	1526.01	Air-Born Amusements	Event Activity Deposit	100.00
241.1820	24-Oct-12	1820.01	Secure Cash	Petty Cash Reimbursement, CEO	744.66
241.1836	24-Oct-12	1836.01	Allion Legal	Legal Services	1,166.32
241.1866	24-Oct-12	1866.01	Austraffic	Surveying Services	1,160.00
241.1875	24-Oct-12	1875.01	Ms J Merewood	Reimbursement	147.00
241.1973	24-Oct-12	1973.01	Bang On Drumming	School Holiday Program Activity	450.00
241.1984	24-Oct-12	1984.01	Nitzo Caetano Junior	School Holiday Program Activity	225.00
241.1994	24-Oct-12	1994.01	Miss N S Tomkins	Reimbursement	72.00
241.216	24-Oct-12	216.01	Insight CCS	Telecommunication Services	399.14
241.23	24-Oct-12	23.01	Allerding & Associates	Legal Services	4,723.95
241.278	24-Oct-12	278.01	BBC Entertainment	Event Activity	990.00
241.290	24-Oct-12	290.01	Bunnings Building Supplies Pty Ltd	Maintenance Items	314.65
241.309	24-Oct-12	309.01	Chubb Fire & Security Pty Ltd	Fireboard Services	1,173.70
241.319	24-Oct-12	319.01	McLeods & Co	Legal Services, Matter No 31348	653.75
241.333	24-Oct-12	333.01	Boral Construction Materials Group	Materials for Road Repair	154.77
241.338	24-Oct-12	338.01	Mr K Ahern	Event Activity	800.00
241.347	24-Oct-12	347.01	Old MacDonald's Travelling Farm	Event Activity	840.00
241.350	24-Oct-12	350.01	Recall Information Management Pty L	Storage Management Services	847.77
241.353	24-Oct-12	353.01	Burswood News	Newspaper Delivery Services	147.59
241.363	24-Oct-12	363.01	Michael Ricci	Building Maintenance Services	850.00
241.371	24-Oct-12	371.01	Frazzoon Enterprises	Street Sign Purchase/Maintenance	8,497.24
241.378	24-Oct-12	378.01	East Victoria Park Delivery Round	Newspaper Delivery Services	61.17
241.379	24-Oct-12	379.01	Carlisle IGA	Groceries	149.13
241.382	24-Oct-12	382.01	Max Green Carcraft	Fleet Vehicle Service and Repair	365.00
241.451	24-Oct-12	451.01	Embroidery WA	Embroidery Services	67.45
241.475	24-Oct-12	475.01	Parkland Mazda	Fleet Vehicle Purchase, VIN JMOKE1071001	67,227.05
241.491	24-Oct-12	491.01	Hays Personal Services	Agency Staff	1,415.96
241.617	24-Oct-12	617.01	LO GO Appointments	Agency Staff	836.00
241.647	24-Oct-12	647.01	Perth Football Club Inc	Maintenance Contribution	6,875.00
241.8	24-Oct-12	8.01	Accidental First Aid Supplies	First Aid Services	184.72
241.828	24-Oct-12	828.01	Western Australia Treasury Corporat	Loan 13 - Repayment	533,147.27
241.846	24-Oct-12	846.01	Presidential Services	Cleaning Services	66.00
241.859	24-Oct-12	859.01	Dulux Australia	Paint Services	166.00
242.103	24-Oct-12	103.02	Pacific Brands Sport & Leisure -	Uniforms	8,276.83
242.63	24-Oct-12	63.02	Town of Victoria Park - Staff Socia	Social Club Payments	500.00
243.10	25-Oct-12	10.01	Acme Communicare Pty Ltd	Equipment Repair	20.00
243.1009	25-Oct-12	1009.01	Deering Autronics	Vehicle Repair 136VPK	958.55
243.1050	25-Oct-12	1050.01	EmbroidMe Victoria Park	Embroidery Services	33.00

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Payment Summary
Creditors, Non Creditors, EFTs and Payroll

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All Payments Made From 1-Oct-12 To 31-Oct-12

<u>Payment</u>	<u>Date</u>	<u>Creditor</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
243.1060	25-Oct-12	1060.01	Portner Press Pty Ltd	Subscription	251.00
243.1082	25-Oct-12	1082.01	Robert Elliott	Waste Management Scenario Planning	640.00
243.1128	25-Oct-12	1128.01	WA Limestone Co	Materials for Repairs	1,496.20
243.1129	25-Oct-12	1129.01	Cardno (WA) Pty Ltd	Consultancy Services	3,410.00
243.1145	25-Oct-12	1145.01	E & M J Rosher Pty Ltd	Plant Machinery Service	1,413.25
243.1164	25-Oct-12	1164.01	Eastern Metropolitan Regional Council	Consultancy	3,280.20
243.1193	25-Oct-12	1193.01	Clean Tastic Western Australia	Cleaning Services	1,780.19
243.1198	25-Oct-12	1198.01	Complete Hire & Sales Pty Ltd	Facility Upgrade Services	6,882.85
243.121	25-Oct-12	121.01	Sifting Sands	Playground Maintenance Services	9,104.70
243.122	25-Oct-12	122.01	Sign A Rama Burswood	Office Furniture	508.00
243.123	25-Oct-12	123.01	Simmons Electrical	Electrical Services	3,972.92
243.1234	25-Oct-12	1234.01	Shawmac Pty Ltd	Consultancy Services	10,010.00
243.129	25-Oct-12	129.01	Snap Burswood	Invitation Printing	1,485.68
243.1293	25-Oct-12	1293.01	Alanco Australia Pty Ltd	Administration Equipment	306.00
243.13	25-Oct-12	13.01	Australian Institute of Management	Training Services	1,460.00
243.133	25-Oct-12	133.01	Southern Metropolitan Regional Council	Green Waste Disposal Services	334.06
243.1340	25-Oct-12	1340.01	Lock Stock & Farrell Locksmith	Building Maintenance Items	883.30
243.1347	25-Oct-12	1347.01	Backsafe Australia	Minor Equipment Purchase	535.70
243.136	25-Oct-12	136.01	Sportsworld of WA	Goods for Resale	2,717.55
243.1361	25-Oct-12	1361.01	Hope Valley Nursery	Plant/Tree Purchases	1,967.88
243.137	25-Oct-12	137.01	State Library of WA	Library Services	72.80
243.1372	25-Oct-12	1372.01	Direct Coffee Supplies	Staff Amenities	520.00
243.1376	25-Oct-12	1376.01	JBA Survey	Feature Survey	19,932.00
243.139	25-Oct-12	139.01	Stonetradars Pty Ltd	Landscaping Materials	679.95
243.141	25-Oct-12	141.01	Sunny Sign Company Pty Ltd	Signage	895.40
243.1411	25-Oct-12	1411.01	EnvisionWare Pty Ltd	Software Hosted Service	1,345.85
243.1414	25-Oct-12	1414.01	Barne Babes	Event Performance	400.00
243.1447	25-Oct-12	1447.01	Blue Force Pty Ltd	Security Monitoring	100.10
243.1448	25-Oct-12	1448.01	AMC Commercial Cleaning (WA) Pty Ltd	Cleaning Services	3,704.11
243.145	25-Oct-12	145.01	Taborda Contracting Pty Ltd	Traffic Control	2,034.15
243.146	25-Oct-12	146.01	Tactile Indicators (Perth) Pty Ltd	Tactile Indicators	5,760.00
243.1463	25-Oct-12	1463.01	Milducci Partners	Landscaping Materials	79.20
243.1466	25-Oct-12	1466.01	CGU Self Insurance Service	Staff Training	2,090.00
243.1495	25-Oct-12	1495.01	Eaton & Passarelli Pty Ltd	Consultancy Services	5,440.88
243.1503	25-Oct-12	1503.01	CCM Cleaning Services	Cleaning Services	10,307.96
243.1509	25-Oct-12	1509.01	Asphalt in a Bag	Materials for Road Repair	1,716.75
243.154	25-Oct-12	154.01	Telford Industries	Pool Chemicals	279.82
243.156	25-Oct-12	156.01	The Pressure King	High Pressure Cleaning	225.50
243.1571	25-Oct-12	1571.01	Perth Stripes and Signs	Local Government Branding	242.00
243.1584	25-Oct-12	1584.01	Triton Electrical Contractors Pty L	Electrical Services	3,128.53
243.1586	25-Oct-12	1586.01	Mr W D Bow	Reimbursement	363.63
243.1589	25-Oct-12	1589.01	Tiger Fitness (WA) Pty Ltd	Equipment Service & Repair	1,354.10
243.1653	25-Oct-12	1653.01	Urban & Rural Perspectives	Design & Drafting Services	462.73
243.171	25-Oct-12	171.01	Trisley Hydraulics Services	Plant Machinery Service & Repairs	9,456.40
243.1738	25-Oct-12	1738.01	All Earth Waste Collection Services	Rubbish Collection Services	22,146.30
243.1775	25-Oct-12	1775.01	Coffey Projects (Australia) Pty Lim	Design/Drafting Services	18,625.20
243.181	25-Oct-12	181.01	Victoria Park Veterinary Clinic	Veterinary Services	412.35
243.1810	25-Oct-12	1810.01	Insolvency & Trustee Service Austra	Emcumbrance Search Services	77.70
243.1836	25-Oct-12	1836.01	Allion Legal	Legal Services	2,096.46
243.1837	25-Oct-12	1837.01	Viet Nysen Consulting	Project Review Consultancy	6,248.00
243.1849	25-Oct-12	1849.01	Protector Fire Services	Training Services	550.00
243.1869	25-Oct-12	1869.01	The BBQ Man	Cleaning Services	814.00
243.1871	25-Oct-12	1871.01	Breterprises WA Pty Ltd	Tree Maintenance Services	3,003.00
243.189	25-Oct-12	189.01	Mindarie Regional Council	Tip Fees - Processable	210,323.22
243.19	25-Oct-12	19.01	All Suburbs Glass & Glazing	Building Maintenance	2,372.90
243.1900	25-Oct-12	1900.01	Techwest Solutions Pty Ltd	Technical Services	3,839.00
243.1901	25-Oct-12	1901.01	National Food Service Equipment Pty	Minor Equipment Purchase	5,170.60
243.1904	25-Oct-12	1904.01	Mackay Urbandesign	Consultancy Services	687.50
243.1912	25-Oct-12	1912.01	Taylor Burrell Barnett	Consultancy Services	36,503.50
243.1925	25-Oct-12	1925.01	Dick Smith Electronics	Minor Equipment	548.00
243.1928	25-Oct-12	1928.01	True Finish Floorsanding	Building Renewal	2,068.00
243.1933	25-Oct-12	1933.01	MLC Roof Services Pty Ltd	Roof/Gutter Maintenance	3,410.00
243.1934	25-Oct-12	1934.01	RCR Laser Pty Ltd	Minor Street Furniture Purchase	205.04
243.1937	25-Oct-12	1937.01	Cadds Energy	Consultancy Services	1,045.00
243.1944	25-Oct-12	1944.01	Structerre Consulting Engineers	Engineering Services	440.00
243.1952	25-Oct-12	1952.01	Toys in the Park	Minor Equipment Purchase	939.85

