appendices

TOWN OF VICTORIA PARK

Elected Members Briefing Session - 4 September 2018; and

Ordinary Meeting of Council - 11 September 2018

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10.1 CEO APPENDIX

Perth Airports
Municipalities Group Inc.
Communities Co-Existing with Airports

Our Reference: 15/007

23 August 2018

Mr Anthony Vuleta
Chief Executive Officer
Town of Victoria Park
Locked Bag 437
Victoria Park WA 6979

Dear Anthony,

Thank you for your interest in becoming a Core Member of the Perth Airports Municipalities Group Inc. (PAMG).

Core members are entitled to:

- to attend and vote at special and annual general meetings;
- access to the portal of the Association's members' website to download copies of agenda and minutes of all ordinary, special and annual general meetings;
- seek assistance and advice on matters of mutual interest; and
- through its delegate, exercise one deliberative vote at ordinary, special and annual general meetings.

To further proceed with your nomination, and in accordance with our Constitution, the Association requires the following two documents:

1. An application in writing addressed to the Association's Committee, signed by the applying local government Chief Executive Officer; and
2. Minutes of the local government Council, which resolves to apply for membership.

Upon acceptance of your application, you will be required to nominate in writing one delegate and up to two deputy delegates, all of whom must be either a duly elected Councillor or an Officer of the core member.

To ensure that your Council is represented on the PAMG, the attached Core Member Details 2017/19 form should be completed with the details of your delegates. It is recommended that you take up the option of nominating a second deputy delegate to ensure that your Council is appropriately represented, should your delegate or deputy delegate (if elected members) are unable to attend PAMG meetings. Officers of council may be nominated for deputy delegate roles.

A Technical Support Officer may also be nominated to attend PAMG meetings. By nominating a Technical Support Officer it also assists the PAMG Management Committee when preparing regional responses, on behalf of members, to discussion papers, Commonwealth Government Green/White Papers and Airport Master Plans.

Further, I would like to extend an invitation you, and a duly elected Councillor (or an Officer), to observe at the next PAMG meeting being held on 30 August 2018 at the Shire of Mundaring, 7000 Great Eastern Highway. The meeting commences at 5.00 pm and dinner will follow. For catering purposes, please RSVP to the Secretariat as soon as possible along with delegate dietary requirements.

Should you have any enquiries or require additional information, please contact the PAMG Secretariat on 9477-7202 or email PAMG@belmont.wa.gov.au.

Yours sincerely,

CR PHIL MARKS
CHAIRPERSON

Enc. Core Member Details Form
PAMG Constitution Excerpt - PART 3 - MEMBERSHIP

Perth Airports Municipalities Group Inc.
Communities Co-Existing with Airports

PAMG CORE MEMBER DETAILS 2017 - 2019

MEMBER COUNCIL: Town of Victoria Park

The appointment of Deputy Delegates (Councillors or Officers) is strongly recommended to ensure that your Council is adequately represented in the unforeseen absence of your Delegate.

Member	Title and Name	Postal Address	Contact No's	Email
Delegate:			Bus Hrs: Mob:	
Delegate's EA/PA			Bus Hrs: Mob:	
Deputy Delegate 1:			Bus Hrs: Mob:	
Deputy Delegate 2: (Officer Recommended)			Bus Hrs: Mob:	
Technical Support Officer: (Optional)			Bus Hrs: Mob:	
Chief Executive Officer			Bus Hrs: Mob:	
CEO's EA/PA			Bus Hrs: Mob:	

PART 3 - MEMBERSHIP

7. Qualifications for Membership of Association

Membership of the Association is open to Local Governments with the option of two types of membership - core membership and associate membership.

8. Core Membership

Core membership is open to any Local Governments located within the Perth Metropolitan Area that is affected either directly or indirectly by a metropolitan airport with regard to aviation or non-aviation related activities.

8.1 Core Member Entitlements

Core Members are entitled to:

(1) nominate in writing one delegate and up to two deputy delegates, all of whom must be either a duly elected Councillor or an Officer of the Core Member. These delegates and deputy delegates may attend all ordinary, special and annual general meetings;

(2) be provided with access to the portal of the Association's members' website to download copies of agenda and minutes of all ordinary, special and annual general meetings;

(3) seek assistance and advice on matters of mutual interest; and

(4) through its delegate, exercise one deliberative vote at ordinary, special and annual general meetings.

8.2 Delegates and Deputy Delegates of Core Members

(1) Delegates of Core Members are entitled to:

(a) attend all ordinary, special and annual general meetings;
(b) to participate in discussion at ordinary, special and annual general meetings; and
(c) exercise a deliberative vote at ordinary, special and annual general meetings on behalf of the member they represent;

(2) Deputy Delegates of Core Members are entitled to:

(a) attend all ordinary, special and annual general meetings;
(b) to participate in discussion at ordinary, special and annual general meetings; and
(c) in the absence of the delegate, exercise a deliberative vote at ordinary, special and annual general meetings on behalf of the member they represent.

(3) Nothing in this section entitles a core member to be represented at any ordinary, special or annual general meeting by more than one voting delegate or deputy delegate.

(g) A Local Government whose application for membership of the Association is rejected under subparagraph (d) must, if it wishes to appeal against the decision, give notice to the Secretary of its intention to do so within a period of 14 days from the date the LG was advised of the rejection.
(h) When notice is given under subparagraph (g), the Association in an ordinary general meeting no later than the next annual general meeting, must:-
    (i) afford the applicant who gave that notice a reasonable opportunity to be heard or consider written representations from the applicant;
    (ii) consider the matters raised by the applicant; and
    (iii) either confirm or set aside the decision to reject the application.

10.1 Resignation

(1) A member may resign from membership of the Association by giving written notice of the resignation to the Secretary.

(2) The resignation takes effect:

    (a) when the secretary receives the notice; or
    (b) if a later time is stated in the notice, at that later time.

(3) A Local Government who has resigned from membership of the Association remains liable for any fees that are owed to the Association (the *owed amount*) at the time of resignation.

(4) The owed amount may be recovered by the Association in a court of competent jurisdiction as a debt due to the Association.

11. Term of Office of Delegates and Deputy Delegates

(1) The term of office of a delegate or a deputy delegate shall commence on the day after the member resolves to appoint the delegate or deputy delegate.

(2) The term of office of a delegate or a deputy delegate shall cease the day that:

    (a) the delegate or deputy delegate ceases to be a Councillor or Officer of the member;
    (b) the relevant member is suspended or expelled from the Association under section 16.1 or ceases to be a member under section 17;
    (c) the delegate or deputy delegate is suspended or expelled from the Association under section 16.2;
    (d) the member advises the Association in writing that their delegate or deputy delegate has resigned from representing them on the Association; or
    (e) the member advises the Association in writing that their delegate's or deputy delegate's term of appointment on the Association has ceased.

12. Duties, Responsibilities and Liabilities of Delegates and Deputy Delegates

(1) A delegate and/or deputy delegate shall:

    (a) attend scheduled meetings of the Association;
    (b) if a member of the Committee – attend scheduled meetings;
    (c) represent the member who appointed them on the Association;
    (d) at all times work to achieve the objects of the Association;

(4) If a member who has ceased to be a member under subsection (3) offers to pay the annual membership fee after the period referred to in that subsection has expired:

(a) the committee may, at its discretion, accept that payment; and
(b) if the payment is accepted, the local governments membership is reinstated from the date the payment is accepted.

11.1 CHIEF COMMUNITY PLANNER APPENDIX

Appendix 1 – Site Photos - No. 28 (Lot 32) and No.30 (Lot 33) Teague Street, Victoria Park – Change of Use to Educational Establishment (Green Space for Recreation and Other Purposes) and Associated Works Including Landscaping, Fencing and Retaining Walls



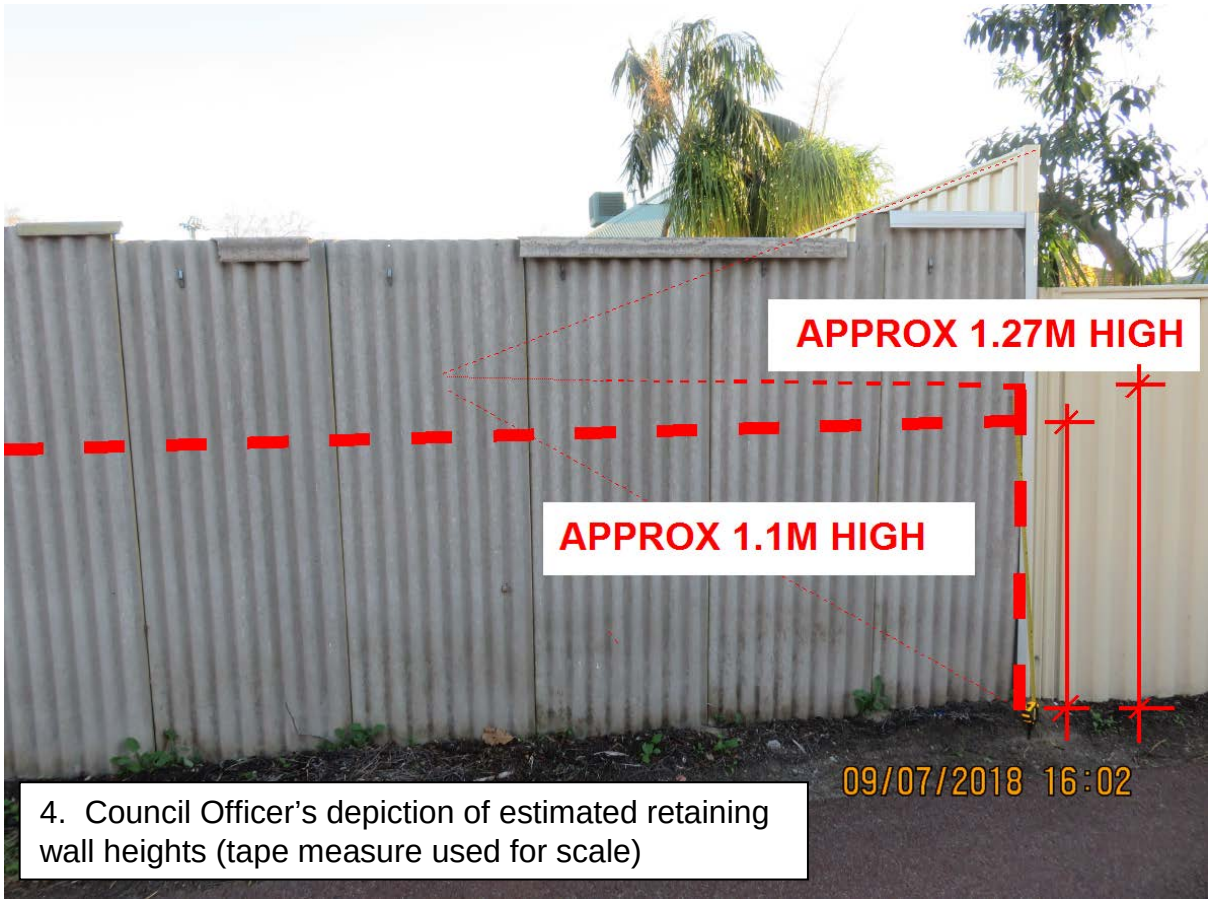
1. Site when viewed from Teague Street



2. Subject site slopes down towards north corner



3. Subject site when viewed from ROW (Beginning at cement fibre fence)



4. Council Officer's depiction of estimated retaining wall heights (tape measure used for scale)



5. Backyard of resident at No. 26 Teague Street



6. Council Officer's depiction of estimated retaining wall heights (tape measure used for scale)



7. View of subject site from No.26 Teague Street



8. View of sloping rear boundary and stepped fencing at subject site



9. View of subject site from Teague Street footpath



10. View of subject site from Teague Street



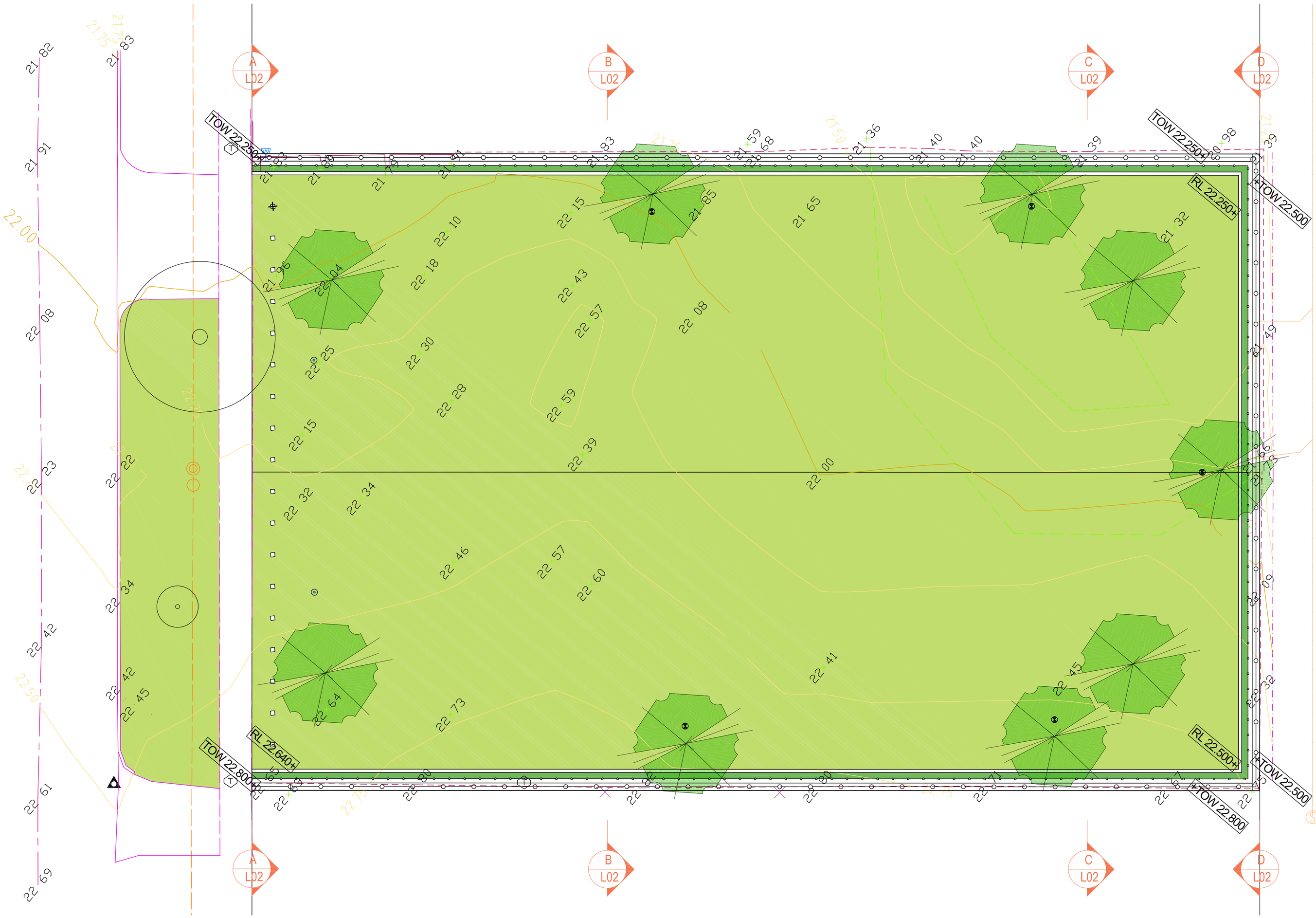
11. Consultation signage erected to the Right-Of-Way



12. Consultation signage erected to Teague Street frontage

TOWN OF VICTORIA PARK
Received: 17/04/2018

TEAGUE STREET



LEGEND:

- EXISTING TREES TO REMAIN
- PROPOSED IRRIGATED TREES
- PROPOSED IRRIGATED TURF
- PROPOSED IRRIGATED GARDEN BED
- PROPOSED MOW KERB
- PROPOSED RETAINING WALL TO BOUNDARY
- PROPOSED 1800MM HIGH COLOURBOND FENCE ATOP BOUNDARY RETAINING WALL WITH 3M HIGH CHAIN ME FENCE TO INSIDE OF COLOURBOND FENCE - REFER SI
- PROPOSED BOLLARD
- PROPOSED REMOVABLE BOLLARD
- PROPOSED POLE LIGHT - REFER ELECTRICAL
- PROPOSED UPLIGHT - REFER ELECTRICAL
- 22 32 EXISTING LEVELS
- 22.00 EXISTING CONTOURS (METRE INTERVALS)
- 22.25 EXISTING CONTOURS (250MM INTERVALS)
- RL 22.640+ PROPOSED LEVELS
- +TOW 22.800 PROPOSED TOP OF WALL LEVELS

URSULA FRAYNE CATHOLIC COLLEGE

LANDSCAPE SITE PLAN

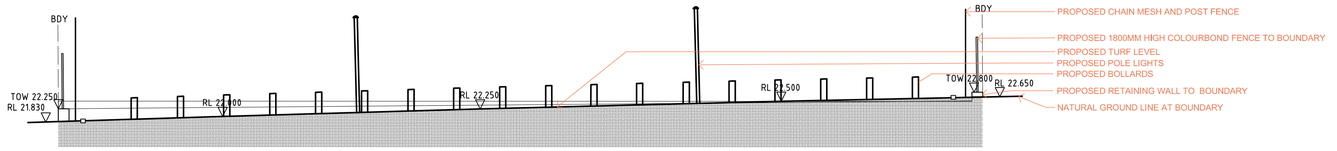
CONCEPT DESIGN

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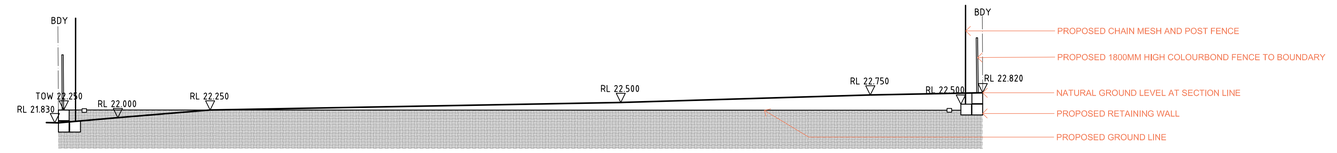
FOUR LANDSCAPE STUDIO
11/34 eighth avenue, maylands 6051
ph 9286 4900 info@fourls.com.au

L01
28.03.18

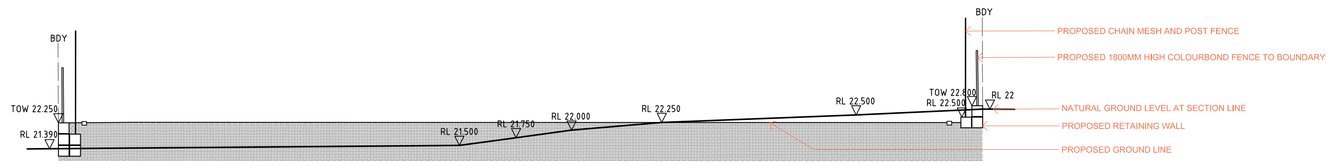
TOWN OF VICTORIA PARK
Received: 17/04/2018



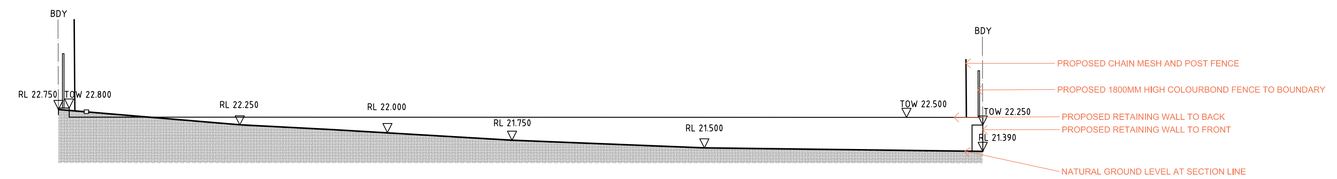
A L01 TEAGUE STREET BOUNDARY SECTION



B L01 BLOCK SECTION



C L01 BLOCK SECTION



D L01 REAR LANE WAY BOUNDARY SECTION

URSULA FRAYNE CATHOLIC COLLEGE

LANDSCAPE SITE SECTIONS

CONCEPT DESIGN

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1:100 @ A1

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L02
28.03.18

TOWN OF VICTORIA PARK
Received: 19/04/2018

Agonis flexuosa- to match in with surrounding streetscape



200L size



Mature specimen

Melaleuca viridiflora



200L size



Mature specimen

Trachelospermum jasminoides - to fence line





200mm pots



Established plants to fence line

Bollards



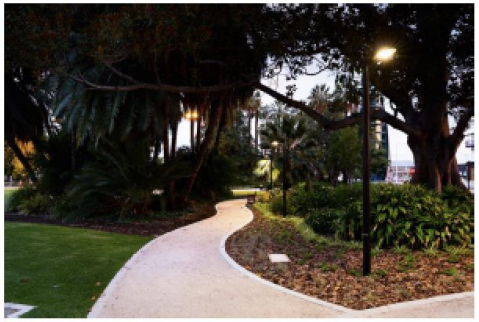




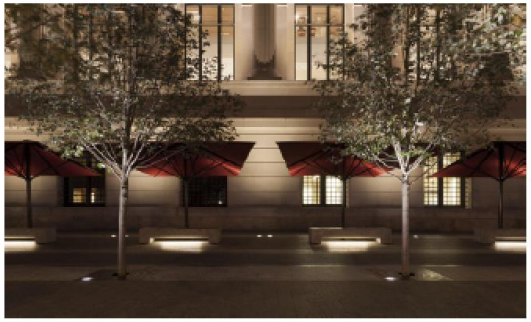


Pole lighting





Up lighting to trees



URSULA FRAYNE - TEAGUE STREET
LANDSCAPE PALETTE

LANDSCAPE STUDIO

TOWN OF VICTORIA PARK
Received: 21/02/2018

PROPERTY DETAILS

Lot No.: 32 & 33	House / Street No.: 28 & 30	Location No.:
Diagram / Plan No.: 2793	Certificate of Title Vol. No.: 1418 & 2134	Folio: 870 & 572
Title encumbrances (eg. easements, restrictive covenants):		
Street Name: Teague St.	Suburb: Victoria Park	
Nearest Street intersection: Harper Street		

PROPOSED DEVELOPMENT

Nature of development: (Specify below)
- ☐ Works
- ☐ Use
- ☑ Works and Use

Description of proposed works and / or land use: The College is seeking to landscape the properties as per the attached plans. This will provide green space for passive recreation for members of our college community & the wider community.

Is retrospective approval being sought (development already commenced)?
- ☐ Yes
- ☑ No

Is an exemption from development claimed for part of the development?
- ☐ Yes
- ☑ No

If yes, is the exemption for:
- ☐ Works
- ☐ Use

Description of the exemption claimed (if relevant):

Nature of any existing buildings and / or land use: Vacant land

Approximate cost of proposed development (excl. GST): $106,000-

Estimated time of completion: 21 days from commencement

OFFICE USE ONLY	
Acceptance Officer's initials:	Date received:
Local Government reference No.:	

Ursula Frayne **Catholic College**

TOWN OF VICTORIA PARK
Received: 21/02/2018

GM.mw.210218.TOVP.28&30TS

21 February 2018

Town of Victoria Park
Locked Bag 437
VICTORIA PARK WA 6979

Dear Sir / Madam

Please find enclosed Development Approval application for your consideration. Supporting documentation is also enclosed herein.

The College is seeking approval to landscape the area comprised at vacant blocks 28 and 30 Teague Street. As the attached plans show, the greening of this space will provide members of the College community with a soft landscaped recreation space to enjoy.

Consideration is also given to allowing immediate neighbours in the wider community to access the space out of school hours.

The College has undertaken a stakeholder liaison exercise to communicate these plans to our neighbours. We have sought feedback and engaged with many of our neighbours who have offered predominantly positive feedback and advice on this potential development.

Please feel free to contact me if you require any further information, or if you have any queries regarding this proposal.

Yours sincerely

Geoff Mills

Enc.

15 Duncan Street, Victoria Park WA 6100 | Phone: 08 9470 0900 | Facsimile: 08 9470 2094
Email: admin@ufcc.wa.edu.au | Website: www.ursulafrayne.wa.edu.au
ABN: 99024601686 CRICOS Provider Code: 00765K

TOWN OF VICTORIA PARK
Received: 21/02/2018

HARPER STREET

ROW

25

27

28

29

30

31

32

33

34

35

47.78

47.78

15.09

15.09

PROPOSED
LANDSCAPING

15.09
28

15.09
30

TEAGUE STREET

24.0

24.0

24.0

23.0

23.0

22.0

D900

D1000

D1000

D500

D800

D500

D500

D700

D600 MAPLE

D600 MAPLE

TION

REV	DESCRIPTION	DATE
DA	DEVELOPMENT APPLICATION ISSUE	21/02/18

URSULA FRAYNE CATHOLIC COLLEGE

SITE NORTH

DWA ARCHITECTS

DWA Architects
40 Wickham Street
EAST PERTH WA 6004
Telephone: (08) 9322 3844
Facsimile: (08) 9321 3278
email: dwa@dwaarch.com.au
A C N 008 889 585
Registration No. 882

CONSULTANTS
STRUCTURAL
MCDOWALL AFFLECK PTY LTD
PH: 9274 6444
ELECTRICAL
BCA CONSULTANTS PTY LTD
PH: 9265 1426
HYDRAULIC
HYDRAULICS DESIGN AUSTRALIA
PH: 9225 9300
MECHANICAL
DSA MECHANICAL SERVICES CONSULTANTS
PH: 9382 2711
QUANTITY SURVEYORS
WILDE & WOOLARD
PH: 9322 9446

URSULA FRAYNE CATHOLIC COLLEGE
PROPOSED LANDSCAPING - # 28 -30 TEAGUE STREET
LOT 28 , VICTORIA PARK - SITE PLAN

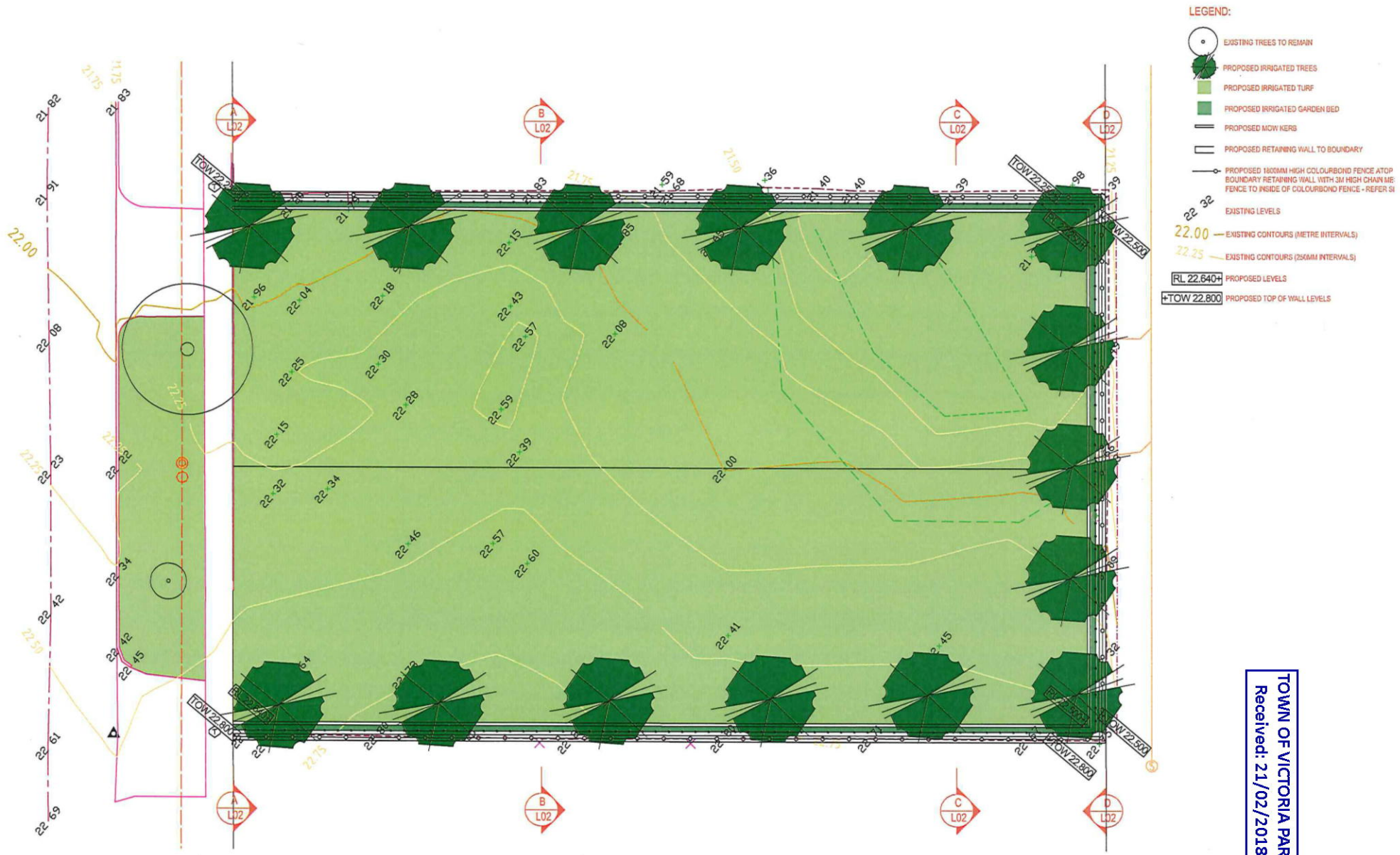
DRAWN JMA	DESIGNED DWA	REDUCTION 0 2500	
CHECKED DWA	PRINCIPAL		
APPROVED DWA			
SCALE 1:200 @ A1	DATE FEB 2018	DRAWING No.	DA
JOB No. 1304	FILE No. ---	A28-30	

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

CONTRACTORS MUST VERIFY ALL DIMENSIONS AT THE JOB BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

THIS IS A CADD DRAWING DO NOT AMEND MANUALLY

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TOWN OF VICTORIA PARK
Received: 21/02/2018

URSULA FRAYNE CATHOLIC COLLEGE

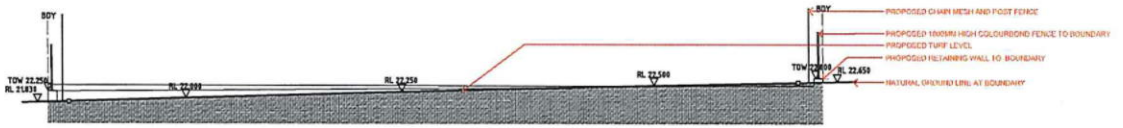
LANDSCAPE SITE PLAN

CONCEPT DESIGN

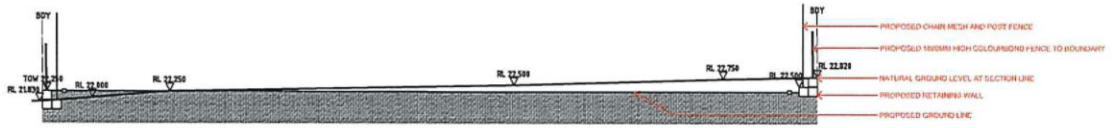
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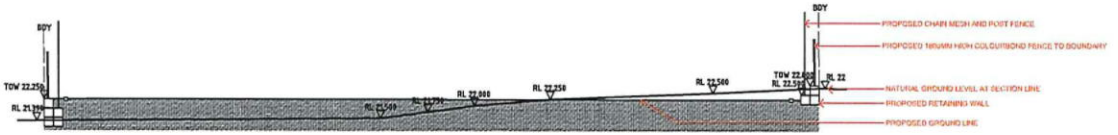
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13.02.18



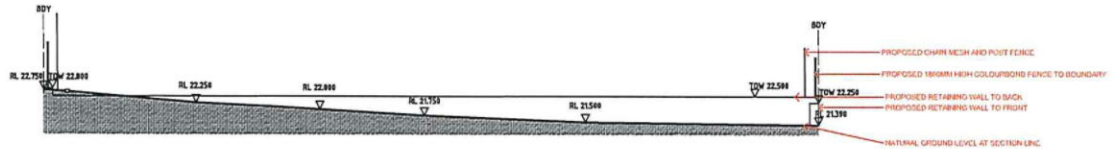
A L01 TEAGUE STREET BOUNDARY SECTION



B L01 BLOCK SECTION



C L01 BLOCK SECTION



D L01 REAR LANE WAY BOUNDARY SECTION

TOWN OF VICTORIA PARK
Received: 21/02/2018

URSULA FRAYNE CATHOLIC COLLEGE

LANDSCAPE SITE SECTIONS

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L02
13.02.18

TOWN OF VICTORIA PARK
Received: 19/04/2018

Ursula Frayne Catholic College

SUPPLEMENTARY INFORMATION PROVIDED TO THE TOWN OF VICTORIA PARK IN SUPPORT OF URSULA FRAYNE CATHOLIC COLLEGE'S DEVELOPMENT APPLICATION TO CONVERT 28 and 30 TEAGUE STREET INTO GREEN SPACES FOR EDUCATIONAL PURPOSES
[Version 1.2]

Date of Submission: 12 April 2018

TOWN OF VICTORIA PARK
Received: 19/04/2018

INTRODUCTION

Ursula Frayne Catholic College is proposing to establish green spaces for educational purposes at 28 and 30 Teague Street, Victoria Park. This submission addresses various matters relating to the proposal and supports the development application lodged for the proposed use and works.

HISTORICAL CONTEXT

Ursula Frayne Catholic College has been a part of the community and urban fabric of the Town of Victoria Park for over a century. 2019 marks the 120th anniversary of the establishment of a Catholic education presence in Victoria Park on the site bounded by Shepperton Road, and Duncan and Teague Streets.

During its history the College has educated thousands of young people from families in the Victoria Park area. This work continues today with the vast majority of current enrolments being drawn from families who are rate paying residents of the Town. In recent years, the College has noticed an emerging trend of families being drawn to this area because of our school. As such, a healthy and vibrant Frayne continues to be an attractive feature of the locality and adds to the broader appeal and amenity of the Town.

Frayne is proud to be a part of the Town of Victoria Park and stands by its fine record of working with and for the local community to the extent that it has always enjoyed a very positive working relationship with the succession of duly elected Councils. The College has always been respectful of and adhered to broader legislative and specific Council requirements in relation to the physical development of both College campuses.

BACKGROUND

As with any inner-city school, space is always at a premium. Just as whole child development is a joint community and school-wide concern, so are the College's efforts to expand and enhance the physical environment of both campuses. The ongoing provision of more green spaces within and, where possible, proximal to the College are intended for the benefit of current and future students and the wider community.

Since the early 2000's, the College has acquired four properties on Teague Street between Harper and Duncan Streets and one on Camberwell Street. Some of these purchases were prompted by initial approaches from their owners or through vendors acting on their behalf. In recent years the College has been approached on a number of occasions by residents in close proximity to the College seeking to determine our level of interest in acquiring their properties. It is also a matter of public record that the College's intent behind these acquisitions has always been to convert these blocks into level, grassed, spaces for educational purposes.

During the last eighteen-month period the College applied for and was granted the necessary approvals for demolition of the houses on our properties. We are aware that sections of the community appear to be grieving somewhat for the loss of the older houses on Teague Street, as is their right. Some have expressed the view that the College should not have demolished these dwellings and that their preference would be for the houses to be re-instated on the blocks in order to maintain the amenity of the local area.

TOWN OF VICTORIA PARK
Received: 19/04/2018

It is important to note that, in demolishing the dwellings, the College was exercising its rights as a landowner and followed due and proper process. As the core business of the College is not property development, the re-building of houses on our properties is not an option nor will the College be seeking approval to utilise the blocks for the construction of additional classrooms or any other associated school buildings. As such, the application to convert the vacant blocks into green spaces is intended as a palatable solution for all parties given that the only alternative is to leave the blocks open and fallow, in which case nobody gains.

Landscaped open spaces, no matter the size, are an important component in education delivery and may have the potential to be accessible by the general community outside of school hours. There are examples of similar schools in the Town using parks and green spaces, proximal to their campus, for use by students. For example, the College was given approval to utilise a block of land located on the western boundary of the Balmoral Street campus (East Victoria Park) that it had purchased to utilise for additional play space adjacent to the newly constructed Early Learning Centre. Within the town a number of schools also utilise Victoria local parks to enable their students to play in a softer environment during the recess and lunch breaks.

Green spaces contribute significantly to the quality of life, vitality, community interaction and sense of place in neighbourhoods. They enhance the physical and mental well-being of students through activities that provide amusement, tranquillity or stimulation. Access to green space has been shown to reduce mental health/stress issues and promote physical activity and exercise resulting in increased productivity. There is a positive relationship between physical activity and cognitive functioning, including concentration, memory and language. When schools make an effort to integrate natural environments into their infrastructure, children's academic performance, ability and general well-being have been found to improve across the curriculum.

Fundamentally, the proposal is about 'putting the needs of people first' by creating more spaces for our young people to recreate, run around and be healthy. Schools that have recreational lawn areas, gardens, trees, and other flora reflect a commitment to providing students, staff, and the neighbourhood with attractive, aesthetic, and nurturing green space and to promote greater physical activity by students. Such spaces can be used to provide enriched academic, social, and emotional learning opportunities and help relieve stress. Having a variety of green spaces also helps to promote varied recreational and inclusionary opportunities for everyone.

SITE CONTEXT

The subject site comprises two lots, 28 and 30 Teague Street, Victoria Park. Each lot has an area of 721m2, with a combined area of 1,442m2.

The properties on the north-west and south-east sides of the site each accommodate a single storey single house. A 6m wide right of way runs along the north-east rear boundary. The site is located directly opposite Ursula Frayne Catholic College, namely the sports courts.

The site is vacant with no trees on site, and generally slopes down from the street to the laneway and from the south to north.

TOWN OF VICTORIA PARK
Received: 19/04/2018

PROPOSAL

Rationale

Ursula Frayne Catholic College aspires to continually enhance the educational outcomes for all of our students. While there are many factors that contribute to effective learning, contemporary research clearly demonstrates that the provision of green spaces within and around schools improves the cognitive development and the general well-being of students. As such, the College has a demonstrated commitment to *greening* the educational provision on both campuses and our College Board has been actively planning around our own 'green uplift' for the past few years.

The research evidence clearly shows that young people improve their health and levels of physical activity when they spend time outdoors and in nature. As the majority of the population live in cities where densities are on the rise, there are new and important reasons for the planning and provision of green spaces in all local areas but especially within and around schools. Drawn from across many areas and disciplines the research allows us to better understand what is referred to as the *'green uplift effect'* across aspects of education, health, development and well-being, particularly for young people.

The spaces envisaged by the College are also intended to enhance the amenity of the local area and leave a legacy of a cleaner and a healthier natural environment through the provision of appropriate, inviting and sustainable green spaces. They are intended to address the existing and future needs of the school community in a manner that provides amenity, safety and security to the local and broader jurisdiction of the Town of Victoria Park and provide eco-system services such as pollution control, sustainable urban drainage and temperature moderation.

Research in relation to *green uplift* also indicates that living in close vicinity to a park can result in an uplift in property values. While urban parks are generally considered to be a positive amenity, there is a perception by some that the green spaces that the College is proposing would be a neighbourhood liability. This perception is not supported in the research literature which concludes that the benefits of living close to various kinds of parks enhance rather than detract from the overall living environment for urban residents.

Among the research findings are the potential economic benefits that have been posited in support of park development and management. A number of studies have examined the economic impact of parks on surrounding property values and suggested that park proximity brings increment in property values. The general consensus from the literature was that green spaces / parks primarily for recreation tend to have a positive impact on nearby property values.

Design

The proposed green spaces include the following key elements:

- Retention of the existing street trees.
- A minimum of nine trees strategically located around the perimeter of the site.
- Garden beds along the entire length of the side and rear boundaries.
- Turf on the remaining area of the property.
- Bollards and two pole lights adjacent to the street boundary.

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- Uplights under at least five of the planted trees.
- Low retaining walls along the side and rear boundaries to make the site level and more functional for its intended use.
- 1800mm high Colorbond fence above boundary retaining walls with 3m high chain mesh fence inside of Colorbond fence.

The design for the proposed green spaces are intended to be innovative, site and community responsive; encourage a healthy, active lifestyle; provide access for the school and can be publicly accessible. A decision as to whether the spaces are for restricted use the College or unrestricted is currently a focus of community consultation. The current design reflects an open, accessible park, reflecting the wishes of some of our neighbours. We are aware that there are also neighbours who would prefer the park to be secured. Aesthetically, we feel that the current design reflects more positively on the streetscape, hence our application in this manner. We would however be receptive to modifying this element if Council see fit.

The spaces have also been configured to positively contribute to the landscape character and quality of the neighbourhood and make walking through the area more enjoyable and appealing to residents. Due to their size, the blocks will be configured as a small, open park (up to 1,442m2). The design promotes crime prevention through environmental design principles in which provision is made for overlooking, clear sightlines and surveillance from the street.

The College has endeavoured to be responsive to concerns raised and suggestions made by our neighbours, particularly with regard to **safety**, **aesthetics** and a strong preference for **no permanent structures** on either site. With respect to **safety**, the College acknowledges the need for suitable and effective fencing to maximise crime prevention and for the utilisation of environmental design principles such as not including any low-lying undergrowth (i.e. bushes and shrubbery) The **aesthetics** of the design have been carefully examined to ensure that the simple and open layout of the green spaces complement and/or enhance the natural streetscape and will not include any **permanent structures** such as gazebos or other built shelters.

Perimeter fencing will be of appropriate height, character and visual permeability. Lighting, can be incorporated if required with the current amended plans showing pole lights and uplights. The lighting will incorporate energy efficient practice and technologies and will be designed and located to avoid any undue light spill onto the adjoining residential properties. It is envisaged that any lighting will not be illuminated after 10.00pm each day.

Effective positioning of trees will provide shade, lower ambient temperatures and reduce adverse heat island effects so that students and others can enjoy the benefits of an expanded canopy. The selection of trees will have the best possible chance of reaching maturity as a priority. Creeping vines will also be utilised to eventually cover the black ring mesh in order to further enhance the aesthetics and safety aspects of the site. This 'vertical garden' has been designed to provide visual and acoustic privacy for the benefit of the neighbouring properties. All vegetation will be maintained by the College in the appropriate manner.

The design for the blocks has evolved in response to our ongoing dialogue with our neighbours as illustrated in *Appendix 1.*

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Usage

The predominately grassed spaces will provide a setting for learning, informal play, physical activity, relaxation and social interaction. The spaces can be accessed by individuals and small groups to play, socialise, exercise, train, celebrate or participate in activities that provide personal satisfaction or intrinsic reward.

It is intended that during school hours students will access these spaces under the direct supervision of College staff primarily during the recess (11.00 – 11.30 am) and lunch (1.10 – 1.40 pm) breaks. The spaces will not be timetabled for regular Physical Education class instruction or used for carnivals, full match play, early morning or night time events/activities or similar. It is anticipated that the areas would be typically utilised by the equivalent of one to two classes of students at any one time, with the most students using the green spaces during the above breaks with slight fluctuations from time to time.

The spaces would be designated as areas in which the use of hard balls (i.e. cricket ball, softballs and baseballs) and not 'fit for purpose' activities (i.e. archery, golf, javelin, discus, overflow parking etc.) will not be permitted. In essence, the spaces will provide venues for a variety of low intensity activities that could range from informal games (e.g. modified soccer) and basic skill acquisition practice under supervision to passive, social interactions. In summary, the College does not intent to utilise these areas for any educative activities that have the potential to directly encroach on the privacy of our neighbours (i.e. cricket, tennis, baseball, softball and tee-ball).

Student Supervision and Management

The safety and wellbeing of every student within the College is a priority. The staff of the College have a duty of care beyond that of a parent. This requires therefore that the supervision of students is constant with student behaviour being monitored at all times.

Staff would escort students to the green spaces on Teague Street and be responsible for their wellbeing at all times. Students would not be permitted on these spaces within school time without supervision.

Pedestrian Crossing and Traffic Safety Details

The spaces would not increase traffic and parking in the area as the spaces will only be used by students of the College and would not be a specific travel destination.

The College has worked closely with the Town of Victoria Park in the pursuit of strategies to improve the safety around the College, particularly around morning drop off and afternoon pick up and continually communicates to families on traffic matters. The College has and continues to work with the Parking Management Team at the Town of Victoria Park to ensure that safe practices are implemented. The provision of a cross walk has previously been requested. The installation of a cross walk across Teague Street (located near Duncan Street) continues to be a preferred option with students walking from the campus to the train station having to negotiate traffic.

The provision of street furniture to manage traffic and student movement from the Campus to the green spaces would enable student's safe access to these spaces. The installation of U shaped rails and a zebra crossing across Teague Street would be the preferred option. The students at the Balmoral

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Street Campus utilise a similar set up when crossing from the primary campus over to Fraser Park. Requests to the Town of Victoria Park to change the *Kiss and Drive* bays along Teague Street have been made, however no action has been taken on this.

The bus bays were put in on Harper Street which has alleviated congestion at peak times. This was greatly appreciated.

Noise Emission

The noise emission associated with the use of the green spaces is considered to be consistent with that of a local park and have a negligible impact on the adjacent residential properties in context of the noise generated by the opposite College play area. In addition, the existing 6m wide right of way along the rear boundary and the trees and garden around the perimeter of the site will assist in mitigating any impact of noise on the neighbouring properties. Notwithstanding, in terms of the *Environmental Protection (Noise) Regulations 1997*, the noise associated with the proposed green spaces for educational purposes is considered 'community noise' and accordingly we understand the prescribed noise emission standards do not apply in this instance.

The spaces have been designed to be contextually appropriate so as to complement and enhance the current streetscape. It is intended that they will be inviting, adhere to sustainability principles and leave a legacy of a cleaner and healthier natural environment.

Consultation

Ursula Frayne Catholic College has a good track record of working with the Town of Victoria Park and its community base and residents. The College has written to our neighbours on numerous occasions, inviting them to meet with us to discuss possible designs for the green spaces and advising them of pertinent works. Our door has always been open with the intention to engage in open dialogue with our neighbours and utilising clear and open channels of communication with the current College and wider communities.

The College will continue with its efforts to engage with our neighbours to ensure a design that can be effectively utilised by the College and is palatable to them.

Cost

The costs of establishing, managing and maintaining these green spaces will be met by the College. As such, there will be no fiscal impost on the Town of Victoria Park.

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PLANNING CONSIDERATIONS

Town of Victoria Park Town Planning Scheme No.1 (TPS 1)

Permissibility of Use

The subject lots are currently zoned 'Residential' with a residential coding of R40 under TPS 1. The Zoning Table in TPS 1 includes 'Educational Establishment' as a use class. This use class is an 'AA' use in the Residential zone; therefore, it is a discretionary use that Council can grant development approval.

Schedule B: Definitions under TPS 1 includes the following definition of educational establishment:
"… means a school, college, university, technical institute, kindergarten, academy or other educational centre, but does not include an institutional building".

The proposed green spaces are considered to clearly fall within the interpretation of educational establishment for the following reasons:

- The proposed green spaces are being provided and maintained by and directly associated with the adjacent Ursula Frayne Catholic College.
- Almost all schools and colleges in Perth have green spaces similar to that proposed by the College.
- Green spaces are integral and essential components of an educational facility. Green spaces and the use of these spaces by students are well recognised and supported by comprehensive research that they are vital in the education, health, development and well-being of young people (our students).
- The sole purpose and function of the proposed green spaces is for the education of our students.
- There are no statutory requirements that prohibit the proposed green spaces to be provided on separate lots to the lot that accommodates the educational buildings, particularly given the very strong nexus between the green spaces and the College.

In light of the above, the proposed green spaces for educational purposes can be comfortably classified as an educational establishment, and therefore a discretionary use (permissible subject to the Council granting development approval) on 28 and 30 Teague Street.

Impact on Streetscape

Teague Street between Harper and Duncan Streets has a very eclectic streetscape with no intact or consistent character. The subject side of Teague Street comprises nine dwellings and four vacant lots (including 28 and 30 Teague Street). This represents only 69% of properties accommodating a residential dwelling, and these dwellings have vastly different style and age.

The opposite side of Teague Street accommodates the Ursula Frayne Catholic College with open sports courts and a two-storey college building under construction fronting the street, together with the St Joachim's church car park.

The proposed green spaces with its high-quality landscaping elements (trees, lawn, garden beds, etc. as detailed in the 'Proposal' section) will greatly beautify and enhance the amenity and value of the streetscape. The positive contribution to the streetscape amenity would be visually comparable to that of a landscaped local park.

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Impact on Amenity of Area

The proposed green spaces do not include any buildings and comply with the relevant development requirements of TPS 1 and local precinct plan and planning policies (as outlined below).

The College has carefully planned and designed the green spaces and their usage with high regard to minimising the impact on the neighbouring residences. These design elements and usage measures (use limited to College hours – typically 8.00am – 5.00pm, direct supervision of students by College staff, etc.) are detailed in the 'Proposal' section and will mitigate any undue impact on the amenity of the adjacent residences. In addition, the proposed trees, garden beds and high fencing along the side and rear boundaries together with the rear 6m wide right-of-way will act as an immediate and effective screening and privacy buffer to the neighbours.

It is noted that the development potential of the site under the current R40 density coding is two dwellings on each lot with a total of four dwellings on the site. The dwellings are also permitted to be two-storeys. The proposed green spaces compared to a permitted four two-storey dwelling development will not only have a lesser visual impact on the amenity of the streetscape and the adjacent residences, but also have greater environmental benefits by increasing the tree canopy and reducing the heat island affect for both the immediate and broader area.

Precinct Plan P6 Victoria Park

The proposed green spaces are consistent with the Victoria Park Precinct Plan, including the statement of intent, as the existing schools are stated as being an acceptable use within the precinct. In addition, the spaces and their usage are of a limited scale and nature, and would contribute positively to the attractiveness and amenity of the area.

Local Planning Policies

The proposed green spaces complies with the Town's local planning polices, namely 'Local Planning Policy 3 Non-Residential Uses in or Adjacent to Residential Areas'. The scale, nature and appearance of the spaces (with no buildings) and their usage as detailed in the 'Proposal' section demonstrates that the spaces are similar to that of a local park or landscaped area, and can co-exist with and integrate in the residential area without unduly affecting the residential amenity.

Planning Conclusion

In light of the above planning considerations, the proposed green spaces for educational purposes at 28 and 30 Teague Street, Victoria Park will be consistent with following key planning matters set out in TPS 1:

- The orderly and proper planning of the locality.
- The conservation of the amenities of the locality.
- Victoria Park Precinct Plan, including the statement of intent.

Accordingly, the development application submitted for the proposed green spaces for educational purposes should be approved.

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Compatibility with Town of Victoria Park Strategic Intent

Studies undertaken by the Town of Victoria Park has concluded that urbanisation is increasing residential densities which in turn places increasing demands on services, facilities and infrastructure and the need for more public open, multi-use green spaces for people to enjoy.

The College understands the Town's *Strategic Community Plan 2017-2032 "is the principal strategy and planning document that reflects community long-term vision, values, aspirations and priorities"*. The plan is preparing for an additional 40,000 residents by 2050 and describes its increasing population profile as a 'growing, youngish population'. The plan specifically refers to the need for more educational and recreational facilities in addition to more outdoor spaces for parks and community passive recreation within the Town.

The *Victoria Park 2050 Social Infrastructure Plan* identified and presented anticipated social infrastructure requirements for the Town. This study encouraged the community to look at strategies to improve the utilisation of existing facilities and spaces within the Town of Victoria Park and develop a strategy to address the increased demand for open space that will occur given the rising population. With a limited supply of land that can be used for open space within the Town, 'the strategy will need to be innovative' by looking at better use of existing areas, partnerships with school and the commercial sector, urban design solutions including private open space in new developments, road closures and conversions and even temporary parks (pop-up parks).

These plans also encourage the Town to work collaboratively with local schools on initiatives to share infrastructure were opportunities present themselves in order to provide appropriate, inviting and sustainable green spaces that are well maintained and well-managed. The College's proposal is an example of a potential 'authentic partnership' between the College and Town to achieve mutual strategic outcomes for the College, our neighbours and the Town. As such, the amenity of the local neighbourhood has to be weighed up in terms of the greater good of the broader community including the school.

The planting of additional trees will further enhance the tree canopy within the Town in line with the goals articulated in the Town's *Urban Forest Strategy*.

CONCLUSION

Ursula Frayne Catholic College is seeking Council approval for proposed green spaces for educational purposes at 28 and 30 Teague Street, Victoria Park.

Green spaces are integral and essential components of an educational facility and all schools and colleges in Perth have green spaces similar to that proposed by the College. Green spaces and the use of these spaces by students are well recognised and supported by comprehensive research that they vital in the education, health, development and well-being of young people.

This submission clearly demonstrates that the green spaces given their proposed purpose, function, design elements and usage is a permissible use (subject to Council approval), and consistent with TPS 1,

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the Victoria Park Precinct Plan, relevant local planning policies and the orderly and proper planning and amenity of the area.

In conclusion, there is a very strong case for the development application submitted for the proposed green spaces for educational purposes at 28 and 30 Teague Street, Victoria Park, to be approved.

Geoff Mills
Principal

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Selection of Trees

Appendix 2 details the trees and plants proposed for the green space. Agonis Flexuosa & Melaleuca Viridiflora trees are proposed as 200 litre specimens, growing to a medium height that will match with the surrounding landscape. Trachelospermum Jasminoides are to be planted at the fence line and will grow to produce a vertical garden, designed to provide an acoustic and visual barrier for our neighbours.

All vegetation will be maintained regularly in a professional manner by College grounds staff, ensuring that encroachment on neighbouring properties is prevented.

The artist's impression previously provided is conceptual only and is not intended as an accurate rendering. *Appendix 2* depicts more accurately a visual representation of the proposed planting.

Crossovers

The crossover for number 30 Teague Street is shown in our plans as being removed. The crossover for number 28 is remaining to provide vehicular access for mowing and maintenance by College staff.

Pedestrian Crossing

The preferred pedestrian crossing at or near the intersection of Duncan & Teague Streets would provide a suitable, safe solution for pedestrian traffic accessing the railway station before and after school. In the absence of Council support for this location, it is proposed that students and staff would exit the College grounds through our Teague Street gate at the rear of our property. Students would then be escorted across Teague Street by staff in small groups, in a direct route to the parkland green space. They would return to the main College grounds in the same manner, ensuring that the safety of all parties is paramount. All staff have a duty of care and responsibility for the safety of students. At no time would students be permitted to cross without staff assistance. Nor will students be left on the parkland green space unsupervised.

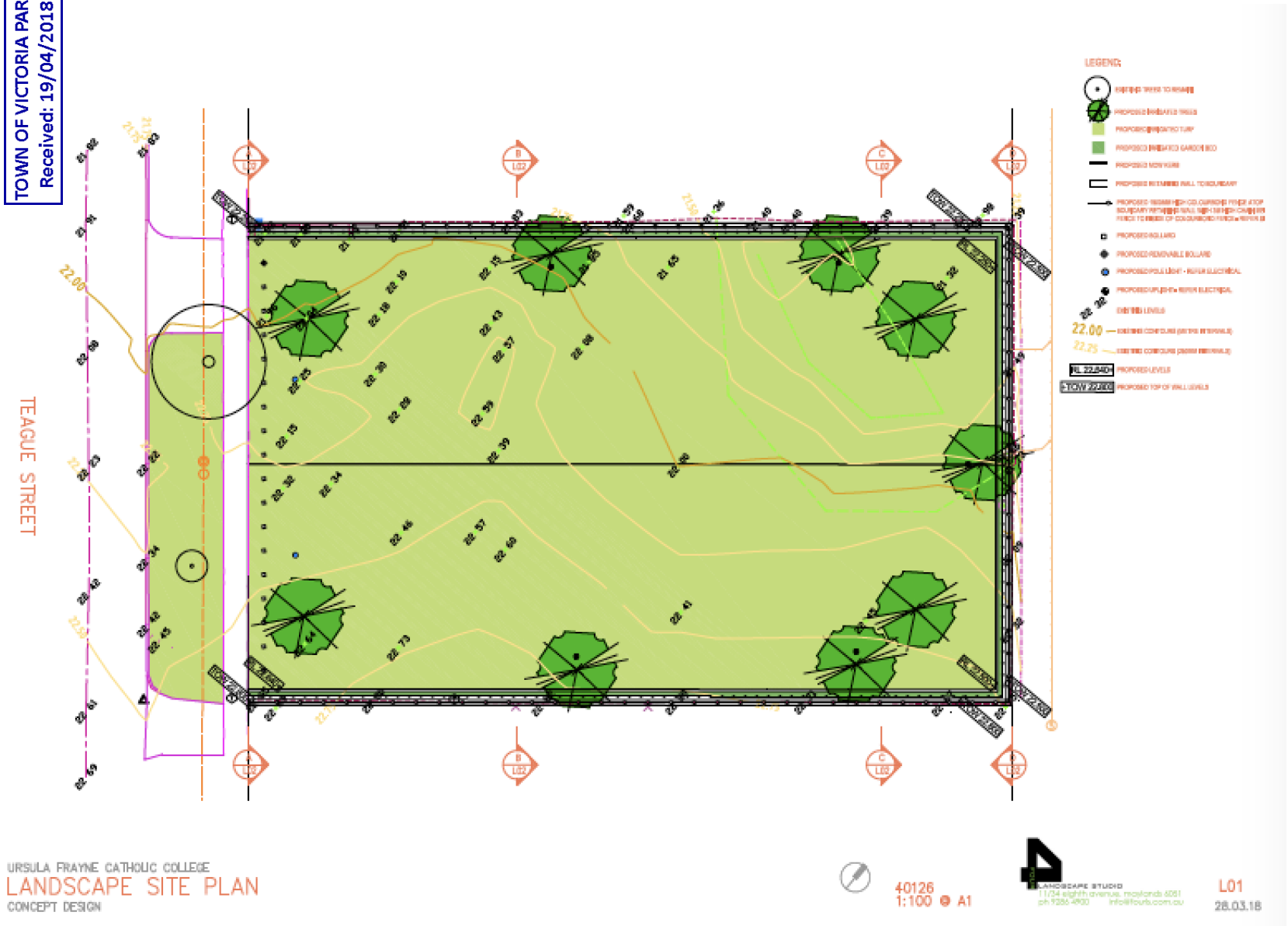
Acoustic Assessment

To be provided.

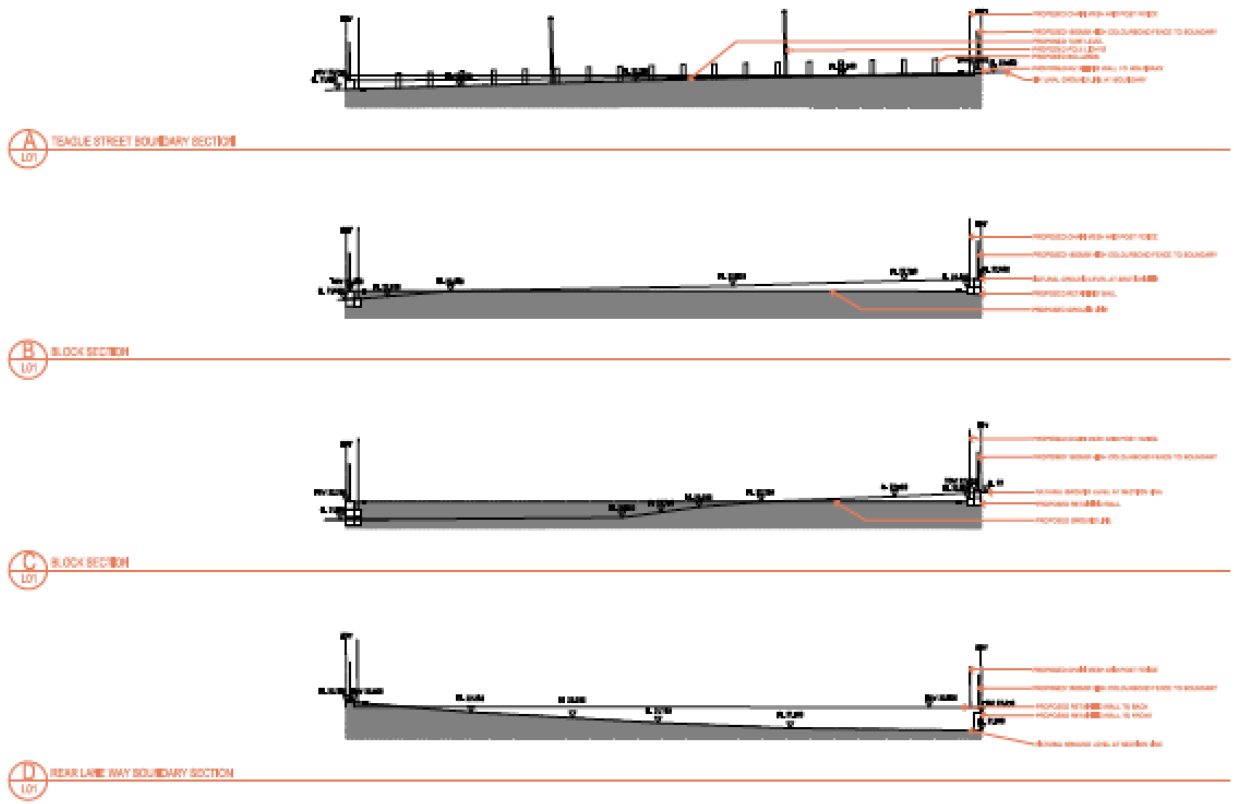
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[APPENDIX 1]

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URSULA FRAYNE CATHOLIC COLLEGE

LANDSCAPE SITE SECTIONS

CONCEPT DESIGN

40126
1:100 @ A1

LANDSCAPE STUDIO
1/134 eighth avenue, maylands 6051
ph 9355 4900 info@fourlu.com.au

L02
28.03.18

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Agonis flexuosa- to match in with surrounding streetscape



200L size



Mature specimen

Melaleuca viridiflora



200L size



Mature specimen

Trachelospermum jasminoides - to fence line



200mm pots





Established plants to fence line

Bollards



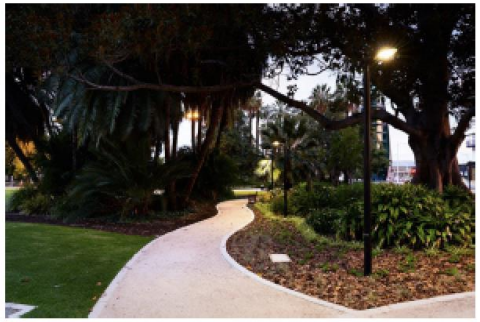




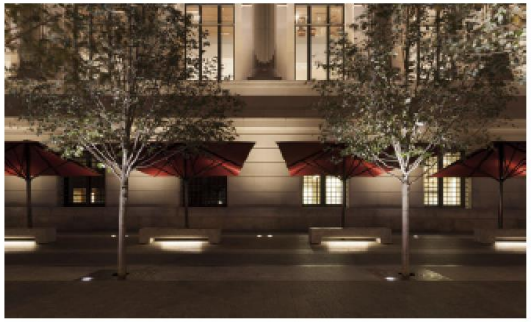


Pole lighting





Up lighting to trees



URSULA FRAYNE - TEAGUE STREET
LANDSCAPE PALETTE

LANDSCAPE STUDIO

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GABRIELS HEARNE FARRELL

ARCHITECTURAL ACOUSTICS

DEVELOPMENT APPROVAL REPORT

URSULA FRAYNE CATHOLIC COLLEGE
GREENSPACE - 28-30 TEAGUE ST

23rd May 2018

For

URSULA FRAYNE CATHOLIC COLLEGE

15 Duncan St
VICTORIA PARK WA 6100

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ATTACHMENTS

- APPENDIX A - Noise Contours from Acoustic Modelling

Report Version	Author	Notes	Date
Initial Report	Michael Ferguson		22nd May 2018
Rev 01	Michael Ferguson	Existing courts scenario & comments children usage	23rd May 2018

Gabriels Hearne Farrell Pty Ltd is a Member Firm of the Association of Australasian Acoustical Consultants. The report author is a full member of the Australian Acoustical Society.

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1. INTRODUCTION

Gabriels Hearne Farrell have been engaged by Ursula Frayne Catholic College for the purposes of conducting an acoustic assessment of the proposed Greenspace Area located at 28-30 Teague St, Victoria Park. The purposes of this report is to outline the potential for noise from this development impacting upon the surrounding residential properties.

This report is based upon drawings received from the College on the 20th April, 2018. As discussed with the client, the prediction of accurate noise levels from children is not possible due to highly variable vocal efforts as well as numbers/locations of the children themselves. Therefore, the purpose of this report is to simply provide an estimate of a "typical scenario" of children using the area, and the potential for increased acoustic attenuation to neighbours via solid boundary fencing. This assessment is not meant to be a comparison to the relevant Assigned Noise Levels outlined in the Environmental Protection (Noise) Regulations 1997.

2. ENVIRONMENTAL NOISE EMISSIONS

2.1 Background

Noise emissions generated by the use of the proposed facilities must comply with the Environmental Protection (Noise) Regulations, 1997 (as amended Dec 2013). The criteria for noise emissions from this development to neighbouring premises are called the Assigned Noise Levels, and vary depending on time of day, receiver location, duration of the noise source etc.

However it must be noted that most activity noise emissions from schools are considered to be Community Noise and are therefore technically exempt from compliance with the regulatory Assigned Noise Levels. According to Regulation 16 and Schedule 2 (Item 4), the "exempt noise" applies to:

> *"Noise emitted from a recreational or educational activity on educational premises under the control of the principal. The activity may include musical instruments, but not mechanical equipment"*

Therefore it is our belief that any school or educational activity occurring on this land is exempt from meeting the EPNR, provided they are not mechanical in nature, and are still under the direction of the principal.

3. NOISE SOURCES

As discussed above, the purpose of this report is to predict the noise attenuation provided by boundary fences in a typical scenario. The noise sources selected for this assessment were children with raised voices, with the following Sound Power Levers:

Sound Power Level of Children								
	63Hz	**125Hz**	**250Hz**	**500Hz**	**1kHz**	**2kHz**	**4kHz**	**dB(A)**
Children with raised voice	71.0	75.0	79.0	81.0	81.0	73.0	63.0	**83.5**

Table 01 - Sound Power Levels of Children used in Modelling

A total of 11 children were randomly spread out across the proposed Greenspace. This was seen as a typical representation of the proposed use of the space. Whilst 30 to 50 students have been proposed to use the space, in reality only a quarter to a third of students will be talking at any given time.

Furthermore, should the number of students talking at one time double from those modelled, the noise level will only theoretically increase by 3dB(A), which in acoustics can be seen as 'just perceptible'. The greater influence on this noise level increase will be where the children are standing, rather than the number making noise.

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4. ACOUSTIC MODELLING

4.1 Colorbond Fence Only - 1.8m Tall

The first scenario run has only the perimeter 1.8m tall solid Colorbond fence around the development. This is based upon the sections provided, with an internal chain-link taller fence. Below are the noise level contours at 1.5m above ground level and 4.5m above ground level:

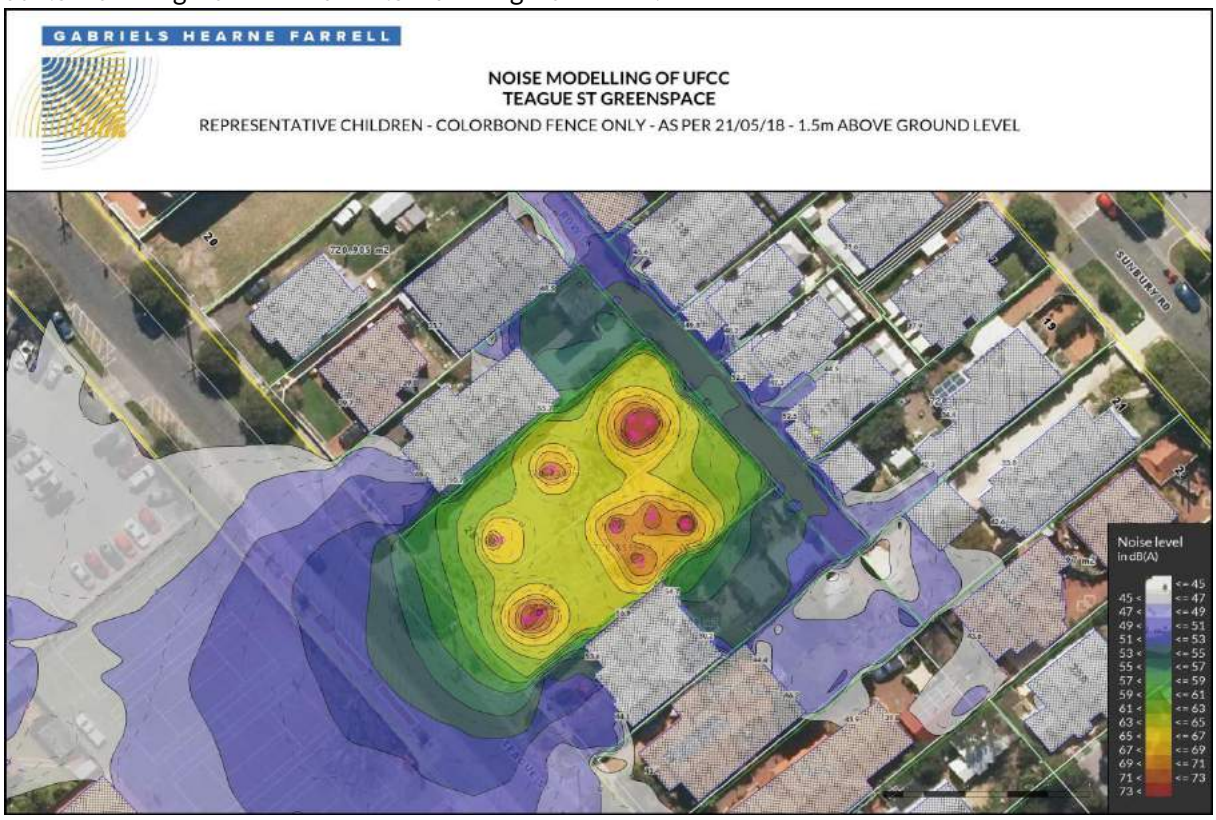


Image 01 - Noise Emissions with 1.8m Colorbond Fence Only - Receivers at 1.5m above ground level

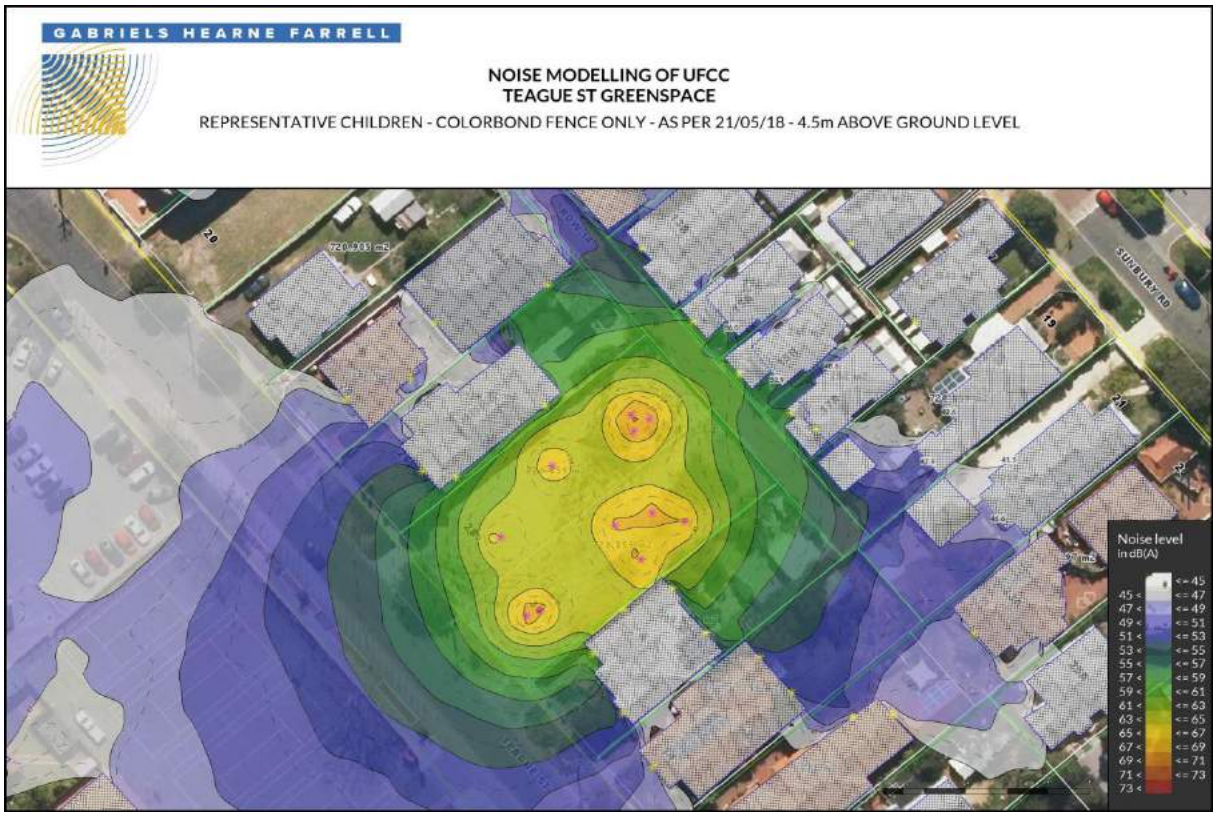


Image 02 - Noise Emissions with 1.8m Colorbond Fence Only - Receivers at 4.5m above ground level

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4.2 Internal Solid Fence - 3.0m Tall

The second scenario run still has the perimeter 1.8m Colorbond fence, however now the internal 3.0m high chain-link fence has been replaced for a solid material. This could be fibre cement or any other suitable outdoor material:

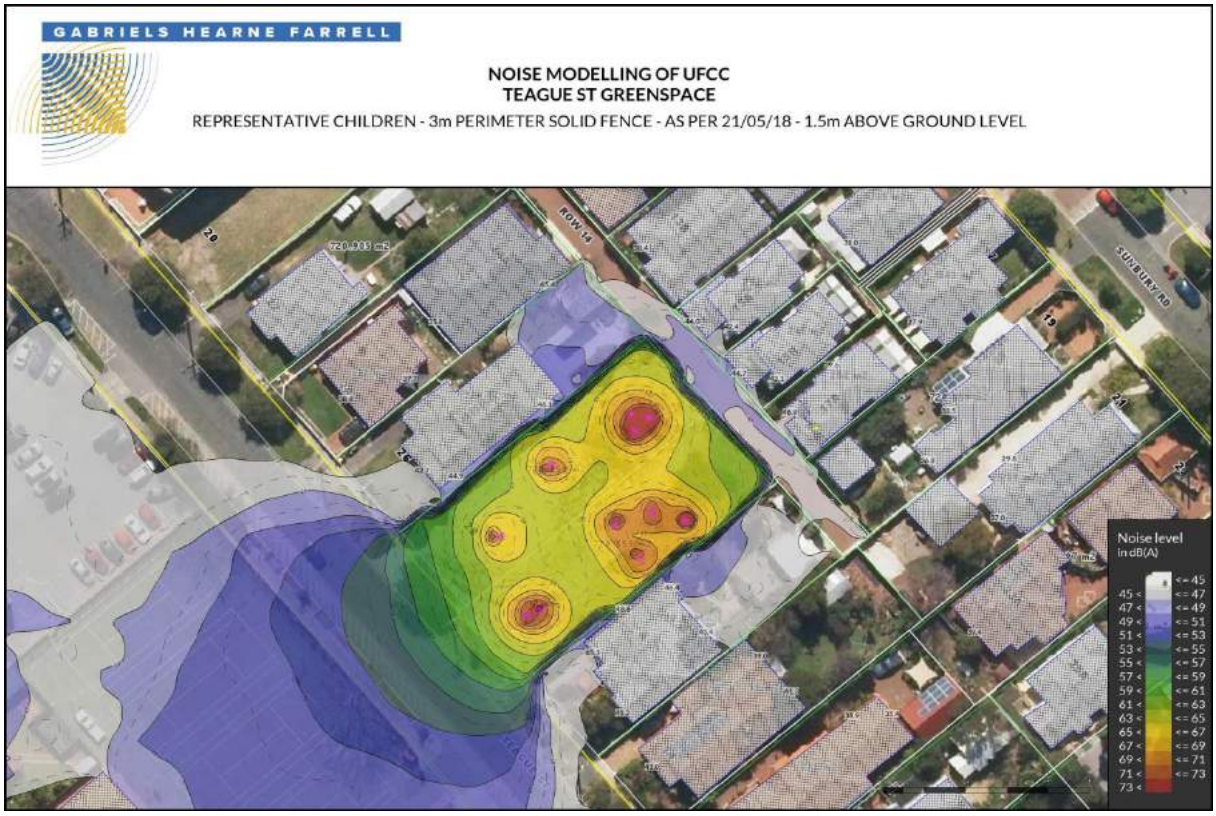


Image 03 - Noise Emissions with 3.0m Solid Perimeter Fence - Receivers at 1.5m above ground level

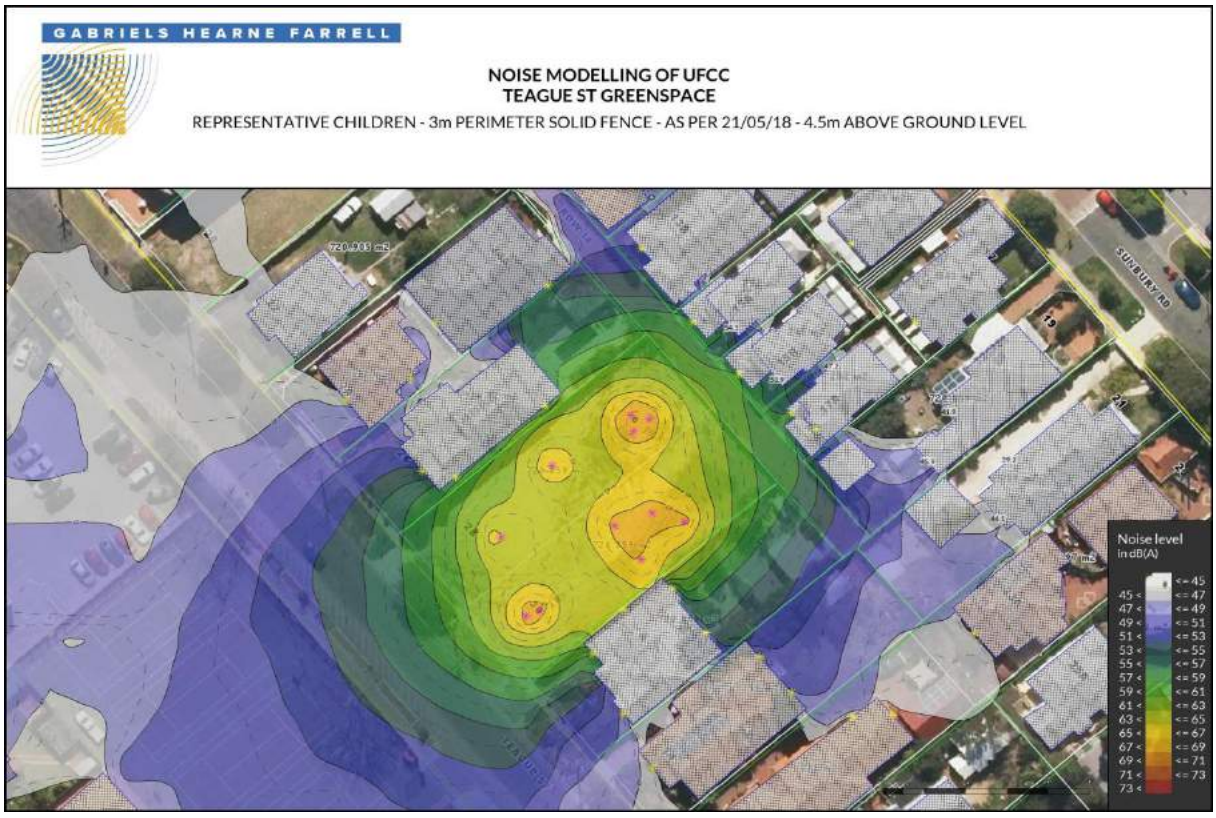


Image 04 - Noise Emissions with 3.0m Solid Perimeter Fence - Receivers at 4.5m above ground level

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4.3 Existing Playing Courts

The last scenario run is to observe the potential noise impact the neighbouring residences are currently impacted by from the existing playing courts across Teague St. This scenario was run with a reasonable number of children using the playing courts at one point in time.