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<u>Payment</u>	<u>Date</u>	<u>Creditor</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
243.1953	25-Oct-12	1953.01	Spider Waste Collection Services Pt	Waste Collection Services - Equipment Hi	4,950.00
243.1987	25-Oct-12	1987.01	Estill & Associates Pty Ltd	Consultancy Services	3,036.00
243.1989	25-Oct-12	1989.01	Ms J Pham	Event Activity	168.00
243.20	25-Oct-12	20.01	Allmark & Associates Pty Ltd	Staff Uniform	77.00
243.207	25-Oct-12	207.01	Oven Sparkle Pty Ltd	BBQ Cleaning at Reserves	2,178.00
243.209	25-Oct-12	209.01	Imarda Australia Pty Ltd	Hosting Tracking Services	3,146.00
243.21	25-Oct-12	21.01	Volkswagen Commercial Centre	Vehicle Service	3,106.25
243.210	25-Oct-12	210.01	Indoor Gardens Pty Ltd	Hire & Service of Plants	1,052.83
243.217	25-Oct-12	217.01	Interconnect It Solutions	Minor Equipment Purchase	275.00
243.224	25-Oct-12	224.01	Jaram Fleet Equipment	Vehicle Maintenance Items	141.77
243.226	25-Oct-12	226.01	Cristal JBE Office Choice	Stationary Stocks	889.35
243.227	25-Oct-12	227.01	Jim's Fencing North Perth	Fence Maintenance/Repair	3,162.50
243.229	25-Oct-12	229.01	John Hughes	Vehicle Service	2,045.19
243.23	25-Oct-12	23.01	Allerding & Associates	Consultancy Services	1,227.35
243.230	25-Oct-12	230.01	Johns Building Supplies Pty Ltd	Maintenance Materials	777.05
243.232	25-Oct-12	232.01	Kalamunda Fencing & Gatemakers	Fencing Services	2,200.00
243.239	25-Oct-12	239.01	Kerb-Fix	Kerb Infrastructure Repairs	374.00
243.242	25-Oct-12	242.01	KRS Contracting	Bulk Waste Collection Services	91,364.44
243.262	25-Oct-12	262.01	Local Government Managers Australia	Training Services	913.00
243.263	25-Oct-12	263.01	Fire & Emergency Services Authority	Monitoring Services	6,452.56
243.280	25-Oct-12	280.01	Beaver Tree Services	Tree Maintenance Services	45,677.50
243.284	25-Oct-12	284.01	J Blackwoods & Sons Pty Ltd	Maintenance Items	714.46
243.286	25-Oct-12	286.01	Bob Jane T-Mart Victoria Park	Vehicle Tyres 178VPK	1,562.00
243.29	25-Oct-12	29.01	WA Local Government Association (WA)	Advertising	1,773.80
243.290	25-Oct-12	290.01	Bunnings Building Supplies Pty Ltd	Maintenance Equipment/Tools	2,183.75
243.292	25-Oct-12	292.01	Burke Air	Replacement Air Conditioner	7,064.82
243.302	25-Oct-12	302.01	CDM Australia Pty Ltd	Equipment Hire	124.81
243.305	25-Oct-12	305.01	Charter Plumbing & Gas	Plumbing Services	1,549.90
243.309	25-Oct-12	309.01	Chubb Fire & Security Pty Ltd	Security Call Out	3,047.04
243.317	25-Oct-12	317.01	Marlbroh Bingo Enterprises	Bingo Products	82.50
243.318	25-Oct-12	318.01	Maxwell Robinson & Phelps	Pest Control/Inspection	1,210.00
243.324	25-Oct-12	324.01	Stamp-It Rubber Stamps	Stationary	114.02
243.327	25-Oct-12	327.01	Community Newspapers Group Ltd	Advertising Services	5,819.22
243.333	25-Oct-12	333.01	Boral Construction Materials Group	Materials for Road Repair	1,056.68
243.343	25-Oct-12	343.01	Celebrate Clean Carpets	Carpet Cleaning	320.00
243.344	25-Oct-12	344.01	Acure Technology Pty Ltd	Wi-Fi Services	313.50
243.345	25-Oct-12	345.01	Captivate Global	Telephone Services Charges	934.43
243.346	25-Oct-12	346.01	Della's Group Pty Ltd	Printing	10,370.82
243.350	25-Oct-12	350.01	Recall Information Management Pty L	Storage Management Services	852.78
243.351	25-Oct-12	351.01	Fuji Xerox Australia Pty Ltd	Equipment Hire	4,072.17
243.357	25-Oct-12	357.01	Mirage Photogarphics Laboratory Pty	Printing Services	360.00
243.364	25-Oct-12	364.01	Holcim (Australia) Pty Ltd	Maintenance Materials	523.46
243.37	25-Oct-12	37.01	Water 2 Water Pty Ltd	Equipment Hire & Charges	148.50
243.376	25-Oct-12	376.01	Corporate Express Australia P/L	Stationary	1,751.16
243.381	25-Oct-12	381.01	Tiger Batteries	Equipment	506.00
243.391	25-Oct-12	391.01	Tricrest Investments Pty Ltd	Building Upgrade Works	129,936.96
243.401	25-Oct-12	401.01	Perth Cricket Club Inc	Grounds Park Maintenance	10,791.67
243.403	25-Oct-12	403.01	Enigma Business Products	Stationary	2,436.50
243.405	25-Oct-12	405.01	Centropak Australia	Packaging	83.76
243.408	25-Oct-12	408.01	The Distributors Perth	Stock for Resale	940.75
243.409	25-Oct-12	409.01	Bidvest (WA) Pty Ltd	Stock for Resale	3,678.53
243.411	25-Oct-12	411.01	Dunbar Services (WA) Pty Ltd	Filter Exchange	33.00
243.417	25-Oct-12	417.01	Frucon Beverages (Australia) Pty LI	Beverages for Resale	474.76
243.426	25-Oct-12	426.01	Daytone Printing Pty Ltd	Printing Services	1,243.00
243.429	25-Oct-12	429.01	Bin Bath Australia Pty Ltd	Bin Cleaning	170.72
243.433	25-Oct-12	433.01	IPWEA Limited	Staff Workshop	310.00
243.438	25-Oct-12	438.01	Bibby Financial Services Aust Pty L	Street Furniture	220.00
243.44	25-Oct-12	44.01	Western Resource Recovery Pty Ltd	Cleaning/Waste Removal	152.90
243.442	25-Oct-12	442.01	MacDonald Johnston	Plant/Fleet Items	7,722.04
243.445	25-Oct-12	445.01	Duncan Autos Pty Ltd	Vehicle Service	345.40
243.449	25-Oct-12	449.01	Blowise	Lanscaping Services	2,786.50
243.453	25-Oct-12	453.01	Gronbek Security	Security Maintenance	626.70
243.456	25-Oct-12	456.01	GLG GreenLife Group Pty Ltd	Grounds Maintenance Services	2,287.00
243.457	25-Oct-12	457.01	Lochness Pty Ltd	Grounds Maintenance Services	16,145.25
243.458	25-Oct-12	458.01	Print Smart On Line Pty Ltd	Printing Services	838.00
243.46	25-Oct-12	46.01	Westbooks	Library Stock	969.38

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<u>Payment</u>	<u>Date</u>	<u>Creditor</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
243.466	25-Oct-12	466.01	Civica Pty Ltd	Staff Training	60,057.80
243.471	25-Oct-12	471.01	Greenco Electrical & Communication	Electrical Services	8,417.20
243.473	25-Oct-12	473.01	Department of Premier & Cabinet	Advertising Services	192.24
243.475	25-Oct-12	475.01	Parkland Mazda	Vehicle Service	265.00
243.478	25-Oct-12	478.01	CSP Industries Pty Ltd	Plant Equipment Parts	631.40
243.482	25-Oct-12	482.01	PLE Computers	Purchase of Minor Equipment	73.86
243.494	25-Oct-12	494.01	Major Motors Pty Ltd	Vehicle Repair	449.50
243.497	25-Oct-12	497.01	Discus Digital Print	Design Services	1,111.88
243.501	25-Oct-12	501.01	Landgate	GRV Valuations	762.00
243.504	25-Oct-12	504.01	Alicom Communications	Equipment Installation	612.90
243.505	25-Oct-12	505.01	Autosmart WA East Metro	Vehicle Cleaning	385.00
243.511	25-Oct-12	511.01	City Subaru	Vehicle Service	1,565.05
243.528	25-Oct-12	528.01	Value Tissue	Staff Amenities	906.40
243.537	25-Oct-12	537.01	Federal Tinware Manufacturing P/L	Minor Street Furniture Purchase	3,025.00
243.556	25-Oct-12	556.01	P & M Automotive Equipment	Service & Safety Compliance Inspection	169.40
243.561	25-Oct-12	561.01	Artist's Chronicle	Advertising Services	570.00
243.583	25-Oct-12	583.01	A2Z Cleaning and Property Maintenance	Cleaning Services	1,540.00
243.586	25-Oct-12	586.01	Red 11 Pty Ltd	Computer Equipment Upgrades	40,322.82
243.594	25-Oct-12	594.01	Fluid Electrical Pty Ltd	Electrical Services	198.00
243.597	25-Oct-12	597.01	Corrs Chambers Westgarth	Legal Services	3,220.75
243.616	25-Oct-12	616.01	Hart Sport	Sports Medallions	847.00
243.646	25-Oct-12	646.01	MMM (WA) Pty Ltd	Road Services	21,519.27
243.661	25-Oct-12	661.01	PMP Print Pty Ltd	Marketing Material Distribution	598.53
243.685	25-Oct-12	685.01	Dymocks Bookshop	Book Stock	28.01
243.686	25-Oct-12	686.01	Daniels Sharpsmart Australia Pty Li	Sharps Disposal Services	977.60
243.694	25-Oct-12	694.01	Griffiths Architects Pty Ltd	Professional Architectural Services	6,738.60
243.696	25-Oct-12	696.01	Carlisle Retravision	Purchase of Fridge	195.00
243.724	25-Oct-12	724.01	Baileys Fertilisers	Fertilising Services	13,636.70
243.726	25-Oct-12	726.01	Bullivants Pty Ltd	Equipment Repair	176.02
243.745	25-Oct-12	745.01	Local Chambers of Commerce & Indust	Annual Sponsorship	4,900.00
243.746	25-Oct-12	746.01	Quick Corporate Australia	Staff Amenities	1,374.34
243.756	25-Oct-12	756.01	Dorma Automatics Pty Ltd	Automatic Door Repairs	1,010.89
243.774	25-Oct-12	774.01	Skye Group Pty Ltd	Stock for Resale	1,061.50
243.804	25-Oct-12	804.01	Cool Clear Water Group Ltd	Equipment Hire and Supply	297.00
243.808	25-Oct-12	808.01	CT Building Maintenance	Building Maintenance Services	36,147.24
243.820	25-Oct-12	820.01	Perth Novelty Company	Function Expenses	551.20
243.846	25-Oct-12	846.01	Presidential Services	Cleaning Services	16,574.80
243.851	25-Oct-12	851.01	Harvey Norman - Cannington	Communication Equipment	577.00
243.856	25-Oct-12	856.01	Main Roads Western Australia	Engineering Services	6,996.56
243.859	25-Oct-12	859.01	Dulux Australia	Paint Supplies	691.93
243.874	25-Oct-12	874.01	Garland Cycleworks	Equipment Repairs	449.75
243.876	25-Oct-12	876.01	Sea View Orthotics Pty Ltd	Waste Collection Services Items	441.80
243.883	25-Oct-12	883.01	Clan WA Inc	Library Initiative Workshop	363.00
243.9	25-Oct-12	9.01	ACMV Design Consultants	Consultancy Services	495.00
243.910	25-Oct-12	910.01	Flowers in the Park	Bereavement Flowers	70.00
243.915	25-Oct-12	915.01	High Pressure Water Technology	High Pressure Cleaning Services	21,860.30
243.945	25-Oct-12	945.01	Workpower T/A EMS Plant Production	Landscaping Plants	184.36
243.950	25-Oct-12	950.01	RSEA Pty Ltd	Health & Regulatory Services Stock	122.50
243.959	25-Oct-12	959.01	Able Westchem	Staff Amenities	665.14
243.961	25-Oct-12	961.01	Urbanix	Consultancy Services	13,530.00
243.99	25-Oct-12	99.01	Work Clobber	Staff Uniform	203.40
244.1002	31-Oct-12	1002.01	Mr A R Lantzke	Training Costs	1,648.60
244.1064	31-Oct-12	1064.01	Westacare Industries	Staff Uniform	577.12
244.1120	31-Oct-12	1120.01	Coca-Cola Amatil WA	Stock for Resale	166.33
244.114	31-Oct-12	114.01	SAI Global Limited	Subscription Renewal	408.00
244.1193	31-Oct-12	1193.01	Clean Tastic Western Australia	Cleaning Services	1,919.67
244.1200	31-Oct-12	1200.01	Brenton Michael Pember	Consultancy Services	5,544.00
244.1211	31-Oct-12	1211.01	Brownes Foods Operations	Dairy Products	261.46
244.1282	31-Oct-12	1282.01	Allpoints Bathroom Services	Plumbing Services	1,109.94
244.1287	31-Oct-12	1287.01	Outsource Business Support Solution	Consultancy Services	4,115.58
244.137	31-Oct-12	137.01	State Library of WA	Library Services	2,524.50
244.1551	31-Oct-12	1551.01	Insurance Australia Limited	Insurance Services	440.00
244.1596	31-Oct-12	1596.01	Mr W D Bow	Reimbursement	35.37
244.1784	31-Oct-12	1784.01	Mrs K Winterbourn	Reimbursement of Training Costs	66.00
244.1796	31-Oct-12	1796.01	Hallmark Editions Pty Ltd	Conference Registration	1,144.00
244.1820	31-Oct-12	1820.01	Secure Cash	Petty Cash Reimbursement - LLC	690.38

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Payment	Date	Creditor	Payee	Description	Amount
244.1988	31-Oct-12	1988.01	Testo Pty Ltd	Minor Equipment	184.80
244.2000	31-Oct-12	2000.01	Mr DA Whish-Wilson	Library Author Talk	350.00
244.216	31-Oct-12	216.01	Insight CCS	Communication Services	705.10
244.227	31-Oct-12	227.01	Jim's Fencing North Perth	Fence Repair Services	1,232.00
244.258	31-Oct-12	258.01	LGIS Insurance Broking	LGIS Liability Insurance Cover. June 201	193,486.61
244.262	31-Oct-12	262.01	Local Government Managers Australia	Local Government Services	214.50
244.263	31-Oct-12	263.01	Fire & Emergency Services Authority	2012/13 ESL FESA WA Act 1998 Part 6A - E	32,108.22
244.270	31-Oct-12	270.01	At Milk Supplies	Dairy Products	57.36
244.289	31-Oct-12	289.01	Broken Hill Hotel	Drinks for Event	926.00
244.29	31-Oct-12	29.01	WA Local Government Association (WA	Advertising Services	12,721.60
244.318	31-Oct-12	318.01	Maxwell Robinson & Phelps	Pest Control Services	580.00
244.336	31-Oct-12	336.01	Sand Wizard Perth	Event Activity	1,200.00
244.354	31-Oct-12	354.01	Sigma Chemicals	Chemical Supply	1,465.00
244.363	31-Oct-12	363.01	Michael Ricci	Building Maintenance	3,365.00
244.373	31-Oct-12	373.01	Placer Management Group	Agency Staff	2,881.32
244.379	31-Oct-12	379.01	Carlisle IGA	Groceries	418.22
244.382	31-Oct-12	382.01	Max Green Carcraft	Fleet Vehicle Repair	634.57
244.383	31-Oct-12	383.01	Schweppes Australia Pty Ltd	Stock for Resale	1,100.42
244.402	31-Oct-12	402.01	Food For Me	Catering Services	91.00
244.404	31-Oct-12	404.01	Prime Corporate Psychology Service	Counselling Services	213.13
244.409	31-Oct-12	409.01	Bidvest (WA) Pty Ltd	Stock for Resale	397.30
244.410	31-Oct-12	410.01	Perth Frozen Foods Pty Ltd	Stock for Resale	824.60
244.434	31-Oct-12	434.01	Allied Recruitment	Agency Staff	4,712.40
244.491	31-Oct-12	491.01	Hays Personal Services	Agency Staff	1,395.14
244.521	31-Oct-12	521.01	Stuart Jeffery	Fitness Services	198.00
244.617	31-Oct-12	617.01	LO GO Appointments	Agency Staff	2,090.00
244.752	31-Oct-12	752.01	Fruit Express Direct Pty Ltd	Staff Amenities	573.30
244.808	31-Oct-12	808.01	CT Building Maintenance	Building Maintenance Services	2,486.00
244.955	31-Oct-12	955.01	Award Contracting	Lighting Services	434.50
Total Creditors EFT Payments					3,710,136.10

Non Creditors Cheques

00603407	3-Oct-12		Eleanor Melvin - Carter 52 Esperanc	Cat Sterilisation Subsidy x 2	180.00
00603408	3-Oct-12		Mrs Jaya Earnest 4 Manners Street	Refund for Library Item Previously Paid for	23.10
00603409	3-Oct-12		Ms Angela Somerville 11 First Avenu	Refund for Library item previously paid for	2.20
00603410	3-Oct-12		Breakways Softball Club Inc PO BOX	Kidsport Donation - Lisa Parkinson	190.00
00603411	3-Oct-12		Nicole Cartwright-Worrall 76 Espera	Individual Donation. Chad Cartwright Worrall	220.00
00603413	9-Oct-12		Mr D Greer	Return of Bond	825.00
00603414	9-Oct-12		Mr T R Mayhew	Return of Bond	10,075.00
00603415	9-Oct-12		Ridgeline Developments	Return of Bond	11,856.00
00603416	9-Oct-12		Mr J A De Bruxelles	Return of Bond	50.00
00603417	9-Oct-12		Mr D E Nelson	Overpayment Refund	1,253.77
00603418	9-Oct-12		Office of State Revenue	Overpayment Refund	516.91
00603419	9-Oct-12		Ms HENNESSY	Cat trap was returned	50.00
00603426	11-Oct-12		Perth Roller Derby Inc PO BOX 717	Donation - Group. Perth Roller Derby	500.00
00603427	11-Oct-12		Loralie Edgecombe 39 Kitchener Aven	Security Incentive Scheme. 39 Kitchener Ave	160.00
00603428	11-Oct-12		Patrick Lee 248C Rutland Avenue	Security Incentive Scheme. 248C Rutland Ave	200.00
00603429	11-Oct-12		Anne Kennish Unit 2/ 21 Clydesdale	Security Incentive Scheme. Unit 2/21 Clydesdale	200.00
00603430	11-Oct-12		John Lyons 46 Marchamley Street	Security Incentive Scheme. 46 Marchamley St	110.00
00603431	11-Oct-12		Rosa Nici 19 Paltridge Avenue	Security Incentive Scheme. 19 Paltridge Avenue	200.00
00603432	11-Oct-12		Eleanor Melvin - Carter 52 Esperanc	Cat Sterilisation Subsidy, "Peaches"	90.00
00603433	11-Oct-12		David Khoo 33B Cornwall Street	Crossover Contribution Refund. 33B Cornwall St	400.00
00603434	11-Oct-12		Kate Barrett Lennard 6/7 Clydesdale	Refund of Room Hire due to Cancellation. Reissue	96.00
00603435	11-Oct-12		Mr Dion & Mrs Julie Southwell PO BO	Crossover Contribution. 30 Ramsden Ave, EVP	400.00
00603436	11-Oct-12		Rodney Armstrong 14 Smith Street	Refund of Overpayment. Inf No: 1012048	120.00
00603437	11-Oct-12		Jo Driscoll 62 Esperance Street	Donation. National Irish Dancing Championships	200.00
00603438	11-Oct-12		R B Morrison	Overpayment Refund	631.87
00603439	11-Oct-12		Victoria Park Raiders Junior Footba	End of season	100.00
00603440	11-Oct-12		Mrs Y DeBruxelles	Cat Trap Bond Refund (00423)	50.00
00603441	11-Oct-12		AD Fisher	Cat Trap Bond Refund (00424)	50.00
00603442	11-Oct-12		Regent College	Raphael Park Bond Refund (00703)	300.00
00603443	11-Oct-12		Victoria Park Primary School	Key & Clubroom Bond Refund (00705)	300.00
00603444	11-Oct-12		Ms J L Shaw & Mr P M Livsey	Overpayment Refund	1,143.76
00603445	11-Oct-12		P R Sanderson C/- Lorraine Williams	Overpayment Refund	321.89
00603446	11-Oct-12		EA Armstrong C/- Vicki Philipoff Se	Overpayment Refund	538.91
00603447	11-Oct-12		D Homes	GO Edwards Bond Refund	300.00
00603448	11-Oct-12		J Jenner	Overpayment Refund	593.90

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Payment Summary
Creditors, Non Creditors, EFTs and Payroll

1-Nov-12
 9:19:10 am

All Payments Made From 1-Oct-12 To 31-Oct-12

Payment	Date	Creditor	Payee	Description	Amount
00603449	11-Oct-12		R Byrne C/- Documentary Services Pt	Overpayment Refund	262.94
00603450	11-Oct-12		CL Brameld C/- Coates Settlement Ag	Overpayment Refund	626.86
00603451	11-Oct-12		Kyungdeok Park	Bond Refund - JA Lee Reserve (00731)	300.00
00603452	11-Oct-12		BH Lawrence-Ward	Bond Refund Fraser Park (00734)	500.00
00603453	11-Oct-12		Weimaraner Club of WA	Bond Refund Harold Rossiter Res (00735)	100.00
00603454	11-Oct-12		Tranby Primary School	Bond Refund Harold Rossiter (00737)	100.00
00603455	11-Oct-12		M Gupta	Bond Refund Drama Room (00233)	850.00
00603456	18-Oct-12		Fang Shi 32C Jupiter Street	Security Incentive Scheme. 32C Jupiter	200.00
00603457	18-Oct-12		Ivan Lucic 11A Manchester Street	Security Incentive Scheme. 11A Manchester	200.00
00603458	18-Oct-12		Denize Morley 19A Steadley Road	Security Incentive Scheme 19A Steadley Road	140.00
00603459	18-Oct-12		Sara Culley 4/12 Leonard Street	Security Incentive Scheme. 4/12 Leonard St	200.00
00603460	18-Oct-12		Gaye Thomas 145 Gerrard Street	Refund of Fitness Classes	142.50
00603461	18-Oct-12		Michael William Gould 2/996 Albany	Refund. Planning Application Withdrawn	50.00
00603462	18-Oct-12		Danmar Homes Pty Ltd PO BOX 1814	Building Fee Refund	1,045.00
00603463	18-Oct-12		R T Cairns & B N Hall	Overpayment Refund	3,000.00
00603464	18-Oct-12		LM Carolin C/- Strand Conveyancing	Overpayment Refund	989.82
00603465	18-Oct-12		Ms M Sas C/- LJ Hooker Settlements	Overpayment Refund	681.88
00603466	18-Oct-12		Mr P J Eastlake & N J Eastlake	Overpayment Refund	317.25
00603467	18-Oct-12		GK & WM Brew C/- Master Settlements	Overpayment Refund	307.95
00603468	18-Oct-12		P Hunt	Key Bond Refund McCallum Park (00715)	100.00
00603469	18-Oct-12		K Dermilo	Bond Refund (00500)	250.00
00603470	18-Oct-12		S Out	Bond Refund GO Edwards (00745)	300.00
00603471	18-Oct-12		M Kouwen 10 Jameson Street	Bond Refund - Court 1 & 2 Leisurelife (00229)	825.00
00603472	18-Oct-12		WJ Edwards C/- Elizabeth Reiss & As	Overpayment Refund	321.12
00603473	18-Oct-12		Mrs A Budicin & Mrs S Budicin	Overpayment Refund	582.90
00603474	18-Oct-12		Mrs AP Jones 6 Beelu Avenue	Overpayment Refund	593.90
00603475	18-Oct-12		Bree Marrow 163 Planet Street	Security Incentive Scheme 163 Planet Street	200.00
00603476	18-Oct-12		Victoria Park Little Athletics Club	Donation - Community Group	500.00
00603477	18-Oct-12		Mr P O'Brien	Bond Refund Fraser Park (00749)	300.00
00603478	18-Oct-12		Manjeet Singh	Bond Refund Leisurelife Centre (00235)	850.00
00603479	18-Oct-12		A Ferguson 65A Cohn Street	Sterilisation Animal No. 21652 Tag # 1005245	20.00
00603480	18-Oct-12		BE Parker 3 Smokebush Street	Rates Refund - 56 Esperance Street, EVP	86.44
00603481	18-Oct-12		Y Sasada 11A Cromarty Gardens	Sterilised Dog Tag No. 1003291	20.00
00603482	18-Oct-12		Prestigious Property Development PO	Standard Crossover-35 Sunbury Road, Victoria Park	324.50
00603483	18-Oct-12		MA Mink 31 Renou Street	Refund of Interim Rates-4 Rayment Street, Lathlain	10.16
00603484	18-Oct-12		M Vukomanovic 14/57 King George Str	Library Item Returned "Dead as a Doornail"	23.10
00603485	18-Oct-12		D Rybak 65D Sundury Road	Dog Sterilised Tag No. 1003548	20.00
00603486	18-Oct-12		J Horton 59 Basinghall Street	Library Item Returned - The Caredy Cat	11.00
00603487	18-Oct-12		T Gaze C/- Unit 4, 62 Henning Cresc	Nominations Individual Winner	100.00
00603488	18-Oct-12		J Lund 9 Philip Avenue	Refund on School Holiday Program Fees	59.70
00603489	18-Oct-12		Michael Dunjey c/- M Residential	Standard Crossover - 24 Wyndham St, St James	360.00
00603495	19-Oct-12		WESTAUS GLASS	Bond Refund Charles Patterson (00750_	300.00
00603496	19-Oct-12		Mr D Baston	Bond Refund Raphael Park (00755)	100.00
00603497	19-Oct-12		Salvatore Agostino 3/22 State Stree	Rates Prize Draw Package Winner	1,000.00
00603498	19-Oct-12		Fernando Andres Urrutia Conus 89A S	Prize Draw Package Winner	1,000.00
00603502	24-Oct-12		Mr M L Singer	Refund of Bond	50.00
00603503	24-Oct-12		Cat Haven 23 Lemnos Street	Community Group Donation	150.00
00603504	24-Oct-12		Victoria Park Junior Football Club	Community Group Donation	500.00
00603505	24-Oct-12		BELPILE P/L	Refund of Bond	300.00
00603506	24-Oct-12		Mrs TA Gordon	Refund of Bond	300.00
00603507	24-Oct-12		Ms G Howard	Refund of Bond	7,735.00
00603508	24-Oct-12		Susan Woods Unit 1 / 37 State Stree	VPAA Winner. "Local Artist"	1,000.00
00603509	24-Oct-12		Jane Grierson 57 Gilbertson Road	VPAA Winner "2D Award"	500.00
00603510	24-Oct-12		Naomi Grant 14 Flora Avenue	VPAA Winner "Indigenous Award"	500.00
00603511	24-Oct-12		Brooke Smith 49B Temple Street	Security Incentive Scheme. 46b Temple Street	70.00
00603512	24-Oct-12		Jean Ralston 13 Dane Street	Security Incentive Scheme 13 Dane Street	200.00
00603513	24-Oct-12		Frederick Dashon 44 Temby Avenue	Rates Prize Draw Winner. Cash Prize	1,000.00
00603520	30-Oct-12		M MacPherson 8/151 Hubert Street	Security Incentive Scheme. 8/151 Hubert Street	70.00
00603521	30-Oct-12		Mira Cunjak 17D Berwick Street	Security Incentive Scheme 17D Berwick Street	140.00
00603522	30-Oct-12		Gordon Canten Unit 9 / 12 Cargill S	Security Incentive Scheme	70.00
00603523	30-Oct-12		Janis Nedela 94 Stirling Highway	Victoria Park Art Awards Judging	165.00
00603524	30-Oct-12		Ms K Wils	Refund of Bond	250.00
00603525	30-Oct-12		Mrs E A Frehner	Refund of Bond	257.50
00603526	30-Oct-12		Victoria Park Raiders Junior Footba	Return of Bond	500.00
00603527	30-Oct-12		Pamela Jane Corten 13 Hampton Stree	Crossover Contribution. 15 Hampton St	400.00
00603528	30-Oct-12		Norah Oht 92 Stirling Highway	Victoria Park Art Awards Judging	165.00