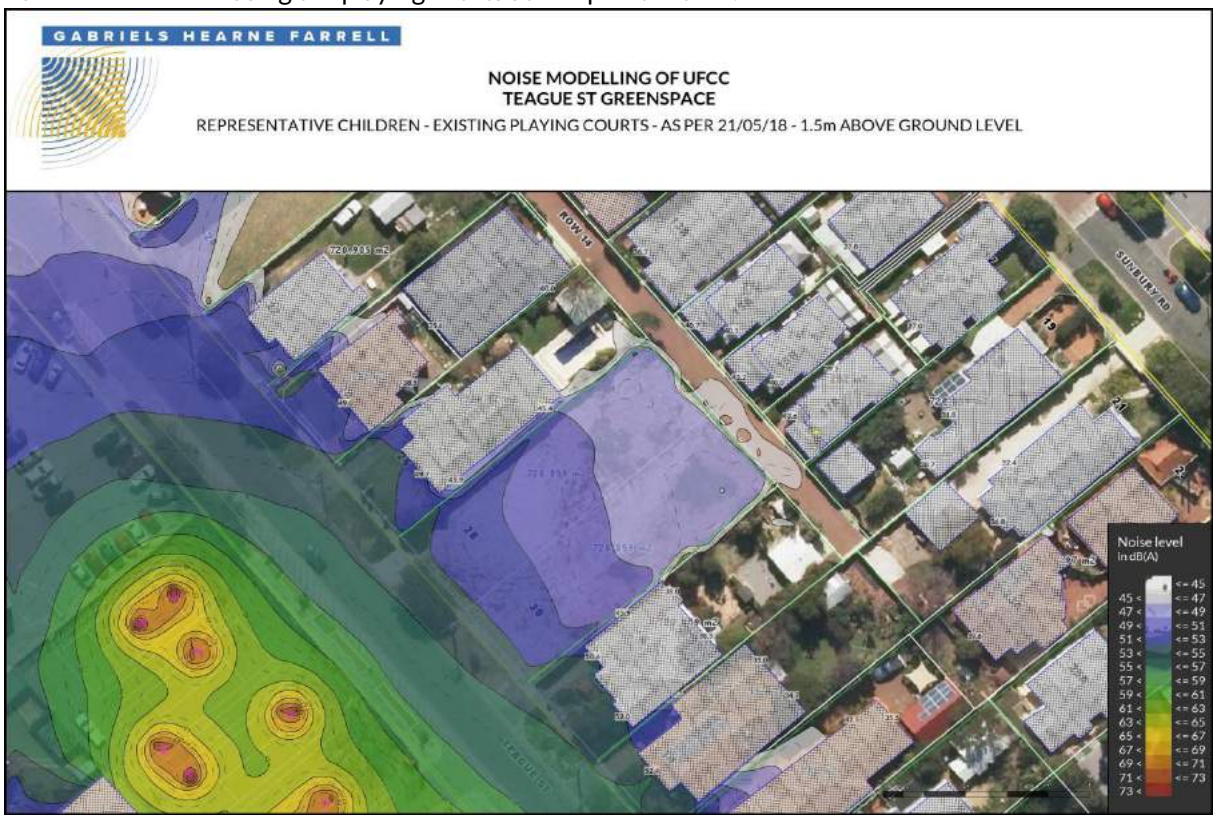


Image 05 - Noise Emissions from Existing Playing Courts - Receivers at 1.5m above ground level

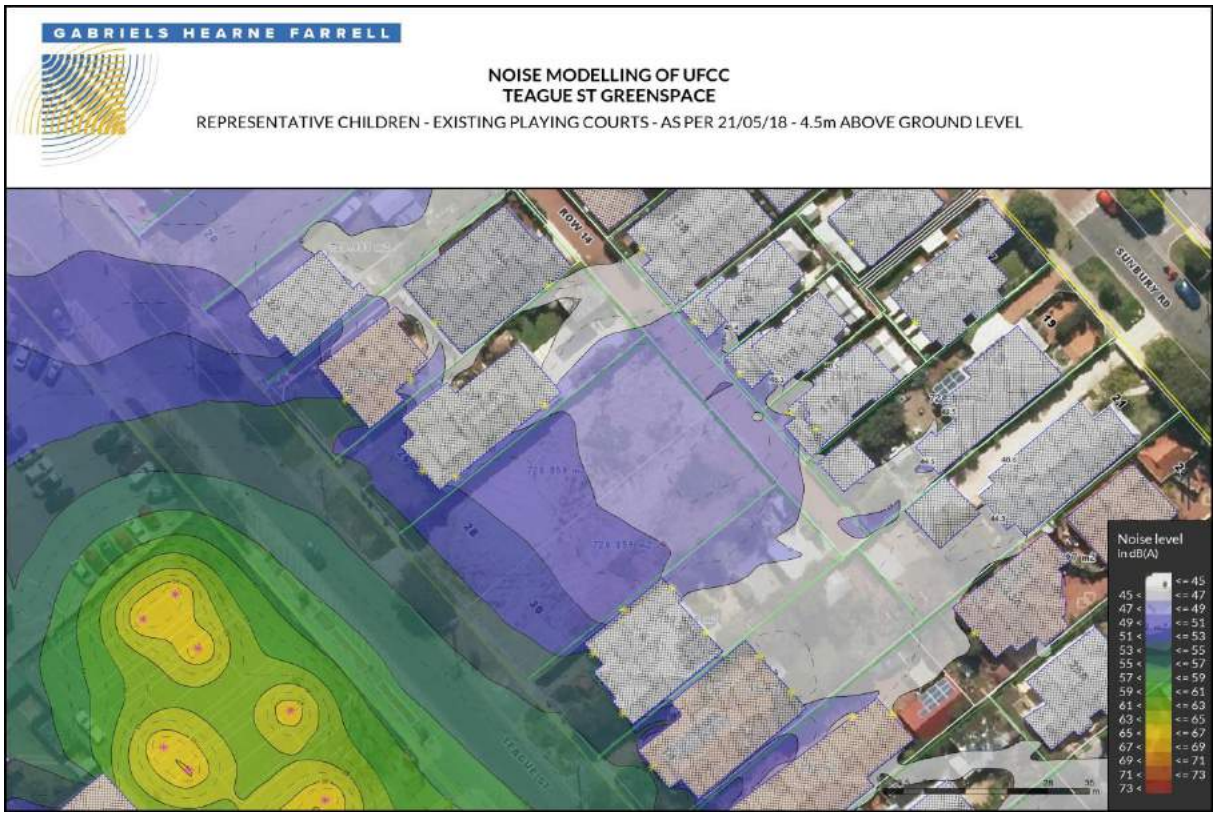


Image 06 - Noise Emissions from Existing Playing Courts - Receivers at 4.5m above ground level

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UNIT 3/2 HARDY ST SOUTH PERTH WA 6151 PH – (08) 9474 5966

4.4 Modelling Procedure

All scenarios above were run using SoundPLAN 8.0, detailed computer modelling software. The meteorological conditions allowed for in the modelling were as follows:

- Temperature 20°C
- Humidity 50%
- Wind Speed 4 m/s
- Wind Direction All directions simultaneously
- Pasquil Stability Class E

These are commensurate with the recommended daytime conditions in Western Australia.

5. OBSERVATIONS AND CONCLUSIONS

From the acoustic modelling above, it can be seen that the predicted noise levels are as follows:

		Acoustic Modelling Results (worst case)		
Location		*NW House*	*NE House*	*SE house*
Colorbond Fence Only - 1.8m Height	1.5m AGL	55.7 dB(A)	52.5 dB(A)	56.9 dB(A)
	4.5m AGL	–	56.0 dB(A)	–
Internal Solid Fence - 3.0m Height	1.5m AGL	46.1 dB(A)	46.9 dB(A)	48.6 dB(A)
	4.5m AGL	–	54.1 dB(A)	–
Existing Playing Courts (front of residences)	1.5m AGL	49.7 dB(A)	43.6 dB(A)	52.0 dB(A)
	4.5m AGL	–	45.4 dB(A)	–

Table 02 - Acoustic Modelling Results for Comparison Purposes

As mentioned previously in this report, the above noise levels are predictions based on these scenarios only. These should not be seen specifically as the predicted noise level itself, but rather the predicted difference the perimeter fence will have on the noise emissions.

Based on this modelling it can be seen that by incorporating a solid element into the perimeter fence, the noise emissions to the neighbouring properties has a significant drop. This is less noticeable on the upper levels of the rear NE house, however this is to be expected from second story elevations overlooking the Greenspace. It should be noted that greenery, such as the proposed vines, can be grown over this solid fencing material for aesthetics without altering the acoustic performance of this barrier.

The acoustic modelling of the existing playing courts is also indicating that the current predicted noise levels are similar to those once the solid 3.0m fence is incorporated. The only noticeable differences between these two scenarios is that the existing court noise mainly affects the street front of the houses, and the rear NE two storey developments are more impact by the closer noise sources of the proposed Greenspace.

Based on the above predicted values, it is our belief that the predicted noise levels from the Greenspace development will be audible, however these will be at levels close to ambient conditions, similar to the noise level of a car passing by on Teague St.

Hopefully the information contained within this report if clear, however if you have any queries regarding any of this please contact the undersigned on 9474 5966 or michael@gabriels.net.au.

Regards,

Michael Ferguson
Associate Director *B.IntArch(Hons) M.A.A.S.*



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Member Firm – Association of Australasian Acoustical Consultants

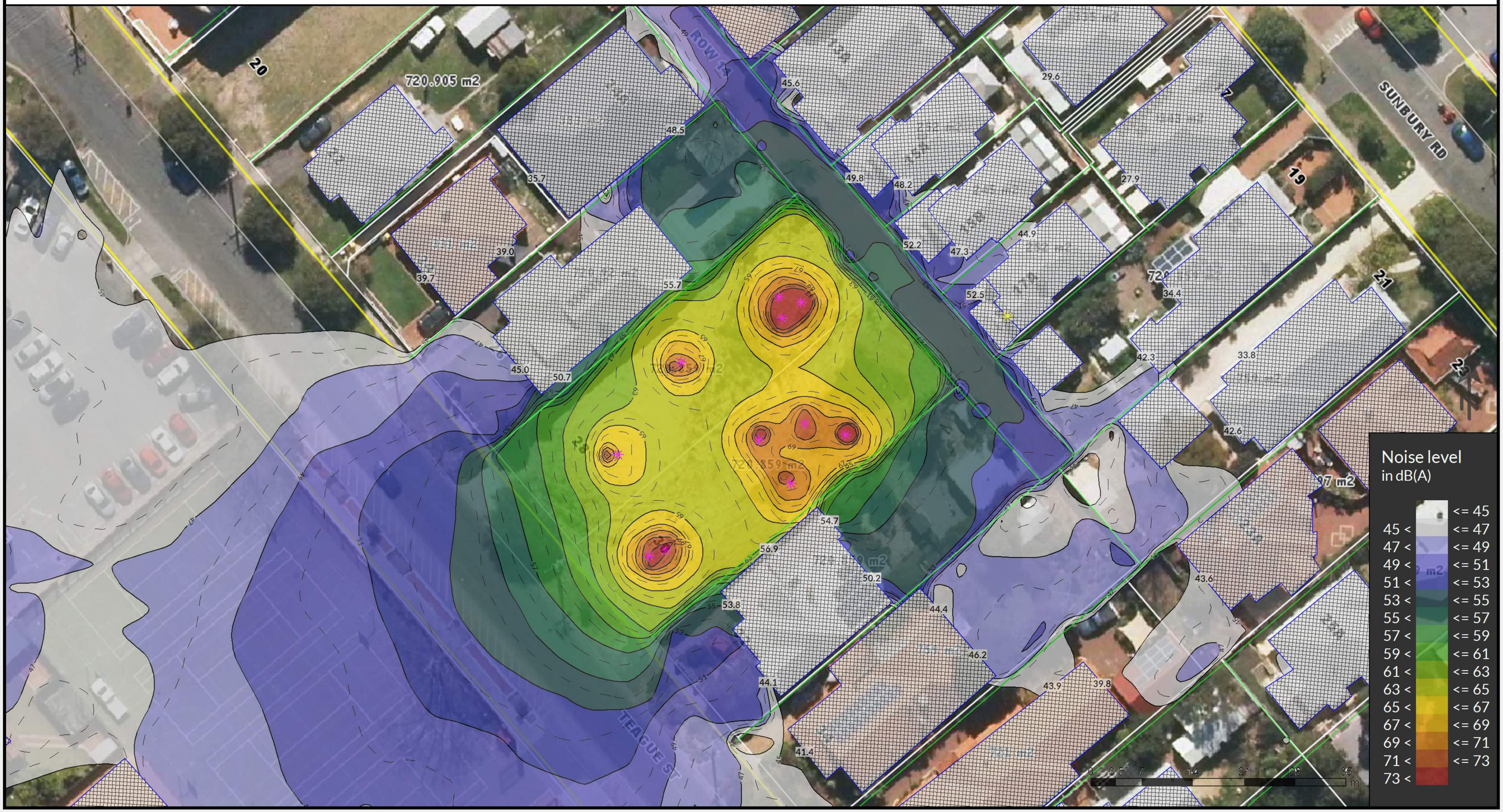
A Unit 3 / 2 Hardy St South Perth WA 6151 **P** (08) 9474 5966
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TOWN OF VICTORIA PARK
Received: 24/05/2018

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NOISE MODELLING OF UFCC
TEAGUE ST GREENSPACE

REPRESENTATIVE CHILDREN - COLORBOND FENCE ONLY - AS PER 21/05/18 - 1.5m ABOVE GROUND LEVEL

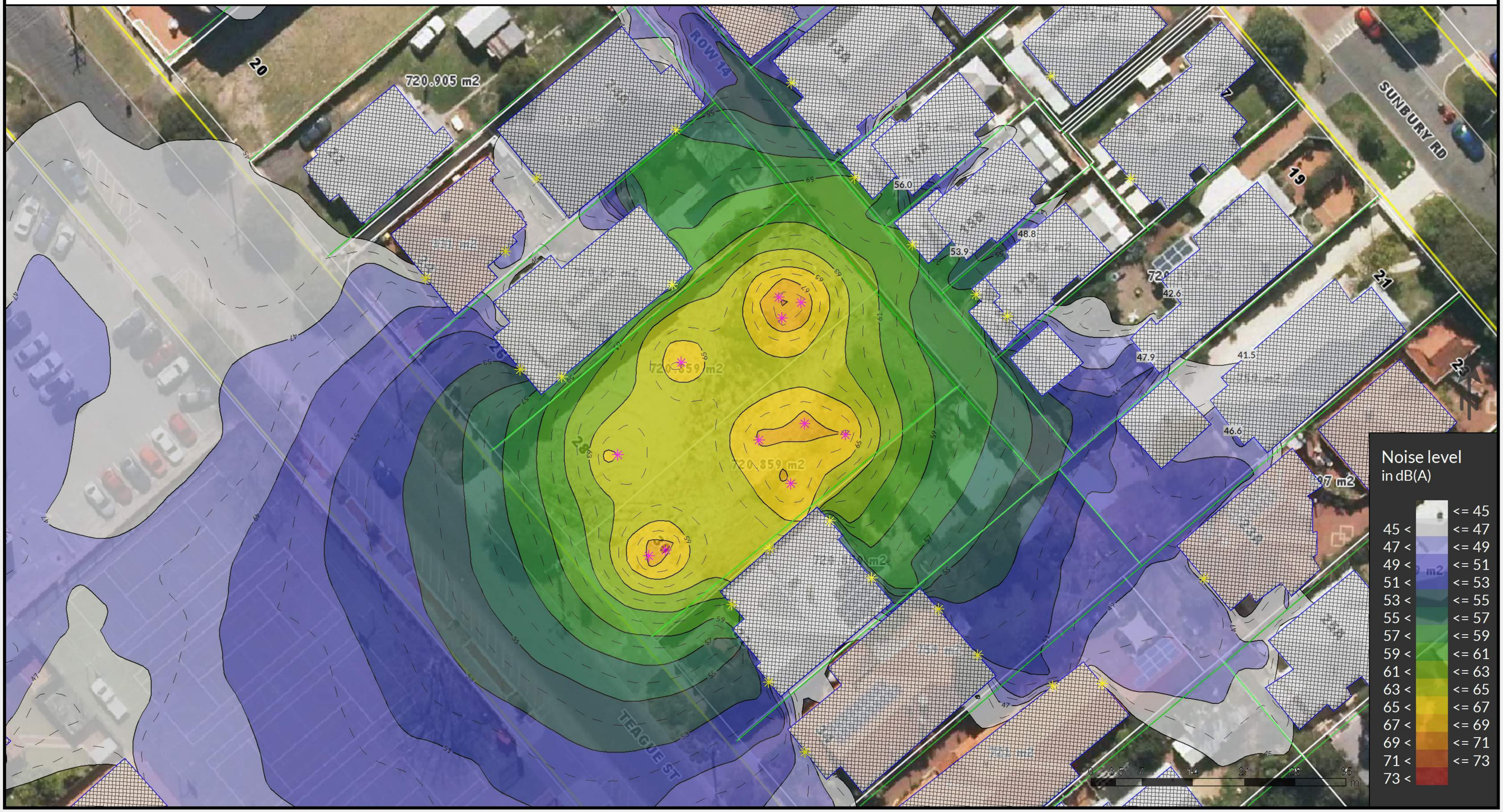


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TOWN OF VICTORIA PARK
Received: 24/05/2018

NOISE MODELLING OF UFCC
TEAGUE ST GREENSPACE

REPRESENTATIVE CHILDREN - COLORBOND FENCE ONLY - AS PER 21/05/18 - 4.5m ABOVE GROUND LEVEL

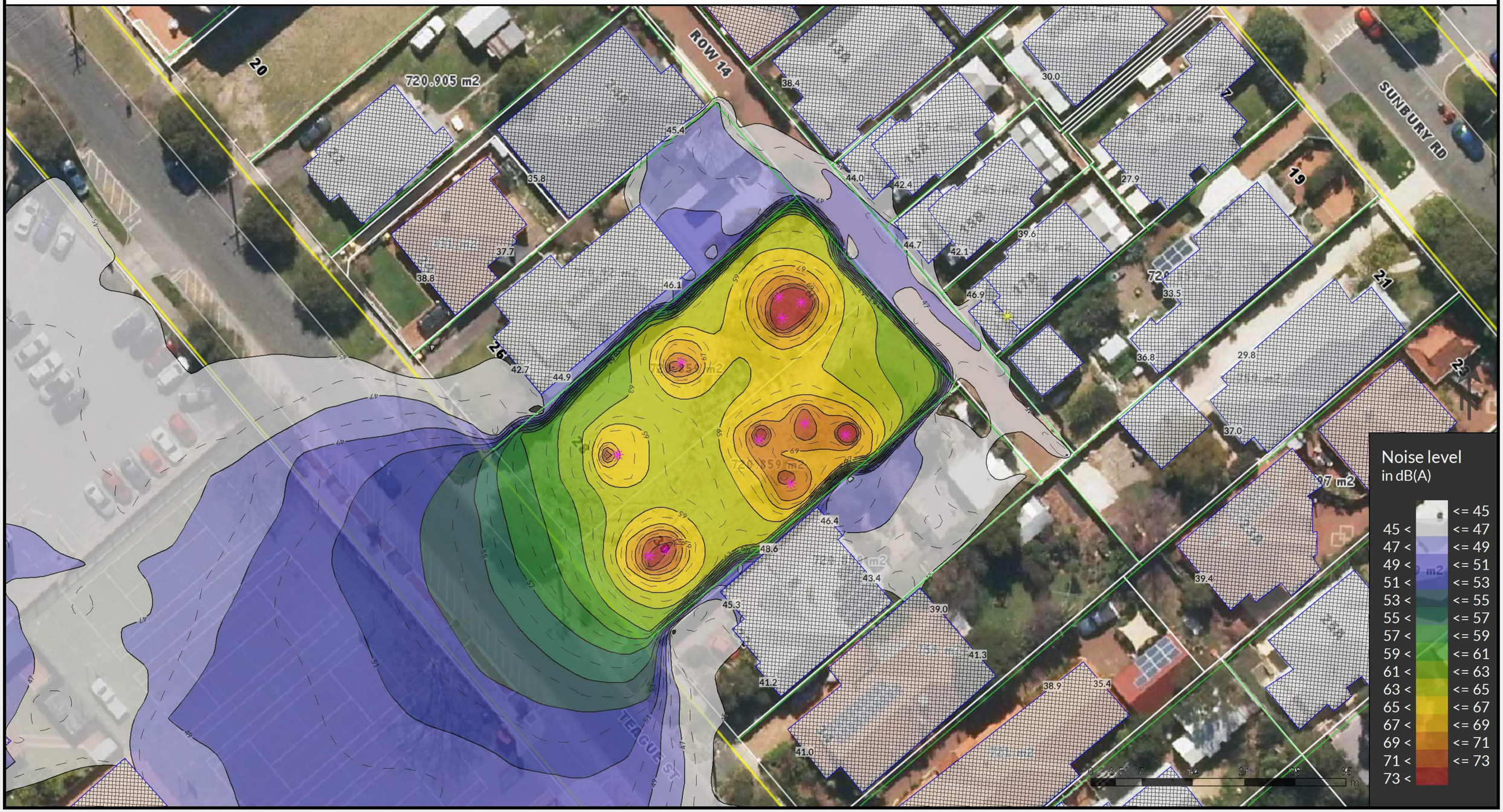


TOWN OF VICTORIA PARK
Received: 24/05/2018

GABRIELS HEARNE FARRELL

NOISE MODELLING OF UFCC
TEAGUE ST GREENSPACE

REPRESENTATIVE CHILDREN - 3m PERIMETER SOLID FENCE - AS PER 21/05/18 - 1.5m ABOVE GROUND LEVEL

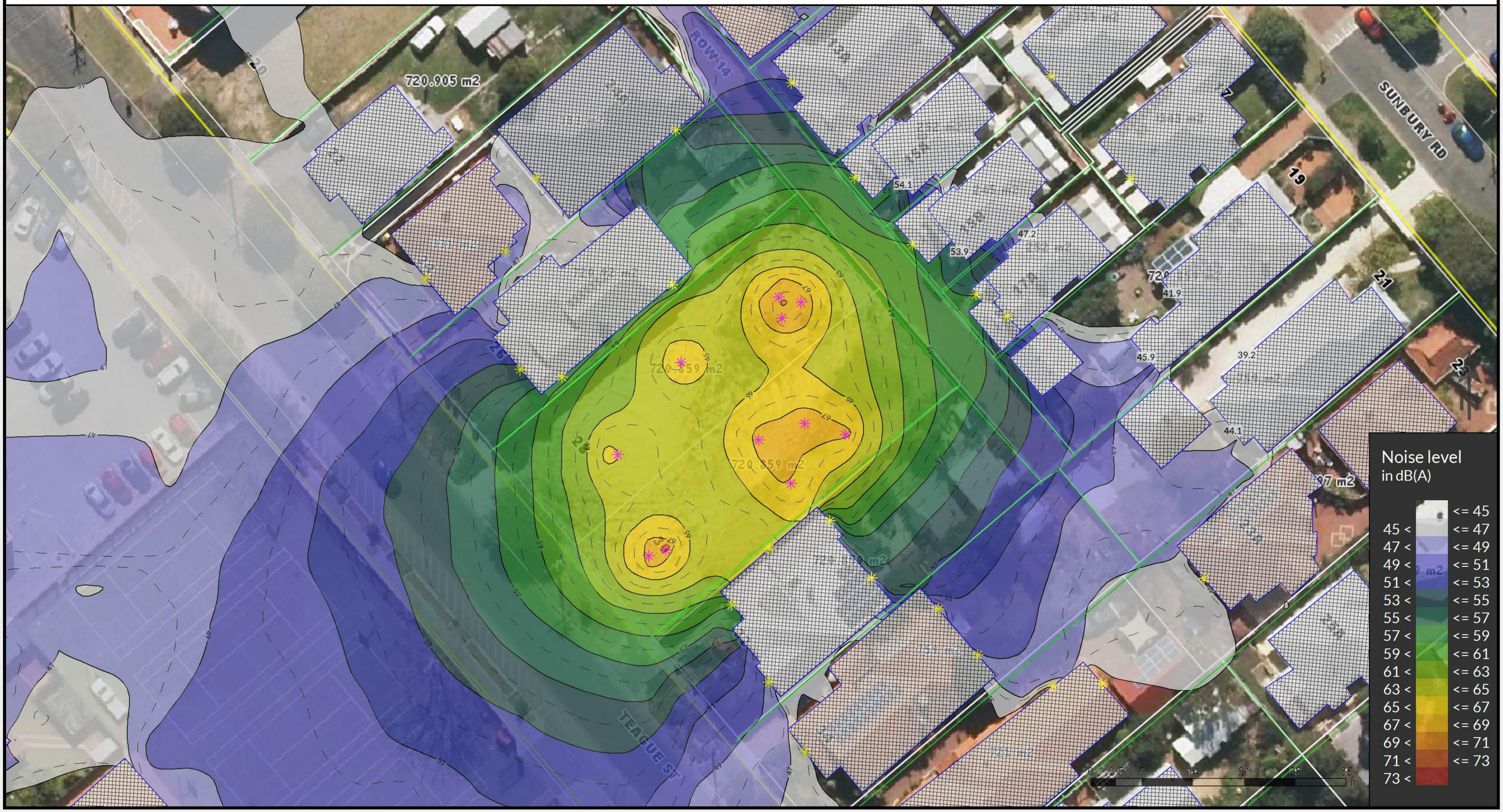


TOWN OF VICTORIA PARK
Received: 24/05/2018

GABRIELS HEARNE FARRELL

NOISE MODELLING OF UFCC
TEAGUE ST GREENSPACE

REPRESENTATIVE CHILDREN - 3m PERIMETER SOLID FENCE - AS PER 21/05/18 - 4.5m ABOVE GROUND LEVEL

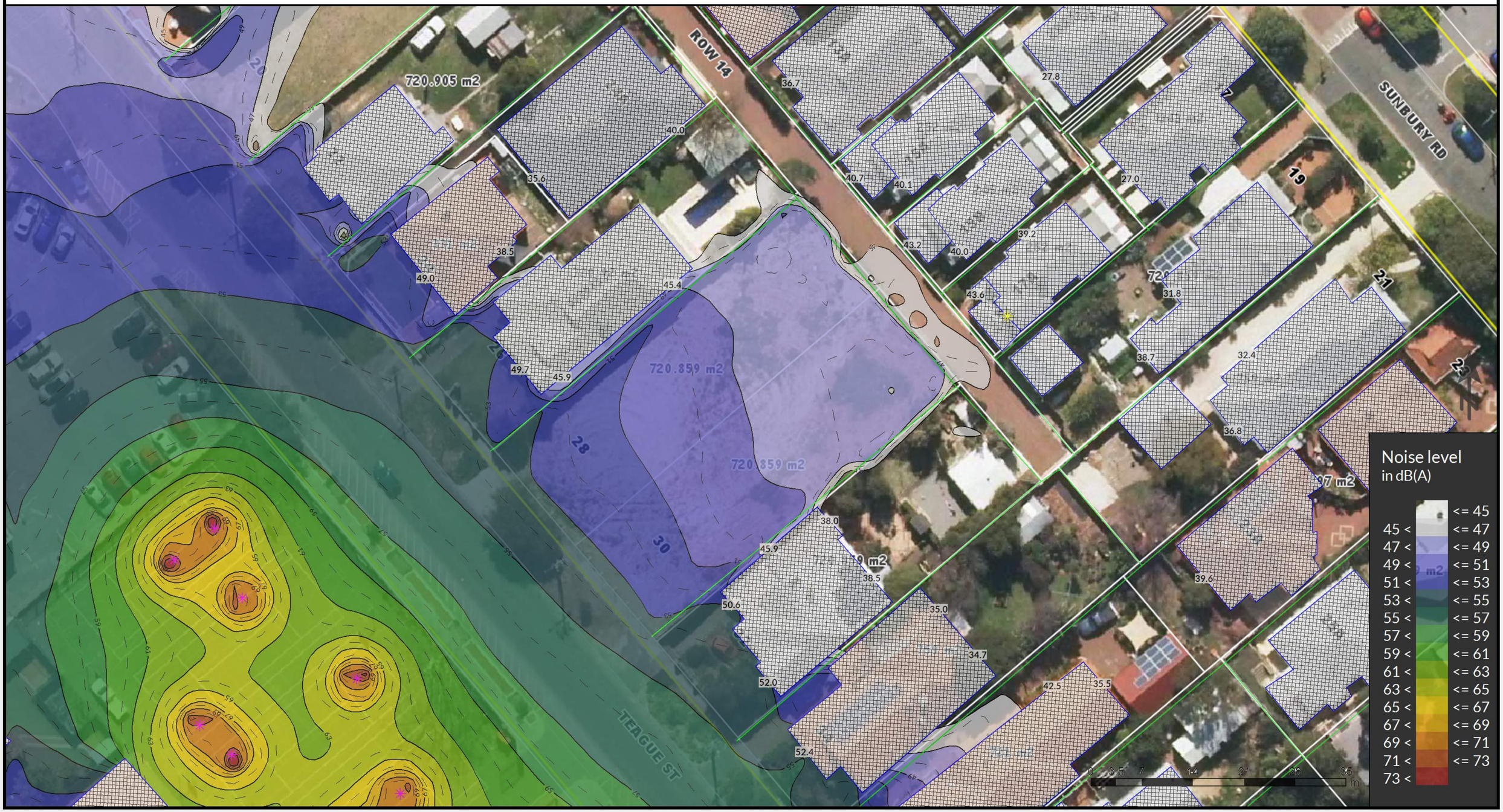


TOWN OF VICTORIA PARK
Received: 24/05/2018

GABRIELS HEARNE FARRELL

NOISE MODELLING OF UFCC
TEAGUE ST GREENSPACE

REPRESENTATIVE CHILDREN - EXISTING PLAYING COURTS - AS PER 21/05/18 - 1.5m ABOVE GROUND LEVEL

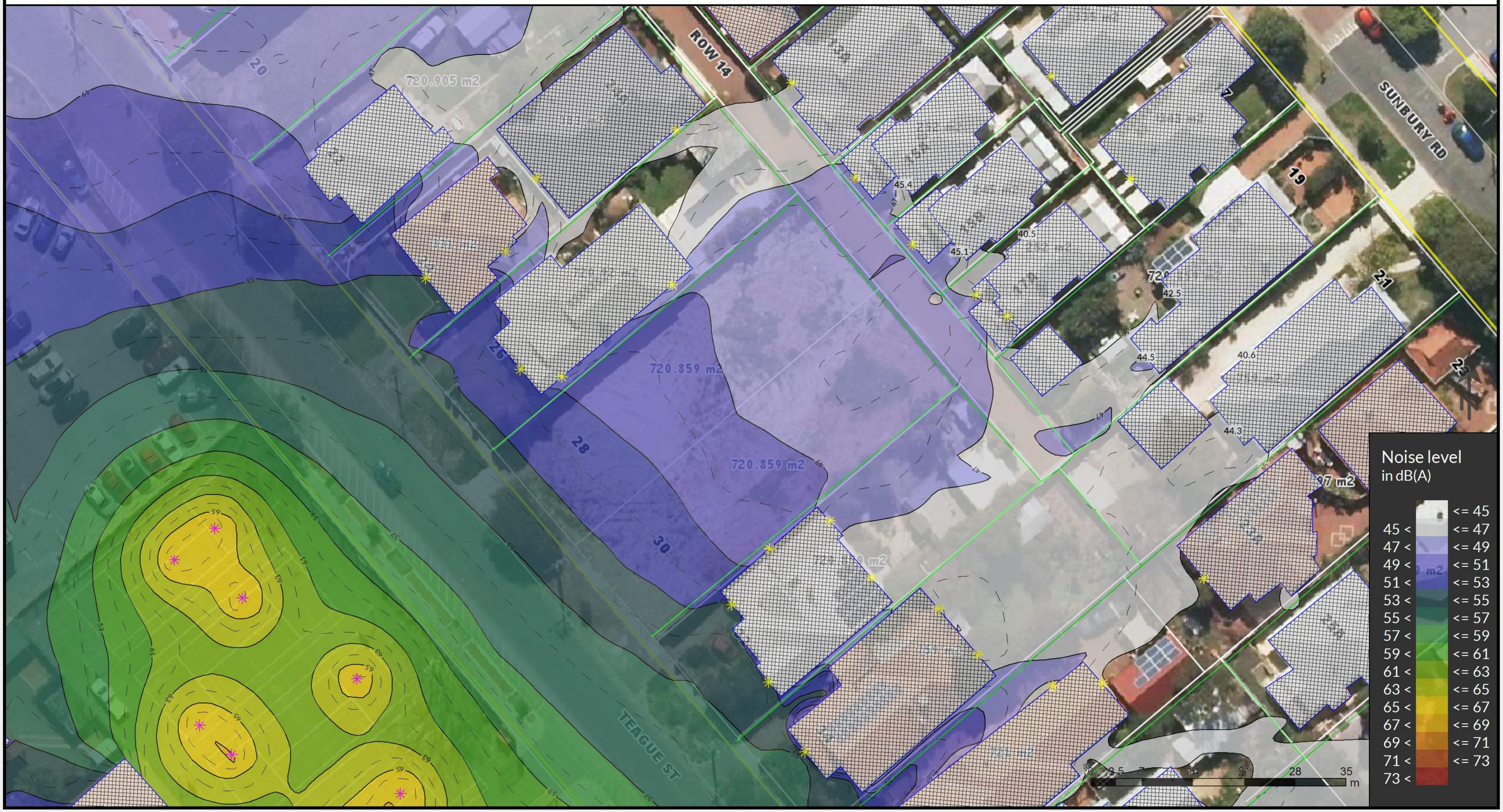


TOWN OF VICTORIA PARK
Received: 24/05/2018

GABRIELS HEARNE FARRELL

NOISE MODELLING OF UFCC
TEAGUE ST GREENSPACE

REPRESENTATIVE CHILDREN - EXISTING PLAYING COURTS - AS PER 21/05/18 - 4.5m ABOVE GROUND LEVEL



From: [redacted]
To: Records
Subject: Submission re Application for Change of use- 28 & 30 Teague Street, Victoria Park
Date: Wednesday, 11 July 2018 16:59:41
Attachments: Submission re Development Application for 28 and 30 Teague Street from [redacted] (24 Teague Street) .docx

---

Dear Sir / Madam,

Please find **attached** our submission in relation to the above change of use application.

Kind regards,

[redacted]

[redacted]
VICTORIA PARK WA 6100
Email: [redacted]
Phone [redacted]

11 July 2018

Town of Victoria Park
99 Shepperton Road
VICTORIA PARK WA 6100

Dear Councillors,

Victoria Park - No.28 (Lot 32) AND NO.30 (LOT 33) Teague Street - DEVELOPMENT APPLICATION 5.2018.124.1 CHANGE OF USE TO EDUCATIONAL ESTABLISHMENT (GREEN SPACE FOR RECREATION AND OTHER PURPOSES) AND WORKS INCLUDING LANDSCAPING, FENCING & RETAINING WALLS

We are the owners of [redacted], Victoria Park. We lived in this home from 2012 to 2015 and have since been personally managing tenants in that property while we have temporarily relocated to Sydney for work. This property remains our home and we are still in regular contact with our neighbours in Teague Street and the wider Victoria Park community, with family residing in a neighbouring street.

We write in relation to the application from the Catholic Archdiocese of Perth, on behalf of Ursula Frayne Catholic College (Frayne), to change the use of the land at 28 and 30 Teague Street, Victoria Park.

SUMMARY OF SUBMISSION

We are strongly opposed to this application for greenspace at 28 and 30 Teague Street (as well as any future application for greenspace at 20 and 22 Teague Street) irrespective of whether the green space is proposed to be open to the public or closed for the private use of Frayne students and staff.

We submit that no conditions can be imposed by Council in relation to the design or use of the green space that would prevent it from impinging on our residential amenity.

We are opposed to the application for the reasons summarised here and explained in full below:

- Increased noise
- Increased traffic flow problems
- Increased crime and antisocial behaviour
- Disturbance from artificial lighting at night
- Increased litter
- Reduced natural light inside our home
- Visually unattractive fencing
- Damage to property from balls

- Increased footpath traffic
- Impact on health
- Loss of privacy

In this submission, we aim to direct Councillors to the law that is relevant and favourable to our opposition.

SUBMISSION

In considering the development application, due regard must be given to the deemed provision set out in the *Planning and Development (Local Planning Scheme) Regulations 2015* (WA). We have listed what we believe to be the relevant provisions, below.

Cl. 67(a) **The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area**

AND

Cl. 67(b) **The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving**

The applicable precinct plan is the 'Victoria Park Precinct Plan' ('VPPP'). The use of land for an 'educational establishment' is a discretionary use under the VPPP. The intent of the VPPP is that the '[d]development or expansion of existing non-residential uses in the precinct will be limited, to safeguard residential amenity'. Furthermore, the VPPP provides that the 'expansion' or 'intensification' of the existing educational establishments 'will not be permitted where it involves significant loss of existing housing or will impinge on the amenity of surrounding residents'.

In the case of *The Presbyterian Church (New South Wales) Property Trust v Woollahra Municipal Council* [2014] NSWLEC 1218, it was held that the words "extension or intensification" were 'clearly intended to apply where there is an increase in the quantum of the activity whether that quantum of activity is conducted across a larger geographic area (extension) or conducted within the confines of the existing area of activity (intensification)'.

Ursula Frayne has intensified their use of their existing site at 15 Duncan Street over a period of time. In contemplating the current application, the VPPP requires that consideration be given to Frayne's intensification and / or expansion since the VPPP came into effect as this is necessary in measuring the cumulative impact on residential amenity and loss of housing. The current VPPP came into effect on 11 August 1998. Since this time, Frayne have intensified their use of the site at 15 Duncan Street by way of the following significant developments:

- In 2002, approval was granted for construction of a gymnasium, performing arts area, teaching areas and stores and a new bus shelter.

- In 2009, approval was granted for construction of a new two storey building located on the corner of Duncan Street and Teague Street. The building was to be comprised of a multipurpose area on the ground floor, a staff room and two classrooms on the upper floor. Also, the provision of seven new car bays, being an additional six bays within the existing car

park on the corner of Shepperton Road and Duncan Street. Frayne disclosed that student numbers had increased by 26 students.

- 2014 – Approval was granted for a new hospitality and manual arts wing.

- 2017 – Approval was granted for the construction of a new two storey building on Teague Street to be comprised of year 7 classrooms on the ground floor, science classrooms on the first floor and a rooftop garden.

- In 2002 Council capped Frayne's school numbers at 714 students and 75 staff members. According to the Catholic Education Department, as of August 2017, the Ursula Frayne Duncan Street campus had 840 students. Staff numbers are unknown. In the case of *Chisholm Catholic College and City of Bayswater* [2008] WASAT 144 (18 June 2008) it was stated, '(w)hile the Tribunal certainly understands the school's wish to have flexibility in student numbers, it would be contrary to orderly and proper planning to grant an approval for more students than have been the subject of traffic assessment and modelling, particularly given the history of traffic congestion problems associated with the school'. We understand the Council have had great difficulty obtaining accurate student numbers from Frayne. As such, no traffic assessment and modelling has been conducted despite the intensification of use and impact on residential amenity.

The above represents a significant intensification of use since the commencement of the VPPP. These have all had an impact on residential amenity for a number of reasons such as traffic, noise and litter. The cumulative impact of the intensification of Frayne's use of the site at 15 Duncan Street on local residents must be taken into consideration when determining the current application for 28 and 30 Teague Street.

In assessing whether an extension or intensification of a use will have an adverse impact on residential amenity, the following steps should be followed (*Randall Pty Ltd v Leichardt Council [2004] NSWLEC 277*):

i) Is the impact of the operation of the existing use on residential amenity acceptable?

If not, then the proposed intensification or expansion should be refused, unless there is no overall increase in impact on amenity or there are measures that could mitigate the existing impact on amenity.

ii) If the answer is 'yes', is the impact on amenity of the proposed extension or intensification still acceptable?

In other words, even if Frayne are operating in compliance with current planning and development laws, councillors must still consider whether their existing operations impact on residential amenity.

This current application and foreshadowed application for 20 and 22 Teague Street, represent Frayne's persistent incremental intensification and expansion of their use of Teague Street:

- In 2018, Frayne have submitted a development application for no. 28 and 30 Teague Street for a change of use to an educational establishment (green space for recreation and other purposes) and works including landscaping, fencing & retaining walls.

- On an unknown future date, Frayne have publicly stated their intention is to also apply for a change of use for no. 20 and 22 Teague Street for green space which we anticipate will mirror the current development application.

We submit that the Council cannot continue to determine each of Frayne's development applications in isolation, otherwise the intention of the VPPP is meaningless. Further, we note that Frayne have refused to provide a credible, reliable and meaningful long term plan of their intentions at 15 Duncan Street and Teague Street. We have found many examples of other councils and schools working productively to manage future expansion and intensification of educational establishments.

The intention of the VPPP in preserving the residential nature and amenity of the area is nowhere clearer than in the case of *Bowman and Town of Victoria Park [2013] WASAT 61*. In this case, the State Administrative Tribunal (SAT) found that even a solitary short term accommodation property that caused an increase in traffic flow and noise was inconsistent with the residential amenity protected under the VPPP

Expansion or intensification of the existing educational establishments will not be permitted where it involves significant loss of existing housing

In terms of the loss of existing housing, it is unfortunate that the 1920's character homes at 28 and 30 Teague Street were demolished prior to this application for a change of use being made. The act by Frayne showed a complete disregard for the VPPP and the long held desire of the council and the local community to protect character properties as supported by the Streetscape Policy. There is considerable irony in Frayne's observation in their submission that 'Teague Street between Harper and Duncan Streets has a very eclectic streetscape with no intact or consistent character' given their recent destruction of four character homes that were almost a century old. Frayne decided to demolish these properties prior to making a change of use application, despite being discouraged from doing so. Please find **attached** our email to them regarding this matter, dated 19 April 2017. The only conclusion that can be drawn as to why they would do this, is that they believed there was a stronger prospect of their change of use application being approved if the original dwellings were no longer standing. If the council were to give credence to such a view it would undermine the purpose of the VPPP and would encourage property owners to demolish existing dwellings prior to making change of use applications. Clearly, this is an undesirable outcome. Therefore, a preferable interpretation of the VPPP is that 'loss of existing housing' should be interpreted broadly to include loss of properties currently being used for a residential purpose. The blocks at 28 and 30 are subdividable and therefore approving the application will result in the loss of up to four residential dwellings. This application should be assessed in the same manner as if the original dwellings were still standing.

In a similar vein, Frayne states that if their application is not approved, they will simply leave the blocks 'open and fallow'. Once more, giving weight to such a submission undermines the integrity of the council decision making process. Not to mention that such a statement is incongruent with their persistent claims that they are respectful of their neighbours.

Expansion or intensification of the existing educational establishments will not be permitted where it will impinge on the amenity of surrounding residents

'Amenity' is defined in clause 1 of Schedule 2 of the *Planning Regulations 2015* as 'all those factors which combine to form the character of an area and include the present and likely future amenity.' We outline below all of the way in which the change of use will impact on residential amenity because '[r]esidents of a locality are often well placed to identify the particular qualities and

characteristics which contribute to their residential amenity' (*Canning Mews Pty Ltd v City of South Perth* [2005] WASAT 272; (2005) 41 SR (WA) 79 at [48]).

Whilst our home has recently been rented while we have temporarily been living interstate, in the near future we plan to return to our home at 24 Teague Street to raise our family. Laura will be on maternity leave which means she will be at home throughout the week and we will have a baby sleeping in the front bedroom that is closest to the fence line of 22 Teague Street.

We have considered the proposal in detail and determined that this development will significantly impinge on our residential amenity in the following ways:

1. Noise

The SAT has found that, compliance with the *Noise Regulations* alone does not necessarily mean that the noise caused from a change of use will not impact on the existing amenity of the locality (*Land Alliance Pty Ltd v City of Belmont* [2005] WASAT 100; (2005) 39 SR (WA) 199 at [39]).

We are of the view that Frayne's *Architectural Acoustics Development Approval Report* ("Noise Report") should not be accepted by council because:

- The report states that it is not possible to accurately predict the noise levels from children. See page two which states, 'the prediction of accurate noise levels from children is not possible due to highly variable vocal efforts as well as numbers/locations of the children themselves'. An independent noise test should be conducted to accurately report on the noise emissions for:
    - informal team sports games using footballs, soccer balls, tennis balls and basketballs etc;
    - "Basic skill acquisition practice under supervision" which can only mean teaching physical education / sports skills or coaching / training sessions, despite the fact that Frayne states that 'physical education classes will not be timetabled';
    - "social interaction" which suggests that the students would be hanging around in groups eating their meals, talking, shouting, running and playing any manner of games;
    - Use of whistles and megaphones; and
    - Lawn mowing and motorised edging, hedging and pruning machines.
- The report states that its intention is to predict the difference the type of perimeter fence will have on noise emissions (i.e. 3m internal solid fence vs 1.8m colorbond fence) (page 6). The report found that a 3m internal solid fence would be more effective at reducing noise emissions than a 1.8m colorbond fence, but Frayne have designed the application with a 1.8m colourbond fence (i.e. ignoring the recommendation in their own report).
- Frayne have misinterpreted the findings of their own report. Frayne states, 'the noise emission associated with the use of the green space… (will) have negligible impact on

the adjacent residential properties in context of the noise generated by the opposite College play area'. However, the Noise Report actually says that that the noise emissions from the current playing courts are similar to the predictions for the noise emissions with the internal solid three metre high fence therefore the current application proposing a colorbond fence will mean that noise will actually be higher.

We dispute Frayne's submission that the noise emission associated with the use of the green space is consistent with a local park because:

- a local park is not used by school students between 8am and 5pm Monday to Friday; and

- we suspect there is no street in Perth where three residential properties are surrounded by a local park on each side, as is the plan publicly expressed by Frayne for Teague Street.

In summary, the Noise Report shows that the noise emissions from the greenspace will be higher than the current play area across the road. As such, the noise emissions will impinge on our residential amenity by further diminishing our quiet enjoyment of our home at all times of the day/week:

a. Noise during the development of the greenspace:

    i. There will be considerable noise generated from the machinery and trucks required to turn the area into landscaped green space.

    ii. The Noise Report does not address the noise associated with developing the site into greenspace.

b. Noise during College hours (8am to 5pm from Monday to Friday):

    i. As mentioned above, when we return, Laura will be at the house all day Monday to Friday on maternity leave. Our two bedrooms are positioned at the front of our house with windows facing Teague Street. We will have a baby sleeping in the bedroom.

    ii. Our most recent tenants, were in exactly the same situation with a one-year old baby. They chose to move out one month before the end of their lease and in their written notice to us, they cited the current noise disruption from Frayne as being one of the major contributions to their loss of residential amenity and desire to leave the area.

    iii. There is no way that the supervising teachers will be able to control the noise levels of 12 – 18-year-old teenagers playing in a 1442sqm open space. Frayne has at least 840 students. Frayne's application is vague on the number of students who will have access to the green space at any one time during school hours. Frayne states they "anticipate" the space "would typically be utilised by the equivalent of one to two classes of students at any one time, with the most students using the green spaces during (recess and lunch) with slight fluctuations from time to time". It is unclear whether this means the green space will be accessible by all 840 students during recess and lunch as opposed

to during class time when it will be limited to one to two classes (30 – 60 students). Either way, any condition set by council to limit the number of students who could access the space at any one time would be futile because it will be impossible to ensure compliance.

c. Noise outside of school hours Monday to Friday (5pm to 8am), weekends and school holidays:

- If the green space is open to the public, there is no limit to the number of people that may use the space at any time of the day or night outside of school hours and no control over the type of activities that the general public will use the space for.

- Further, if the space is open, potentially hundreds of Frayne students will have access to the area outside of school hours without supervision from teachers (i.e early mornings before school and after school). At those times, Frayne will not provide supervision or management of the type of activities or noise level in the space.

d. Noise from regular lawn mowing and garden maintenance:

- Significant noise will be generated every time the grass is mowed. It would require mowing approximately every three weeks throughout Summer.

- There will also be considerable noise generated by the use of motorised edging, hedging and pruning machines that would be used regularly to maintain a landscaped green space.

2. Artificial Lighting

a. Teague Street is already impacted by additional lights from the school grounds on the opposite side of the road, in addition to the usual street lighting for a residential area.

b. This application now proposes two pole lights and at least five uplights to be installed at 28 and 30 Teague Street. We note that no report has been prepared to test the impact of this increase in lighting on Teague Street for residents when we are sleeping at night.

c. We have two bedrooms at the front of our house and the windows face Teague Street. Any increase to the amount of light in the street will directly affect the amount of light in our bedrooms at night.

d. In an attempt to "avoid undue light spill onto the adjoining properties", we note that Frayne have proposed that any lighting will be switched off after 10pm each day. However, this is not an appropriate solution because the absence of lighting in the green space will increase the risk of crime and anti-social behaviour in the area (discussed in detail below). Therefore, the green space will impinge our residential amenity whether there is lighting or not.

3. Litter

a. Student litter

i. We have endured litter blowing into our front yard from Frayne for years. Litter will significantly increase if the application is approved, given the proximity of the proposed green space to our property.

ii. This increase in litter will add to our workload maintaining our property and affect the visual attractiveness of the street for residents and the wider community who walk along Teague Street.

b. General public litter

i. Frayne has made no submission addressing how they will manage the collection and removal of rubbish generated by public use of the greenspace. We note there are no rubbish bins (including dog waste bags) in the design plan. This is of particular concern for weekends and during the 12 weeks of school holidays every year.

ii. Our residential amenity will be impinged by the additional public rubbish such as food wrappers and scraps which attract rodents, and animal faeces which attract flies to the area.

4. Visually unattractive Fencing

a. Perimeter fencing

i. The design proposes a 1.8m colorbond perimeter fence with an internal 3m high chain fence and a jasmine vine. The 3m chain fence will detract from the visual aesthetic of the street and make the blocks look like a prison yard.

ii. There is no appropriate fencing solution because it is inevitable that balls will be regularly kicked and thrown over the 3m fence potentially causing broken windows and other damage to neighbouring properties.

iii. Further, we submit that the proposal to grow a jasmine vine on the fence will:

- Not mitigate the fact that residents will have to look at the unattractive fence every day until the vine grows over (which will take years to properly cover the fence); and

- When the vine has covered the 3m chain fence it will block natural light to neighbouring properties (see below for further discussion about natural light).

iv. We are aware that the house at 26 Teague Street has windows facing the proposed fencing for 28 Teague Street. We sympathise with their predicament because we will face the same situation if Frayne proceed with the foreshadowed greenspace application for 20 and 22 Teague Street. We are the adjoining property to that future application and the same fencing will directly impact us on that side. Our home has a low white picket fence enclosing our front yard and a lower than normal super6 fence running

down the side of the house. The photo below shows the view from inside our main living area.



b. Front bollards vs front fence

i. The design proposes to install several bollards at the front of the greenspace to allow public access. We have made submissions elsewhere about how an open greenspace will impinge on our residential amenity.

ii. We have considered the option of a greenspace closed to the public and cannot find a way that we could support the application in any form. If the greenspace is closed, the design would have to be amended to include a high, secure fence right across the front of 28 and 30 Teague Street. This will be an eyesore and create a bad aesthetic for the street. Any "attractiveness" from the greenspace will be lost at street level.

iii. A big, wide metal fence will not fit with the aesthetic of other front fences in the street. Our front fence is a white picket fence, and other homes on the street have a combination of new and recycled bricks, pickets and limestone, all matching the era and character of the homes on Teague Street.

5. Crime and Anti-social behaviour

a. We are very concerned that the development will increase crime and anti-social behaviour on Teague Street and impinge our residential amenity by reducing our safety and security.

b. Whether the greenspace is open or closed to the public, there is no doubt it will be a hotspot for crime and antisocial behaviour at night (and also possibly during the day on the weekends and school holidays too).

c. Lighting is proposed in the design presumably in an attempt to limit danger at night but the lights would need to be switched off at 10pm to stop the light spill disturbing residents sleep. This means that after 10pm the greenspace will be in darkness and there will be increased risk of drug and alcohol use, disorderly behaviour, violence, property damage and home burglary.
d. This concern is real and not remote, because over the last few years, there have been similar issues in the area, for example:

    i. Homeless people were living in the park on the corner of Duncan Street and Sunbury Avenue. They had mattresses and other personal property strewn around the park, they generated rubbish and generally behaved in a disorderly manner;

    ii. For many years, Frayne allowed the property at 30 Teague Street to remain vacant and in a state of disrepair. We are aware of at least one period of time when squatters were living at the property causing disturbance to us and our neighbours; and

    iii. Teague Street is an artery that connects the Crown entertainment complex to the Victoria Park, Carlisle and Oats Street train stations, so people walk along the street at all times of the night. We have been among many people in the street who have had our cars broken into on multiple occasions and people trespass on our property.

    The proposed greenspace will provide a venue for this and other types of antisocial behaviour.

e. Laura would feel afraid to stay at the house alone. It is accepted that neighbours provide an increased level of safety and security to an area. In the last 12 months, Frayne has demolished four of our neighbouring properties exposing us to a greater risk of crime. Now they want to develop the land into a space that will increase the risk to us and our property. We submit this will put us at an unacceptable risk of being victims of crime. The Council should be doing everything it can to ensure the safety of rate paying residents.

6. Traffic problems

Firstly, we note that no traffic assessment has been conducted. A greenspace open to the public will inevitably attract more cars to an area that is already well known to have complex traffic problems.

a. Traffic generated by the development of the site

    i. Frayne's submission does not state how they intend to manage traffic flow into and around the site when their landscapers would presumably need to use trucks, bobcats, tools and materials such as fencing, large trees and irrigation equipment etc.

    ii. There is already a major issue with Frayne's current builders parking their vehicles on resident's front verges in violation of their building management plan for the development on the corner of Teague Street and Duncan Street. This is a perfect example of Frayne's inability to respect their neighbours and comply with direction from the Council.

b. Students crossing the road frequently

i. A cross walk near the corner of Duncan Street and Teague Street will impact on traffic flow permanently because it will cause traffic to stop not only for students, but also for any pedestrian at any time of any day.

ii. Frayne has proposed that if a cross walk is not approved, teachers will escort students across the road via the Teague Street entrance to the College.

iii. Either way, according to Frayne's submission, students will be crossing as many as 14 times per day (recess and lunch, plus up to five class periods per day). This means vehicles will frequently be stopped for extended periods of time, waiting for students to cross the road. Residents will be most affected, as we need to drive in and out of the street multiple times per day. It is simply unacceptable that access to our own street would be restricted further, given we already have issues with school traffic at pick up and drop off times, as well as when the school and church hold events after hours.

c. Increased footpath traffic

i. If students are crossing the street close to the corner of Teague Street and Duncan Street, they will all need to walk back along Teague Street toward Harper Street to access no. 28 and 30 Teague Street.

ii. Any residents with homes on that route will have streams of students walking back and forth in front of their houses all day. This will cause problems with noise and privacy, not to mention placing the students at risk with cars reversing out of driveways.

iii. This is just not a practical development application in any way.

7. Health

a. We both also suffer from hay fever and are concerned that the greenspace may impact on our health. The impact of this is difficult to measure at this point as we have never had to live in a property adjacent to a park, nor would we have chosen to.

8. Additional impingements on our amenity in consideration of Frayne's plan to surround residents at 24, 24A and 26 Teague Street with green space at 20 and 22 Teague Street as well.

As detailed above, we submit the application for a change of use at 28 and 30 Teague Street, should not be assessed in isolation. Frayne have made it clear that they intend to apply for a change of use for greenspace at no 20 and 22 also. This will result in our home and two other homes being literally surrounded. We simply ask, would you want your house to be sitting in the middle of a school's playing field? It is a truly ridiculous scenario, but if this change of use is approved, we will be half way there.

For us and our neighbours who may share a fence line with the proposed greenspace, we raise these further factors that will impinge our residential amenity:

a. Damage to our property from balls being kicked over the fence;

b. Loss of privacy with students and any person in the greenspace being able to see directly into our house;

c. Loss of natural light from fencing and perimeter trees.

d. Noise from students play areas to the front, left and right of our houses.

There are no conditions that the Council could place on this development to stop it from impinging our residential amenity.

Cl. 67(g) Any local planning policy for the Scheme area

We refer you to 'Local Planning Policy 3 – Non-Residential Uses in or Adjacent to Residential Areas'. The policy provides that non-residential uses adjacent to residential properties, 'shall only be permitted where the nature of the non-residential use will not cause undue conflict through the generation of traffic and parking or the emission or noise or any other form of pollution which may be undesirable in residential areas'. We refer you to our comments above in relation to noise, litter and traffic.

Cl. 67(k) The built heritage conservation of any place that is of cultural significance

AND

Cl. 67(w) The history of the site where the development is to be located

As detailed above, 28 Teague Street was previously a site that had one of the most beautiful two storey 1920's character homes on the street. Buildings like that have cultural significance because they represent the locality's heritage. By demolishing the built heritage, Frayne have limited the Council's ability to properly consider this deemed provision and we are of the view that this should not be rewarded. This application should be assessed in the same manner as if the original dwellings were still standing.

Further, we strongly disagree with Frayne's submission that, 'Teague Street between Harper and Duncan Streets has a very eclectic streetscape with no intact or consistent character. The subject side of Teague Street comprises nine dwellings and four vacant lots (including 28 and 30 Teague Street). This represents only 69% of properties accommodating a residential dwelling, and these dwellings have vastly different style and age.'

Aside from the white building owned by the church on the corner of Harper Street and Teague Street, the remaining homes on the street are character homes that have had varying amendments made to them over the almost 100 years since many of them were first built. The Council clearly values the character of Victoria Park because the Streetscape Policy provides direction on how new homes and any renovations should fit with the history of the area. A good example of this is the new weatherboard homes built on Oats street. This shows that even through the blocks at 28 and 30 are now vacant, new residential properties can be built to honour the history of the site. That opportunity will be permanently lost if the change of use application is approved.

Cl. 67(m) The compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development

We cannot foresee any way in which the greenspace could be designed to be compatible with the existing residential housing on either side of it. The height and material of the fencing required for school playing area is not compatible with the setting. Any fence closing the greenspace to the public will also affect the appearance of the development.

Cl. 67(n) The amenity of the locality including the following:
(i) environmental impacts of the development;
(ii) the character of the locality; and
(iii) social impacts of the development

Frayne has failed to address how they would appropriately manage the negative social impacts from antisocial behaviour and crime in the greenspaces.

Frayne's submission focusses on the positive social and environmental impacts of the development for their students and the community. Whilst we agree that greenspace is an important amenity of any locality we are of the view this has been adequately provided for by the Council. Only one street up from Teague Street is a public park on the corner of Duncan Street and Sunbury Avenue. There is also significant open green space along the Swan River all the from South Perth and the Burswood foreshore. We regularly walked to parks and greenspace in the area and did not feel that we had any lack of options for open public space. Victoria Park arguably has access to more public green space than many other suburbs in Perth. Frayne's development application is purely for financial and personal benefit for their private fee-paying students. The community should not be relying on private institutions to provide greenspace for the wider community. Especially when there is such poor management proposals and the ability to close the private property at their own will. We draw your attention to their submission with states, 'Landscaped open spaces, no matter the size, are an important component in education delivery and may have the potential to be accessible by the general community outside of school hour' (emphasis added).

Cl. 67(p) Whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved

The original decades old trees on the site were removed along with the demolition, which is odd considering Frayne intended to use the site for greenspace.

We are concerned that the design proposes only a limited number of established trees which are located toward the perimeter of the greenspace and will block natural light from neighbouring properties. We suspect Frayne's intention is to create a large open grass space in the middle of the site so they can use the greenspace as a playing field rather than a passive recreation area with heavily landscaped "reflective" gardens as they would like the community and Council to believe.

Cl. 67(s) The adequacy of:
(i) the proposed means of access to and egress from the site; and
(ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles

As detailed above, there will be increased foot and vehicle traffic problems as well as parking problems as a result of the development, specifically in relation to the method proposed for the students to enter and exit the site multiple times each day.

Cl. 67(t) **The amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety**

As detailed above, a publicly accessible greenspace will increase the amount of foot and vehicle traffic on the street. Traffic flow is already a problem and will only get much worse if this development is approved.

Cl. 67(u) **The availability and adequacy for the development of… (iii) storage, management and collection of waste**

As detailed above, there is no management plan for the collection or removal of waste such as litter, green waste and other rubbish from the proposed development.

Cl. 67(x) **The impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals**

The development will cost the community a lot of money if the Council has to pay for extra security, rubbish collection etc in connection with the greenspace.

Conduct by Frayne in relation to this application and their use of Teague Street generally

1. Online Petition

   We understand that Frayne have conducted a change.org petition campaigning for support for their development application. We submit that the Council cannot give this petition any weight because the result is unreliable given the subscribers were not provided with the development application, cannot be identified individually, and do not provide reasons for their support.

   Further, the photo and information used in the campaign is misleading. The image depicts Frayne students standing in front of a temporary wire fence looking back across the vacant blocks. It attempts to paint the school as the "saviours" for wanting to turn the space into 'attractive, well planned and managed green spaces located on Teague Street; in order to relax, recreate and recharge, to enhance both wellbeing and learning.' It attempts to influence the community by stating, "Without approval of the DA, the blocks will remain in their current state, unable to be used by the College or wider communities' but fails to mention that the vacant miserable state was their own creation. Plus, they do not disclose that the students will be using the space for activities like modified soccer, which is well beyond the reflective garden they would like the community to believe.

   From the comments page it is clear that supporters may not understand the development application or even the location of it with one person stating their support for the "lower school campus" which suggests they don't even know where it would be located. This petition cannot be taken seriously.

2. Withholding the development application for 20 and 22 Teague Street as well as any long term plan for future development applications in Teague Street so they do not look like they are surrounding the residents at 24, 24A and 26 Teague Street.

3. Withholding the current school student numbers from Council, and increasing them despite there being a cap imposed. An increase in student numbers, is an increase in their profits. The more students they enrol, the more intensely they are using their existing space which means there will be a greater desire for expansion which impacts on residential amenity.

4. The lack of natural grassed landscaped play areas at the Duncan Street campus is a problem entirely of their own creation. Frayne's history of intensification and expansion demonstrates that they have previously not prioritised "greenspace" for student mental health. They recently chose to build the new science building on one of their playing courts. Plus they have chosen to design their existing play areas using AstroTurf instead of natural grass. For years they have had the option of redesigning their playing areas at 15 Duncan Street into a greenspace if the health of their students was of such significance.

We invite you to contact us if you wish to discuss this submission further, or have any questions regarding this matter.

Yours Sincerely,

[redacted] and [redacted]

Q2 (First name)	Q3 (Last name)	Q4 (Email address)	Q6 (Residential address)	Q7 (Suburb)	Support the proposal	Object to the proposal
				BURSWOOD , WA	1	0

Comments:

FANTASTIC!

There is not enough green open space in the area to encourage informal ball games and other physical activities.

This is a wonderful addition to the school for the students; it is also a bonus to neighbouring residents to encourage outdoor activity.

PLEASE EXCLUDE DOGS

Q2 (First name)	Q3 (Last name)	Q4 (Email address)	Q6 (Residential address)	Q7 (Suburb)	Support the proposal	Object to the proposal
[redacted]				VICTORIA PARK, WA	1	0

Comments

I fully support the development of green spaces in Teague Street. This will dramatically enhance the aesthetics of the streetscape which ultimately makes the town more visually appealing. This is a crucial factor in promoting community pride and well being because it is indicative of the way we value this space. The development would be a marked improvement on the vacant, uninspiring spaces that presently exist.

Q2 (First name)	Q3 (Last name)	Q4 (Email address)	Q6 (Residential address)	Q7 (Suburb)	Support the proposal	Object to the proposal
[redacted]				EAST VICTORIA PARK, WA	1	0

Comments

As a resident of the Town of Victoria Park for nearly 20 years, I have witnessed a great number of trees and green spaces being removed for infill purposes. I note the Town of Victoria Park yesterday provided a draft Urban Forest Strategy for consultation. While I have not had time to read the draft strategy, I assume there will be targets for increasing or retaining green spaces. This proposal supports the aim of increasing green spaces within the town. I support any proposal that provides more green spaces, especially the highly developed area around the Centro / Ursula Frayne / Victoria Park train station precinct. I believe this will only add amenity to the street and the local residents. I believe allowing the school to construct green spaces will contribute towards meeting any green space targets under the Urban Forest Strategy.

In terms of adding value to the school, I believe the residents and ratepayers of the ToVP will benefit from ANY school improving its facilities. Being located near to a school that is desirable by parents or potential parents only has positive impacts on neighbouring communities - take Rossmoyne and Willetton as an example. A criticsm I have heard of Ursula Frayne is that the school lacks the green spaces of competing Catholic and private schools in other areas. This proposal would go some way to alleviating this problem and potentially increasing the desirability of the school. The more desirable the school, the positive impact it will have on direct neighbours and greater community.

Green space will not have negative impacts on traffic or noise. Studies have shown soft landscaping such as green space actually reduces the impact of noise and this may help reduce the impact of noise from Shepperton Road.

I would hope the green space is maintained by the school and offered for use out of school time to directly neighbouring residents of Teague Street.

Q2 (First name)	Q3 (Last name)	Q4 (Email address)	Q6 (Residential address)	Q7 (Suburb)	Support the proposal	Object to the proposal
[redacted]				VICTORIA PARK, WA	1	0

I support for the Development Application made by Ursula Frayne Catholic College to develop the vacant lots of 28 and 30 Teague Street into attractive and usable green spaces for the Ursula Frayne Catholic College Community.

I have been a Town of Victoria Park residential ratepayer for nearly 18 years, and am now a parent of two children attending Ursula Frayne Catholic College. Over the last 20 years of living in the suburb I have seen it continue to grow and am proud to be part of such a wonderful local community.

The growth experienced by the Town of Victoria Park no doubt provides challenges and requires changes with how the Town develops going forward. According to the 2016 Census statistics, the population has risen 25% from 2006 to 2017. In particular, the number of households with children has increased 31.7% from 2006 to 2017. This in itself requires a change to how our schools operate, most of which are all land locked having being established a number of years ago. The site which the application under discussion relates to was originally developed nearly 120 years ago. Allowing this development application to go forward will provide vital green space for the staff and students. Research has shown that green spaces can improve children's mental development, promote healthy living through greater physical activity, and provide a space for social interaction and psychological restoration/relieving stress.

I'd like to also note that as per the Town of Victoria Park Strategic Community Plan 2017-2032, one of the Missions is: -

Environment - To promote sustainable, liveable, healthy and green places for everyone

It would seem that this application by Ursula Frayne Catholic College is complementing what has already been determined to be a need in the Town of Victoria Park.

Therefore, please register my unconditional support for this application going forward. purposes-I would like the college to give it over to Victoria Park for Public use!!!

Q2 (First name)	Q3 (Last name)	Q4 (Email address)	Q6 (Residential address)	Q7 (Suburb)	Support the proposal	Object to the proposal
				VICTORIA PARK, WA	0	1

Comments

Having lived in the area for 20 years and listened to people impacted by the church I do believe they are lying about keeping the spaces as beautiful green environments. I believe the College wants to reclaim the whole of Teague Street. Our street is next and its only a matter of time. I wish they were honest in telling community exactly what they will do. I would rather them reclaim the Church land and the parking area for School educational purposes. I strongly disagree with the proposal, I do not want the College to use it for educational purposes-I would like the college to give it over to Victoria Park for Public use!!!

Q2 (First name)	Q3 (Last name)	Q4 (Email address)	Q6 (Residential address)	Q7 (Suburb)	Support the proposal	Object to the proposal
				VICTORIA PARK, WA	0	1

Comments

Application by Ursula Frayne Catholic College on behalf of the Roman Catholic Archbishop of Perth to change the use to educational establishment (green space) for recreation and OTHER PURPOSES) and associated works including landscaping, fencing and retaining walls on land situated at No. 28 (lot 32) & No. 30 (lot 33) Teague Street, Victoria Park.

The development at the above properties is objected to for the following reasons and points of discussion.

Under state law the Ursula Frayne School has taken advantage of a legal loophole which has allowed brick dwellings built in the 1920-30's to be bulldozed and the land cleared. These four blocks are zoned residential and it is now quite clear that the land is intended for school use of some description into the future. Three of these houses were occupied and presentable prior to demolition. I am of the view that these properties should have been purchased as investments and then sold as dwellings by the Ursula Frayne School, not for the purpose of infiltrating into the space of long term residences. These actions by Ursula Frayne are subversive and with no long term plan of intended use of the land has been released. This situation can only be interpreted that the Ursula Frayne School has no concern for the welfare or interests of the inhabitants along Teague Street or residents affected on Sunbury Road.

The Town of Victoria Park needs to carefully consider these points.

The installation of a 3 metre high cyclone type fence is not in the interests of the immediate community residents or acceptable to me. To instal these fences along the boundaries to prevent balls being lost over boundaries for "passive play" is absurd. There will be a high occurrence of balls being lobbed into neighbours properties and into the laneways at the rear of the blocks. Currently I retrieve balls from my front property, roadway and neighbours verge which have been kicked or thrown over the Teague Street school fence which is approximately 3 metres high. I return these to the school. These balls are basketballs, volleyballs,tennis balls and soccer balls.

The area as prescribed by Ursula Frayne School is not suitable therefore, for playing ball games, passively or otherwise. In the attached correspondence there is no provision how these items will be retrieved from the resident owners or from public space. In any event, persistent invasion of residents property is totally not acceptable.

In the correspondence it is stated or implied, that the general public can access the grassed area for use. It appears the area will not be gated and locked so that at any time day or night, the area can be accessed by any person for any purpose. For example fitness class groups to parties or even illegal practices. These activities again encroach on the immediate residents and Teague Street residents, generally.

Since the beginning of this process and the matter concerning the construction of a car park in the other two blocks further up Teague Street owned by Ursula Frayne or the Catholic Church the word " Community" has been loosely implied to the whole of the precinct. At no time have I been approached as part of this "Community" by The Principals of Ursula Frayne School. I have been involved in meetings and correspondence at the Town Of Victoria Park where the word Community has been used and "extensive Community consultation' has been repeatedly stated.

I consider that I and the other residents of Teague Street are part of the "Community", however, the reference has been utilised to mean the parents,students and staff at Ursula Frayne School. I object that parents who live outside the immediate affected area could be considered part of this community. Being a parent to a student does not make them part of 'this' community. Yes, a part of Ursula Fraynes' community but they contribute nothing to the welfare or benefit of the Teague Street residents or inhabitants.

In considering the definition of “Community” a member needs to live in the community or having a particular characteristic in common such as having common ownership. To make my point, if I visited Coles Supermarket to do a weekly shop I could hardly be considered as part of the Coles Community, or for that matter attending regular street parades in Fremantle. Sending a child to a school does not make a person on equal standing to the resident or occupier.

The use of the word community by Ursula Frayne is an insult to me and I do not consider their development on the east side of Teague Street to be moral or intended for the best interests of the resident community. In fact, it has not been explained to me where this insidious project will lead to. If this project is agreed to, and any other planned project into the future, it will be a matter of time before buildings and other structures will be erected. As Ursula Frayne have not divulged any of their long term plans, one can only consider that their intentions are not for the benefit of the residents of Teague Street.

The Town of Victoria Park needs to interrogate the principal’s of Ursula Frayne School on the above matter.

Other matters of security for residents and road safety issues for students needs to be explored. Teague Street is a ‘rat run’ for vehicles bypassing traffic light infrastructure at Teddington Road is just one example of safety implications.

Definitions

Community definitions.
a group of people living in the same place or having a particular characteristic in common;
a group of people living together and practicing common ownership;
a particular area or place considered together with its inhabitants;
(the community) the people of a district or country considered collectively, especially in the context of social values and responsibilities;
the condition of sharing or having certain attitudes and interested in common.

Resident, definition
a person who lives somewhere permanently or on a long term basis;

Inhabitant, definition
a person or animal that lives in or occupies a place

Q2 (First name)	Q3 (Last name)	Q4 (Email address)	Q6 (Residential address)	Q7 (Suburb)	Support the proposal	Object to the proposal
				VICTORIA PARK, WA	0	1

Comments

I would like to strongly oppose development application 5.2018.124.1 regarding the change of use for 28 & 30 Teague Street Victoria Park for the following reasons.

My parents Kim and Rowena Holland live at 26 Teague Street and provide regular weekly day care for our sons aged 4 and 1. The traffic congestion in the morning, during the school drop off times, makes it difficult for my partner to 1) enter the street and 2) pull into 26 Teague Street. Parents of students at the school regularly park across or in the driveway and she has to wait for them to move. The no stopping during school hours signs on the residential side of Teague Street are routinely ignored with drop offs occurring there every day. This contributes to the congestion as parents using the kiss and drop zone on the other side of the street are sometimes double and triple parked while they drop their children off as close to the gates as possible. I can't believe that the development application does not include a traffic and parking management plan that outlines how students will safely cross over this nightmare of a street. This has been made a requirement in other school developments within the Town of Victoria Park as well as other councils.

I would also like to point out that having an active recreation space so close to my parents' house would impact on my children's ability, particularly the 1 year old, to have regular morning and afternoon sleeps/naps. As a teenager and university student growing up in the house, the noise from the basketball courts, directly opposite the 3rd front bedroom, would begin just after 7.00am Monday to Friday and was so loud that it was impossible to sleep through. While I was at university I worked the overnight 12.00am – 12.00pm shift at Curtin Library and had to move into the 2nd bedroom (that is less than a metre from the boundary of 28 Teague Street) to get away from the noise. The 2nd bedroom is currently set up for the boys to have their naps and will be severely impacted by the noise of an active recreational space. The noise measurement report provided by the school is NOT a true reflection of the noise levels that could be expected in this space and I request that independent testing be carried out.