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Payment Summary
Creditors, Non Creditors, EFTs and Payroll

1-Nov-12
 9:19:10 am

All Payments Made From 1-Oct-12 To 31-Oct-12

<u>Payment</u>	<u>Date</u>	<u>Creditor</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
00600529	30-Oct-12		Ms C Hill 102 Kanowna Avenue	Cancelled Hire of GO Edwards. Refund	218.00
Total Non Creditors Cheques					65,060.89
Payroll					
PY01-08	7-Oct-12		Municipal Fund Bank Account	Payroll	384,873.78
PY01-09	21-Oct-12		Municipal Fund Bank Account	Payroll	394,365.72
PY99-06	7-Oct-12		Municipal Fund Bank Account	Payroll	509.76
PY99-09	21-Oct-12		Municipal Fund Bank Account	Payroll	3,193.67
Total Payroll					782,962.93
Total Payments From Municipal Fund Bank Account					4,593,078.21
					4,593,078.21

Cheques Cancelled between 1-Oct-12 and 31-Oct-12 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				
00603275	Kate Barrett Lennard 7/76 Clydesdal	29-Aug-12	-96.00	9-Oct-12
			-96.00	
Advance Fund Bank Account				
00071287	Andrew Moss 31 Oakpark Green	15-Sep-10	-89.00	17-Oct-12
00072001	Austral Mercantile Collections Pty	27-Oct-10	-1,000.00	17-Oct-12
00073312	Mrs Montatip Donovan 63A Camberwell	2-Feb-11	-7.70	17-Oct-12
00073328	Anne Ferguson 65A Cohn Street	2-Feb-11	-20.00	17-Oct-12
00073742	M Staeger 4/8 Whitnell Street	23-Feb-11	-206.00	17-Oct-12
00073788	Mrs Colleen Gordon 83 Lacey Street	2-Mar-11	-9.90	17-Oct-12
00073844	Ms B E Parker 3 Smokabush Street	9-Mar-11	-86.44	17-Oct-12
00073847	Miss AN Cao 59 Coode Street	9-Mar-11	-16.50	17-Oct-12
00073919	Yutaka Sasada 2/168 Carnarvon Stree	16-Mar-11	-20.00	17-Oct-12
00074154	Prestigious Property Development PO	23-Mar-11	-324.50	17-Oct-12
00074263	Mr A Kacimaiwai 111 Canterbury Terr	30-Mar-11	-26.40	17-Oct-12
00074265	Carolyn Denham-Shade 8/177 Wanneroo	30-Mar-11	-11.00	17-Oct-12
00074266	Mr Adrian Kemp 39 Lichfield Street	30-Mar-11	-16.50	17-Oct-12
00074267	David Martindale 11/949 Albany High	30-Mar-11	-8.80	17-Oct-12
00074626	Natalie Walker 16 Cargill Street	20-Apr-11	-38.00	17-Oct-12
00074628	M A Mink 31 Rencou Street	20-Apr-11	-10.16	17-Oct-12
00074687	Care Super Pty Ltd	28-Apr-11	-482.96	17-Oct-12
00074746	M Vukomanovic 14/57 King George Str	11-May-11	-23.10	17-Oct-12
00074747	C Campbell 59 Mars Street	11-May-11	-46.20	17-Oct-12
00075000	D Rybak 65D Sunbry Road	25-May-11	-20.00	17-Oct-12
00075170	Mr James Horton 59 Basinghall Stree	15-Jun-11	-11.00	17-Oct-12
00075351	Di & AH Karabatich 485 Beenyup Road	29-Jun-11	-21.70	17-Oct-12
00075423	T Gaze Cl- Unit 4/62 Henning Cresce	15-Jul-11	-100.00	17-Oct-12
00075531	Mr Paul Seigne 66 Swansea Street	10-Aug-11	-6.60	17-Oct-12
00075598	Jacqui Lund 9 Phillips Avenue	24-Aug-11	-59.70	17-Oct-12
00075727	Carlisle Impact Centre	29-Sep-11	-481.13	17-Oct-12
00075901	Michael Dunjey 31A Camerwell Street	30-Nov-11	-360.00	17-Oct-12
			-3,463.29	
			-3,559.29	

14.2 Financial Statements and Budget Variations for the Month ending October 2012

File Reference:	FIN0015
Appendices:	No
Date:	23 November 2012
Reporting Officer:	G. Pattrick
Responsible Officer:	N. Cain
Voting Requirement:	Simple Majority / Absolute Majority
Executive Summary: Recommendation – That Council, pursuant to Regulation 34 of the <i>Local Government (Financial Management) Regulations 1996</i>, accepts the Financial Activity Statement Report – October 2012.	

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, following this Agenda Item, is the Financial Activity Statement Report – October 2012.

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 mayor 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

Environmental Issues:

Nil

COMMENT:

It is recommended that the Financial Activity Statement Report – October 2012, as contained in the Appendices, be accepted.

Where, as part of the Report, an identified expenditure requirement from the municipal fund that has not been included in the annual budget is recognised, and included in the Report in the associated section, this will require an absolute majority decision and will be separately identified in the recommendation.

RECOMMENDATION:

That Council, pursuant to Regulation 34 of the *Local Government (Financial Management) Regulations 1996*, accepts the Financial Activity Statement Report – October 2012.

Financial Activity Statement Report

For the month ended 31 October 2012



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 may 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

Community Life

- **CLP Administration**

- The period variation is up on the period budget by \$55,667.
- The variation results from an unanticipated grant that related to the previous financial year.
- As there was no budget allocated to this grant in the current financial year the impact would be a positive \$55,667. This has been noted for the Mid-Year Budget Review.

Future Life / Built Life

- **Building**

- The period variation is up on the period budget by \$32,145.
- The variation results from an earlier than anticipated invoicing of Swimming Pool Inspections.
- The inspections invoiced are as per Budget expectations and there is no likely \$ impact on the year end position as a result.

Operating ExpenseBusiness Life

- **Corporate Funds**

- The period variation is down on the period budget by \$26,534.
- The variation results from accrued interest expenses accounted for in the 2011-2012 financial year.
- The accruals are an accounting requirement and will gradually be costed to for this current financial year. There is no likely \$ impact on the year end position as a result.

- **ICT Services**

- The period variation is down on the period budget by \$59,781.
- The variation results from a reduced dependency on consultants following the appointment of the Manager – Information and Communications Technology.
- It is too early to determine if this will impact on the year end position.

- **Regulatory Services**

- The period variation is down on the period budget by \$136,275.
- The variation results from a combination of delays in the appointing of personnel in this area as well as delays in the programs they are being employed to undertake.
- It is too early to determine if this will impact on the year end position

Future Life / Built Life

- **Strategic Planning**

- The period variation is down on the period budget by \$187,112.
- The variation results from delays in the commencement of a variety of studies / consultancy work. The works are still programmed to occur.
- The programmed studies / consultancies are still to occur, as such there is no likely \$ impact on the year end position as a result.

Renew Life

- **Asset Management**

- The period variation is up on the period budget by \$1,063,578.
- The variation results from earlier than anticipated works on the Underground Power project.
- The works, which are conducted by a third-party, are billed to the Town upon completion of certain milestones, the timing of which the Town has little control over. It is unlikely that there will be a \$ impact on the year end position as a result.

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.

Proposed Budget Amendments

There are no proposed budget amendments for the period.

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) 2011-2012 Actual Balances

Balances shown in this document as 2011-2012 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) Inventories

General

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 July 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 Instruments

Initial 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 may 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 Office

Chief 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.

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.

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 2012 to 31 October 2012*

Particulars	\$	Material Variance		Revised Budget \$	31 October 2012	
			%		Year-to-Date Budget \$	Year-to-Date Actual \$
Revenue						
Chief Executive Office				1,000	332	2,726
Chief Executive Office				0	0	1,136
Communications				0	0	436
Governance				0	0	945
Human Resources				1,000	332	209
Business Life				31,911,073	29,348,649	29,329,479
BLP Administration				410,646	16,828	440
Budgeting				8,972	2,988	0
Business Development				0	0	0
Corporate Funds				30,082,573	28,635,389	28,612,808
Customer Relations				0	0	0
Finance				423,761	265,196	288,834
ICT Services				0	0	309
Regulatory Services				985,121	428,248	427,088
Community Life				6,025,021	1,688,193	1,654,959
CLP Administration	55,667	▲		0	0	55,667
Active Life				22,500	7,496	1,000
Aqualife				3,477,222	1,016,112	1,004,024
Lifelong Learning				279,800	38,232	13,371
Neighbourhood Enrichment				214,755	56,576	35,901
Sporting Life				2,030,744	569,777	544,996
Future Life / Built Life				637,550	212,440	251,870
FLBLP Administration				50,000	16,660	160
Building	32,145	▲	38%	252,500	84,136	116,281
Strategic Planning				0	0	206
Strategic Projects				0	0	0
Urban Planning				335,050	111,644	135,223
Renew Life				5,668,525	588,752	584,067
RLP Administration				0	0	1,298
Asset Management				3,014,735	74,508	57,823
Fleet Management				0	0	6,176
Parks				53,629	17,868	39,614
Street Improvement				0	0	1,669
Street Operations				2,600,161	496,376	477,488
Total Revenue				44,243,169	31,838,366	31,823,102

*Statement of Financial Activity
For the period 1 July 2012 to 31 October 2012*

Particulars	\$	Material Variance		Revised Budget \$	31 October 2012	
			%		Year-to-Date Budget \$	Year-to-Date Actual \$
Operating Expense						
Chief Executive Office				(2,107,025)	(679,723)	(678,008)
Chief Executive Office				(639,537)	(248,522)	(263,656)
Communications				(531,648)	(132,194)	(116,842)
Governance				(271,467)	(108,764)	(131,061)
Human Resources				(664,373)	(190,243)	(166,450)
Business Life				(10,366,550)	(2,120,256)	(1,848,455)
BLP Administration				(1,047,773)	(285,474)	(260,909)
Budgeting				(3,843,014)	(21,492)	0
Business Development				(261,956)	(90,770)	(70,071)
Corporate Funds	26,534	▼	16%	(758,806)	(164,510)	(137,976)
Customer Relations				(465,882)	(160,774)	(153,565)
Finance				(1,156,751)	(416,424)	(441,177)
ICT Services	59,781	▼	17%	(993,952)	(341,799)	(282,018)
Regulatory Services	136,275	▼	21%	(1,838,416)	(639,013)	(502,738)
Community Life				(9,466,699)	(2,554,637)	(2,527,298)
CLP Administration				(710,406)	(196,430)	(172,149)
Active Life				(77,073)	(26,594)	(12,226)
Aqualife				(3,396,642)	(1,096,235)	(1,116,029)
Lifelong Learning				(1,481,257)	(342,390)	(323,999)
Neighbourhood Enrichment				(1,520,565)	(307,046)	(322,309)
Sporting Life				(2,280,756)	(585,942)	(580,585)
Future Life / Built Life				(3,177,536)	(951,432)	(736,173)
FLBLP Administration				(610,655)	(139,968)	(118,157)
Building				(707,190)	(197,054)	(176,225)
Strategic Planning	187,112	▼	65%	(848,207)	(288,448)	(101,336)
Strategic Projects				(77,000)	(660)	0
Urban Planning				(934,484)	(325,302)	(340,455)
Renew Life				(20,305,710)	(5,068,499)	(6,120,558)
RLP Administration				(584,343)	(206,514)	(226,427)
Asset Management	1,063,578	▲	64%	(5,382,263)	(1,669,040)	(2,732,618)
Fleet Management				170,635	(79,814)	(83,662)
Parks				(4,231,135)	(829,647)	(811,160)
Street Improvement				(1,779,491)	(352,844)	(343,922)
Street Operations				(8,499,113)	(1,930,640)	(1,922,769)
Total Operating Expense				(45,423,520)	(11,374,547)	(11,910,492)

*Statement of Financial Activity
For the period 1 July 2012 to 31 October 2012*

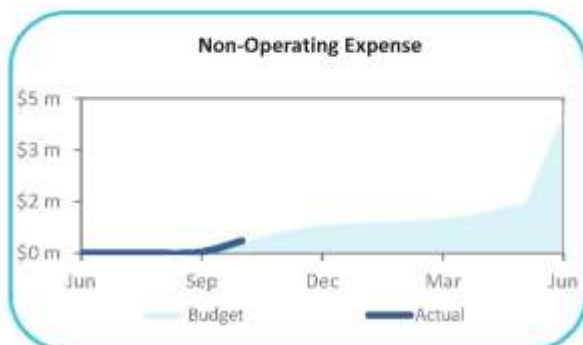
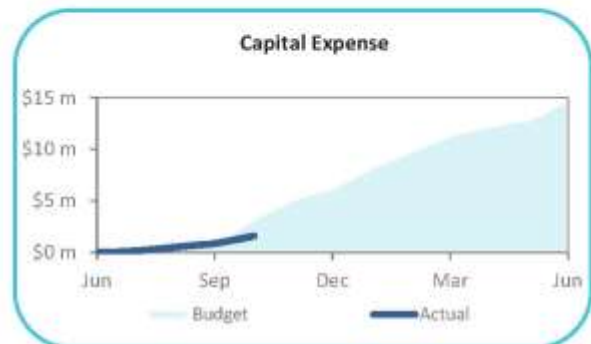
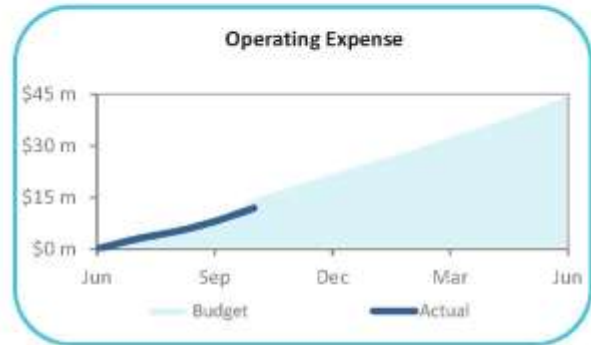
Particulars	\$	Material Variance		31 October 2012		
				Revised Budget	Year-to-Date Budget	Year-to-Date Actual
		%	\$	\$	\$	
Capital Expense						
Chief Executive Office			(85,700)	(34,280)	(24,063)	
Communications			(85,700)	(34,280)	(24,063)	
Business Life			(949,600)	(181,100)	(139,084)	
ICT Services			(910,100)	(161,600)	(138,871)	
Regulatory Services			(39,500)	(19,500)	(213)	
Community Life			(1,686,673)	(95,773)	(48,356)	
CLP Administration			(1,250,000)	0	0	
Aqualife			(135,000)	(65,000)	(47,908)	
Lifelong Learning			(214,673)	(13,773)	(221)	
Neighbourhood Enrichment			(13,000)	(13,000)	0	
Sporting Life			(74,000)	(4,000)	(226)	
Renew Life			(12,226,027)	(1,451,227)	(1,383,036)	
Asset Management			(2,776,827)	(862,227)	(846,266)	
Fleet Management			(1,660,100)	(287,600)	(270,926)	
Parks			(1,331,800)	(106,200)	(83,592)	
Street Operations			(6,457,300)	(195,200)	(182,252)	
Total Capital Expense			(14,948,000)	(1,762,380)	(1,594,539)	

*Statement of Financial Activity
For the period 1 July 2012 to 31 October 2012*

Particulars	\$	Material Variance		31 October 2012		
				Revised Budget	Year-to-Date Budget	Year-to-Date Actual
		%	\$	\$	\$	
Non-Operating Revenue						
Business Life			3,553,031	0	0	
Corporate Funds			3,553,031	0	0	
Renew Life			999,319	195,662	180,146	
Fleet Management			999,319	195,662	180,146	
Total Non-Operating Revenue			4,552,350	195,662	180,146	
Non-Operating Expense						
Business Life			(4,265,186)	(341,307)	(365,068)	
Corporate Funds			(4,265,186)	(341,307)	(365,068)	
Total Non-Operating Expense			(4,265,186)	(341,307)	(365,068)	
Non-Cash Items Adjustments						
Profit and Loss			351,742	117,200	0	
Depreciation			3,811,800	1,270,092	0	
Total Non-Cash Items Adjustments			4,163,542	1,387,292	0	
Suspense Items Yet To Be Applied			0	0	210,440	
Opening Surplus / (Deficit)			11,677,645	11,677,645	11,677,645	
Closing Surplus / (Deficit)			0	31,620,731	30,021,234	

*Statement of Financial Activity
For the period 1 July 2012 to 31 October 2012*

Graphical Representation



*Net Current Funding Position
For the period 1 July 2012 to 31 October 2012*

Particulars	Brought Forward 1 July \$	2012-2013 Revised Budget \$	Year To Date Actual \$
Current Assets			
Cash - Unrestricted	16,639,812	3,450,000	24,294,905
Cash - Reserves / Restricted	5,657,407	5,218,589	5,714,402
Receivables and Accruals	1,590,544	500,000	13,943,225
Inventories	48,948	50,000	48,948
	23,936,711	9,218,589	44,001,480
Less Current Liabilities			
Payables and Provisions	(6,601,659)	(4,000,000)	(8,265,845)
	(6,601,659)	(4,000,000)	(8,265,845)
Net Current Asset Position	17,335,052	5,218,589	35,735,636
Less			
Cash - Reserves / Restricted	(5,657,407)	(5,218,589)	(5,714,402)
Estimated Surplus / (Deficiency) Carried Forward	11,677,645	0	30,021,234

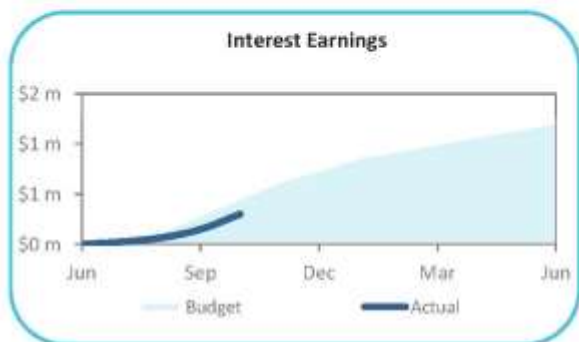
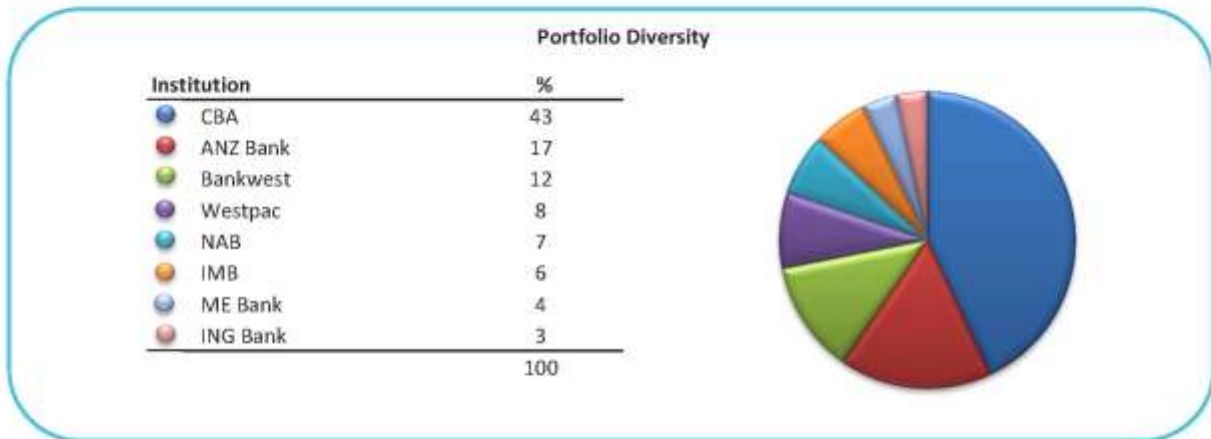
*Cash and Cash Investments
For the month ended 31 October 2012*

Cash and Investments Analysis

		Amount Invested \$	Interest Rate %	Term (Days)	Maturity Date	Projected Earnings \$	Percentage of Portfolio
Cash - Unrestricted							
Bankwest	A1+	2,958,965				20,393	10%
4074010		1,828,436	4.10	45	13 Dec 12	9,242	
		1,130,529	4.80	75	28 Nov 12	11,150	
CBA	A1	12,124,991				7,297	40%
178764		2,007,447	4.28	31	19 Dec 12	7,297	
At Call		10,117,544					
ME Bank	A2	1,115,037				4,167	4%
811512185		1,115,037	4.40	31	12 Dec 12	4,167	
ING Bank	A1	1,040,847				8,228	3%
108518		1,040,847	4.73	61	12 Nov 12	8,228	
IMB	A2	1,055,064				12,487	4%
36664		1,055,064	4.80	90	18 Dec 12	12,487	
NAB	A2	2,000,000				14,774	7%
14-253-7903		2,000,000	4.42	61	05 Nov 12	14,774	
ANZ Bank	A1	2,000,000				23,585	7%
		2,000,000	4.73	91	17 Dec 12	23,585	
Westpac	A2	2,000,000				21,633	7%
036037 398643		2,000,000	4.70	84	20 Dec 12	21,633	
Total Cash - Unrestricted		24,294,905				112,564	81%
Cash - Restricted							
IMB	A2	727,696				15,965	2%
36902		727,696	4.40	182	23 Apr 13	15,965	
CBA	A1	774,394				0	3%
At Call		774,394		0		0	
ANZ Bank	A1+	3,011,756				56,817	10%
11-00025		192,590	4.86	184	13 Feb 13	4,718	
ID0000017		2,819,165	4.62	146	12 Feb 13	52,098	
Bankwest	A1+	703,038				14,723	2%
4066341		703,038	4.20	182	02 Apr 13	14,723	
Westpac	A1+	497,518				11,219	2%
39-4503		497,518	5.31	155	10 Jan 13	11,219	
Total Cash - Restricted		5,714,402				98,724	19%
Total		30,009,306				211,288	100%

*Cash and Cash Investments
For the month ended 31 October 2012*

Cash and Investments Analysis



*Receivables (Rates and Sundry Debtors)
For the month ended 31 October 2012*

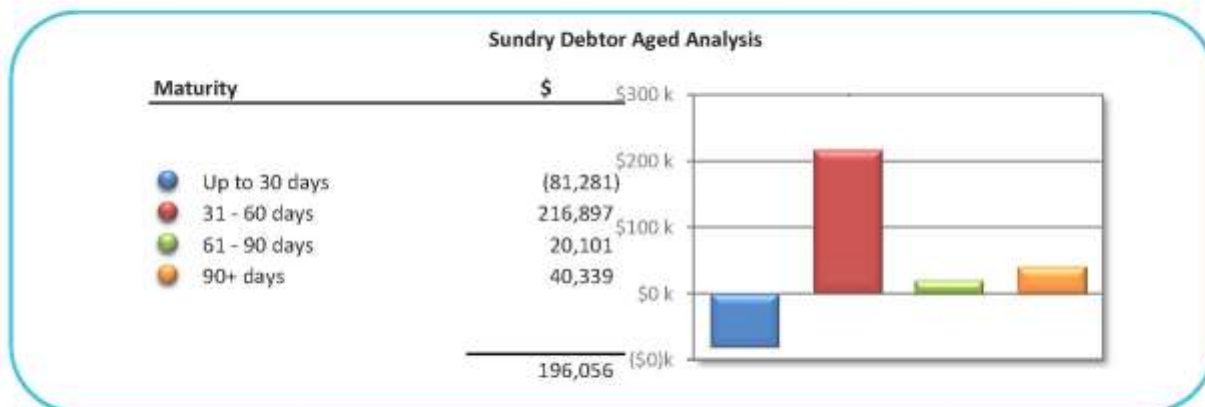
Rates Outstanding (Not Including Deferrals or Associated Fees and Charges)

	Total
Balance from Previous Year	307,038
Rates Levied - Initial	28,347,554
Rates Levied - Interims	0
Total Rates Collectable	28,654,592
Current Rates Collected To Date	16,071,173
Current Rates Outstanding	12,583,419
% Rates Outstanding	43.9%



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
Aqualife Fees	33,962	15,491	1,014	18	17,439
Leisurelife Fees	25,911	9,736	2,806	2,564	10,805
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	0	0	1,023
Long Service Leave From Councils	0	0	0	0	0
GST Receivable	0	(209,017)	209,017		0
Total Sundry Debtors	196,056	(81,281)	216,897	20,101	40,339



*Grants and Contributions
For the month ended 31 October 2012*

Grants and Contributions

Details		Original Budget	Revised Budget	Receipt Status	
		\$	\$	Invoiced	Remaining
Access Inclusion / Seniors	Federal Government	500	500	0	500
BLP Administration	Federal Government	410,646	410,646	0	410,646
Club Development	Sport and Recreation	22,500	22,500	1,000	21,500
Corporate Funds	Federal Assistance	492,340	492,340	117,750	374,590
	Local Roads	245,140	245,140	0	245,140
Creative Arts	Sponsorship	5,000	5,000	8,500	0
Cultural Engagement	State Government	1,000	1,000	0	1,000
Engineering	Federal Black Spot	175,000	175,000	0	175,000
	Main Roads Direct	54,000	54,000	1,000	53,000
	Main Roads Black Spot	113,399	113,399	0	113,399
	Transport Authority	0	0	18,182	0
	Regional Road Group	1,731,762	1,731,762	0	1,731,762
Events and Volunteers	Lotterywest	20,000	20,000	0	20,000
	Burswood Park	32,000	32,000	0	32,000
	Music by Moonlight	20,000	20,000	0	20,000
	Sponsorship	3,000	3,000	5,373	0
Families and Youth	State Government	1,000	1,000	0	1,000
	Sport and Recreation	20,000	20,000	0	20,000
FLBLP Administration	Federal Government	50,000	50,000	0	50,000
Lifelong Learning	Book Council	500	500	600	0
	Federal Government	251,700	251,700	0	251,700
Rangers	City of Perth	7,850	7,850	0	7,850
Recreational Swimming	Sport and Recreation	3,000	3,000	0	3,000
Safer Neighbourhoods	Office of Crime Prevention	2,000	2,000	0	2,000
Total Cash Deposits		3,662,337	3,662,337	152,405	3,534,087

Reserve Funds Descriptions

The purposes for which funds have been set aside by Council, in Reserve Funds, are outlined below -

Alternative Transport Modes

To be used to assist fund projects that are associated with alternative modes of transport.