Residents (and their families) should not have to suffer as a direct result of the intensification of the school. Development after development has seen the recreational space at the school diminish to the point that they need to encroach upon the surrounding residential area so students are able to "enjoy the benefits of green space". This encroachment is clearly in breach of the Town Planning Scheme's P6 Victoria Park precinct plan and should not be allowed.

Victoria Park WA 6100

Q2 (First name)	Q3 (Last name)	Q4 (Email address)	Q6 (Residential address)	Q7 (Suburb)	Support the proposal	Object to the proposal
				VICTORIA PARK, WA	0	1

Comments

A considerable amount of work has been done in support of this application for development. BUT it is all designed to try to diminish community & neighbours' fears about its impact; it is not however a true representation and buries serious issues in voluminous irrelevancies.

The idea of 1.8 m high colorbond walls on top of 0.6 - 0.8 m retaining walls and additionally, 3 m high chain mesh sounds simply horrendous, completely destroying neighbouring amenity.

My main concern however is that it ignores 'the elephant in the room' - that the aim of the Catholic Church is to ultimately acquire the whole Teague St frontage to Ursula Frayne Catholic College (UFCC) and this is the first underhand step in so doing.

UFCC has existed on its current footprint for many decades so to argue on the basis of educational imperatives, that it is now essential to develop 'green space' is disingenuous.

This development benefits no one but UFCC; to pretend otherwise is dishonest and I strongly object to the project. Further, I find it incredible that such sly, dishonest tactics have been employed.

A lack of honesty and true community concern by the Catholic institutions has been recently amply demonstrated. This development appears to conform with that historical behaviour, of selfish self-interest.

From: [redacted]
To:
Subject:
Date:
Attachments:

Good afternoon,

I do not agree with this as it will create rif raf for an area that already has enough rif raf.

Kind Regards

[redacted]

From: [redacted]
To: Records
Subject: Community Consultation 28/30 Teague St ref5.2018.124.1
Date: Tuesday, 26 June 2018 12:10:31

Further to your correspondence of 19 June 2018 my wife and I reside at 17A Sunbury Road at the rear of number 28 Teague Street and wish to make the following submission in response:

1) The safety of children ie entering and returning from the school and how the school will police their safety.
2) Our concern around noise levels so close to our homes and the effects thereon, given maximum of up to two classes of children within the area at any one time.
3) Our concern around sports to be played in the area, noting no hard ball use. We would not like to see basketball or AFL played in the area and also have concerns about playing modified soccer and basic skills within the area.
4) We would not like to see the use of mesh fencing at all and in keeping with the present school/church fencing feel that the 3 metres should be constructed with similar coloured brick and black wrought iron (including the retaining wall) without the need to have any Colorbond fencing, given that parts of the existing fence would need to be replaced anyway.
5) We would wish the property to be lockable and not left open to or utilised by anyone outside school hours with no access from the laneway. The issue of lighting would need to ensure residents privacy, bedrooms etc are not impacted as the master bedrooms are all on the lane sides of the properties.

Thank you for giving us an opportunity to comment on these matters.

Kind Regards,

[redacted]

From:	[redacted]
To:	Records
Cc:	Sturt McDonald
Subject:	DEVELOPMENT APPLICATION 5.2018.124.1 - 28 and 30 TEAGUE STREET
Date:	Sunday, 8 July 2018 19:45:39

Planning Officer
Town of Victoria Park

Attn: Mr Sturt McDonald

Dear Mr McDonald,

Regarding the abovementioned Development Application, my wife and I have read the Community Consultation document dated 19th June 2018, together with the Supplementary Information provided to the TVP by the Principle of Ursula Frayne Catholic College, Mr Geoff Mills, dated 12th April 2018 and would like to submit our comments on the proposal.

Daily entry to our home at 15a Sunbury Road is accessed via the laneway that runs off Harper Street between Sunbury and Teague. Our front door, garage and Bedroom windows face directly onto the lane, and onto the vacant land at Nos 28 and 30 Teague Street. Any development activity regarding these two vacant lots will have a direct impact on our lifestyle.

In principle, we have no objection to the college developing the vacant land and creating a "green space" for use by the students during school hours. In saying this, we wish to stipulate the following provisos:

HOURS OF USE
The college has indicated in their submission that "the students will access these spaces ... **primarily** during recess (11.00am – 11.30am) and lunch (1.10pm – 1.40pm) breaks". Whilst we note the use of the word "primarily", we are strongly against the school using the space before or after school hours. We would require assurance that this would not occur.

USAGE
We note in the college submission that certain sports requiring "hard" balls will not be permitted. The submission makes reference to games like cricket, softball and baseball. But it makes no mention of football (aussie rules "kick to kick") or basketball. We would require assurance that these two sports will not be played in the proposed green space. Our home has a well established front garden with roses and a variety of smaller, vulnerable plants. We would be very displeased if a ball comes over the fence and damages our plants.

FENCING
We are strongly of the opinion that secure fencing across the front of the green space should be provided to ensure that there is no public access to the property outside of school hours. We believe a half-height brick wall with decorative wrought iron inserts, similar to the school's existing boundary fence, should be built, with iron gates matching the school's existing gates. These gates should be locked outside of school hours to prevent public access to the site. We are not in favour of the use of bollards as a means of deterring public access afterhours. Furthermore, we would recommend that a sign be erected indicating that the area is UFCC property, and that access to the public

is not permitted.

SECURITY
With the removal of the two residential properties at 28 and 30 Teague Street, and the subsequent creation of vacant land, we are very concerned about the prospect of unauthorised and malicious use of this space after hours. The college has created the security "breach" by removing the existing homes, and now must rectify the situation by making sure that the owners of the homes adjacent to and at the rear of the green space have the peace of mind that their homes are as safe (if not more so) as they were before the college altered the local circumstances.

LIGHTING
The college's submission refers to lighting being "part of the landscaping works". As mentioned earlier, our home faces directly onto the lane and vacant land, and we would be adversely affected by poorly thought out lighting arrangements. We would welcome lighting as an additional security measure, but would need to be assured that the lights would not impact on our personal lives.

COMMUNITY CONSULTATION
Whilst we appreciate receiving a brief letter from the college Principle dated 16th April 2018 advising us of the college's intention to apply for approval to create the "green space", we point out that this is the first evidence of any community consultation by the school. Four homes (typifying early Victoria Park dwellings) were demolished with no courtesy explanation to local residents. Homes were demolished, primarily in the dry months and we, as local residents, had to put up with dust and sand invading our homes on a regular and ongoing basis. Not a peep from the school, apology or otherwise, regarding the inconvenience caused to local residents. Given the college's track record of not involving/consulting/informing the local community, plus the continued use of words like "primarily", "intended", "anticipated", "typically", "form part of" etc in their document, we are not convinced that the college is being completely open about its intentions for this proposal, or indeed about their future intentions of land use along Teague up to Harper Street.

We, as responsible community members, acknowledge the need for the school to provide the very best for its students. However we need to be reassured that any proposal does not impact negatively on our standard of living, quality of life or the resale value of our property. When we purchased our home 10 years ago there was a significant residential and street buffer between our home and the school grounds. Now with this proposal, the school grounds are just a laneway away. Will this affect the saleability and desirability of our home? We certainly hope not!

Kind regards,



Virus-free. www.avg.com

From: [redacted]
To: Records
Cc: [redacted]
Subject: FW: Future development to 30.28,22 & 20 Teague Street, Victoria Park
Date: Tuesday, 19 June 2018 23:21:39

To the Councillor's,
With regards to the proposal from Ursula Frayne Catholic College Green spaces/landscaping and any development on vacate blocks 30,& 28 and future developments on **22 & 20 Teague street, Victoria park**.

The Owners Of 24A Teague Street, Victoria Park. Proposal to the landscaping etc. and proposed development is as follows:

No Mesh or ring fencing. Our home drops down. We do not want to be in a prison.

-
We want limestone walls which runs from the back to the side of our property to the front.

-
A Brick wall at the front with gates that will be locked.

-
We also require soundproofing as we are shift workers and we like our home to be as passive and quiet as possible.

-
We also have pets and we do not want them to be disturbed either, as that will create more drama for all concerned.

-
No trees to over hang on our property. Strictly to the boundary only. Also trees to be put on the blocks not in corners etc. No creepers so mould can happily grow.

-
No balls to be used on the green spaces. No modified ball sports of any description. Eg: Soccer.

-
No lights to be shinning into our property. Our home has a lot of windows so it's a no brainer.

-
We do not want any form of wetlands that will create mould and dampness to our property.

-
-
Enclosing:

Realistically what we want is residential houses rebuilt on the blocks, **not green parkland spaces which the name is constantly changing to suit the Ursula Frayne Catholic College.**
We do not want noisy children and let's be honest that is what's going to happen. Not passive reflective green spaces which has been spoken about in the past next to our property.
We paid good money to be in this area and build our dream home. And to be honest it has turned into a nightmare causing us nothing but stress and heartache.
We are constantly concerned about our safety not to mention financial loses that will occur with any ill-conceived ideas which will impact on us. And as rate payers of TOVP we are against any green parkland spaces.

With regards to 30 & 28 Teague street, Victoria Park that is up to our other neighbours to contribute as well as us, and I'm sure they have and will continue to have plenty to say regarding the vacant blocks. And one thing is for sure we all want residential homes to be rebuilt back on the blocks. In time the TOVP will make a decision let hope common sense will prevail.

Kind Regards,



-
-
-
-
-

From: [redacted]
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Friday, 6 July 2018 11:03:40

Date Reported
06/07/2018

Submitted By
[redacted]
Victoria park WA 6100
Email Address: [redacted]
Phone Number:

Relevant Interest
[redacted]

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments
I write to you today in opposition to this application.

I find the application has many contradictory statements as well as statements without back up evidence. I believe that the school has an agenda to use the green space more than they are saying as there is no commitment from the school it is all stated as intended use.
The application in main is for the a green space for educational purposes but the application states it will only be used between the hours of 11 -11.30 & 1.10 - 1.40 basically recess and Lunch. My understanding is that recess and lunch are times for students to rest from the demands of schooling, be a ble to eat and excercise but no formal education is given.
The school is proposing lighting which seems very strange as the indented use of the area id daylight hurs as stated above.
The school stating that the are will not be used for ball games such a soccer, cricket, golf but sees it necessary to install 3 meter high fences.
The schools state the benefits of parks but also states the fences have vines grown on them that will block the view of the park and the natural light in to those properties adjacent to the areas.
The School state that the fences are for security - I am unsure of what they are trying to protect? - its a green space even our house only have 1.8 meter high fences for security.

The School states all schools have green space - there is no evidence provided to support this claim or others made by the school -Mercedes College in Perth or instance has very little outdoor play area.
The school has made no comment of the impact of the properties behind the proposed green spaces in contention to street-cape and character.

The school states up to 2 classes will be in the proposed green spaces at a time but then contradicts it self by saying only 11 students there at a time and noise will be similar to a local park - I don't know of any local parks with 60 students in it every day directly adjacent to residential properties.

I believe these proposed changes will impact on properties in the area, limit there appeal to

the general public, not everybody would want to live next to a playground with over 4meter fence from natural ground level or have the noise of upto 60 children on weekdays.

I can not and will not support this application as it is too lose in it intended use, and it will impact the appeal of boarding properties

[redacted]

Responsible Officer
Sturt McDonald

From:	NOREPLY
To:	Records
Subject:	New Online Submission regarding: 005.2018.00000124.001
Date:	Tuesday, 3 July 2018 19:55:27

Date Reported
03/07/2018

Submitted By
[redacted]
Carlisle WA 6101
Email Address: [redacted]
Phone Number:

Relevant Interest
[redacted]

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments
I am writing to support the green space development for 28 and 30 Teague Street Victoria Park. My children both attend Ursula Frayne college and we live in the Town of Victoria Park. We would love for there to be developed green space available for the students of Ursula Frayne and the surrounding community, especially at no cost to the public and of huge benefit in the inner city where green areas can be difficult to find. It would also improve the look of the street.

Responsible Officer
Sturt McDonald

From: NOREPLY
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Tuesday, 3 July 2018 16:49:10

Date Reported
03/07/2018

Submitted By
[redacted]
Address not provided
Email Address: [redacted]
Phone Number:

Relevant Interest
[redacted]

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments

I am writing to express my support of the Application made by Ursula Frayne Catholic College to develop 28 and 30 Teague Street into attractive green spaces for its College community.

The research evidence clearly shows that young people improve their health and levels of physical activity when they spend time outdoors and in nature. As the majority of the population live in cities where densities are on the rise, there are new and important reasons for the planning and provision of green spaces in all local areas but especially within and around schools. Drawn from across many areas and disciplines the research allows us to better understand what is referred to as the 'green uplift effect' across aspects of education, health, development and well-being, particularly for young people.

The application is also empathetic to the concerns of the near neighbours with the proposed use of the blocks listed as lower level activities that are not intended to impact on their privacy and amenity.

I believe that as a Town of Victoria Park rate payer and as a parent of children who attends the College that approval of the Application will result in beautiful useable space for the College and improvement to the aesthetics of the street.

Responsible Officer
Sturt McDonald

From: NOREPLY
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Tuesday, 3 July 2018 16:48:05

Date Reported
03/07/2018

Submitted By
[redacted]
Address not provided
Email Address: [redacted]
Phone Number:

Relevant Interest
[redacted]

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments

I am writing to express my support of the Application made by Ursula Frayne Catholic College to develop 28 and 30 Teague Street into attractive green spaces for its College community.

The research evidence clearly shows that young people improve their health and levels of physical activity when they spend time outdoors and in nature. As the majority of the population live in cities where densities are on the rise, there are new and important reasons for the planning and provision of green spaces in all local areas but especially within and around schools. Drawn from across many areas and disciplines the research allows us to better understand what is referred to as the 'green uplift effect' across aspects of education, health, development and well-being, particularly for young people.

The application is also empathetic to the concerns of the near neighbours with the proposed use of the blocks listed as lower level activities that are not intended to impact on their privacy and amenity.

I believe that as a Town of Victoria Park rate payer and as a parent of children who attends the College that approval of the Application will result in beautiful useable space for the College and improvement to the aesthetics of the street.

Responsible Officer
Sturt McDonald

From: NOREPLY
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Monday, 2 July 2018 13:31:40

Date Reported
02/07/2018

Submitted By
[redacted]
Victoria Park WA 6100
Email Address: [redacted]
Phone Number:

Relevant Interest
[redacted]

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments

As a parent of children attending UFCC and as a residential rate-payer of over 14 years in the Town of Victoria Park I wholeheartedly support this development lodged by the College. to develop the vacant lots of 28 and 30 Teague St into pleasant green spaces for the College community.

Converting this land into green space will provide our College students and staff with much-needed space in which to relax, recreate and recharge. Research clearly indicates that having outdoor spaces where one can reflect and relax not only helps the physical body but enriches the mind and soul. In addition to this, it would undoubtedly also be of benefit to the local community to replace the current blank space with greenery, greatly enhancing the amenity of the streetscape.

The need for green space in the town is evident. During the Town of Victoria Park consultation for the Strategic Community Plan 2017-2032 "green space" was one of the most popular key words . Additionally, both the Mission and Strategic Outcome of this community plan include the promotion of sustainable, livable, healthy and green places for everyone with a push for more trees and vegetation. With this in mind, it seems our community certainly recognises the need for more green spaces in the Town.

The town needs to work with ratepayers on developing green spaces rather than cutting down trees!

Yours faithfully

[redacted]

Responsible Officer
Sturt McDonald

From: NOREPLY
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Monday, 2 July 2018 13:24:52

Date Reported
02/07/2018

Submitted By
[redacted]
Victoria Park WA 6100
Email Address: [redacted]
Phone Number:

Relevant Interest
[redacted]

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments

I am writing to express my support of the Application made by Ursula Frayne Catholic College to develop 28 and 30 Teague Street into attractive green spaces for its College community.

The research evidence clearly shows that young people improve their health and levels of physical activity when they spend time outdoors and in nature. As the majority of the population live in cities where densities are on the rise, there are new and important reasons for the planning and provision of green spaces in all local areas but especially within and around schools. Drawn from across many areas and disciplines the research allows us to better understand what is referred to as the 'green uplift effect' across aspects of education, health, development and well-being, particularly for young people.

The application is also empathetic to the concerns of the near neighbours with the proposed use of the blocks listed as lower level activities that are not intended to impact on their privacy and amenity.

I believe that as a Town of Victoria Park ratepayer and as a parent of children who attends the College that approval of the Application will result in beautiful useable space for the College and improvement to the aesthetics of the street.

Responsible Officer
Sturt McDonald

From: NOREPLY
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Sunday, 1 July 2018 23:10:17

Date Reported
01/07/2018

Submitted By
[redacted]

Email Address: [redacted]
Phone Number:

Relevant Interest
[redacted]

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments

I wish to express my support of the Application made by Ursula Frayne Catholic College to develop 28 and 30 Teague Street into attractive green spaces for its future College community.

I strongly believe EVERYONE benefits from outdoor,open spaces and fresh air but in particular our young people. The benefits are endless both mentally and physically if they spend time outdoors and in nature.

Today's lifestyle, fast pace, inner city living densifying and the use of technology within our young community is proof enough of the importance of developing (or keeping) as much outdoor green space as possible especially in inner city suburbs such as Victoria Park and in particular around school grounds.

Based on numerous research it provides a better understand of what is referred to as the *'green uplift effect'* across aspects of education, health, development and well-being, particularly for young people.

The application also addresses the concerns that near neighbours may have with regards to the proposal. Use of the blocks listed as lower level activities that are not intended to impact on their privacy and amenity.

Lack of green space is a major deciding factor when it comes to my childrens education. I believe that as a resident of St James and rate payer for over 10 years and as a parent of children who attends the College that approval of the Application will result in beautiful useable space for the College and improvement to the aesthetics of the street.

Responsible Officer
Sturt McDonald

From:	NOREPLY
To:	Records
Subject:	New Online Submission regarding: 005.2018.00000124.001
Date:	Sunday, 1 July 2018 15:08:48

Date Reported
01/07/2018

Submitted By
MR Antonio Palermo
26A Duncan ST
Victoria Park WA 6100
Email Address: tonypalermo46@gmail.com
Phone Number: 0412249289

Relevant Interest
Owner of 26A Duncan Street VICTORIA PARK (LOT 2 STRATA 48032) Registered

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments
I fully support Ursula Frayne College's development of the properties. I support their endeavours in finding green spaces for their students. I hope that the space does remain only for 'low intensity' activities and the upkeep of the properties is a priority of the College.

Responsible Officer
Sturt McDonald

From: NOREPLY
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Sunday, 1 July 2018 15:06:18

Date Reported
01/07/2018

Submitted By
[redacted]
Victoria Park WA 6100
Email Address: [redacted]
Phone Number:

Relevant Interest
[redacted]

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments

I write to register my support for the development application lodged by Ursula Frayne Catholic College to develop 28 and 30 Teague Street into usual green spaces for educational purposes.

As a parent and rate payer I strongly support any initiatives that provide additional green spaces in residential areas as they have been shown to contribute significantly to the quality of life, vitality, community interaction, amenity and sense of place in neighbourhoods.

The proposal by Ursula Frayne Catholic College is an example of a potential 'authentic partnership' between UFCC and TVP to achieve mutual strategic outcomes for the College, their neighbours and the Town.

Fundamentally, the proposal as outlined is about putting the needs of our young people first by creating, at no expense to the public, more spaces for our young people to recreate, run around and be healthy resulting in great physical activity, productivity and deeper learning while enhancing the amenity of the local neighbourhood.

Yours sincerely,

[redacted]

Responsible Officer
Sturt McDonald

From: NOREPLY
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Sunday, 1 July 2018 10:28:30

Date Reported
01/07/2018

Submitted By
[redacted]
Address not provided
Email Address: [redacted]
Phone Number: [redacted]

Relevant Interest
[redacted]

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments
I fully support the Green Development of 28 and 30 Teague, Victoria Park as outline in this application.

Responsible Officer
Sturt McDonald

From: NOREPLY
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Saturday, 30 June 2018 15:50:52

Date Reported
30/06/2018

Submitted By
[redacted]

Email Address: [redacted]
Phone Number:

Relevant Interest
[redacted]

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments

I am writing to express my support of the Application made by Ursula Frayne Catholic College to develop 28 and 30 Teague Street into attractive green spaces for its College community.

The research evidence clearly shows that young people improve their health and levels of physical activity when they spend time outdoors and in nature. As the majority of the population live in cities where densities are on the rise, there are new and important reasons for the planning and provision of green spaces in all local areas but especially within and around schools. Drawn from across many areas and disciplines the research allows us to better understand what is referred to as the *'green uplift effect'* across aspects of education, health, development and well-being, particularly for young people.

The application is also empathetic to the concerns of the near neighbours with the proposed use of the blocks listed as lower level activities that are not intended to impact on their privacy and amenity.

I believe as a grandparent of a child who attends the College approval of the Application will result in beautiful useable space for the College and improvement to the aesthetics of the street.

Responsible Officer
Sturt McDonald

From: NOREPLY
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Saturday, 30 June 2018 09:17:18

Date Reported
30/06/2018

Submitted By

Email Address:
Phone Number:

Relevant Interest

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments
I write to register my support for the development application lodged by Ursula Frayne Catholic College to develop 28 and 30 Teague Street into usual green spaces for educational purposes.

As a parent/ rate payer I strongly support any initiatives that provide additional green spaces in residential areas as they have been shown to contribute significantly to the quality of life, vitality, community interaction, amenity and sense of place in neighbourhoods.
Young people are our future. As such, any initiative that can potentially enhance their physical and mental well-being through the provision of enhanced opportunities for physical activity, amusement, tranquillity and stimulation is deserving of community support.
The *Victoria Park 2050 Social Infrastructure Plan* and the Town's *Strategic Community Plan 2017-2032* encourage the Town to work collaboratively with local schools on initiatives to share infrastructure where opportunities present themselves in order to provide appropriate, inviting and sustainable green spaces that are well maintained and well-managed. The proposal by Ursula Frayne Catholic College is an example of a potential 'authentic partnership' between UFCC and TVP to achieve mutual strategic outcomes for the College, their neighbours and the Town. As such, the amenity of the local neighbourhood has to be weighed up against the greater good of the broader community including the school.

Fundamentally, the proposal as outlined is about putting the needs of our young people first by creating, at no expense to the public purse, more spaces for our young people to recreate, run around and be healthy resulting in great physical activity, productivity and deeper learning while enhancing the amenity of the local neighbourhood.

Responsible Officer
Sturt McDonald

From: NOREPLY
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Thursday, 28 June 2018 20:43:42

Date Reported
28/06/2018

Submitted By

Email Address:
Phone Number:

Relevant Interest

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments
As a neighbour within vicinity of the proposed development , we would like to offer my input to the proposed development application
1. We would prefer the park not be gated - as the visual impact would be in our view negative for the area, and portrays a bad school image
2. We fully support general public access
3. We suggest that CCTV signage be placed in the park area, and monitored CCTV either from school ground or in the park itself
4. Adequate lighting be provided - the back areas of the park would be very dark at night, and would potentially be cause for issue (even if fenced).

This could be combined with CCTV to be visually non obtrusive. We feel lighting and CCTV are essential to avoid issues for the school and surrounding neighbours.
Additionally, although now too late, we would like to understand; it does not make sense - given this is a proposed parkland - why was the original Jacaranda removed, as it was iconic in size, and would have provided fantastic shade and feeling.

Responsible Officer
Sturt McDonald

From: NOREPLY
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Thursday, 28 June 2018 15:53:44

Date Reported
28/06/2018

Submitted By
[redacted]
Address not provided
Email Address: [redacted]
Phone Number: [redacted]

Relevant Interest
[redacted]

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments
Fully support this application, green space desired.

Responsible Officer
Sturt McDonald

From: NOREPLY
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Wednesday, 27 June 2018 17:03:05

Date Reported
27/06/2018

Submitted By
[redacted]
Email Address: [redacted]
Phone Number:

Relevant Interest
[redacted]

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments
As a frequent visitor to my parents house I regularly stay at 26 Teague St as I live in a rural area, and sometimes require access to services that do not exist where I live. I also grew up in the Town of Victoria Park and was educated at the wonderful community serving schools of East Victoria Park PS and Kent St SHS.

The main concerns I wish to raise with respect to this private playground include its proximity to long existing residences and its planned usage in what should remain a residential area.

As a father of an infant and member of a growing family I do not believe that the noise level of a soccer team (modified or not) within a few meters of a bedroom window could be classified as community noise. If anyone has ever watched a sporting match or interacted with high school children, I dare you to tell me with a straight face that there is never any yelling or screaming involved. I also do not see how the school can police this outside of school hours ie before and after school. Grass and trees will also require mowing and cutting that will have to be scheduled outside of the school timetable which will also be extremely disruptive to the houses within proximity.

Children playing is a nice enough sound, but not when it is 30 of them, mostly grown and yelling outside your bedroom window.The giant noise mitigating fences also just contribute to the concrete jungle and contradict the whole idea of an "open green space". If the site requires what can only be described as highway fencing then I would be led to believe that its usage was more of a sports ground than a socialization area.

The application states that this area is for educational purposed but it also states that the only timetabled activities will be recess and lunch in which no structured learning occurs. If the applicant believes so heavily in the benefits of green space why is this not demonstrated on their existing campus. The playing fields have been reduced recently with the addition of new buildings and synthetic turf and concrete are used extensively. How will duty of care be maintained during school hours with teachers always being present away from bathrooms and children being required to cross the street. This to me seems like a safety hazard for both residents of the street and the children.

With respect to damage - the distance, fence and road from the current sport fields is already inadequate without this space being moved adjacent to a home. Soccer balls, Netballs and Basketballs frequently hit the front window of the house during the many years it was my bedroom. This also contributes to privacy issues with children running onto the property to retrieve sporting equipment.

The removal of the dwellings that previously existed at numbers 28 and 30 and further up the street have removed many line of sight barriers decreasing privacy. In removing these dwellings it has isolated some properties that are now more of a target for crime as opportunistic people can see that there is no neighbor or that lights are off from the street.

Now with a 2 month old and having previously worked shift work, while living with my parents and studying, these kinds of disruptions are entirely inadequate in a suburban residential area.

The applicant has seen fit for years to transport children away to adequate green spaces and built for purpose sporting grounds such as the Towns wonderful Raphael Park which has a wide adequate tree line and substantial distances between properties over the road and the sporting grounds in the center.

I personally consider it unethical for "Not for profit Charitys" to try to detract from the amenity and safety of hard working homeowners in their own home. It is a choice for parents to send their children to private schools, some of which would live and work nowhere near the town of Victoria Park. This becomes evident when you look at other issues such as daily traffic congestion.

Encroaching upon a long standing residential zone with Federation era housing is a slippery slope as there are typically not a lot of restrictions on land zoned for "educational use".

The previous unapproved uses of this land and its current state are despicable and shows evidence that the site may not be used exactly for its proposed purposes despite the best intentions of the applicant. The applicant has existed for a long time surrounded by residential zoning but I feel that residents will be forced out if it is unfairly and suddenly changed so that residential minorities are surrounded by other types of zoning that could turn out to be as loud as an industrial area, as it has only been modeled and not physically tested on existing properties.

Alternatives to this situation would include promoting more environmentally friendly ways to travel to work and reducing the size of the large bitumen car park that is used by teachers and to either sell the land or build new dwellings on the residential lots as is their currently and sensibly zoned purpose.

As this is a park for use during school hours one wonders why lighting would be required on the site. This will produce more light pollution and detract from the amenity of the residences in much the same way as the large red lights that the school currently uses at night.

Responsible Officer
Sturt McDonald

From: NOREPLY
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Wednesday, 27 June 2018 12:30:21

Date Reported
27/06/2018

Submitted By
[redacted]

Email Address: [redacted]
Phone Number:

Relevant Interest
Other Owner/Occupier of 147 Gloucester Street

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments

I write to register my support for the development application lodged by Ursula Frayne Catholic College to develop 28 and 30 Teague Street into usual green spaces for educational purposes.

As a parent/rate payer I strongly support any initiatives that provide additional green spaces in residential areas as they have been shown to contribute significantly to the quality of life, vitality, community interaction, amenity and sense of place in neighbourhoods.

Young people are our future. As such, any initiative that can potentially enhance their physical and mental well-being through the provision of enhanced opportunities for physical activity, amusement, tranquillity and stimulation is deserving of community support.

The *Victoria Park 2050 Social Infrastructure Plan* and the Town's *Strategic Community Plan 2017-2032* encourage the Town to work collaboratively with local schools on initiatives to share infrastructure where opportunities present themselves in order to provide appropriate, inviting and sustainable green spaces that are well maintained and well-managed. The proposal by Ursula Frayne Catholic College is an example of a potential 'authentic partnership' between UFCC and TVP to achieve mutual strategic outcomes for the College, their neighbours and the Town. As such, the amenity of the local neighbourhood has to be weighed up against the greater good of the broader community including the school.

Fundamentally, the proposal as outlined is about putting the needs of our young people first by creating, at no expense to the public purse, more spaces for our young people to recreate, run around and be healthy resulting in great physical activity, productivity and deeper learning while enhancing the amenity of the local neighbourhood.

Responsible Officer
Sturt McDonald

From: NOREPLY
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Tuesday, 26 June 2018 21:59:44

Date Reported
26/06/2018

Submitted By
[redacted]

Email Address: [redacted]
Phone Number:

Relevant Interest
Other Owner/Occupier of 28 Teague Street VICTORIA PARK (Lot: 32 Pln: 2793)
Registered

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments

I write to register my support for the development application lodged by Ursula Frayne Catholic College to develop 28 and 30 Teague Street into usual green spaces for educational purposes.

As a former student (class of 2014) and resident of ToVP I strongly support any initiatives that provide additional green spaces in residential areas as they have been shown to contribute significantly to the quality of life, vitality, community interaction, amenity and sense of place in neighbourhoods.

Young people are our future. As such, any initiative that can potentially enhance our physical and mental well-being through the provision of enhanced opportunities for physical activity, amusement, tranquillity and stimulation is deserving of community support.

The *Victoria Park 2050 Social Infrastructure Plan* and the Town's *Strategic Community Plan 2017-2032* encourage the Town to work collaboratively with local schools on initiatives to share infrastructure where opportunities present themselves in order to provide appropriate, inviting and sustainable green spaces that are well maintained and well-managed. The proposal by Ursula Frayne Catholic College is an example of a potential 'authentic partnership' between UFCC and TVP to achieve mutual strategic outcomes for the College, their neighbours and the Town. As such, the amenity of the local neighbourhood has to be weighed up against the greater good of the broader community including the school.

Fundamentally, the proposal as outlined is about putting the needs of young people first by creating, at no expense to the public purse, more spaces for young people to recreate, run around and be healthy resulting in great physical activity, productivity and deeper learning while enhancing the amenity of the local neighbourhood.

Thank you for the opportunity to make a submission.

Sally Jane

Responsible Officer
Sturt McDonald

From:	NOREPLY
To:	Records
Subject:	New Online Submission regarding: 005.2018.00000124.001
Date:	Tuesday, 26 June 2018 21:33:20

Date Reported
26/06/2018

Submitted By
MR Ryan Fraser
84 Basinghall ST
East Victoria Park WA 6101
Email Address: rfraserwa@yahoo.com.au
Phone Number: 0407191491

Relevant Interest
Owner of 84 Basinghall Street EAST VICTORIA PARK (LOT 95 PLAN 1676)
Registered

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments
This a great initiative and lovely to see additional green spaces created within Victoria Park. With densities on the increase, more areas such as that proposed are required. Parklands increase the amenity of the local environment. As a rate payer, I wholly support the proposed plan

Responsible Officer
Sturt McDonald

From: NOREPLY
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Tuesday, 26 June 2018 13:09:38

Date Reported
26/06/2018

Submitted By
[redacted]
Email Address: [redacted]
Phone Number:

Relevant Interest
[redacted]

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments

I write to express my strong support for the proposal by Ursula Frayne Catholic College to convert the vacant blocks at 28 and 30 Teague Street, Victoria Park into a grassed area for educational use. The following are submitted in support of this submission:

- **As with any inner-city school, space is always at a premium. The ongoing efforts to expand and enhance the physical environment of both campuses of the College through the provision of proximal green spaces are intended for the benefit of current and future students and, where practicable, the wider community.**

- **Contemporary research clearly shows that the provision of green spaces within and around schools contributes significantly to the quality of life, vitality, community interaction and sense of place in neighbourhoods. The creation of attractive, aesthetic and nurturing green spaces promote greater physical activity by our young people.**

- **Green spaces in an educational context not only help to promote varied recreational and inclusionary opportunities for students but also enhances their physical and mental well-being through activities that provide amusement, tranquillity and stimulation. As such, further access to green spaces has been shown to have a positive impact on the cognitive and general well-being of students**

- **This development application puts the needs of young people who live and are educated in the Town first by creating more space for them to recreate, run around and be healthy resulting in increased productivity, concentration, memory and language.**

- **The development application is intended as a palatable solution for all parties given the only alternative is to leave the blocks open and fallow, in which case nobody gains.**

- **The proposed design takes into account the concerns regarding safety, aesthetics**

and preferences of the near neighbours. Throughout this process, the College has been pro-active in its efforts to engage with its neighbours to ensure a design that can be effectively utilised by the College and is palatable to them.

· **The application is also empathetic to the concerns of the near neighbours with the proposed use of the blocks listed as lower level activities that are not intended to impact on their privacy and amenity.**

· **The development application complies with the Town's local planning policies and is consistent with its broader strategic intent as reflected in its *Precinct Plan P6 Victoria Park, Strategic Community Plan 2017-2032* and the *Victoria Park 2050 Social Infrastructure Plan.* As this proposal falls within the parameters of the zoning code for the area the Council can exercise its discretion in granting development approval.**

· **The establishment and ongoing maintenance costs will be absorbed by the College.**

· **The College's proposal is an example of an 'authentic partnership' between the College and the Town to achieve mutual strategic outcomes for the College, our neighbours and the Town.**

· **The submission clearly demonstrates that the green spaces given their proposed purpose, function, design elements and usage is a permissible use (subject to Council approval), and consistent with TPS1, the Victoria Park Precinct Plan, relevant local planning policies and the orderly and proper planning and amenity of the area. As such, the amenity of the local neighbourhood has to weighed against the greater good of the broader community including the school.**

Responsible Officer
Sturt McDonald

From: NOREPLY
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Thursday, 21 June 2018 09:19:55

Date Reported
21/06/2018

Submitted By
[redacted]
Email Address: [redacted]
Phone Number:

Relevant Interest
Other Owner/Occupier of 22/48 McMaster Street

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments
I strongly support the school's application for the redevelopment process. The neighbours should be proud
that its not a brothel or pub coming up. A prestigious school is coming up which will enhance their property values and esteem in the Victoria Park region.

Responsible Officer
Sturt McDonald

From: NOREPLY
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Wednesday, 20 June 2018 19:50:33

Date Reported
20/06/2018

Submitted By

Email Address:
Phone Number:

Relevant Interest
Owner of 116 Raleigh Street CARLISLE (LOT 1 STRATA 36248) Registered

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments

I am writing to express my support of the Application made by Ursula Frayne Catholic College to develop 28 and 30 Teague Street into attractive green spaces for its College community.

The research evidence clearly shows that young people improve their health and levels of physical activity when they spend time outdoors and in nature. As the majority of the population live in cities where densities are on the rise, there are new and important reasons for the planning and provision of green spaces in all local areas but especially within and around schools. Drawn from across many areas and disciplines, the research allows us to better understand what is referred to as the *'green uplift effect'* across aspects of education, health, development and well-being, particularly for young people.

Further, the *Victoria Park 2050 Social Infrastructure Plan* and the Town's *Strategic Community Plan 2017-2032* encourage the Town to work collaboratively with local schools on initiatives to share infrastructure where opportunities present themselves in order to provide appropriate, inviting and sustainable green spaces that are well maintained and well-managed. The proposal by Ursula Frayne Catholic College is an example of a potential 'authentic partnership' between UFCC and TVP to achieve mutual strategic outcomes for the College, their neighbours and the Town.

The application will directly contribute to the Town priority of increasing green space and tree canopy across the Town by 2020. The Town of Victoria Park was noted as Vulnerable (1.50) in terms of urban greening in the report *202020 Vision – Western Australia* , having experienced both shrub / tree canopy loss and green cover loss across the Town in the period 2011-2016. This application provides a unique opportunity for the Town to support an externally funded project that will contribute to the Town successfully delivering this key community goal, with no impact to rate payers or existing budgets.

I believe that as a Town of Victoria Park rate payer and as a parent of a child who attends the College that approval of the Application will result in beautiful useable space for the College and improvement to the aesthetics of the street and benefits to the Town in assisting to achieve its greening goals, for the benefit of the entire community.

Responsible Officer
Sturt McDonald

From: NOREPLY
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Wednesday, 20 June 2018 17:21:37

Date Reported
20/06/2018

Submitted By

Email Address:
Phone Number:

Relevant Interest

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments
As a student of Ursula Frayne, I am very supportive of the proposed green spaces as it will provide a much needed space for students to relax. The current basketball court area are not shady and are being used for basketball most of the time, so having a space to just sit and chat is needed.
I hope that the proposal is accepted, as a publicly accessed community park is of wider benefit to the community, not just the school students during school hours.

Responsible Officer
Sturt McDonald

From: NOREPLY
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Wednesday, 20 June 2018 11:47:26

Date Reported
20/06/2018

Submitted By
[redacted]

Email Address: [redacted]
Phone Number:

Relevant Interest
Other Owner/Occupier of 28 Teague Street, Victoria Park WA 6100

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments

I write to state my support for the Development Application made by Ursula Frayne Catholic College, to develop the vacant lots of 28 and 30 Teague St into pleasant green spaces for the College community.

Converting this land into green space will provide our College students and staff with much needed space in which to relax, recreate and recharge. Research clearly indicates that having outdoor spaces where one can reflect and relax not only helps the physical body but enriches the mind and soul. In addition to this, it would undoubtedly also be of benefit to the local community to replace the current blank space with greenery, greatly enhancing the amenity of the streetscape.

The need for green space in the town is evident. During the Town of Victoria Park consultation for the *Strategic Community Plan 2017-2032* "green space" was one of the most popular key words. Additionally, both the Mission and Strategic Outcome of this community plan include the promotion of sustainable, livable, healthy and green places for everyone with a push for more trees and vegetation. With this in mind, it seems our community certainly recognises the need for more green spaces in the Town.

As a staff member/parent of the College/residential rate payer in the Town of Victoria Park I wholeheartedly support this development.

Responsible Officer
Sturt McDonald

From:	NOREPLY
To:	Records
Subject:	New Online Submission regarding: 005.2018.00000124.001
Date:	Wednesday, 20 June 2018 09:51:31

Date Reported
20/06/2018

Submitted By
[redacted]
Email Address: [redacted]
Phone Number:

Relevant Interest
Other Owner/Occupier of 15 Duncan Street VICTORIA PARK (Lot: 4 Dia: 16622)
Registered

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments
I write to you with to express my unequivocal support for the Development Applications for 28/30 Teague Street – Public Consultation. My son Is a current student at the school and my daughter is a graduate of the class of 2014. They started attending the college in 2011 after we moved to Perth from regional NSW. Both children have received an excellent education at the college, comparable to the education they were getting at the school in Coffs Harbour. However one vast difference between the 2 Colleges is the amount of green space. Clearly it is a function of the difference between an inner city school and a regional school, however metropolitan schools should still have access to green spaces for the students.

Fortunately while my son was a student on the Balmoral campus he did have access to Fraser Park and as a parent I appreciate The Town allowing the students to have this access. The situation on the Duncan St campus is vastly different. Because the college is locked into a block dominated by College and Parish buildings the students have limited access to outdoor space. What is onsite is either concrete or synthetic, and as such artificial. As an educator and health professional this contradicts everything I have read about in the literature. As a parent this frankly concerns me.

I urge you to support the DA, which only requests approval to green the space for use by The College. Besides providing opportunities for the students, the proposal will enhance the local streetscape, and leave a legacy of a sustainable, cleaner and healthier natural environment. The proposal meets the need for more public open, multi-use green spaces for people who live, work and are educated in the Town to use and enjoy. It is also an innovative solution to the lack of green, open spaces. Compared to the current desolate, dusty and non utilised vacant blocks, the DA proposes a excellent opportunity for the Town and the college.

I would be happy to discuss this further with you at any time.

Sincerely
[redacted]

PhD, Master Education, Bachelor Nursing

[redacted]

Responsible Officer
Sturt McDonald

From: NOREPLY
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Tuesday, 19 June 2018 17:34:08

Date Reported
19/06/2018

Submitted By
[redacted]

Email Address: [redacted]
Phone Number:

Relevant Interest
[redacted]

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments

As a Town of Victoria Park resident and ratepayer, a mother of a current year 8 at Ursula Frayne and a future year 7 in 2020, as well as a relief staff member at Ursula Frayne, I am writing to voice my support of the application made by Ursula Frayne Catholic College to develop 28 and 30 Teague Street into green spaces.

We are frequent users of green space in the Town of Victoria Park, my son trains for soccer at Raphael Park, my parents live in Garland Street, right outside McCallum Park, we frequent the Friday Food Markets near the Town's library and use Edward Millen Reserve for recreational purposes (it's within minutes of our front door). We love the multiple uses and options these green spaces offer and more green space can only be a positive.

I think it would be fair to say that the real estate value of the residences near these green spaces (those I listed above) is only enhanced by these green areas. Additional green spaces in our Town can only be beneficial to local residents, College students and the College Community. I have read that the alternative is to leave the blocks empty, as they currently stand, and green space has far more positive amenity for ratepayers, residents in the vicinity and staff and students at the College.

I have been informed that the near neighbours have been consulted and advised that the proposed use of the blocks is not intended to impact on their privacy or amenity.

We have chosen Ursula Frayne Catholic College as the school of choice for our children because of its excellent reputation and its proximity to where we live. Green spaces for our children, the school staff and the community can only add to the positives that this school has to offer. The school has provided us with many positive examples of the benefits of green space for students. My 13 year old daughter and Frayne student said," I would love the opportunity to study on a green lawn or to just

sit and chat with my friends. It would be great to have this chance after sitting inside classrooms throughout the day. It would look so nice to have some greenery around too."

Responsible Officer
Sturt McDonald

From:	NOREPLY
To:	Records
Subject:	New Online Submission regarding: 005.2018.00000124.001
Date:	Tuesday, 19 June 2018 14:57:18

Date Reported
19/06/2018

Submitted By
[redacted]
Email Address: [redacted]
Phone Number:

Relevant Interest
Employee of Ursula Frayne Catholic College

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments

I am writing to express my support of the Application made by Ursula Frayne Catholic College to develop 28 and 30 Teague Street into attractive green spaces for its College community.

I am a teacher at Ursula Frayne Catholic College and have been for 18 years. I have seen the College expand and the Town of Victoria Park fully support the growth of the College in numbers and buildings.

Now, it's time for the Town and College to prepare for the next level of growth and development for the area

The Green Space proposed is a clever way to support the College in providing a place for students to play (that no one can deny) and a clever way to incorporate open space in inner city suburbs.

The application is empathetic to the concerns of the near neighbours with the proposed use of the blocks listed as lower level activities that are not intended to impact on their privacy and amenity. It's a gift to everyone in and around the local community

I believe that approval of the Application will result in beautiful useable space for the College and improvement to the aesthetics of the street.

Responsible Officer
Sturt McDonald

From:	NOREPLY
To:	Records
Subject:	New Online Submission regarding: 005.2018.00000124.001
Date:	Tuesday, 19 June 2018 14:31:41

Date Reported
19/06/2018

Submitted By
[redacted]
Email Address: [redacted]
Phone Number:

Relevant Interest
Employee of 15 Duncan Street VICTORIA PARK (Lot: 4 Dia: 16622) Registered

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments

I write to state my support for the Development Application made by Ursula Frayne Catholic College, to develop the vacant lots of 28 and 30 Teague St into pleasant green spaces for the College community.

Converting this land into green space will provide our College students and staff with much needed space in which to relax, recreate and recharge. Research clearly indicates that having outdoor spaces where one can reflect and relax not only helps the physical body but enriches the mind and soul. In addition to this, it would undoubtedly also be of benefit to the local community to replace the current blank space with greenery, greatly enhancing the amenity of the streetscape.

The need for green space in the town is evident. During the Town of Victoria Park consultation for the *Strategic Community Plan 2017-2032* "green space" was one of the most popular key words. Additionally, both the Mission and Strategic Outcome of this community plan include the promotion of sustainable, livable, healthy and green places for everyone with a push for more trees and vegetation. With this in mind, it seems our community certainly recognises the need for more green spaces in the Town.

As a staff member I wholeheartedly support this development and would love the opportunity to use the green space to relax in during lunch times and during the quiet holiday periods.

Responsible Officer
Sturt McDonald

From:	NOREPLY
To:	Records
Subject:	New Online Submission regarding: 005.2018.00000124.001
Date:	Tuesday, 19 June 2018 14:07:57

Date Reported
19/06/2018

Submitted By
[redacted]
Email Address: [redacted]
Phone Number: [redacted]

Relevant Interest
[redacted]

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments
In support of this DA, I believe the provision of additional green spaces for educational purposes in Teague Street is not only essential for the health and well-being of the students at UFCC, but will also provide an added community benefit by way of creating recreational amenity that may be enjoyed outside of school hours by the wider community. In an area where land for the provision of additional maintained green spaces is scare, the development application to provide this essential community benefit should be supported. Consideration should be given to the fact that the green spaces will be utilised within scheduled time periods, and any noise related concerns should therefore be considered within the broader context of the spaces providing a community benefit, rather than the few hours of cheerful socialising by the students during the week.

Responsible Officer
Sturt McDonald

From: NOREPLY
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Tuesday, 19 June 2018 13:41:30

Date Reported
19/06/2018

Submitted By
[redacted]
Email Address: [redacted]
Phone Number:

Relevant Interest
[redacted]

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments

I write to register my support for the development application lodged by Ursula Frayne Catholic College to develop 28 and 30 Teague Street into usual green spaces for educational purposes.

As a parent/rate payer I strongly support any initiatives that provide additional green spaces in residential areas as they have been shown to contribute significantly to the quality of life, vitality, community interaction, amenity and sense of place in neighbourhoods.

Young people are our future. As such, any initiative that can potentially enhance their physical and mental well-being through the provision of enhanced opportunities for physical activity, amusement, tranquillity and stimulation is deserving of community support.

The *Victoria Park 2050 Social Infrastructure Plan* and the Town's *Strategic Community Plan 2017-2032* encourage the Town to work collaboratively with local schools on initiatives to share infrastructure where opportunities present themselves in order to provide appropriate, inviting and sustainable green spaces that are well maintained and well-managed. The proposal by Ursula Frayne Catholic College is an example of a potential 'authentic partnership' between UFCC and TVP to achieve mutual strategic outcomes for the College, their neighbours and the Town. As such, the amenity of the local neighbourhood has to be weighed up against the greater good of the broader community including the school.

Fundamentally, the proposal as outlined is about putting the needs of our young people first by creating, at no expense to the public purse, more spaces for our young people to recreate, run around and be healthy resulting in great physical activity, productivity and deeper learning while enhancing the amenity of the local neighbourhood.

I Strongly recommend My Council approves this DA. It is at no cost to the rate payers and more green spaces are in the interest of all of us in this community. Once this land is gone you will never have the opportunity to regain such a great green space - It would be very

shortsighted to sell off the blocks and hav more high density development with little or no green space for local children / families.

kind regards



Responsible Officer
Sturt McDonald

From: NOREPLY
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Tuesday, 19 June 2018 13:12:27

Date Reported
19/06/2018

Submitted By
[redacted]
Email Address: [redacted]
Phone Number:

Relevant Interest
[redacted]

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments

I write to register my support for the development application lodged by Ursula Frayne Catholic College to develop 28 and 30 Teague Street into usual green spaces for educational purposes.

As a parent/rate payer I strongly support any initiatives that provide additional green spaces in residential areas as they have been shown to contribute significantly to the quality of life, vitality, community interaction, amenity and sense of place in neighbourhoods.

Young people are our future. As such, any initiative that can potentially enhance their physical and mental well-being through the provision of enhanced opportunities for physical activity, amusement, tranquillity and stimulation is deserving of community support.

The *Victoria Park 2050 Social Infrastructure Plan* and the Town's *Strategic Community Plan 2017-2032* encourage the Town to work collaboratively with local schools on initiatives to share infrastructure where opportunities present themselves in order to provide appropriate, inviting and sustainable green spaces that are well maintained and well-managed. The proposal by Ursula Frayne Catholic College is an example of a potential 'authentic partnership' between UFCC and TVP to achieve mutual strategic outcomes for the College, their neighbours and the Town. As such, the amenity of the local neighbourhood has to be weighed up against the greater good of the broader community including the school.

Fundamentally, the proposal as outlined is about putting the needs of our young people first by creating, at no expense to the public purse, more spaces for our young people to recreate, run around and be healthy resulting in great physical activity, productivity and deeper learning while enhancing the amenity of the local neighbourhood.

Regards
[redacted]
(Parent of 3 Students at UFCC)

Responsible Officer
Sturt McDonald

From: NOREPLY
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Tuesday, 19 June 2018 13:02:30

Date Reported
19/06/2018

Submitted By

Email Address:
Phone Number:

Relevant Interest

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments

I write to register my support for the development application lodged by Ursula Frayne Catholic College to develop 28 and 30 Teague Street into usual green spaces for educational purposes.

As a rate payer I strongly support any initiatives that provide additional green spaces in residential areas as they have been shown to contribute significantly to the quality of life, vitality, community interaction, amenity and sense of place in our community.

Young people are our future. As such, any initiative that can potentially enhance their physical and mental well-being through the provision of enhanced opportunities for physical activity, amusement, tranquillity and stimulation is deserving of community support.

The *Victoria Park 2050 Social Infrastructure Plan* and the Town's *Strategic Community Plan 2017-2032* encourage the Town to work collaboratively with local schools on initiatives to share infrastructure where opportunities present themselves in order to provide appropriate, inviting and sustainable green spaces that are well maintained and well-managed. The proposal by Ursula Frayne Catholic College is an example of a potential 'authentic partnership' between UFCC and TVP to achieve mutual strategic outcomes for the College, their neighbours and the Town. As such, the amenity of the local neighbourhood has to be weighed up against the greater good of the broader community including the school.

Fundamentally, the proposal as outlined is about putting the needs of our young people first by creating, at no expense to the public purse, more spaces for our young people to recreate, run around and be healthy resulting in great physical activity, productivity and deeper learning while enhancing the amenity of the local neighbourhood.

Responsible Officer

Sturt McDonald

From:	NOREPLY
To:	Records
Subject:	New Online Submission regarding: 005.2018.00000124.001
Date:	Tuesday, 19 June 2018 12:59:06

Date Reported
19/06/2018

Submitted By
[redacted]

Email Address: [redacted]
Phone Number:

Relevant Interest
[redacted]

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments

I write to register my support for the development application lodged by Ursula Frayne Catholic College to develop 28 and 30 Teague Street into usual green spaces for educational purposes.

As a parent/rate payer I strongly support any initiatives that provide additional green spaces in residential areas as they have been shown to contribute significantly to the quality of life, vitality, community interaction, amenity and sense of place in neighbourhoods.

Young people are our future. As such, any initiative that can potentially enhance their physical and mental well-being through the provision of enhanced opportunities for physical activity, amusement, tranquillity and stimulation is deserving of community support.

The *Victoria Park 2050 Social Infrastructure Plan* and the Town's *Strategic Community Plan 2017-2032* encourage the Town to work collaboratively with local schools on initiatives to share infrastructure where opportunities present themselves in order to provide appropriate, inviting and sustainable green spaces that are well maintained and well-managed. The proposal by Ursula Frayne Catholic College is an example of a potential 'authentic partnership' between UFCC and TVP to achieve mutual strategic outcomes for the College, their neighbours and the Town. As such, the amenity of the local neighbourhood has to be weighed up against the greater good of the broader community including the school.

Fundamentally, the proposal as outlined is about putting the needs of our young people first by creating, at no expense to the public purse, more spaces for our young people to recreate, run around and be healthy resulting in great physical activity, productivity and

deeper learning while enhancing the amenity of the local neighbourhood.

Responsible Officer
Sturt McDonald

From: NOREPLY
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Tuesday, 19 June 2018 12:56:15

Date Reported
19/06/2018

Submitted By
[redacted]

Email Address: [redacted]
Phone Number:

Relevant Interest
[redacted]

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments
Our children currently attend UFCC primary school campus and we strongly support the schools proposal and community need or green space near the UFCC high school on Teague Street.

Responsible Officer
Sturt McDonald

From: NOREPLY
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Tuesday, 19 June 2018 12:21:31

Date Reported
19/06/2018

Submitted By
[redacted]
Email Address: [redacted]
Phone Number:

Relevant Interest
[redacted]

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments
I write to state my support for the Development Application made by Ursula Frayne Catholic College, to develop the vacant lots of 28 and 30 Teague St into pleasant green spaces for the College community. Converting this land into green space will provide our College students and staff with much needed space in which to relax, recreate and recharge. Research clearly indicates that having outdoor spaces where one can reflect and relax not only helps the physical body but enriches the mind and soul. In addition to this, it would undoubtedly also be of benefit to the local community to replace the current blank space with greenery, greatly enhancing the amenity of the streetscape. The need for green space in the town is evident. During the Town of Victoria Park consultation for the Strategic Community Plan 2017-2032 "green space" was one of the most popular key words. Additionally, both the Mission and Strategic Outcome of this community plan include the promotion of sustainable, livable, healthy and green places for everyone with a push for more trees and vegetation. With this in mind, it seems our community certainly recognises the need for more green spaces in the Town. As a parent of the College I wholeheartedly support this development. Yours faithfully [redacted]

Responsible Officer
Sturt McDonald

From: NOREPLY
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Tuesday, 19 June 2018 12:13:59

Date Reported
19/06/2018

Submitted By

Email Address:
Phone Number:

Relevant Interest
Employee of 15 Duncan Street VICTORIA PARK (Lot: 4 Dia: 16622) Registered

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments

I write to register my support for the development application lodged by Ursula Frayne Catholic College to develop 28 and 30 Teague Street into usual green spaces for educational purposes.

As a parent/rate payer I strongly support any initiatives that provide additional green spaces in residential areas as they have been shown to contribute significantly to the quality of life, vitality, community interaction, amenity and sense of place in neighbourhoods.

Young people are our future. As such, any initiative that can potentially enhance their physical and mental well-being through the provision of enhanced opportunities for physical activity, amusement, tranquillity and stimulation is deserving of community support.

The *Victoria Park 2050 Social Infrastructure Plan* and the Town's *Strategic Community Plan 2017-2032* encourage the Town to work collaboratively with local schools on initiatives to share infrastructure where opportunities present themselves in order to provide appropriate, inviting and sustainable green spaces that are well maintained and well-managed. The proposal by Ursula Frayne Catholic College is an example of a potential 'authentic partnership' between UFCC and TVP to achieve mutual strategic outcomes for the College, their neighbours and the Town. As such, the amenity of the local neighbourhood has to be weighed up against the greater good of the broader community including the school.

Fundamentally, the proposal as outlined is about putting the needs of our young people first by creating, at no expense to the public purse, more spaces for our young people to recreate, run around and be healthy resulting in great physical activity, productivity and deeper learning while enhancing the amenity of the local neighbourhood.

Responsible Officer

Sturt McDonald

From:	NOREPLY
To:	Records
Subject:	New Online Submission regarding: 005.2018.00000124.001
Date:	Tuesday, 19 June 2018 12:08:26

Date Reported
19/06/2018

Submitted By
[redacted]

Email Address: [redacted]
Phone Number:

Relevant Interest
Employee of 15 Duncan Street Victoria Park

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments

I write to state my support for the Development Application made by Ursula Frayne Catholic College, to develop the vacant lots of 28 and 30 Teague St into pleasant green spaces for the College community.

Converting this land into green space will provide our College students and staff with much needed space in which to relax, recreate and recharge. Research clearly indicates that having outdoor spaces where one can reflect and relax not only helps the physical body but enriches the mind and soul. In addition to this, it would undoubtedly also be of benefit to the local community to replace the current blank space with greenery, greatly enhancing the amenity of the streetscape.

The need for green space in the town is evident. During the Town of Victoria Park consultation for the *Strategic Community Plan 2017-2032* "green space" was one of the most popular key words. Additionally, both the Mission and Strategic Outcome of this community plan include the promotion of sustainable, livable, healthy and green places for everyone with a push for more trees and vegetation. With this in mind, it seems our community certainly recognises the need for more green spaces in the Town.

As a staff member/parent of the College/residential rate payer in the Town of Victoria Park I wholeheartedly support this development.

Responsible Officer
Sturt McDonald

From: NOREPLY
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Tuesday, 19 June 2018 11:46:54

Date Reported
19/06/2018

Submitted By
[redacted]

Email Address: [redacted]
Phone Number:

Relevant Interest
[redacted]

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments

I write to register my support for the development application lodged by Ursula Frayne Catholic College to develop 28 and 30 Teague Street into usual green spaces for educational purposes.

As a parent and also a rate payer (171 Shepperton Road) I strongly support any initiatives that provide additional green spaces in residential areas as they have been shown to contribute significantly to the quality of life, vitality, community interaction, amenity and sense of place in neighbourhoods.

Young people are our future. As such, any initiative that can potentially enhance their physical and mental well-being through the provision of enhanced opportunities for physical activity, amusement, tranquillity and stimulation is deserving of community support.

The *Victoria Park 2050 Social Infrastructure Plan* and the Town's *Strategic Community Plan 2017-2032* encourage the Town to work collaboratively with local schools on initiatives to share infrastructure where opportunities present themselves in order to provide appropriate, inviting and sustainable green spaces that are well maintained and well-managed. The proposal by Ursula Frayne Catholic College is an example of a potential 'authentic partnership' between UFCC and TVP to achieve mutual strategic outcomes for the College, their neighbours and the Town. As such, the amenity of the local neighbourhood has to be weighed up against the greater good of the broader community including the school.

Fundamentally, the proposal as outlined is about putting the needs of our young people first by creating, at no expense to the public purse, more spaces for our young people to recreate, run around and be healthy resulting in great physical activity, productivity and deeper learning while enhancing the amenity of the local neighbourhood. Thank you for your time. Justin Tuohy

Responsible Officer
Sturt McDonald

From:	NOREPLY
To:	Records
Subject:	New Online Submission regarding: 005.2018.00000124.001
Date:	Tuesday, 19 June 2018 09:43:52

Date Reported
19/06/2018

Submitted By
MRS Kelly Chambers
17 Northampton ST
East Victoria Park WA 6101
Email Address: kellyannechambers@gmail.com
Phone Number: 0422658319

Relevant Interest
Owner of 17 Northampton Street EAST VICTORIA PARK (Lot: 117 Pln: 6413)
Registered

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments
I write to state my support for this Development Application to develop the vacant lots of 28 & 30 Teague Street into pleasant green spaces for the College community.

Converting this land into green space will provide our College students and staff with much needed space in which to relax, recreate and recharge. Research clearly indicates that having outdoor spaces where one can reflect and relax not only helps the physical body but enriches the mind and soul. In addition to this, it would undoubtably also be of benefit to the local community to replace the current blank space with greenery, greatly enhancing the amenity of the streetscape.

The need for green space in the town is evident. During the Town of Victoria Park consultation fo the *Strategic Community Plan 2017-2032* "green space" was one of the most popular key words. Additionally, both the Mission and Strategic Outcome of this community plan includes the promotion of sustainable, liveable, healthy and green places for everyone with a push for more trees and vegetation. With this in mind, it appears our town community clearly recognises the need for more green spaces in the area.

As a staff member and parent of the College, and a residential rate payer in the ToVP, I wholeheartedly support this development.

Responsible Officer
Sturt McDonald

From:	NOREPLY
To:	Records
Subject:	New Online Submission regarding: 005.2018.00000124.001
Date:	Wednesday, 11 July 2018 10:44:33

Date Reported
11/07/2018

Submitted By
[redacted]
Email Address: [redacted]
Phone Number

Relevant Interest
[redacted]

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments

I write to state my support for the Development Application made by Ursula Frayne Catholic College, to develop the vacant lots of 28 and 30 Teague St into pleasant green spaces for the College community.

Converting this land into green space will provide our College students and staff with much needed space in which to relax, recreate and recharge.
I am very much of the view that a green space would be of benefit to the local community to replace the current blank space with greenery, greatly enhancing the amenity of the streetscape.

The need for green space in the town is evident. During the Town of Victoria Park consultation for the *Strategic Community Plan 2017-2032* "green space" was one of the most popular key words. Additionally, both the Mission and Strategic Outcome of this community plan include the promotion of sustainable, livable, healthy and green places for everyone with a push for more trees and vegetation. With this in mind, it seems our community certainly recognises the need for more green spaces in the Town.

As a parent of students at the College and a residential rate payer in the Town of Victoria Park I wholeheartedly support this development

Responsible Officer
Sturt McDonald

From: [redacted]
To: Records
Subject: Notice to develop land No28 (Lot32) and No 30 (Lot 33) Teague Street
Date: Tuesday, 19 June 2018 11:17:20

Dear TVP

Our comments:

This is clearly a piece of residential land that sits tightly in between established houses and a residential area. I would challenge that any member of council would be concerned if the land next door to their homes was to change its purpose from a home, with neighbours, to a piece of land that essentially permits recreational use, anytime.

Despite the arguments that Ursula Frayne may raise in regard to upgrading, or beautifying the piece of land, IT WILL lend itself to encouraging antisocial behaviour and heightened security risk for residents in the surrounding areas.

Ask these questions of the planning committee:

Is this application just for school recreation?

How is the land going to be adequately secured after hours to provide piece of mind for the surrounding residents?

What if everyone in the town decided to purchase the land next to them and turn it into recreational land?

Would this be in line with the TVP commitment to provide housing for residents?

Kind regards

[redacted]

Sent from my iPad

From:	M&M Fay
To:	Records
Subject:	Planning Application 5.2018.124.1
Date:	Wednesday, 11 July 2018 10:57:32
Attachments:	Response to UFCC DA .pages

Please find attached my response to this Planning Application.

Michael Fay
32 Teague St

Victoria Park
0401179363

TOWN OF VICTORIA PARK
File No. 5.2018.124.1
Xref No.
BLP ☐ RLP ☐
CLP ☐ 12 JUL 2018 CEO ☐
FLBLP ☐ HR ☐
FIN ☐ RAN ☐ PLN ☐ NE ☐
RAT ☐ EH ☐ BLD ☐
☐ DOC No.

Comments on Planning Application 5.2018.124.1

My name is Michael Fay and I reside at and own 32 Teague St. adjacent to the property owned by Ursula Frayne Catholic College (UFCC). I have lived here since 1993.
I would like to express my concerns by firstly commenting on the Councils letter dated 19 June 2018, then on the supplementary information provided by UFCC to their DA and lastly with a brief summary of my position.

Quotes are in italics- my response in plain text.

The Councils letter dated 19 June 2018.

Proposed Use- The proposal is effectively an extension to UFCC

There are 2 points to consider here; the first is that this situation has been brought on by UFCC's classroom expansion covering the areas where students used to play.
Secondly; I believe that UFCC are not allowed to increase student numbers or expand outside their present boundaries without agreement from Council. On this subject I believe that UFCC have repeatedly refused to confirm student numbers to Council, indicating a mindset within UFCC that they can do as they wish-more on that later.

Applicants description of proposed use

The predominately grassed spaces will provide a setting for learning, informal play, physical activity etc.

<u>As recently as 13/2/2018</u> UFCC sent out a letter stating that " *works will provide a green space for passive recreation*"

This is typical UFCC behaviour, saying one thing to residents and then proceeding down a different path.

The spaces would be designated as areas in which the use of hard balls etc will not be permitted <u>and</u> basic skill acquisition practice under supervision

This is hardly passive recreation.
There is a deliberate omission by UFCC of AFL/ Aussie rules from this statement. "*basic skill acquisition practice under supervision "* . This means coaching; with all the attendant shouting and whistle blowing that goes with coaching.
This is not acceptable to me as it will take place within 5 metres of my boundary and now that I am retired I value quietness after a lifetime around noisy helicopters.

UFCC's Supplementary information

BACKGROUND

In recent years the College has been approached on a number of occasions by residents in close proximity to the College seeking to determine our level of interest in acquiring their properties.

I would strongly suggest that this due to a sense of futility and hopelessness on the part of residents trying to stop the destruction of their street and amenities by UFCC, an establishment that has the backing of the rich and powerful Catholic Church. On that note I am certainly not anti Catholic, believing it to be a vast, strong, wealthy organisation with great capacity to do good.

Green spaces contribute significantly to the quality of life, vitality, community interaction and sense of place in neighbourhoods. They enhance the physical and mental well-being of students through activities that provide amusement, tranquillity or stimulation.

Has UFCC ever taken students to the nearby Duncan St Reserve for these reasons?

RATIONALE

Contemporary research clearly demonstrates that the provision of green spaces within and around schools improves the cognitive development and the general well-being of students.

Why is no source quoted regarding "contemporary research"? It sounds good and it may be true or it could just be a bit of puffery put in by UFCC: without a source it's not valid- it's merely an opinion.

DESIGN

- *"A minimum of nine trees strategically located around the perimeter of the site.*
  Bollards and two pole lights adjacent to the street boundary.
  Uplights under at least five of the planted trees. "
- I have spoken with representatives from UFCC and given them my firm views that the site should not be accessible at night. I note that Council made a stipulation similar to this in regard to a "recreation deck" for Regent College in 2017.
- I do not want any anti social activities such as drug taking or drinking parties taking place on my boundary. Now that we have no neighbours on that boundary the possibility of a break-in would go unnoticed.

- I don't think that my views are unreasonable and as with many of the points I am trying to make here I would ask those considering this application to put themselves in my shoes when making any decisions.
  I hope that Council will insist on the site being properly secured when not in use by UFCC and not open to the public. As stated earlier the Duncan St Reserve is just around the corner for public use.
  I believe many more trees should be planted, both to provide shade for students at passive recreation and to ensure that ball games are not played here- A uniform spread of perhaps 15 or 20 trees would be good.

NOISE EMISSION

There is a lot of waffle in this paragraph; to establish the reality of the situation I invite Councillors to my front verandah during the College lunch break and then imagine that noise on my boundary.

CONSULTATION

Ursula Frayne Catholic College has a good track record of working with the Town of Victoria Park and its community base and residents.

Nothing could be further from the truth- two events spring to mind.

UFCC dumped tonnes of Limestone rubble on Teague St a few (3?) years ago when relaying artificial turf on the playground and only removed it when residents complained to Council who then instructed UFCC to remove said Limestone.

UFCC constructed a temporary Carpark at 20 Teague St earlier this year, laying some sort of road base material on that site with no planning approval from Council. At the hearing for the retrospective Planning Application (which was rightly turned down) many Councillors said that UFCC should lift its game and consult more with residents of Teague St.

IN CONCLUSION

I hope that Council will not approve this application in its present form.

I hope that Council will put themselves in residents shoes and not allow UFCC to ride roughshod over the residents of Teague St.

My preference would be for UFCC to unload these properties and for housing to be built.

I realise that this is unlikely and would ask Council that it only permits a secured, unlit facility for passive recreation as initially promised earlier this year. No ball games, no

coaching, more trees planted in a pattern that inhibits ball games. In short a green, quiet place where students can relax or study with minimal impact on residents.

My apologies for the untidiness of this document; I am (obviously) not highly skilled on Mac Pages.

Sincerely,



Michael Fay

32 Teague St

Victoria Park

0401179363

mmfay@westnet.com.au

From: [redacted]
To: Records
Subject: planning application 5.2018.124.1
Date: Wednesday, 20 June 2018 16:21:03

---

i have lived here at 40 teague street since 1988 and in the first few years ursula frayne catholic college site was NOT fenced,so often,especially at night,there were annoying disturbances on the site.

10 years ago or so the site was securely fenced and there have been no disturbances.

so please ensure that the proposed grass area for college students on 28 and 30 teague street be securely fenced and kept locked by the college after school hours,to avoid any annoying disturbances to neighbours

regards,

tel.mob [redacted]

From: [redacted]
To: Sturt McDonald
Subject: Re: Submission re: 28-30 Teague Street
Date: Friday, 13 July 2018 14:31:33

DearSturt McDonald

Thank you for your email and for allowing a late submission via email.

Submission regarding Proposed Use of site No. 28 (lot 32) and No. 30 (Lot 33) Teague Street Victoria Park - Development Application

Thank you for allowing the community members to make a submission for a Change of Use to Educational Establishment (green space for recreation and other purposes).

Regarding "recreation and other purposes", I refer to correspondence received from Geoff Mills of Ursula Frayne Catholic College (UFCC) dated 27 June 2018, where these "other purposes" are discussed as being [bullet point 1] "to convert 28/30 Teague Street into level, grasses spaces" for [bullet point 5] "our young people" ....."to recreate, run around".

I am concerned that allowing such a Change of Use to Educational Establishment from its current residential zoning will have negative impacts on neighbouring residences. Having students playing and running around proximal to homes as described by Geoff Mills of UFCC will infringe on the resident' right to peace and quiet in their own home.

It has been my personal experience that a football can travel from the school grounds across the street to hit my front door loudly when I was sitting just the other side. I was startled but grateful the glass wasn't broken. I cannot imagine how more likely this type of event could occur from the other side of a fence between residential blocks.

It seems to me there is a limit to how far a school can expand its grounds in a suburban inner city area so there needs to be some realistic recognition of this physical fact, given the school is proposing to expand to the other side of a taxpayer-funded public road.

I am further concerned that, once the zoning has been changed from Residential to Educational Use there will be nothing to stop the land being used for any further development that can be justified as 'educational'.

Therefore I do not support land in a residential street being changed from Residential to other forms of use or development.

Yours faithfully
[redacted]

Sent from my iPad

On 13 Jul 2018, at 1:38 pm, Sturt McDonald <SMcDonald@vicpark.wa.gov.au> wrote:

> Hi [redacted]
>
> Although the period for comment has formally ended, I haven't yet prepared the summary of submissions.

I can therefore include your submission if you send it to me via this email address this afternoon.

Please note that the submission, although it will be considered, will be noted as a 'late submission'

Best regards,

Sturt McDonald
Planning Officer
Urban Planning

<image001.jpg> <image002.jpg> <image003.jpg> <image004.jpg>
Town of Victoria Park
Administration Centre
99 Shepperton Road
Victoria Park WA 6100
SMcDonald@vicpark.wa.gov.au
www.victoriapark.wa.gov.au
Subscribe to our eNewsletter!

<image005.gif>

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Please consider the environment before printing this email.

D18 [redacted]

The Administration
Town of Victoria Park
99 Shepperton Road

[redacted]
Victoria Park. 6100
June 26th. 2018.

TOWN OF VICTORIA PARK
File No. 5.2018.124.1
Xref No.
28 JUN 2018
DOC No.
CEO HR RAN PLN NE EH BLD FIN RAT RLP CLP FLBLP

re Ursula Frayne College and League St lots.

Dear Town Planner.

Your letter to hand and I am obliged to you for the opportunity.

The college for years have traveled to a) G.O Edwards Park for their sporting activities or b) used the Lathlain Ovals.

Their steady acquisition and unlawful demolition of the houses in League St to create a miniature sports ground must be part of the ongoing plan to acquire the remaining blocks. no matter how long.

The Ilaia property on the corner was gifted to the Church/School. The Guevara Reilly, Polack, Burns, Beazley families were aware of this.

Since the kind of strictly school recreation must be limited to passive use and activity this must inhibit the students.

Future plans for Victoria Park expansion to 45,000, Premier MacGowans public statements to increase populations along the said places wrong conditions for residents in first consideration. People living single lives are increasing. Opposite at 25 Harper St. are fifteen people living alone or partial accommodation.

Ursula Frayne has more choices than previously. Two new ovals at Lathlain (West Coast Eagles), the council has the recreation areas from Miller St to Shepperton Road. The previously named Bissett Park now locally named Jarrah Park as per the electoral role. - Bissett has passed the twenty five year limit and has been locally renamed.

The council has refurbished G.O Edwards - there is a large space open for sports not planned or considered passive and was Ursula Frayne's original ground with Patterson Park adjoining.

Ursula Frayne has commandeered the late Capt McMaster (Mc Park's first Mayor, killed at Gallipoli, who designed the previous church. Later 1927 now used as a Science laboratory while building is in progress.

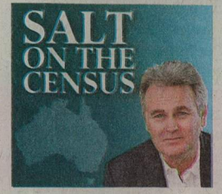
The future shows. Multi Story Student Towers (Currently built in Mt Hawthorn and one planned for Wellington St. Perth. Plus the Disability building 61 Kitchener Ave has a large fully equipped gymnasium. There is ample scope.

The League St lots must remain residential. The future demands it.

Respectfully, [redacted] (Sixty eight year resident

In a nation of Lone Rangers, singles living alone can be hip and happy

Lower income men and older women are the two cohorts that dominate this demographic



One in four Australian households has them but they do not figure prominently in our national story. What's more, they are the fastest growing of their kind.

The cohort of which I speak is the single-person household community. These are our own Lone Rangers, who live alone by choice or by destiny.

So, who are these people who live neither as part of a family unit or as one part of a couple? Whoever they are, the trend of living alone is catching on.

The Australian Bureau of Statistics estimates that between 1986 and 2036, single-person (aka Lone Ranger) households will rise by 183 per cent, which compares with increases of 51 per cent for families and 150 per cent for couples. It must be hip to be a Lone Ranger because every year more and more Australians are doing it. But why? Is this trend simply couples moving to that time in life when the men die off?

Or are there other, more powerful, forces at play that celebrate the rise of the individual and lead to more of us living alone? Living as part of a family or as one-half of a couple requires the occasional subjugation of individual preferences. Maybe in this age of entitlement we're just not that into giving in to others.

The largest single collection of Lone Rangers (people who live by themselves) as recorded by the 2016 census was 44,000 for Australians aged 69 and who were born in 1947, and as such are first-wave baby boomers. There can be no doubt that age is a main factor behind the rise of the Lone Ranger.

But there is also a powerful gender trend running rampant across the length and breadth of the lone-household population. More men than women live alone between the ages of 25 and 57, whereas women are likelier to live alone from the late 50s onwards. Women are least likely to live alone at the age of 39.

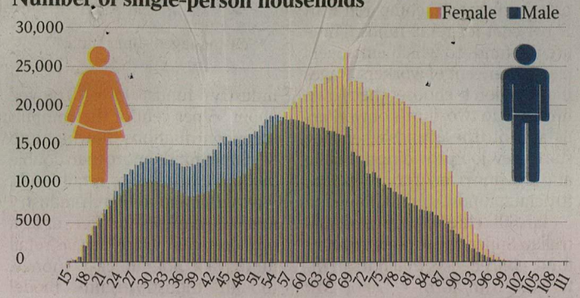
There is a gender switch on approach to retirement. Some men may live alone by choice, but I suspect this is at least partially an outcome of the trading that takes place in the partnering market.

There is no discernible difference in the median personal income of men living alone or otherwise up to the age of 33. Thereafter, however, a remarkable winnowing process takes place. The median income of men diverges: it rises for partnered men and it falls for men who live alone. By the age of 44 the median income of Lone Ranger men is $56,000, whereas for men living as part of a family or a couple this figure is $70,000.

Either men are motivated to maximise their income-earning capacity by the responsibility of family and commitment. Or the partnering process naturally selects those men likeliest to be so motivated later in life.

Single low-income males (otherwise known as SLIMs) are part of the Lone Ranger story. But the surplus of older single women is a different story. This trend may result from women exercising their sovereign right to decide how they want to live their later years.

Number of single-person households



Source: ABS Census 2016

This trend also may be an outcome of the fact life expectancy is indeed lower for men.

Across the five years to 2016 the number of Lone Ranger households as recorded by the censuses increased by 139,000 or 7 per cent. Single-person households are now growing at a rate of 28,000 a year. This number will ratchet up as the mid-point of the baby boomer generation (those born in the mid-1950s) passes across the 69 line, when many long-term relationships tend to dissolve and when men begin making their mortal exit.

But living alone doesn't necessarily mean loneliness and for many, I suspect, it can be a remarkably liberating experience, especially if the union hasn't quite delivered on expectations.

Maybe in this age of entitlement we're just not that into giving in to others

For others the transition from family to couple to single is a traumatic experience, especially for people — women mostly — who may have defined themselves as mothers and wives. Reinventing yourself as a single person living alone may be liberating for some but for others it is hard.

As a consequence, the years leading up to 2026, as the boomer heartland approaches 70, could well see a shift in the national mood as the loneliness and the aloneness of old age descends. What is the pharmacological response to depression? I'd be reviewing those stocks.

Beyond the transition to living alone there most surely lies acceptance and even an edgy septuagenarian energy as older Lone Ranger women start packing as much living as possible into their remaining active years. Companion pets, companion relationships, dancing classes, catered, curated cruise holidays and super-enhanced home-security systems will be all the go.

Much of the social structure of the Lone Ranger movement is explained by the age skew rather than by living arrangements. About 50 per cent of Lone Rangers aren't in the workforce, mostly because many are age pensioners. For the balance of the population this proportion is 32 per cent, which would largely comprise, say, stay-at-home mothers.

Lone Ranger households are twice as likely to live in an apartment (23 per cent) than are family households (9 per cent). Even so 1.5 million single-person households still choose to live in a separate house on a separate block of land. This may be a lifestyle choice but it also may comprise a residual of Lone Rangers whose families have grown up and whose partners have departed.