Building Improvement

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 Improvement

To provide funds to assist with the provision, upgrade, replacement or general improvement of drainage.

Edward Millen Reserve

To be used to assist in improving and / or maintaining the Edward Millen Site, including the associated grounds.

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.

Hubert Street Car Park Improvement

To be used to assist in the upgrading of the Hubert Street Car Park facility.

Information Technology

To be used to assist in the purchase, upgrade or replacement of computer software or hardware.

Infrastructure Improvement

To assist in the provision, upgrade, replacement or improvement of infrastructure within road reserves.

Land Acquisition - Road Widening

To be used to assist in the purchase of property and / or land required for the extension or widening of roads.

Lathlain Park Study

To be used to assist in the future investigation of alternative uses for Lathlain Park.

Leisure Facilities

To be used to assist in the upgrade and development of Aqualife and Leisurelife, including major plant items.

Lt Col Christian Garden Competition

To be used to provide funds to assist in conducting future Spring Garden Competitions.

Reserve Funds
For the month ended 31 October 2012

Reserve Funds Descriptions

Mayor Emergency Relief

To be used to provide financial assistance to areas within Western Australia subjected to natural disaster.

Peninsula Infrastructure

To assist in the replacement of infrastructure and maintenance to public areas in the Burswood Peninsula area.

Plant and Machinery

To be used to assist in the acquisition and replacement of the Town's Plant and Machinery.

Public Open Space Development

To assist in the acquisition and development of land for additional and existing public open space.

Right-Of-Way Construction

To assist in the provision and construction of sealed right-of-ways throughout the Town.

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.

Westminster Parking

To be used to assist in the conversion of the sump in Westminster Street, near Albany Highway, into parking.

Reserve Funds
For the month ended 31 October 2012

Reserve Funds Transactions

	Annual Opening Balance \$	Transfer to Reserve \$	Transfer from Reserve \$	31 October 2012 Balance Actual \$	31 October 2012 Balance Budget \$	Annual Revised Budget \$
Alternative Transport	0	0	0	0	114,974	430
Building Improvement	57,412	0	0	57,412	58,912	90,158
Community Art	405,978	0	0	405,978	410,978	647,958
Drainage Improvement	10,945	0	0	10,945	11,185	13,547
Edward Millen Reserve	969,879	0	0	969,879	997,719	1,172,188
Future Fund	0	0	0	0	0	556,743
Harold Hawthorn - Carlisle	4,355	0	0	4,355	4,355	12,450
Hubert Street Car Park	137,354	0	0	137,354	140,954	154,483
Information Technology	73,982	0	0	73,982	76,782	91,871
Infrastructure Improvement	33,956	0	0	33,956	34,156	36,055
Land Acquisition - Roads	146,419	0	0	146,419	149,339	161,865
Lathlain Park Study	86,889	0	0	86,889	89,169	97,846
Leisure Facilities	184,231	0	0	184,231	189,031	210,162
Lt Col Christian Garden	27,026	0	0	27,026	27,726	30,395
Mayor Emergency Relief	1,653	0	0	1,653	1,693	1,855
Peninsula Infrastructure	12,527	0	0	12,527	13,567	140,833
Plant and Machinery	40,211	0	0	40,211	41,251	70,813
Public Open Space	191,471	0	0	191,471	195,271	140,725
Right-Of-Way Construction	26,708	0	0	26,708	26,888	28,483
Underground Power	3,055,827	0	0	3,055,827	3,089,427	1,023,632
Waste Management	0	0	0	0	0	511,750
Westminster Parking	190,584	0	0	190,584	195,544	24,347
	5,657,407	0	0	5,657,407	5,868,921	5,218,589

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 -

<input checked="" type="checkbox"/>	Behind
<input type="checkbox"/>	On-Track
<input checked="" type="checkbox"/>	In-Front

Budget Status

This relates to how the item is costing against the Revised Budget and is displayed using the following indicators -

<input checked="" type="checkbox"/>	Over budget
<input type="checkbox"/>	On budget
<input checked="" type="checkbox"/>	Under budget

Completion Stage

This relates to where the item is currently, in terms of completion, and is displayed using the following indicators -

<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Not commenced
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Commenced
<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Half-way completed
<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Nearing completion
<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Completed

*Capital Items
For the month ended 31 October 2012*

Capital Items

Particulars	Item Timing	Budget Status	Completion Stage	Revised Budget \$	Year-to-Date Actual \$
Buildings				4,213,400	886,649
Aqualife				100,000	45,377
Aqualife Centre					
Air Handling Unit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	■ ■ ■ ■ ■	60,000	45,377
Café Flooring	<input type="checkbox"/>	<input type="checkbox"/>	■ □ □ □ □	6,000	0
Function Room and Gym Painting	<input type="checkbox"/>	<input type="checkbox"/>	■ ■ ■ ■ □	15,000	0
Office Window Tinting	<input type="checkbox"/>	<input type="checkbox"/>	■ ■ ■ ■ □	4,000	0
Re-Tiling of Pools	<input type="checkbox"/>	<input type="checkbox"/>	■ □ □ □ □	15,000	0
Asset Management				2,740,900	841,272
Council Administration					
Compactus and Archival Modification	<input type="checkbox"/>	<input type="checkbox"/>	■ □ □ □ □	70,000	0
Customer Service Counter Upgrade	<input type="checkbox"/>	<input type="checkbox"/>	■ □ □ □ □	204,000	1,555
Main Switchboard Upgrade	<input type="checkbox"/>	<input type="checkbox"/>	■ □ □ □ □	173,200	2,760
Minutes Room Shelving	<input type="checkbox"/>	<input type="checkbox"/>	■ □ □ □ □	2,500	0
Public Noticeboard Awning	<input type="checkbox"/>	<input type="checkbox"/>	■ ■ ■ ■ □	2,000	0
Council Depot					
Facility Upgrade	<input type="checkbox"/>	<input type="checkbox"/>	■ ■ ■ ■ □	910,000	548,043
Digital Hub (Former TAB)					
Building Refurbishment Works (NBN)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	■ ■ ■ ■ □	88,100	121,148
Building Refurbishment Works	<input checked="" type="checkbox"/>	<input type="checkbox"/>	■ ■ ■ ■ □	230,900	122,221
East Victoria Park RSL					
Building Extensions	<input type="checkbox"/>	<input type="checkbox"/>	■ □ □ □ □	35,800	457
Edward Millen					
Facility Upgrade	<input type="checkbox"/>	<input type="checkbox"/>	■ ■ ■ ■ □	157,800	23,129
Facilities To Be Determined					
Renewal Works Allowance	<input type="checkbox"/>	<input type="checkbox"/>	■ □ □ □ □	20,800	0
Office Accommodation	<input type="checkbox"/>	<input type="checkbox"/>	■ ■ ■ ■ □	45,000	7,159
Renewal Works Allowance	<input type="checkbox"/>	<input type="checkbox"/>	■ □ □ □ □	670,700	13,275
Harold Hawthorne Senior Centre					
Toilets Renewal	<input type="checkbox"/>	<input type="checkbox"/>	■ □ □ □ □	20,800	0

*Capital Items Progress
For the month ended 31 October 2012*

Capital Items

Particulars	Item Timing	Budget Status	Completion Stage	Revised Budget \$	Year-to-Date Actual \$
Higgins Park Clubrooms					
Building Extensions and Storage	☐	☐	■☐☐☐	39,900	1,524
Kensington PCYC					
Ceiling Replacement	☐	☐	■☐☐☐	17,400	0
Liddell Dental Clinic					
Outdoor Area Construction	☐	☐	■☐☐☐	52,000	0
CLP Administration				1,250,000	0
Multi-Purpose Sports					
Facility Concept and Design	☐	☐	■☐☐☐	1,250,000	0
Lifelong Learning				51,500	0
Library					
Carport Construction	☐	☐	■☐☐☐	15,000	0
Replace Carpet	☐	☐	■☐☐☐	36,500	0
Sporting Life				71,000	0
Leisurelife Centre					
Alarm System	☐	☐	■☐☐☐	71,000	0

*Capital Items Progress
For the month ended 31 October 2012*

Capital Items

Particulars	Item Timing	Budget Status	Completion Stage	Revised Budget \$	Year-to-Date Actual \$
Plant / Machinery				1,847,600	270,926
Aqualife				20,000	0
Aqualife Centre					
Plant Room Pump Replacement	□	□	■□□□	20,000	0
Fleet Management				1,660,100	270,926
Light Fleet					
Asset Management - 182-VPk	□	□	■□□□	23,000	0
BLP Administration - 101-VPk	□	□	■□□□	46,000	0
BLP Administration - New	□	□	■□□□	33,000	0
Building - 104-VPk	□	□	■□□□	30,500	0
Chief Executive Office - D-VPk	□	□	■□□□	54,000	0
FLBLP Administration - 102-VPk	□	□	■□□□	46,000	0
Human Resources - 174-VPk	□	□	■□□□	33,000	32,267
Parks - 148-VPk	□	□	■□□□	33,000	0
Parks - 184-VPk	□	□	■□□□	30,500	28,849
Regulatory Services - 115-VPk	□	□	■□□□	23,000	0
Regulatory Services - 122-VPk	□	□	■□□□	39,000	0
Regulatory Services - 127-VPk	□	□	■□□□	39,000	0
Regulatory Services - 163-VPk	□	□	■□□□	23,000	0
Strategic Planning - 180-VPk	□	□	■□□□	30,500	0
Street Operations - 111-VPk	□	□	■□□□	33,000	0
Street Operations - 117-VPk	□	□	■□□□	30,500	0
Street Operations - 135-VPk	□	□	■□□□	33,000	0
Street Operations - 141-VPk	□	□	■□□□	39,000	0
Street Operations - 144-VPk	□	□	■□□□	39,000	0
Street Operations - 185-VPk	□	□	■□□□	33,000	0
Urban Planning - 105-VPk	□	□	■□□□	33,000	0
Urban Planning - 169-VPk	□	□	■□□□	23,000	0
Urban Planning - 173-VPk	□	□	■□□□	23,000	0
Major Plant					
Light Truck - 130-VPk	□	□	■□□□	50,000	33,660
Light Truck - 161-VPk	□	□	■□□□	77,200	0
Loader Backhoe - 140-VPk	□	□	■□□□	177,400	176,150
Skid Steer - 170-VPk	□	□	■□□□	80,000	0
Sweeper - 136-VPk	□	□	■□□□	160,000	0
Sweeper - 162-VPk	□	□	■□□□	345,500	0

*Capital Items Progress
For the month ended 31 October 2012*

Capital Items

Particulars	Item Timing	Budget Status	Completion Stage	Revised Budget \$	Year-to-Date Actual \$
Parks				8,100	0
Minor Plant					
Blower	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	500	0
Blower	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	500	0
Blower	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	500	0
Blower	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	500	0
Blower	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	500	0
Blower	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	500	0
Blower	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	500	0
Mower / Slasher	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	1,400	0
Saw	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	1,200	0
Trimmer / Cutter	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	1,000	0
Trimmer / Cutter	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	1,000	0
Street Operations				159,400	0
Minor Plant					
Cleaner	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	3,200	0
Compactor Plate	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	1,400	0
Compactor Plate	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	1,500	0
Custom Made Trailer - 154-VPk	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	35,000	0
Saw	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	1,300	0
Saw	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	1,200	0
Waste Bins					
24 Litre Waste / Recycling Bins	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	115,800	0

*Capital Items Progress
For the month ended 31 October 2012*

Capital Items

Particulars	Item Timing	Budget Status	Completion Stage	Revised Budget \$	Year-to-Date Actual \$
Furniture / Equipment				1,265,400	171,119
Aqualife				15,000	0
Aqualife Centre					
Shade Sails for Playground	□	□	■□□□	15,000	0
Asset Management				5,000	4,994
Council Administration					
Replacement Dishwasher	□	□	■□□□	5,000	4,994
Communications				85,700	24,063
Information Technology					
Website Development	□	□	■□□□	85,700	24,063
ICT Services				910,100	138,871
Information Technology					
Agendas and Minutes Software	□	□	■□□□	46,000	0
Authority e-Services Software	□	□	■□□□	37,800	0
Computer Systems - New	□	□	■□□□	34,300	0
Computer Systems - Renewal	□	□	■□□□	133,300	87,453
Corporate Systems Annual Payment	□	□	■□□□	105,200	0
Corporate Systems Upgrade / Expansion	□	□	■□□□	81,300	0
Customer Service Contact Software	□	□	■□□□	50,000	0
Customer Service Knowledge Base	□	□	■□□□	15,000	0
Legacy System Migration	□	□	■□□□	36,000	0
NBN e-Records Software / Integration	□	□	■□□□	208,900	51,418
NBN Online Applications Software	□	□	■□□□	76,700	0
NBN Video Conferencing and GIS	□	□	■□□□	30,600	0
Remote Access Project	□	□	■□□□	55,000	0

*Capital Items Progress
For the month ended 31 October 2012*

Capital Items

Particulars	Item Timing	Budget Status	Completion Stage	Revised Budget \$	Year-to-Date Actual \$
Lifelong Learning				194,100	221
History					
Written History of the Town	<input type="checkbox"/>	<input type="checkbox"/>	■ ■ □ □	69,400	221
Information Technology					
Digital Hub NBN Equipment	<input type="checkbox"/>	<input type="checkbox"/>	■ ■ □ □	83,300	0
Digital Hub NBN Furniture	<input type="checkbox"/>	<input type="checkbox"/>	■ ■ □ □	26,700	0
Digital Hub NBN Infrastructure	<input type="checkbox"/>	<input type="checkbox"/>	■ ■ □ □	7,700	0
Shelving					
Bookshelves with Lockable Glass Doors	<input type="checkbox"/>	<input type="checkbox"/>	■ □ □ □	7,000	0
Neighbourhood Enrichment				13,000	0
Public Art					
Public Art Project 7	<input type="checkbox"/>	<input type="checkbox"/>	■ □ □ □	10,000	0
Victoria Park Art Award Purchases	<input type="checkbox"/>	<input type="checkbox"/>	■ □ □ □	3,000	0
Regulatory Services				39,500	213
Information Technology					
Portable Systems and Communications	<input type="checkbox"/>	<input type="checkbox"/>	■ □ □ □	39,500	213
Sporting Life				3,000	2,757
Leisurelife Centre					
Reception Seating and Wall Signage	<input type="checkbox"/>	<input type="checkbox"/>	■ □ □ □	3,000	2,757

*Capital Items Progress
For the month ended 31 October 2012*

Capital Items

Particulars	Item Timing	Budget Status	Completion Stage	Revised Budget \$	Year-to-Date Actual \$
Roads				3,804,300	89,419
Street Operations				3,804,300	89,419
Road Improvements					
Berwick Street / Hillview Terrace Mods	□	□	■□□□	581,900	5,640
Bishopsgate Street Traffic Calming	□	□	■□□□	109,900	0
Cohn Street / Harris Street Islands	□	□	■□□□	83,700	0
Colombo Street / Hordern Street Islands	□	□	■□□□	66,600	0
Devenish Street / Sussex Street Intersect	□	□	■ ■ ■ □	70,100	1,680
Forward Street / Swansea Street Intersect	□	□	■□□□	562,300	0
Hayman Road / Kent Street Pre Deflects	□	□	■□□□	628,300	0
Manchester Street / Hordern Street Intersect	□	□	■ ■ ■ □	200,900	5,760
Mint Street / Carnarvon Street Kerbs	□	□	■□□□	19,700	0
Road Resurfacing and Modification					
Albany Highway - McMillan / Rathay	□	□	■□□□	335,900	0
Archer Street - Beatty / Bishopsgate	□	□	■□□□	170,500	0
Bank Street - Mint / Oats	□	□	■□□□	340,200	0
Bolton Avenue - Northbound	□	□	■□□□	102,100	0
Bolton Avenue - Southbound	□	□	■□□□	92,700	2,653
Devenish Street - Basinghall / Kent	□	□	■□□□	125,600	1,651
Hubert Street - Somerset / Dane	□	□	■ ■ □ □	313,900	72,036
Pathways				917,600	9,244
Street Operations				917,600	9,244
New Pathways					
Charles Patterson Reserve Dual Use	□	□	■□□□	372,800	3,520
Hillview Terrace Pathway	□	□	■□□□	125,000	0
Jarrah Road Bicycle Lanes and Medians	□	□	■□□□	289,000	5,724
New Works Allowance	□	□	■□□□	130,800	0

*Capital Items Progress
For the month ended 31 October 2012*

Capital Items

Particulars	Item Timing	Budget Status	Completion Stage	Revised Budget \$	Year-to-Date Actual \$
Drainage				708,100	2,880
Street Operations				708,100	2,880
Drainage Renewal					
Asphalt Resurfacing Drainage Works	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	187,700	0
Bishopsgate Street Low Point	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	157,000	0
McMillan Street Regrading Works	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	56,300	2,880
New Drainage					
Albany Highway and Oats Street	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	33,600	0
Berwick Street and Whittlesford Street	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	73,500	0
Oswald Street and Hordern Street	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	26,300	0
Right-Of-Way 146A Planet Street	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	52,500	0
Tuam Street	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	26,300	0
Various Masterplan Works	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	94,900	0
Other Assets				559,400	80,711
Street Operations				559,400	80,711
Street Furniture					
Drinking Fountains Hawthorne Reserve	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	7,800	0
New Bus Shelters	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	67,400	2,215
Christmas Decorations and Lighting	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	186,900	62,623
Street Furniture and Decorative Lighting	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	52,400	0
Renewal of Seats	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	19,400	0
Retaining Walls Memorial Park	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	15,200	0
Upgrading of Signage	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	23,000	4,720
Street Signs and Lighting					
New Street Lighting	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	107,600	0
Upgrading of Street Signs	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	27,500	8,273
Carparks and Right-Of-Ways					
Upgrade Right-Of-Way 78	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	17,400	2,880
Westminster Sump Car Park Widening	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	17,400	0
Universal Access	<input type="checkbox"/>	<input type="checkbox"/>	■□□□	17,400	0

*Capital Items Progress
For the month ended 31 October 2012*

Capital Items

Particulars	Item Timing	Budget Status	Completion Stage	Revised Budget \$	Year-to-Date Actual \$
Parks				1,323,700	83,592
Parks				1,323,700	83,592
Play Equipment and Shade Sails					
Carlisle Reserve Replace Shade Sails	□	□	■□□□	19,400	0
McCallum Park Exercise Equipment	□	□	■□□□	80,000	0
Read Park Shade Sails	□	□	■□□□	25,900	0
Park Fencing and Lighting					
McCallum Park / Taylor Reserve Bollards	□	□	■□□□	79,100	0
Parnham Reserve Lighting Tower	□	□	■□□□	38,900	0
Raphael Park Lighting Renewal	□	□	■□□□	58,100	0
Raphael Park Lighting Upgrade	□	□	■□□□	58,100	0
Read Park Bollards Upgrade	□	□	■□□□	10,100	0
Park Improvements					
Active Reserves Hydrozoning	□	□	■□□□	34,300	
Hawthorne Reserve Pathways	□	□	■□□□	29,200	0
Kensington-Hillview Bushland Enhance	□	□	■□□□	17,500	
Lathlain Park Precinct Masterplan	□	□	■□□□	343,600	60,746
Taylor Reserve Crossovers	□	□	■□□□	6,500	0
Playing Surfaces					
Fletcher Park Practice Nets	□	□	■□□□	7,800	0
Harold Rossiter Practice Nets	□	□	■□□□	7,800	0
Raphael Park Practice Nets	□	□	■□□□	7,100	0
Reticulation Systems					
Central Reticulation Control System	□	□	■□□□	8,400	2,844
John MacMillan Park Upgrade	□	□	■□□□	19,000	0
McCallum Park Reticulation	□	□	■□□□	159,700	0
Carlisle Reserve / Harold Rossiter Bores	□	□	■□□□	55,000	0
Street Trees and Landscaping					
George Street Revegetation	□	□	■□□□	55,000	0
Tree Plan 2012-2013	□	□	■□□□	33,000	20,002
Shepperton Road Entry Statement	□	□	■□□□	151,400	0
Albany Highway Entry Statement	□	□	■□□□	18,800	0

***Budget Amendments - Summary
For the month ended 31 October 2012***

Budget Amendments - Summary

Pursuant to Section 5.8 of the *Local Government Act 1995* the following Budget Amendments have occurred -

There have been no Budget Amendments to 31 October 2012.

14.3 Audit Committee Meeting – 3 December 2012

File Reference:	FIN0001
Appendices:	Yes
Date:	28 November 2012
Reporting Officer:	N Cain
Responsible Officer:	N Cain
Voting Requirement:	Simple Majority
Executive Summary:	
Recommendation – That Council accept the minutes of the Audit Committee meeting held on 3 December 2012 encompassing:	
1. Auditor's Interim Audit Report – 2011-2012 Financial Year	
2. Independent Audit Report and Annual Financial Report – 2011-2012 Financial Year	
3. Appointment of Auditor	
<ul style="list-style-type: none"> • The Audit Committee of Council met on 3 December 2012. • Representatives of Council's Auditors, Macri Partners, were in attendance. • The minutes of that meeting are presented for acceptance by Council. 	

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 Monday 3 December 2012 to consider the following items –

- a) Auditor's Interim Audit Report – 2011-2012 Financial Year
- b) Independent Audit Report and Annual Financial Report – 2011-2012 Financial Year
- c) Appointment of Auditor

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.
- c) Council is required to appoint an Auditor in accordance with Section 7.4 of the *Local Government Act 1995*. The role of the Auditor is to carry out such work as is necessary to form an opinion as to whether –
 - a. The accounts are properly kept, and
 - b. The Annual Financial Report –
 - Is prepared in accordance with the financial records, and
 - Represents fairly the results of the operations of the Town of Victoria Park and financial position of the Town of Victoria Park at 30th June in accordance with Australian Auditing Standards, Australian Accounting Standards, Local Government Act 1995 and the Regulations under that Act, and other mandatory professional reporting requirements.

Legal Compliance:

Local Government Act 1995 and associated Regulations
Australian Accounting Standards
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

CONCLUSION:

It is recommended that Council accept the minutes of the Audit Committee of Council from the meeting held 3 December 2012 covering the following items –

- a) Auditor's Interim Audit Report – 2011-2012 Financial Year
- b) Independent Audit Report and Annual Financial Report – 2011-2012 Financial Year
- c) Appointment of Auditor

RECOMMENDATION/S:

That Council accepts the minutes of the Audit Committee meeting held on 3 December 2012 encompassing:

- 1. Auditor's Interim Audit Report – 2011-2012 Financial Year;**
- 2. Independent Audit Report and Annual Financial Report – 2011-2012 Financial Year; and**
- 3. Appointment of Auditor.**

14.4 Annual Report 2011-2012

File Reference:	FIN0001
Appendices:	Yes

Date:	28 November 2012
Reporting Officer:	N Cain
Responsible Officer:	N Cain
Voting Requirement:	Absolute Majority

Executive Summary:

Recommendation – That Council:

- a. **Accept the Annual Report 2011-2012, and**
 - b. **Confirm the date, time and place of the 2012 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.

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 18 December 2012, at 6:30 pm, in the Council Chambers (99 Shepperton Road, Victoria Park WA 6100) for the purpose of consideration of the Annual Report 2011-2012 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;
- 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 2011-2012 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 2011-2012 as contained within the Appendices, and**
2. **Confirms the details for the 2012 Annual General Meeting of Electors as being held on 18 December 2012 at 6:30 pm, in the Council Chambers (99 Shepperton Road, Victoria Park WA 6100) for the purpose of consideration of the Annual Report 2011-2012 and then any other general business.**

(Absolute Majority Required)

14.5 Review of Sponsorship by Private Companies on Council Property

File Reference:	ADM0058
Appendices:	YES

Date:	19 December 2012
Reporting Officer:	Anne Petch
Responsible Officer:	Nathan Cain
Voting Requirement:	Simply Majority

Executive Summary:
Recommended Council adopt the proposed amendments to Policy FIN8 Sponsorship by Private Companies on Council Property including Events.