Lone Rangers volunteer at more or less the same rate as the rest of us; they're marginally less likely to be indigenous than the balance of the population; and they're likelier to have been born in England (6.2 per cent versus 3.7 per cent). But, again, this is probably more a reflection of their age skew (having arrived as ten-pound Poms in the 50s) than of their English heritage.

So, where are the Lone Ranger hot spots across Australia? Whereas 25 per cent of households at the national level comprise single persons, in Sydney's Potts Point this proportion is 54 per cent and in Melbourne's St Kilda it is 46 per cent. In the Brisbane suburb of Fortitude Valley, single-person households comprise 43 per cent of all households.

At the whole-of-town level, single-person households peak in places such as Lithgow, where they comprise 36 per cent of all households. In Victoria's Moe this proportion is also 36 per cent while in Broken Hill it is 35 per cent. The Lone Ranger phenomenon also clusters in older and retirement communities such as Port Pirie, Forster-Tuncurry, Whyalla, Wangaratta and Colac. In all of these cities single-person households account for no less than one-third of all households.

Nothing adds interest and complexity to a community like diversity. And in many ways Australia leads the world in diversity via the multicultural mix of our population.

More recently we have pursued diversity through the lenses of gender, indigenous inclusion and sexual orientation. But there is a next step in the diversity journey. And that is to engage with and include our single-person household community.

Our national story is so often projected through suburbia's family and even through apartmentia's hip kingdom of coupledom. But we need to be more mindful of our rising army of singles who live alone. Australia's Lone Rangers could well be as culturally influential in the next decade, as have been this decade's hipsters and as were last decade's sea changers.

Australia's Lone Ranger movement is here to stay.

Bernard Salt is managing director of the Demographics Group. Research by Simon Kuestenmacher.
bernard@tdgp.com.au
simon@tdgp.com.au

June 2-3. 2018
W/E Australian

D18/44412

TOWN OF VICTORIA PARK

File No. 5.2018.124.1
Xref No.
BLP ☐ CLP ☐ FLBLP ☐ PIN ☐ RAT ☐ RAN ☐ EH ☐ PLN ☐ BLD ☐ RLP ☐ CEO ☐ HR ☐ NE ☐
11 JUL 2018
☐ DOC No.

TOWN OF VICTORIA PARK

Community Consultation Submission Form - Planning

HAVE YOUR SAY...

Making a Submission:

To make a submission on a planning proposal, please fill out the details below. Your submission will be formally acknowledged and considered by Council Officers prior to the application being finalised. You will then be advised of the Council / DAP decision. This might be some time after lodgement of your submission.

Privacy and Personal Information:

In making a submission on a development application, you may provide Council with personal information. This information will be held by Council to enable us to contact you in the course of consideration of the application and to ensure completeness of our records in relation to the application. Submissions are not confidential. They form part of the development application and may be included in reports to Council / DAP, and may be made available for public viewing. Council accepts no responsibility for defamatory or other similar matters included in your submission. You include such matters in the submission at your own risk.

YOUR DETAILS		
	Title:	Name: [redacted]
	Address: [redacted] VICTORIA PARK	
	Phone: [redacted]	Email: [redacted]

DEVELOPMENT DETAILS	
Submission: ☐ Support / no objection ☒ Objection ☐ No comment	
Lot No.:	Street No.: 28 - 30
Street Name: Teague St.	Suburb: Victoria Park.
Application number (*eg 5.2018.1.1*):	5.2018.124.1
How did you hear about this proposal (*eg: letter, newspaper*)?	word of mouth letter from Council
Comments on the proposal (*attach page(s) for additional comments*):	
• Traffic congestion	
• Future possible development as the school may try to "push the boundaries"	
• Noise.	
• When school day ends and in holidays, the community is left with a dead area. This erodes the sense of community in the area.	

PTO

Urban Planning Unit
tel (08) 9311 8111
fax (08) 9311 8181

Administration Centre
99 Shepperton Road
Victoria Park WA 6100

Locked Bag No. 437
Victoria Park WA 6979

admin@vicpark.wa.gov.au
www.victoriapark.wa.gov.au
abn 77 284 859 739

- The school plans are for the convenience of the school (including expansion in a RESIDENTIAL area) and parents who do not live in the area but transport their children from other suburbs. In other words, no matter what the school tells the local residents it will all be so good for them, I don't believe this is the case.

- I am suspicious that 3 councillors who voted in favour of this plan, have children attending the school. I fear that parents who have signed petitions in favour are only thinking about the amenities for ~~et~~ their children — who will leave the school in a few years. Residents will be there for the long term.

- Impact on neighbouring property values — noise, parking, traffic congestion

D18/44413

TOWN OF VICTORIA PARK

File No. 5.2018.124.1
Xref No.
BLP ☐ FLBLP ☐ FIN ☐ RAT ☐ ☐
11 JUL 2018
RAN ☐ EH ☐ PLN ☐ BLD ☐
RLP ☐ CEO ☐ HR ☐ NE ☐
DOC No.

Community Consultation Submission Form - Planning

HAVE YOUR SAY...

Making a Submission:

To make a submission on a planning proposal, please fill out the details below. Your submission will be formally acknowledged and considered by Council Officers prior to the application being finalised. You will then be advised of the Council / DAP decision. This might be some time after lodgement of your submission.

Privacy and Personal Information:

In making a submission on a development application, you may provide Council with personal information. This information will be held by Council to enable us to contact you in the course of consideration of the application and to ensure completeness of our records in relation to the application. Submissions are not confidential. They form part of the development application and may be included in reports to Council / DAP, and may be made available for public viewing. Council accepts no responsibility for defamatory or other similar matters included in your submission. You include such matters in the submission at your own risk.

YOUR DETAILS		
	Title: [redacted]	Name: [redacted]
	Address: [redacted]	
	Phone: [redacted]	Email: [redacted]

DEVELOPMENT DETAILS	
Submission: ☐ Support / no objection ☑ Objection ☐ No comment	
Lot No.:	Street No.: 28, 30
Street Name: TEAGUE ST	Suburb: VICTORIA PARK
Application number (*eg 5.2018.1.1*):	
How did you hear about this proposal (*eg: letter, newspaper*)? COUNCIL LETTER	
Comments on the proposal (*attach page(s) for additional comments*):	
I have strong objections to the proposals from Ursula Frayne Catholic College to encroach on properties in Teague St adjacent to the school/church area. The effect on private landowners will be disastrous, not only in Teague St.	

P.T.O.

Urban Planning Unit
tel (08) 9311 8111
fax (08) 9311 8181

Administration Centre
99 Shepperton Road
Victoria Park WA 6100

Locked Bag No. 437
Victoria Park WA 6979

admin@vicpark.wa.gov.au
www.victoriapark.wa.gov.au
abn 77 284 859 739

I am also concerned about the value of my property being ~~demolished~~ diminished due to the school expansion — which creates more noise, traffic problems and parking in the area.

[redacted]

From: [redacted]
To: Records; Mayor Trevor Vaughan; "claire.anderson@y7mail.com"; "julian.jacobs@stryker.com"; "ronhhdapotter@gmail.com"; "karen.vernon@icloud.com"; Cr Jennifer Ammons Noble; "BronforVicPark@mail.com"; Cr Brian Oliver; Cr Vicki Potter
Subject: Development Application (DA) for Ursula Frayne Catholic College at 28/30 Teague Street
Date: Monday, 14 May 2018 15:13:43

Dear All,

I am writing to you in support of the DA for Number 28/30 Teague St, as an interested Town of Victoria Park resident, an employee at the school and a possible future parent of Ursula Frayne students.

I am strongly in favour of the development of this land for the use of green space for both the College and for the use of the residents of the ToVP in general.

As a resident and Owner Occupier in the Town for the past 13 years, I have witnessed much urban development, increased population and an increase in urban infill. As a result, there has been a major reduction of the amount of trees and green space in the town. As there has been a large increase in the amount of blocks that are no longer single residential, many trees have been lost and the amount of garden and green space has consequently decreased. Over time, I have become increasingly concerned about this on a number of levels; from an environmental level (reduction in fauna, wildlife and birdlife and decrease in 'clean air' from decreasing green space), and in the area of impact on residents physical and mental health. With increasing urbanization, decrease in green space and less ability to get outdoors and get in touch with nature, I believe there is a significant negative impact on both physical and mental health and wellbeing (increasing levels of obesity and general ill health and increasing levels of mental health issues such as anxiety and depression). There is also less capacity for residents of the ToVP to become physically active and less chance for the calming and healing properties of being outdoors in nature, to be accessed.

Personally, as a resident and a parent of two young children, I use the Towns parks, reserves and playgrounds on a daily basis and find it essential to have access to this for my own well being and for the well being of my children. There are many concerns in society today regarding children being too passive, often relying too much on using screen time to occupy themselves, rather than getting outdoors for physical play. Consequently, I believe any further green space we can provide will be extremely beneficial.

As a Registered Psychologist working at the College, I also believe that it is critical for our students to have access to a natural green space, from a mental and physical wellbeing perspective. Students need the capacity to be able to exercise, 'let off steam', chat with one another and relax and calm themselves in a natural space to maintain positive mental health. Unfortunately at the moment, the ability for our students to do this is extremely limited due to the high density nature of the school site.

Thank you for your consideration of this feedback.

Please do not hesitate to contact me if you require any further information.

Yours sincerely,

[redacted]

[redacted]

Ph: [redacted]

Ursula Frayne Catholic College | A Catholic education in the tradition of the Sisters of Mercy
15 Duncan Street, Victoria Park | Perth WA 6100 | Tel: 08 9470 0900 | Fax: 08 9470 2094
ABN: 99024601686 | CRICOS Provider Code: 00765K | Web: www.ursulafrayne.wa.edu.au

The contents of this email are confidential. If you have received this email in error, please delete it.

From: NOREPLY
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Monday, 25 June 2018 13:04:23

Date Reported
25/06/2018

Submitted By

Victoria park WA 6100
Email Address:
Phone Number:

Relevant Interest

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments
I disagree with the proposed use of the land at 28,30 Teague street, Victoria Park.
It is a designated area for housing not playgrounds. The proposed development will effect the sale ability of my property and others in the neighboring street. Specifically the use of retaining walls and high fences this is not in keeping with the current look of the area and will depreciate the value of our houses.
Let alone the noise level of students playing modified soccer and other games.

Over the past 10 years the college has been allowed to build new class rooms which has subsequently reduced their playing area, and now you are asking the residents to accept the students to encroach on our housing area. This is simply not fair and oblivious had not been taken into account when the buildings were approved.

Responsible Officer
Sturt McDonald

From:	NOREPLY
To:	Records
Subject:	New Online Submission regarding: 005.2018.00000124.001
Date:	Monday, 25 June 2018 12:03:58

Date Reported
25/06/2018

Submitted By
[redacted]
East Victoria Park WA 6101
Email Address: [redacted]
Phone Number:

Relevant Interest
Other Owner/Occupier of 28 Teague Street VICTORIA PARK (Lot: 32 Pln: 2793)
Registered

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments
I fully support the application Ref Number: 5.2018.124.1 for Ursula Frayne Catholic College to create & undertake (GREEN SPACE) AND ASSOCIATED WORKS INCLUDING LANDSCAPING, FENCING & RETAINING WALLS. Thank you

Responsible Officer
Sturt McDonald

From: NOREPLY
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Monday, 25 June 2018 10:16:53

Date Reported
25/06/2018

Submitted By

Rivervale WA 6103
Email Address:
Phone Number:

Relevant Interest

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments
I am writing to support the submission of Ursula Frayne to develop 28 and 30 Teague St into green space for students. Although this campus is a high school, students still require space to be physically active. AS it is, the school is grappling for space to do this as the needs of education grow. They have already sacrificed the basketball courts to extend the school rooms. Obesity is on the rise and it is very important that students are supported to continue to be physically active at school.
There is growing evidence that adolescents need more support for their mental health - an area that can be developed to allow them for self reflection and mindfullness during the school day, is essential. There is also growing evidence to suggest that being involved in nature versus concrete, has continued positive effects on dealing with a stressful learning environment.
Please allow for this space to be developed into a more natural environment to help the younger generations - they will have more then ample time as adults, to be stuck in a concrete jungle going blind over laptops when they begin their employment journeys!!

Responsible Officer
Sturt McDonald

From: NOREPLY
To: Records
Subject: New Online Submission regarding: 005.2018.00000124.001
Date: Friday, 22 June 2018 19:40:19

Date Reported
22/06/2018

Submitted By
[redacted]
Willetton WA 6155
Email Address: [redacted]
Phone Number: [redacted]

Relevant Interest
Employee of UFCC 15 Duncan Street Victoria Park

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments
I am in full support of the greening of these two residential blocks in Teague Street. WOW what a difference to the streetscape it would make and depending on how the final landscaping goes, an extension of recreational space for all in the area. Being a Teacher at UFCC I know that the students and staff would appreciate a bit more greenness in the street even if it is only to improve their outlook from the educational site that celebrates 120 years in Victoria Park in 2019. In fact to dedicate the area to this event would be an extra dimension of celebration that could be attributed to the greening of these two blocks.

Responsible Officer
Sturt McDonald

From:	NOREPLY
To:	Records
Subject:	New Online Submission regarding: 005.2018.00000124.001
Date:	Friday, 22 June 2018 16:33:09

Date Reported
22/06/2018

Submitted By
[redacted]
Carlisle WA
Email Address: [redacted]
Phone Number:

Relevant Interest
[redacted]

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments
I strongly support this application to increase the green space in our community.

Responsible Officer
Sturt McDonald

From:	NOREPLY
To:	Records
Subject:	New Online Submission regarding: 005.2018.00000124.001
Date:	Tuesday, 10 July 2018 17:03:53

Date Reported
10/07/2018

Submitted By
[redacted]
Victoria Park WA 6100
Email Address: [redacted]
Phone Number:

Relevant Interest
Owner of 137 Gloucester Street VICTORIA PARK (LOT 4 STRATA 30383) Registered

Regarding
005.2018.00000124.001 - 28 Teague VICTORIA PARK WA 6100

Comments
I write to register my support for the development application lodged by Ursula Frayne Catholic College to develop 28 and 30 Teague Street into pleasant green spaces for the College community.

As a grandparent/rate payer I strongly support any intiative that provides additional green spaces in our town let alone the well documented & known benefits to the college students.

The pluses far outweigh any negatives in the improvement to the streetscape, the availability of green space for our young people to relax, recharge & enjoy the outdoors rather than being indoors. Statistics confirm that such availability to our young people can potentially enhance their physical & mental well-being. In this day & age with all the pressures placed on our young people, their health & wellbeing should be first & foremost. This would be a massive benefit for them with the provision of an area for physical activity, stimulation, relaxation & tranquility. Inner city locations like the Town of Victoria Park can certainly benefit from more green spaces such as the proposal.

My understanding is that the application is sympathetic to the concerns of the near neighbours in all areas. With this in mind, I believe that to have a beautiful green space enjoyed by the college students - the future leaders of our state & country, the added enhancement to the street scape would be a benefit to all within the knowledge that the care of the space is done by the college.

I believe that as Town of Victoria Park rate payer and as a grandparent of two of the children at the College students that approval of the application will result in a beautiful useable space for the College and a huge improvement to the aesthetics of the street & hence wholeheartedly support this development.

Responsible Officer
Sturt McDonald

From: [redacted]
To: Sturt McDonald
Cc: Records
Subject: Planning Application File Ref: 3715 DA 5.2018.124.1
Date: Tuesday, 10 July 2018 20:43:16
Attachments: Frayne Submission.pdf

---

10 July 2018
From:
[redacted], Victoria Park, 6100
To: Sturt McDonald
admin@vicpark.wa.gov.au
Planning Application File Ref: 3715 DA 5.2018.124.1

Dear Sturt,

Please find attached my submission with regards to 28/30 Teague St.

Regards,
[redacted], Victoria Park

07 July 2018

From:

[redacted], Victoria Park, 6100

To: Sturt McDonald

admin@vicpark.wa.gov.au

Planning Application File Ref: 3715 DA 5.2018.124.1

Dear Sturt,

I wish to **oppose** the development application 5.2018.124.1 for "Change of Use to Educational Establishment".

The Precinct Plan states:

"The existing schools and the Association for the Blind are acceptable uses within the precinct. Any further expansion or intensification of the uses, however, will not be permitted where it involves significant loss of existing housing or will impinge on the *amenity of surrounding residents. Adequate parking and set down areas are to be provided on-site*".

If my memory is correct the above extract, taken from the planning scheme, existed pre-1990's.

Any further expansion or intensification of the uses, however, will not be permitted where it will impinge on the *amenity of surrounding residents.*

Intensification

In 1997 Frayne applied for and was granted permission for intensification. The OCM minutes state:

> The proposed building to replace the existing library has approximately 482 square metres of additional floorspace. The entire first floor area of the building is proposed to be the new library and audio/visual area. The ground floor area is proposed to be used for a replacement canteen and a new food science area which is to be relocated from another building. Also to be provided, on the ground floor of the new building, is a new music room with practice areas, along with a new classroom.

In 1997, the actual Frayne school site was situated on Lot 4 while the St Joachim Church was on Lot 3. These two lots formed the entire street block bounded by Shepperton Road, Duncan, Teague and Harper Streets. The existing buildings and the approved development was surprisingly located over both of these plots. To stay under the 0.5 building ratio the two separate lots were required to be amalgamated as part of the development application. Even with this amalgamation, the planning requirement that 25% of the site be landscaped was not able to be met. The Town accepted that the existing 21% of landscaped area be accepted even though much of this landscaping was attributed to the existing presbytery.

The principal of the day provided a letter stating the following:

> *I wish to confirm with you the following aspects of this building:*
>
> - *The new facility replaces existing buildings which will be demolished;*
> - *There will be no net increase in the amount of teaching space at the College;*
> - *Consequently, no increase in staff will occur; and*
> - *No additional staff facilities, including parking spaces will be required.*

You will note that the principal said "no additional staff facilities, including parking spaces will be required."

In **1998** the board chairperson at Frayne wrote to inform the Town CEO that the College Board were concerned with improving student safety on Teague St. The chairperson stated "*Our secondary college currently houses approximately 700 students on 2 hectares of land. If we were a new college we would be allocated 6 hectares of land and would be able to provide adequate on-site parking for parents and students*". Surprisingly, just 1 year after the principal's letter, this chairperson acknowledges that Frayne cannot provide ***adequate parking and set down areas on-site.***

In **1999** Frayne asked for a joint proposal between the Town and Frayne to construct 50 angle parking bays *in Teague* St between Duncan and Harper. In the proposal Frayne requested that Council provide "*35 unrestricted parking bays and an additional 15 angled bays with 15-minute restrictions*". The purpose of these bays was to *alleviate the parking congestion*. Yet, only two years earlier, in the 1997 submission, the principal stated that "*No additional staff facilities, including parking spaces will be required.*"

The Town of Victoria Park at the time of approving the **1997** application did not seek to make Frayne comply with the Town planning scheme that required ***adequate parking and set down areas are to be provided on-site.***

In 2002 Frayne submitted plans for **additions** to the existing educational "Ursula Frayne College" at (Lot 4) Duncan Street, Victoria Park. The additions included the construction of a gymnasium, performing arts area, teaching areas and stores, together with the upgrading of fencing to Teague Street, new resurfacing to basketball courts and entry from Teague Street and a new bus shelter on the boundary to Shepperton Road.
One of the conditions of approval was that student and staff numbers **not** increase, as a result of this approval. As the submission stated that student and staff numbers were not increasing the planning requirement of *parking and set down areas to be provided on-site* was not triggered.

In 2009 Frayne submitted plans for the construction of a new 2-storey building on the corner of Duncan Street and Teague Street. The building was to be *located over the existing basketball/netball court.* The building consists of a multi-purpose room on the ground floor, and staff room and two classrooms on the upper floor. At this time Frayne said that their student numbers had increased by 26 students. Consequently, the Town made Frayne form an agreement to provide 6 parking bays on lot 3 in the Church's carpark.

In 2014 Frayne was granted permission to build a new Hospitality and Manual Arts wing. It won a design award. The award states "*The addition respects the historic St Joachim 's School, whilst **more than doubling the available space** for the College by rising two storeys and linking back to the existing campus."*

Again, approval was granted as student and staff numbers were not increasing, as a result of this approval.

And now, in 2017 Frayne was granted permission to build another 2-storey building along Teague St at the rear of the 2009 application. The new building is approximately 6 times the floor space of the demolished science rooms it replaces, over 3000 square metres. The building consists ***of Year 7 classrooms*** on the ground floor with science classrooms on the first floor and a rooftop garden on the second floor. This building effectively removes another 1000 square metres of playing area. To put this into perspective, a netball court is around 450 square metres.

In 2015, it became mandatory that **year seven** students be relocated onto senior campuses. Interestingly, in this case the planning department (**not Council**) approved the application with the condition that there be no proposed increase in students or teachers. By doing this once again it removes the requirement that Frayne comply with the Town's requirement to provide onsite parking.

Interestingly enough, after 5 major upgrades over a 17-year period, the school's footprint has doubled but their student numbers have only increased by 26 students. I found this hard to believe. So hard to believe in fact that I rang Catholic Education and was told that the school's numbers were 840 in 2017. 120 more students than the school reported to council. Regrettably, Council's failure to restrict Frayne's *intensification*, *at any time* in the past 17 years, has brought about the need for Frayne to now find additional land for student recreation. Plausibly, Frayne's only option is to *expand into adjacent residential areas,* clearly a breach of the applicable precinct plan. Frayne has now demolished one third of the character homes in our street. Indirectly, Council has fortified the one thing that Frayne should not have done according to our precinct plan. For Frayne, or anyone else, to say that this and past developments are not impacting on our *amenity* is an insult. Will Frayne ever need to comply with a policy? When we have repeatedly advised council that the school was in breach regarding the student numbers, we were told that it couldn't be retrospectively applied. AT WHAT POINT WILL FRAYNE BE MADE TO COMPLY WITH SCHOOL NUMBERS AND PARKING. It is surprising to me that in the recent development application by Regent College, the Town of Victoria Park made Regent College provide confirmation of school numbers and an assurance that numbers would not increase. The student numbers at Regent College have been capped. Why hasn't this been done with Frayne?

Amenity

The planning commission states in their Liveable Neighbourhoods document:

"Common boundaries of school sites with residential uses should be **avoided whenever possible**. There are a number of activities conducted on school sites which can **adversely affect the amenity of residential properties**, particularly where they are ***located very close to a school site***. This is a growing problem with the trend towards increased community use of school facilities after hours. To avoid potential conflict with residential properties it is therefore preferable that school sites be surrounded by a combination of roads and amenities generally, including public open space and other compatible community, cultural recreation and sporting facilities."

Hence, to allow open space to be retro-fitted clearly goes against this policy. This statement must be considered as The Planning Commission states:

"Matters to be considered by local government

In considering an application for development approval the local government is to have due regard to the following matters to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application —

(e) any policy of the Commission; "

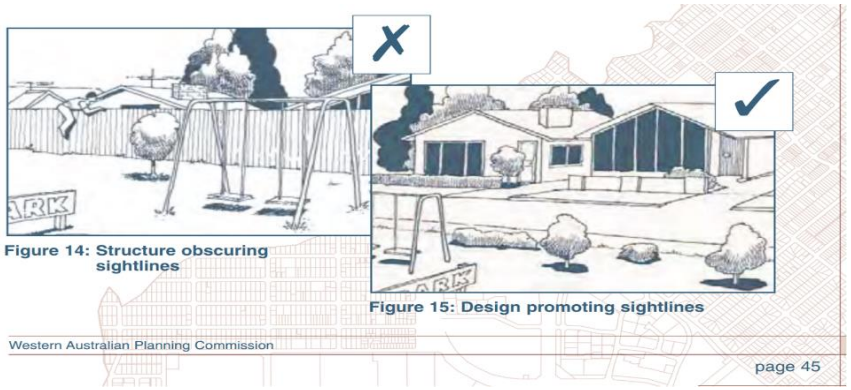
Surrounding residential development should be designed to overlook the school. Side and rear fences abutting school sites will generally not be acceptable.

The purpose of this is to have the roads act as buffers to alleviate noise concerns, parking etc.

With regard to Crime Prevention

The WA Planning Commission promotes design by sightlines….

On page 45 of their booklet the commission argues that homes should look into parks to increase surveillance.



Open site lines near parks promote safety and security for residents. However, it is impossible to balance this requirement when public open space is adjacent to residential properties because of the obvious privacy concerns of residents. I built a shed at the rear of my property approximately 25 years ago. It has *never* been broken into **until recently**. On 10th June, 2018 it was broken into during the night and a substantial amount of personal property was stolen. This can be confirmed with Kensington Police. Because the surrounding properties have been demolished the shed is now visible from Teague Street. I can now assume that *more of this* is to come.

Privacy and Noise

You will note that the park on the corner of Duncan and Sunbury complies with planning policy. Residential development on a lot directly abutting Public Open Space shall provide for passive surveillance of the Public Open Space. This shall involve all dwellings incorporating at least two major openings to habitable rooms facing the Public Open Space. Council should not support Outdoor Living Areas being located directly adjacent to areas Of Public Open Space. Any fencing along the common boundary between private property and Public Open Space shall be visually permeable 1.2m above natural ground level. The natural slope of the land has been maintained as is required.

Hence, to retrofit the open space implies then that our fence must be visually permeable and 1.2m above natural ground level. Once again, this then opens up privacy concerns with our use of the pool area and the impact of sound.

Because the site-levels will change and there will be significant filling of land. This will have a potential impact on adjoining properties concerning overlooking and overshadowing (clauses 5.4.1 and 6.4.1 of the R-Codes and section 7.1 of the guidelines). For these reasons, retaining walls, unless they are 0.5m in height or less, should be treated as though they were building walls and should be set back from property boundaries accordingly. Shouldn't there be a proper building pan included with the submission?

Acoustic Report

In the Architectural Acoustics report provided by Frayne they state that 30 to 50 students are proposed to use the site. Furthermore, it states that the sound measurements were based on 11 students randomly spaced around the site talking. The principal at his presentation to Council said that he would expect students to be playing soccer on the site. To suggest that the students would only be talking and randomly spaced around the site falls far short of reality. I would suggest that this acoustic report be done on actual measurements taken from the existing open space and taken on a day that better reflects student use in periods of high use. On any given lunchtime I hear the most energetic of these students in the backroom of my house which is located about 47 metres from the school boundary. I have no problem reiterating what is said!

In subsection 4.3 Existing Playing Courts

"The last scenario run was to observe the existing noise impact on neighbouring residences. It states that the scenario was run with a ***reasonable*** number of children using the playing courts at one time."

By not quantifying this *reasonable* number, the study loses credibility. Why were actual measurements not taken during periods of actual use? Let us be mindful of the fact that Frayne has 840 students on their campus. Through intensification of the site, they no longer have room to play. The playing surfaces ***have now halved***, this means that all the active students will now move to the remaining 3 courts at the Perth end, which is opposite our property, and if the application is successful it means all activity will be adjacent to us and also directly opposite.

Figure 1: Range of typical noise levels

Painful	120	Jet aircraft takeoff at runway edge
	110	Rock concert
	100	225mm angle grinder at 1 metre
	90	Heavy industrial factory interior
Noisy	80	Shouting at 1 metre
	70	Freeway at 20 metres
	60	Normal conversation at 1 metre
	50	Night time Outdoor Noise Target
Quiet	40	Office airconditioning
	30	Typical bedroom design target
Very quiet	20	Whisper, rural bedroom at night
	10	Human breathing at 3 metres
	0	Threshold of typical hearing

L_{Aeq} (dB re 20μPa)

To suggest a 3-metre internal ***solid*** wall would bring the noise level to a satisfactory 47 db is not something any residential neighbourhood would want. No planning department would allow this in a new development. You will note from the table above, that even with this high solid wall, the noise level rounds to the *category* **Noisy**. A more independent, truthful and reflective set of readings needs to be taken. Ideally this should be taken during summer, or fine weather, not during winter.

Student Supervision and Management

In his submission Mr. Mills states:

> *It is intended that during school hours students will access these spaces under the direct supervision of College staff primarily during the recess (11.00 – 11.30 am) and lunch (1.10 – 1.40 pm) breaks. The spaces will not be timetabled for regular Physical Education class instruction or used for carnivals, full match play, early morning or night time events/activities or similar. It is anticipated that the areas would be typically utilised by the equivalent of one to two classes of students at any one time, with the most students using the green spaces during the above breaks with slight fluctuations from time to time.*

The times that are stated correspond with student's recess and lunch. Frayne has over 840 students over six year-levels. That's 140 students per year level. This equates to around 5 classes at each year level i.e. approximately 30 classes. Assuming that 2 different classes will be rostered each day to attend the site for lunch this requires a 3-week rolling roster to be developed. I'm sorry, but this sort of system would not be implemented by even the military. Teachers are not going to wait at the crosswalk ticking off attendees every day. It is just too time intensive for a 30-minute return trip. I would assume that it will be un-metered in terms of the number of students that come over to eat lunch or play.

I would expect that planning requested a more robust and detailed traffic management plan as part of their application. Yearly, I would organise a junior football carnival to be held at Higgins Park. For this to happen, Council required a traffic management plan as the players would need to move between the oval at Higgins Park and the oval on Millen primary school. The crossing of a single road. Council required the blocking of entrances to Playfield St and the installation of traffic signs redirecting traffic. This was required even though their parents, coaches and managers were in attendance. Even though the road was blocked off, I still needed to roster a committee member to control the movement of people across the road. This was required for a one-day event. The Principal states in his submission "that staff would escort students to and from 28/30 Teague St". This is his management plan?

The principal states that "students will not be allowed on these *spaces* within school time". Often through his submission, he uses the plural tense of the word space, I would assume that he is also referring to the properties at 20/22 Teague St. In this context, there will be a future regular movement of up to 100 students crossing the road twice in any given teaching slot (hour?). This will be at a minimum frequency of twice a day (morning and lunch breaks) not to mention the use of these spaces at other scheduled times. This will result in the 1000's of daily student crossings. Consequently, the Council must, at a minimum, insist on there being a suitably qualified fulltime individual to manage the regular interference with traffic flow as a result of students moving to and from the off-campus *site.*

The principal also states that students would not be permitted on these spaces in school time without supervision. This statement seems somewhat contradictory as the 28/30 Teague St plan shows only bollards at the entrance. Does he think that students and members of the public will stay outside the open space simply because of his decree? From my initial conversation with Mr Mills, regarding the land use, I was told that their intention was for *reflective gardens*. Later, some residents received a letter saying their intention is for *passive recreational use*. Now, in his submission, the site will be used for physical education, informal games and skill acquisition practice. Furthermore, in his personal presentation to council members, Mr Mills said he could envisage students using the space to play soccer. Since the intent is to now use the site for games and the like, a need for a 3m high chain link fence inside the boundary fence is required. This chain link fencing is only used to inhibit balls and the like from damaging the boundary fence or gardens from heavy balls or from going into the adjoining neighbour's yard from misdirected ballhandling that results in team games. Mr Mills cannot be trusted to do what he says. Once this application is passed does this mean that **transportable classrooms** and other **non-permanent** structures can be placed on the land, indefinitely?

Green Space

The types of physical activity, as suggested by Mr Mills, can be done on their existing site. The Duncan street campus is well suited to all of the above-mentioned activities. In fact, some years ago, the only grassed playing area (green space) was removed and replaced with synthetic turf. I assume that Frayne did this because the grassed area did not hold up well from student use even though, in Mr Mills words, "green spaces contribute significantly to the quality of life". You will also note that the current building under construction has a floor area six times that of the building that was demolished. This building is so big that it has resulted in the loss of multiple netball/soccer courts. This is unfortunate as Mr Mills states "physical activity and exercise result in increased productivity and reduced mental health issues".

In 2002 Frayne asked Council for permission to reduce their required landscaping from 5600 square metres to 4900 square metres. Council approved this, resulting in a 20% reduction of their landscaped area. This was unfortunate as Mr Mills states "Landscaped open spaces, no matter the size, are an important component in education deliver". With this approval, Frayne was also allowed to remove multiple mature ficus trees from the front of the school. The reason given for this was that much of the area under the trees were garden beds and not accessible to students. I note that no trees were planted to compensate for this. This is unfortunate as Mr Mills states "Schools that have recreational lawn areas, gardens, trees, and other flora reflect a commitment to providing students with attractive green space". In my opinion, the town of Victoria Park's Urban Forest Strategy can't come soon enough.



The planning code says that when places for parks are chosen, the site should maintain existing site levels and eliminate the need for excessive retaining. The plan submitted requires a 1200mm retaining wall be built to accommodate the need for infill along the back corner of the property adjacent to ours. The ruler in the photo shows the impact that this new wall will have on our boundary and side fence. Consider how this will look when the 3-metre fence is added to the top of this. If Mr Mills was honest with his intent of green space there would be no need for this. *These planning principles apply to the park on the corner of Duncan and Sunbury St.* This slope removal is solely needed to accommodate sport-based activities. We have already lost our privacy through the removal of the existing homes.



Please, for Mr Mills to present an argument in the way he has is an insult to his rate-paying neighbours. He has presided over the removal of 50% of the school's playing areas in order to create additional buildings. Make no mistake, Mr Mills is using the greenspace argument as a way of advancing Frayne's business model.

With his many pages of references to green space, I ask the question. "Has Frayne ever approached the Council to use the existing community park off Duncan St?". Considering this green space already exists, and is close to the Duncan/Teague corner, would the Council prohibit Frayne from using it? Has the council ever prohibited the school from using it?

Please Councillors, reject this proposal as it stands and force Frayne to provide to residents their long-term plan, as Belmont Council has with the Perth Islamic School on the old Kewdale SHS site. In that way, we the residents, may also plan ahead and enjoy retirement.

Regards,

[redacted], Victoria Park

From: [redacted]
To: Records
Subject: Planning Application reference number 5.2018.124.1
Date: Friday, 22 June 2018 15:11:41

To whom it may concern,
I am writing to express my approval and to seek a positive endorsement of the application to make No.28 and No.30 into green space areas. These areas could be used predominantly by UFCC during break times and then by community members at all other times. At present I live close to Fraser Park and that area is used by both UFCC and the local community in a very harmonious and mutually beneficial manner. I have no reason to think the these areas would be conducted any time differently.
Yours Sincerely,
[redacted]

From: Vicki Potter
To: [redacted]
Cc: Mayor Trevor Vaughan; "Cr Claire Anderson"; Cr Julian Jacobs; "Cr Ronhhda Potter"; "Cr Karen Vernon"; Cr Jennifer Ammons Noble; "bronforvicpark@gmail.com"; Cr Brian Oliver
Subject: Re: Ursula Frayne Catholic College Teague Street Application
Date: Thursday, 26 April 2018 13:29:56

Thank you [redacted] I will be taking your comments into consideration when this application comes to the council for decision.

Cheers
Vicki Potter

Deputy Mayor
Town of Victoria Park

Chair -Community Development Committee
Member - Future Planning Committee
Member - Metro Central Joint Development Assessment Panel

Email : VPotter@vicpark.wa.gov.au
Ph: [redacted]

On 26 Apr 2018, at 11:28 am, [redacted] wrote:

> Good morning Town of Victoria Park Councillors,
>
> I am writing to express my support of the Application made by Ursula Frayne Catholic College to develop 28 and 30 Teague Street into attractive green spaces for its College community.
> I believe that as a Town of Victoria Park rate payer and as a parent of children who attend the College that approval of the Application will result in beautiful useable space for the College and improvement to the aesthetics of the street.
> Please register my support.
> Kind regards
>
> [redacted]
> Victoria Park
> Mobile: [redacted]
>
> Sent from my iPhone
>
> ---
>
> This email including attached files are confidential and intended only for the person or entity to which it is addressed. If you are not the intended recipient please notify the sender immediately and delete the e-mail from your system. Furthermore use, redistribution or copying is not authorised. Any views or

opinions presented in this email are solely those of the author and do not necessarily represent those of Bethesda Hospital Inc. It is the recipient's responsibility to check for the presence of viruses. Bethesda Hospital Inc accepts no liability for any damage caused by receipt of this email.

From: [redacted]
To: Mayor Trevor Vaughan
Subject: Re: Ursula Frayne"s Development Application
Date: Wednesday, 16 May 2018 11:57:45

Thanks for your prompt reply

[redacted]

St. Thomas' Claremont

From: Mayor Trevor Vaughan <TVaughan@vicpark.wa.gov.au>
Sent: Wednesday, 16 May 2018 11:55:16 AM
To: [redacted]
Cc: Councillors; Alison Podmore
Subject: Re: Ursula Frayne's Development Application

Thank you [redacted] for your email I appreciate your input on the application and your points have been noted.
Sent from my iPad

On 16 May 2018, at 11:46 am, [redacted] wrote:

Good Morning Trevor,

As a parent of three children that attend Ursula Frayne, two on the Duncan Street Campus and one at the Balmoral Campus, and a rate payer in the Town of Victoria Park I would really appreciate your support in regards to the schools application for the development of 28/30 Teague Street. This development would not only help the students of an inner city school, that is already very 'land locked', have access to some green space but would also increase the Town of Victoria Park's green space foot print.

I hope I can count on your support.

Looking forward to a positive outcome for all.

Thanks

[redacted]

St. Thomas' Claremont

From: [redacted]
To: Records
Cc: [redacted]
Subject: Reference number: 5.2018.124.1
Date: Tuesday, 10 July 2018 23:54:19

I would like to take this opportunity to strongly express my opposition to the proposed CHANGE OF USE TO EDUCATIONAL ESTABLISHMENT (GREEN SPACE FOR RECREATION AND OTHER PURPOSES) AND WORKS INCLUDING LANDSCAPING, FENCING & RETAINING WALLS at 28 & 30 Teague Street, Victoria Park, reference number: 5.2018.124.1.

We realise it's not enough to just state that we feel this proposed change of use is unfair. We strongly believe that it will impact on our residential amenity in many ways, and for many years to come. However, having to substantiate how our residential amenity will be impacted has been a difficult and stressful time for us, particularly when the details provided in the submission have been so poorly prepared and articulated. No thought appears to have been given to the overall management of this "green space" or perhaps this is a deliberate ploy by the school to obscure the "other purposes" or uses it has in mind. Despite all this, it has been somewhat gratifying to establish that there are a number of policies and guidelines, from all levels of government that support our claim that this change of use is not suitable or recommended in a residential area because of how it will impact of our amenity.

P6 Victoria Park Precinct Plan specifically mentions schools in this area and what is expected from them. "The existing schools and the Association for the blind are acceptable uses within the precinct. **Any further expansion or intensification** of the uses, however, will not be permitted where it involves **significant loss of existing housing** or will **impinge on the amenity of surrounding residents.** Generally, development should be in accordance with planning policy relating to non-residential development in or adjacent to residential areas. Height and scale of any development is to be compatible with existing buildings. New buildings are to be set back from all boundaries and these areas landscaped. **Adequate parking and set down areas are to be provided on-site**."

Councillors, these are **your** words in **your** plan. Without a doubt, these words safeguard our residential amenity and give it importance. And as a long time resident of Teague Street, I couldn't have said it better myself. Please let these

words guide your decisions. The intent of this plan clearly recognizes the importance of residential amenity with regard to the intensification of schools and their encroachment into a long established residential area. There is clearly no way that our amenity and enjoyment of life can be safeguarded or guaranteed if this change goes ahead.

The state government's direction is equally clear. In the Liveable Neighbourhoods - Education draft document (p.115), jointly published by the Department of Planning and the Western Australian Planning Commission it states "Common boundaries of school sites with residential lots and other non-compatible land uses **should be avoided where possible**".

It is unsettling that the school claims in their supplementary document (page 9, para 4) that "The proposed green spaces are consistent with the Victoria Park Precinct Plan, including the statement of intent, as the existing schools are stated as being an acceptable use within the precinct". This statement clearly demonstrates that the school is fully aware of what the precinct plan states but thinks the rest of the precinct plan does not apply to them. Why else would the school ignore the plan's very clear direction that expansion will not be permitted where it involves significant loss of existing housing and requires the preservation of existing trees? The four houses that have been demolished by the school represent a loss of one third or 33% of the housing with street frontage opposite the school. Is this considered significant enough? For the school to state that its intent has **always** been to convert these blocks into level grassed spaces for educational purposes further highlights that they believe the rules that apply to every one else in the Town of Victoria Park do not apply to them.

On this basis it is difficult to believe any information that the school puts forward when important facts relating to the precinct plan are left out of a discussion (or a public submission) or deliberately omitted to foster a misconception. In my opinion, this lying by omission very clearly demonstrates the complete disregard the school displays towards nearby residents. For the school to then maintain it has a good track record of working with residents is laughable. Is vilifying, and identifying, local residents (who opposed the school's unauthorized use of a temporary car park) in the school newsletter how they demonstrate this good track record? This bullying and disgraceful behaviour is unacceptable. While regular communication with residents regarding the current development has

recently improved, their deliberate attempts to again restrict our residential amenity without consideration is shocking. They simply do not care. For them to claim otherwise is disingenuous.

For the school to make comment about the “eclectic streetscape with no intact or consistent character” is insulting and does nothing to repair the damaged relationships with residents. Prior to demolition, the property at 28 Teague Street, owned by the school, was a wonderful example of a federation home originally set in landscaped gardens. During the salvage and demolition of this property, one of the salvage workers stated that it was one of the nicest homes he had ever salvaged material from. 30 Teague Street, also owned by the school, was an original character dwelling and the one of the first to be purchased. The school allowed it to remain unoccupied for over 10 years and it eventually fell into a state of complete disrepair. Vagrants routinely occupied it and the storage of building materials in the backyard encouraged rats and other vermin throughout the area. No gardens or lawn were ever maintained. It goes without saying that the school has played a starring role in creating this “eclectic streetscape”.

The school’s submission states that the only other option apart from the green space option would be to let the land remain fallow. This is a ridiculous claim. The school has the obvious option of selling the land. Having the land remain residential would be our preferred option as multiple dwellings would conform to the Draft Perth and Peel @ 3.5 million higher-density requirements. Contrary to what the school states, we would **not** have any issue with multiple 2-storey developments on this site and would prefer this option above anything proposed by the school.

As the school has demonstrated, it has absolutely no ethical or moral problem with demolishing character dwellings so perhaps they should consider demolishing the Presbytery located adjacent to the school and church and relocating it onto one of the vacant lots. The sale of the remaining land should adequately finance this. One of the priests currently lives in Isia House at 18 Teague Street so the location appears to be more than suitable. This option would then allow green space to be created on-site eliminating the need to move students across, what as we all know, can be a very busy street, to the recreational space. We feel this solution would be a win-win for all stakeholders.

Despite requests for a Future Plan detailing the proposed development on both

the school site and vacant properties, this has not been forthcoming. The provision of future or master plans appears to be standard practice in many local councils, and was made a requirement for development by the Australian Islamic College in Kewdale. The school's Master Plan was recently endorsed by the City of Belmont and outlines all future development plans. With traffic an ongoing issue and concern for residents in the area, the master plan has a strong focus on traffic management. In 2016, Christ Church Grammar School prepared a council approved Traffic Management and Transport plan to address parking and traffic flow, again based on concern by nearby residents. We can only surmise that the school's opposition to providing such a plan stems from their preferred approach to intensify by stealth so as to avoid having to comply with the relevant parking requirements and student numbers.

Closer to home, it appears that a traffic management plan was required and submitted as part of a recent development by Regent College in Victoria Park. It is very concerning, but not surprising to local residents, that absolutely no mention has been made of how traffic will be managed or how students will safely access 28 & 30 Teague during school hours. In order for local residents to have some sense of surety about what is happening to their street and neighbourhood, we request that this development application be rejected until a master plan, that includes traffic, parking and transport management, as well as future building development and projected students numbers is provided.

We are also distrustful of the wording of the school's submission that the green spaces "will not include any **permanent** structures". To ensure that **no** structures, permanent or temporary, are allowed on this site, this statement should read that the green spaces "will not include **any structures**". This change of wording would clearly preclude the inclusion of temporary structures such as prefab buildings (classrooms, toilets), stalls, food trucks and temporary shade structures. It really is all about trust and having wording like this does nothing to make residents trust the school.

We are also concerned that the Town of Victoria Park has changed the title of the development application to "CHANGE OF USE TO EDUCATIONAL ESTABLISHMENT (GREEN SPACE FOR RECREATION AND ***OTHER PURPOSES***) AND WORKS INCLUDING LANDSCAPING, FENCING & RETAINING WALLS." The addition of the ambiguous phrase "**OTHER PURPOSES"** into the title (it was not part of the school's submission), adds an unnecessary level of complexity to the

application. I respectively ask for the term “other purposes” to be removed as its inclusion could allow the green spaces to be used for anything ranging from temporary parking to after school events.

In addition to this, the school’s inconsistent approach to the possible use of the vacant blocks located at 28 & 30 Teague Street has changed from initially being a reflective garden (as reported in the Southern Gazette), through to a passive recreation space and now, in it’s latest iteration, a modified sports ground. While all uses would not be acceptable in a residential area, we strongly object to the space being used for any form of modified sport that requires the necessity of a 3-metre chain mail fence, on top of a retaining wall, as this may potentially cause a denial of sunlight and overshadowing to our property. This will only be further exacerbated when the proposed vines become established and will not reduce any noise as implied in the submission. We are also concerned that our glass pool fencing, a large glass table and full-length glass back windows could sustain damage from mis-kicked soccer balls. We regularly return soccer balls that have been kicked from the school, across Teague Street and into our front garden. In addition, any sized ball kicked into the pool can restrict the water flow and cause significant damage in the form of a burnt out motor or damaged pump.

We recently took the principal’s advice and had a look at how green space has been established at the school’s East Victoria Park campus. What we found was that the setback between the retaining wall, colourbond and chain mail fencing and the adjacent private residence was approximately 5 metres. This distance would help in limiting the loss of amenity due to excessive noise or overshadowing. Let us be very clear about this. The recreation space at the East Victoria Park campus has been customized for an early childhood age group. As long-term residents of Teague Street we remember when the St. Joachim’s preschool was located directly opposite our house and the noise levels were substantially less than what we experience now when basketball and soccer are played at lunchtime and recess. We strongly object to the loss of amenity we will face through the increased likelihood of damage to our property as well as the increase in noise levels.

It is one thing to have a backyard that is open and visible to neighbours and quite another for it to be open and visible all day, every day to large numbers of students with all the noise and lack of privacy this would bring. At least

neighbours would bring some sense of safety and security compared to being isolated and exposed. This will become more isolating as we age. No one wants to retire and be surrounded by 3 metre high chain mail fencing, from one end of the property right up to the footpath that makes our home look and feel like a prison. Most local parks would not be used anywhere near the extent of the proposed green space. In a nutshell, if we wanted to live next to a park, with lower incidental use than what is proposed, we would've bought next to a park.

In additional to the issues outlined above, we believe that the development application for both a proposed change of use as well as proposed works does not meet the requirements of the Town of Victoria Park's Town Planning Scheme 1 or the relevant precinct plan 6. It also appears to be non-compliant with other local government policies related to non-residential development in or adjacent to residential areas, car parking, retaining walls and climate control.

The Town Planning Scheme 1 (TPS1) Design Guidelines "call for a thorough site and context analysis to be undertaken for any development proposal" and "the focus upon the development site alone is not regarded as adequate" (p. 105). The development application submitted by the school does not indicate how the surrounding properties will be affected. Based on this, it is clearly non-compliant, as no consideration has been given to the proximity of our house and bedrooms to the proposed site.

The Town Planning Scheme 1 also draws attention to the "availability of alternative nearby publically accessible space" (p. 67). There is currently a similarly sized recreational space located on the corner of Sunbury Ave and Duncan Street that could be considered as an alternative green space. In the 30+ years as a nearby resident this park has always been under-utilized. It is also interesting to note that the sloping site levels in this park have been maintained in line with the scheme's design guidelines.

Management of Public Open Space and anti social behaviour

Our opposition to this change of use is not just based on non-compliance with the Town Planning scheme and precinct plan. The proposal is poorly constructed with no management plan in place. We would like to know of examples where a private school has successfully made land open and available to the public **and** how this was managed. The submission is **very** light on these types of planning details. While there are examples of public land being used by schools in the

area – Fraser Park, Harold Rossiter and Raphael Park all spring to mind – that is a very different thing to what is being proposed. The majority of private schools nearby have their own playing fields in suitably designated or zoned areas. There are no details of how this "green space" area will be managed before and after school hours and on the weekends. Who would be responsible for managing anti-social behaviour on this "open to the public" private property? Does the council want this responsibility? Victoria Park is already a recognized crime hot spot and we believe the openness of this area has facilitated a very recent break-in where a substantial amount of personal property was stolen.

Public Health

How does the school propose to manage removal of dog faeces and other waste from within this open space? As well as it being unsightly, it is clearly unhygienic. It is common knowledge that disease can be spread from animals to human through waste, clearly constituting a public health danger. Unattended rubbish bins and food scraps also attract rats, mice and cockroaches. We have no confidence in the school's ability to manage this as litter and food scraps blowing into residents' properties from the school has been a constant annoyance for the entire time we have lived here and is the reason most properties in the street have front fences. As we all know, litter pollutes the environment, including our waterways - particularly after rain, where it risks getting flushed into these systems.

As stated, we are strongly opposed to **ANY** change of use for this land. We have no confidence that the school will abide by any limitations placed upon it's use as the limited detail provided in the lengthy supplementary information and plans demonstrates the complete lack of consideration given towards the potential loss of residential amenity surrounding residents will face. The following examples support our claim that the school does not feel it needs to comply with council policy and guidelines and are in breach:

TPS1 Design Guidelines state that in relation to the surrounding areas the following needs to be addressed:

- **Difference in levels between the site and surrounding properties.** The proposed site plan requires substantial retaining work to level the area. According to the design elements included in the guidelines, development should minimize changes to existing levels at site boundaries and street

boundaries.

- **Overshadowing**

LPP 36 - Climate Control (Energy Efficiency) states *"New development should not deny solar access to neighbours'* primary *outdoor living areas".* We have recently installed a new swimming pool and landscaped the garden directly adjacent to the boundary of 28 Teague Street with sun hardy and drought tolerant plants as this position currently receives a large amount of full sun. This location assists in passive solar heating of the pool and spa.

The Resident Consultation Letter provided by the Town of Victoria Park states that "along the common boundary with No. 26 Teague Street a retaining wall up to a maximum height of 1.27 metres above natural ground level is proposed. The height of the retaining wall and retained fill along this lot boundary is, on average, 0.85m above natural ground level". It is disappointing that more accurate measurements were not included in the plans provided by the school. The retaining walls are shown but without any form of measurements attached to them or the fences in the diagrams provided. Given our history with the school we have to wonder why this important information was omitted.

Having a 1.8 metre colourbond fence with a 3.0 metre high chain mail fence positioned inside of that and situated on top of a 1.27 metre retaining wall will without doubt cause overshadowing of our primary outdoor living area. The growing of vines or any vegetation against the fence will also add to this overshadowing. Further to this, any increase in the fence height directly adjacent to our house will result in loss of natural lighting to our laundry, both bathrooms and 2nd bedroom. As previously stated, the boundary fence is less than a metre from the side of our house. No additional setback has been allowed for in the plans. This non-compliance due to overshadowing and denial of natural sunlight is not acceptable. We strongly object to the loss of amenity we will face through overshadowing.

We also have a verandah and deck area that is our primary outdoor recreation space and this is directly adjacent to the boundary of 28 Teague Street. Since the property at 28 Teague Street was demolished, we have lost all privacy to this area. If we are standing on the deck we can now be seen from the street. This is also where we exit the house to use the pool and

surrounds. Anyone standing towards the back rear half of 28 & 30 Teague Street can also see directly into our living area. To our knowledge, no form of modeling to ensure privacy has been investigated. No consideration for this loss of privacy has been given. Without the provision of screening at the end of verandah our privacy will be substantially impacted. This is clearly in breach of the Town Planning scheme 1 with particular regard to publicly accessible space and "consideration of the need to maintain privacy" (P.67). We strongly object to the loss of amenity we will face through lack of privacy.

- **Potential noise sources.** The acoustic report included in the application does not provide a realistic measurement of what the potential noise will be. We remain unconvinced that the noise monitoring and the recommendations incorporated into the submission will safe guard our residential amenity **at all** with regard to noise levels. We currently provide regular child-care during the school week for our 2 young grandchildren and the current noise levels from the basketball courts across the road, particularly at lunch time and recess, restrict the use of our 3rd front facing bedroom with regard to them having morning and/or afternoon sleeps. The proposed change of use to educational establishment (green space for recreational use and **OTHER PURPOSES**) will situate similar noise levels from a recreational space less than a metre away from the other 2 available bedrooms. Having students playing any form of modified sport less than a metre away would preclude their daytime sleep in any of our bedrooms. It would also impact on my health and how I manage my chronic health conditions (rheumatoid arthritis and migraines).

  Additional noise generated by regular lawn mowing, maintenance and sprinkler systems has also not been addressed. According to the plan, the only removable bollard is very close to our property so this would be the obvious entry point for lawn-mowing and maintenance machinery. No consultation has been forthcoming over what times this would be done.

  The school's long-standing lack of consideration for surrounding residents is further demonstrated by the choice of recommended fencing material. Colourbond fencing is not recognized for its soundproofing ability. If the school is serious about providing consideration for this obvious loss of residential amenity, it would be investigating other noise mitigating options such as double-glazing to our front, side and back windows. We strongly

object to the loss of amenity we will face through increased noise and request independent, realistic testing be carried out preferably during fine weather.

- **Safety and line of sight**. The obvious lack of privacy due to this open space makes our property much less safe not more as the school has claimed in the development application. Our garage, situated on the boundary of the right of way and now clearly visible from Teague Street was recently broken into for the first time and a considerable amount of personal property was stolen.

- **Boundary walls and retaining have regard for the impact on neighbours**. The Town of Victoria Park – Building Retaining Wall Information sheet (p. 111) states:

  "Prior to erecting a retaining wall greater than 500mm in height or within 1.0m of a boundary, an application for a building permit is to be submitted to Council, and must include the following:

  Site plan – showing proposed location and height of the retaining walls

  Structural drawings – designed/certified by a structural engineer when >500mm in height or within 1.0m of a boundary

  Proximity of adjacent buildings/structures

How are residents, from directly adjoining properties, to accurately determine the degree of overshadowing and loss of solar access that may occur if only the average height and maximum height of the retaining wall are included in the Town of Victoria Park's community consultation letter? Are effected residents expected to just hope for the best or seek independent assessment?

From: [redacted]
To: Mayor Trevor Vaughan
Subject: Support of green space @ teague street.
Date: Thursday, 24 May 2018 13:43:37

Dear Town Of Victoria Park,

We are long time homeowners in East Victoria park and have chosen Ursula Frayne Primary school and High school for our 3 children. We have also attended Millen Primary School and sporting events at Kent Street Senior High school.

We are fully supportive in encouraging the expansion of smaller inner city schools to include green space for students.

We would like to express our full support for the plans submitted by Ursula Frayne on Teague street as well as our support for maintaining the best interests of all secondary schools in our great town. Please consider the importance of greenspaces for the school and the need for an old school to change to suit modern educational needs.

Not permitting this means more and more town residents look to south Perth and city schools for their educational needs. This takes children out of local sports and out of our local community which I see happening every year.

Kind regards,

[redacted]

From: [redacted]
To:
Subject: Teague Street : Green space Plan for Ursula Frayne Catholic College
Date: Monday, 30 April 2018 21:54:25
Attachments: UFCC Support to Green Space Plan.pdf

Dear,

Please find attach my support for the development of green space in Teague Street.

Thank you for your consideration.

Kindest regards,

[redacted]

Town of Victoria Park

To whoever is concerned : Mayor and Councillors

30 April 2017

Dear councillors,

Object : Ursula Frayne Catholic College Development plan Teague Street

I am writing to you to support the green space plan in Teague Street.
My name is [redacted] we have two children at the College on Duncan Campus.

Over the seven years we have been very happy with the education of Ursula Frayne Catholic College. It is a small affordable school with professional staff and supportive community. However, the only disadvantage is the lack of green space. Often our children complain about spending hot summer days on the cement in the quadruple or having to catch the bus to a fitness centre to do sport, or walking all the way to the closest park.

Today, the College is planning the opportunity to offer the students a decent green space in the premise of the school, just crossing the road. We are very supportive of this project.
All students in Western Australia deserve quiet, green land to relax, exercise, bond, play and rejuvenate after many hours sitting in a classroom.

We do hope that you will realise that is a vital asset for a College to help their students to grow, play, and be nurtured in a green natural sunlight environment. The green space should not be considered as exclusive to suburban or country schools.
Open green area will improve their wellbeing, their mental health as well as their physical health. It will benefit students, staff and the community.

Thank you for your consideration.

Looking forward to hearing from you.

Regards

[redacted]

[redacted]

Sturt McDonald

From: Geoff Mills (Ursula Frayne Catholic College) <Geoff.Mills@ufcc.wa.edu.au>
Sent: Thursday, 12 July 2018 15:18
To: Sturt McDonald
Cc: Jody Cabalzar (Ursula Frayne Catholic College); Veronica Parker (Ursula Frayne Catholic College)
Subject: Re: 28 - 30 Teague Street
Attachments: Petition Comments_120718.pdf; Petition Signatures_120718.pdf

Dear Sturt,

As a part of the consultation I am forwarding a copy of the petition and associated comments (@ 12 July 2018) in support of the College's development application to convert the vacant blocks at 28/30 Teague Street into usable green spaces for educational purposes. To date, 697 responses have been recorded.

Please acknowledge receipt by return email.

With regards and best wishes.

Geoff Mills
PRINCIPAL
Direct Line: 9470 0943

Ursula Frayne Catholic College | A Catholic education in the tradition of the Sisters of Mercy
15 Duncan Street, Victoria Park | Perth WA 6100 | Tel: 08 9470 0900 | Fax: 08 9470 2094
ABN: 99024601686 | CRICOS Provider Code: 00765K | Web: www.ursulafrayne.wa.edu.au

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From: Sturt McDonald <SMcDonald@vicpark.wa.gov.au>
Date: Wednesday, 11 July 2018 at 12:09 pm
To: "Jody Cabalzar (Ursula Frayne Catholic College)" <Jody.Cabalzar@ufcc.wa.edu.au>
Cc: "Geoff Mills (Ursula Frayne Catholic College)" <Geoff.Mills@ufcc.wa.edu.au>
Subject: RE: 28 - 30 Teague Street

Hi Jody,

Submissions are still being registered as I type this email, and will (especially if we receive any letter) could be registered as late as Thursday or Friday.

I'll endeavour to have some rough figures provided to you regarding submissions for/against the proposal on Friday, and outline some of the concerns raised.

Best regards,

Sturt McDonald
Planning Officer

08 9311 8111

Support our College's Development Application for green space on Teague St



Ursula Frayne Catholic College started this petition to Town of Victoria Park

Our students, the College and the wider community of Victoria Park will benefit from having attractive, well planned and managed green spaces located on Teague Street; in order to relax, recreate and recharge, to enhance both wellbeing and learning.

We need **YOUR** support to help get the College's Development Application (DA) approved by the council. Without approval of the DA, the blocks will remain in their current state, unable to be used by the College or wider communities.

Let's create something wonderful for our community!

Please sign the petition today to support the development of these blocks from sandy voids into beautiful green spaces.

Start a petition of your own
This petition starter stood up and took action. Will you do the same?

Start a petition

698 have signed. Let's get to 1,000!

First name

Last name

Email

Rivervale, 6103
Australia

Please share my name and email address with Ursula Frayne Catholic College, so that I can receive updates on this campaign and others.

Display my name and comment on this petition

Sign this petition

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change.org

Ursula Frayne Catholic College

Recipient: Town of Victoria Park

Letter: Greetings,

Support our College's Development Application for green space on Teague St

Signatures

Name	Location	Date
Kelly Chambers	Australia	2018-04-10
Joseph Di Giuseppe	Winthrop, Australia	2018-04-12
Susan Northey	Perth, Australia	2018-04-12
Mary McGonigle	Dianella, Australia	2018-04-12
Mandy Williams	Aveley, Australia	2018-04-12
Leanne Appleford	Aveley, Australia	2018-04-12
Kelly Chambers	Perth, Australia	2018-04-12
Elsa Silva	Victoria Park, Australia	2018-04-12
Jody Cabalzar	Victoria Park, Australia	2018-04-12
Anna Hill	St James, Australia	2018-04-12
Shauna Taylor	BullCreek, Australia	2018-04-12
Cathy Armstrong	East Victoria park, Australia	2018-04-12
Jasmine Collier	East Victoria Park, Australia	2018-04-12
Damian Stefanoff	Victoria Park, Australia	2018-04-12
Lianne Airey	Leeming, Australia	2018-04-12
Rose Warburton	Perth, Australia	2018-04-12
Katrina Footman	East Victoria park, Australia	2018-04-12
Jessica Palermo	Tuart Hill, Australia	2018-04-12
Jason Bradley	Victoria Park, Australia	2018-04-12
Tricia Green	Perth, Australia	2018-04-12

Name	Location	Date
Theresa Davis	Victoria Park, Australia	2018-04-12
Jodi Scott	Australia	2018-04-12
Carmelina Zaffino	Australia	2018-04-12
Nicole Moskwiak	Victoria Park, Australia	2018-04-12
Symone Cope	Perth, Australia	2018-04-12
Jasmine Sinagra	Attadale, Australia	2018-04-12
Enrique Campbell	Attadale, Australia	2018-04-12
Veronica Parker	Perth, Australia	2018-04-12
Natali Mikulic	kardinya, Australia	2018-04-12
Georgina Hardwicke	Perth, Australia	2018-04-12
Jenny Susanto-Lee	Perth, Australia	2018-04-12
Nick Noble	Vic park, Australia	2018-04-12
Renée Wilkinson	Australia	2018-04-12
Jo-Ann Long-Turner	East Victoria Park, Australia	2018-04-12
sally Okoye	Perth, Australia	2018-04-12
Bronwyn Bergl	East Perth, Australia	2018-04-12
Wayne Taborda	Perth, Australia	2018-04-12
Tania Welsh	Kensington, Australia	2018-04-12
MARnie Doulis	Perth, Australia	2018-04-12
Keryn McKinnon	Carlisle, Australia	2018-04-12
Carol Farson	Perth, Australia	2018-04-12
Mark Rodgers	Falcon, Australia	2018-04-12

Name	Location	Date
Joshua Stock	South Perth, Australia	2018-04-12
Donna Di Bartolomeo	Carlisle, Australia	2018-04-12
Caroline Chemiron	East Perth, Australia	2018-04-12
diane Piper	Perth, Australia	2018-04-12
Rebecca Dowling	Perth, Australia	2018-04-12
Fiona Childs	Cloverdale, Australia	2018-04-12
Lisa Fasolo	Perth, Australia	2018-04-12
Wendy Turner	Perth, Australia	2018-04-12
Kerri RichardsScully	East Vic Park, Australia	2018-04-12
Danielle Cartet	East Victoria park, Australia	2018-04-12
Nyree Small	South Perth, Australia	2018-04-12
Erin Hunter	Australia	2018-04-12
Eileen Daly	Australia	2018-04-12
Monika K	Perth, Australia	2018-04-12
Nazareno Zaffino	Bentley, Australia	2018-04-12
Sally Matthews	Australia	2018-04-12
Daniel Chambers	Perth, Australia	2018-04-12
Natalie Armstrong	Iluka, Australia	2018-04-12
Linda Metcalfe	Perth, Australia	2018-04-12
Deborah Holtmeulen	Harrisdale, Australia	2018-04-12
Rosey Duttson	Bateman, Australia	2018-04-12
Kerri Shepherd	Australia	2018-04-12

Name	Location	Date
Kate McKenzie	Mt Pleasant, Australia	2018-04-12
Theresa Podger	Kingsley, Australia	2018-04-12
Evelyn Tay	Armadale, Australia	2018-04-12
Nicole Cikarela	Perth, Australia	2018-04-12
Gail Hughes	Australia	2018-04-12
Sharlene Banton	East Victoria Park, Australia	2018-04-12
Trish Pearson	Perth, Australia	2018-04-12
Natalie Bates	Victoria Park, Australia	2018-04-12
Frances Moon	Moonee Ponds, Australia	2018-04-12
Raff Di Bartolomeo	Carlisle, Australia	2018-04-12
Shana O'Shea	Perth, Australia	2018-04-12
Alana Hepworth	East Victoria Park, Australia	2018-04-12
Melody Miles	Success, Australia	2018-04-12
Maria Nicolosi	Victoria Park, Australia	2018-04-12
Vicki Chandler	East Victoria Park, Australia	2018-04-12
Megan Goodhew	Huntingdale, Australia	2018-04-12
Geoff mills	Victoria Park, Australia	2018-04-12
Gillian Merredew	Victoria Park, Australia	2018-04-12
Kristina Annesley	Perth, Australia	2018-04-12
Jackie Connor	Montrose, Australia	2018-04-12
Vicki Barker	Dudley park, Australia	2018-04-12
Karon Russell	Manning, Australia	2018-04-12

Name	Location	Date
Pam Corso	Cannington, Australia	2018-04-12
Jean Redfern	Victoria Park, Australia	2018-04-12
Rosemary Bennett	Perth, Australia	2018-04-13
Jessica Oxley	Canning Vale, Australia	2018-04-13
Martha Kim	Australia	2018-04-13
A Van reeken	Australia	2018-04-13
Maria Vulin	Perth, Australia	2018-04-13
John van Heerwaarden	Perth, Australia	2018-04-13
sarah knight	st james, Australia	2018-04-13
Andrea Terenciuk	East Victoria Park, Australia	2018-04-13
heather shaw	kensington, Australia	2018-04-13
Evelien Martens	East Victoria Park, Australia	2018-04-13
Tanya Carino	Perth, Australia	2018-04-13
Vanessa Ormonde-Barker	Fremantle, Australia	2018-04-13
Brad Galvin	Perth, Australia	2018-04-13
Lyndsay Darwent-Hunt	Victoria Park, Australia	2018-04-13
Subashni De Biran	Belmont, Australia	2018-04-13
Faye Mauhay	Calgary, Canada	2018-04-13
William Stevenson	Australia	2018-04-13
Steve Crispin	Perth, Australia	2018-04-13
Daveena Burke	East Victoria Park, Australia	2018-04-13
Amanda Roberts	Kensington, Australia	2018-04-13

Name	Location	Date
Desiree Kalypso	Victoria park, Australia	2018-04-13
Helen Ford	Kewdale, Australia	2018-04-13
Pauline James	Como, Australia	2018-04-13
Owen Tredget	Rivervale, Australia	2018-04-13
Beth McLoughlin	Vic Pk, Australia	2018-04-13
Careen Jabonete	Victoria Park, Australia	2018-04-13
Maike Bollen	Nedlands, Australia	2018-04-13
Lavena Dominic	Perth, Australia	2018-04-13
Amy Chapman	Lathlain, Australia	2018-04-13
Arlina Amiruddin Sulaiman	Australia	2018-04-13
Wayd Blakiston	Attadale, Australia	2018-04-13
Kristy Cooper	Belmont, Australia	2018-04-13
Adam Waddell	High Wycombe, Australia	2018-04-13
Vanessa Jackson	Perth, Australia	2018-04-13
Sandra Chung	Jecheon, South Korea	2018-04-13
Chelsea Dale	Carlisle, Australia	2018-04-13
Rikki-lee Reardon	Australia	2018-04-13
Dean Norman	Perth, Australia	2018-04-13
Sharon Appleton	Rivervale, Australia	2018-04-13
Cindy Underwood	Perth, Australia	2018-04-13
Jo Morgan	Perth, Australia	2018-04-13
Daniel Smee	East Perth, Australia	2018-04-13

Name	Location	Date
Samantha Moonemalle	Langford, Australia	2018-04-13
Carly Heath	Wanneroo, Australia	2018-04-13
Karen Haynes	Perth, Australia	2018-04-13
Atoa Enari	Perth, Australia	2018-04-13
Tanya Steele	Perth, Australia	2018-04-13
Joanne Ashman	Australia	2018-04-13
Mildred Rungassamy	Western Australia, Mauritius	2018-04-13
Riana Pattiasina	Aubin grove, Australia	2018-04-13
Annie Shen	Perth, Australia	2018-04-13
Gayle Sims	Perth, Australia	2018-04-13
Pauline Moran	Perth, Australia	2018-04-13
Kellie Patterson	Huntingdale, Australia	2018-04-13
Daniel Sims	Perth, Australia	2018-04-13
Barbara Jamer	East Perth, Australia	2018-04-13
STEVEN BUBALO	Canning Vale, Australia	2018-04-13
Jeremy Jordan	KENSINGTON, Australia	2018-04-13
Sharon Morris	Perth, Australia	2018-04-13
Nikki Hanley	Perth, Australia	2018-04-13
sabatino pizzolante	Attadale, Australia	2018-04-13
Talena Garfitt	Cloverdale, Australia	2018-04-13
Ciju SEBASTIAN	Forrestfield, Australia	2018-04-13
Rachna Vasisht	Beckenham, Australia	2018-04-13

Name	Location	Date
Susan Biggar	Singapore, Singapore	2018-04-13
Gillian Bremner	Perth, Australia	2018-04-13
Nicole Ralph	Wembley, Australia	2018-04-13
Rebecca Nutt	victoria park, Australia	2018-04-13
Victoria Borja	Beckenham, Australia	2018-04-13
Bernadette Moore	San Fernando, Philippines	2018-04-13
Neil Biggar	Belmont, Australia	2018-04-13
Alison Brayford	Perth, Australia	2018-04-13
Thea Cook	Perth, Australia	2018-04-13
Lloyd Pieri	Perth, Australia	2018-04-13
sandra dawson	geraldton, Australia	2018-04-13
pierre nahas	Australia	2018-04-13
Janie Brown	St James, Australia	2018-04-13
Tania Baharom	Perth, Australia	2018-04-13
Tara Delane	East Victoria Park, Australia	2018-04-13
Louise Nakkan	Sydney, Australia	2018-04-13
Charlotte Baharom	St James, Australia	2018-04-13
Michele Caporn	Kurralta Park, Australia	2018-04-13
Monique Law	Subiaco, Australia	2018-04-13
Annarita Mirco	Bentley, Australia	2018-04-13
Carine Kan Wah	Perth, Australia	2018-04-13
Jeanette Chin	Perth, Australia	2018-04-13

Name	Location	Date
Kathy OConnor	Perth, Australia	2018-04-13
Sandra Aji	Canning Vale, Australia	2018-04-13
Vanessa Ormonde-Barker	Fremantle, Australia	2018-04-13
Natasha Spiewak	Cloverdale, Australia	2018-04-13
Susanna Lanyi	Bibra Lake, Australia	2018-04-13
Jenni Camilleri	Campsie, Australia	2018-04-13
Donna Kennedy	Australia	2018-04-13
Marie Granaghan	Perth, Australia	2018-04-13
Julie Western	Nedlands, Australia	2018-04-13
Laisona Lawrance	Bentley, Australia	2018-04-13
Judy Schneider	Australia	2018-04-13
Akiko Danker	Attadale, Australia	2018-04-13
Cooper Brough	Perth, Australia	2018-04-13
Katie Lucas	Wilson, Australia	2018-04-13
Tania Mirco	Perth, Australia	2018-04-13
Malcolm Galley	Perth, Australia	2018-04-13
Carolyn Seemann	Adelaide, Australia	2018-04-13
Karen Merrick	East Victoria park, Australia	2018-04-13
Sue Mckinley	Morley, Australia	2018-04-13
Regina Tan	South Perth, Australia	2018-04-13
Ethan Calleja	Australia	2018-04-13
Helena Mattavelli	Perth, Australia	2018-04-13

Name	Location	Date
David Hellmuth	Burswood, Australia	2018-04-13
Emma Jasper	East Perth, Australia	2018-04-13
Julie Southwell	East Victoria Park, Australia	2018-04-13
Ryan Fraser	victoria park, Australia	2018-04-13
Sonja Hall	Belmont, Australia	2018-04-13
Reena Lowry	Maylands, Australia	2018-04-13
Kim Dawson	Australia	2018-04-13
Steve Middleton	Vic Park, Australia	2018-04-13
Rustom Borja	Perth, Australia	2018-04-13
Linda Halll	Perth, Australia	2018-04-13
Tracey Blair	Australia	2018-04-13
Kana Riley	East Victoria Park, Australia	2018-04-13
Shirley Kennedy	Castle Hill, Australia	2018-04-13
Carla Martinez	Australia	2018-04-13
Narelle West	Australia	2018-04-13
Jackie Rizkalla	Perth, Australia	2018-04-13
John Banu	Victoria Park, Australia	2018-04-13
Jim Craigen	Perth, Australia	2018-04-13
Jo Camilleri	Australia	2018-04-13
James Pearson	Rossmoyne, Australia	2018-04-13
Tara Rond	Perth, Australia	2018-04-13
felicity edwards	lathlain, Australia	2018-04-13

Name	Location	Date
Skye Mccahon	Australia	2018-04-13
Sandra Burton	East Victoria Park, Australia	2018-04-13
Justine Doust	Perth, Australia	2018-04-13
Mishkaah Sallke	Maylands, Australia	2018-04-13
Bernadette Gaughan	Leederville, Australia	2018-04-13
Justine Walsh	Kensington, Australia	2018-04-13
Robert Minutolo	Australia	2018-04-13
Laura Ryan	Newtown, Australia	2018-04-13
Nina Maher	East Perth, Australia	2018-04-13
veronica martinelli	Perth, Australia	2018-04-13
Maria Augustine	Perth, Australia	2018-04-13
Ameeka Barrett	Australia	2018-04-13
Samantha Butler	East Victoria Park WA, Australia	2018-04-13
Lennie Edwards	Perth, Australia	2018-04-13
Harry Brayford	Victoria Park, Australia	2018-04-13
Evona Tyl	Wellard, Australia	2018-04-13
Megan Haddada	Perth, Australia	2018-04-13
Ivana O’ Hara	Perth, Australia	2018-04-13
Andrew Greenlaw	Perth, Australia	2018-04-13
Kylie O’ Dea	Perth, Australia	2018-04-13
Leanne Gardner	East Victoria Park, Australia	2018-04-13
Carrol Western	Perth, Australia	2018-04-13

Name	Location	Date
David Harrison	East Victoria Park, Australia	2018-04-13
Anna ward	Australia	2018-04-13
Carlo Moretta	Perth, Australia	2018-04-13
Emma Phillips	Australia	2018-04-13
debra robinson	Applecross, Australia	2018-04-13
Morena Stanley	Manning, Australia	2018-04-13
Christopher Dease	Perth, Australia	2018-04-13
Linda Pine	Perth, Australia	2018-04-13
Amanda Davies	Australia	2018-04-13
Brian Dease	Perth, Australia	2018-04-13
James Milne	Perth, Australia	2018-04-13
Justine Ambrosio	Australia	2018-04-13
Sam Newton	Australia	2018-04-13
Jenn Go	Aubin Grove, Australia	2018-04-13
Ty O	Vic Park, Australia	2018-04-13
Shirley Rahayu	Canning Vale, Australia	2018-04-13
Tricia linto	Australia	2018-04-13
Christie McILroy	Australia	2018-04-13
madeline Towns	singleton, Australia	2018-04-13
Moira Flanagan	Perth, Australia	2018-04-13
Shannan bradley	Australia	2018-04-13
Kim Holman	Perth, Australia	2018-04-13

Name	Location	Date
samantha valverde	Rivervale, Australia	2018-04-13
Maria Grefaldeo	Dublin, Ireland	2018-04-13
Vera Ioannidi	Perth, Australia	2018-04-13
Isabella Haddad	Perth, Australia	2018-04-13
Azad Hossain	Minto, Australia	2018-04-13
Maria Angela Salazar-Reimer	Rivervale, Australia	2018-04-13
Terry Austen	Bassendean, Australia	2018-04-13
Tina Simpson	Perth, Australia	2018-04-13
Luciana Ribeiro-Armitage	Furnissdale, Australia	2018-04-13
Nikki Middleton	Perth, Australia	2018-04-13
Ciara Biggar	Belomont, Australia	2018-04-13
Sarah Glasson	Leeming, Australia	2018-04-13
Bree Handley	Carlisle, Australia	2018-04-13
Michelle Slee	Perth, Australia	2018-04-13
Maria Fisher	Perth, Australia	2018-04-13
Christine Simon	Australia	2018-04-13
Lee Baston	Australia	2018-04-13
Lisa Forsyth	Rivervale, Australia	2018-04-13
Muiz Murad	Maylands, Australia	2018-04-13
Valencia Daly	Perth, Australia	2018-04-13
Lori Willis	Perth, Australia	2018-04-13

Name	Location	Date
Megan Bateman	Perth, Australia	2018-04-13
Bethany Velarde	Fort Wayne, Indiana, US	2018-04-13
Gladis John	Murdoch, Australia	2018-04-13
Kylie Zoghbi	Perth, Australia	2018-04-13
Jesi Ieraci	Subiaco, Australia	2018-04-13
Melissa West	Perth, Australia	2018-04-13
Christian Stevens	Australia	2018-04-13
Kate Sloss	Australia	2018-04-13
alicoa stsllam	Australia	2018-04-13
Susie Barragans	Australia	2018-04-13
Gordon Fisher	Perth, Australia	2018-04-13
Anna Celenza	Cloverdale, Australia	2018-04-13
Xavier Andrade	Perth, Australia	2018-04-13
Julie East	Melbourne, Australia	2018-04-13
Amanda Capitani	Lathlain, Australia	2018-04-13
James Terenciuk	east Victoria Park, Australia	2018-04-13
FRANK CELENZA	South Perth, Australia	2018-04-13
Emma Clark	Rivervale, Australia	2018-04-13
Eddie Ieraci	Australia	2018-04-13
Rhianna Ta	Coolbinia, Australia	2018-04-13
Ceri Hamilton	Success, Australia	2018-04-13
Elizabeth Andrade	Mumbai, India	2018-04-13