Policy review has resulted in proposed change to the existing FIN8 policy.
 The amended policy includes:

- Risk management assessment relating to sponsor selection and sponsorship delivery
- A business relationship approach to managing sponsorship with provision for consistent levels of staff service
- Equal opportunity for organisations to sponsor Council events, activities or facilities
- Written endorsement of all confirmed sponsorship arrangements
- Appendices to guide the sponsorship process

The proposed amendments and policy procedures aim to ensure a consistent and transparent process in the interests of public accountability.

TABLED ITEMS:

Nil

BACKGROUND:

A review of the current FIN8 policy document has been undertaken to ensure that it provides an appropriate platform for increasing and retaining sponsorship on behalf of the Town.

Council Policy FIN8 – Sponsorship by Private Companies on Council Property currently reads;

“The Town may seek sponsorship or accept offers of sponsorship from private companies and/or other organisations to offset the costs of holding special events on council owned or council managed property and reserves. Such sponsorship may include - but is not limited to - assistance in the provision of prizes and giveaways for promotional events.

Any sponsorship arrangements shall be made in accordance with the Procedures and Practices Manual”.

Policy FIN8

Policy Procedure

FIN8 SPONSORSHIP BY PRIVATE COMPANIES ON COUNCIL PROPERTY.

"1. All sponsorship deals will require a written agreement between the Town of Victoria Park and the sponsor. The agreement will detail the type of sponsorship, the terms of the sponsorship, the dollar value of the sponsorship and all details of exclusivity where appropriate. Any costs of the drafting or evaluation (including legal costs if required) will be at the sponsor's expense.

2. Once a deal is agreed to/arranged in principle, a report is to be submitted to Council for final approval. This report will outline the arrangements made between the company and the Town of Victoria Park, along with the terms and the costing of the sponsorship deal.

3. All sponsorship signage is to be approved by the Director Corporate Services in relation to the content, location, appearance and size. In addition, all signage must comply with Town of Victoria Park's local laws relating to signs, hoardings and billpostings etc. All relevant approvals must be obtained prior to the erection of any such signage. All costs relating to signage, advertising and promotions are to be at the expense of the sponsor.

4. Funds received by a specific venue as part of a sponsorship arrangement will be credited to the relevant facility income account.

5. Current suppliers of goods and services to the Town of Victoria Park will be approached initially and then extended to local companies/service providers within the Town. Once these avenues are exhausted, it may be necessary to approach companies/services outside the Town of Victoria Park.

6. Companies/organisations will be approached using a "best fit" approach. For example for the Aqualife and the Leisurelife Centres, food and beverage suppliers and sporting goods suppliers would be highly appropriate aiming for companies with similar target markets and ideals.

Suggested range of sponsorship options:

- **Signage** to value of between \$500 - \$4,000 per sign or per package
- **Print package** including brochures, newsletters to a value of between \$25 - \$200 per entry/type of advertisement
- **On-site displays** to value of between \$20 - \$50 per week
- **Naming rights** to value of between \$200 - \$500 per quarter
- **One-off special events** to value between \$200 - \$500
- **Descriptions and costing of sponsorship are to be used as a guide only** - each sponsorship package will be tailored to suit the individual needs of the sponsor and the specific area

7. Sponsorship can consist of or combine with any of the following forms "Cash" payment of the sponsorship is received as a direct sales receipt and the amount reflected as income in the venues operational budget.

- **Merchandise** - sponsorship in the form of prizes and giveaways, product and equipment, sponsorship and centre merchandising.
- **Contra deals** - the supply of goods and services to the venue in lieu of cash payment - strictly negotiable.

Council will not seek sponsorship on premises that are either fully leased or reserves that are fully utilised by seasonal users".

DETAILS:

The review has resulted in considerable change to the existing policy; the policy is considered lacking in many areas and it is proposed to amend the policy to include:

- Risk management assessments pertaining to sponsor selection and sponsorship delivery
- Adoption of a strategic relationship approach to sponsors rather than focus on 'the deal'
- Provision of consistent levels of staff service by standardising all processes
- Ensuring equal opportunity for organisations and business to sponsor Council events, activities or facilities
- Managing the transparency, probity and fiduciary obligations of Town and sponsor staff
- Alignment of sponsorship proposals to the corporate values of the Town
- Evaluation of each sponsorship proposal to determine its net value to the Town
- Written evidence and endorsement of all confirmed sponsorship arrangements
- Appendices to guide the sponsorship process

Legal Compliance:

The proposed FIN8 policy changes formalise the transparency, probity and fiduciary responsibilities relating to sponsorship.

Policy Implications:

Amendment of Policy FIN8: Sponsorship by Private Companies.

Strategic Plan Implications:

The policy aligns to The Plan For The Future 2011-26
'Vibrant Lifestyle'

Financial Implications:

Internal Budget:

Sponsorship forms one stream of the Town's revenue diversification strategy.

Total Asset Management:

Nil implications

Sustainability Assessment:External Economic Implications:

Nil implications

Social Issues:

Nil implications

Cultural Issues:

Nil implications

Environmental Issues:

Nil implications

COMMENT:

The current policy does not reflect the importance of relationship management, risk management, equal opportunity to sponsor the Town and best practice delivery procedure. These elements are necessary for attracting and retaining long term sponsorship on behalf of the Town.

The Sponsorship agreement template was developed for the Town by Jackson McDonald Lawyers.

CONCLUSION:

The proposed policy is now supported by standard appendices to quality assure the sponsorship process.

OFFICER RECOMMENDATION/S:

The Council adopts the proposed amendments to Policy FIN8 Sponsorship by Private Companies on Council Property including Events as contained within the Appendices.

14.6 Amendment to Terms of Reference – Business Life Working Group

File Reference:	
Appendices:	No
Date:	18 October 2012
Reporting Officer:	K Bel-Bachir
Responsible Officer:	N Cain
Voting Requirement:	Simple Majority
Executive Summary:	
<p>The Business Life Working Group recommends that its current Terms of Reference be amended.</p> <ul style="list-style-type: none"> • The original Terms of Reference for the Business Life Working Group (adopted by Council December 2011) did not include the establishment of an annual work plan. • It was agreed by the members of the Business Life Working Group that more specific Terms of Reference would assist the Working Group to develop an annual work plan and track the plan’s progress. 	

TABLED ITEMS:
Nil

BACKGROUND:

The Terms of Reference for the Business Life Working Group endorsed by Council on 13 December 2011 state:

1. AIMS AND OBJECTIVES

1.1 The strategic focus for the *Business Life Working Group* is aligned to the Plan for the Future.

1.2 The purpose of the *Business Life Working Group* is to contribute to the Vibrant Lifestyle of the Town by:

Assisting the Council in achieving good economic outcomes for the Town.

DETAILS:

The current Aims and Objectives of the Business Life Working Group do not include the establishment of an annual work plan.

It is recommended that the AIMS and OBJECTIVES be amended to include:

1. AIMS AND OBJECTIVES

The Business Life Working Group will play an important role in encouraging and promoting business liaison, economic development and tourism in the Town so that they are compatible with the Town’s strategic objectives across all program areas as outlined in the Town’s Plan for the Future 2011-2026.

The objectives of the Business Life Working Group are to:

1.1 Act as a liaison between the Council and the Business Community.

1.2 Develop an Annual Work Plan which provides advice and makes recommendations to Council relating to:

- the development and implementation of the Town's Economic Development Strategy;
- matters that could impact on local businesses;
- the promotion of tourism in the Town;
- the Place Making strategies in Local Activity Centres;
- the annual Community Forum;
- matters generally relating to business vibrancy and overall Town-wide economic vitality.

Legal Compliance:

Nil

Policy Implications:

Nil

Strategic Plan Implications:

The Business Life Working Group annual work plan will play an important role in encouraging and promoting business liaison, economic development and tourism in the Town so that they are compatible with the Town's strategic objectives across all program areas as outlined in the Town's Plan for the Future 2011-2026.

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 was agreed by the Members of the Business Life Working Group that more specific Terms of Reference would assist the group to develop an annual work plan and track the plan's progress.

RECOMMENDATION/S:

The Business Life Working Group recommends that its current Terms of Reference endorsed by Council 13 December 2011 be amended with the Terms of Reference as detailed below:

"1. AIMS AND OBJECTIVES

The Business Life Working Group will play an important role in encouraging and promoting business liaison, economic development and tourism in the Town so that they are compatible with the Town's strategic objectives across all program areas as outlined in the Town's Plan for the Future 2011-2026.

The objectives of the Business Life Working Group are to:

- 1.1 Act as a liaison between the Council and the Business Community.
- 1.2 Develop an Annual Work Plan that provides advice and makes recommendations to Council relating to:
 - the development and implementation of the Town's Economic Development Strategy;
 - matters that could impact on local businesses;
 - the promotion of tourism in the Town;
 - the Place Making strategies in Local Activity Centres;
 - the annual Community Forum;
 - matters generally relating to business vibrancy and overall Town-wide economic vitality."

15 APPLICATIONS FOR LEAVE OF ABSENCE

16 MOTION OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

16.1 Notice of Motion - Councillor Keith Hayes

That Council establish:

1. A Rates Review Project Team;
2. The Project Team consist of up to three Elected Members, plus officer representation; and
3. The Project Team terminates after the Adoption of the 2013 and 2014 budget.

16.1.1 Notice of Motion – Rating Review Project Team

File Reference:	ADM0173
Appendices:	No

Date:	7 December 2012
Reporting Officer:	N Cain
Responsible Officer:	N Cain
Voting Requirement:	Simple Majority

Executive Summary:	
Recommendation – That Council establish a Rating Review Project Team, consisting of up to three Elected Members, plus Officer representation, for the purpose of assisting in the determination of appropriate rating methodologies for the Town.	
<ul style="list-style-type: none"> • A Notice of Motion, from Councillor Hayes, recommends the establishment of a Rating Review Project Team; • It is recommended that the Rating Review Project Team be established. 	

TABLED ITEMS:

Nil

BACKGROUND:

Councillor Hayes has submitted the following Notice of Motion:

“That Council establish a Rates Review Project Team. The Project Team to consist of up to three Elected Members, plus Officer Representation, and the Project Team terminates after the adoption of the 2013-2014 Budget.”

Councillor Hayes is of the view that, with the potential for Specified Area Rates being introduced in the Town for the 2013-2014 financial year, Elected Members and staff alike may benefit from working together in order to consider the appropriate means of Rating for the upcoming financial year. He is therefore proposing a Notice of Motion to give effect to the creation of this Project Team.

DETAILS:

Council may rate property holders in a variety of ways, with each way designed to provide a degree of equitability to how much each property holder contributes towards the operations of the Town.

The methodologies used to determine the appropriate Rating mix can, at times, be complicated. It is for this reason that it is proposed to establish a Project Team to consider the various iterations of the Town's Rating methods.

Legal Compliance:

Local Government Act 1995 – Division 6 – Rates and Service Charges – details the appropriate mechanisms by which Councils may rate property holders in the District.

Policy Implications:

Nil

Strategic Plan Implications:

Nil

Financial Implications:Internal Budget:

The Annual Budget each year is reliant on Rate Revenue to make up the shortfall between other sources of revenue and the expense required in which to operate the Town.

Total Asset Management:

Nil

Sustainability Assessment:External Economic Implications:

Nil

Social Issues:

Nil

Cultural Issues:

Nil

Environmental Issues:

Nil

COMMENT:

Nil

CONCLUSION:

The Rates Review Project Team will allow Elected Members and staff to gain a greater appreciation of the roles each need to play, as well as provide a higher degree of robustness to the decisions surrounding the equitable levying of rates.

An appropriate Terms of Reference will be required to be established. It may be more appropriate that, within the Terms of Reference, a suitable timeframe of existence for the Project Team be determined, hence the reason that the part of the Notice of Motion relating to length of existence of the Project Team has not been included in the Officer Recommendation.

OFFICER RECOMMENDATION/S:

That Council establish a Rating Review Project Team, consisting of up to three Elected Members, plus Officer Representation, for the purpose of assisting in the determination of appropriate rating methodologies for the Town.

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 10.1 – Chief Executive Officer 2012 Performance Review Outcome

21.1.2 Item 11.5 – Strategy for Progressing Strategic Projects

21.2 Public Reading of Resolutions That May be Made Public

22 CLOSURE



**DECLARATION OF
FINANCIAL 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 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”.

ALTERNATE MOTION / AMENDMENT SUBMISSION



To: HIS WORSHIP THE MAYOR:

Please be advised that I wish to move an ALTERNATE MOTION / AMENDMENT

Name of Elected Member:

Signature:

Date of Submission:

Council Meeting Date:

Item Number:

Item Title:

Alternate Motion / Amendment: *(strike out which is not applicable)*

Note: Motions to Stand Alone

All decisions of the council must be in the form of motions that are clear in their intent and enable a person to understand what has been decided without reference to another motion or information contained in the body of a report.

Reason:

Note: Explanation for changes to Recommendations

Administration Regulation 11 requires the minutes to include written reasons for each decision that is significantly different from the written recommendation. Members must therefore provide a written reason in the space provided above.