Name	Location	Date
Sue Deering	Vic park, Australia	2018-04-13
Stacey Geerlings	Noranda, Australia	2018-04-13
Rechelle Campher	Fremantle, Australia	2018-04-13
Stephen Arapa	Sydney, Australia	2018-04-13
Kate Mills	Australia	2018-04-13
Tiziana Bouwhuis	East Victoria Park, Australia	2018-04-13
Deborah Roberts	Embleton, Australia	2018-04-13
Alannah Cooper	North Melbourne, Australia	2018-04-14
Justin Tuohy	Rivervale, Australia	2018-04-14
Geraldine Harris	Byford, Australia	2018-04-14
Jane Clark	Redcliffe, Australia	2018-04-14
Jacinta Mahady	Australia	2018-04-14
Connie de Koning	Australia	2018-04-14
James Giancola	Perth, Australia	2018-04-14
Melanie Vidoy	Perth, Australia	2018-04-14
Jason Walsh	Kensington, Australia	2018-04-14
Kimberley Mckrill	Mandurah, Australia	2018-04-14
nita ng	Subiaco, Australia	2018-04-14
Jackie Hughes	Australia	2018-04-14
Bianca Beston	St James, Australia	2018-04-14
Lisa Wittman	Australia	2018-04-14
Paul Reid	Perth, Australia	2018-04-14

Name	Location	Date
Adele Harrison	Klemzig, Australia	2018-04-14
Daniela Schönebeck	Wellington, New Zealand	2018-04-14
Jerline Joseph	South Lake, Australia	2018-04-14
Anne Andriani	Perth, Australia	2018-04-14
Laura Clemo	Thornlie, Australia	2018-04-14
Paula Wallace	Perth, Australia	2018-04-14
Richelle deaves	Australia	2018-04-14
Annette Bilic	Manning, Australia	2018-04-14
Shirley Johnson	HAMILTON HILL, Australia	2018-04-14
Ben Whitehouse	Australia	2018-04-14
Shelley Newton	Carlisle, Australia	2018-04-14
Tina Warren	Martinez, California, US	2018-04-14
Noah Colace	Perth, Australia	2018-04-14
Joanne Semini	Carlisle, Australia	2018-04-14
Leonie Collins	Leederville, Australia	2018-04-14
Marc Dimmick	Kingsley, Australia	2018-04-14
Claire Hegarty	KENSINGTON, Australia	2018-04-14
Beverley Ward	Australia	2018-04-14
Anne Miller	Melbourne, Australia	2018-04-14
Dee Briscoe	Perth, Australia	2018-04-14
Rebecca Loveland	Coolbellup, Australia	2018-04-14
Karen Cassidy	Perth, Australia	2018-04-14

Name	Location	Date
Karen Monten	Clarence Park, Australia	2018-04-14
Bhupesh Tandel	Australia	2018-04-14
chantal CLANCEY	Australia	2018-04-14
Joanne Campione	Gold Coast, Australia	2018-04-14
Rhiannon Eriksson-Perilli	Australia	2018-04-14
Shannon Roberts	Australia	2018-04-14
Cheryl Edwards	Roleystone, Australia	2018-04-14
Ingrid Froehlich	Australia	2018-04-14
Jhen Teope	Perth, Australia	2018-04-14
Oshiel Tanubrata	Lathlain, Australia	2018-04-14
B Wyley	Australia	2018-04-14
Ingelle Moore	Australia	2018-04-14
Vanessa White	Perth, Australia	2018-04-14
Veronica Holland	Australia	2018-04-14
Eleanor Moon	Los Angeles, California, US	2018-04-14
Hailey Szkolik	Australia	2018-04-14
Katina Baker	Australia	2018-04-14
Tara Murthy	Australia	2018-04-14
Kerry Fischer	Bibra lake, Australia	2018-04-14
IRIS BARAHONA-ABBOTT	Yangebup, Australia	2018-04-15
Anna Higgs	Perth, Australia	2018-04-15
Charmaine mcpherson	Perth, Australia	2018-04-15

Name	Location	Date
Nadia Lay	Australia	2018-04-15
Amy Wight	Australia	2018-04-15
Bryan Pagoda	Lathlain, Australia	2018-04-15
Sonal Peiris	Australia	2018-04-15
Claire Emmett	Thornlie, Australia	2018-04-15
Mary-Jane Popovic	Australia	2018-04-15
Philip Jurjevich	Perth, Australia	2018-04-15
Leanne Lee	Applecross, Australia	2018-04-15
Glennis Whitney	Rockhampton, Australia	2018-04-15
Joseph Tamigi	East Victoria Park, Australia	2018-04-15
Gail D’Cruze	South Perth, Australia	2018-04-15
Muffassir Ahmed	Australia	2018-04-15
Jocelyn Gilroy-Widdis	Rivervale, Australia	2018-04-15
Kate Edwards	Geraldton, Australia	2018-04-15
Pamela Vanderfield	Australia	2018-04-15
ogden kidd	Australia	2018-04-15
Catherine Tabi	RIVERVALE, Australia	2018-04-15
Kathleen TrmbyTemby	East Victoria Park, Australia	2018-04-15
Don Gillespie	Lathlain, Australia	2018-04-15
Miya Maeda	Australia	2018-04-15
Laura Brown	Piara Waters, Australia	2018-04-15
Emma Tickner	East Victoria Park, Australia	2018-04-15

Name	Location	Date
Achini Senaratne	Perth, Australia	2018-04-15
Amanda Sgambelluri	Perth, Australia	2018-04-15
MEGan Hollow	Mandurah, Australia	2018-04-15
Jan Williams	Australia	2018-04-15
Elise M	Australia	2018-04-15
Theresa Miller	Armadale, Australia	2018-04-15
Karen Martin	Victoria Park, Australia	2018-04-15
Jocelyn Edmonds	Rivervale, Australia	2018-04-15
Sandi McDonald	Beckenham, Australia	2018-04-15
Julienne Prendergast	Nedlands, Australia	2018-04-15
David Wilson	East Victoria Park, Australia	2018-04-15
Sharnie Gater	Kalamunda, Australia	2018-04-15
Lisa Carles	Perth, Australia	2018-04-16
Mark Farraway	Perth, Australia	2018-04-16
Adam Gardner	Perth, Australia	2018-04-16
CLAUDIA HARLAN	Cannington, Australia	2018-04-16
Damian Morabito	East Victoria Park, Australia	2018-04-16
Wayne Dierden	South Perth, Australia	2018-04-16
Chris Tickner	Perth, Australia	2018-04-16
Caroline Rockliff	Victoria Park, Australia	2018-04-16
Max Rockliff	Victoria Park, Australia	2018-04-16
Loesie Hartono	Western Australia, Australia	2018-04-16

Name	Location	Date
Tania Bisana	Australia	2018-04-16
Lina Armstrong	LATHLAIN, Australia	2018-04-16
Lisa Searcy	Australia	2018-04-16
Faith Ee	Kewdale, Australia	2018-04-16
Sharyn Burns	Perth, Australia	2018-04-16
Gavin Anderson	Kewdale, Australia	2018-04-16
Barbara Cahill	Australia	2018-04-16
Kay Burns	Kelmscott, Australia	2018-04-16
Belinda Beeson	Bentley, Australia	2018-04-16
Liana Tania	Australia	2018-04-16
Estelle Truscott	Bedfordale, Australia	2018-04-16
Melainie Rochester	Carlisle, Australia	2018-04-16
ruth eszenyi	Perth, Australia	2018-04-16
Isabelle Trees	Kewdale, Australia	2018-04-16
Adam Gibson	East Victoria Park, Australia	2018-04-16
Alison Goodwin	Perth, Australia	2018-04-16
Aileen EMERY	Perth, Australia	2018-04-16
Stephanie Anderson	Kenwick, Australia	2018-04-16
Roy Barnett	Subiaco, Australia	2018-04-16
Vidhi Khetarpal	Perth, Australia	2018-04-16
Justine Leavy	Australia	2018-04-16
Bernie McCrann	Champion Lakes, Australia	2018-04-17

Name	Location	Date
Jennie Stevens	Perth, Australia	2018-04-17
Ella McKean	Bassendean, Australia	2018-04-17
Jann Boere	East Victoria Park, Australia	2018-04-17
Jade Saunders	Mandurah, Australia	2018-04-17
Kurt Riley	Perth, Australia	2018-04-17
Helen Stubbs	Victoria Parl, Australia	2018-04-17
Charmaine Hauptle	Perth, Australia	2018-04-17
Hamish stubbs	Victoria Park, Australia	2018-04-17
Lloyd Rozario	Meadow Springs, Australia	2018-04-17
Teddy Segoro	Shenton Park, Australia	2018-04-17
Renee Logan	Perth, Australia	2018-04-17
Steve Logan	Perth, Australia	2018-04-17
Helen Morey	Port Kennedy, Australia	2018-04-17
Susana Boullosa	Australia	2018-04-17
Yohini Arul	South Perth, Australia	2018-04-17
Debb Dellar	Carlisle, Australia	2018-04-17
Desama Bailey	East Victoria Park, Australia	2018-04-18
Gabby Fitzpatrick	Carlisle, Australia	2018-04-18
Laura Wrzoskiewicz	Australia	2018-04-18
George Zahorodnyj	Australia	2018-04-18
Simone French	Australia	2018-04-18
Tania Herbert	Bentley, Australia	2018-04-18

Name	Location	Date
Julie Merlino	Australia	2018-04-18
Ann Horrocks	Australia	2018-04-18
stacey criddle	perth, Australia	2018-04-18
Elizabeth Di Pio	ST JAMES, UK	2018-04-18
Dianne Lowery	Australia	2018-04-18
Stephanie Cutler	Perth, Australia	2018-04-19
Elise Aboumerhi	Australia	2018-04-20
Jude Dierden	Australia	2018-04-20
Lyn Brownjohn	Australia	2018-04-20
Sally Jane	Carlisle, Australia	2018-04-20
Barbara Chounding	South Perth, Australia	2018-04-20
Charlotte Hayes	Nollamara, Australia	2018-04-20
Andy Dalton	Perth, Australia	2018-04-21
Leanne Francisco	Beeliar, Australia	2018-04-21
Nerissa Byas	KENSINGTON, Australia	2018-04-21
Kleber Claux	Perth, Australia	2018-04-22
Emma Dawes	Australia	2018-04-22
Cody Brown	Australia	2018-04-22
Jack Ives	Australia	2018-04-22
Brooke Millikan	Australia	2018-04-22
Teresa drake	Australia	2018-04-22
Wendy Parish	Perth, Australia	2018-04-22

Name	Location	Date
Ayak Majok	Australia	2018-04-22
Savannah Love	Australia	2018-04-23
christina kazakis	Australia	2018-04-23
Kathryn Agar	Waterford, Australia	2018-04-23
Leanne Fernandes	London, UK	2018-04-23
Anna Lewandowski	Australia	2018-04-23
Don Agar	Waterford, Australia	2018-04-23
Joanne Agar	Waterford, Australia	2018-04-23
Samantha Eastlake	Australia	2018-04-23
Pamela Copley	Warrandyte, Australia	2018-04-23
Liam Short	Australia	2018-04-23
Steven Linley	Australia	2018-04-23
Keith Ligtermoet	Australia	2018-04-23
Sonia Szewczuk	Cairns, Australia	2018-04-24
Joy Johnston	Australia	2018-04-24
Tom SJ	Australia	2018-04-24
Yvonne Bradley	Attadale, Australia	2018-04-24
Dean Walsgott	East Victoria Park, Australia	2018-04-24
Lucy Scott	Australia	2018-04-24
Lillian Cusack	Riverton, Australia	2018-04-24
Svetlana Boyd	Perth, Australia	2018-04-25
Ricki Napoli	Perth, Australia	2018-04-26

Name	Location	Date
Margaret Rath	Victoria Park, Australia	2018-04-27
Nat VDH	Booragoon, Australia	2018-04-27
karen mcro	Perth, Australia	2018-04-27
Teresa Lukan	Kensington, Australia	2018-04-28
Margratte Joseph	Kenwick, Australia	2018-04-29
Siya Jose	East Perth, Australia	2018-04-29
Michele Sant	Rivervale, Australia	2018-04-29
Sheleen Davis	victoria park, Australia	2018-04-30
Jodie Boulton	Victoria Park, Australia	2018-04-30
Robert Sant	RIVERVALE, Australia	2018-04-30
annaliza alcantara	Perth, Australia	2018-05-01
Amelie Ho	Australia	2018-05-01
Doris Marenko	COMO, Australia	2018-05-01
Jennifer Jackson	Rivervale, Australia	2018-05-01
Rebecca Mcadam	Perth, Australia	2018-05-01
Natalie OBrien	Perth, Australia	2018-05-01
Ashley Baker	Bassendean, Australia	2018-05-01
Beena Raj Singh	Perth, Australia	2018-05-01
Lisa Moore	Success, Australia	2018-05-01
Michelle Puttick	Australia	2018-05-01
James Wallace	Canning Vale, Australia	2018-05-01
Shay Miller	South Perth, Australia	2018-05-01

Name	Location	Date
Bernadette Upton	Morley, Australia	2018-05-01
Tanya Brabin	Perth, Australia	2018-05-01
Jeromie Mack	Perth, Australia	2018-05-01
Sandra Smith	St James, Australia	2018-05-01
James Stewart	Burswood, Australia	2018-05-01
Hayley Connolly	Cloverdale, Australia	2018-05-01
Scott Feilding	Belmont, Australia	2018-05-01
Kirsten Brown	Perth, Australia	2018-05-01
Nicola Parker	Australia	2018-05-01
Gloria Nicolosi	Kewdale, Australia	2018-05-01
Zsuzsanna Herényi	Maylands, Australia	2018-05-01
Maria Le Comte	Scarborough, Australia	2018-05-01
Rebecca Nair	Willetton, Australia	2018-05-01
sarah belcher	australia, Australia	2018-05-01
Justin Tuohy	Australia	2018-05-02
Ian Gaffey	Australia	2018-05-02
Nicoletta Lancaster	Perth, Australia	2018-05-02
Vanessa Monard	Perth, Australia	2018-05-02
Helen Elms	Cottesloe, Australia	2018-05-02
Helen Morrison	Australia	2018-05-02
Lorette Ditchfield	Australia	2018-05-02
Candice Gertau	South Perth, Australia	2018-05-02

Name	Location	Date
Lloyd McLauchlan	Australia	2018-05-02
Sarah Smythe	South Perth, Australia	2018-05-02
Louise Peovitis	South Perth, Australia	2018-05-02
Michael Gray	Morley, Australia	2018-05-03
Rhianne Ransom	Belmont, Australia	2018-05-04
Julia Dickson	Perth, Australia	2018-05-04
Jo Bussell	Victoria Park, Australia	2018-05-05
Margaret Levien	Singapore, Singapore	2018-05-05
Amanda Cope	Australia	2018-05-05
Cherie Hyland	Bentley, Australia	2018-05-05
Kyla Garic	Perth, Australia	2018-05-05
Kirsty Lane	Perth, Australia	2018-05-05
Haylee Di Gregorio	Victoria Park, Australia	2018-05-06
Vasant Agarwal	Perth, Australia	2018-05-06
Martin Phan	Perth, Australia	2018-05-06
Angela Baek	Harrisdale, Australia	2018-05-06
katie mcinerney	Perth, Australia	2018-05-07
Rowena Skinner	Perth, Australia	2018-05-07
Dean Adams	Perth, Australia	2018-05-07
A Page	Perth, Australia	2018-05-07
Rosemary Preston	Safety Bay, Australia	2018-05-07
Snimol Thomas	Kenwick, Australia	2018-05-07

Name	Location	Date
Christine Martelli	East Perth, Australia	2018-05-07
Megan Connolly	Perth, Australia	2018-05-07
Carolyn Mcknight	Australia	2018-05-07
Casey Potter	Victoria Park, Australia	2018-05-07
robert mangione	perth, Australia	2018-05-07
Loren Vergona	Australia	2018-05-07
Tiziana Nici	Shelley, Australia	2018-05-08
Jo Henry	Jandakot, Australia	2018-05-08
David Fraser	Victoria Park, Australia	2018-05-08
Serena Wellicome	Rivervale, Australia	2018-05-09
Leticia Liu	Attadale, Australia	2018-05-11
Stephanie Chan	Lathlain, Australia	2018-05-12
Bryan Chan	P, Australia	2018-05-12
Sally Watkins	Attadale, Australia	2018-05-14
Madi Brown	Waterford, Australia	2018-05-14
Maria Smee	East Perth, Australia	2018-05-14
Marcus Collier	Perth, Australia	2018-05-14
Jude Gleeson	Balga, Australia	2018-05-14
Tess Schelinski	Como, Australia	2018-05-14
JOHN BOLDOCK	Dalkeith, Australia	2018-05-14
Gabrielle Bird	Rivervale, Australia	2018-05-14
Jacqueline Pruiti	South Perth, Australia	2018-05-14

Name	Location	Date
Louise Law	Perth, Australia	2018-05-14
A Vara	Maylands, Australia	2018-05-14
Elenita Van Oosbree	Perth, Australia	2018-05-14
Greety Joseph	Maylands, Australia	2018-05-14
kimberley Mack	Perth, Australia	2018-05-14
Brian Martin	Victoria Park, Australia	2018-05-14
Ramin Rahmani	Wilson, Australia	2018-05-14
Jessica Llapitan	East Victoria Park, Australia	2018-05-14
Richmond Loh	Perth, Australia	2018-05-14
Patricia Gabb	Perth, Australia	2018-05-15
Margaret Cala	Byford, Australia	2018-05-15
Sarah Williams	Burswood, Australia	2018-05-15
Cherry Manimtim	Perth, Australia	2018-05-15
Katia Giussani	East Victoria Park, Australia	2018-05-15
Tracey Pola	Perth, Australia	2018-05-16
Steven POLA	Perth, Australia	2018-05-17
Jillian Kosovich	Success, Australia	2018-05-17
Allegra Best	Perth, Australia	2018-05-18
Lachlan Harvey	Clarkson, Australia	2018-05-18
Joanne Zappia	Como, Australia	2018-05-18
Bonnie Mitchell-Lewis	Lathlain, Australia	2018-05-18
Xuxu Errington-Wood	Perth, Australia	2018-05-18

Name	Location	Date
Teisha Bristow	Australia	2018-05-18
Alice Beeson	Fremont, California, US	2018-05-18
S Chan	Perth, Australia	2018-05-18
Tailah Dobson	South Perth, Australia	2018-05-18
Keith Wynyard	Australia	2018-05-18
Stephanie Bentink	Perth, Australia	2018-05-18
Annie Purbrick	Perth, Australia	2018-05-18
Maddi Duff	Perth, Australia	2018-05-19
Brittany Cleary	Australia	2018-05-19
Jason West	Australia	2018-05-19
Alex Ko	Australia	2018-05-19
Max Di Lello	Perth, Australia	2018-05-20
Declan Yong	Attadale, Australia	2018-05-22
Fulton borthwick	Applecross, Australia	2018-05-23
Sabrina D'Cruze	Attadale, Australia	2018-05-23
Theresa Lwin	Subiaco, Australia	2018-05-25
Paul Gabb	Perth, Australia	2018-05-27
Nitin Solanki	Maddington, Australia	2018-05-27
kate Johnston	East Vic Park, Australia	2018-05-28
Carla Pavlovic	Attadale, Australia	2018-05-29
Simon Schmidberger	Willetton, Australia	2018-05-30
kiera annesley	Perth, Australia	2018-05-31

Name	Location	Date
Simon Bosustow	Perth, Australia	2018-06-04
Sean Melvin	Attadale, Australia	2018-06-05
Sharon Bussanich	Perth, Australia	2018-06-07
Rebecca Mullins	East Victoria Park, Australia	2018-06-15
Michael Mullins	East Victoria Park, Australia	2018-06-15
Justine Stephen	Australia	2018-06-15
Marion Wallace	Australia	2018-06-15
Stephen Morris	Burswood, Australia	2018-06-15
Susan Stirton	Lathlain, Australia	2018-06-15
Kerubo Hanggi	Perth, Australia	2018-06-15
Susan Biggar	Australia	2018-06-16
Winifred Akidi	Perth, Australia	2018-06-16
Suzanne Waters	Australia	2018-06-17
Eliza Healey	Australia	2018-06-17
Maureen Johnson	Carlisle, Australia	2018-06-19
Arathi Fernandes	Perth, Australia	2018-06-19
Ian McDonald	East Victoria Park, Australia	2018-06-20
Erin Cardy	Kewdale, Australia	2018-06-20
Marie Metaxas	Maylands, Australia	2018-06-20
Pritee Moodelly	Queens Park, Australia	2018-06-21
Sunny Suliwaty	Perth, Australia	2018-06-21
Rosemarie Mascarenhas	Australia	2018-06-21

Name	Location	Date
Kylie Bourke	Perth, Australia	2018-06-21
Darren Fernandes	Bangalore, India	2018-06-21
Edmund Dsouza	Westcliff on sea, England, UK	2018-06-21
Angus Cameron	Australia	2018-06-21
Debbie Denness	Australia	2018-06-22
Jason moorby	Australia	2018-06-22
Joyce McMahon	Perth, Australia	2018-06-22
Denise Polinelli	Perth, Australia	2018-06-22
Kasiem Okoye	Booragoon, Australia	2018-06-23
A B	Australia	2018-06-23
Joseph Dowse	Perth, Australia	2018-06-26
Dani Obrien	Coodanup, Australia	2018-06-27
Farmer Jenny	Victoria Park, Australia	2018-06-29
amy mathieson	Victoria Park, Australia	2018-06-29
Valia Raffa	Perth, Australia	2018-06-29
Joyce Tasma	Australia	2018-06-29
Benjamin Patching	Australia	2018-06-29
Carolyne McCarthy	Australia	2018-06-29
Miss Sofia Rita Belmonte	Australia	2018-06-30
Viet Nguyen	Cannington, Australia	2018-06-30
Michael Hansen	Australia	2018-06-30
tracy gordon	Australia	2018-06-30

Name	Location	Date
Ryan Leung	Australia	2018-06-30
Sin Wang	Australia	2018-06-30
Snezana Trkulja	Australia	2018-06-30
Kaya Grocott	Australia	2018-06-30
Samuel Hogg	Australia	2018-06-30
Nick West	Australia	2018-07-01
Steve Summerell	Australia	2018-07-01
Helen Ferguson	Australia	2018-07-01
Jock Thompson	Australia	2018-07-01
Gyorgyi Szabo	Australia	2018-07-01
Terry Walmsley	Perth, Australia	2018-07-01
Kelly Grandiek	Australia	2018-07-02
Lachlan Davies	Australia	2018-07-02
Thomas McDonald	Victoria Park, Australia	2018-07-02
Jesus Bello	Victoria Park, Australia	2018-07-02
Erin Stuart	Australia	2018-07-02
Geoff Moore	East Victoria Park, Australia	2018-07-02
Vaughan McCue	Belmont, Australia	2018-07-04
Ben Mansour	Perth, Australia	2018-07-07

change.org

Ursula Frayne Catholic College

Recipient: Town of Victoria Park

Letter: Greetings,

Support our College's Development Application for green space on Teague St

Comments

Name	Location	Date	Comment
Anna Hill	Perth, Australia	2018-04-12	Green spaces are critical to providing healthy habitats for humans, wildlife and plants particularly in densely built places.
Jasmine Collier	East Victoria Park, Australia	2018-04-12	This would be benefitical to not only the school but the community too.
Theresa Davis	Australia	2018-04-12	I am running a personal campaign of green-ness and would be happy to see more of it on Teague Street attracting birds and adding to a pleasant street scape. The students would appreciate a green space for relaxing and reflecting on their learning and plans for the future.
Renée Wilkinson	Australia	2018-04-12	I'm a resident and ratepayer and school Mum and we need more green space in our community not less.
Donna Di Bartolomeo	Australia	2018-04-12	The greening of the surrounds in it which the school sits is a wonderful gesture to the community. So many recent developments within the Town of Victoria Park have removed canopy and green space.
Kate McKenzie	Mt Pleasant, Australia	2018-04-12	I like green space
Theresa Podger	Kingsley, Australia	2018-04-12	Green space is great for our environment
Gail Hughes	Australia	2018-04-12	Benefits to the children are ten fold let alone the green space.
Geoff mills	Victoria Park, Australia	2018-04-12	The provision of these green spaces will provide a mutual benefit for the young people attending the College and potentially for the wider community as well. Get on board!
Jessica Oxley	Canning Vale, Australia	2018-04-13	I think the students and the community will benefit from a nice relaxing green space. It will be a good environment to unwind and enjoy some fresh air.
William Stevenson	Australia	2018-04-13	Green grass and trees or a vacant eyesore? Pretty simple choice really.
Desiree Kalypso	Victoria park, Australia	2018-04-13	Its a great idea!!
Owen Tredget	Perth, Australia	2018-04-13	Would be a wonderful addition to the area!
Lavena Dominic	Perth, Australia	2018-04-13	We need more green space for the kids and the community than having a vacant land .
Arlina Amiruddin Sulaiman	Australia	2018-04-13	I'm signing this petition in support to convert the vacant blocks at 28 and 30 Teague Street into level, grassed spaces

Name	Location	Date	Comment
			for educational use for Ursula Frayne CC and the local community
Adam Waddell	High Wycombe, Australia	2018-04-13	This will be a wonderful joint space for residents of Victoria Park and students of Ursula Frayne Catholic College to use. It will provide a nature space in an inner-city suburb within an ever-expanding infrastructure. It will not only lift the physical and aesthetic appearance, but promote the importance of green spaces in a rapidly changing world.
Atoa Enari	BELMONT, Australia	2018-04-13	As a parent of the school, I hope the ToVP considers our proposal as a resolve to alleviate the pressure of crowdness on the school grounds during recess/lunch breaks. The proposed Green Space infrastructure will allow students to use the Green Space during school days for relaxation and mindful purposes during their breaks in which can make a difference in their mental wellbeing given the stresses they face with life's learnings. The investment we make to show that we care to our communities and in this case, to our Ursula Frayne community can and will pay positive dividends to the ToVP community tomorrow. Thank you and all the best!
Sharon Morris	Perth, Australia	2018-04-13	More space for children to run around...why wouldn't you support this?
Rebecca Nutt	victoria park, Australia	2018-04-13	Great Idea and will look great for Vic Park!
Alison Brayford	Australia	2018-04-13	The way forward!
Judy Schneider	Australia	2018-04-13	A community garden with some trees in appropriate positions, would enhance the site.
Stephen Rellis	EAST VICTORIA PARK, Australia	2018-04-13	Would be nice upgrade to area and makes site more usable.
Ryan Fraser	victoria park, Australia	2018-04-13	Excellent initiative and inline with the greening of Victoria Park. As a parent at the school and a Victoria Park rate payer, I would be very pleased to see this occur for my children and also the broader community.
Linda Halll	Perth, Australia	2018-04-13	I think it is a fantastic idea. Great for our kids.
Carla Martinez	Australia	2018-04-13	I live in the area and my kids go to Ursula Frayne...
tania baharom	Australia	2018-04-13	As a parent at the school I would love for our children to be able to access more green space. As the ToVP increases in population, it is becoming harder to find green infrastructure - this is a great opportunity for both the students and the wider community within ToVP.
Jim Craigen	Australia	2018-04-13	More green space in the urban area can only be a good thing for the community

Name	Location	Date	Comment
Jo Camilleri	Australia	2018-04-13	My cousin goes to this school and would love this to go ahead
Justine Walsh	Australia	2018-04-13	More green space for the community is always a good thing
Maria Augustine	Perth, Australia	2018-04-13	My kids go to UFCC and it would be great to see this development happen. Green area is always a good thing for environment and for people as well
debra robinson	Applecross, Australia	2018-04-13	It would be so beneficial for the students of UFCC and the wider community of Victoria Park to have green space to relax, unwind.
Luciana Armitage	Australia	2018-04-13	What a wonderful project. It will benefit all community of Victoria Park and all students who attend UFCC and students of surrounds schools living in Vic Park. A great green space.
Lori Willis	Perth, Australia	2018-04-13	Our kids need somewhere to sit outside, socialise with their peers.
Gladis John	Murdoch, Australia	2018-04-13	A green space will be great for kids.
Christian Stevens	Australia	2018-04-13	Every child deserves serenity to learn, grow and inspire.
Adele Harrison	Klemzig, Australia	2018-04-14	The students at the school deserve a beautiful green space.
Shelley Newton	Carlisle, Australia	2018-04-14	Its the one thing the college is missing, a grassed space
Leanne Lee	Australia	2018-04-15	Any opportunity to develop and maintain green space within our community must be encouraged and supported.
Jocelyn Gilroy-Widdis	Australia	2018-04-15	Something the school really needs for the mental health of the students.
Achini Senaratne	Perth, Australia	2018-04-15	For kids to enjoy nature
Karen Martin	Victoria Park, Australia	2018-04-15	So much nicer than a concrete structure
Wayne Dierden	South Perth, Australia	2018-04-16	This is an innovative solution to the shortage of open space for the children of Ursula Frayne to play which does not unduly burden the wider community.
Chris Tickner	Australia	2018-04-16	A wonderful idea for the college, Town of Vic Park and greater community. This will enhance the existing space and can only benefit all in a world of diminishing open spaces - a no-brainer for me!
Loesie Hartono	Western Australia, Australia	2018-04-16	It would be great to see more green space in the area.

Name	Location	Date	Comment
Lisa Searcy	Australia	2018-04-16	It’s a worthy cause
Faith EE	Australia	2018-04-16	It benefits the kids and environment.
Belinda Beeson	Australia	2018-04-16	The more greenspaces the better
Yohini Arul	South Perth, Australia	2018-04-17	Great for the kids as more nature, better environment & not just loads of concrete & benefits the Town of Vic Park & the community
Debb Dellar	Australia	2018-04-17	Just make sure it IS green space for all to use....not more concrete jungle and buildings that then don’t give the environment chased
Desama Bailey	Australia	2018-04-18	Good idea and I'm sure the college will create a wonderful space for all the community.
Barbara Chounding	South Perth, Australia	2018-04-20	What an excellent opportunity for the community of Victoria Park and the school. I hope this gets the go ahead.
Yvonne Bradley	Attadale, Australia	2018-04-24	Wonderful opportunity for the students of the College and the wider community to enjoy this open green space.
Jo Driscoll	Perth, Australia	2018-05-01	Absolutely agree with this DA, why wouldn't the community want more green space for everyone to enjoy as well as the children and staff from the College!
Nicola Parker	Australia	2018-05-01	Green space is important for all, our health, mental wellbeing and appreciation of nature
sarah belcher	australia, Australia	2018-05-01	More green space is needed and would be wonderful for the community
Helen Elms	Australia	2018-05-02	A clam and tranquil space for students and staff to spend time sounds fabulous
Helen Morrison	Australia	2018-05-02	Every school needs plenty of Green space.
Julia Dickson	Australia	2018-05-04	Green space is essential for this school as it has minimal areas for students and staff to ultilise on a daily basis.
Jo Bussell	Australia	2018-05-05	Vic Park recently went through an Urban Tree Strategy process which highlighted the need to increase Vic Park's low % of tree canopy to reduce the heat island effect, to provide more food for native fauna among many other reasons. These type of spaces will help with the highlighted canopy goals needed.
marg levien	Mount Richon, Australia	2018-05-05	The loss of trees so noticeable from when I first attended At Joachim's as it was then called.
A Page	Perth, Australia	2018-05-07	Ursula Frsyne is one of few inner city school choices. It is the only affordable Catholic one. If I had lots of greenery on my school campus then they need it too. Very hard to engineer on a small block.

Name	Location	Date	Comment
Richmond Loh	Australia	2018-05-14	Is there a purpose for a vacant sandy block? Let's transform it into something of beauty.
Margaret Cala	Byford, Australia	2018-05-15	I have grand children at the school and support the Ursula Frayne plan for green space within the lower school campus. I believe this will enhance the opportunities for outdoor recreation for the children.
Tailah Dobson	South Perth, Australia	2018-05-18	I wish there was something like this when I was there
jen cuccovia	Australia	2018-06-15	Green spaces promotes a healthy well being and refreshes the air. If fast food chains were allowed to be built too close to our homes, why not allow this green space?
jen cuccovia	Australia	2018-06-15	Green spaces promote a healthy well being and refreshes the air. If fast food chains were allowed to be built too close to our homes, why not allow this green space?
Arathi Fernandes	Perth, Western Australia, Australia	2018-06-19	This space will be wonderful for students and the community
Jesus Bello	Victoria Park, Australia	2018-07-02	I live in Teague St. A green space will be a great improvement for the area and will help the children to have more opportunities for outdoor recreation. It will look better than what we got now.

TEAG28

Ursula Frayne Catholic College



TOWN OF VICTORIA PARK
File No. S-2018-124-1
Xref No. PR3716
24 JUL 2018
BLP ☐ CLP ☐ FLBLP ☐ FIN ☐ RAN ☐ PLN ☐ RAT ☐ EH ☐ BLD ☐
RLP ☐ CEO ☐ HR ☐ NE ☐
☐ DOC No.

RESPONSE TO OBJECTIONS/CONCERNS RAISED IN THE PUBLIC CONSULTATION
CHANGE OF USE TO EDUCATIONAL ESTABLISHMENT (GREEN SPACE FOR RECREATION AND OTHER PURPOSES) AND ASSOCIATED WORKS INCLUDING LANDSCAPING, FENCING & RETAINING WALLS on land situated at NO.28 (LOT 32) & NO.30 (LOT 33) TEAGUE STREET, VICTORIA PARK

The College has consulted widely with the residents in Teague and surrounding streets and endeavoured to positively engage with them in a manner that is empathic and responsive. We genuinely care about and have pro-actively tried to solicit their views in relation to the College's proposal through direct but respectful dialogue. It has never been the College's intent to engage in an aggressively adversarial approach to this process in preference for a respectful exchange of ideas with the intent of achieving a mutually acceptable outcome for all stakeholders.

During the Public Consultation in relation to the College's application to develop the vacant blocks at 28/30 Teague Street, Victoria Park into usable green spaces for educational purposes the following (highlighted) objections and areas of concern were raised. While the College believes that most of the matters raised have already been addressed in its revised submission (12 April 2018) and the Architectural Acoustics report by Gabriels Hearne Farrell (23 May 2018), the following is provided in response to the listed concerns and is to be read together with these documents.

Inconsistency with Town's Planning documents – notably Local Planning Policy 3 and the Victoria Park Precinct Plan – P6 [Objection to expansion of the school into the residential area]

Town Planning Documents

Permissibility of Use

The subject lots are currently zoned 'Residential' with a residential coding of R40 under the Town of Victoria Park Town Planning Scheme (TPS 1). The Zoning Table in TPS 1 includes 'Educational Establishment' as a use class. This use class is an 'AA' use in the Residential zone; therefore, it is a discretionary use that Council can grant development approval.

As detailed in the College's 12 April 2018 submission, the proposed green spaces for educational purposes can be comfortably classified as an educational establishment, and is permissible on 28 and 30 Teague Street subject to Council granting development approval.

Impact on Streetscape

Teague Street between Harper and Duncan Streets has a very eclectic streetscape with no intact or consistent character. The subject side of Teague Street comprises nine dwellings and four vacant lots (including 28 and 30 Teague Street). This represents only 69% of properties accommodating a residential dwelling, and these dwellings have vastly different style and age.

The proposed green spaces with its high-quality landscaping elements (trees, lawn, garden beds, etc.) will greatly beautify and enhance the amenity and value of the streetscape. The positive contribution to the streetscape amenity would be visually comparable to that of a landscaped local park.

Impact on Amenity of Area

The proposed green spaces do not include any buildings and comply with the relevant development requirements of TPS 1 and local precinct plan and planning policies (as outlined below).

The College has carefully planned and designed the green spaces and their usage with high regard to minimising the impact on the neighbouring residences. These design elements and usage measures (use limited to College hours – typically 8.00am – 5.00pm, direct supervision of students by College staff, etc.) will mitigate any undue impact on the amenity of the adjacent residences. In addition, the proposed trees, garden beds and high fencing along the side and rear boundaries together with the rear 6m wide right-of-way will act as an immediate and effective screening and privacy buffer to the neighbours.

It is noted that the development potential of the site under the current R40 density coding is two dwellings on each lot with a total of four dwellings on the site. The dwellings are also permitted to be two-storeys. The proposed green spaces compared to a permitted four two-storey dwelling development will not only have a lesser visual impact on the amenity of the streetscape and the adjacent residences, but also have greater environmental benefits by increasing the tree canopy and reducing the heat island affect for both the immediate and broader area.

Precinct Plan P6 Victoria Park

The proposed green spaces are consistent with the Victoria Park Precinct Plan, including the statement of intent, as the existing schools are stated as being an acceptable use within the precinct. In addition, the spaces and their usage are of a limited scale and nature, and would contribute positively to the attractiveness and amenity of the area.

Local Planning Policies

The ongoing provision of more green spaces within and, where possible, proximal to the College are intended for the benefit of current and future students and the wider community. Schools that have recreational lawn areas, gardens, trees, and other flora reflect a commitment to providing students, staff, and the neighbourhood with attractive, aesthetic, and nurturing green space and to promote greater physical activity by students. Such spaces can be used to provide enriched academic, social, and emotional learning opportunities and help relieve stress. Having a variety of green spaces also helps to promote varied recreational and inclusionary opportunities for everyone.

The proposed green spaces comply with the Town's local planning polices, namely *'Local Planning Policy 3 Non-Residential Uses in or Adjacent to Residential Areas'*. The scale, nature and appearance of the spaces (with no buildings) and their usage demonstrates that the spaces are similar to that of a local park or landscaped area and can co-exist with and integrate in the residential area without unduly affecting the residential amenity.

Planning Conclusion

In light of the above planning considerations, the proposed green spaces for educational purposes will be consistent with following key planning matters set out in TPS 1:

- The orderly and proper planning of the locality.
- The conservation of the amenities of the locality.
- Victoria Park Precinct Plan, including the statement of intent.

Impact of student flow across Teague Street on traffic (and safety related aspects).

The safety and wellbeing of every student within the College is a paramount priority. The staff of the College have a duty of care beyond that of a parent. This requires therefore that the supervision of students is constant with student behaviour being monitored at all times.

Staff would escort students to the green spaces on Teague Street and be responsible for their wellbeing at all times. Students would not be permitted on these spaces within school time without supervision.

The College has used a similar model to good effect at the College's Balmoral Street Campus where students utilise Fraser Park for some Physical Education lessons and supervised play during the daily lunch break. Students are always escorted by a teacher/s to and from the park with very minimal disruption to traffic using Balmoral Street which has a higher traffic flow than Teague Street.

Amenity impact re: fencing (both colourbond and 3m chain link).

In response to neighbour concerns about safety and aesthetics, the proposed design by the College's landscape architects has endeavoured to provide green spaces which are site and community responsive. The proposed fencing solution is intended to address both concerns and enable the establishment of a vertical garden utilising the ring mesh fence which is also designed to act as a noise suppressant.

It should be noted that a similar solution has been used to positive effect on the College's Balmoral Campus where designated student play areas back onto neighbouring properties. A thorough, effective, collaborative consultation process with neighbours resulted in the solution as depicted in the following photograph. We feel this model successfully addresses aesthetics and security concerns thoroughly.



[UFCC - Early Learning Centre Playground]

Comments and suggestions have been actively sought from neighbours in relation to the fencing component of the project. To date, responses have been mixed with some expressing support for the proposed Teague Street solution; some have suggested variations to the height or alternative materials (e.g. limestone bricks) while others have simply expressed displeasure towards the proposed solution without proffering an alternative.

Amenity impact re: security; lighting

The College has endeavoured to be responsive to concerns raised and suggestions made by our neighbours, particularly with regard to security, aesthetics and their strong preference for no permanent structures on the site. With respect to security, the College acknowledges the need for suitable and effective fencing to maximise crime prevention and for the utilisation of environmental design principles such as not including any low-lying undergrowth (i.e. bushes and shrubbery).

Lighting can also be incorporated if required with the current amended plans showing pole lights and uplights. If required, the lighting will incorporate energy efficient practice and technologies and will be designed and located to avoid any undue light spill onto the adjoining residential properties.

To date, a clear consensus from our neighbours has not emerged in relation to these matters due to a variety of conflicting opinions. Preferences range from the provision of full perimeter to minimal fencing with a similar range of views noted with respect to lighting. As such, the College is prepared to adopt any reasonable lighting measure that meets the needs of those most affected. The current proposal best reflects our interpretation of that at this point in time.

Amenity impact re: loss of privacy

The privacy of our neighbours, particularly those bordering the proposed green space, has always been a major consideration. Since the commencement of planning, the need to maintain the privacy of adjoining properties was made explicit in the original and subsequent design briefs to our landscape architects. As such, the proposed retaining walls and fencing solution in conjunction with the effective positioning of trees will ensure that there will not be a clear line of sight into adjoining backyards and houses. The adoption of a 'vertical garden' fence is seen as the best way to soften the boundary.

It should also be noted that the College's proposal to convert the vacant blocks into green spaces is a far more tranquil option as opposed to the construction of six two-storey units to a maximum height of 9 metres on the site as per zoning and building guidelines.

Amenity impact of retaining wall and fill. Comparison made against what would be permitted in terms scale with a residential development in the same location.

Due to the natural slope of the blocks, retaining work would be needed to achieve a level site and to achieve a high-quality fencing solution to neighbouring properties at 26 and 32 Teague Street.

It is noted that the development potential of the site under the current R40 density coding is two dwellings on each lot with a total of four dwellings on the site. The dwellings are also permitted to be two-storeys, and this is highly likely to be on a level site with similar or greater retaining and fill than that proposed for the proposed green spaces. The proposed green spaces compared to a permitted four two-storey dwelling development will not only have a lesser visual impact on the amenity of the streetscape and the adjacent residences, but also have greater environmental benefits by increasing the tree canopy and reducing the heat island affect for both the immediate and broader area.

Amenity impact re: noise from students.

While noting that most activity noise emissions from schools are considered to be Community Noise and are therefore technically exempt from compliance with the regulatory Assigned Noise Levels according to Regulation 16 and Schedule 2 (Item 4), the "exempt noise" applies to:

> *"Noise emitted from a recreational or educational activity on educational premises under the control of the principal. The activity may include musical instruments, but not mechanical equipment"*

Therefore, it could be argued that any school or educational activity occurring on this land is exempt from meeting the *Environmental Protection (Noise) Regulations 1997* provided that they are not mechanical in nature and is still under the direction of the principal.

The Architectural Acoustics report by Gabriels Hearne Farrell has determined that the noise generated by students will be close to the ambient conditions is similar to passing traffic and students using the recreation spaces on the eastern side of the College campus, opposite to the blocks.

Disputed accuracy/methodology of Acoustic assessment undertaken.

The predictive acoustic assessment as requested by the Town of Victoria Park was undertaken by a licenced and fully accredited consultant company. Gabriels Hearne Farrell Pty Ltd is a highly experienced and reputable Western Australian based consulting firm whose areas of expertise include architectural acoustics, environmental noise and acoustic testing. Since its inception in 1994, the company has successfully delivered hundreds of projects throughout Australia.

The predictive noise level measurements were made in accordance with the *Environmental Protection (Noise) Regulations 1997*.

Concerns regarding possible activities, use and development of site (sports, facilities, etc.)

As previously detailed, it is considered that the scale, nature and management of the activities proposed will not unduly impact the amenity of our neighbours.

Amenity impact re: wellbeing

Maintaining contact with the natural world remains a critical factor in the health and development of children and young adults. Research strongly suggests that that people who live near parks and green space are happier and healthier. Living in close proximity to green spaces makes it simple to start or maintain a lifestyle that focuses on being active and healthy. Proximal residents also exhibit a higher likelihood of meeting physical activity guidelines.

There is a large body of research that shows a beneficial connection between happiness and access to green spaces with those living in close proximity exhibiting greater sense of wellbeing and reduced levels of stress than those who don't. Studies have also shown that living near to and frequently visiting parks / green spaces can have a drastic and long-term impact on mental health. While these effects are not immediate they are sustainable over a long period of time.

In summary, studies have consistently found that the more time people spent in green spaces, the higher their scores on scales that assessed mental health and vitality. As such, they could be considered a vital resource to improve individual and community wellbeing.

Uncertainty regarding the College's intentions towards development extending across Teague Street. This includes future possible proposals for No.20 and 22 Teague Street and other properties the school may purchase.

The College's intent in relation to current and any future land acquisitions is a matter of public record and has also been communicated directly to our near neighbours on many occasions. As such it has been noted that in demolishing the dwellings, the College was exercising its rights as a landowner and followed due and proper process. As the core business of the College is not property development, the re-building of houses on the properties is not an option nor will the College be seeking approval to utilise the blocks (or any other blocks that may be purchased by the College in the future) for the construction of additional classrooms or any other associated school buildings. As such, the application to convert the vacant blocks into usable green spaces is intended as a palatable solution for all parties given that the only alternative is to leave the blocks open and fallow, in which case nobody gains.

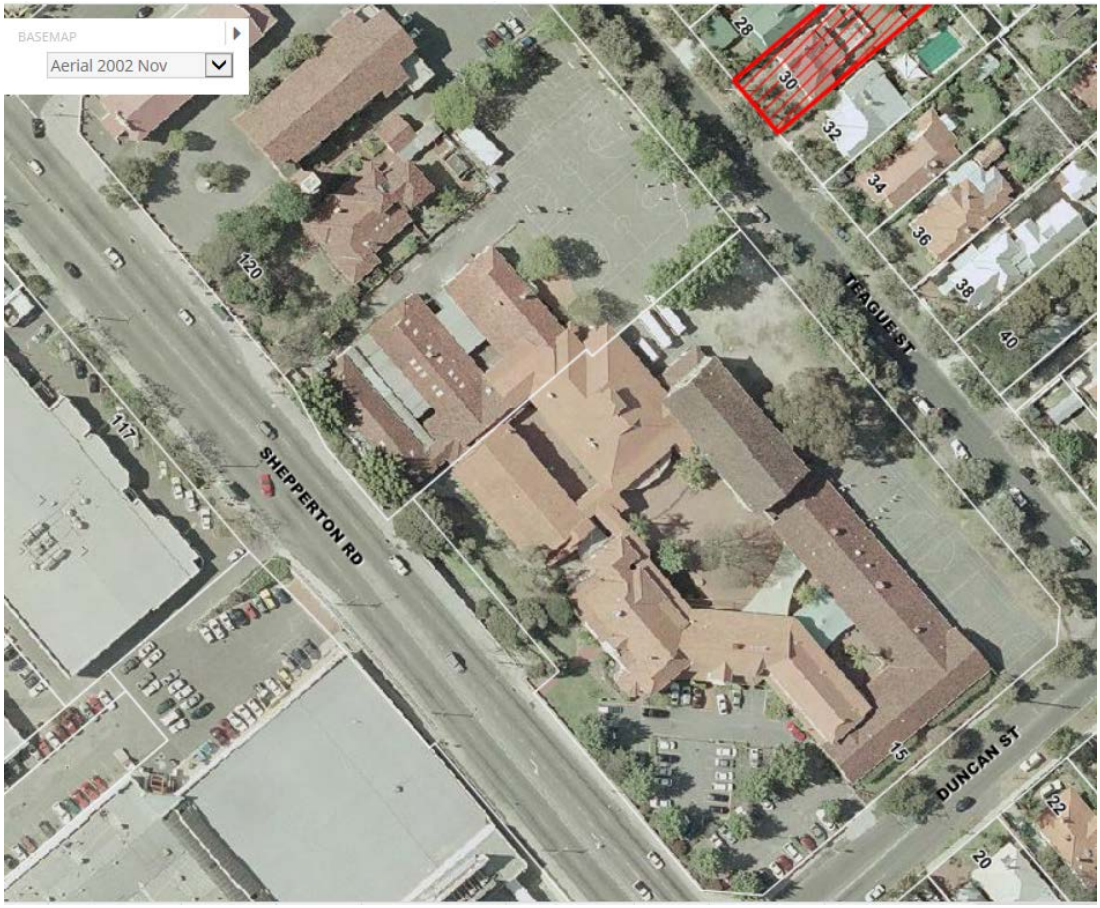
Previous non-compliance with other conditions of development approval relating to student numbers.

Accusations that the College is or has been deliberately non-compliant with previous development approvals in relation to student numbers are simply based on false assumptions and deliberate misrepresentations of matters on the public record. As such, proponents of such a view are welcome to present evidence in support of such claims.

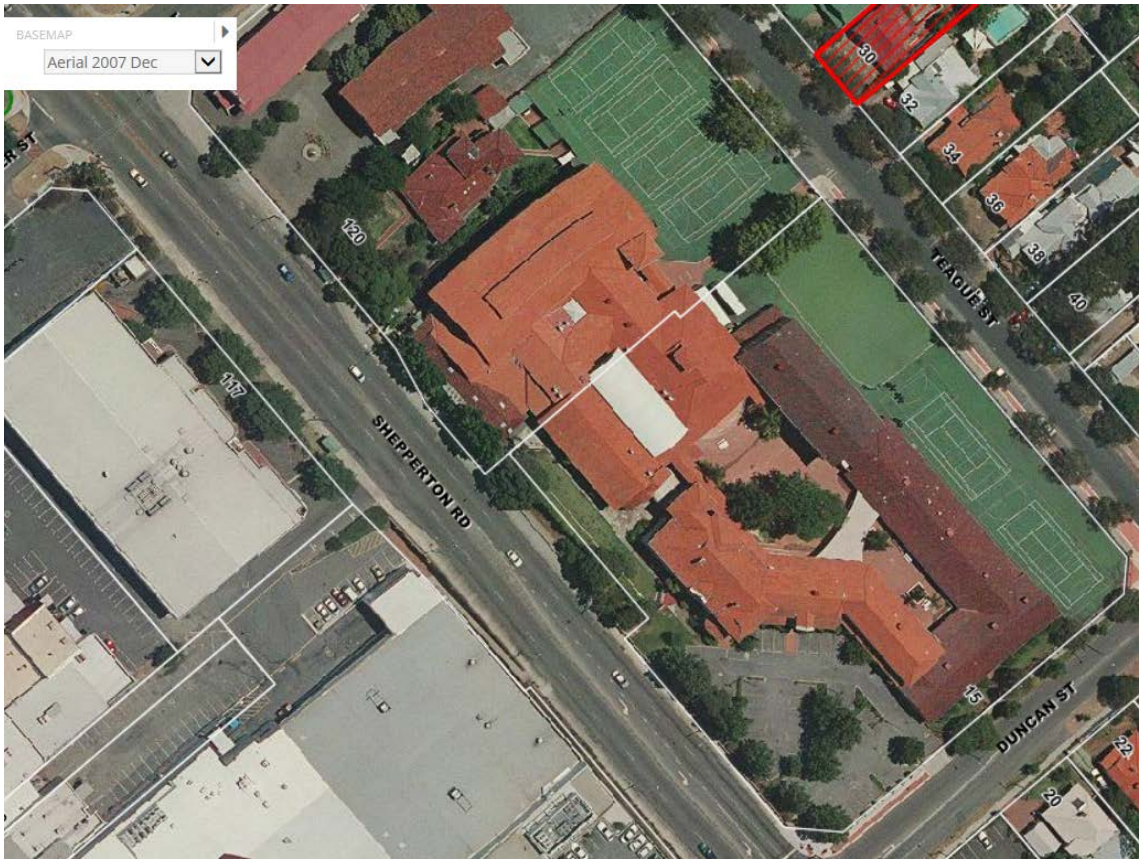
However, it should also be noted that this assertion has no direct bearing in relation to the relative merits of the current development application before Council.

Geoff Mills
Principal
18 July 2018

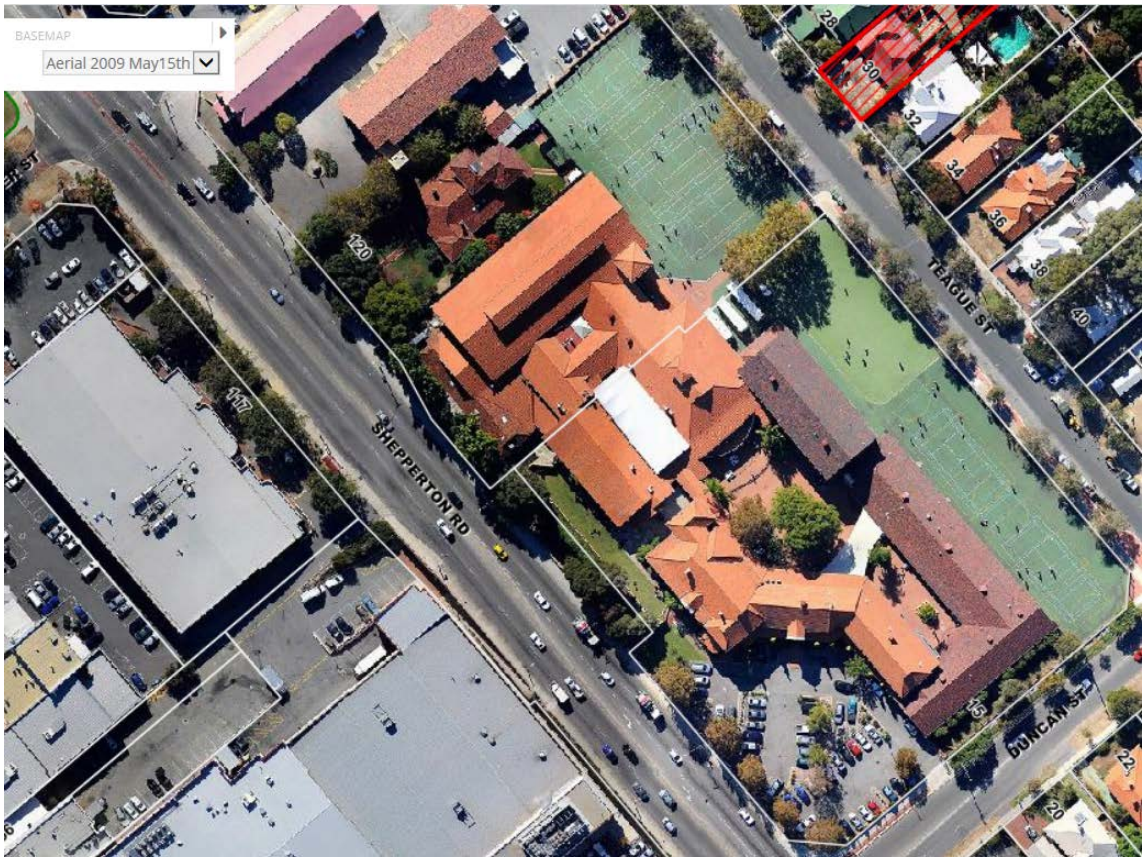
November 2002 Aerial :



December 2007 Aerial :

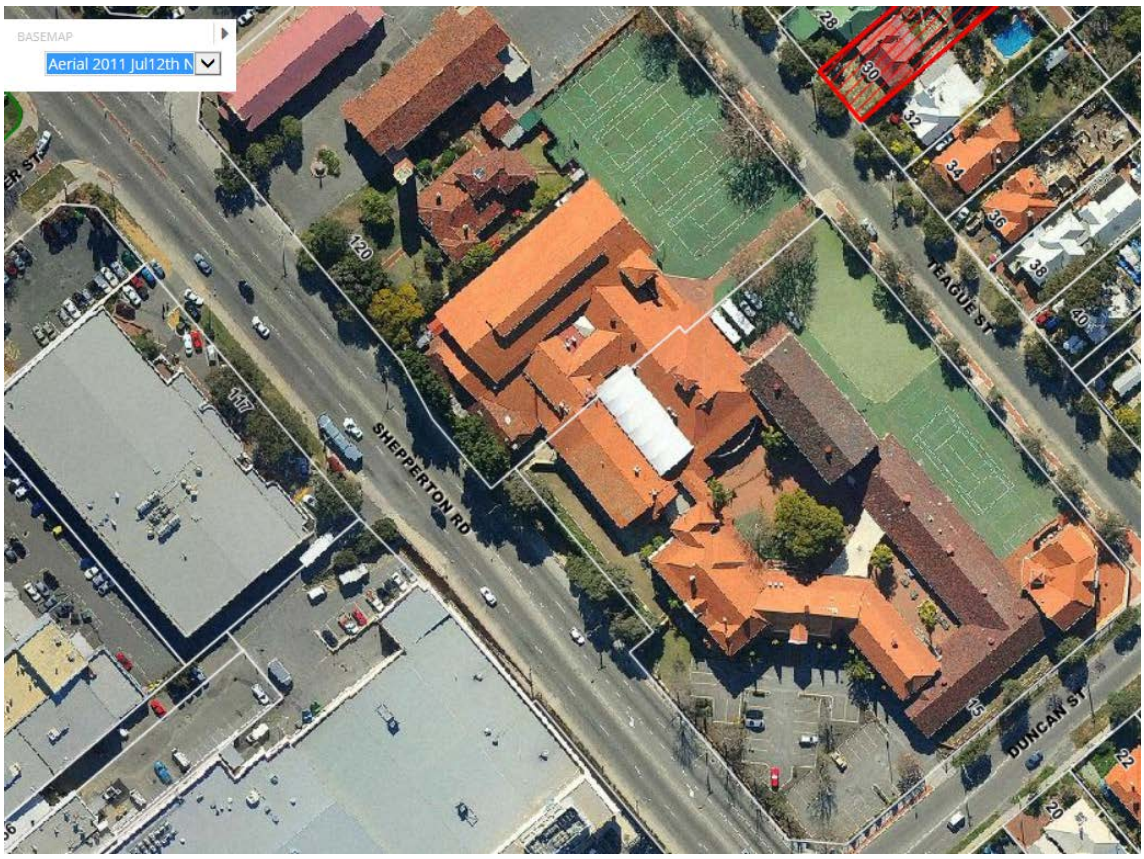


May 2009 Aerial :



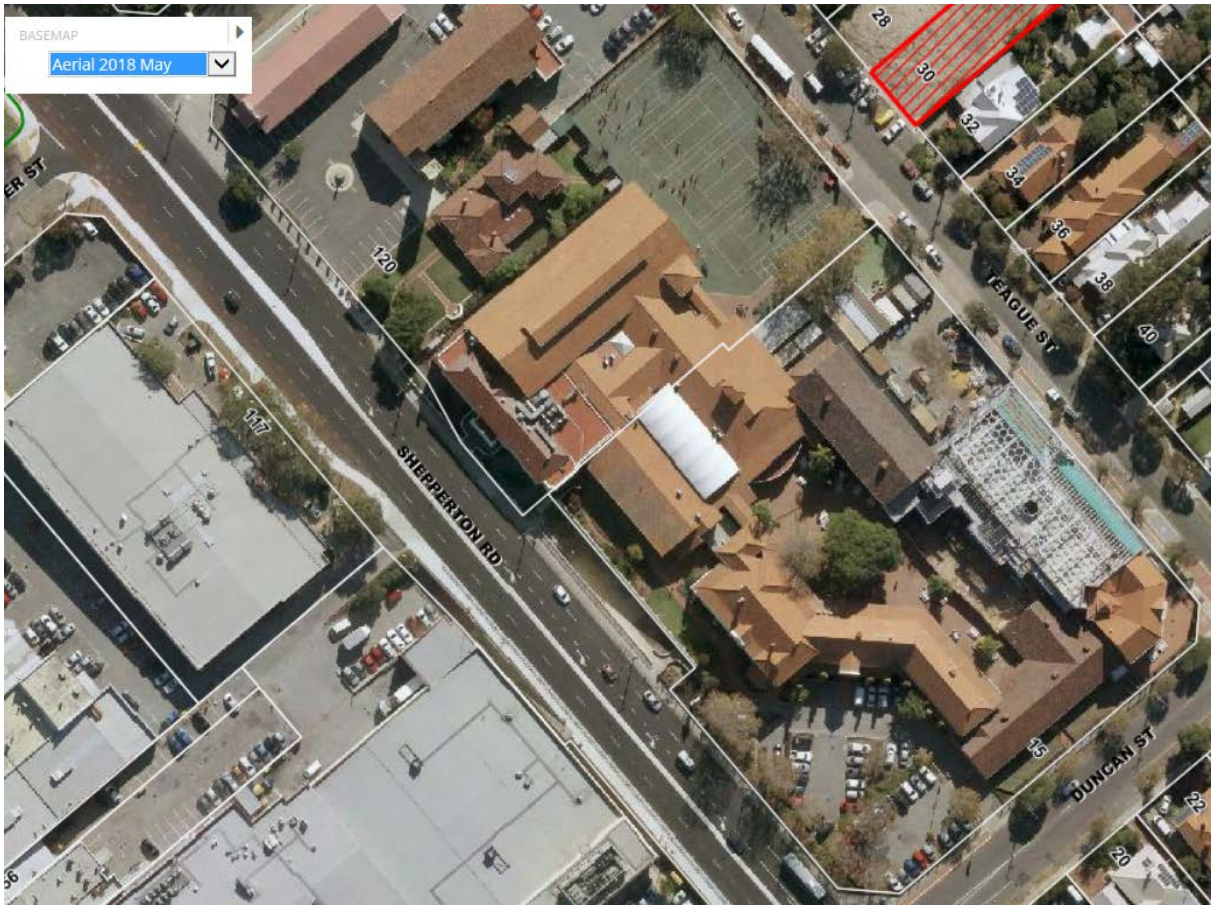
July 2011 aerial :

Note – now includes construction of building at corner of Duncan Street and Teague Street as per 2009 development approval.



May 2018 Aerial :

Note – now includes partial construction of new building along Teague Street as per 2017 development approval.



APPENDICE 10

From: Robert Cruickshank
Sent: Tuesday, 7 August 2018 4:28 PM
To: 'Geoff Mills (Ursula Frayne Catholic College)'; Jody Cabalzar (Ursula Frayne Catholic College)
Cc: Natalie Martin Goode; Mandy Williams (Ursula Frayne Catholic College); taniabaharom
Subject: RE: Development application for Green Space - 28 & 30 Teague Street

Hello Geoff

Further to my email of 31 July 2018, this email now provides the list of outstanding matters requiring your attention. It should be noted that these comments reflect a review of the submitted Acoustic Report by both the Town's Environmental Health Officers as well as an independent noise consultant. In conclusion the submitted noise modelling cannot be supported.

Issues requiring your further attention are as follows :

Ambient Noise

1. The acoustic report does not actually include any figures, modelling or analysis of ambient noise conditions, whether from traffic on Shepperton Road or a car passing on Teague Street. Verification of the actual ambient noise levels is required.
2. The assertion that ambient noise (cars passing by) is likely to cancel the noise generated by children playing on the park might to some extent be true if related to the front of properties. But because people normally use their alfresco to relax and these are generally located in the rear, the ambient noise levels might be a lot lesser there. It would be good to have the ambient noise assessment conducted in the rear yard of noise sensitive premises to be able to make a just comparison.
3. One other point to consider is the potential annoyance of human voice over traffic noise due to its information content. Traffic noise would need to be like 10dB(A) higher to be able to mask the voice noise.
4. The statement below is therefore unsubstantiated:
   Based on the above predicted values, it is our belief that the predicted noise levels from the Greenspace development will be audible, however these will be at levels close to ambient conditions, similar to the noise of a car passing by on Teague Street.

Number of children speaking at given time (a third)

1. For an organised sporting activity, where participants need to communicate to each other and hear instructions from the coach/teacher or umpire, this seems reasonable. The participant's tendency will be to limit their calls/instructions to points in time when they can be heard, i.e. few others are talking, so there will be a natural tendency limiting the number talking at once.
2. During lunchbreaks, the assumption is that children would break into groups and possibly with only one child speaking per group. Worst case scenario – 50% talking. It is not really the number of children talking that is important for the received noise levels, but rather how close they are to the receiver/boundary.
3. Because children will not be static all the time as suggested by the Noise Model, kids running around will cause the noise contours to shift and change based on the kid's location. The worst-case might be all 11 shouting children huddled together right next to the boundary. Because there is a chance this might occur, it is consequently worth modelling. It is acknowledged that this is not likely to go on for very long so the predicted levels might only be relevant to the LAmax assigned level, but not the L_{A10} assigned level.

Community Noise

1. Because the assigned noise levels (ANL) do not apply to community noise, the DA must be decided on the basis of impact on amenities.
2. Regulation 16(4)(b) speaks to the intent – "a type of community noise has, or is likely to have, a detrimental effect on the environment that exceeds the benefit to the community of the activity that gives rise to that noise". It implies a degree of proportionality between acceptable noise levels and the community benefit brought by the activity – the greater the benefit the higher the acceptable noise levels.
3. Even though the (ANL) do not apply as mentioned above, they can still be used to understand or measure the impact of the proposed activity on the amenities. So the noise levels must not be considered in isolation but in the context of the ambient environment where noise is received.
4. The estimated/modelled noise levels are representation of 'typical' noise levels that could be expected, rather than 'worst case'. The worst case would be a useful comparison to the typical noise levels produced, and also the assigned noise level (although not applicable).

Modelling calculations

- It is unclear whether the sound power levels represent 1 child or a group of children. From a review of the contour plans, it appears that the modelling has been based on 11 single source levels scattered randomly around the site, presumably with each source at 83.5dB(A) LW. However, if the sound power level represents 10 children then there are 55 children effectively modelled on the field. This needs further clarification.

- For information, the following levels have been determined based on the AAAC formula.

  Assuming that the 83.5dB(A) is for 1 child, then the resultant level for 50 children would be:
  Leff 50 = 83.5+10log(50/1)
  = 100.5dB(A)

  Assuming that the 83.5dB(A) is for 10 children, then the resultant level for 50 children would be:
  Leff 50 = 83.5+10log(50/10)
  = 90.5dB(A)

- Clarity of what the sound power data represents is required.

  The Report states:
  Should the number of students talking at one time double from those modelled, the noise will only theoretically increase by 3dB, which in acoustics can be seen as 'just perceptible'. The greater influence on this noise level increase will be where the children are standing rather than
  the number making the noise.

- This above is based on the formula:
  Total sound pressure level = predicted sound pressure level + 10*log(expected number children/number of children modelled)
  Using this formula, the noise level at the worst affected house (provided in Table 02 of the Report) would be:

  For 50 children
  =56.9+10*log(50/11)
  =**63.5dB(A)**

  For 30 children
  =56.9+10*log(30/11)
  =**61.3dB(A)**

The L_{A10} Assigned Noise Level for 26 Teague Street is 45dB + 5 (influencing Factor) = 50dB

Other matters

More information will need to be provided to assess the impact on amenities and such information includes but not limited to:

- What activities will be conducted on the greenspace area – Type of activity affects the level of noise generated? (Footy, soccer – with other kids cheering, lunchbreaks, or other educational activities)
- Noise resulting from balls hitting fences.
- Clarification on the maximum number of students using the space - 50 as assumed in the Acoustic Assessment ?
- How many activities per day or per week – The frequency of residents exposure to the noise will also determine the possible tolerance.
- How many of those events will be supervised and how many will be unsupervised (affects the behaviour of kids on the park and consequently the level of noise generated)?
- What will be the impact of the existing courts coupled with the new green space be if both are used at same time with worst case scenario – both scenarios need to be modeled.
- The Report states that the existing scenario was run with "a reasonable number of children using the playing courts at one point in time." It is unclear what is meant by a reasonable number of children in the playing courts.

Regards, Robert

Robert Cruickshank
Manager Development Services

08 9311 8111

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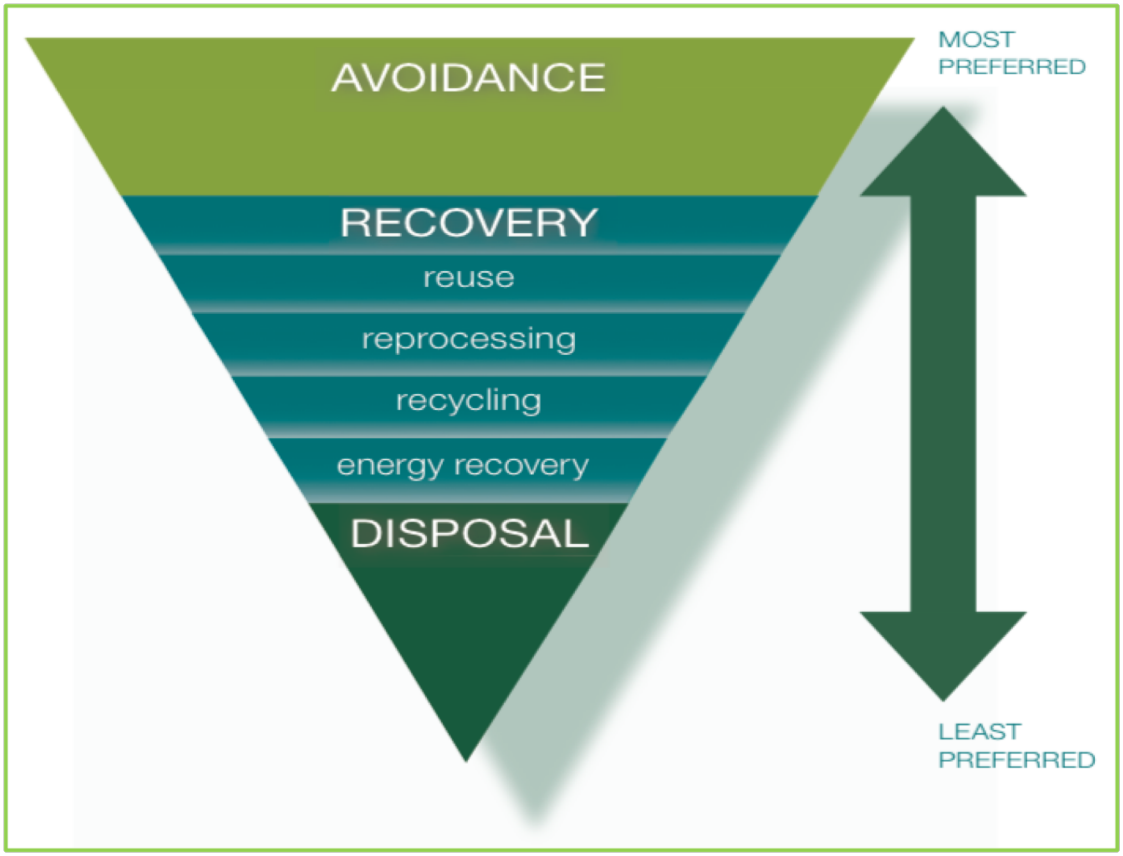
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12.1 CHIEF OPERATIONS OFFICER APPENDIX

TOWN OF VICTORIA PARK

STRATEGIC WASTE MANAGEMENT PLAN 2018 TO 2023



Source – Waste Authority 2013

Prepared for

TOWN OF VICTORIA PARK

IW Projects Pty Ltd
6 Anembo Close, DUNCRAIG, WA 6023
Mobile: 0402 909 291 email: iwatkins@iwprojects.com.au

Revision: Final
Date of Issue: 30 July 18

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Executive Summary

In 2008, the Town of Victoria Park (ToVP), in conjunction with the Mindarie Regional Council (MRC), developed a strategic waste management plan (*Strategic Waste Minimisation Plan 2008-2013, MRC 2008*). The 2008 SWMP set out a range of waste management related activities for the period 2008 through to 2013. The intention of this current SWMP is to review the ToVP progress since 2008 and set the strategic waste management direction and propose actions for the Town for the next five years (2018 to 2023).

It is important to note that the ToVP is financed by the community and represents the community needs and aspirations. Waste is every person's responsibility, not just the responsibility of the Town. On an individual basis, we created the waste by our consumption so it is our responsibility to own it and to do something about it.

Waste management at a strategic level is about identifying and determining desirable outcomes, which can be achieved in a sustainable manner. Sustainability is a function of social, environmental and financial responsibility. The order of precedents of each of these sustainability factors varies depending on the waste management activity being considered.

From a strategic point of view, the ToVP, as with all Local Governments, has a relatively fixed financial ability within which to undertake all of its waste management activities. It is for the Town to achieve the maximum waste management efficiency and output within its financial ability. Ultimately, it is the financial sustainability that will influence the majority of the Town's waste management decision making.

At a national level, there is a National Waste Policy: *Less waste, more resources*, which was agreed by Australia environmental ministers in November 2009, to set Australia's waste management and resource recovery direction to 2020. While strategic direction in waste management at a State level is primarily determined by the Waste Authority, through the Minister for Environment.

Of the numerous Waste Authority initiatives set out in its annual Business Plans, there are many that are relevant to the ToVP and are consistent with the direction that the ToVP needs to progress in order to reduce the quantity of waste ending up in landfill. In addition, there are extensive opportunities for local community groups to access funding for the implementation of waste reduction programs. These become substantially more achievable if the community groups are actively supported by the ToVP.

The waste hierarchy is a means of ranking waste management options in order of their general environmental desirability. The *Waste Avoidance and Resource Recovery Act 2007* (WARR Act) includes a recommended waste hierarchy as a decision-making tool in formulating sound waste management strategies. There is however, no single waste management approach that is suitable for managing all waste streams in all circumstances. The ToVP is to be mindful of the waste hierarchy when considering various waste management systems and potential outcomes thereof.

With regards to the Town's past successes, the previous Strategic Waste Management Plan (2008 to 2013) identified 61 actions to be progressed during the five-year validity period of the plan. The majority of these actions were heavily reliant on the MRC, State Government and to a lesser degree industry; hence, beyond the direct control of the ToVP. The ToVP has achieved substantial gains in the quantity of waste material being recycled in comparison to its 2008 level of recycling. This has predominantly been in kerbside recycling and the processing of organic material from the green wheelie bins.

Going forward, there is an opportunity to achieve real improvements in the recycling of bulk waste, as there are existing commercial systems in place to undertake this activity. Beyond that, typically the large successes have been achieved and any further improvements in waste diversion will be more gradual and likely take greater effort and expense. Effectively, the "low hanging fruit" has been picked. As at the commencement of this current Strategic Waste Management Plan (2018 to 2023), the ToVP has achieved a recycling rate of 43.8%, this being the benchmark for the measurement of success going forward.

In late 2017 and early 2018, the Mindarie Regional Council undertook a waste characterisation study across the region. This study concentrated on the content of the green bin in an attempt to identify the breakdown of the general waste so that future recycling activities could be focused on identified recyclable components within the general waste stream.

The waste audit results indicate that the ToVP has approximately 50% organic material within the general waste. Defining this as a recyclable material results in there being approximately 80% recyclable material in the Town's green wheelie bins and 20% non-recyclable material. Based on the MRC audit information, the Waste Authority Target of 65% recycling of municipal solid waste in the Perth Metropolitan area is an achievable outcome; however, this will take time to achieve.

There are a number of considerations within the waste management industry that have the potential to impact on the ToVP's progression towards improved waste diversion from landfill. Some of these are directly within the Town's control, while others are highly dependent on higher order authorities or other Local Government participation. The Plan covers a number of waste management considerations ranging from the ToVP involvement in the Mindarie Regional Councils, changes in waste collection systems, the impact of waste to energy through to community engagement.

In determining the waste management strategy for the Town, there is a need to consider the drivers that influence the decision-making process. Depending on the waste management initiatives being considered by the Town, the different drivers will having differing levels of importance when determining the benefit of each initiative. For the Town to plan its long-term strategic waste management initiatives, there needs to be relatively firm overall direction established to guide decision-making. Over time, this overall direction will be subject to change as there are changes within the waste industry, such as Government direction and funding initiatives, new technology or new waste processing facilities.

Following the review of the previous strategic waste management plan, the degree of success in achieving the previously proposed activities, discussions with the ToVP, community consultation and based on an understanding of the requirements within the Town, the Plan lists a range of proposed activities for the period 2018 to 2023.

The proposed activities have been listed in order of priority; however, to provide some guidance on the potential timing of the proposed activities, they have been split into the first four years of the five-year plan, with the last year being available for the development of the new Strategic Waste Management Plan for the next five years, implementation of projects identified or partly completed in the previous years, continuous improvement and to undertake any activities that have been delayed or are lagging behind the proposed timeline.

In order to achieve success with regards to the proposed activities, it is essential that this Strategic Waste Management Plan be regularly reviewed. The review is primarily to gauge the Town's actual achievements against the proposed activities and to provide direction as to where the necessary effort is required in order to achieve the desired outcomes by the end of the Plan validity period. A secondary component of the review is to assess the validity of the Strategic Waste Management Plan direction in comparison to the Town's and the Waste Authority's direction. It is acknowledged that during the five-year validity period of this Plan, there is the possibility that some aspects of this Plan may lose relevance and may need to be amended to suit the latest Town or Waste Authority direction.

1. Introduction

The Town of Victoria Park (ToVP) has a population of approximately 38,000 people (2018 estimation), covers an area of approximately 1,792 hectares or 17.92 km^2 and is located within the central Perth Metropolitan area. The ToVP is a participating member of the Mindarie Regional Council (MRC), a regional council consisting of seven participant Local Governments set up primarily to manage its participant's waste management requirements. Waste management has and continues to be a major focus for the ToVP, with this focus being on sustainable waste management practises.

In 2008, the ToVP, in conjunction with the MRC, developed a strategic waste management plan (*Strategic Waste Minimisation Plan 2008-2013, MRC 2008*). The 2008 SWMP set out a range of waste management related activities for the period 2008 through to 2013. The intention of this current SWMP is to review the ToVP progress since 2008 and set the strategic waste management direction and propose actions for the Town for the next five years (2018 to 2023).

It is important to note that the ToVP is financed by the community and represents the community needs and aspirations. Waste is every person's responsibility, not just the responsibility of the Town. On an individual basis, we created the waste by our consumption so it is our responsibility to own it and to do something about it.

2. Strategic Waste Planning

Strategic planning should ideally incorporate the following activities:

- Determine where the ToVP and the MRC are currently – Current competencies;
- Identify what is important – Priority areas;
- Define what the ToVP and ideally the MRC must achieve – Objectives to address priority issues;
- Define who is accountable – How the ToVP and/or the MRC is going to get to where the ToVP wants to go; and,
- Review, review, review – Regular formal reviews to assess progress.

This document follows these fundamental strategic steps to identify the Town's strategic direction.

3. Strategic Waste Management

Waste management at a strategic level is about identifying and determining desirable outcomes, which can be achieved in a sustainable manner. Sustainability is a function of social, environmental and financial responsibility. The order of precedents of each of these sustainability factors varies depending on the waste management activity being considered.

Socially, there is a community expectation that the ToVP operates its waste management services in an environmentally responsible and sustainable manner; however, there is a limit to the financial burden that the community is prepared to bear in order to attain environmental excellence. The extent of social responsibility within waste management is to a greater extent a discretionary activity, albeit a politically sensitive one.

Environmental waste management strategy is typically managed at higher level by the state environmental regulators (Environmental Protection Authority and the Department of Water and Environmental Regulation), whereby the more hazardous waste materials are regulated and require particular management to reduce potential environmental harm, such as lined landfills, controlled waste management including specific asbestos handling. These waste management activities are mandatory and allow very little discretion at Local Government/waste generator level. Where there is significant discretion relating to waste management environmental responsibility is when the ToVP considers waste reduction and recycling activities, where different activities have different levels of environmental impact (benefit or dis-benefit).

Financial sustainability is all about obtaining the maximum efficiency in environmental and socially responsible waste management activities within the ToVP. Ultimately there is a limit to the financial capacity within the Town to undertake waste management activities and hence, prioritising these activities is an essential undertaking. The ToVP has a mandatory obligation to provide its residents with an appropriate waste disposal option, this being the kerbside green wheelie bin service. All other waste management services and activities provided by the Town are deemed discretionary, with the ToVP selecting the various discretionary services and activities based on social, environmental and financial considerations. Although social and environmental considerations are important, ultimately the financial capacity of the Town will be the sustainability factor that has the most significant influence.

From a strategic point of view, the ToVP, as with all Local Governments, has a relatively fixed financial ability within which to undertake all of its waste management activities. It is for the Town to achieve the maximum waste management efficiency and output within its financial ability. Ultimately, it is the financial sustainability that will influence the majority of the Town's waste management decision making.

4. National Waste Strategy

At a national level, there is a National Waste Policy: *Less waste, more resources*, which was agreed by Australia environmental ministers in November 2009, to set Australia's waste management and resource recovery direction to 2020.

The aims of the National Waste Policy are to:

- Avoid the generation of waste, reduce the amount of waste (including hazardous waste) for disposal;
- Manage waste as a resource;
- Ensure that waste treatment, disposal, recovery and re-use is undertaken in a safe, scientific and environmentally sound manner, and,
- Contribute to the reduction in greenhouse gas emissions, energy conservation and production, water efficiency and the productivity of the land.

To this end, there are a range of key area and priority strategies, which provide more detail as to the national direction towards waste minimisation and avoidance.

The national waste strategic direction is formulated through agreement between Environment Ministers at regular meetings, typically every six months. At these meetings of Environment Ministers work through current issues within the waste industry, which provides detail on achieving the overall national waste policy.

At the most recent meeting held on 27 April 2018, the agreed statement from the Ministers provides an indication of current issues, which includes:

- On recycling waste, Ministers agreed to:
    - Reduce the amount of waste generated and make it easier for products to be recycled. Ministers endorsed a target of 100 percent of Australian packaging being recyclable, compostable or reusable by 2025 or earlier. Governments will work with the Australian Packaging Covenant Organisation (APCO), representing over 900 leading companies, to deliver this target. Ministers endorsed the development of targets for the use of recycled content in packaging, and this will be closely monitored;
    - Encourage waste reduction strategies through greater consumer awareness, education and with industry leadership;
    - Increase our recycling capacity. Ministers agreed to work together on expanding and developing our recycling industry to not only take the waste that would have gone to China, but also to grow our domestic capabilities;
    - Increase the demand for recycled products. Ministers agreed to advocate for increased use of recycled materials in the goods that government and industry buy, such as paper, road materials, and construction materials, and to collaborate on creating new markets for recycled materials;

  - Explore opportunities to advance waste-to-energy and waste-to-biofuels projects, as part of a broader suite of industry growth initiatives, recognising the reduction, reuse and recycling of waste is a priority, consistent with the waste hierarchy. This will include support from the Clean Energy Finance Corporation and the Australian Renewable Energy Agency; and,
  - Update the 2009 Waste Strategy by year end, which will include circular economy principles.
- On microbeads, Ministers were pleased to announce that a voluntary phase-out of microbeads, which Ministers initiated in 2016, is on track – with 94 per cent of cosmetic and personal care products now microbead-free. Ministers remain committed to eliminating the final six per cent and examining options to broaden the phase out to other products.
- On food waste, Ministers reaffirmed their commitment to halving Australia's food waste by 2030. Ministers agreed to align their community education efforts to cut food waste and to encourage residual food waste to be composted.

The national strategic direction then provides guidance to the individual state governments in developing their own state waste strategic initiatives.

5. State Waste Strategy

5.1. Strategic Direction

Strategic direction in waste management at a State level is primarily determined by the Waste Authority, through the Minister for Environment. The Waste Authority was established under the *Waste Avoidance and Resource Recovery Act 2007* (WARR Act). It is an agent of the State and its role is to provide advice and recommendations in relation to waste matters in accordance with the WARR Act.

In March 2012, the Minister for Environment launched the WA Waste Strategy: *Creating the Right Environment*. This waste Strategy sets targets through to 2020. As part of continuous improvement, in January 2018, the Waste Authority commenced a major review of the WA Waste Strategy. This process involved substantial community and industry consultation, including public workshops, online surveys and opportunities to provide written submissions. The period for consultation ended on 1 March 2018.

The outcome of the Strategy review is yet to be released by the Minister; hence, the 2012 Waste Strategy remains the primary State strategic direction for waste management. On release of the review of the State Waste Strategy, should there be any substantial change in strategy, then this SWMP will need to be reviewed and potentially updated to reflect these strategic changes.

5.2. Creating the Right Environment

The 2012 WA Waste Strategy: *Creating the Right Environment* employs best practice and continuous improvement, along with target setting, as primary approaches to drive change. The Strategy builds on existing programs and initiatives such as the Regional Funding Program, Household Hazardous Waste Program, Data Program, Waste Awards, and grants programs as well as strategic partnerships, to achieve the desired outcomes.

The amount of waste being recovered in Western Australia has been increasing steadily for a number of years, and there is evidence that increases in the landfill levy have accelerated this trend. However, the State's performance when benchmarked against other mainland states is still poor and requires a significant boost if comparable outcomes are to be achieved. In order to achieve this, the key drivers that have shaped the strategies and targets in *Creating the Right Environment* include:

- Key Driver 1 - The need to lift the effectiveness of planning for long-term waste management at a State level.
- Key Driver 2 - Access to data and information to underpin the measurement of strategies and services.
- Key Driver 3 - Significant opportunities to improve performance on construction and demolition, and commercial and industrial waste recovery.
- Key Driver 4 - Consolidation and improvement in municipal waste collection and processing performance.
- Key Driver 5 - A desire to do better on packaging waste management, litter recovery and other problematic wastes.
- Key Driver 6 - Improved landfill practices and incentives to reduce waste to landfill.

Creating the Right Environment has five strategic objectives within which strategies have been developed to support a coordinated approach to changing the behaviour of individuals, groups and organisations:

- Strategy Objective 1 – Initiate and maintain long-term planning for waste and recycling processing, and enable access to suitably located land with buffers sufficient to cater for the State's waste management needs.
- Strategy Objective 2 - Enhance regulatory services to ensure consistent performance is achieved at landfills, transfer stations and processing facilities.
- Strategy Objective 3 - Develop best practice guidelines, measures and reporting frameworks and promote their adoption.
- Strategy Objective 4 - Use existing economic instruments to support the financial viability of actions that divert waste from landfill and recover it as a resource.
- Strategy Objective 5 - Communicate messages for behaviour change and promote its adoption, and acknowledge the success of individuals and organisations that act in accordance with the aims and principles in the Strategy and assist in its implementation.

Targets in the Strategy are based on ambitious but achievable improvements in current recovery rates. The targets are expressed as the proportion of waste recovered compared to that generated. Recovery targets for municipal solid waste in the Perth Metropolitan area are 50% by 30 June 2015 (up from 36% in 2009/10) and 65% by June 2020 and in major regional centres 30% by 30 June 2015 (up from 15% in 2009/10) and 50% by 30 June 2020. Statewide targets for the commercial and industrial sector are 55% by 30 June 2015 (up from 46% in 2009/10) and 70% by 30 June 2020. Construction and demolition waste State wide targets are 60% by 30 June 2015 (up from 29%) and 75% by 30 June 2020.

The implementation of the Strategy is supported by funding from the Waste Avoidance and Resource Recovery Account, and initiatives and actions funded under the Strategy are contained in the Waste Authority's annual Business Plan.

5.2.1. Impact on the Town of Victoria Park

The Waste Strategy is a State-wide strategy for improved waste management; hence, covers all regions within the State. As can be expected, the main concentration of focus is in those areas where the most waste is generated and consequently the implementation of the Strategy's initiatives will have the most impact. The focus areas are:

- The Perth Metropolitan Area;
- Major regional centres – Avon, Greater Bunbury, Albany, Geraldton, Kalgoorlie, Karratha, Peel and Busselton; and,
- All other areas within the State.

The ToVP falls within the Perth Metropolitan focus area. The consequence thereof is that there are specific *Municipal Solid Waste Sector Targets* for the Town. The Waste Authority Targets should be used as a guide to drive the Town to make reasonable changes and improvements to its current level of waste diversion and recycling. The targets are not mandatory or enforceable but are intended to be used as benchmarks against which Local Governments and the waste industry can measure their degree of success in achieving meaningful and sustainable waste management practises. The Waste Authority also has substantial funding available from the Metropolitan Landfill Levy to encourage Local Government (and industry) to strive towards achieving the State Waste Strategy Targets.

It is noted that the Strategy Targets refers to "*material presented for collection*" being that material that is to be accounted for when determining the Town's success against the set targets. This would certainly include all kerbside/vergeside collections (waste, recyclables, green waste, bulk waste etc.). It is unclear as to whether material presented at transfer stations, drop-off facilities, tip shops and landfills by local residents (self-haul) is included in the targeted quantities.

According to the written word, this material would appear to be outside the targeted materials, but logically, it should be presumed that this material is also considered for diversion from landfill. In future, if reporting against the Waste Strategy Targets (which may impact future funding opportunities), the Town should be mindful of this fact and separate the data into the "Targeted" material and "Other" material. The challenge in reporting success is in the accuracy of the data available.

Although the recycling targets are an important aspect of the overall Strategy, they are not the only aspect of the Strategy. As documented above, there are numerous Key Drivers and Strategic Objectives that set out a range of aspects of current waste management practice that the Waste Authority seeks to influence. Some of these Drivers and Objectives are relevant to the Town and need to be considered in the Town's future planning:

- **Key Driver 1 - The need to lift the effectiveness of planning for long-term waste management at a State level.** State level planning is beyond the influence of the Town. However, the Town should be aware of its and the MRC's current waste management facility capacities, including primarily landfill airspace, to develop an understanding of the medium and long-term requirements within the Town.
- **Key Driver 2 - Access to data and information to underpin the measurement of strategies and services.** In order to plan for the future, it is essential that the Town has an understanding of the quantity and type of waste and recycling material that is generated within the Town. There is a need to ensure that an efficient data collection system is available to gain a comprehensive understanding of the Town's current waste management activities. This data collection will provide valuable information for future decision making as well as reporting against the Waste Strategy Targets. The vast majority of the municipal waste and recyclable material generated within the Town is managed either by the MRC or waste contractors and hence, there is accurate information on the bulk quantity of material being handled. In most instances, it is the breakdown (characterisation) of the material type and quantity that is needed for the Town to assess how best to improve its waste diversion from landfill. This is the ongoing challenge that needs to be addressed.
- **Key Driver 3 - Significant opportunities to improve performance on construction and demolition, and commercial and industrial waste recovery.** This Key Driver has no particular relevance to the Town at this stage of its waste management development, as the vast majority of these waste streams, although being generated within the Town, are managed by developers or waste management contractors and hence there is no reliance on the Town to deal with this type of waste stream. Possibly at some time in the future, when the Town is looking for continuous improvement projects, the Town may consider strategies to improve the management of construction & demolition (C&D) waste and commercial & industrial waste (C&I) generated within its Local Government area.

- **Key Driver 4 - Consolidation and improvement in municipal waste collection and processing performance.** There is an opportunity to improve on the existing waste and recycling collection systems currently in operation. This is achieved by a combination of community education to increase at-source waste sorting while reducing recyclable contamination, potentially modifying the collection services or drop-off opportunities within the Town and working with the MRC to improve or implement new waste processing activities, either in-house or under contract.
- **Key Driver 5 - A desire to do better on packaging waste management, litter recovery and other problematic wastes.** For the Town, this Driver is somewhat linked to Key Driver 4 above. This could include improved local drop-off facilities for items such as E-waste and hazardous household waste and increasing the range of materials that can be recycled from the verge side and hence diverted from landfill.
- **Key Driver 6 - Improved landfill practices and incentives to reduce waste to landfill.** This Driver is not directly relevant to the Town, as the Town does not operate a landfill facility. However, MRC does operate a large landfill facility on behalf of the ToVP; hence, the Town needs to be supportive of the ongoing best-practice operation of the Tamala Park landfill facility.
- **Strategy Objective 1 – Initiate and maintain long-term planning for waste and recycling processing and enable access to suitably located land with buffers sufficient to cater for the State's waste management needs.** This Objective is not directly relevant to the Town, as the Town is unlikely to develop its own stand-alone waste and recycling processes; however, through its involvement in the MRC, this is an extremely relevant Objective. It is for the Town (and the other MRC participants) to ensure that the MRC maintains a long-term focus on waste management service provision.
- **Strategy Objective 2 - Enhance regulatory services to ensure consistent performance is achieved at landfills, transfer stations and processing facilities.** This Objective is not directly relevant to the Town, as the Town does not operate any licensed waste management facilities. This level of activity occurs through the MRC or via contract service provision.
- **Strategy Objective 3 - Develop best practice guidelines, measures and reporting frameworks and promote their adoption.** This is of limited impact to the Town and is likely to be an output from the Department of Water and Environmental Regulation (DWER) at some time in the future.
- **Strategy Objective 4 - Use existing economic instruments to support the financial viability of actions that divert waste from landfill and recover it as a resource.** This is as a direct reference to increasing the landfill levy to narrow the cost gap between recycling operations and landfill disposal costs, which has occurred rapidly over the past four years (250% increase). This large increase in landfill levy has added substantially to the Town's cost of waste disposal, which on the other hand, has motivated the Town to seek alternative waste management solutions to reduce the quantity of waste material going to landfill, such as sorting of bulk verge waste before going to landfill.

- **Strategy Objective 5 - Communicate messages for behaviour change and promote its adoption, and acknowledge the success of individuals and organisations that act in accordance with the aims and principles in the Strategy and assist in its implementation.** This Objective is structured around community education and the influencing of behavioural change to achieve community buy-in to improved recycling activities. This is seen as an important aspect of any proposed improvements or changes within the Town's waste management activities. It is pointed out that community education is not a one-off activity; it is an ongoing requirement to ensure continued success of the recycling activities.

Overall, the WA Waste Strategy is likely to have the following impact on the Town:

- Put pressure on the Town and the MRC to achieve the stated targets by improving waste diversion activities;
- Require the Town and the MRC to have consistent and transparent data collection systems in order to measure success against the Targets;
- Require continuous improvement in current landfill operations to comply with best practice landfill management, which is an MRC function, supported by the ToVP;
- Make future waste management facility development more costly due to increased regulatory requirements, again, this is primarily an MRC function, supported by the ToVP; and,
- Opportunities to obtain funding to achieve the Objectives of the Strategy.

5.3. Waste Authority Business Plan 2017/18

Although the Waste Authority Business Plan is developed annually, this plan contains projections through to 2020/2021 financial year; consequently, this provides guidance to the Town on the Waste Authority's likely direction for the first three years of the duration of the Town's Strategic Waste Management Plan.

5.3.1. Strategic Objectives and Programs

This is the fifth Business Plan since the release of the State Waste Strategy (March 2012) and builds on the foundation of the earlier plans and includes actions relevant to the key strategic objectives identified in the Waste Strategy (above). In addition, the Business Plan identifies a number of programs which the Waste Authority has identified as new initiatives to be supported in the future. Some of these new initiatives are directly or indirectly relevant to the ToVP and its desire to improve waste management activities within its Local Government area. By considering and potentially actioning some of these Waste Authority initiatives, there will be State level technical support for the Town, as well as potentially some funding to assist in the investigation and roll-out of related activities.

The Waste Authority initiatives and the possible Town involvement include:

- **Food Waste** – Aimed at minimising food waste. Consideration of implementing a third bin (Better Bins program) for the separate collection and processing of green waste and also food waste.
- **Illegal Dumping** – Education campaign. Not a major issue for the Town from a waste quantity point of view, but costly from a dollar per tonne point of view. The collection activity being the major cost item. This aspect also includes littering, which generates relatively low quantities of waste, but involves extensive collection effort. Education, reporting and infringement consequences being part of the solution.
- **Statutory Review of the Waste Strategy** – A Waste Authority function, not a ToVP function.
- **Review of the Waste Wise Schools Program** - A Waste Authority function, not a ToVP function.
- **Provision of Data** - Collect and analyse data to allow assessment of progress against Waste Strategy Targets. The Town to develop a data collection system for year on year reporting that provides representative and comparable data sets for each year. Ideally this data system is consistent across all (or at least most) of the MRC participant member councils, which will allow for greater data analysis and consistency.
- **Drop Off and Vergeside Services** – Service and data collection improvement. Investigation of alternative verge site services, including the use of on-demand bulk bins. Also, in conjunction with the MRC, the improved processing of collected material prior to it ending up in landfill.
- **Recycled Product Policy** – Evaluate needs, opportunities and requirements. A Waste Authority function, not a ToVP function.
- **Governance Framework** – Clarify the Waste Authority's roles and responsibilities and undertake an assessment of the strategic risks. A Waste Authority function, not a ToVP function.
- **Better Bins** - Provide funding to Local Governments to implement better practice kerbside collection services to support higher recovery and the achievement of the State Government's 2020 municipal solid waste Targets. Investigation of alternative systems such as a third bin (organic bin) and the use of on-demand bulk bins. Also, in conjunction with the MRC, the improved processing of collected material prior to it ending up in landfill.
- **Hazardous Household Waste** – Funding for the collection, storage and disposal. Improved household hazardous waste management systems and partial funding thereof. The ToVP to consider improvements in the collection/drop-off of household hazardous waste.
- **Community and Industry Engagement Program** – Funding of community and industry projects. The ToVP to actively support community projects, with the community obtaining possible funding.

- **Recycled Construction Products Program** – Increase the use of recycled products. The ToVP to use recycled products in its day to day operations, primarily in construction works and landscaping programs.
- **Keep Australia Beautiful Council WA** – Funding of the WA branch. A Waste Authority function, not a ToVP function.
- **Waste Wise Schools** – Provision of resources and support. The ToVP to support community actions including local Waste Wise Schools programs.
- **Support the Producers of Recycled Construction and Demolition Products** – Funding to producers. A Waste Authority function, not a ToVP function.
- **Toolkit of Communication and Engagement Material** – A Waste Authority function, not a ToVP function.
- **Community Grants Scheme** – Financial assistance to community groups. The ToVP to provide active support to community groups, with the groups obtaining funding to undertake waste minimisation projects. Funding is more likely if there is active support from the Local Government.
- **Rebate to Charitable Recyclers** – Support funding to charitable organisations. A Waste Authority function, not a ToVP function.
- **Engagement in Action Programs** – Program promotion. Primarily a Waste Authority function, but could assist the ToVP in promoting particular activities or programs.
- **Waste Plans** – Funding for Local Governments to update and implement waste plans that are in line with the Waste Strategy. Opportunity for the ToVP to fund the ongoing review and implementation of its Strategic Waste Management Plan (this document).
- **Charitable Recycler Dumping Reduction Program** – Funding to support reduction in illegal dumping around charity bins. The ToVP to assist in the appropriate location of charitable bins and also the community education of the impact of illegal dumping.
- **Clean Communities** – Community group support to divert waste from landfill. The ToVP support of community group activities.
- **Review of Household Hazardous Waste** – A Waste Authority function, not a ToVP function.
- **Data Strategy** – A Waste Authority function, not a ToVP function.
- **Funding Principals** – A Waste Authority function, not a ToVP function.
- **Waste Management and Waste Infrastructure Planning** – Policy and advice to state government. A Waste Authority function, not a ToVP function.

Of the numerous Waste Authority initiatives set out in its Business Plan, there are many that are relevant to the ToVP and are consistent with the direction that the ToVP needs to progress in order to reduce the quantity of waste ending up in landfill. In addition, there are extensive opportunities for local community groups to access funding for the implementation of waste reduction programs. These become substantially more achievable if the community groups are actively supported by the ToVP.

5.4. Future Waste Authority Business Plans

Over the years, the Waste Authority Business Plans tend to follow similar patterns and typically follow the general guidance of the State Waste Strategy. Consequently, there is not usually a dramatic change in direction year-on-year, and as such, the guidance provided by the annual Business Plans should be relatively consistent throughout the duration of the ToVP's Strategic Waste Management Plan (2018 to 2023); however, this needs to be monitored on the release of each annual Business Plan.

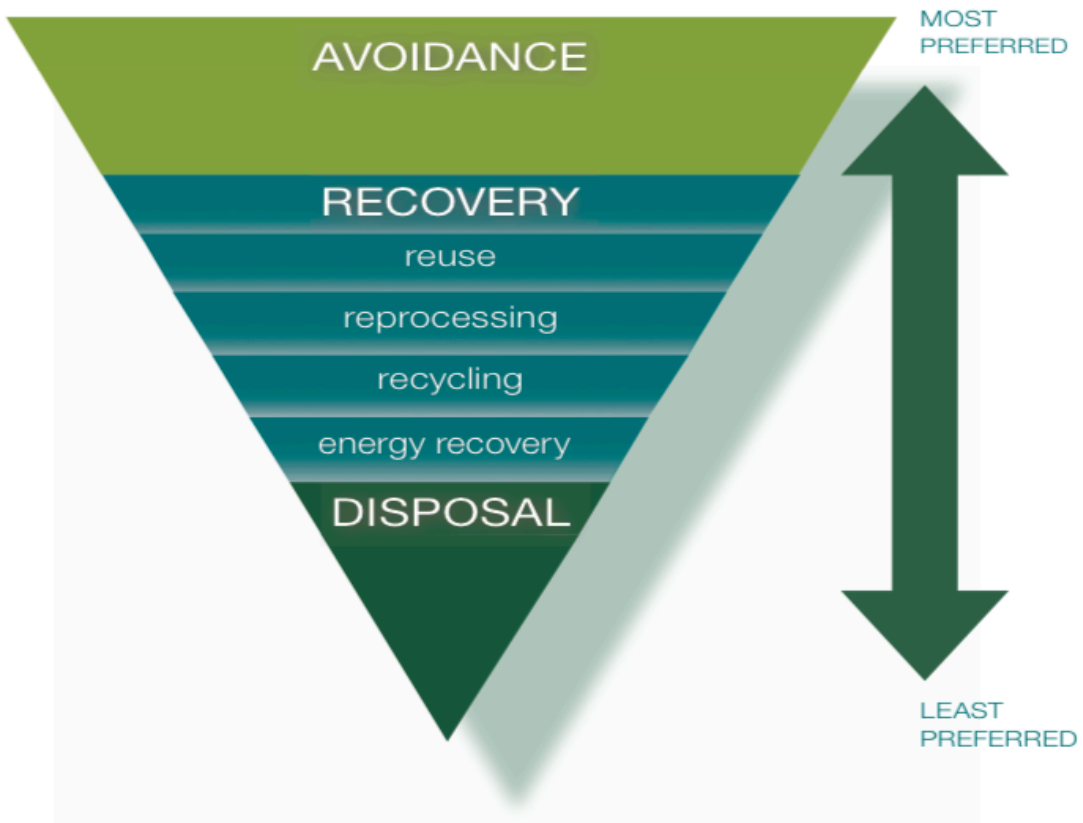
5.5. Waste Hierarchy

The waste hierarchy is a means of ranking waste management options in order of their general environmental desirability. The *Waste Avoidance and Resource Recovery Act 2007* (WARR Act) includes a recommended waste hierarchy as a decision-making tool in formulating sound waste management strategies.

No single waste management approach is suitable for managing all waste streams in all circumstances. In order to meet the Waste Authority's objectives and the associated State Waste Strategy, there is a need to use a number of approaches, processes and technologies along different points of the waste hierarchy.

Figure 5.5 – Waste Hierarchy sets out the WARR Act waste hierarchy in order of preference.

Figure 5.5 – Waste Hierarchy



The ToVP is to be mindful of the waste hierarchy when considering various waste management systems and potential outcomes thereof. The preference is for the avoidance of waste generation; however, this is heavily reliant on consumerism and individual choice, of which the ToVP has little influence, other than community education. Ultimately, the ToVP will have more direct influence over the waste management practises dealing with recovery and disposal, these being the least preferred solution.

6. Review of SWMP 2008-2013

6.1. Overview

Although the Town's SWMP has a stated duration of 2008 through to 2013, in the absence of a subsequent SMWP beyond 2013, this original plan is considered as being the Town's primary strategic plan guiding waste management activities through to June 2018. Consequently, the review of the Town's waste management activities will extend from 2008 through to mid-2018.

During the period of review, there has been substantial change in the Town's waste management activities and consequently a significant improvement in the diversion of waste from landfill; however, this has come at a substantial increase in waste management costs to the Town and its community.

6.1.1. Waste Management Changes

In July 2009 the MRC commenced the operation of the Neerabup Resource Recovery Facility, which enabled the MRC to process approximately 100,000 tonnes of green wheelie bin waste to produce an organic soil conditioner. This facility resulted in the diversion of approximately 50,000 tonnes of organic material that was previously disposed of to landfill. Through its involvement with the MRC, the ToVP shared in this waste diversion achievement.

Also, in 2009, the ToVP converted its kerbside recycling system from a crate-based system to a wheelie bin-based system. This resulted in a substantial increase in the quantity of recyclable material being collected and hence diverted from landfill.

The Town also entered a partnership with the City of South Perth to allow ToVP residents to drop and range of recyclable material (E-waste, cardboard, used motor oil, scrap metal, fluoro globes/tubes, batteries, mobile phones, ink cartridges and polystyrene) at the South Perth Recycling Centre at no charge.

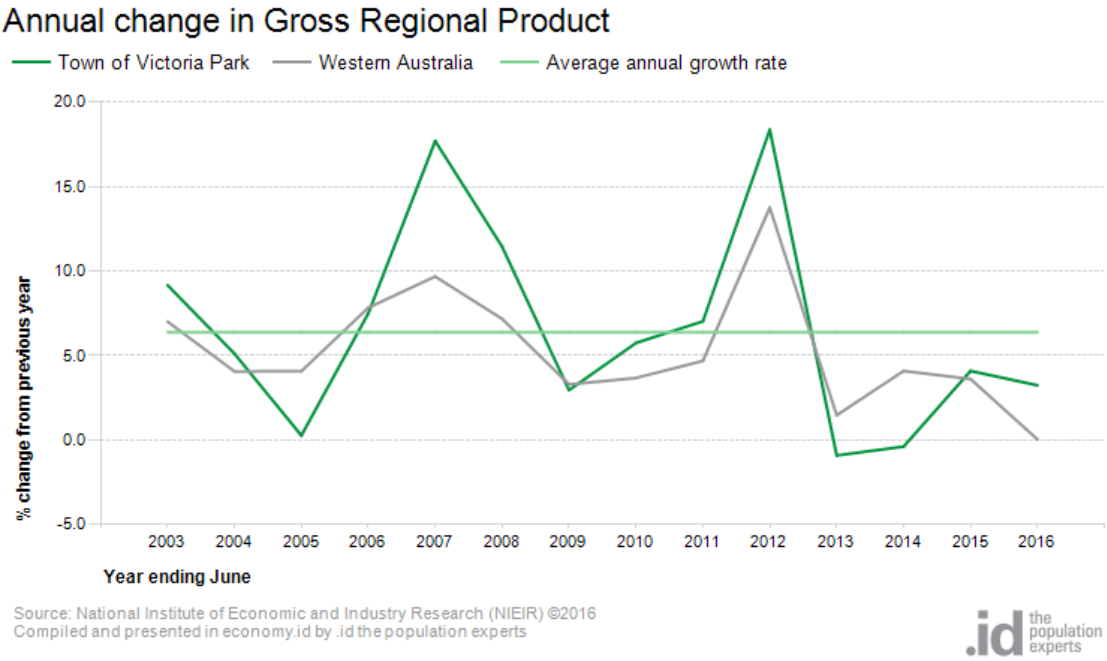
All of the above activities have resulted in increased waste diversion from landfill since the commencement of the 2008 SWMP.

6.1.2. Economic Activity

Economic activity is a substantial driver for the generation of waste material. The stronger the economy, the more waste that the community and industry produce and vice versa. In 2008, the impact of the Global Financial Crisis was really taking effect, with a substantial slowdown in the state and local economy. This effect lasted through to 2011, beyond that, there was a spike in the economy which lasted from 2011 through to 2012. From 2012, the economy again went through a dramatic downturn and has remained as such with only minimal improvement in recent times.

Figure 6.1 – Annual Change in Gross Regional Product provides a graph of the fluctuations in the state and the ToVP's Gross Regional Product.

Figure 6.1 – Annual Change in Gross Regional Product



* The Gross Regional Product of an area is the equivalent of Gross Domestic Product, but for a smaller area. It is the amount of the nation's wealth which is generated by businesses, organisations and individuals working in the area. This dataset is derived from the National Economics microsimulation model, and is a broad indicator of the growth or decline of the local economy over time.

Consequently, there have been substantial economic drivers that have influenced the generation of waste in the Town, which have been beyond the influence of the ToVP. These fluctuations in the quantity of waste being generated impact on the waste collection data independently of any waste minimisation activity implemented by the Town.

6.1.3. Waste Management Costs

Since the commencement of the SWMP through to the present, the Town's waste management costs increased from approximately $85/capita to the current $140/capita. This represents a 65% increase in waste management costs over a ten-year period. The increase in costs are associated with the following activities and events:

- General cost increases over past ten years (CPI);
- Change from crate to wheelie bin recycling; however, the change, resulted in a substantial increase in the quantity of material being recycled;
- Commissioning of the MRC RRF resulted in an increase in waste handling costs, but did enable the recycling of organic waste from the green wheelie bins; and,
- Increase in the landfill levy from $28/t of waste landfilled to $70/t (250% increase).

Cost increases as a result of increased recycling activity is a natural consequence; however, the recent dramatic increase in the landfill levy to $70/tonne has artificially increase the cost of landfilling and hence provided an incentive to the waste industry to improve recycling efforts, with the first $70/t of recycling costs having no competitive impact, as this cost is currently being artificially incurred by all landfilled waste. Typically, a large scale, well managed, lined landfill costs in the order of $45/t to $55/t to operate. Consequently, stand-alone landfill charges for waste generated in the Metropolitan area, which includes the landfill levy are in the order of $115/t to $125/t, for larger committed volumes, discounts of up to $10/t are potentially available. The location of the landfill is another influencing factor, with waste transfer and transport costs being incurred for the more distant facilities. As a rule of thumb, a Metropolitan general waste disposal rate is in the order of $140/t to $150/t, depending on committed volume. In addition to the waste disposal cost, there is also a need to consider the waste collection and transport cost to get the waste to the point of disposal. This cost being substantially influenced by the distance from the waste generator to the waste disposal location.

Any recycling option which had a cost equal to or less than the collection, transport and typical Metropolitan landfill disposal cost (combined landfill waste disposal cost) will be advantageous to the ToVP. Any recycling cost in excess of this combined landfill waste disposal cost effectively becomes a recycling subsidy paid by the community for the environmental and social benefit of recycling. The extent to which the community is prepared to subsidise the recycling effort is the balance that needs to be determined by the ToVP.

Although an overall waste management cost for the ToVP can relatively accurately be determined and hence, based on the overall percentage of recycling, an overall recycling cost determined, the actual cost of each individual recycling activity is less simple to determine. Ideally, the ToVP should know the cost of each recycling activity to be in a position to assess the true cost of each of these activities and be able to compare this to the landfill waste disposal option and hence determine the financial, social and environmental benefit of each activity. All recycling activities that are more cost effective than the combined landfill waste disposal cost are financially, socially and environmentally sustainable. In the situation where there is an additional cost being incurred by the recycling effort, this financial "subsidy" should be directed to those waste materials that generate the greatest landfill waste volume reduction and/or the removal of the most harmful materials from the landfill waste stream.

6.2. Waste Quantities

The SWMP 2008-2013 contains data sets for the estimated waste and recyclable quantities as at 30 June 2007. These have been compared to the most recent data sets as at 30 June 2017 in order to assess the degree of success in waste diversion from landfill.

Table 6.1 – Waste Quantity Comparison provides the comparison between the quantity of waste in 2007 and 2017.

Table 6.1 – Waste Quantity Comparison

Total Residential Waste Generation				
Period Ending	**30/06/07**		**30/06/17**	
	Recycled	**Landfilled**	**Recycled**	**Landfilled**
Household Waste (green wheelie bin)	0t	10,176t	*3,395t	8,687t
Household Recyclables (yellow wheelie bin)	2,353t	214t	2,802t	249t
Vergeside Greenwaste	1,107t	0t	920t	0t
Vergeside Bulk Waste	0t	907t	499t	582t
Non-green wheelie bin waste to Tamala Park	0t	0t	0t	246t
Hazardous Household Waste Drop-off	0t	0t	2t	0t
Self-Haul to Drop-off Stations	unknown	unknown	unknown	unknown
Sub-Total	**3,460t**	**11,297t**	**7,618t**	**9,764t**
Total Generation	**14,757t**		**17,382t**	
Percentage Recycled	**23.4%**		**43.8%**	

* The percentage of recycling of green wheelie bin waste is the overall MRC recycling percentage of green wheelie bin waste received from all of its member councils, which is a combination of processing approximately 100,000 t/yr at the RRF and the remainder being landfilled and not the specific recycling percentage of the ToVP wheelie bin waste. For the 2016/2017 financial year, this was 28.1%.

6.3. Activities and Achievements

The Town's SWMP identified 61 Actions to be progressed during the five-year validity period of the SWMP. The majority of these Actions were heavily reliant on the MRC, State Government and to a lesser degree industry; hence, beyond the direct control of the ToVP.

A large portion of the proposed Actions related to lobbying and promotion of ideas for improved waste management generally and not specifically relating to the ToVP. Typically, with the ToVP being a relatively small Local Government, there was to be heavy reliance on support from other Local Governments in order to gain critical mass to achieve meaningful change in the waste management industry.

One area where the ToVP is able to influence a third party into achieving meaningful gain is working with the local community groups to encourage and assist the community to implement programs of local interest.

Appendix No. 1 – 2008 - 2013 SWMP Actions provides a list of Actions and associated commentary as to the level of achievement during the validity period of the 2008 – 2013 SWMP.

In summary, the following are the major successes that were achieved since the commencement of the SWMP:

- MRC commissioning of the Neerabup Resource Recovery Facility, which enabled a substantial quantity of the ToVP organic waste to be processed and hence diverted from landfill;
- Conversion from a crate-based kerbside recycling system to a wheelie bin-based system, which simplified the handling of recycling for residents, increased the range of materials that was able to be recycled and also dramatically increased the quantity of material recycled. Being a more efficient collection system, the cost per tonne of recycling also decreased;
- Partnership with the CoSouth Perth to enable ToVP residents to drop off a range of recyclable materials for free;
- Continued active involvement with the MRC in assessing large scale waste diversion options, including waste to energy, bulk waste recycling and greenwaste processing; and,
- Improved community group engagement to encourage community participation in waste management activities and to promote further community involvement in town life.

6.4. Commentary on Achievements

The ToVP has achieved substantial gains in the quantity of waste material being recycled in comparison to its 2008 level of recycling. This has predominantly been in kerbside recycling and the processing of organic material from the green wheelie bins.

The original SWMP contained a large number of actions that related to lobbying of State and Federal Government to achieve improved recycling or waste avoidance outcomes. These actions, although warranted, are heavily dependent on the enthusiasm of the higher order organisations and hence, the ToVP has limited ability to apply any real and meaningful pressure on these organisations; consequently, it is not possible to judge the level of success that the ToVP has had in these pursuits.

Where the ToVP has been successful with third-party involvement has been in its dealings with the local community groups, which in recent times has included the Evolve process of community workshops, surveys and activities to assist in the development of the Town's Strategic Community Plan. There is a strong link and respect between the ToVP and numerous community groups, including Victoria Park Collective and Enkel. This involvement goes beyond simply waste management, but also extends into all of life aspects within the town.

Going forward, there is an opportunity to achieve real improvements in the recycling of bulk waste, as there are existing commercial systems in place to undertake this activity. Beyond that, typically the large successes have been achieved and any further improvements in waste diversion will be more gradual and likely take greater effort and expense. Effectively, the "low hanging fruit" has been picked.

7. Waste and Recycling Quantities

The ToVP obtains its waste data from a range of sources, primarily from the MRC and its waste and recycling collection contractors. This data is accumulated and is provided to the Department of Water and Environmental Regulation (DWER) as part of the annual Local Government Waste and Recycling Census.

Table 7.1 – Waste and Recycling Quantities provides a summary of the available data from the Towns 2016/2017 Waste Census and the MRC 2016/2017 Annual Report.

Table 7.1 – Waste and Recycling Quantities.

Total Residential Waste Generation		
Period Ending	**30/06/17**	
	Recycled	**Landfilled**
Household Waste (green wheelie bin)	*3,395t	8,687t
Household Recyclables (yellow wheelie bin)	2,802t	249t
Vergeside Greenwaste	920t	0t
Vergeside Bulk Waste	499t	582t
Non-green wheelie bin waste to Tamala Park	0t	246t
Hazardous Household Waste Drop-off	2t	0t
Self-Haul to Drop-off Stations	unknown	unknown
Sub-Total	**7,618t**	**9,764t**
Total Generation	**17,382t**	
Percentage Recycled	**43.8%**	

* The percentage of recycling of green wheelie bin waste is the overall MRC recycling percentage of green wheelie bin waste received from all of its member councils, which is a combination of processing approximately 100,000 t/yr at the RRF and the remainder being landfilled and not the specific recycling percentage of the ToVP wheelie bin waste. For the 2016/2017 financial year, this was 28.1%.

With the MRC receiving more green wheelie bin waste than can be processed at the RRF, there is a component of this waste stream that is recycled and a component that is sent directly to landfill. As instructed by the MRC, some of the member councils send some of their waste to the RRF and others send all of their waste to the Tamala Park landfill. Consequently, when reporting the percentage of green wheelie bin waste that is recycled, it is only reasonable and equitable that all member councils should report the MRC recycling percentage for this waste stream and not the actual recycling percentage that the individual member councils achieve, as some member councils will have the benefit of a high recycling percentage, while others will have zero.

For the 2016/2017 financial year, the MRC received 196,767 tonnes of Processable Waste (green wheelie bin waste) and the RRF diverted 55,329 tonnes of this from landfill, which resulted in a recycling percentage of 28.1% (*MRC Annual Report 2017*). As an individual member council, the ToVP generated 12,082 tonnes of green wheelie bin waste, 5,578 tonnes of which was sent to the RRF, with 2,900 tonnes being recycled. This represents an individual recycling rate of 24%. Since early 2017, the ToVP waste collection contractor has been sending all green wheelie bin waste to the RRF; hence, in subsequent years, the percentage of waste being delivered to the RRF will increase substantially in comparison to the ToVP landfilled waste. This will have a proportional increase to the Town's individual recycling rate, which is a somewhat irrelevant statistic, but not change the MRC overall recycling rate through the RRF.

8. Waste Characterisation

In late 2017 and early 2018, the MRC undertook a waste characterisation study of the content of the green wheelie bin waste across the region. This study concentrated on the content of the green bin in an attempt to identify the breakdown of the general waste so that future recycling activities could be focused on identified recyclable components within the general waste stream.

Table 8.1 – Waste Characterisation Audit – Winter provides a summary of the waste audit carried out by the MRC in October 2017.

Table 8.1 – Waste Characterisation Audit – Winter

Mindarie MSW Audit Analysis				
	Town of Victoria Park		**Total All MRC Councils**	
Summary	**Weight**	**%**	**Weight**	**%**
Total Recyclables	1,207.8 kg	26.3%	18,318.3 kg	29.4%
Total Non-Recyclables	3,382.5 kg	73.7%	44,031.9 kg	70.6%
Total	**4,590.4 kg**	**100%**	**62,350.3 kg**	**100%**

Source: MRC Waste Audit Report 2018 – 19 July 2018 – Southern Metropolitan Regional Council

Table 8.2 – Waste Characterisation Audit - Summer provides a summary of the waste audit carried out by the MRC in February 2018.

Table 8.2 – Waste Characterisation Audit - Summer

Mindarie MSW Audit Analysis				
	Town of Victoria Park		**Total All MRC Councils**	
Summary	**Weight**	**%**	**Weight**	**%**
Total Recyclables	1,229.1 kg	30.1%	17,534.6 kg	30.3 %
Total Non-Recyclables	2,850.4 kg	69.9%	40,350.2 kg	69.7 %
Total	**4,079.5 kg**	**100%**	**57,884.8 kg**	**100%**

Source: MRC Waste Audit Report 2018 – 19 July 2018 – Southern Metropolitan Regional Council

The key findings of the MRC audit concluded that, at a regional level, "*waste sample material was composed of 29.8% recyclables, 49.2% Organic in nature (Food and Green Waste, Wood, Straw and Other Putrescible) and the remaining 21% of Pathogenic Infectious 5.52%, Earth 8.89%, Miscellaneous 0.92%, Hazardous 0.92%, Textiles 3.68%, Other 0.98%, and Medical 0.1%*". The ToVP waste material is of similar characteristics.

Refer to the MRC Waste Audit Report for more detail on the breakdown of the waste characterisation audit results.

As can be seen, there is minimal difference between the Town's winter and the summer audits. From a review of the detailed reports, the main difference being the quantity of inert material (Dust 'n' Dirt 'n' Rock 'n' Inert) being received. At a regional level, there was typically 30% recyclable materials and 70% non-recyclable materials in the green wheelie bin waste. This is consistent with the ToVP summer audit results. The ToVP winter audit recording a 26%/74% split, this mainly being attributed to the higher quantity of inert material being recorded. With inert material having a relatively high density, a small quantity of this material type can have a disproportionately large impact the audit results.

The MRC waste audit report defines organic material as non-recyclable, which is not technically correct as the MRC currently recycles a large portion of the region's organic material through the Neerabup RRF. In addition, a number of the MRC member councils have implemented an organics bin collection system, which further improves the recycling of organic material from the general waste stream.

The waste audit results indicate that the ToVP has approximately 50% organic material within the general waste. Defining this as a recyclable material results in there being approximately 80% recyclable material in the Town's green wheelie bins and 20% non-recyclable material. Industry standards for non-recyclable material presented in the yellow wheelie bins is in the order of 15% to 20%, which is relatively similar to the ratio on the green wheelie bins. It is pointed out that some of the non-recyclable material in the yellow wheelie bins would be deemed recyclable if presented in the green wheelie bins (organic material). Based on the MRC audit information, the Waste Authority Target of 65% recycling of municipal solid waste in the Perth Metropolitan area is an achievable outcome; however, at what cost to the community.

Table 8.3 – Typical Waste Characterisation Breakdown provides a high-level summary of the MRC waste characterisation audit.

Table 8.3 – Typical Waste Characterisation Breakdown

Item Description	Percentage
Recyclable Material	30%
Organic Material	50%
Other Material	20%
Total	100%

9. Available Waste Management Infrastructure

The following is a list of available waste management infrastructure to the ToVP and its residents.

Table 9.1 – Waste Management Infrastructure

Name/Location	Ownership/Control	Current Status/Comment
Class II Landfills		
Tamala Park	MRC	Operational. Approximately 5 years of remaining life
Numerous	Local Government and commercial	Available should Tamala Park no longer be available to the MRC or ToVP.
Waste Transfer Stations		
Tamala Park	MRC	Operational, 84 km round trip for residents.
Recycling Centre of Balcatta	City of Stirling (MRC member council)	Operational, 38 km round trip for residents.
South Perth Recycling Centre	City of South Perth (partnership with ToVP)	Operational, close proximity.
Recycling/Hazardous Household Waste Drop-Off Facilities		
Tamala Park – Recycling and HHW	MRC	Operational, 84 km round trip for residents.
Recycling Centre of Balcatta – Recycling and HHW	City of Stirling (MRC member council)	Operational, 38 km round trip for residents.
South Perth Recycling Centre – Recycling (limited range)	City of South Perth (partnership with ToVP)	Operational, close proximity.
ToVP Administration Office – HHW (limited range)	Town of Victoria Park	Operational. Available any day during office hours.
ToVP Works Depot. Welshpool - HHW	Town of Victoria Park	2 Drop-offs per year.
Materials Recycling/Processing Facilities		
Neerabup – Green Wheelie Bin Organics Processing	MRC	Operational. 11 contract years remaining + options beyond.
Numerous – Recycling Sorting	Commercial	Associated with commercial recycling collection contractors.
Reuse Facility/Tip Shop		
Tamala Park	MRC	Operational, 84 km round trip for residents.
Recycling Centre of Balcatta	City of Stirling (MRC member council)	Operational, 38 km round trip for residents.

10. Available Waste Management Services

The following is a list of available waste management services provided by the ToVP:

- Kerbside Waste Collection, including wet cell batteries and used motor oil - Weekly;
- Kerbside Recycling Collection - Fortnightly;
- Vergeside Bulk Waste Collection – Twice per year;
- Vergeside Greenwaste Collection – Four times per year;
- Hazardous Household Waste drop-off – Twice per year; and,
- Dry cell battery and fluorescent globe drop-off – Permanent opportunity.

In addition to the above, there are a range of charitable organisations that will collect or receive reusable materials.

The ToVP residential community and to a lesser degree the commercial properties have a comprehensive level of waste management services available to them. The range of services provide ample opportunity to reuse and recycle a substantial portion of the waste material being generated within the Town. The degree of participation in the available reuse and recycling services is a function of individual motivation and simplicity of service provided.

Of all waste material generated by the residential community, building material, including sand is the one waste type that is not services by the ToVP. Residents are expected to drop off this material at the appropriate facility. It can be anticipated that small quantity of building material ends up in the general waste bin; however, larger quantities of this material would be dropped off by the waste generator.

The vast majority of these services are contracted out to commercial waste management contractors. There is no strategic waste management benefit or dis-benefit to operating services in-house or contracting them out. The main considerations are cost and efficiency. So long as the service mechanism delivers the least cost and most effective (compliant/satisfactory) solution, then this is the best service mechanism to be adopted.

Prior to the tendering out of future waste management services, the ToVP should review the service and consider strategic changes to the service to better suit the Town's needs and strategic direction. Consideration should be given to combining services to potentially achieve more competitive pricing or opening the service to a wider range of service providers. Combining services could also extend to joint tendering with neighbouring Local Governments, be they members of the MRC or not.

11. Available Recyclable Material Solutions

Table 11.1 – Recyclable Material Solutions provides a list of typical recyclable materials and the existing services through which they can be managed.

Table 11.1 – Recyclable Material Solutions

Material	Kerbside Waste	Kerbside Recycling	Vergeside Bulk Waste	Vergeside Greenwaste	*Recycling Drop-off	HHW Drop-off	**Waste Transfer Station
Aerosol cans	×	✓	×	×	✓	×	×
Aluminium - cans	×	✓	×	×	✓	×	×
Aluminium – toasters and kettles	×	✓	×	×	✓	×	×
Aluminium - foil	×	✓	×	×	✓	×	×
Cardboard	✓	✓	×	×	✓	×	×
Cartridges, printer & photocopier	×	×	×	×	✓	×	×
Ceramic – pieces (not terracotta)	×	✓	×	×	×	×	×
E-waste	×	×	×	×	✓	✓	×
EPIRB's (emergency position beacons)	×	×	×	×	✓	✓	×
Fire alarms	×	×	×	×	✓	✓	×
Fire extinguishers	×	×	×	×	✓	✓	×
Flares	×	×	×	×	✓	✓	×
Gas bottles	×	×	×	×	✓	✓	×
Glass - containers	×	✓	×	×	✓	×	×
Glass - plate, pieces	×	✓	×	×	✓	×	×
Greenwaste	✓	×	×	✓	✓	×	×
<u>Hazardous Household Waste</u>							
Acids	×	×	×	×	✓	✓	×
Alkalis	×	×	×	×	✓	✓	×
Batteries, dry cell	×	×	×	×	✓	✓	×
Batteries, wet cell	✓	×	×	×	✓	✓	×
Flammable liquids	×	×	×	×	✓	✓	×
Herbicides	×	×	×	×	✓	✓	×
Light globes, fluorescent	×	×	×	×	✓	✓	×
Paint	×	×	×	×	✓	✓	×
Pesticides	×	×	×	×	✓	✓	×
Solvents	×	×	×	×	✓	✓	×
Liquid paperboard	✓	✓	×	×	✓	×	×
Mattresses (separated for disposal)	×	×	✓	×	×	×	×

Material	Kerbside Waste	Kerbside Recycling	Vergeside Bulk Waste	Vergeside Greenwaste	*Recycling Drop-off	HHW Drop-off	**Waste Transfer Station
Medicine - expired, excess	×	×	×	×	×	✓	×
Metal - cans	×	✓	×	×	✓	×	×
Metal – pots & pans	×	✓	×	×	✓	×	×
Metal – cutlery	×	×	×	×	✓	×	×
Metal – scrap	×	×	✓	×	✓	×	×
Metal – white goods	×	×	✓	×	✓	×	×
Mobile phones & accessories	×	×	×	×	✓	×	×
Oil - used engine	✓	×	×	×	✓	✓	×
Organics	✓	×	×	×	×	×	×
Paper - books and magazines	✓	✓	×	×	✓	×	×
Paper - clean	✓	✓	×	×	✓	×	×
Paper - newspaper	✓	✓	×	×	✓	×	×
Plastic – drink, ice cream, butter containers	×	✓	×	×	✓	×	×
Plastic - plant pots	×	×	×	×	✓	×	×
Plastic - mixed	×	×	×	×	✓	×	×
Plastic - wrapping	×	×	×	×	✓	×	×
Polystyrene foam	×	×	×	×	✓	×	×
Sanitary products, nappies & doggie bags	✓	×	×	×	×	×	×
Tyres - used vehicle	×	×	×	×	✓	×	×

* The larger the recycling centre, the larger the range of materials accepted. Tamala Park and Recycling Centre of Balcatta take the largest range of materials.

** Tamala Park waste transfer station receives a range of recyclable materials, but at a fee. The same materials can be disposed of at no charge at the recycling centre.

✓ Recyclable option – preferred solution

✓ Lower order recyclable option – not the preferred solution

× Not recyclable

The above list represents a broad range of “recyclable” materials that are currently being generated within the Town. Some of these materials are not recycled, such as fire alarms and flares, but are disposed of safely as opposed to being sent directly to landfill. Asbestos is accepted at the ToVP HHW drop-off facility; however, this material ultimately ends up in landfill; hence, not considered as being recycled, but is handled in a safe manner and encourages the community to remove asbestos materials from the general waste stream.

The greater the range of items that can be recycled, the greater that quantity of waste that can be diverted from landfill. The ToVP is to concentrate on increasing the range of materials that can be recycled, as well as increasing the participation rate within existing systems to maximise the quantity of material being diverted from landfill. The starting point should be those materials that are likely to cause environmental harm if disposed of to landfill and larger quantity materials within the general waste stream such as carpets and textiles.

12. Waste Management Considerations

There are a number of considerations within the waste management industry that have the potential to impact on the ToVP's progression towards improved waste diversion from landfill. Some of these are directly within the Town'scontro, while others are highly dependent on higher order authorities or other Local Government participation.

12.1. Mindarie Regional Council

The MRC is a regional council that was set up primarily as a waste management organisation and has the following member councils:

- Town of Victoria Park;
- City of Perth;
- City of Vincent;
- Town of Cambridge;
- City of Stirling;
- City of Joondalup; and,
- City of Wanneroo.

The ToVP has a 1/12th ownership and voting right within the MRC; consequently, it is highly dependent on the other member councils in order to influence change within the organisation; however, has the ability to participate in large scale waste management activities, albeit as a minor partner.

The MRC provides the ToVP with substantial critical mass for the progression of major waste management initiatives that would normally be well beyond the ability of the Town to undertake in its own rights. These include:

- The Tamala Park landfill;
- The Neerabup Resource Recovery Facility (RRF);
- Joint waste characterisation audits;
- Joint tendering for greenwaste collection and processing services;
- Participation in the recent waste to energy tender process with the Eastern Metropolitan Regional Council;
- Access to substantial funding from the Waste Authority as a result of the large Metropolitan population represented by the MRC;

- Considering of:
    - The development of a future landfill facility beyond the life of Tamala Park;
    - Bulk waste sorting facility;
    - Materials Recovery Facility (sorting of yellow bin recyclable materials); and,
    - Joint tendering of kerbside recycling collection services.

The MRC has traditionally managed the waste disposal activities for its member councils, with the individual member councils typically managing their own recycling activities. With the development of the Neerabup RRF in 2009, the MRC became directly involved in the processing of organic waste on behalf of its member councils. Since then, the MRC has continued to look into and offer its member councils a range of waste management recycling activities as an alternative to landfill disposal. Ultimately the implementation of these opportunities needs substantial support from all of the member councils in order to progress to the development stage. The larger the proposed development, the greater the costs involved and hence, understandably, the more conservative the approach by the member councils; consequently, there has been minimal progression of largescale activities within the MRC in recent times.

The development of the Neerabup RRF resulted in the cost of waste processing/disposal increasing substantially and in conjunction with the recent increases in the landfill levy, the cost of waste management to the MRC member councils has become a major component of the member council annual budgets in comparison to what it was historically. Consequently, there is intense focus within the member councils on any waste management cost increases that may be proposed. In addition, the member councils look at ways of minimising their individual waste management budgets, which in some circumstances, may be detrimental to the other MRC member councils. This individual inward-looking is potential destructive to the group cooperation model of regional councils.

Ultimately, the MRC has been a substantial contributor to the ToVP recycling effort and has the potential to continue to be, provided that the member councils can agree to the progression of other major non-landfill initiatives. Unfortunately, this has been a slow process and, in all likelihood, will continue to be. It is for the ToVP to actively participate in MRC projects; however, also maintain an individual approach to smaller-scale recycling projects and initiatives which are manageable for a relatively small Local Government.

The MRC was initially set up to provide a landfill waste disposal solution for its member councils. In the 1990's, Local Government was the only provider of landfill services and hence the need for the establishment of the MRC. Since then, the landfill industry has changed dramatically, with numerous commercial landfill options being readily available to Local Government; consequently, there is no essential need for Local Government to own and operate its own landfill facilities. Competition in the industry means that a relatively small Local Government such as the ToVP has a reasonable negotiating power to obtain a competitive landfill disposal rate. Hence, in comparison to the 1990's, there is now less need for a purely landfill disposal regional council. If the MRC does not continue to progress with large-scale recycling developments/opportunities on behalf of its member councils, in all likelihood, its usefulness to its member councils will decline to a point where it is no longer needed.

From the ToVP point of view, its future involvement in the MRC is primarily as a conduit into large-scale recycling projects, ideally at a competitive cost. Without these projects, and there being readily available alternative landfill disposal options, there is little benefit to the ToVP residents in remaining within the regional council structure.

The critical turning point for the MRC and hence the ToVP will be when the Tamala Park landfill reaches its maximum capacity, which is forecast for 2025 (*MRC website*). At this point, the MRC will need to have sourced an alternative landfill disposal option for its member councils. Based on the difficulty of developing a new landfill and the fact that there are numerous alternative waste disposal options available within the Perth Metropolitan area (landfills and waste transfer stations), it is likely that the MRC may opt to simply contract out its landfill disposal requirements, especially as its member councils are actively striving to reduce their quantity of waste going to landfill; hence, the need for landfill should theoretically reduce over time.

There are currently numerous landfills and waste transfer stations in the Metropolitan area that have a waste disposal fee in the order of $140 to $150/t (excluding GST). The current MRC member council disposal rate is $205/t; however, this is a blended rate that covers that additional cost of processing waste at the Neerabup RRF, other MRC waste management activities and its corporate structure.

In July 2029, the Neerabup RRF contract comes to an end, which will then be a further milestone for the MRC. With it taking many years to develop large scale recycling options, the MRC would need to commence planning for future solutions well before this contract termination date. It is during this period that the member councils have the option to reconsider the future of the MRC.

With the MRC member councils looking internally to generate savings in waste management costs, it is possible that in the near future, the member councils, predominantly the larger ones, will be questioning the overall benefit of their involvement in the MRC.

Should the future of the MRC be questioned and subsequently ceases to exist, the impact on the ToVP would be highly dependent on the timing of when the MRC involvement ended. There are a number of scenarios that could be involved, which would result in significantly different consequences to the ToVP.

Scenario 1 – Immediate MRC Closure

The impact to the ToVP will include:

- Wrapping up the MRC structure and staffing commitments – a financial cost to the ToVP;
- Paying out the remaining contract commitments at the Neerabup RRF (11 years remaining) – an extremely large financial cost to the ToVP;
- Sale of the Neerabup RRF property – a reasonable financial gain for the ToVP;
- Shutting down the Tamala Park recycling centre – nil impact to the ToVP, as this facility is too far away for its residents to regularly use;
- Sale of the remaining landfill asset value in the Tamala Park landfill - a possible financial gain for the ToVP, dependent on the facility environmental liabilities verses remaining available landfill airspace;
- Sale of remaining land holding at Tamala Park – limited to no value to the ToVP as the majority of the property is classified as BushForever and the minimum 30-year landfill closure period;
- The ToVP waste that is currently going to the Neerabup RRF would then go to landfill:
    - Decreased disposal cost in comparison to the MRC gate fee ($140/t to $150/t vs $205/t;
    - Decrease in ToVP transport cost, depending on the location of the alternative disposal location;
    - Decrease in the ToVP recycling percentage – going backwards with regards to attaining the desired outcomes within the State Waste Strategy;
- ToVP to arrange an alternative waste disposal option – numerous available within the Metropolitan area, at a decreased disposal rate and potentially at a decreased transport cost, depending on the location of the alternative disposal location;
- ToVP to pursue alternative waste recycling options as an individual Local Government; hence, minimal opportunity for large-scale solutions;
- The ToVP will be locked into the higher waste management costs within the MRC for the shortest period (in comparison to the other scenarios);
- The ToVP no longer reliant on the MRC decision making structure in order to progress waste disposal and recycling options; and,
- Going forward, once the net cost/gain of the above items have been resolved, it is likely that the ToVP will be able to reduce its waste management cost, but this is likely to come at the expense of a decreased recycling rate. To achieve a similar recycling rate to what is currently being achieved would likely cost more. The degree of cost increase will be proportional to the degree of improved recycling effort.

There are many financial implications to the ToVP of the closure of the MRC. At a higher level of consideration, it is likely that there will be a net cost to the ToVP, predominantly to do with the Neerabup RRF premature closure (potentially a multi-million-dollar cost to the ToVP). The ToVP would need to undertake a detailed assessment of the financial cost/gain of each of the above items in order to determine the net financial outcome of the immediate closure of the MRC.

In considering the "triple bottom line" impact of the closure of the MRC, there are also the environmental and social consequences to be considered. Environmentally, there would be a reduction in the quantity of waste being recycled and more organic material going to landfill, which would be a reduced environmental outcome. Socially, there would be a portion of the community that would be disappointed at the reduction in recycling being achieved by the ToVP; however, there is likely to be a far greater portion of the population that would welcome a saving in waste management costs if this were the eventual outcome. If there was a decrease in recycling and an increase in waste management costs, then there would be a distinct lack of community support for this scenario.

Ultimately, it is unlikely that the MRC would cease if the outcome to its member councils was a decrease in recycling and an increase in future waste management costs. Consequently, it can be presumed that this scenario would only occur if there was to be a reasonable, eventual financial gain for the MRC member councils.

Scenario 2 – MRC Closure in 2025 – Post Tamala Park Landfill

For this scenario, the majority of the Scenario 1 consequences will remain; however, there will be some changes to a few of the above implications:

- The ToVP will have the benefit of advanced warning of the MRC imminent closure and hence more time to plan for the impacts thereof;
- There will be no remaining asset value in the Tamala Park landfill; hence, reduced potential financial gain;
- There will be a lower contract buy-out cost at the Neerabup RRF;
- The ToVP will be locked into the higher waste management costs within the MRC for a longer period; and,
- The ToVP will retain the benefit of a higher recycling rate for a longer period.

With more time to plan for the future it is likely that the transition from a MRC structure to an individual Local Government structure will be smoother. The net financial impact on the Town would be a function of the change in values of the Tamala Park landfill asset and the reduced buy-out costs of the RRF, as well as the extended period of higher waste management costs associated with the MRC.

Scenario 3 – MRC Closure in 2029 – Post Neerabup RRF

For this scenario, the majority of the Scenario 1 and 2 consequences will remain; however, there will be some changes to a few of the above implications:

- There will be no contract buy-out cost at the Neerabup RRF;
- The ToVP will be locked into the higher waste management costs within the MRC for a longer period;
- The ToVP will retain the benefit of a higher recycling rate for a longer period;
- The post-Tamala Park waste disposal solution would have been operating for a number of years; hence, the cost thereof would be known; and,
- There may be other recycling options developed by the waste industry, into which the ToVP could supply its waste and recyclable materials.

Ultimately, the vast majority of the MRC member councils' consideration will be based around the financial implication associated with the involvement in the MRC versus operating as an individual Local Government. This consideration will be on an individual member council basis. It can be presumed that if the splitting of the MRC is beneficial to one of the larger member councils, then it should be beneficial to all of the larger member councils. With the ToVP being a minor shareholder in the MRC, it will have limited ability to influence the outcome of the MRC future and will typically have to follow the lead of the larger member councils.

12.2. Landfill Levy

The Perth Metropolitan landfill levy is charged on all waste generated or landfilled in the Metropolitan area. Currently the levy is $70/t. The Waste Authority is currently reviewing the levy structure and is in the process of providing the Minister for Environment with recommendations for the future application and increase of the landfill levy. At this stage, there is no information available on the future increases in the Landfill Levy.

Based on past experience and information from the Eastern States, it is likely that the levy will increase in the future, ideally in relatively small increments so that the waste industry can more easily accommodate the increases, as opposed to one large stepped increase as has previously occurred. With the long-term Consumer Price Index running at typically 2% to 3% per year, this represents a $1.40 to $2.10 increase on a $70 levy. Hence, it is likely that the minimum annual levy increase will be in the order of $5/t; however, it could be that the Minister imposes a greater levy increase to generate more State Government revenue (the State receives 75% of the levy as consolidated revenue) and also to encourage greater recycling by artificially increasing landfill disposal costs.

For future planning, the ToVP should work on a long-term annual landfill levy increase in the range of $5/ to $10/t. This should give a reasonable upper and lower range within which financial modelling can occur.

12.3. Organics Bin Kerbside Collection

In the past few years, there has been substantial promotion and encouragement by the Waste Authority for Local Governments to implement a "third bin" system to collect kerbside organic materials (*Better Bin – Kerbside Collection Guideline – Waste Authority September 2016*). The intent being that this is an easy and efficient mechanism of diverting organic material away from landfill. The system can cater for both greenwaste and food waste. The collected material is diverted to an organics processing facility where a quality compost product can be produced. For Local Governments where the material collected in the green wheelie bin is disposed of directly to landfill, this third bin system is a justifiable, financially, social and environmentally sustainable option that should be seriously considered.

For the members of the MRC, they are all committed to the Neerabup RRF until July 2029 (service contract expiry). The RRF processes the organic content in the green wheelie bins and hence, should the MRC member councils opt to go down the route of a third bin, this would reduce the quantity of organic waste being delivered to the RRF and hence, reduce the facility's efficiency in waste diversion.

The facility is designed to receive 100,000 tonnes of waste per year and currently operates at a waste diversion of marginally over 50% (*MRC Annual Report 2017*). That is 50% of what is delivered to the facility is recycled and 50% ends up as residual waste disposed of to landfill. Should the quantity of organic waste decrease, then there will be a reciprocal increase in the quantity of residue going to landfill. The consequence of this is that the facility's waste diversion efficiency decreases proportionally, the cost of operation goes up proportionally (due to the increased cost of residue disposal to landfill), the cost per tonne of recycling goes up substantially and the facility benefit to the member councils declines. Consequently, at a regional level, because of the MRC commitment to the RRF process, a third bin collection system is not beneficial in a holistic approach.

With the RRF only receiving approximately 100,000 tonnes per year and the MRC receiving approximately 200,000 tonnes of green wheelie bin waste per year (203,446t in 2016/17 - *MRC Annual Report 2017*), not all green wheelie bin waste is delivered to the RRF, with the remainder going directly to the Tamala Park landfill. Currently the ToVP, City of Vincent, City of Joondalup and the City of Wanneroo send the vast majority of their green wheelie bin waste to the RRF, with the remaining members sending their waste to landfill. Hence, if the remaining members implement an organics bin collection service, as has the City of Stirling and the Town of Cambridge, there will be no impact on the RRF operations, as this waste does not currently go to the RRF.

Should any of the ToVP, City of Vincent, City of Joondalup and the City of Wanneroo opt for an organics bin, then there will be a direct impact on the RRF. The impact will be proportional to the drop in the quantity of organic waste being sent to the RRF. Any consequential reduction in waste quantity being delivered to the RRF would need to be replaced by the MRC instructing member councils to send more waste to the RRF to maintain the contracted minimum 100,000 tonnes per year. If this additional waste comes from a member council that has already implemented an organics bin, then the value of this additional waste to the RRF recycling ability will be substantially decreased (due to the low organic content).

The MRC has modelled the scenario whereby all of the MRC member councils implement an organics bin the waste diversion rate is likely to be in the order of 38% (in comparison to the current 52%), which results in a general MRC member council gate rate increase of $9/t (*MRC advice*).

Experience from other Local Governments that have implemented a similar system, indicate that the organic content in the general waste bin decreases by approximately 40% (*City of Joondalup, Council Agenda Item CJ047-03/18, March 2018*); hence, should this occur, the RRF is likely to achieve approximately 30% waste diversion in comparison to its current approximately 50% (52% in 2016/17 - *MRC Annual Report 2017*). If the organics bin included food waste and not just greenwaste, this waste diversion would be even lower. At a 30% waste diversion, as opposed to the 38% modelled by the MRC, the general member council gate fee will increase by approximately $13.50/t (IWP calculation based on additional 20,000 tonnes of residue, Tamala Park landfill gate fee of $205/t and 300,580 tonnes of material being delivered to the MRC by its member councils in 2016/17).

In 2016/17 the ToVP delivering 12,328 tonnes of material to the MRC (*MRC Annual Report 2017*), using the MRC calculated gate fee increase, the cost increase to the ToVP would be approximately $111,000. Consequently, should the ToVP consider implementing an organics bin, then the new system would need to save at least $111,000 plus the additional cost of the collection, processing and bin maintenance before there were any economic advantage to the ToVP.

In March 2018, the City of Joondalup announced that it will be implementing an organics bin in the 2018/2019 financial year. The City of Wanneroo has stated that it is undecided on this matter; however, is progressing with an application for Waste Authority funding to implement an organics bin system. Ultimately, it is likely that this application will be a precursor to the eventual implementation of an organics bin, especially when the majority of the remaining MRC members have implemented a similar system and are receiving the cost saving benefit thereof.

At a conceptual level, the City of Joondalup has determined that it will achieve a cost saving of approximately $771,000 as a direct saving of implementing the organics bin system, less the general increase in MRC disposal rate of $9/t or $488,000 (based on 54,379 t/yr of all waste delivered to the MRC), there is a net saving to the City of Joondalup of $283,000. In 2016/2017, the City of Joondalup generated 52,597 tonnes of green wheelie bin waste (*MRC Annual Report 2017*). In comparison, the ToVP generated 12,082 tonnes of green wheelie bin waste over the same period; consequently, should the ToVP opt to implement an organics bin system, using the City of Joondalup method of calculation and the MRC determined change in member council gate fee, the Town could potentially save $65,000 per year; however, there would still be the additional bin collection and processing costs and bin maintenance cost to consider in order to assess the true net benefit to the ToVP.

With regards to the environmental benefit of an organics bin, the compost produced from this source-separated collection system is a better quality product in comparison to that produced from the comingled material processed by the RRF; however, there is the environmental dis-benefit of the additional collection vehicle trip associated with the third bin to be considered. At a conceptual level, it can be presumed that there is likely to be an overall environmental benefit in an organics collection and processing system in comparison to the collection and processing through the RRF.

At a higher level of consideration, with the RRF 2016/17 operating cost of $251.54 (*MRC Annual Report 2017*), in comparison to the market cost of landfill disposal of approximately $145/t, the MRC and its member councils pay a premium of approximately $105/t or $10.5M/year to recycle 52,000 tonnes of organic material. That equates to a recycling “subsidy” of $200/t of organic material diverted from landfill. If all of the MRC member councils opt to implement an organics bin system the cost of operating the facility will increase significantly and the percentage of waste diversion will decrease significantly, as a consequence, the recycling “subsidy” paid by the MRC member councils to recycle organic material from the green wheelie bin will be in the order of $350/t to $450/t. An important consideration is at what level of recycling “subsidy” does the RRF loose its overall benefit to the community and hence its ongoing future come into question? This is a fundamental matter that the MRC and more so its member councils will need to address in the near future.

In summary, an organics bin works well for Local Governments that currently dispose of their waste to landfill. However, for the MRC, because it is locked into a contract for the processing of 100,000 tonnes of green wheelie bin waste per year through the RRF until July 2029, a decrease in organic material in the facility feedstock is detrimental to the facility efficiency and also its operating cost. The MRC needs to be able to continue to provide the RRF with an organic rich feedstock, any tonnes of waste in excess of what is required at the RRF is then suitable for an organics bin system.

The challenge for the MRC, is to distribute the benefit and dis-benefit of this conflicting arrangement equally between its member councils to effectively minimise the financial burden to all member councils. The only way that this can be achieved is if the benefit of the cost saving in an organics bin is achieved at MRC level and not retained by the individual member councils, which is the way the MRC and its member councils deal with the additional cost burden of the RRF. Without this level of equity, the individual member councils will implement their own cost saving initiatives, which are detrimental to the MRC structure and potentially fatal to the RRF and ultimately to the MRC.

With the majority of the larger MRC member councils opting for an organics bin system and the remaining large council (City of Wanneroo) likely to follow suit in the near future, it is of no real financial or environmental benefit for the ToVP to continue to do the right thing and supply organic rich feedstock to the RRF. It is for the ToVP to simply look after its own best interests and investigate the business case of implementing an organics bin system, albeit at the determent to the MRC and potentially add to the eventual demise of the regional council. This is an unfortunate consequence of the MRC member councils looking inwardly and not as a regional grouping.

12.4. Bulk Bin Vergeside Waste Collection

Currently the ToVP operates a traditional vergeside waste collection system with the residents stockpiling waste on the verge, which is then collected by contractor and taken to a sorting facility where recyclable materials are separated and the remaining residue is sent to landfill. Residents get two services annually, with no limit to the quantity of material that can be placed out on the verge. There is however a maximum size of item that can be discarded. The ToVP 2016/2017 Waste Census reports a recycling rate for this type of material of 46%. The sorting facility that was receiving the material reported a recycling rate of 63%; however, during the 2016/2017 financial year this facility closed due to financial issues and the waste collection contractor was required to find an alternative solution to the sorting of this waste material; consequently, the final 46% recycling rate is a combination of the higher rate in the earlier portion of the year and a lower rate in the latter portion of the year. Going forward, it is anticipated that the recycling rate will be more in the order of 30% to 40%, which is a more realistic market related sorting rate based on the typical range of materials found in vergeside bulk waste collection.

During the bulk waste verge collections there are many “scavengers” that drive around the suburbs picking up reusable items before the waste collection occurs. This is casual reuse/recycling and results in a further reduction in the volume of waste ultimately being collected from the vergeside by the collection contractor. Due to the nature of this casual system, it is not possible to quantify the amount of reusable or recyclable material that is removed from this waste management system; however, anecdotal evidence of vergeside scavenging would indicate that this is a real component of recycling, removed some large items from the waste stream and in addition, occurs at no cost to the ToVP. Material reuse is the at the top of the waste management hierarchy and hence, should be encouraged wherever possible.

Due to the substantial increase in landfill disposal fees, mainly attributed to the dramatic increase in the Metropolitan landfill levy, many Local Governments have been looking for alternative solutions to the traditional vergeside waste collection. In recent years a number of Local Governments have changed their vergeside bulk waste collection system from residents stockpiling materials on the verge to an on-demand bulk bin system, where residents order bulk bins on an as required basis.

The benefit of the new bulk bin system includes:

- On-demand service so residents can order a bin when it suits their domestic arrangements;
- Cleaner and neater streets;
- Easier system for the Local Governments to manage as the bin ordering is usually contracted out to bin collection company;
- Less waste being handled resulting in lower operating costs for the Local Government; and,
- Material not damaged as much in comparison to the traditional rear lift collections and hence more opportunity to recycle some items.

The disadvantage of the new bulk bin system includes:

- Requires residents to order a bin, with suspected slow community uptake and hence stockpiling of waste materials within the household, which will eventually emerge once the community get accustomed to the system;
- Some community dissatisfaction, which is predominately a change management issue;
- Some residents struggle to lift the material into the bulk bins;
- Limited number of bins per year, which limits the volume of waste that can be disposed of;
- Limited bin volume, requires careful packing to optimise the bin capacity;
- Larger items unable to fit into the bin or a single item (lounge suite) fills the bin;
- Minimal vergeside reuse by “scavengers”; and,
- Collection and handling costs per unit weight are greater than the traditional vergeside collection system, but due to the lesser quantity of material being handled, the overall system costs are lower. However, if a similar quantity of waste was handled on the verge, the system cost would be greater than the traditional methodology.

Effectively the bulk bin system works because residents are limited to a set number of bins (usually one per year) and hence have a defined quantity of waste that can be disposed of.

Ultimately the greatest success to Local Government in implementing a bin collection methodology is the reduced cost of operating the system. However, with the suspicion that the change of collection system does not reduce the quantity of waste being generated, but simply results in stockpiling of waste in the household and that this waste will eventually emerge on the vergeside, by greater participation in the system, it is possible that this collection system may ultimately cost more than the ToVP current system.

The bulk bin vergeside waste collection system has been positively embraced by a number of Local Governments and is something that the ToVP should seriously consider. As part of this consideration, the ToVP needs to monitor the degree of household participation in these existing bulk bin collection systems to assess how successful they are in sustainable waste quantity reduction. In conjunction with this consideration, the ToVP should encourage the local community groups to coordinate vergeside recycling days to enable “scavenging” of reusable items and promote the involvement of charity groups in collecting reusable items from householders before they order bulk bins. Both of these activities will promote a higher order of waste recycling hierarchy, while reducing the quantity of waste being presented for the ToVP to manage.

12.5. Contingency Planning

With the ToVP contracting out the vast majority of its waste management services, there is essentially highly reliant on others for the continuous operation of its waste management services to the community. There should be consideration for contingency planning in the event that one or more of its contracted service is unable to operate or operate at lower production levels, either in the short or long-term.

There will be variable impacts on the ToVP and its residents, dependent on the service that is affected. It is those services that directly interact with the residents that will result in the most community impact, such as kerbside and vergeside collections. The loss of a disposal location (landfill or recycling facility) will have no direct impact on the community; however, the ToVP may need to source an alternative solution.

Contingency planning needs to assess the range of waste management services, the likelihood and consequence of an event occurring that would influence the continuity of the waste management service and then what contingency measures are available to the service provider and the ToVP to resolve the situation as rapidly as possible.

12.6. Container Deposit Scheme

The State Government has committed to implement a Container Deposit Scheme (CDS) on 1 January 2019. This scheme is primarily to reduce littering and will target beverage containers that are commonly found in the litter waste stream. The scheme will not target beverage containers that are typically consumed at home, as these are not likely to be littered. The following are examples of beverage containers eligible for the proposed +10c refund:

- Soft drink cans and bottles;
- Bottled waters;
- Small flavoured milk drinks;
- Beer and cider cans and bottles;
- Sports drinks and spirit-based mixed drinks; and,
- Most containers between 150 mm and 3L.

The impact of the CDS on the ToVP will include the following:

- Reduced littering – reduced clean-up costs, but minimal reduced disposal cost as this recyclable material consists of light weight items;
- Reduced quantity of waste collected in street bins – minor reduction in waste mass as recyclable containers are generally light weight items;
- Reduced quantity of recyclable packaging materials in the yellow recycling bin:
    - Slight efficiency in collection volume – more collections will fit into a single vehicle resulting in less vehicle movements;
    - Reduction in revenue generating items in the recycling bin may lead to increased processing costs passed on to the ToVP;
    - Increased revenue for the remaining CDS packaging in the recycled material may outweigh the disadvantage of the reduction in the quantity of this material type; and,
- Less material being presented for recycling; hence, a reduction in the Town's annual recycling percentage.

None of the above potential impacts are seen as significant to the ToVP, other than the possible cost increase in the processing of recyclable materials, with the cost impact only being known once the CDS has been operating for an extended time.

The primary benefit will be environmental and social acceptance as a result of the decrease in the quantity of litter being generated within the Town. This benefit does however come at a marginal cost to the community by a slight increase in the beverage cost as a result of the implementation of the CDS. This cost increase will not have an impact on the ToVP.

12.7. Ban of Single Use Plastic Bags

The State Government has recently banned on the majority of single use plastic bags. The ban came into effect on 1 July 2018. This ban will have no material effect on the quantity (tonnage) of waste material managed by the ToVP, as the single use bags are an extremely light-weight item and hence, even a massive reduction in the number of these items in the waste stream will not be noticeable. Where there will be a benefit to the ToVP is the reduction in littering and hence the associated cost of litter collection. In conjunction with the Container Deposit Scheme, there is likely to be a noticeable reduction in litter generation within the ToVP.

12.8. Recyclable Material Market

The cost of recycling is substantially dependent on the revenue that recyclers receive for the recycled materials. This market has proven to be highly volatile over time. During the Global Financial Crisis (2007 to 2008) there was a dramatic reduction in the price that recyclers received for recycled materials. This extended right through the recycling industry from paper, cardboard, plastics to scrap metal. In more recent times, China (Chinese National Sword program – Quality First) has banned the importation of some 24 categories of solid waste including certain types of plastics, paper and textiles. In addition, the quality of recyclable materials that are accepted in China has increased, requiring more sorting at the recyclable facilities to remove contaminants and waste residue before the material can be exported to China.

The Chinese ban on some recyclables has been a relatively dramatic impact to the recycling industry, as China is by far the greatest importer of recycled materials and the ban was announced and implemented within six months (July 2017 to January 2018). This gave the recycling industry little time to source alternative recycling disposal locations, in addition, this was a worldwide ban by China, so the worldwide recycling industry has been impacted and not just the Australian recycling industry. As a consequence, there is massive competition amongst recyclers worldwide to source alternative disposal locations, these typically being in India and Asia. This is the environment within which the recycling industry has to operate.

This volatility in the recycling market has a direct impact on the cost of recycling and hence the cost that the ToVP pays its recycling contractors. Volatility in the recycling market has always been a factor that the industry has had to deal with; however, the Global Financial Crisis and more recently the Chinese National Sword program has emphasised the vulnerability of the recycling industry pricing model and the risks associated with the material disposal costs. These risks are typically passed on to the customer (ToVP) through a higher recycling cost to cover the likelihood of fluctuations in the commodity markets during the duration of the waste collection and recycling contract. The conditions within the contract between the Local Government and the recycler will determine whether there is an opportunity for the recycler to recoup some of its additional costs incurred in the event of a dramatic change in the commodity price or material disposal availability.

The Chinese National Sword program has once again brought to the surface the vulnerability of the recycling industry to the fluctuations in the recycling commodity price. Going forward, it is anticipated that the recycling industry will be more risk averse when it comes to predicting recycling material revenues, which will lead to an increase in recycling costs to Local Government. The degree of cost increase will be a function of competitiveness and the level of risk aversion within the recycling industry.

Typically, Local Government contracts are generally risk averse, with a preference to lock in a known cost, often at a higher rate, with the contractor taking the risk on price fluctuations, as opposed to a risk sharing arrangement, whereby the principal and the contractor share the risks within the contract. Due to the increased level of risk in the recycling industry, the ToVP should consider a risk sharing arrangement in future recycling contracts, where the contract allows for variation in commodity price and hence reduces the contractor's risk and consequently, there should be a proportional reduction in cost of the recycling contract to the principal. There is however, the potential that, during the life of the contract, that the contractor could be entitled to a cost increase in the event that there was a dramatic change in the commodity price for recyclable materials. Effectively, the ToVP will be taking on some of the risk in commodity price fluctuations. The degree of saving on recycling costs versus the perceived risk would need to be weighed up in order to determine the ToVP appetite to take on the risk.

In future recycling tenders, it is recommended that the ToVP include options within the pricing structure whereby the tenderers provide an all-in price for the delivery of the recycling service and takes all risk of commodity price fluctuation and an alternative price whereby there is a variable recycling cost based on the fluctuation in recycling commodity costs. The ToVP then has the discretion during tender assessment to determine if it has the appetite to take on the risk of recycling commodity prices based on the level of saving offered by the various tenderers in a highly competitive environment. Care must be taken to establish a clear price variation mechanism so that the principal and the tenderers are fully aware of the level of risk being shared and should this mechanism be adopted in the final contract, that there is a clear mechanism during the contract duration whereby prices can transparently be varied. It is advisable to undertake discussions with the main recyclers in the industry to determine the best risk sharing model, which is ideally suitable and beneficial for all parties. Ultimately, the more risk that the ToVP takes on, the lower should be the recycling costs to the Town.

12.9. Waste to Energy

Waste to energy (WtE) is something that the West Australian waste industry has been considering for many years. Large scale WtE solutions have been an important component of the worldwide waste and recycling industry for many generations and is highly likely to be implemented in Western Australia in the near future. The ToVP, through its involvement in the MRC, has recently been involved in a tender process for the development of a WtE contract with potential suppliers. Ultimately, the MRC opted not to progress down this path at this point in time. There are however a number of other Perth regional councils (Rivers Regional Council, Eastern Metropolitan Regional Council) that are progressing down this path; hence, it is likely that in the near future that there will be at least one WtE facility in the Perth Metropolitan area.

WtE has the potential to be a significant “game changer” within the waste industry, as it provides a recycling disposal option for a wide range of materials, as opposed to the more tradition recycling options, which target a specific material type or range of materials. This “catch-all” type of recycling solution is; however, only one level above landfilling in the waste hierarchy.

The ability of WtE facilities to receive a wide range of waste materials means that a large portion of the ToVP waste stream could be diverted to one of these facilities and as a consequence, the ToVP would see a dramatic improvement in its recycling rate, potentially above the Waste Authority 2020 waste diversion target of 65%.

The current contracting model within the regional councils that are considering committing to WtE is based on a supply contract, as opposed to a Public-Private Partnership type of model as adopted by the MRC for the Neerabup RRF. Consequently, should one or more WtE facilities be developed in the Perth area, there is the opportunity that the MRC or the ToVP could enter into a supply contract with the WtE facility.

At present, the great unknown is the gate fee to be charged at the WtE facilities. Values in the low $120/tonne have been mentioned in the waste industry; however, the true cost is yet to be established. This will only be known once a WtE facility has been operational for a number of years. As the MRC has discovered through the Neerabup RRF, it takes a few years of operation for a complexed facility to determine its true cost of operation. This is ultimately the actual cost of operation and a reasonable profit margin that will have to be paid by the waste industry in order for the facility to survive. It is not important what the introductory gate rate is, as this is typically a “honeymoon” rate to get the customer. No commercial operation can afford to subsidise its customers over the long-term and eventually, the gate fees has to increase to a level of sustainability for the WtE facility. It is this sustainable gate rate that the waste industry is most interested in. This will ultimately determine the competitiveness of this technology and hence its long-term success in the waste industry.

A further consideration is that there is the potential that the landfill (waste) levy could be charged on some waste being received at the WtE facility as an encouragement for the industry to pursue recycling options that are higher up the waste hierarchy and hence achieve an improved environmental outcome. The extent to which the levy will be applied is likely to be a function of the quantity of waste being sent to WtE and the degree of pre-processing or front-end sorting that the waste goes through before it ends up at the WtE facility. If WtE only becomes a relatively small waste management solution in the Perth waste industry, it is likely that it will avoid the landfill levy; however, if it becomes a large-scale solution, then a levy structure may be implemented to encourage improved hierarchy recycling solutions.

From the ToVP point of view, currently the vast majority of its general waste (green wheelie bin waste) is sent to the Neerabup RRF and hence, is processed through a recycling facility, albeit only achieving approximately 50% waste diversion from landfill. Based on the MRC Constitution, the ToVP has no discretionary powers to send its green wheelie bin waste to an alternative disposal location. Should the MRC get involved in a WtE solution and it instruct the ToVP to deliver to this WtE facility, only then will the ToVP waste be processed through a WtE solution.

In the absence of the MRC, the ToVP does not have sufficient waste quantity to be a major participant in the development of a WtE facility, either by direct involvement (PPP) or service delivery contract. Ultimately, the ToVP is totally reliant on other customers to commit to WtE before a facility can be developed and only then will the ToVP be in a position to either join in at the development stage or simply be a contracted customer post the development of a WtE facility. From a disposal cost point of view, it is likely that the ToVP will achieve a preferential disposal rate if it were a foundation participant as opposed to a contracted customer once the facility was operational. In the long-term, the WtE facility will not be able to subsidise its customers and the gate fee will eventually reflect the facility's true cost of operation.

In summary, WtE has the potential to dramatically improve the ToVP's recycling rate, albeit at the lower end of the waste hierarchy; however, at this stage it is uncertain what the cost of disposal at a WtE facility will be. This disposal rate will ultimately determine the success of this type of solution.

12.10. Sustainable Purchasing

The ToVP has a responsibility to lead by example in sustainable waste management practises, this includes using the Town's substantial purchasing power to encourage the consumption of sustainable products. Ideally, this revolves around the purchasing of products that generate the least waste (waste avoidance), those items that are made of recyclable materials or materials that are easily recyclable (optimising recycling) and material that are locally manufactured from recyclable materials (supporting local recycling efforts).

The ToVP has a purchasing policy which includes Sustainable Procurement and Corporate Social Responsibility. This portion of the policy encourages the purchase of products that can be refurbished, reused, recycled and/or reclaimed.

As part of the Town's continuous improvement in sustainable waste management, the Sustainable Procurement and Corporate Social Responsibility should be actively encouraged and monitored to ensure that where possible, sustainable purchasing is undertaken.

12.11. Community Education

Education of the community is a multi-faceted activity that needs to be undertaken in a structured and organised fashion. Education can revolve around influencing community purchasing habits to achieve optimum waste avoidance, being the highest level in the waste hierarchy, through to providing guidance on the preferred method of waste disposal to landfill, being the lowest level in the waste hierarchy. There is no limit to the type of education that can be offered to the community in order to influence waste management behaviours.

The ToVP needs to clearly identify the outcomes to be achieved by the proposed waste education effort and implement a program that delivers this in a simple and concise manner. The various aspects of the education strategy need to link together to form a unified message to the community. As an example, the implementation of a sponsored worm farm and/or backyard composting program, which is actively supported by a portion of the community, is in actual fact contrary to the efficient operation of the MRC Neerabup RRF, which currently process the organic waste in the ToVP resident's green wheelie bin. The possible implementation of an organics bin system to further divert greenwaste and possibly food waste out of the general waste bin is contrary to both worm farm/backyard composting and the Neerabup RRF. These are numerous options for the management of domestic organic waste. Which is the option that the community members are to embrace and why? Community education needs to clearly address the desired outcomes, but also provide information as to the reasons why.

Community education is an ongoing activity, whereby the same message, or a slight variation thereof is regularly communicated to the community to reinforce and remind the community of the desired outcome. This can be an expensive and time-consuming activity; however, is essential in achieving the desired outcomes over the long-term. A one-off education campaign will have a one-off spike in success, with a rapid drop-off in interest to the vast majority of the community. Invariably, those members of the community that actively embrace community education are the converted 20% (if not less) of the community. It is the remaining 80% of the community that will have the most influence over what is trying to be conveyed and it is this portion of the community that needs the ongoing "subliminal" re-education in order to dramatically improve the success rate.

Unfortunately, the success of community education is often difficult to gauge and with the large cost associated with this ongoing process, it is sometimes difficult for the Town to justify the expense in lieu of other relevant Local Government activities.

Often, the message that is being communicated to the community is relevant to all Metropolitan Local Governments, if not all West Australian Local Governments. To this end, the ToVP should explore joint community education activities amongst other Local Governments. To a degree this is being achieved by the MRC; however, with more of a northern suburbs orientation due to the proximity of the MRC activities at Tamala Park and Neerabup, the affect thereof being somewhat minimal to the ToVP.

12.12. Community Involvement

The vast majority of waste recycling activities cost more than a typical landfill disposal solution, even after the impact of the landfill levy. As the ToVP progresses with increased waste diversion from landfill and also strives to achieve an improved recycling hierarchy outcome, the cost of recycling will increase dramatically. To reduce the impact of this dramatic cost increase, the ToVP should encourage community participation in specific focused areas. This community involvement can vary from word-of-mouth education to direct involvement in managing and operating small-scale waste management activities. Community involvement is about tapping community enthusiasm and effort to further progress recycling and waste diversion activities within the Town at minimal direct cost and effort by the ToVP. The ToVP is to primarily provide a supporting role to facilitate the community involvement. It is not about the ToVP avoiding waste recycling costs and effort at the expense of the community, but more about the community assisting the ToVP to achieve a higher waste recycling outcome by joint involvement in the overall recycling activities within the Town.

Typically, community groups are well suited to provide small-scale services to others in the community. This could involve the operation of a permanent reuse shop and targeted recycling activities at a convenient local venue, the promotion and managing of a temporary community swap meet in shopping centre parking lots or sports fields through to the holding of community education workshops to further educate the wider community on the “dos and don’ts” of recycling within the Town. All of these activities should be run and managed by the community with overarching support from the ToVP. For the activities to be self-sustaining, there is a need that the community be actively supportive, involved and see the ultimate benefit of the effort in advancing waste diversion and recycling. If there is some net revenue gained from the community activities, this should be returned to the community, ideally to further the recycling activities or to implement additional recycling activities.

The extent of involvement of the ToVP in these community activities should ideally be at a level of facilitating meetings and providing venues to encourage the community to conceptualise activities and to then take the lead in implementing the solutions. If the ToVP needs to be extensively involved in the initial development process, then it is likely that there will be insufficient community enthusiasm to carry forward the project over the long-term and hence, the ToVP will need to have a permanent role in managing or operating the particular activity.

Ideally, the community only get involved in activities that they are willing and able to manage and operate, with the ToVP only providing a supporting role. With the ToVP providing this supporting role, there is significantly more opportunity for the community to access funding for various projects than would be the case if the ToVP was not involved.

The Waste Authority and other State, Federal and private organisations provide funding opportunities for community groups to support a wide range of waste diversion and recycling activities. Typically, these activities need to be aligned with the specific strategic direction promoted by the funding organisation in order to receive funding.

Waste management related community activities could also be combined with other broader community involvement within the ToVP. This increases the exposure of the recycling activity and potentially feeds into existing community activities, which lessens the organisational effort for the waste management activity.

An additional aspect of community involvement that the ToVP may consider is a model whereby the ToVP identifies a specific recycling need or opportunity and takes the lead in developing the solution; however, there is a role for the community as the operator or part-operator of the solution. An example may be where the ToVP sets up a swap/reuse shop, provides the location, covers the running cost and promotes the activity to the residents of the Town, while the community runs the facility with only minimal involvement of the ToVP. This is seen as more of a cooperative arrangement, whereby the ToVP provides the foundation for the activity, while the community provide the manpower. The benefit to the ToVP is that it is able to shape operations in a direction that reduces its effort in particular waste management activities or achieves a preferred waste recycling hierarchy outcome, that being reduced bulk verge waste to be collected and the material being reused by the community – a win-win situation.

12.13. Funding

There are numerous sources of funding to support a wide range of waste management activities. Funding is available for the ToVP as well as local community groups, typically, funding is directed to encourage the desired outcomes sought by the fund provider, with the extent of funding proportional to the desired outcome.

The ToVP is to monitor the availability of funding sources and the outcomes sought by the funding suppliers. Should the ToVP and the local community's waste management direction align with the outcome of the available funding, then there is a substantial opportunity to obtain some funding to assist in a range of waste management activities.

The ToVP is to be aware that generally funding is seen as "seed funding", whereby the fund provider hopes to encourage the establishment of an activity and in time, the activity operator, be it the ToVP and/or the community takes over the cost of operating the activity, or in the rare circumstance, the activity becomes self-funding or profitable.

The Waste Authority is the primary source of funding and sets out an annual business plan which provides insight into the direction that the funding is likely to be focused.

13. Waste Minimisation Strategy

13.1. Strategy Drivers

In determining the waste management strategy for the Town, there is a need to consider the drivers that influence the decision-making process; these include:

- Federal and State Government direction;
- Essential services;
- Community needs and aspirations;
- Environmental considerations; and,
- Financial implications.

Of all of the above drivers, only the provision of a general waste disposal service to the community is a mandatory activity that the ToVP is required to provide. All other waste management activities are discretionary. Consequently, it is for the ToVP to determine which drivers influence the direction taken in future strategic waste management.

Depending on the waste management initiatives being considered by the Town, the different drivers will having differing levels of importance when determining the benefit of each initiative. In some instances, community acceptance will be the primary driver, while in others, the Town's ability to afford the implementation and operational cost will be the determining factor. To a lesser degree environmental considerations will be the major driver, as typically, the management of waste streams that have a high potential for environmental harm are regulated at Stage Government level and the management thereof prescribed and consequently non-discretionary.

Ultimately the Town has a finite financial ability to pay for all waste management activities. Once the essential services are covered, discretionary spending can be considered.

13.2. Strategic Direction

For the Town to plan its long-term strategic waste management initiatives, there needs to be relatively firm overall direction established to guide decision-making. Over time, this overall direction will be subject to change as there are changes within the waste industry, such as Government direction and funding initiatives, new technology or new waste processing facilities.

Although the State Waste Strategy sets 65% waste diversion from landfill by the end of June 2020 as the ultimate target, this is not a regulatory target, simply an aspiration. Many Local Governments within the Perth Metropolitan area have adopted this as the benchmark of success. This is seen as a reasonable position for the ToVP to adopt as its primary motivation towards improved waste management within the town. Community involvement and satisfaction being another important consideration.

June 2020 is only two years into the duration of this five-year Strategic Waste Management Plan; consequently, it is highly likely that the State Government will increase this waste diversions targets in later years to maintain a process of continuous improvement. This will provide further incentive and direction to the Town for the last three years of this Plan.

13.3. Strategic Success

Having a finite waste diversion target (currently 65%) provides a solid and easily defined benchmark from which to gauge the success of past waste management activities and to guide future activities.

Gauging the success of community involvement and satisfaction with past (and proposed) waste management activities is less easily determined; however, this can be assessed through interest in activities requiring active community participation and through community surveys. Care is to be taken to ensure that the waste strategy achieves broader community involvement and satisfaction and not simply that of a small group of waste management activists.

Financial success is measured by the cost of achieving the above successes. It is not about saving money, but spending available resources to achieve the maximum success.

14. Proposed Activities

14.1. Proposed Activity Descriptions

Following the review of the previous strategic waste management plan, the degree of success in achieving the previously proposed activities, discussions with the ToVP, community consultation and based on an understanding of the requirements within the Town, the Proposed Activities for the period 2018 to 2023 are presented in the order of priority.

Table 14.1 – Proposed Activities – 2018 to 2023 provides the table of Proposed Activities in the order of priority, including related details and comments.

Table 14.1 – Proposed Activities – 2018 to 2023

No.	Activity	Details/Comment
Year 1 - 2018 – 2019 Financial Year		
1.1	Appoint a responsible Council Officer as the custodian of the SWMP.	Formalise the appointment of a Council Officer as the custodian of the SWMP. The typical role of the officer would be to manage the implementation of the SWMP to ensure that, as best possible, the proposed activities are actioned in a timely and efficient manner. The responsible officer would ideally be at management level and be in a position to allocate sufficient resources to undertake the various waste management activities, ensure that the activities are carried out and then report to Council on a regular basis.
1.2	Develop a clear policy statement on the drivers that influence waste management decision-making to increase waste diversion within the ToVP and establish relevant benchmark targets against which achievements can be gauged.	Typically, Local Governments use the State Waste Strategy Targets against which to benchmark success. This is a reasonable starting point; however, there also needs to be consideration for community involvement and satisfaction. Once the decision-making drivers have been agreed by Council, these drivers will provide the Council Officers with a framework around which to investigate and recommend future waste minimisation activities.
1.3	Develop a comprehensive community education strategy.	Once the waste minimisation decision-making drivers have been agreed by Council, the ToVP should then develop a comprehensive community education strategy, in conjunction with community input. The strategy should relate to the overall method of community education, not the specific message relating to a particular activity. Typically, the strategy would identify aspects such as general education (eg. Annual Waste Guide, waste education courses such as WASTEless) and also the project specific education (eg. the rollout of an organics bin collection with at initial, intensive education campaign and then subsequent smaller “top-up” education campaigns reaffirming the message and providing an update of success). Along with the development of the community education strategy, there is a need to identify the conceptual budget costs associated with these activities, not the dollar values, but possibly a percentage of the annual waste management budget for general education and a percentage of the annual project cost for the project specific education process. The project specific percentage will vary depending on the complexity of the proposed project and the degree of community involvement required.

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No.	Activity	Details/Comment
		The strategy should also consider how to gauge the success of the community education effort (education cost) versus the results achieved (cost reduction due to effective community participation). This is not necessarily an easy exercise and will generally only be identified by trend changes monitored over time; typically, annual trends.
1.4	Detailed investigation of bulk bin vergeside collection or other system changes to improve vergeside recycling and potentially reduce costs and then if deemed advantageous, implement the system(s).	Liaise with other Local Governments that have implemented an on-demand bulk bin verge waste collection service to gauge the relevant success of this system. Success being primarily an assessment of the associated cost in comparison to the Local Government's costs prior to the implementation of the new system. The cost should be broken down into the collection/sorting cost and the residual disposal cost. A further determining factor being the change in waste quantity being collected (presumed reduction). This may be as a result of stockpiling of waste by residents who are yet to embrace the new system and in time, this waste will be presented and hence the Town will ultimately incur the waste handling cost. Another consideration is the potential reduction in vergeside "scavenging" opportunity which will reduce the reuse component of this waste stream and result in more waste going to landfill. Other considerations are to retain the current collection method; however, pursue improved sorting and recycling opportunities for the waste stream prior to going to landfill.
1.5	Work with community groups and charity organisations to identify opportunities to extract reusable items from the bulk verge waste prior to collection.	Reuse of materials is preferred to recycling; hence, prior to bulk verge waste being collected and sent to a sorting facility, it is preferable that as much reusable material as possible has been removed from the waste stream before collection. Historically, kerbside "scavenging" has resulted in the removal of some reusable materials. With increased community and/or charity organisation involvement more can be done to remove reusable materials. This activity becomes more important if the ToVP opts to implement an on-demand bulk bin service to replace its current vergeside collection service. The ToVP can play a coordination and community education role in improving the diversion of reusable material from the vergeside bulk waste. The ToVP would then have the benefit of reduced waste generation and an associated reduction in collection, sorting and disposal costs.
1.6	Assess the State Waste Strategy review outcome and the possible impact to the ToVP.	The State Waste Strategy is currently under review, with the outcome anticipated to be announced in late 2018. The ToVP should assess the outcome of the review to confirm whether there are any changes required to this SWMP.

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No.	Activity	Details/Comment
Year 2 - 2019 – 2020 Financial Year		
2.1	Serious discussion with MRC member councils about the potential dramatic impact of the kerbside organics bin on the RRF and the eventual future of the MRC and the possible impact on the ToVP future waste and recycling strategy.	With the larger MRC member councils opting to embrace the kerbside organics bin system, which will ultimately result in the Neerabup RRF becoming less efficient and significantly more expensive to operate, there is little benefit in the ToVP not following suit. The MRC is now put in a situation where there is potentially a need to reinvent its benefit to its member councils (as is currently occurring with the Southern Metropolitan Regional Council). This is an ideal opportunity for the member councils to have a constructive discussion on the future of the MRC, with each member councils considering the individual and communal benefit of the MRC. In these considerations, the ToVP should assess the possible impact on its future waste and recycling strategy and ability to achieve its stated Strategic Policy.
2.2	Detailed investigation of the option of a kerbside organics bins and then if deemed advantageous, implement the system.	With the larger MRC member councils opting to embrace the kerbside organics bin system, which will ultimately result in the Neerabup RRF becoming less efficient and significantly more expensive to operate, there is little benefit in the ToVP not following suit. Based on information available from those Local Governments that have implemented or are in the process of implementing a kerbside organics bin system, there appears to be some financial benefit to the ToVP in following suit. The Town should liaise with these Local Governments to gauge the relevant success of this system. Success being primarily an assessment of the associated cost in comparison to the Local Government's costs prior to the implementation of the new system (green bin vs red bin and lime green bin). A further determining factor being the potential negative impact on the Neerabup RRF and the subsequent increase in the RRF operating cost, which the ToVP will have to share with the other MRC member councils. Ultimately, the impact of the relatively low waste tonnage generated by the ToVP in comparison to the overall tonnage that the RRF processes, will mean that the implementation of a kerbside organics bin service by the ToVP will have minimal impact on the RRF gate fee; however, the ToVP will still have to contribute to the change in RRF gate fee due to other member councils changing to an organics bin service. Effectively, the ToVP should make its determination based on cost, as the Town has minimal ability to sustain the RRF operating efficiency by not pursuing the organics bin service option.

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No.	Activity	Details/Comment
2.3	Increase participation in existing recycling systems.	Improving the efficiency or expanding the coverage of existing systems is a highly cost-effective means of increasing waste diversion from landfill. This can incorporate discussion/agreement with existing service providers to increase the range or scale of the existing service and/or community education to better utilise the existing services. Examples being: • Ensuring that the appropriate material is placed in the green bin and the yellow bin. That is to reduce the residual content in the yellow bin and to remove recyclable packaging material from the green bin; • Encouraging residents to use larger yellow bins (360 L) if needed as opposed to placing recyclable in the green bin once the yellow bin is full; • Increased promotion of Hazardous Household Waste collection days and locations; and, • Install additional small item recycling stations at public places such as shopping centres, swimming pool, post offices, police stations and larger office complexes etc. (batteries, fluoro globes, mobile phones, ink cartridges and other small items).
2.4	Discussion with the City of South Perth about increasing the range of waste diversion activities at the South Perth Recycling Centre.	The ToVP residents are able to utilise the City of Perth waste transfer station. There is an opportunity to increase the range of waste diversion activities at this facility, which would benefit both the ToVP and the City of South Perth. The Town should discuss opportunities for an expanded range of waste diversion activities at this facility. Typically, these could include household hazardous waste, used paint, gas bottles, fire extinguishers etc.).
2.5	Data collection refinement.	The ToVP currently collects data on its waste management achievements from a range of sources, mainly the MRC and its waste collection contractors. In order to better understand the current position and to identify potential future waste minimisation improvements and initiatives, the ToVP should refine its data collection system to gather more information on the type and quantity of waste going to landfill. This includes the green wheelie bin (MRC waste audits have assisted in this), residue from the yellow bin, residue from the vergeside bulk waste system and self-haul waste to drop-off facilities. Ideally there should be some liaison with the MRC and its individual member councils to try and develop a consistent data reporting system.

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No.	Activity	Details/Comment
2.6	Consider the impact of any changes to the State Waste Strategy Targets (current targets end on 30 June 2020).	The State Waste Strategy period of currency ends on 30 June 2020, as does the National Waste Policy. Prior to this date, it is anticipated that the Stage Government would issue an updated or new State Waste Strategy for a further five-year period, which is likely to be guided by changes at national level. Once this has been announced, the Town is to review the new State Waste Strategy to determine if the Town's current waste management strategy and/or direction remains relevant. If necessary, this Strategic Waste Management Plan may need to be amended to cater for the new State strategic direction.
Year 3 - 2020 – 2021 Financial Year		
3.1	Assess the impact of the introduction of the Container Deposit Scheme on waste management systems and costs.	Based on the assumption that the Container Deposit Scheme will be introduced in early 2019, once it has been in operation for a minimum of one year, the Town should undertake an investigation to assess the impact of the Container Deposit Scheme on the type and quantity of materials presented in the yellow bin and the potential cost impact to the Town (change in processing cost, up or down). The kerbside collection contractor would assist in this regard. The Town should also liaise with other Local Governments to compare statistics to gain a more aggregated view across the Metropolitan area. Based on the outcomes of the investigation, there may be a need to implement some changes to the Town's waste management activities or to undertake some community education to improve system efficiencies.
3.2	Consider the development of a reuse shop, possibly in conjunction with the MRC, City of Perth and/or the City of South Perth, ideally operated by an active community group.	The MRC and the City of Stirling both operate successful reuse and recycling facilities. The Town should investigate the possibility of developing a reuse and recycling shop in conjunction with other neighbouring Local Governments or the southern MRC member councils. The most obvious candidate being the City of South Perth at its South Perth Recycling Centre, as this is an existing waste management facility and in close proximity to the ToVP. Ideally, once set up, the facility could be operated by a local community group. This reduces the facility operating cost, provides a facility for the community to be actively involved in waste minimisation and provides an opportunity for knowledge sharing amongst the community (operators and customers). The MRC would likely be willing to assist in the establishment of the facility and possibly contribute to the facility operating cost.

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No.	Activity	Details/Comment
3.3	Optimise community involvement in local small-scale recycling solutions and initiatives.	There are a range of relatively simple, small-scale activities that the community can get involved in that would divert waste from landfill or increase the opportunity/efficiency of recycling. The ToVP should liaise with the various active community groups within the Town to identify where there are opportunities, these being improvements to existing activities or the implementation of new activities. Through the Town's involvement, there will be more encouragement for the community to get involved and also the opportunity to obtain some funding from the Waste Authority or other sources for the implementation of recycling activities. Typically, these small-scale recycling solutions could include: • Worm farms and backyard composting. Organic materials are currently being processed at the Neerabup RRF and potentially through a future kerbside organics service; hence community education and the cost benefit of this type of solution needs to be considered; • Increased number of drop-off facilities at community locations for small recyclable items such as batteries, fluoro globes/tubes, mobile phones, ink cartridges and other small items. This could be expanded to larger items such as E-waste, wet cell batteries etc. at some locations. The collection and appropriate handling of the material needs to be considered; • Working with community groups to expand knowledge base, improve community involvement, get ideas, promote community education from within. Use current momentum of the recent plastic bag ban to increase waste minimisation awareness. With the impending introduction of a container deposit scheme, there will presumably be significant state-wide community education, this is again an opportunity to increase waste minimisation awareness; and, • With the immanent implementation of the Container Deposit Scheme (early 2019) there is an opportunity to develop improved small-item recycling drop-off stations in close proximity to the container return stations.
3.4	Increased community education about what can be placed in the yellow bin (and lime green bin if the organics bin option has been implemented).	There is currently approximately 15% to 20% waste residue in the yellow bin (typical Metropolitan wide average) and approximately 30% recyclable materials in the green bin (MRC waste audits). With some dedicated community education, the percentage of waste going to landfill could be easily reduced below current levels in both the yellow and green bins. This improvement in waste diversion would be achieved without any need to change waste services, simply get the community to use the

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No.	Activity	Details/Comment
		existing systems more correctly. The cost of the community education campaigns (this would need to be an ongoing process) would be compared to the reduction in landfill waste disposal cost to assess the net financial benefit of this activity. Again, the recycling benefit is not to be ignored. This activity is to include the organics bin if it has been implemented.
Year 4 - 2021 – 2022 Financial Year		
4.1	Investigation of possible contingency planning to ensure continuous waste management services.	Based on current waste management services, assess the possible impact to the Town of each of these services being suspended or ceased. If the consequence is deemed significant, then there is a need to consider possible contingency measures to best manage the consequence of this type of event occurring. The main services that would have a direct impact on the community would be the kerbside waste and recyclable collection services. These services have a collection component and a disposal component. Either of these components could potentially interrupt the service to the community. Typically, the collection component is the more challenging to replace with short notice, as there are not fleets of side-lift vehicles readily available to take up the additional workload (in 2014 Cleanaway had its whole national fleet grounded; hence, this is a real consideration). The Town is to work with its service providers to develop contingency plans in the event that there is an interruption to one of its major waste management services.
4.2	Work with the collection contractors to increase the range of materials that can be recycled.	The Town should discuss with the current recycling collection contractor the option of increasing the range of recyclable materials that can be placed in the yellow bin. If agreed, this will increase the quantity of material being recycled. There may be some resistance to change by the current collection contractor, unless the ToVP is prepared to cover any cost increases; however, moving forward, the Town should include in its future recycling collection tenders either the stipulation that the successful contractor must receive a specific, expanded range of materials or have a tender selection criterion whereby there is preference for a greater range of acceptable material types. Typically, the increase range of materials could include plastic film (plastic bags/wrap), polystyrene, small household appliances, crockery/cutlery, all plastics, ceramic and terracotta etc. In addition, It is to be noted that the green bin is processed through the Neerabup RRF, which only removes organic material; consequently, the more inorganic material that can be removed from the green bin, which has a processing cost in the order of $250/t, and transferred to the yellow bin, which is processed for substantially less, would result in a cost saving to the Town, even though the inorganic material may not be recyclable and still end up in a landfill. If there is an increase in the quantity of residue being

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No.	Activity	Details/Comment
		generated in the yellow bin, this will result in an increase in the sorting cost of the yellow bin material, which will be passed on to the Town. However, this increased sorting cost will still be substantially less that the RRF processing cost; hence, a net cost saving to the ToVP. With the bulk verge waste also being sorted before going to landfill, the same opportunity exists with this waste stream; however, the benchmark cost would be the landfill disposal cost in order to assess the net cost benefit. The recycling benefit is not to be ignored.
4.3	Encourage and monitor sustainable purchasing within the ToVP.	Sustainable purchasing forms part of the Town's Sustainable Procurement and Corporate Social Responsibility policy. The implementation of this policy should be actively encouraged and monitored to ensure that where possible, sustainable purchasing is undertaken. In particular the use of recycled construction products and the use of soil conditioner produced by the Neerabup RRF should be encouraged. Monitoring of the range and quantity of sustainable products should be undertaken and an annual summary thereof produced. This should then be used as the benchmark as the minimum level of sustainable purchasing used for the following year. Continuous improvement will see the Town leading by example and demonstrating to the community that it is committed to waste minimisation.
4.4	Waste avoidance initiatives with other Local Governments.	The vast majority of the Town's waste minimisation activities, challenges and opportunities are common to all Metropolitan Local Governments; consequently, there are similar solutions and community education requirements. The ToVP should work with other Local Governments to identify synergies between the organisations that could be developed to improve waste minimisation and/or reduce the cost of these activities to the individual organisations. In addition, there is the increased opportunity to obtain state funding for a wider range of waste minimisation activities if there is a greater population being served or the potential for a greater quantity of waste to be recycled. To a degree, the ToVP achieves this through the MRC; however, there are additional synergies that could be identified between some of the MRC member councils or some neighbouring councils outside of the MRC structure.

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No.	Activity	Details/Comment
Year 5 - 2022 – 2023 Financial Year		
5.1	Continuation with carry-over activities from previous years.	Continue with previous years' activities as necessary.
5.2	Develop a new Strategic Waste Management Plan for the next five-year period.	Use this current SWMP (amended as applicable over the years) as the basis for the development of the new SWMP, which will be ready for implementation by 30 June 2023.
General Items – Relevant to most years		
1	Annual in-house review of this Strategic Waste Management Plan	Towards the end of the year or early in the following year, the Council Officer responsible for the custody of the SWMP is to undertake a review of the SWMP to assess its current relevance and to review the Town's waste management achievements against the Proposed Activities for the year and to assess the Proposed Activities for the following year, including if, who and how these future Proposed Activities are to be undertaken. Ideally this review will include a comparison of the current waste diversion percentage achieved against the previous year's achievement and the Town's strategic policy benchmark targets (State Waste Strategy target). Following this annual review, a brief report should be presented to Council as an update to the ongoing waste management activities within the Town.
2	Allocated budgets for the implementation of identified activities.	
3	Continuous improvement of existing systems.	
4	Progress carry-over activities from previous years.	

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14.2. Proposed Activity Timing

The proposed activities have been listed in order of priority; however, to provide some guidance on the potential timing of the proposed activities, they have been split into the first four years of the five-year plan, with the last year being available for the development of the new Strategic Waste Management Plan for the next five years, implementation of projects identified or partly completed in the previous years, continuous improvement and to undertake any activities that have been delayed or are lagging behind the proposed timeline.

The potential timing of the proposed activities is simply a guide to the Town. Following consideration of the proposed activities, the Town may change the timing of activities to suit its specific needs and changing waste management environment.

15. Review

This Strategic Waste Management Plan sets out the Town's proposed activities for the period 2018 to 2023. In order to achieve this, it is essential that this Strategic Waste Management Plan be regularly reviewed.

The review is primarily to gauge the Town's actual achievements against the proposed activities to provide direction as to where the necessary effort is required in order to achieve the desired outcomes by the end of the Plan validity period.

A secondary component of the review is to assess the validity of the Strategic Waste Management Plan direction in comparison to the Town's and the Waste Authority's direction. It is acknowledged that during the five-year validity period of this Plan, there is the possibility that some aspects of this Plan may lose relevance and may need to be amended to suit the latest Town or Waste Authority direction.

In the event that there is a major change in waste management direction, such as the establishment of a waste to energy facility or substantial change to the MRC structure, then the impact of the change on the ToVP should be considered and if necessary, this SWMP review and amended accordingly.

As a minimum, this Plan should be reviewed internally on an annual basis, with a summary review presented at a Council meeting.

Towards the end of the Plan validity period, the ToVP should develop a subsequent Strategic Waste Management Plan for the next five-year period. This current Plan would form the baseline against which the successes over the past five years can be gauged and be the basis for the development of the future plan.

Appendices

Appendix No. 1 – 2008 – 2013 SWMP Actions

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Extract from Asbestos Management Plan

Coffey Environments Risk Assessment

Asbestos Fibre Type
0 NAD (No
1 Chrysotile
2 Amphibole (Excluding Crocidolite)
3 Crocidolite
(Asbestos Fibre Type selected where ACM is suspected)

Surface
0 Composite materials, vinyl floor tiles, reinforced plastics,
1 Enclosed laggings/sprays, sealed low density board,
2 Unsealed low density board, sealed lagging/spray, cement
3 Unsealed thermal insulation/laggings/sprays

Product Type
0 NAD (No Asbestos Detected)
1 Composites, vinyl floor tiles, reinforced plastics, mastics & resins, cements, paints
2 Low density boards, millboard, textiles, rope, paper, felts
3 Thermal insulation, lagging, spray coatings, mattresses & packing, residues / debris

Extent of Damage / Deterioration
0 No visible damage
1 Few scratches / marks, broken edges
2 Significant breakage / areas of damage revealing fibres
3 High damage, visible debris

Likelihood of Disturbance (Potential for Fibre Release)
0 Usually inaccessible/unlikely to be disturbed
1 Occasionally likely to be disturbed
2 Easily disturbed
3 Routinely disturbed

Risk Score
2 - 4 Very Low Risk
5 -7 Low Risk
8 - 11 Medium Risk
12 - 15 High risk

Action Ratings
A1 Restrict access, manage and remove under fully controlled conditions
A2 Restrict access, manage and remove utilising appropriate control measures
A3 Program for planned removal, manage and re-inspect periodically
A4 Enclose, encapsulate or seal, manage and re-inspect periodically
A5 Manage and re-inspect periodically

Inspection Type
Type 1 Visual Assessment
Type 2 Compliance Survey (as required by [NOHSC:2018 (2005)])
Type 3 Intrusive Sampling Survey
Type 3* Partial Intrusive Sampling Survey Limited to Scope

Colour Key:	ACM, Risk Score & Action Rating	No Asbestos Detected	No Access Areas	~~Removed~~	Partially Removed	Type 3 (Pre-demolition) Survey Required	Periodic Air Monitoring Required

						Coffey Environments Risk Assessment							Asbestos Management						Remedial Works				
Building Id.	Building Name	Floor Level	Sample No.	Description	Location	Asbestos Fibre Type	Surface Treatment	Product Type	Condition	Likelihood of Disturbance	Risk Score	Action Rating	Inspection Date	Asbestos Consultant	Report Reference Number	Inspection Type	Labelled Y/N	Re-inspection Due (as required by [NOHSC:2018 (2005)]	Asbestos Contractor (removal / remediation)	Asbestos Consultant	Air Monitoring Records	Clearance Certificate	Comments
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]					
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06	Carlisle Pre Primary Centre	G	Q0113	Fibre cement internal meter box lining	Adjacent Main Entrance	3	1	1	1	0	6	A4	8/12/2010	Coffey Environments	ENAUPERT 02173AA	Type 2	N	Dec-11					
06	Carlisle Pre Primary Centre	G	Q0114	Electrical mounting board within meter box	Adjacent Main Entrance	1	0	1	1	0	3	A5	8/12/2010	Coffey Environments	ENAUPERT 02173AA	Type 2	N	Dec-11					
06	Carlisle Pre Primary Centre	G	Q0115	Fibre cement ceiling lining	Rear Verandah	1	1	1	0	0	3	A5	8/12/2010	Coffey Environments	ENAUPERT 02173AA	Type 2	N	Dec-11					
06	Carlisle Pre Primary Centre	G	Q0116	Fibre cement eaves lining	Perimeter of building	0	0	0	0	0	0	Nil	8/12/2010	Coffey Environments	ENAUPERT 02173AA	Type 2	-	Not Required					
06	Carlisle Pre Primary Centre	G	Refer Q0116	Fibre cement ceiling lining	Front Verandah	0	0	0	0	0	0	Nil	8/12/2010	Coffey Environments	ENAUPERT 02173AA	Type 2	-	Not Required					
06	Carlisle Pre Primary Centre	G	Q0117	Grey vinyl floor tiles	Classroom	0	0	0	0	0	0	Nil	8/12/2010	Coffey Environments	ENAUPERT 02173AA	Type 2	-	Not Required					
06	Carlisle Pre Primary Centre	G	Q0118	Mustard vinyl floor tiles	Bag Room	0	0	0	0	0	0	Nil	8/12/2010	Coffey Environments	ENAUPERT 02173AA	Type 2	-	Not Required					
06	Carlisle Pre Primary Centre	G	Q0119	Off white vinyl floor tiles	Bag Room	1	0	1	0	0	2	A5	8/12/2010	Coffey Environments	ENAUPERT 02173AA	Type 2	N	Dec-11					
06	Carlisle Pre Primary Centre	G	Q0120	Beige replacement vinyl floor tiles	Bag Room	0	0	0	0	0	0	Nil	8/12/2010	Coffey Environments	ENAUPERT 02173AA	Type 2	-	Not Required					
06	Carlisle Pre Primary Centre	G	Refer Q0118	Mustard vinyl floor tiles	Toilet	0	0	0	0	0	0	Nil	8/12/2010	Coffey Environments	ENAUPERT 02173AA	Type 2	-	Not Required					
06	Carlisle Pre Primary Centre	G	Refer Q0119	Off white vinyl floor tiles	Toilet	1	0	1	0	0	2	A5	8/12/2010	Coffey Environments	ENAUPERT 02173AA	Type 2	N	Dec-11					
06	Carlisle Pre Primary Centre	G	Refer Q0120	Beige replacement vinyl floor tiles	Toilet	0	0	0	0	0	0	Nil	8/12/2010	Coffey Environments	ENAUPERT 02173AA	Type 2	-	Not Required					
06	Carlisle Pre Primary Centre	G	Refer Q0118	Mustard vinyl floor tiles	Office	0	0	0	0	0	0	Nil	8/12/2010	Coffey Environments	ENAUPERT 02173AA	Type 2	-	Not Required					
06	Carlisle Pre Primary Centre	G	Refer Q0119	Off white vinyl floor tiles	Office	1	0	1	0	0	2	A5	8/12/2010	Coffey Environments	ENAUPERT 02173AA	Type 2	N	Dec-11					
06	Carlisle Pre Primary Centre	G	Refer Q0118	Mustard vinyl floor tiles	Kitchen	0	0	0	0	0	0	Nil	8/12/2010	Coffey Environments	ENAUPERT 02173AA	Type 2	-	Not Required					
06	Carlisle Pre Primary Centre	G	Refer Q0119	Off white vinyl floor tiles	Kitchen	1	0	1	0	0	2	A5	8/12/2010	Coffey Environments	ENAUPERT 02173AA	Type 2	N	Dec-11					
06	Carlisle Pre Primary Centre	G	Q0121	Sound dampener to underside of sink	Kitchen	0	0	0	0	0	0	Nil	8/12/2010	Coffey Environments	ENAUPERT 02173AA	Type 2	-	Not Required					
06	Carlisle Pre Primary Centre	G	Q0122	Insulation	Roof void	0	0	0	0	0	0	Nil	8/12/2010	Coffey Environments	ENAUPERT 02173AA	Type 2	-	Not Required					
06	Carlisle Pre Primary Centre	G	Q0123	Fibre cement ceiling lining	Shed	0	0	0	0	0	0	Nil	8/12/2010	Coffey Environments	ENAUPERT 02173AA	Type 2	-	Not Required					
06	Carlisle Pre Primary Centre	G	Q0124	Fibre cement "Hardiplank" wall lining	Cubby House	1	1	1	0	0	3	A2	8/12/2010	Coffey Environments	ENAUPERT 02173AA	Type 2	N	Dec-11					
06	Carlisle Pre Primary Centre	G	Q0125	Fibre cement wall lining	Cubby House	2	1	1	0	0	4	A2	8/12/2010	Coffey Environments	ENAUPERT 02173AA	Type 2	N	Dec-11					
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14.1 COMMITTEE APPENDIX

Municipal Fund Bank Account

Payments

Creditors Cheques

Payment	Date	Payee	Description	Amount
00608390	3-Jul-18	Alinta	Gas Usage Charges	420.00
00608404	24-Jul-18	Alinta	Gas Usage Charges	1,219.65
00608401	24-Jul-18	Australian Institute Of Building	Conference and Workshop Enrolment	550.00
00608407	25-Jul-18	CSA Employer Services	Superannuation	538.62
00608395	10-Jul-18	Department of Transport	Licencing and Subscriptions	28,327.35
00608408	25-Jul-18	Local Government Racing and Cemeter	Superannuation	410.00
00608411	25-Jul-18	Mrs B J Ross & Mr G Ross	Refund - Rates	721.96
00608396	10-Jul-18	Optus Billing Services Pty Ltd	Telephone Usage Charges	7,943.10
00608397	11-Jul-18	Optus Billing Services Pty Ltd	Telephone Usage Charges	4,934.02
00608391	3-Jul-18	Telstra Corporation Ltd	Telephone Usage Charges	53.94
00608398	11-Jul-18	Telstra Corporation Ltd	Telephone Usage Charges	1,678.36
00608405	24-Jul-18	Telstra Corporation Ltd	Telephone Usage Charges	767.75
00608412	31-Jul-18	Telstra Corporation Ltd	Telephone Usage Charges	53.94
00608409	25-Jul-18	Town of Victoria Park	Superannuation & Employee Deductions	3,891.05
00608399	11-Jul-18	Water Corporation	Water Usage Charges	4,242.59
00608406	24-Jul-18	Water Corporation	Water Usage Charges	1,901.75
			Total Creditors Cheques	**57,654.08**

Creditors EFT Payments

1212.5121-0	25-Jul-18	2C Building Co.	Electrical Services and Maintenance	12,533.02
1200.5193-0	4-Jul-18	A K Pabari	Crossover Contribution	400.00
1204.5219-0	11-Jul-18	A Quan-Sing	Grant - CCTV Partnership Program	625.00
1200.5211-0	4-Jul-18	AA Fencing Enterprises	Fencing	547.50
1202.4-01	11-Jul-18	AAC Wristbands Australia Pty Ltd	Equipment Supply and Repair	1,075.50
1202.2419-0	11-Jul-18	AAPT Limited	Communication Services	14,874.42
1202.1328-0	11-Jul-18	Abco Products Pty Ltd	Cleaning Services and Equipment	701.26
1199.3400-0	4-Jul-18	Academy Services (WA) Pty Ltd	Cleaning Services and Equipment	7,438.56
1208.331-01	18-Jul-18	Active Games & Entertainment	Event Performance and Activity	214.50
1212.5222-0	25-Jul-18	Agility Rehabilitation Pty Ltd	Health Instructors	308.00
1199.2555-0	4-Jul-18	AGS Metal Work	Steel Supplies	401.50
1202.2555-0	11-Jul-18	AGS Metal Work	Steel Supplies	396.00
1199.3103-0	4-Jul-18	Aha Consulting	Community Engagement Services	1,320.00
1208.3103-0	18-Jul-18	Aha Consulting	Community Engagement Services	1,650.00
1212.3103-0	25-Jul-18	Aha Consulting	Community Engagement Services	1,430.00
1202.4191-0	11-Jul-18	Airey Taylor Consulting	Audit Services - Property	21,129.57
1212.2559-0	25-Jul-18	Altona Plumbing	Engineering & Surveying Services	291.50
1202.5003-0	11-Jul-18	Aluminium Seating Specialists	Furniture Supply and Repair	8,349.00
1199.2774-0	4-Jul-18	Ampac Debt Recovery (WA) Pty Ltd	Financial Services	43.27
1199.4093-0	4-Jul-18	Aquatic Services WA Pty Ltd	Equipment Supply and Repair	10,450.00
1202.843-01	11-Jul-18	ASB Marketing Pty Ltd	Printing Services	632.50
1202.1791-0	11-Jul-18	Askwith Safe Company	Furniture Supply and Repair	374.00
1199.662-01	4-Jul-18	Asphaltech Pty Ltd	Road Construction Materials and Services	145,748.32
1202.2127-0	11-Jul-18	Asset Infrastructure Management	Asset Management Services	2,475.00
1199.3997-0	4-Jul-18	Athena Water Service Pty Ltd	Equipment Supply and Repair	264.00
1199.3781-0	4-Jul-18	Atmos Foods	Resale Inventory	461.54
1202.1435-0	11-Jul-18	Atom Supply	Equipment Supply and Repair	130.30
1212.1435-0	25-Jul-18	Atom Supply	Equipment Supply and Repair	62.68
1212.4714-0	25-Jul-18	AusFleet Software	Software and IT Solutions	13,464.00
1199.1866-0	4-Jul-18	Austraffic WA	Traffic Control Services	2,310.00
1202.1866-0	11-Jul-18	Austraffic WA	Traffic Control Services	3,080.00
1199.271-01	4-Jul-18	Australasian Performing Right	Licencing and Subscriptions	2,896.66
1202.273-01	11-Jul-18	Australia Post	Postage Services	6,303.37
1199.1158-0	4-Jul-18	Australian Hvac Services	Equipment Supply and Repair	1,259.50
1212.13-01	25-Jul-18	Australian Institute of Management	Membership and Subscription	725.00
1208.588-01	18-Jul-18	Australian Library & Information As	Conference and Workshop Enrolment	400.00
1199.1995-0	4-Jul-18	Australian Office Leadingbrands.com	Office Supplies	426.10
1215.50-01	25-Jul-18	Australian Service Union	Superannuation	51.80
1203.98000-	11-Jul-18	Australian Taxation Office	Taxation	188,771.50
1215.98000-	25-Jul-18	Australian Taxation Office	Taxation	181,855.00
1199.3881-0	4-Jul-18	AWB Building Co	Facility Maintenance Services	3,570.52
1202.4665-0	11-Jul-18	Baxters Pty Ltd	Machinery Servicing and Parts	251.92
1199.280-01	4-Jul-18	Beaver Tree Services	Landscaping Materials and Services	134,587.96

Payment	Date	Payee	Description	Amount
1202.280-01	11-Jul-18	Beaver Tree Services	Landscaping Materials and Services	1,650.00
1199.5038-0	4-Jul-18	Beckenham Angels Soccer Club	Kidsport Program	150.00
1199.2699-0	4-Jul-18	Belmont Junior Football Club	Kidsport Program	150.00
1199.281-01	4-Jul-18	Benara Nurseries	Landscaping Materials and Services	1,347.50
1202.2116-0	11-Jul-18	Bent Knee Creative	Event Performance and Activity	451.00
1202.1397-0	11-Jul-18	Bentley Park Show	Donation-Community	500.00
1202.409-01	11-Jul-18	Bidfood WA Pty Ltd	Resale Inventory	324.28
1208.409-01	18-Jul-18	Bidfood WA Pty Ltd	Resale Inventory	803.69
1212.409-01	25-Jul-18	Bidfood WA Pty Ltd	Resale Inventory	354.60
1199.5155-0	4-Jul-18	Bin Bath Corporation Pty Ltd	Waste Management Services	677.82
1199.1578-0	4-Jul-18	Bingo Australia	Bingo Costs	853.38
1199.286-01	4-Jul-18	Bob Jane T-Mart Victoria Park	Tyres	985.00
1202.286-01	11-Jul-18	Bob Jane T-Mart Victoria Park	Tyres	55.00
1202.287-01	11-Jul-18	BOC Limited	Equipment Supply and Repair	1,693.03
1208.384-01	18-Jul-18	Bonissimo	Resale Inventory	306.10
1199.333-01	4-Jul-18	Boral Construction Materials Group	Equipment Supply and Repair	165.78
1202.333-01	11-Jul-18	Boral Construction Materials Group	Equipment Supply and Repair	414.45
1208.333-01	18-Jul-18	Boral Construction Materials Group	Equipment Supply and Repair	77.00
1212.333-01	25-Jul-18	Boral Construction Materials Group	Equipment Supply and Repair	331.56
1207.2093-0	11-Jul-18	BP Australia Pty Ltd	Fuel and Oils	6,692.38
1202.1211-0	11-Jul-18	Brownes Foods Operations	Amenities	65.19
1208.1211-0	18-Jul-18	Brownes Foods Operations	Amenities	47.50
1212.1211-0	25-Jul-18	Brownes Foods Operations	Amenities	45.62
1211.5231-0	24-Jul-18	Bruce Construction Design Pty Ltd	Refund - Debtor Overpayment	684.87
1199.442-01	4-Jul-18	Bucher Municipal Pty Ltd	Plant Supply and Servicing	180.68
1202.442-01	11-Jul-18	Bucher Municipal Pty Ltd	Plant Supply and Servicing	398.97
1199.290-01	4-Jul-18	Bunnings Building Supplies Pty Ltd	Equipment Supply and Repair	1,281.11
1208.290-01	18-Jul-18	Bunnings Building Supplies Pty Ltd	Equipment Supply and Repair	419.12
1212.290-01	25-Jul-18	Bunnings Building Supplies Pty Ltd	Equipment Supply and Repair	13.12
1198.398-01	3-Jul-18	C N Anderson	Member Payment	13,250.00
1199.527-01	4-Jul-18	Cabcharge Australia Ltd	Transport Services	57.90
1212.527-01	25-Jul-18	Cabcharge Australia Ltd	Transport Services	82.22
1202.5150-0	11-Jul-18	Calibre	Engineering & Surveying Services	10,780.00
1202.279-01	11-Jul-18	Caltex Aust Limited	Fuel and Oils	10,520.79
1202.3438-0	11-Jul-18	Cancalc Pty Ltd	Equipment Supply and Repair	311.00
1202.299-01	11-Jul-18	Cancer Council WA	Equipment Supply and Repair	44.96
1202.857-01	11-Jul-18	Capital Recycling	Waste Management Services	176.00
1208.345-01	18-Jul-18	Captivate Global	Software and IT Solutions	934.43
1202.1129-0	11-Jul-18	Cardno (WA) Pty Ltd	Engineering & Surveying Services	8,105.35
1199.2310-0	4-Jul-18	Carlisle Soil Yard	Landscaping Materials and Services	206.00
1212.1604-0	25-Jul-18	Castledex Pty Ltd	Office Supplies	576.00
1199.1503-0	4-Jul-18	CCM Furniture Pty Ltd t/as CCM Clea	Cleaning Services and Equipment	22,823.46
1202.1503-0	11-Jul-18	CCM Furniture Pty Ltd t/as CCM Clea	Cleaning Services and Equipment	2,019.62
1212.1503-0	25-Jul-18	CCM Furniture Pty Ltd t/as CCM Clea	Cleaning Services and Equipment	247.50
1199.3532-0	4-Jul-18	CCR Commerical Pty Ltd	Equipment Supply and Repair	715.00
1199.303-01	4-Jul-18	Chamber of Commerce & Industry	Licencing and Subscriptions	220.00
1202.985-01	11-Jul-18	Children's Book Council of Australi	Library Equipment and Stock	157.00
1199.309-01	4-Jul-18	Chubb Fire & Security Pty Ltd	Fire Alarm and Security Services	231.13
1208.1044-0	18-Jul-18	City of Armadale	Long Service Leave Recoup	8,986.03
1212.1044-0	25-Jul-18	City of Armadale	Printing Services	169.59
1212.311-01	25-Jul-18	City of Belmont	Local Government Services	7,602.00
1199.369-01	4-Jul-18	City of Perth	Local Government Services	31,491.08
1202.369-01	11-Jul-18	City of Perth	Local Government Services	230.20
1212.369-01	25-Jul-18	City of Perth	Local Government Services	396.06
1216.57-01	26-Jul-18	City of Perth Superannuation Plan	Superannuation	2,896.03
1199.563-01	4-Jul-18	City of South Perth	Local Government Services	7,848.00
1208.563-01	18-Jul-18	City of South Perth	Local Government Services	1,000.00
1215.563-01	25-Jul-18	City of South Perth	Superannuation	12,518.14
1199.511-01	4-Jul-18	City Subaru	Plant Supply and Servicing	375.10
1199.2342-0	4-Jul-18	Clark Rubber Cannington	Facility Maintenance Services	280.00
1199.483-01	4-Jul-18	Cleanaway	Waste Management Services	16,783.54
1202.483-01	11-Jul-18	Cleanaway	Waste Management Services	197,064.56
1199.3762-0	4-Jul-18	CleanFlow Environmental Solutions	Equipment Supply and Repair	2,299.00
1202.3762-0	11-Jul-18	CleanFlow Environmental Solutions	Equipment Supply and Repair	2,299.00
1212.3762-0	25-Jul-18	CleanFlow Environmental Solutions	Equipment Supply and Repair	3,454.00
1208.629-01	18-Jul-18	Clever Patch Pty Ltd	Library Equipment and Stock	882.93

Payment	Date	Payee	Description	Amount
1199.3555-0	4-Jul-18	Climate Change Response Institute	Environmental Services	5,500.00
1199.2965-0	4-Jul-18	Cobble Stone Concrete	Road Construction Materials and Services	13,231.90
1208.2965-0	18-Jul-18	Cobble Stone Concrete	Road Construction Materials and Services	12,932.15
1212.2965-0	25-Jul-18	Cobble Stone Concrete	Road Construction Materials and Services	2,350.43
1199.2588-0	4-Jul-18	Coles Supermarket Australia Pty Ltd	Resale Inventory	95.29
1208.2588-0	18-Jul-18	Coles Supermarket Australia Pty Ltd	Resale Inventory	389.23
1212.2588-0	25-Jul-18	Coles Supermarket Australia Pty Ltd	Resale Inventory	196.50
1199.3022-0	4-Jul-18	Commercial Aquatics Australai Pty L	Facility Maintenance Services	17,298.01
1199.963-01	4-Jul-18	Communicare Inc	Event Performance and Activity	2,200.00
1199.3353-0	4-Jul-18	Connect Victoria Park Inc	Grant - CCTV Partnership Program	4,316.84
1202.413-01	11-Jul-18	Construction Training Fund	Levy Payments	6,496.12
1212.209-01	25-Jul-18	Coretex Australia Pty Ltd	Software and IT Solutions	752.44
1199.2186-0	4-Jul-18	Cornerstone Legal Pty Ltd	Legal Services	913.00
1212.2186-0	25-Jul-18	Cornerstone Legal Pty Ltd	Legal Services	757.35
1199.5057-0	4-Jul-18	Croker Construction (WA) Pty Ltd	Construction Services	28,113.80
1202.5057-0	11-Jul-18	Croker Construction (WA) Pty Ltd	Construction Services	4,800.40
1199.3991-0	4-Jul-18	Curtains and Blinds Stoneville WA	Equipment Supply and Repair	240.00
1199.2962-0	4-Jul-18	Curtin Football Club	Kidsport Program	100.00
1212.953-01	25-Jul-18	Curtin University of Technology	Sponsorship	165.00
1199.426-01	4-Jul-18	Daytone Printing Pty Ltd	Printing Services	712.80
1212.426-01	25-Jul-18	Daytone Printing Pty Ltd	Printing Services	469.70
1199.4782-0	4-Jul-18	DCM Services (KD Aire)	Air Conditioning Service & Maintenance	6,070.87
1202.4782-0	11-Jul-18	DCM Services (KD Aire)	Air Conditioning Service & Maintenance	151.25
1212.4782-0	25-Jul-18	DCM Services (KD Aire)	Air Conditioning Service & Maintenance	1,872.75
1212.4369-0	25-Jul-18	Delissimo	Catering and Refreshments	112.50
1202.1799-0	11-Jul-18	Department of Commerce	Levy Payments	10,932.73
1202.2143-0	11-Jul-18	Department of Planning - Developmen	Town Planning Services	7,639.00
1199.708-01	4-Jul-18	Department of Transport	Licencing and Subscriptions	3,892.70
1212.708-01	25-Jul-18	Department of Transport	Licencing and Subscriptions	2,275.90
1202.2598-0	11-Jul-18	Dial Before You Dig WA Ltd	Road Construction Materials and Services	2,033.46
1199.3609-0	4-Jul-18	Dial-a-chef	Event Performance and Activity	1,475.00
1199.2012-0	4-Jul-18	Dimension Data Learning Solutions P	Training Services	9,933.00
1202.1372-0	11-Jul-18	Direct Coffee Supplies	Resale Inventory	1,730.00
1202.4466-0	11-Jul-18	Directions Workforce Solutions	Agency and Contract Staff	802.23
1212.497-01	25-Jul-18	Discus Digital Print	Printing Services	198.00
1199.614-01	4-Jul-18	Domus Nursery	Landscaping Materials and Services	248.60
1199.756-01	4-Jul-18	Dorma Automatics Pty Ltd	Machinery Servicing and Parts	275.00
1208.756-01	18-Jul-18	Dorma Automatics Pty Ltd	Machinery Servicing and Parts	778.88
1212.756-01	25-Jul-18	Dormakaba Australia Pty Ltd	Machinery Servicing and Parts	631.40
1212.5225-0	25-Jul-18	Dormar Indents	Event Performance and Activity	169.79
1199.4697-0	4-Jul-18	Downer Engineering Power Pty Ltd	Security System Monitoring	4,698.10
1202.1624-0	11-Jul-18	Dowsing Concrete	Road Construction Materials and Services	79,153.09
1212.5226-0	25-Jul-18	Drainflow Services Pty Ltd	Engineering & Surveying Services	1,372.80
1199.849-01	4-Jul-18	DS Agencies Pty Ltd	Equipment Supply and Repair	4,191.00
1202.411-01	11-Jul-18	Dunbar Services (WA) Pty Ltd	Cleaning Services and Equipment	21.45
1199.2375-0	4-Jul-18	Dynasty Embroidery (Australia) Pty	Uniforms and Protective Equipment	583.00
1202.1145-0	11-Jul-18	E & M J Rosher Pty Ltd	Machinery Servicing and Parts	4.85
1200.4962-0	4-Jul-18	E Polini	Refund - Infringement	25.00
1212.2849-0	25-Jul-18	EcoAcoustics	Environmental Services	3,080.00
1208.2746-0	18-Jul-18	Einsteins Top Secret Science Perth	School Holiday Program Activities	660.00
1212.2746-0	25-Jul-18	Einsteins Top Secret Science Perth	School Holiday Program Activities	385.00
1208.4041-0	18-Jul-18	Elite Compliance Pty Ltd	Design and Drafting Services	1,100.00
1199.5079-0	4-Jul-18	E-Locate Pty Ltd	Software and IT Solutions	1,105.89
1202.451-01	11-Jul-18	Embroidery WA	Uniforms and Protective Equipment	1,268.14
1199.2372-0	4-Jul-18	Empire Estate Agent	Rental Payments	5,518.02
1208.2372-0	18-Jul-18	Empire Estate Agent	Rental Payments	5,518.02
1202.4752-0	11-Jul-18	Enzed Welshpool	Equipment Supply and Repair	245.31
1208.5095-0	18-Jul-18	EPCAD Pty Ltd	Design and Drafting Services	10,318.00
1199.2064-0	4-Jul-18	Espresso Essential	Resale Inventory	185.10
1202.2064-0	11-Jul-18	Espresso Essential	Resale Inventory	1,669.74
1199.4548-0	4-Jul-18	EventPhotography.Com	Photography and Imaging Services	555.50
1199.4461-0	4-Jul-18	Everbloom Flowers Pty Ltd	Flowers	387.15
1203.3243-0	11-Jul-18	Express Salary Packaging Pty Ltd	Superannuation & Employee Deductions	11,591.29
1215.3243-0	25-Jul-18	Express Salary Packaging Pty Ltd	Superannuation & Employee Deductions	11,591.29
1202.541-01	11-Jul-18	Fennell Tyres Inernational Pty Ltd	Tyres	30.00
1202.5086-0	11-Jul-18	Filterco Pty Ltd	Equipment Supply and Repair	8.51

Payment	Date	Payee	Description	Amount
1208.5086-0	18-Jul-18	Filterco Pty Ltd	Equipment Supply and Repair	19.43
1199.2197-0	4-Jul-18	Find Wise Location Services	Road Construction Materials and Services	806.30
1199.2430-0	4-Jul-18	Fix Auto Welshpool-Swan Smash Repai	Plant Supply and Servicing	1,000.00
1208.2430-0	18-Jul-18	Fix Auto Welshpool-Swan Smash Repai	Plant Supply and Servicing	500.00
1202.3616-0	11-Jul-18	FiXi	Software and IT Solutions	1,033.56
1199.621-01	4-Jul-18	Fleet Fitness	Equipment Supply and Repair	303.60
1208.621-01	18-Jul-18	Fleet Fitness	Equipment Supply and Repair	132.00
1199.4259-0	4-Jul-18	Flexi Staff Pty Ltd	Agency and Contract Staff	4,190.91
1208.4259-0	18-Jul-18	Flexi Staff Pty Ltd	Agency and Contract Staff	9,587.59
1212.4259-0	25-Jul-18	Flexi Staff Pty Ltd	Agency and Contract Staff	5,013.71
1212.2388-0	25-Jul-18	Flight Centre	Travelling Expenses	760.00
1199.907-01	4-Jul-18	Forpark Australia	Equipment Supply and Repair	5,344.90
1202.907-01	11-Jul-18	Forpark Australia	Equipment Supply and Repair	89,705.00
1208.907-01	18-Jul-18	Forpark Australia	Equipment Supply and Repair	55,000.00
1199.371-01	4-Jul-18	Frazzcon Enterprises	Sign Installation and Supply	3,597.20
1202.2701-0	11-Jul-18	Full Steam Ahead Ironing Service	Cleaning Services and Equipment	250.00
1208.2701-0	18-Jul-18	Full Steam Ahead Ironing Service	Cleaning Services and Equipment	421.70
1199.4213-0	4-Jul-18	Galactic Co-Operative WA Ltd	Equipment Supply and Repair	7,865.00
1208.3826-0	18-Jul-18	Game Vault	School Holiday Program Activities	560.00
1202.916-01	11-Jul-18	Gardner Denver CompAir Australasia	Plant Supply and Servicing	1,557.60
1202.5040-0	11-Jul-18	GBG Maps Pty Ltd	Photography and Imaging Services	5,775.00
1199.3753-0	4-Jul-18	Go Graphics	Sign Installation and Supply	302.50
1212.3753-0	25-Jul-18	Go Graphics	Sign Installation and Supply	4,224.00
1202.4299-0	11-Jul-18	Goldpin Corporation Pty Ltd trading	Equipment Supply and Repair	606.65
1212.4299-0	25-Jul-18	Goldpin Corporation Pty Ltd trading	Equipment Supply and Repair	7,364.50
1202.682-01	11-Jul-18	Green Skills	Environmental Services	16,093.00
1200.5209-0	4-Jul-18	Greive Panelbeaters	Grant - CCTV Partnership Program	750.00
1199.3842-0	4-Jul-18	Griffon Alpha Group Pty Ltd	Fire Alarm and Security Services	508.20
1202.453-01	11-Jul-18	Gronbek Security	Fire Alarm and Security Services	446.15
1212.453-01	25-Jul-18	Gronbek Security	Fire Alarm and Security Services	335.89
1202.5033-0	11-Jul-18	Hallite Transeals	Equipment Supply and Repair	45.46
1199.5084-0	4-Jul-18	Halytech Pty Ltd	Equipment Supply and Repair	3,680.60
1202.313-01	11-Jul-18	Hames Sharley (WA) Pty Ltd	Town Planning Services	25,547.50
1212.1544-0	25-Jul-18	Harvey Norman - City West	Equipment Supply and Repair	79.00
1199.491-01	4-Jul-18	Hays Personal Services	Agency and Contract Staff	1,397.26
1208.491-01	18-Jul-18	Hays Personal Services	Agency and Contract Staff	2,993.02
1212.491-01	25-Jul-18	Hays Personal Services	Agency and Contract Staff	1,733.89
1199.5131-0	4-Jul-18	Healthezone Pty Ltd T/as Bad Backs	Equipment Supply and Repair	957.88
1208.523-01	18-Jul-18	Horizons West Bus & Coachlines	School Holiday Program Activities	2,997.50
1199.5006-0	4-Jul-18	Hoskins Investments Pty ltd	Construction Services	10,202.91
1202.5006-0	11-Jul-18	Hoskins Investments Pty ltd	Construction Services	54,688.47
1212.5006-0	25-Jul-18	Hoskins Investments Pty ltd	Construction Services	544.50
1199.3079-0	4-Jul-18	Human Synergistics Australia Pty Lt	Human Resource Services	611.23
1199.4979-0	4-Jul-18	Hydroplan	Irrigation Supply and Repair	2,695.00
1199.3796-0	4-Jul-18	Iconic Property Services	Cleaning Services and Equipment	924.09
1208.3796-0	18-Jul-18	Iconic Property Services	Cleaning Services and Equipment	15,932.69
1212.3796-0	25-Jul-18	Iconic Property Services	Cleaning Services and Equipment	910.20
1212.4685-0	25-Jul-18	ILX Group Pty Ltd	Training Services	7,084.00
1202.210-01	11-Jul-18	Indoor Gardens Pty Ltd	Landscaping Materials and Services	1,180.30
1212.1502-0	25-Jul-18	Industrial Rubber Supplies	Equipment Supply and Repair	23.90
1202.216-01	11-Jul-18	Insight CCS	Communication Services	940.94
1199.2582-0	4-Jul-18	Instant Toilets and Showers Pty Ltd	Equipment Hire	304.17
1199.970-01	4-Jul-18	Integral Development	Training Services	1,540.00
1212.970-01	25-Jul-18	Integral Development	Training Services	1,897.50
1199.217-01	4-Jul-18	Interconnect It Solutions	Equipment Supply and Repair	12,733.00
1199.433-01	4-Jul-18	IPWEA Limited	Conference and Workshop Enrolment	1,815.00
1202.433-01	11-Jul-18	IPWEA Limited	Conference and Workshop Enrolment	220.00
1199.942-01	4-Jul-18	IPWEA Western Australia	Training Services	150.00
1202.4837-0	11-Jul-18	Iron Mountain Australia Group Pty L	Record Management Services	1,645.87
1199.2294-0	4-Jul-18	Isentia Pty Ltd	Communication Services	1,094.50
1199.284-01	4-Jul-18	J Blackwoods & Sons Pty Ltd	Uniforms and Protective Equipment	155.47
1202.284-01	11-Jul-18	J Blackwoods & Sons Pty Ltd	Uniforms and Protective Equipment	313.39
1208.284-01	18-Jul-18	J Blackwoods & Sons Pty Ltd	Uniforms and Protective Equipment	247.50
1199.1846-0	4-Jul-18	JB HI FI	Library Equipment and Stock	1,064.19
1199.2762-0	4-Jul-18	JB HIFI Commerical	Equipment Supply and Repair	97.00
1199.3553-0	4-Jul-18	Jim's Fencing (North Perth)	Fencing	1,853.50

Payment	Date	Payee	Description	Amount
1212.3553-0	25-Jul-18	Jim's Fencing (North Perth)	Fencing	990.00
1199.2432-0	4-Jul-18	Jim's Mowing (Cloverdale)	Landscaping Materials and Services	80.00
1212.2432-0	25-Jul-18	Jim's Mowing (Cloverdale)	Landscaping Materials and Services	50.00
1212.229-01	25-Jul-18	John Hughes Service	Plant Supply and Servicing	775.00
1212.230-01	25-Jul-18	Johns Building Supplies Pty Ltd	Equipment Supply and Repair	368.28
1202.3648-0	11-Jul-18	Josh Byrne & Associates Pty Ltd	Design and Drafting Services	8,054.20
1199.2351-0	4-Jul-18	JP Promotions	Uniforms and Protective Equipment	1,067.83
1208.2351-0	18-Jul-18	JP Promotions	Uniforms and Protective Equipment	613.25
1198.4603-0	3-Jul-18	K A Vernon	Member Payment	13,250.00
1213.4603-0	25-Jul-18	K A Vernon	Member Payment	43.38
1199.5061-0	4-Jul-18	Kangaroo Education Pty ltd	Equipment Supply and Repair	972.39
1202.237-01	11-Jul-18	Kennards Hire	Hire Charges	141.00
1202.3344-0	11-Jul-18	Kleenit Pty Ltd	Equipment Supply and Repair	528.00
1199.2337-0	4-Jul-18	Kmart	Equipment Supply and Repair	250.50
1199.241-01	4-Jul-18	Kool-Line Electrical & Refrigeratio	Electrical Services and Maintenance	25,425.25
1202.241-01	11-Jul-18	Kool-Line Electrical & Refrigeratio	Electrical Services and Maintenance	16,203.20
1199.2145-0	4-Jul-18	Kott Gunning	Legal Services	2,030.05
1202.3215-0	11-Jul-18	L Miles	Event Performance and Activity	500.00
1201.2814-0	4-Jul-18	Landfill Gas & Power Pty Ltd	Electricity Usage Charges	46,766.74
1199.501-01	4-Jul-18	Landgate	Local Government Services	1,905.22
1202.501-01	11-Jul-18	Landgate	Local Government Services	2,162.38
1212.501-01	25-Jul-18	Landgate	Local Government Services	1,079.22
1208.3222-0	18-Jul-18	Lazer Blaze Malaga	School Holiday Program Activities	390.00
1202.3670-0	11-Jul-18	LD Total	Landscaping Materials and Services	21,187.51
1202.252-01	11-Jul-18	Les Mills Asia Pacific	Licencing and Subscriptions	2,328.62
1208.258-01	18-Jul-18	LGIS Broking	Insurance	102,341.66
1199.257-01	4-Jul-18	LGIS Workcare	Insurance	1,173.70
1208.1430-0	18-Jul-18	LGISWA - Local Government Insurance	Insurance	330,899.46
1202.5106-0	11-Jul-18	Little Genius Science	Event Performance and Activity	315.00
1199.617-01	4-Jul-18	LO GO Appointments	Agency and Contract Staff	1,845.36
1202.617-01	11-Jul-18	LO GO Appointments	Agency and Contract Staff	1,909.03
1208.322-01	18-Jul-18	Local Government Planners Associati	Local Government Services	60.00
1212.322-01	25-Jul-18	Local Government Planners Associati	Local Government Services	560.00
1202.3967-0	11-Jul-18	Local Government Professionals	Membership and Subscription	2,640.00
1208.3967-0	18-Jul-18	Local Government Professionals	Membership and Subscription	165.00
1212.3967-0	25-Jul-18	Local Government Professionals	Membership and Subscription	185.00
1199.457-01	4-Jul-18	Lochness Pty Ltd	Landscaping Materials and Services	42,522.87
1202.457-01	11-Jul-18	Lochness Pty Ltd	Landscaping Materials and Services	385.00
1212.457-01	25-Jul-18	Lochness Pty Ltd	Landscaping Materials and Services	1,056.00
1202.687-01	11-Jul-18	Love Grid Badminton Academy Inc	Equipment Supply and Repair	511.25
1208.1745-0	18-Jul-18	Lovegrove Turf Services	Landscaping Materials and Services	40.00
1212.1904-0	25-Jul-18	Mackay Urbandesign	Planning and Building Services	2,750.00
1199.536-01	4-Jul-18	Magic Garden Supplies	Landscaping Materials and Services	1,090.00
1199.2515-0	4-Jul-18	Maia Financial Pty Ltd	Equipment Hire	2,539.14
1208.2515-0	18-Jul-18	Maia Financial Pty Ltd	Equipment Hire	69,800.65
1199.856-01	4-Jul-18	Main Roads Western Australia	Road Construction Materials and Services	3,607.64
1199.930-01	4-Jul-18	Malcolm & Caril Barker	Landscaping Materials and Services	16,280.00
1202.930-01	11-Jul-18	Malcolm & Caril Barker	Landscaping Materials and Services	4,250.00
1199.4120-0	4-Jul-18	Managed System Services Pty Ltd	Software and IT Solutions	605.00
1202.4120-0	11-Jul-18	Managed System Services Pty Ltd	Software and IT Solutions	495.00
1212.3209-0	25-Jul-18	Manheim Auctions Australia Pty Ltd	Plant Supply and Servicing	110.00
1199.1693-0	4-Jul-18	Marketforce Pty Ltd	Advertising Services	4,727.01
1202.1693-0	11-Jul-18	Marketforce Pty Ltd	Advertising Services	2,083.88
1199.317-01	4-Jul-18	Marlbroh Bingo Enterprises	Bingo Costs	1,623.00
1202.319-01	11-Jul-18	McLeods	Legal Services	2,674.12
1208.319-01	18-Jul-18	McLeods	Legal Services	759.06
1202.4936-0	11-Jul-18	McMillan Deli	Equipment Supply and Repair	100.00
1212.3084-0	25-Jul-18	MCW Corporation T/A Perth Security	Fire Alarm and Security Services	2,199.12
1202.600-01	11-Jul-18	Message4U Pty Ltd	Communication Services	137.50
1208.3082-0	18-Jul-18	Meter Australia Pty Limited	Office Supplies	277.20
1202.4396-0	11-Jul-18	Metrowest Services Pty Ltd	Electrical Services and Maintenance	630.58
1199.3408-0	4-Jul-18	Michael Page International	Agency and Contract Staff	1,222.38
1199.1568-0	4-Jul-18	Milford Framers	Printing Services	217.10
1212.1568-0	25-Jul-18	Milford Framers	Printing Services	831.76
1202.189-01	11-Jul-18	Mindarie Regional Council	Waste Management Services	177,348.60
1199.4935-0	4-Jul-18	Mirvac (WA) Pty Ltd	Landscaping Materials and Services	1,738.00

Payment	Date	Payee	Description	Amount
1200.5202-0	4-Jul-18	Miss J K Morgan	Refund - Application Fee	50.00
1212.1229-0	25-Jul-18	Miss N S Annson	Staff Payments and Reimbursement	5,220.00
1199.3210-0	4-Jul-18	Moncrieff Technology Solutions Pty	Internet Hosting Services	751.89
1212.3280-0	25-Jul-18	Moore Stephens Perth Pty Ltd	Financial Services	4,070.00
1200.5188-0	4-Jul-18	Mr A K Faulkner	Grant - CCTV Partnership Program	750.00
1210.5065-0	18-Jul-18	Mr A S McIntyre	Security Incentive Scheme	200.00
1199.1506-0	4-Jul-18	Mr A Vuleta	Staff Payments and Reimbursement	40.00
1200.5197-0	4-Jul-18	Mr B J Savio	Grant - CCTV Partnership Program	750.00
1198.2475-0	3-Jul-18	Mr B Oliver	Member Payment	13,250.00
1210.5228-0	18-Jul-18	Mr B S MacDonagh	Security Incentive Scheme	70.00
1199.4549-0	4-Jul-18	Mr B X Killigrew	Staff Payments and Reimbursement	205.33
1212.4549-0	25-Jul-18	Mr B X Killigrew	Staff Payments and Reimbursement	65.00
1200.5185-0	4-Jul-18	Mr C Cummings	Grant - CCTV Partnership Program	750.00
1200.5187-0	4-Jul-18	Mr C J Matthews	Grant - CCTV Partnership Program	750.00
1200.5198-0	4-Jul-18	Mr D K Hardman	Grant - CCTV Partnership Program	194.50
1200.5183-0	4-Jul-18	Mr G A O'Neill	Grant - CCTV Partnership Program	750.00
1204.5214-0	11-Jul-18	Mr G J Cunningham	Grant - CCTV Partnership Program	750.00
1200.5208-0	4-Jul-18	Mr G J Wicks & Ms E G Wicks	Grant - CCTV Partnership Program	750.00
1200.5166-0	4-Jul-18	Mr G P MacKenzie	Grant - CCTV Partnership Program	400.00
1200.5192-0	4-Jul-18	Mr G Singh	Refund - Infringement	60.00
1200.5204-0	4-Jul-18	Mr H W Hargreaves & Mrs E D Hargrea	Refund - Fees and Charges	187.00
1198.3202-0	3-Jul-18	Mr J Jacobs	Member Payment	13,250.00
1210.3879-0	18-Jul-18	Mr L Bubrik	Security Incentive Scheme	250.00
1200.5201-0	4-Jul-18	Mr M D'Agostino & Mrs A D'Agostino	Refund - Rates	750.00
1200.5205-0	4-Jul-18	Mr M L Banton	Grant - CCTV Partnership Program	750.00
1204.5221-0	11-Jul-18	Mr M M Holden	Grant - CCTV Partnership Program	750.00
1200.5190-0	4-Jul-18	Mr M R Heck	Crossover Contribution	400.00
1200.5186-0	4-Jul-18	Mr P J Renner	Grant - CCTV Partnership Program	750.00
1200.5199-0	4-Jul-18	Mr P W Francis	Grant - CCTV Partnership Program	750.00
1200.5196-0	4-Jul-18	Mr R P Ienco & Ms A Ienco	Grant - CCTV Partnership Program	750.00
1200.5141-0	4-Jul-18	Mr S B Davis & Ms N J Franks	Grant - CCTV Partnership Program	750.00
1204.5220-0	11-Jul-18	Mr T Merchant	Grant - CCTV Partnership Program	750.00
1198.178-01	3-Jul-18	Mr T S Vaughan	Member Payment	48,534.00
1210.5224-0	18-Jul-18	Mr T Tan	Security Incentive Scheme	200.00
1200.3878-0	4-Jul-18	Mrs C M Khose	Security Incentive Scheme	140.00
1202.1899-0	11-Jul-18	Mrs D B Singh	Staff Payments and Reimbursement	60.00
1200.5189-0	4-Jul-18	Mrs G M D'Cruze & Mr L A D'Cruze	Grant - CCTV Partnership Program	750.00
1198.3203-0	3-Jul-18	Mrs J Ammons-Noble	Member Payment	13,250.00
1212.4994-0	25-Jul-18	Mrs N E Martin Goode	Staff Payments and Reimbursement	114.85
1204.5216-0	11-Jul-18	Ms A Cocila & Mr C Cocila	Grant - CCTV Partnership Program	660.00
1200.5212-0	4-Jul-18	Ms A J Bunt	Security Incentive Scheme	200.00
1210.5229-0	18-Jul-18	Ms A Pointon	Refund - Memberships	40.50
1200.5213-0	4-Jul-18	Ms B C Maclean	Security Incentive Scheme	200.00
1198.4601-0	3-Jul-18	Ms B L Ife	Member Payment	13,250.00
1200.5067-0	4-Jul-18	Ms H A Stockmann	Grant - CCTV Partnership Program	750.00
1210.5223-0	18-Jul-18	Ms J C Kane	Refund - Rates	900.00
1204.5078-0	11-Jul-18	Ms J Mendonca	Grant - CCTV Partnership Program	650.00
1200.5184-0	4-Jul-18	Ms J Noye & Mr R J Noye	Grant - CCTV Partnership Program	750.00
1200.5182-0	4-Jul-18	Ms L D Johnston & Mr G C Hall	Grant - CCTV Partnership Program	750.00
1202.5125-0	11-Jul-18	Ms M Annereau	Photography and Imaging Services	2,657.60
1200.5207-0	4-Jul-18	Ms M L McDonald	Grant - CCTV Partnership Program	750.00
1210.5227-0	18-Jul-18	Ms N M Carvolth	Security Incentive Scheme	110.00
1210.4007-0	18-Jul-18	Ms N M Hall	Security Incentive Scheme	50.00
1198.4602-0	3-Jul-18	Ms R A Potter	Member Payment	13,250.00
1204.5217-0	11-Jul-18	Ms R Faithfull	Street Meet n Greet	200.00
1202.3290-0	11-Jul-18	Ms R Rockliff	Donation-Individual	200.00
1208.4463-0	18-Jul-18	Ms S Alexander	Kidsport Program	200.00
1200.4510-0	4-Jul-18	Ms S M Symes	Grant - CCTV Partnership Program	618.98
1200.4484-0	4-Jul-18	Ms S Parkinson	Event Performance and Activity	200.00
1200.5200-0	4-Jul-18	Ms S Wood-Storer	Refund - Fees and Charges	11.00
1200.5206-0	4-Jul-18	Ms T P O'Connor	Grant - CCTV Partnership Program	750.00
1198.1601-0	3-Jul-18	Ms V Potter	Member Payment	21,090.90
1204.5215-0	11-Jul-18	Ms W A O'Farrell	Grant - CCTV Partnership Program	750.00
1199.4985-0	4-Jul-18	Naturally Inspired	Landscaping Materials and Services	1,168.20
1212.3850-0	25-Jul-18	Nature Playgrounds	Equipment Supply and Repair	1,460.80
1199.1420-0	4-Jul-18	Neopost Australia Pty Ltd	Office Supplies	1,776.54

Payment	Date	Payee	Description	Amount
1212.553-01	25-Jul-18	New Town Toyota	Plant Supply and Servicing	292.80
1208.4536-0	18-Jul-18	Ngala Boodja Aboriginal Land Care	Landscaping Materials and Services	440.00
1202.2041-0	11-Jul-18	OCP Sales	Equipment Supply and Repair	1,364.55
1202.202-01	11-Jul-18	Officeworks Superstores Pty Ltd	Office Supplies	35.00
1199.4991-0	4-Jul-18	Outsource Concepts	Fleet Management Services	7,586.15
1208.4584-0	18-Jul-18	Owen's Painting Services Pty Ltd	Painting Services	1,870.00
1202.4947-0	11-Jul-18	Oxfords Carpentry and Renovations P	Construction Services	34,628.00
1202.3063-0	11-Jul-18	Ozlockers Pty Ltd	Facility Maintenance Services	1,045.00
1199.2554-0	4-Jul-18	Paperbark Technologies Pty Ltd	Engineering & Surveying Services	3,500.75
1202.820-01	11-Jul-18	Party Frenzy	Equipment Supply and Repair	132.20
1199.4566-0	4-Jul-18	Pathways Australia Pty Ltd	Training Services	726.00
1202.410-01	11-Jul-18	Perth Frozen Foods Pty Ltd	Resale Inventory	592.55
1199.4222-0	4-Jul-18	Perth Office Equipment Repairs	Equipment Supply and Repair	325.38
1202.1946-0	11-Jul-18	Perth Safety Products	Uniforms and Protective Equipment	429.00
1202.847-01	11-Jul-18	Phase 1 Audio	Event Performance and Activity	949.85
1202.3970-0	11-Jul-18	Pinpoint Communications Pty Ltd	Fleet Management Services	220.00
1199.3905-0	4-Jul-18	Powerlux WA	Electrical Services and Maintenance	18,886.35
1202.3905-0	11-Jul-18	Powerlux WA	Electrical Services and Maintenance	8,553.87
1199.4051-0	4-Jul-18	Practical Products Pty Ltd	Equipment Supply and Repair	7,590.00
1199.677-01	4-Jul-18	Premier Glass & Mirrors	Facility Maintenance Services	633.25
1212.677-01	25-Jul-18	Premier Glass & Mirrors	Facility Maintenance Services	1,158.10
1212.4442-0	25-Jul-18	Prime Trophies	Equipment Supply and Repair	210.00
1199.2241-0	4-Jul-18	Progility Pty Ltd	Software and IT Solutions	4,729.56
1200.5195-0	4-Jul-18	Prosperous Aussie Enterprises Pty L	Refund - Fees and Charges	80.00
1212.514-01	25-Jul-18	Public Libraries Australia	Membership and Subscription	395.00
1212.1669-0	25-Jul-18	PWE Valuations Pty Ltd	Asset Management Services	1,100.00
1199.2999-0	4-Jul-18	Quality Press-Digital & Wide Format	Printing Services	2,500.00
1199.746-01	4-Jul-18	Quick Corporate Australia	Office Supplies	3,643.03
1202.746-01	11-Jul-18	Quick Corporate Australia	Office Supplies	305.49
1208.746-01	18-Jul-18	Quick Corporate Australia	Office Supplies	107.89
1212.746-01	25-Jul-18	Quick Corporate Australia	Office Supplies	735.32
1202.2267-0	11-Jul-18	Quick Mail	Postage Services	15,511.71
1199.630-01	4-Jul-18	Raeco	Office Supplies	243.72
1202.3710-0	11-Jul-18	RAMM Software Pty Ltd	Software and IT Solutions	9,774.06
1202.3689-0	11-Jul-18	RealmStudios Pty Ltd	Landscaping Materials and Services	4,808.93
1199.2631-0	4-Jul-18	Recycle WA Pty Ltd	Waste Management Services	4,400.00
1199.987-01	4-Jul-18	Reface Industries Pty Ltd	Equipment Supply and Repair	159.50
1202.2471-0	11-Jul-18	Refresh Waters Pty Ltd	Equipment Supply and Repair	104.70
1208.2471-0	18-Jul-18	Refresh Waters Pty Ltd	Equipment Supply and Repair	63.00
1202.4397-0	11-Jul-18	Remote Civils Australia	Footpath Materials and Construction	16,179.81
1202.5019-0	11-Jul-18	Roger Henshaw Consultancy Services	Library Services	30,800.00
1212.4277-0	25-Jul-18	Roof Safe Pty Ltd	Facility Maintenance Services	143.00
1199.3146-0	4-Jul-18	Rosevale Electrical Pty Ltd	Electrical Services and Maintenance	42,507.30
1199.4921-0	4-Jul-18	Ross Scarfone Real Estate (WA) Pty	Valuation Services	575.00
1199.813-01	4-Jul-18	Rotary Club of Victoria Park Wester	Membership and Subscription	280.00
1202.2738-0	11-Jul-18	Safer Sands	Landscaping Materials and Services	2,179.32
1212.114-01	25-Jul-18	SAI Global Limited	Membership and Subscription	116.78
1199.3880-0	4-Jul-18	Schlager Group Pty Ltd	Facility Maintenance Services	1,274.42
1199.383-01	4-Jul-18	Schweppes Australia Pty Ltd	Resale Inventory	1,193.72
1202.383-01	11-Jul-18	Schweppes Australia Pty Ltd	Resale Inventory	255.43
1212.383-01	25-Jul-18	Schweppes Australia Pty Ltd	Resale Inventory	330.36
1212.4754-0	25-Jul-18	Scorpion Training Solutions	Training Services	880.00
1208.2455-0	18-Jul-18	Scott Print	Printing Services	82.50
1212.2455-0	25-Jul-18	Scott Print	Printing Services	165.00
1199.1820-0	4-Jul-18	Secure Cash	Financial Services	639.25
1202.1816-0	11-Jul-18	Secure Cash	Financial Services	1,388.20
1202.1820-0	11-Jul-18	Secure Cash	Financial Services	736.00
1199.2367-0	4-Jul-18	SEM Distribution	Equipment Supply and Repair	158.52
1212.2367-0	25-Jul-18	SEM Distribution	Equipment Supply and Repair	177.37
1199.354-01	4-Jul-18	Sigma Chemicals	Equipment Supply and Repair	3,011.80
1208.354-01	18-Jul-18	Sigma Chemicals	Equipment Supply and Repair	447.15
1212.122-01	25-Jul-18	Signarama Burswood	Sign Installation and Supply	209.00
1199.5157-0	4-Jul-18	Sin's Essential Maintenance	Painting Services	2,090.00
1199.124-01	4-Jul-18	SJR Civil Consulting Pty Ltd	Engineering Design	2,024.00
1202.4628-0	11-Jul-18	Slimline Warehouse Display Shop	Furniture Supply and Repair	309.07
1199.1528-0	4-Jul-18	Smoke and Mirrors Audio Visual	Event Performance and Activity	2,512.40

Payment	Date	Payee	Description	Amount
1200.5194-0	4-Jul-18	Somerset Water Polo Club Inc	Refund - Fees and Charges	135.50
1199.2493-0	4-Jul-18	Sonic HealthPlus Pty Ltd	Medical Equipment and Services	1,283.97
1202.2493-0	11-Jul-18	Sonic HealthPlus Pty Ltd	Medical Equipment and Services	924.00
1208.2493-0	18-Jul-18	Sonic HealthPlus Pty Ltd	Medical Equipment and Services	1,219.35
1212.2493-0	25-Jul-18	Sonic HealthPlus Pty Ltd	Medical Equipment and Services	728.20
1199.642-01	4-Jul-18	Southern Districts Bands Inc	Event Performance and Activity	200.00
1199.1953-0	4-Jul-18	Spider Waste Collection Services Pt	Waste Management Services	2,504.70
1199.3418-0	4-Jul-18	Spirit Gym Sports	Kidsport Program	165.00
1202.138-01	11-Jul-18	St John Ambulance Australia (WA) In	Training Services	274.00
1208.1291-0	18-Jul-18	Stanlee WA	Equipment Supply and Repair	192.50
1202.2474-0	11-Jul-18	Star West Party Hire	Event Performance and Activity	396.00
1199.473-01	4-Jul-18	State Law Publisher	Advertising Services	214.80
1212.473-01	25-Jul-18	State Law Publisher	Advertising Services	596.92
1202.137-01	11-Jul-18	State Library of WA	Library Equipment and Stock	2,513.50
1201.4813-0	4-Jul-18	Storm Netball Inc	Kidsport Program	150.00
1210.4813-0	18-Jul-18	Storm Netball Inc	Kidsport Program	300.00
1202.3996-0	11-Jul-18	StrataGreen	Landscaping Materials and Services	559.38
1202.5059-0	11-Jul-18	Striker Indoor Sports Centre	School Holiday Program Activities	832.00
1202.4960-0	11-Jul-18	Sublena Group Pty Ltd	Catering and Refreshments	22.50
1202.1363-0	11-Jul-18	Sunny Industrial Brushware	Sign Installation and Supply	1,677.50
1199.141-01	4-Jul-18	Sunny Sign Company Pty Ltd	Sign Installation and Supply	863.50
1208.141-01	18-Jul-18	Sunny Sign Company Pty Ltd	Sign Installation and Supply	104.64
1202.4853-0	11-Jul-18	Super Bowl Melville	School Holiday Program Activities	372.00
1216.4916-0	26-Jul-18	SuperChoice Services	Superannuation	230,451.37
1199.1744-0	4-Jul-18	Swan Valley Cuddly Animal Farm	School Holiday Program Activities	380.00
1199.3780-0	4-Jul-18	Swansea Street Markets	Catering and Refreshments	109.50
1201.144-01	4-Jul-18	Synergy	Electricity Usage Charges	2,150.95
1206.144-01	11-Jul-18	Synergy	Electricity Usage Charges	60,392.65
1209.144-01	18-Jul-18	Synergy	Electricity Usage Charges	10,227.80
1214.144-01	25-Jul-18	Synergy	Electricity Usage Charges	10,678.55
1202.714-01	11-Jul-18	T & C Transport Service	Courier Services	25.22
1202.2666-0	11-Jul-18	Talis Consultants Pty Ltd	Noise Monitoring and Analysis	1,320.00
1199.5074-0	4-Jul-18	Taylor Hardyman Group Pty Ltd T/A	Equipment Supply and Repair	1,112.10
1208.5074-0	18-Jul-18	Taylor Hardyman Group Pty Ltd T/A	Equipment Supply and Repair	103.95
1202.1939-0	11-Jul-18	TenderLink.com	Advertising Services	172.70
1199.1869-0	4-Jul-18	The BBQ Man	Cleaning Services and Equipment	1,058.20
1199.5129-0	4-Jul-18	The Boys Brigade Western Australia	Kidsport Program	150.00
1212.2702-0	25-Jul-18	The Chamber of Arts and Culture	Membership and Subscription	385.00
1208.408-01	18-Jul-18	The Distributors Perth	Resale Inventory	357.90
1202.3322-0	11-Jul-18	The Good Store	Equipment Supply and Repair	60.00
1199.4306-0	4-Jul-18	The Green Life Soil Company	Landscaping Materials and Services	1,861.25
1202.158-01	11-Jul-18	The Lucky Charm Newsagency	Library Equipment and Stock	248.15
1200.5210-0	4-Jul-18	The Owners of 902 Albany Highway -	Grant - CCTV Partnership Program	750.00
1200.5191-0	4-Jul-18	The Owners of SP 52026 (Aurora	Grant - CCTV Partnership Program	750.00
1199.1494-0	4-Jul-18	The Poster Girls	Postage Services	128.80
1199.156-01	4-Jul-18	The Pressure King	Cleaning Services and Equipment	148.50
1199.312-01	4-Jul-18	The Royal Life Saving Society WA In	Medical Equipment and Services	4,070.00
1212.157-01	25-Jul-18	The Smart Security Company	Fire Alarm and Security Services	1,081.08
1202.4404-0	11-Jul-18	The Trustee for Spoon Media Trust	Communication Services	82.50
1212.5203-0	25-Jul-18	The Trustee for TFP Trust	Training Services	675.00
1199.4501-0	4-Jul-18	The Trustee for the Folan Family Tr	Human Resource Services	3,740.00
1199.176-01	4-Jul-18	The University of Western Australia	Library Equipment and Stock	2,310.00
1212.3724-0	25-Jul-18	Threat Protect	Fire Alarm and Security Services	495.00
1208.4464-0	18-Jul-18	Time and People Pty Ltd	Software and IT Solutions	3,567.30
1199.2053-0	4-Jul-18	Tony Aveling & Associates Pty Ltd	Training Services	660.00
1202.725-01	11-Jul-18	Toolmart Australia Pty Ltd	Equipment Supply and Repair	2,149.40
1202.3364-0	11-Jul-18	Top of the Ladder Gutter Cleaning	Facility Maintenance Services	8,646.00
1199.931-01	4-Jul-18	Total Eden Pty Ltd	Irrigation Supply and Repair	151.56
1199.4418-0	4-Jul-18	Total Nissan	Plant Supply and Servicing	793.60
1199.164-01	4-Jul-18	Totally Workwear Victoria Park	Uniforms and Protective Equipment	1,997.93
1202.164-01	11-Jul-18	Totally Workwear Victoria Park	Uniforms and Protective Equipment	175.95
1208.164-01	18-Jul-18	Totally Workwear Victoria Park	Uniforms and Protective Equipment	149.55
1212.164-01	25-Jul-18	Totally Workwear Victoria Park	Uniforms and Protective Equipment	808.80
1215.59-01	25-Jul-18	Town of Victoria Park - Lotto Club	Superannuation & Employee Deductions	336.80
1215.63-01	25-Jul-18	Town of Victoria Park - Staff Socia	Superannuation & Employee Deductions	717.40
1212.5147-0	25-Jul-18	Translators International	Communication Services	1,472.00

Payment	Date	Payee	Description	Amount
1202.171-01	11-Jul-18	Trisley Hydraulics Services	Plant Supply and Servicing	359.70
1208.171-01	18-Jul-18	Trisley Hydraulics Services	Plant Supply and Servicing	99.00
1212.171-01	25-Jul-18	Trisley Hydraulics Services	Plant Supply and Servicing	771.74
1212.5235-0	25-Jul-18	Tropical Twist Australia	School Holiday Program Activities	380.00
1199.4063-0	4-Jul-18	Trustee for Carmel Trust t/a IW Pro	Waste Management Services	4,675.00
1199.173-01	4-Jul-18	Tudor House	Printing Services	453.20
1199.529-01	4-Jul-18	UN Plumbing	Facility Maintenance Services	2,783.00
1202.529-01	11-Jul-18	UN Plumbing	Facility Maintenance Services	1,012.00
1208.529-01	18-Jul-18	UN Plumbing	Facility Maintenance Services	2,035.00
1212.529-01	25-Jul-18	UN Plumbing	Facility Maintenance Services	3,685.00
1202.4472-0	11-Jul-18	United Fasteners WA Pty Ltd	Equipment Supply and Repair	56.13
1199.528-01	4-Jul-18	Value Tissue	Cleaning Services and Equipment	1,787.94
1199.4241-0	4-Jul-18	Vetwest Animal Hospitals	Veterinary Services	163.14
1212.4241-0	25-Jul-18	Vetwest Animal Hospitals	Veterinary Services	35.00
1199.4618-0	4-Jul-18	Vicinity Centres PM Pty Ltd	Advertising Services	220.00
1208.3559-0	18-Jul-18	Visage Productions	Communication Services	3,025.00
1202.2009-0	11-Jul-18	Vorgee Pty Ltd	Resale Inventory	292.05
1208.4640-0	18-Jul-18	WA Auto Electrics and Airconditioni	Equipment Supply and Repair	367.07
1199.924-01	4-Jul-18	WA Library Supplies	Library Equipment and Stock	611.00
1199.29-01	4-Jul-18	WA Local Government Association (WA	Local Government Services	3,972.00
1202.31-01	11-Jul-18	Warnes Assemblies	Equipment Supply and Repair	1,325.50
1202.37-01	11-Jul-18	Water 2 Water Pty Ltd	Amenities	738.69
1212.37-01	25-Jul-18	Water 2 Water Pty Ltd	Amenities	738.69
1199.2074-0	4-Jul-18	West Australian Newspapers Ltd	Membership and Subscription	37.19
1199.1153-0	4-Jul-18	West Coast Shade	Shade Sails Supply and Installation	880.00
1199.46-01	4-Jul-18	Westbooks	Library Equipment and Stock	207.84
1202.46-01	11-Jul-18	Westbooks	Library Equipment and Stock	842.37
1212.46-01	25-Jul-18	Westbooks	Library Equipment and Stock	507.81
1212.719-01	25-Jul-18	Western Australia Police	Human Resource Services	120.80
1202.828-01	11-Jul-18	Western Australian Treasury Corpora	Loan Repayments	27,476.21
1201.48-01	4-Jul-18	Western Power	Electricity Usage Charges	2,018.18
1199.41-01	4-Jul-18	Weston Road Systems	Engineering & Surveying Services	5,391.10
1212.4635-0	25-Jul-18	Wheeler's Books	Library Equipment and Stock	3,000.00
1199.376-01	4-Jul-18	WINC Australia Pty Limited	Office Supplies	58.04
1212.376-01	25-Jul-18	WINC Australia Pty Limited	Office Supplies	592.96
1208.3345-0	18-Jul-18	Woodcourt Pty Ltd	Facility Maintenance Services	246.11
1212.3345-0	25-Jul-18	Woodcourt Pty Ltd	Facility Maintenance Services	1,735.35
1199.2383-0	4-Jul-18	Wright Express Australia Pty Ld	Resale Inventory	1,198.27
1202.2383-0	11-Jul-18	Wright Express Australia Pty Ld	Resale Inventory	610.90
1208.2383-0	18-Jul-18	Wright Express Australia Pty Ld	Resale Inventory	404.59
1212.2383-0	25-Jul-18	Wright Express Australia Pty Ld	Resale Inventory	849.31
1212.104-01	25-Jul-18	Youngs Holden	Plant Supply and Servicing	251.83
			Total Creditors EFT Payments	**3,654,377.15**

Non Creditors Cheques

00608413	31-Jul-18	C/- LJ Hooker Settlements		486.13
00608400	11-Jul-18	Great Aussie Patios		74.00
			Total Non Creditors Cheques	**560.13**

Payroll

PY01-01	8-Jul-18	Municipal Fund Bank Account		558,846.87
PY01-02	22-Jul-18	Municipal Fund Bank Account		547,213.57
			Total Payroll	**1,106,060.44**
			Total Payments From Municipal Fund Bank Account	**4,818,651.80**

Trust Fund Bank Account

Payments

Non Creditors Cheques

00003592	11-Jul-18	Carlisle Cricket Club		1,500.00
00003590	4-Jul-18	City of Canning		200.00
00003591	11-Jul-18	Mr D Dryden		1,000.00
00003593	24-Jul-18	Mr M N Smith		5,440.00
00003594	24-Jul-18	Ms R Matic		200.00
			Total Non Creditors Cheques	**8,340.00**

Payment	Date	Payee	Description	Amount
			Total Payments From Trust Fund Bank Account	8,340.00
				4,826,991.80

Cheques Cancelled between 1-Jul-18 and 31-Jul-18 that were raised in a prior period

Cheque	Payee	Raised	Value	Cancelled

LOCAL PLANNING POLICY 1 PUBLIC NOTIFICATION/ADVERTISING PROCEDURE

2.2.1. AIM

a) The aim of this Policy is to set out the procedures to be fulfilled for the notification of the public and advertising of any matter relating to the Scheme, but not set out elsewhere.

2.2.2. POLICY

a) For the purposes of the Scheme, an application which requires advertising shall be advertised in one or more of the following ways:

i. by placing an advertisement or advertisements in a newspaper circulating, at least weekly, in the area in which the land subject of the application is located;

ii. by placing a sign or signs displaying notice of the proposed development in a prominent position or positions on the land so that it can be clearly read from the adjoining streets;

iii. by posting a notice by mail to those owners and occupiers of land as are nominated by the Council; and

iv. in any other way or ways which, in the opinion of the Council, is or are appropriate in all circumstances.

2.2.3 ADDITIONAL MATTERS

a) The Council is either to prescribe generally or to determine in each particular case the advertising details;

b) For the purposes of this policy a notice to be published in a newspaper, forwarded to owners and occupiers or to be placed on site shall be in the format set out in the attached notice form;

b) The applicant shall incur the costs related to and be required to produce evidence of having fulfilled the procedures of this policy, with the exception of posting of notices by mail which will be undertaken by the Council;

d) An advertisement to be placed in a newspaper shall be advertised once a week for three consecutive weeks. The size of such advertisement(s) should be sufficient for people to read it clearly;

e) The notice to be placed on a sign should consist of lettering 50mm high for the heading and 40mm high for the remainder on a sign being at least 600mm x 850mm. The sign(s) should be in place the same day as the first advertisement is published in a newspaper (where the Council requires a notice in a newspaper and on site) and must remain in place for at least seven days; and

f) Notices to be posted to owners/occupiers are to be sent during the first week in which the newspaper advertisement appears (where there is a requirement to also place an advertisement in a newspaper).

2.2.4 APPENDIX

a) Notice Form.

LOCAL PLANNING POLICY 37 - COMMUNITY CONSULTATION ON PLANNING PROPOSALS

INTRODUCTION

Council recognises that the way in which land or buildings are used or developed can affect the amenity of an area, ranging from a development that may have an impact upon a wider neighbourhood to one that may impact upon a single property only. Community consultation plays an important role in ensuring that those persons who may be affected by a *planning proposal* are involved in the application process by being given an opportunity to comment on the proposal, and allows for their comments to be considered as part of the decision-making process.

This policy provides guidance on the community consultation process for *planning proposals*, including when consultation will occur, the means and duration of consultation, and the manner in which Council will keep the community informed of the decision-making process.

Notwithstanding this policy, applicants are strongly encouraged to discuss proposals with nearby owners and occupiers prior to the submission of any *planning proposal*.

This policy is a Local Planning Policy prepared under deemed clauses 3 and 4 of the Planning and Development (Local Planning Schemes) Regulations 2015 ('the Regulations').

OBJECTIVES

The objectives of this policy are:

- outline the process the Council will use when undertaking community consultation and considering submissions; and
- recognise the balance between the desire for the community to be informed and have reasonable opportunity for input into *planning proposals* and the administrative requirement to process *planning proposals* in an efficient manner and within prescribed statutory time frames.

SCOPE

This policy is applicable to the entire municipal area of the Town of Victoria Park and will be applied by the Town when making discretionary decisions relating to advertising of *planning proposals*. In circumstances where consultation is undertaken it will include both the owners and occupiers of properties that, in the opinion of the Town, may be impacted by the proposal and/or other stakeholders where these are identified. The

Policy also applies to planning proposals for which the Council is not the final decision making authority.

STATUTORY BACKGROUND

The Town of Victoria Park Town Planning Scheme No. 1, incorporating the deemed provisions in the Regulations, includes a number of clauses relating to community consultation for development applications, Structure Plans, Local Development Plans and Local Planning Policies. Many requirements relating to community consultation are mandatory while others provide the Town with discretion as to whether a proposal is to be advertised and the method of advertising. Specific planning strategies and projects will be the subject of their own consultation strategies.

Part 4 of the Residential Design Codes (R-Codes) requires that for residential developments, the Town notify potentially affected neighbours in certain circumstances. This is outlined in the table below. Furthermore it should be noted that an application for residential development which complies with the deemed-to-comply provisions of the R-Codes will not be subject to consultation.

RELATIONSHIP TO OTHER COUNCIL POLICIES

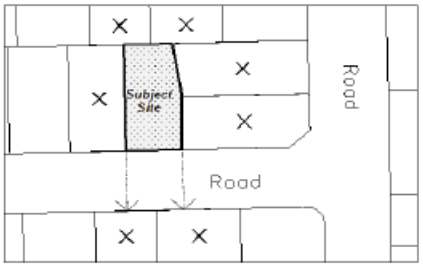
Council Policy GEN6 'Public Participation Policy'' provides a framework for Council to engage with the community in relation to any Town proposal or initiative. Policy GEN6 is based on the International Association for Public Participation (IAP2) Spectrum, core values and ethics.

This local planning policy complements Council Policy GEN6. In most instances, the level of public participation to be undertaken for planning proposals will be Level 2 'Consult'.

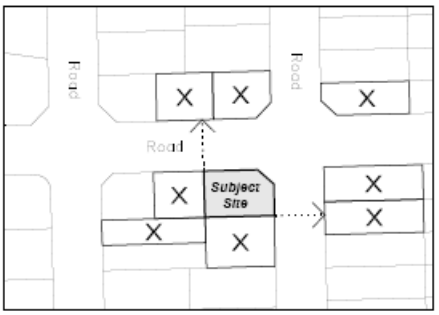
DEFINITIONS

'Adjoining properties' is to be determined by reference to Map 1, Map 2 or Map 3 below

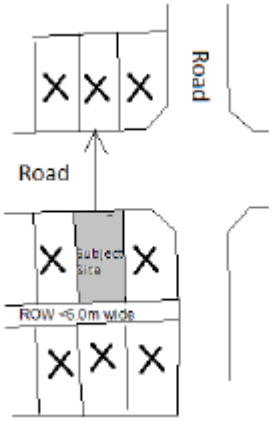
Map 1



Map 2



Map 3



'Directly adjoining property' means only the property(ies) with a boundary directly adjacent to that part of the building for which a variation is proposed. For example if a development proposes a reduced setback to the western lot boundary, then only the property to the west will be consulted.

'Planning proposals' in the context of this policy include development applications; Structure Plans; Scheme Amendments and Local Development Plans.

'Significant application' means:

- one which involves a significant exercise of discretion in terms of the Scheme, R-Codes or Council Policies; or
- one where the scale of the development is considered to be significantly different from the predominant and expected pattern of land use within the locality; or
- one that has potentially significant amenity impacts on nearby residential areas or neighbours in terms of visual impact, streetscape, privacy, noise, intensity of use, traffic generation and adequacy of parking.

'Surrounding properties' means those properties which fall wholly or partly within a 100m radius of the subject site

POLICY

The following provisions apply to community consultation on *planning proposals*:

1. Applications for development approval

Table 1 outlines the circumstances where an application for development approval will be the subject of community consultation and the methods and duration of consultation that will apply.

Community consultation will not be undertaken for an application that :

(a) complies with applicable provisions of the Scheme, R-Codes or Local Planning Policies; or
(b) varies requirements of the Scheme, R-Codes or Council Policies, that are not specifically identified as variations that require consultation under this Policy.

Table 1 – Consultation Requirements for Development Applications

<table>
<tr><th colspan="5">LAND USE / DEVELOPMENT TYPE (Refer Note 2)</th></tr>
<tr><th>DEVELOPMENT TYPE</th><th>COMMENT PERIOD</th><th>LETTERS</th><th>SIGN(S) ON SITE</th><th>NEWSPAPER</th></tr>
<tr><td>“X” (PROHIBITED) USE</td><td colspan="4">NO CONSULTATION AS THE APPLICATION CANNOT BE APPROVED</td></tr>
<tr><td rowspan="2">“AA” (DISCRETIONARY) USES

Refer below for ‘Home Occupations’</td><td>14 days</td><td>To owners and occupiers of adjoining properties.</td><td>For whole of comment period (For development in Residential zone only, or Hotel, Motel or Tavern uses in any zone.)</td><td>N/A</td></tr>
<tr><td colspan="4"><u>Exemptions from consultation</u>
Minor additions to a building approved as an ‘AA’ use, where the additions comply with applicable development standards.</td></tr>
<tr><td rowspan="2">CHANGE OF NON-CONFORMING USE</td><td>14 days</td><td>To owners and occupiers of surrounding properties.</td><td>For whole of comment period</td><td>N/A</td></tr>
<tr><td colspan="4"><u>Exemptions from consultation</u>
Minor additions to a building with non-conforming use rights, where the additions comply with applicable development standards.</td></tr>
<tr><td rowspan="2">UNLISTED USES</td><td>21 days (minimum)</td><td>To owners and occupiers of surrounding properties.</td><td>For whole of comment period.</td><td>Yes – refer Clause 7</td></tr>
<tr><td colspan="4"><u>Exemptions from development approval</u>
Minor additions to a building used as an Unlisted use, where the additions comply with applicable development standards</td></tr>
<tr><td>HOME OCCUPATIONS</td><td>14 days</td><td>To owners and occupiers of adjoining properties only where the proposal is considered to have a possible adverse impact on the adjoining properties.</td><td>N/A</td><td>N/A</td></tr>
</table>

SIGNIFICANT APPLICATION	21 days	To owners and occupiers of properties within a 200m radius of the subject site.	For whole of comment period	Yes – refer Clause 7
PARKS AND RECREATION RESERVE, PUBLIC PURPOSE RESERVE AND CIVIC USE RESERVE - DEVELOPMENT BY LOCAL GOVERNMENT	14 days	To owners and occupiers of *adjoining properties* where it is considered by the Executive Manager Built Life or Manager Urban Planning that a particular development could have an impact on the amenity of the surrounding area (particularly adjacent residential uses)	If considered appropriate	N/A
SATELLITE DISHES where non-compliant with Local Planning Policy 19 – Satellite Dishes	14 days	To owners and occupiers of *adjoining properties.*	N/A	N/A
TELECOMMUNICATIONS FACILITIES (excluding 'Low Impact' facilities)	21 days	To owners and occupiers of *surrounding properties.*	For whole of comment period	Yes – refer Clause 7
VEHICULAR ACCESS TO A PROPERTY VIA A ROW WHICH IS SUBJECT TO POSSIBLE FUTURE CLOSURE ACTION	14 days	To owners and occupiers of land abutting the ROW which is subject to a possible future closure action.	N/A	N/A
DEVELOPMENT OF PROPERTIES FRONTING ALBANY HIGHWAY IN A DISTRICT CENTRE OR COMMERCIAL ZONE WHICH PROPOSE DEMOLITION OF AN ORIGINAL SHOPFRONT.	14 days	To owners and occupiers of *adjoining properties.*	For whole of comment period	N/A
SIGNAGE WITHIN THE RESIDENTIAL ZONE THAT DOES NOT COMPLY WITH THE SIGNAGE LOCAL LAW	14 days	To owners and occupiers of *adjoining properties.*	N/A	N/A
DEMOLITION OF A PROPERTY LISTED ON THE MUNICIPAL HERITAGE INVENTORY	14 days	To owners and occupiers of *surrounding properties*.	For whole of comment period	Yes – refer Clause 7

VARIATIONS FOR A NON-RESIDENTIAL DEVELOPMENT (Refer Note 2)				
	COMMENT PERIOD	**LETTERS**	**SIGN(S) ON SITE**	**NEWSPAPER**
VARIATIONS TO DEVELOPMENT STANDARDS OF THE SCHEME, PRECINCT PLAN OR LOCAL PLANNING POLICIES IN RELATION TO: • **PLOT RATIO;** • **BUILDING HEIGHT;** • **SETBACKS; AND** • **ON-SITE PARKING PROVISION**	14 Days	To owners and occupiers of *surrounding properties*, or *directly adjoining properties* in the case of setback variations only.	N/A	N/A
	Exemptions from consultation A car parking shortfall, where there is no net increase in an existing parking shortfall.			

VARIATIONS FOR A MIXED USE DEVELOPMENT (Refer Note 2)				
	COMMENT PERIOD	**LETTERS**	**SIGN(S) ON SITE**	**NEWSPAPER**
VARIATIONS TO DEVELOPMENT STANDARDS OF THE SCHEME, PRECINCT PLAN OR LOCAL PLANNING POLICIES IN RELATION TO: • **PLOT RATIO;** • **BUILDING HEIGHT;** • **SETBACKS; AND** • **ON-SITE PARKING PROVISION;** • **BOUNDARY WALLS (for residential component);** • **VISUAL PRIVACY (for residential component);** • **OVERSHADOWING (for residential component)**	14 Days	To owners and occupiers of *surrounding properties*, or *directly adjoining properties* in the case of setback variations only.	N/A	N/A
	Exemptions from consultation A car parking shortfall, where there is no net increase in an existing parking shortfall.			

<table>
<tr><th colspan="5">VARIATIONS FOR A RESIDENTIAL DEVELOPMENT (Refer Note 2)</th></tr>
<tr><th></th><th>COMMENT PERIOD</th><th>LETTERS</th><th>SIGN(S) ON SITE</th><th>NEWSPAPER</th></tr>
<tr><td rowspan="2">SETBACKS TO PRIMARY STREET, SECONDARY STREET OR RIGHT-OF-WAY (BUT NOT INCLUDING COMMUNAL STREETS)

Applications not complying with the Acceptable Development requirements of the Local Planning Policy – Streetscape in relation to street setback</td><td>14 Days</td><td>To owners and occupiers of adjoining properties.</td><td>N/A</td><td>N/A</td></tr>
<tr><td colspan="4"><u>Exemptions from consultation</u>
(a) A carport in the Residential Character Study Area, a Weatherboard Precinct or Weatherboard Streetscape, which a minimum primary street setback of 1.5m or more but with an average setback of less than 6.0m.

(b) A wall height variation to a wall with a pitched/gable roof, that would comply if measured from natural ground level to the underside of the eaves.

(c) A front setback average of 5.8m or greater;

(d) Porches or an entry feature to a secondary street with a setback of 1.5m or greater.</td></tr>
<tr><td rowspan="2">SIDE SETBACKS:
Setbacks not complying with the Deemed-to-Comply requirements of the Residential Design Codes</td><td>14 Days</td><td>To owners and occupiers of directly adjoining properties.</td><td>N/A</td><td>N/A</td></tr>
<tr><td colspan="4"><u>Exemptions from consultation</u>
(a) A ground floor side or rear setback variation, where the variation is no greater than 10% of the required minimum setback.

(b) A wall exceeding a length of 9m due to the wall length including a boundary wall, where the wall is single storey and the side setback would comply if the length of boundary wall were not included.

(c) A side or rear setback variation where the setback would be compliant if the wall height was measured from natural ground level to the underside of the eaves;

(d) A side setback variation to an open sided carport including where the columns/posts are up to the boundary.</td></tr>
<tr><td rowspan="2">BOUNDARY WALLS:
Boundary walls not complying with the Acceptable Development requirements of the Local Planning Policy – Boundary Walls.</td><td>14 Days</td><td>To owners and occupiers of directly adjoining properties.</td><td>N/A</td><td>N/A</td></tr>
<tr><td colspan="4"><u>Exemption from consultation</u>
Structures with an open side adjacent to the boundary, if compliant with the wall height and length limitations prescribed by the Local Planning Policy – Boundary Walls.</td></tr>
</table>

PARKING: Applications proposing a lesser number of on-site car bays (including visitors bays) than required under the Deemed-to-Comply provisions of the Residential Design Codes or Local Planning Policies 23 or 30.	14 days	To owners and occupiers of *adjoining properties.*	N/A	N/A
PLOT RATIO: Applications not complying with the plot ratio requirements outlined in the Deemed-to-Comply requirements of the Scheme or the Residential Design Codes.	14 days	To owners and occupiers of *adjoining properties.*	N/A	N/A
BUILDING HEIGHT: Applications not complying with the requirements of the TPS Scheme or Precinct Plan, Residential Design Codes (Deemed-to-Comply standards) or Local Planning Policy 27	14 days	To owners and occupiers of *adjoining properties.*	N/A	N/A
	<u>Exemptions from consultation</u> A wall height variation to a wall with a pitched/gable roof that would comply if measured from natural ground level to the underside of the eaves.			
RETAINING WALLS HIGHER THAN 500MM ABOVE NATURAL GROUND LEVEL	14 days	To owners and occupiers of *directly adjoining properties.*	N/A	N/A
PRIVACY AND OVERLOOKING : Where the proposal does not comply with the Deemed-to-Comply requirements of the Residential Design Codes.	14 days	To owners and occupiers of *directly adjoining properties.*	N/A	N/A
OVERSHADOWING: Applications not complying with the Deemed-to-Comply requirements of the Residential Design Codes or Local Planning Policy 36 – Climate Control (Energy Efficiency)	14 days	To owners and occupiers of *directly adjoining properties.*	N/A	N/A

OUTBUILDINGS: Applications not complying with the Deemed-to-Comply requirements of the Residential Design Codes in relation to floor area, wall height, ridge height or setbacks.	14 days	To owners and occupiers of *directly adjoining properties.*	N/A	N/A
	Exemptions from consultation An outbuilding with a wall height of no more than 3.0m.			

Notes –

1. Exceptions to Table 1 where consultation will not be undertaken :

   A new application for development approval which seeks to renew a previous approval issued, provided that the previous approval did not expire more than 12 months prior and provided that the design has not significantly changed or increased the extent of any non-compliances.

2. Where there is an inconsistency in the requirements under this Policy, then the greater consultation requirements apply. Additionally, if an application is deemed to be a *significant application* then the consultation requirements for *significant applications* prevail over the consultation requirements that would otherwise apply.

2. Scheme Amendments, Structure Plans and Local Development Plans

Scheme Amendments, Structure Plans and Local Development Plans are subject to the procedures outlined in the Planning and Development (Local Planning Schemes) Regulations 2015 ("the Regulations").

Consultation is to be undertaken in accordance with the Regulations, relevant provisions of this Policy, and Table 2 below.

In the case of a proposed Scheme Amendment that proposes a change of zoning, residential density coding or building height, or an additional use on a site(s), that is not consistent with a Council approved strategy or policy, an approved Structure Plan, or Council's strategic planning position, then Council will undertake community consultation for 21 days prior to determining whether or not to initiate a Scheme Amendment.

Table 2 – Consultation Requirements for Scheme Amendments, Structure Plans and Local Development Plans

	BASIC SCHEME AMENDMENT	STANDARD SCHEME AMENDMENT	COMPLEX SCHEME AMENDMENT	STRUCTURE PLAN AND LOCAL DEVELOPMENT PLAN (2)	LOCAL PLANNING POLICIES
TIME PERIOD	N/A	42 days (4)	60 days (4)	SP – 28 days (4) LDP – 14 days (4)	21 days
NEWSPAPER NOTICE	N/A	Yes (3)	Yes (3)	Yes	Yes
SIGN ON SITE	N/A	Yes (1); (3)	Yes (1); (3)	Yes	No
NOTICE TO OWNERS AND OCCUPIERS	N/A	Yes (1); (3)	Yes (1); (3)	Yes (1)	(1)
WEB SITE	N/A	Yes (3)	Yes (3)	Yes	Yes
NOTICE BOARD	N/A	Yes (3)	Yes (3)	No	No

Numbers in brackets refer to the following notes

(1) The need for consultation, additional consultation, methods of consultation and/or extent of consultation will be determined by the Executive Manager Built Life or Manager Urban Planning having regard to the nature of the proposal, its significance and its potential impact upon the area.
(2) Includes both new proposals and amendments.
(3) Relevant letters and notices are to contain wording which outlines that the Amendment is open for public comments and it should not be construed that final approval will be granted.
(4) The duration of consultation may be increased at the discretion of the Executive Manager Built Life or Manager Urban Planning having regard to the nature of the proposal, its significance and its potential impact upon the area.

3. Discretion to vary requirements

Notwithstanding the requirements outlined in Table 1, Table 2 and elsewhere in this Policy, the Executive Manager Built Life and/or Manager Urban Planning may require consultation to be undertaken, additional consultation, or alternative methods of consultation where it is considered appropriate based upon the nature of the development proposed.

4. Evidence of non-objection

In the case of development applications, consultation will not be undertaken by Council where the applicant provides a copy of the application plans/s including a certification by the owners and occupiers of the relevant property stating that they have no objection to the proposal. Signatures to this certification should include all persons shown as owners on the Town's Intramaps system (which is linked to the rate records). The certification must include:

- the full name of the owner/s or occupier/s certifying non objection clearly printed in capital letters and signature;
- a statement printed in block letters indicating the specific variation sought, that the plans have been viewed and that there is no objection to the proposal; and
- a current contact address and a contact telephone number printed in block letters, for all signatories.

At his or her discretion, a Council Officer may contact the owners and occupiers (by telephone where possible) to confirm that they have sighted and signed the plan(s).

With respect to Table 1, where consultation is in progress and written responses are received from all persons who have been notified of the proposal, then Council Officers will proceed with determining the application at this time rather than awaiting the conclusion of the advertising period.

5. Letters

Where consultation is to include the sending of letters, then this shall be the responsibility of Council. All identified owners and occupiers shall be individually sent a Council letter. The sending of a letter to a Strata Company only in lieu of directly notifying each individual property owner is not accepted. Council's consultation letter shall contain details of the following:

i) the site and general nature of the proposals;

ii) the nature of the discretionary decision or concern involved;

iii) the availability of plans/information for viewing and how to access the plans electronically through the Town's website;

iv) the last date by which any comments are to be lodged with the Council, and

v) an invitation to comment on that part of the proposed development that is being consulted on.

6. Sign notice

Where a development application is to be advertised by way of a sign on-site, then the notice shall be in the format outlined in Attachment 1, and is to comply with the

requirements below. It is the responsibility of the applicant to arrange for installation of the sign and payment of associated costs.

- Each sign or signs displaying notice of the proposed development being in a prominent position or positions on the land so that it can be clearly read from the adjoining streets;

- The sign board being 1200mm x 1000mm, with black lettering on a white background. The sign(s) should be in place on the same day as consultation commences and is to remain on-site for the duration of consultation period.

7. Newspaper Notice

Notwithstanding Table 1, if it is determined under Clause 3 that a development application is to be advertised by way of a newspaper notice then the notice shall be in the format outlined in Attachment 1 and is to comply with the requirements below. It is the responsibility of the applicant to arrange for publication of the notice and payment of associated costs.

- To be published once a week for the duration of the consultation period, in a newspaper circulating, at least weekly, in the area in which the land subject of the application is located, with the size of such advertisement(s) being sufficient for people to read it clearly.

8. Holiday Periods

The consultation periods exclude all public holidays and Christmas Day to the day after New Years Day (inclusive).

9. Ownership Details

Council will rely on the ownership details displayed on the Intramaps system (which is linked to the rate records) for the purpose of notifying owners and occupiers of properties. Where the signatures of owners and occupiers are provided on plans submitted by the applicant the names of those signatories will be checked against Council records.

The onus is on the owners and occupiers of the properties within the Town to inform the Council in writing of any changes in their address details as and when these occur.

10. Requirement for strata company approval

Where the signature(s) of either the office-bearer of a strata company or the strata owners who appear on the rate records accompany a development application in a strata development, further consultation with owners or occupiers within the strata development will not be required. However, where the signature(s) of either the office-bearer of a strata company or the strata owners are not required on the

development application form but the proposal requires consultation, the owners and occupiers of the property within the strata development will be notified.

11. Display of plans for public comments

For all *planning proposals* that are the subject of community consultation, the Town will include relevant plans and documents (or links to plans and documents) on its website for the duration of the application period. Copies of plans or documents will not be provided to members of the public. Where considered necessary by council Officers, copies of relevant plans and documents will also be available for viewing at Council's Administration Centre.

The submission of a planning proposal for assessment by the Town is taken to be agreement for plans and/or documents to be displayed on the Town's website for viewing during the public consultation phase.

12. Community information sessions

A community information session on any *planning proposal* may be held where, in the opinion of the Executive Manager Built Life or Manager Urban Planning, such a session will assist the community's understanding of the proposal and would provide the opportunity to view plans and/or any relevant additional information.

The information session will be held during the public consultation period, normally at least one week prior to completion to enable participants to make a formal written submission to Council after the session.

13. Opportunity for applicant to respond to submitters

In the case of a development application, where an objection is received to the development, such objection will be verbally communicated to the applicant and that applicant will be given the opportunity to amend the proposal so as to overcome the objection or respond to the objection. If the applicant requests, a written summary of the comments is to be provided and the applicant given ten (10) days to respond to the Council.

14. Submissions reported to Council

Where a *planning proposal* is the subject of a report to a Council Meeting, the Officer's report will include a summary of the issues raised in any of the submissions received as part of the consultation process as well as the corresponding address details of the submission. Full copies of submissions will be made available to Elected Members but will not be made available to members of the public unless required by law.

15. Notification of Council's decision determined under delegation

In the case of a development application determined under delegated authority, the authors of submissions will be advised in writing of the decision and a response to those matters raised in the submission.

16. Notification of submitters of consideration of a matter by Council

All parties who have made a submission on a *planning proposal* that will be considered at a Council Meeting, will be notified in writing of the time, date and particulars of the Elected Members Briefing Session and Ordinary Council Meeting at which the item is listed on the meeting agenda as well as instructions on to how to access the agenda prior to the scheduled meetings.

17. Notification of the Council's decision

In the case of a *planning proposal* considered at a Council Meeting, the authors of submissions will be advised in writing of the decision of Council and any associated conditions or refusal reasons.

18. Planning proposals where the Council is not the final decision maker

Planning proposals which are required to be determined by other planning authorities for example the Metropolitan Central Joint Development Assessment Panel (DAP) or the Western Australian Planning Commission (WAPC) will be subject to the consultation procedures outlined in this Policy.

With respect to a development application to be determined by a DAP or the WAPC, the authors of all submissions:

(a) will be informed of Council's recommendation to the DAP or WAPC;
(b) in the case of a DAP application, will be provided with instructions on how to access the agenda of the DAP meeting on the DAP website, and the date and venue of the DAP meeting at which the application will be considered; and
(c) will be notified of the decision of the DAP or WAPC once the application is determined.

ATTACHMENT 1

NOTICE OF APPLICATION FOR DEVELOPMENT APPROVAL

TOWN OF VICTORIA PARK TOWN PLANNING SCHEME NO 1

Notice is hereby given that (1) _____

has applied to the Town of Victoria Park for approval of (2) _____

_____

_____

_____

on land situated at (3) _____

_____

_____

Any person wishing to comment upon this proposal can do so either via email to admin@vicpark.wa.gov.au in writing to the Chief Executive Officer, Town of Victoria Park, Locked Bag No 437 Victoria Park 6979. Public comments are to be made no later than

(4) _____

(1) Insert name of applicant.

(2) Insert the particulars of the proposed land use or development.

(3) Insert the postal address and lot number of the land subject of the application.

(4) Insert the date that submissions close.

INTRODUCTION

Council recognises that development within the Town may impact the amenity of neighbouring properties or the community as a whole. Community consultation plays an important role in ensuring that those who may be affected by a *planning proposal* are given an opportunity to comment on the proposal, and allows for their comments to be considered as part of the decision-making process.

This policy provides guidance on the community consultation process for *planning proposals*, including when consultation will occur, the means and duration of consultation, and the manner in which Council will keep the community informed of the decision-making process.

Notwithstanding this policy, applicants are strongly encouraged to discuss proposals with nearby owners and occupiers prior to the submission of any *planning proposal*.

POLICY SCOPE

This policy is applicable to the entire municipal area of the Town of Victoria Park and will be applied by the Town when making discretionary decisions relating to advertising of *planning proposals*. In circumstances where consultation is undertaken it will include both the owners and occupiers of properties that, in the opinion of the Town, may be impacted by the proposal and/or other stakeholders where these are identified. The Policy also applies to *planning proposals* for which the Council is not the final decision making authority.

OBJECTIVES

The objectives of this policy are to:

(a) outline the process the Council will use when undertaking community consultation and considering submissions; and

(b) recognise the balance between the desire for the community to be informed and have reasonable opportunity for input into *planning proposals* and the administrative requirement to process *planning proposals* in an efficient manner and within prescribed statutory time frames.

STATUTORY BACKGROUND

The Town of Victoria Park Town Planning Scheme No. 1, includes a number of clauses relating to community consultation for development applications, Structure Plans, Local Development Plans and Local Planning Policies. Many requirements relating to community consultation are mandatory while others provide the Town with discretion as to whether a proposal is to be advertised and the method of advertising.

Part 4 of the Residential Design Codes (R-Codes) requires that for residential developments, the Town may notify potentially affected neighbours in certain circumstances. These circumstances are outlined in the tables contained in this Policy.

RELATIONSHIP TO OTHER COUNCIL POLICIES

Council Policy GEN6 'Public Participation Policy' provides a framework for Council to engage with the community in relation to any Town proposal or initiative. This local planning policy complements Council

Policy GEN6. In most instances, the level of public participation to be undertaken for *planning proposals* will be Level 2 'Consult'.

This Policy also aligns with the strategic outcomes of the Town's Strategic Community Plan, specifically Civic Leadership outcomes CL1 and CL2, which aim to ensure that members of the community:

- Receive information in various ways and at different times, that is easy to understand; and
- Are authentically engaged and informed in a timely manner.

DEFINITIONS

'Adjoining properties' (AP) is to be determined by reference to Diagrams 1 to 3 below:

DIAGRAM 1

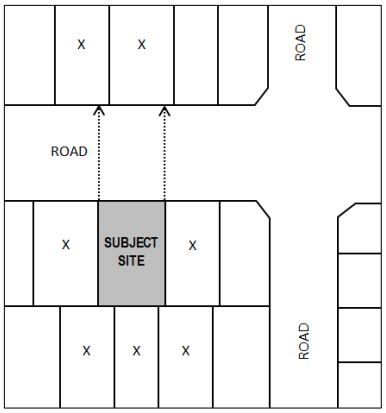


DIAGRAM 2

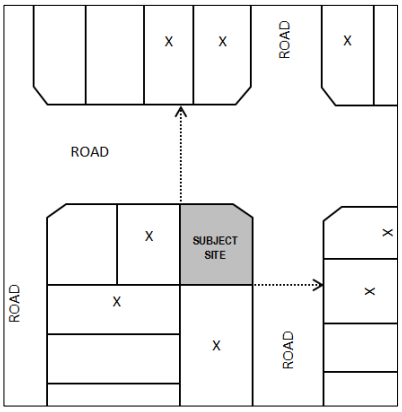
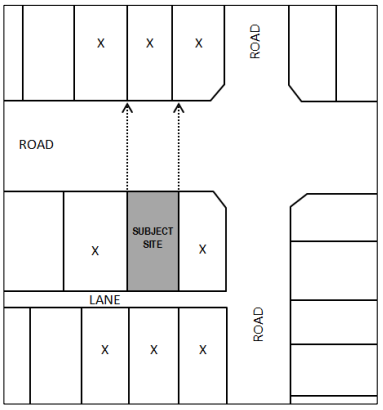


DIAGRAM 3



'Directly adjoining property' means only the property(ies) with a boundary directly adjacent to that part of the building for which a variation is proposed. For example if a development proposes a reduced setback to the western lot boundary, then only the property to the west will be consulted.

'LPP' refers to an adopted Local Planning Policy of the Council.

'Online' where referred to as an applicable consultation method in Table 1 or Tables 2A, 2B, 2C or 2D includes advertising/display of the proposal on the Town's 'Your Thoughts' consultation, and where considered necessary may additionally include the Town's website or other online platforms.

'Planning proposal' in the context of this policy include development applications; Structure Plans; Scheme Amendments and Local Development Plans.

'Significant application' means a development application that:

- involves a significant exercise of discretion in terms of the Scheme, R-Codes or Council Policies; or
- proposes a scale of development is considered to be significantly different from the predominant and expected pattern of land use or development within the locality; or
- proposes development with potentially significant amenity impacts on nearby residential areas or neighbours in terms of visual impact, streetscape, privacy, noise, intensity of use, traffic generation and adequacy of parking.

'Surrounding properties' (SP) means those properties which fall wholly or partly within a 100m radius of the subject site, unless specified otherwise, in Table 1 and Tables 2A, 2B, 2C or 2D.

POLICY REQUIREMENTS

The following provisions apply to community consultation on *planning proposals*:

1. Scheme Amendments, Structure Plans and Local Development Plans

(a) Consultation Requirements (Table 1)

i. Community consultation in relation to Scheme Amendments, Structure Plans, Local Development Plans and Local Planning Policies will be undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*, relevant provisions of this Policy, and Table 1 below.

ii. Within Table 1, the:

- '✓' symbol denotes that a particular consultation method does apply; and
- '✗' symbol denotes that a particular method does not apply.

(b) Preliminary Consultation for Scheme Amendments

In the case of a proposed Scheme Amendment that is not consistent with a Council approved strategy or policy, an approved Structure Plan, or Council's strategic planning position, then Council will undertake community consultation for 21 days prior to determining whether or not to initiate a Scheme Amendment.

TABLE 1: Scheme Amendments, Structure Plans and Local Development Plans

PROPOSAL TYPE	COMMENT PERIOD Minimum No. of Days	REQUIRED CONSULTATION METHODS				
		LETTERS	SIGN(S) ON SITE	NEWS-PAPER	ONLINE	NOTICE BOARD
BASIC SCHEME AMENDMENT	Consultation not required					
STANDARD SCHEME AMENDEMENT	42	✓*	✓*	✓	✓	✓
COMPLEX SCHEME AMENDMENT	60	✓*	✓*	✓	✓	✓
STRUCTURE PLAN	28	✓*	✓	✓	✓	✗
LOCAL DEVELOPMENT PLAN	14	✓*	✓	✓	✓	✗
LOCAL PLANNING POLICY	21	✓*	✗	✓	✓	✗

***** The method(s) and extent of consultation will be determined by the Manager Development Services or Coordinator Urban Planning having regard to the nature of the proposal, its significance and its potential impact upon the area.

2. Applications for Development Approval

(a) Consultation Requirements for Development Applications (Tables 2A to 2D)

i. The circumstances where an application for development approval will be the subject of community consultation and the methods and duration of consultation that will apply are contained in Tables 2A, 2B, 2C and 2D below.

ii. Within Tables 2A to 2D, the:

- '✓' symbol denotes that a particular consultation method does apply;
- '✗' symbol denotes that a particular method does not apply;
- '**AP**' refers to *Adjoining Properties* as defined in the Definitions; and
- '**SP**' refers to *Surrounding Properties* as defined in the Definitions.

ii. The requirements of more than one Table may apply to a development application. Where more than one category/circumstance applies to a particular development application, then the greater of the relevant consultation requirements shall apply.

(b) Circumstances where Community Consultation will not be required

Community consultation will not be undertaken for a development application that:

i. Complies with all applicable provisions of the Scheme, R-Codes or Local Planning Policies; or

ii. Proposes variations to Scheme, R-Codes or Council Policies that are not specifically identified in Tables 2A, 2B, 2C or 2D as requiring consultation; or

iii. Seeks to renew a previous approval issued, provided that the previous approval did not expire more than 12 months ago and the design has not significantly changed or increased the extent of any non-compliances.

(c) Notwithstanding (b) above, the Council may inform adjoining or surrounding properties of a *Significant Application* (by letter, email or other methods), advising them of the Council's decision (or that of another relevant decision maker) in relation to that application.

TABLE 2A: LAND USE (Refer Note 1)

LAND USE OR DEVELOPMENT TYPE	COMMENT PERIOD Minimum No. of Days	REQUIRED CONSULTATION METHODS			
		ONLINE	LETTERS	SIGN(S) ON SITE	NEWS-PAPER
"X" PROHIBITED USES	NO CONSULTATION AS THE APPLICATION CANNOT BE APPROVED				
UNLISTED USES Exemptions from consultation	21	✓	✓ (SP)	✓	✓
Minor additions to a building used as an Unlisted use, where the additions comply with applicable development standards.					
CHANGE OF NON-CONFORMING USE	14	✓	✓ (SP)	✓	✗
Exemption from consultation Minor additions to a building with non-conforming use rights, where the additions comply with applicable development standards.					
"AA" DISCRETIONARY USES	14	✓	✓ (AP)	✓*	✗
Exemptions from consultation (a) Minor additions to a building approved as an 'AA' use, where the additions comply with applicable development standards. (b) Home Occupations that do not involve activities generating any noise, traffic, odours, parking or customers to the site. *A Sign on Site is not required for a Home Occupation, Family Day Care or Residential Building (short term accommodation) in the Residential zone.					

TABLE 2B: DEVELOPMENT TYPE (Refer Note 1)						
LAND USE OR DEVELOPMENT TYPE		COMMENT PERIOD Minimum No. of Days	REQUIRED CONSULTATION METHODS			
			ONLINE	LETTERS	SIGN(S) ON SITE	NEWS-PAPER
SIGNIFICANT APPLICATIONS		21	✓*	✓(SP**)	✓	✓
*Includes notice on Public Notices section of Council's Website. **Surrounding properties within 200m radius of the subject site.						
TELECOMMUNICATIONS FACILITIES (excluding exempt 'Low Impact' facilities)		21	✓	✓(SP)	✓	✓
SATELLITE DISHES (where non-compliant with Local Planning Policy 19 – Satellite Dishes)		14	✓	✓(AP)	✗	✗
SIGN(S) FOR A NON-RESIDENTIAL USE WITHIN A RESIDENTIAL ZONE (where non-compliant with a Local Law or Local Planning Policy applying to Signs)		14	✓	✓(AP)	✗	✗
DEMOLITION OF A PROPERTY OR STRUCTURE THAT IS: - On a Heritage List adopted under the Scheme; - Located within a designated Heritage Area under the Scheme; or - Entered in the State Register of Heritage Places		14	✓	✓(SP)	✓	✗
DEMOLITION OF AN ORIGINAL SHOPFRONT (where located on a property fronting Albany Highway in a District Centre or Commercial Zone)		14	✓	✓(AP)	✓	✗
VEHICULAR ACCESS TO A PROPERTY VIA A R.O.W. (where the R.O.W. is subject to possible future closure action)		14	✓	✓*	✗	✗
		*To owners and occupiers of land abutting the ROW which is subject to a possible future closure action.				
DEVELOPMENT BY LOCAL GOVERNMENT ON A PARKS AND RECREATION RESERVE; PUBLIC PURPOSE RESERVE; OR CIVIC USE RESERVE	**Minor Works**	14*	✓	✓(AP*)	✓*	✗
	Major Works	21	✓	✓(SP)	✓	✗
*Where considered by the Manager Development Services or Coordinator Urban Planning that a particular development could have an impact on the amenity of the surrounding area (particularly adjacent residential uses)						

TABLE 2C: NON-RESIDENTIAL OR MIXED USE DEVELOPMENT (Refer Note 1)					
VARIATION TYPE	COMMENT PERIOD Minimum No. of Days	REQUIRED CONSULTATION METHODS			
		ONLINE	LETTERS	SIGN(S) ON SITE	NEWS-PAPER
VARIATIONS TO SCHEME, PRECINCT PLAN OR LOCAL PLANNING POLICY DEVELOPMENT STANDARDS RELATING TO: - **Plot ratio, Building Height; Setbacks~~;~~ On-site Parking Provision; and** - **Boundary Walls, Visual Privacy, and Overshadowing for Residential component only**	14	✓	✓(SP*)	✗	✗
*_Directly adjoining properties_ only in case of setback variations					
Exemptions from consultation A car parking shortfall, where there is no net increase in an existing parking shortfall.					

TABLE 2D: RESIDENTIAL DEVELOPMENT (Refer Note 1)					
VARIATION TYPE	COMMENT PERIOD Minimum No. of Days	REQUIRED CONSULTATION METHODS			
		ONLINE	LETTERS	SIGN(S) ON SITE	NEWS-PAPER
STREET SETBACKS: Applications not complying with the Acceptable Development requirements of LPP 25 – Streetscape in relation to **Primary Street, Secondary Street** and **Right of Way** setbacks. Exemptions from consultation (a) A carport in the Residential Character Study Area, a Weatherboard Precinct or Weatherboard Streetscape, with a minimum primary street setback of 1.5m but with an average setback of less than 6.0m; (b) A wall height variation to a wall with a pitched/gable roof, that would comply if measured from natural ground level to the underside of the eaves; (c) A front setback average of 5.8m or greater; (d) Porches or an entry feature to a secondary street with a setback of 1.5m or greater; (e) Variations to Communal Street setback requirements of LPP 25	14	✓	✓ (AP)	✗	✗
SIDE SETBACKS: Setbacks not complying with the Deemed-to-Comply requirements of the R Codes. Exemptions from consultation (a) Ground floor side or rear setback variation, where the variation is no greater than 10% of the required minimum setback. (b) A wall exceeding a length of 9m due to the wall length including a boundary wall, where the wall is single storey and the side setback would comply if the length of boundary wall were not included. (c) A side or rear setback variation where the setback would be compliant if the wall height was measured from natural ground level to the underside of the eaves; (d) A side setback variation to an open sided carport including where the columns/posts are up to the boundary.	14	✓	✓ (AP*) **Directly adjoining properties* only	✗	✗
BOUNDARY WALLS: Boundary walls not complying with the Acceptable Development requirements of Local Planning Policy 26 – Boundary Walls. Exemption from consultation Structures with an open side adjacent to the boundary, if compliant with the wall height and length limitations prescribed by the Local Planning Policy – Boundary Walls.	14	✓	✓ (AP*) **Directly adjoining properties* only	✗	✗
PARKING: Applications proposing a lesser number of on-site car bays (including visitors bays) than required under the Deemed-to-Comply provisions of the R-Codes, LPP 23 or LPP 30	14	✓	✓ (AP)	✗	✗
PLOT RATIO: Applications not complying with the plot ratio requirements outlined in the Deemed-to-Comply requirements of the Scheme or the R-Codes.	14	✓	✓ (AP)	✗	✗
BUILDING HEIGHT: Applications not complying with the requirements of the TPS Scheme or Precinct Plan, R- Codes (Deemed-to-Comply requirements) or LPP 27 Exemptions from consultation A wall height variation to a wall with a pitched/gable roof that would comply if measured from natural ground level to the underside of the eaves.	14	✓	✓ (AP)	✗	✗

TABLE 2D: RESIDENTIAL DEVELOPMENT (CONTINUED) (Refer Note 1)					
VARIATION TYPE	COMMENT PERIOD Minimum No. of Days	REQUIRED CONSULTATION METHODS			
		ONLINE	LETTERS	SIGN(S) ON SITE	NEWS-PAPER
RETAINING WALLS HIGHER THAN 500MM ABOVE NATURAL GROUND LEVEL	14	✓	✓(AP*)	✗	✗
			**directly adjoining properties* only		
PRIVACY AND OVERLOOKING	14	✓	✓(AP*)	✗	✗
*Where the proposal does not comply with the Deemed-to-Comply requirements of the R-Codes.					
OVERSHADOWING: Applications not complying with the Deemed-to-Comply requirements of the R-Codes or LPP 36 – Climate Control (Energy Efficiency)	14	✓	✓(AP*)	✗	✗
			**directly adjoining properties* only		
OUTBUILDINGS: Applications not complying with the Deemed-to-Comply requirements of the Residential Design Codes in relation to floor area, wall height, ridge height or setbacks. Exemptions from consultation: An outbuilding with a wall height of no more than 3.0m.	14	✓	✓(AP*)	✗	✗
			**Directly adjoining properties* only		

Note 1: Where there is an inconsistency in the requirements under this Policy, then the greater consultation requirements apply. Additionally, if an application is deemed to be a *significant application* then the consultation requirements for *significant applications* prevail over the consultation requirements that would otherwise apply.

3. Discretion to vary requirements

Notwithstanding Table 1 and Tables 2A, 2B, 2C and 2D, the Town may require consultation to be undertaken, or require additional consultation (method and/or duration), where it is considered appropriate based upon the nature of a particular *planning proposal*.

4. Holiday Periods

The consultation period for any *planning proposal* excludes all public holidays and the whole of the weeks in which Christmas Day to the day after New Year's Day (inclusive) falls.

5. Evidence of non-objection

(a) In the case of development applications, consultation will not be required where the applicant provides a copy of the application plans(s) with certification from the owners and occupiers of the relevant property(ies) stating no objection to the proposal. Such certification must include a clearly printed and signed statement containing the following:

i. A list of the specific variation(s) or aspect(s) of the development for which consultation would otherwise be required;

ii. A statement that the plans have been viewed and there is no objection to the proposal;

iii. The full name of the owner/s or occupier/s of the relevant properties;

iv. Signatures of all persons shown as owners on the Town's IntraMaps system (which is linked to the rate records);

v. a current contact address and telephone number for all signatories.

(b) Council Officers (at their discretion) may contact the owners and occupiers (by telephone where possible) to confirm that they have sighted and signed the plan(s), and will be checked against available Council records to ensure all relevant signatories have been provided.

(c) With respect to Tables 2A, 2B, 2C and 2D, where the consultation period is yet to conclude but written responses have already been received from all relevant persons notified of the proposal, then Council Officers may proceed to determine the application without awaiting the conclusion of the advertising period.

6. Ownership Details

(a) Council will rely on the ownership details displayed on the IntraMaps system (which is linked to the rate records) for the purpose of notifying owners and occupiers of properties.

(b) It is the responsibility of the owners and occupiers of the properties within the Town to inform the Council in writing of any changes in their address details as and when these occur.

7. Requirement for consultation within a strata development

(a) Where a development application requires community consultation in accordance with Clause 2 and any of Tables 2A to 2D, and the proposal is located within a strata development, consultation with the owners and occupiers of all properties within the strata development will be undertaken except where the development application form is signed by all strata owners who appear on the rate records held by the Council. The sending of a letter/email to a Strata Company only in lieu of directly notifying each individual property owner is not accepted.

(b) In all instances, Council Officers will notify the owners and occupiers of the properties within the strata development of the determination of the development application.

8. Letters and Email Notices

(a) Where consultation for a *planning proposal* includes the sending of letters or emails (where email addresses are known and available), then this shall be the responsibility of Council, and will be sent at the commencement of the consultation period or the first week in which any required newspaper notice is published.

(b) Letter or emails are to be sent to both the owners and occupiers of the adjoining or surrounding properties specified in Table 1 and Tables 2A, 2B, 2C and 2D.

(c) Council's consultation letter/email notice shall contain the following:

i. the site and general nature of the proposal;

ii. the nature of the discretionary decision or concern involved;

iii. the availability of plans/information for viewing and how to access the plans and other relevant documents online from the Town's website, 'Your Thoughts' consultation hub or other platforms;

iv. the last date by which any comments are to be lodged with the Council;

v. an invitation to comment on that part of the proposal that is being consulted on; and

vi. a statement that it should not be construed that final approval will be granted for the proposal.

9. Sign(s) on Site

(a) It is the responsibility of the applicant to arrange for installation of the sign(s) and payment of associated costs.

(b) The sign board(s) is to be professionally prepared, constructed of aluminium composite material (ACM), acrylic, corflute or similar weather-resistant material. Alternative materials

may be considered at the discretion of the Coordinator Urban Planning, such as where the sign is to be displayed from a shopfront window in direct view of the street.

(c) Where a development application is to be advertised by way of a sign on-site, then the notice shall be in the format outlined in Appendix 1 and comply with the below:

i) The sign(s) being in a prominent position(s) on the land so that it can be clearly read from the adjoining streets;

ii) The sign board(s) being 1200mm x 1000mm, with black lettering on a white background;

(d) The sign(s) should be in place on the same day as consultation commences and is to remain on-site for the duration of the consultation/comment period.

(e) The applicant is to submit evidence, such as dated photographs, of all required signs on the site, no later than five (5) working days following installation.

10. Newspaper Notice

(a) If a development application is required to be advertised by way of a newspaper notice then it shall be in the format outlined in Appendix 1 and comply with the below:

i. Be published once a week for the duration of the consultation period, in a newspaper circulating, at least weekly, in the area in which the land subject of the application is located; and

ii. The size of such advertisement(s) being sufficient for people to read clearly;

(b) It is the responsibility of the applicant to arrange for publication of the notice and payment of associated costs.

(c) The applicant is to submit evidence of the newspaper notice being published, no later than five (5) working days following its publication.

(d) The Town will arrange for publication of any required newspaper notices for a *planning proposal* listed in Table 1.

(e) The applicant shall reimburse the Town for payment of associated costs for publication of any newspaper notices for a *planning proposal* listed in Table 1.

11. Display and Viewing of Plans

(a) Community consultation for all *planning proposals* will include relevant plans and documents (or links to plans and documents) on Council's website, 'Your Thoughts' consultation hub or other online platforms for the duration of the consultation period.

(b) Copies of relevant plans and documents will be made available for viewing at Council's Administration Centre upon request, or in extenuating circumstances may be mailed upon request.

(c) The submission of a *planning proposal* for assessment by the Town is taken to be agreement for plans and/or documents to be displayed, viewed or circulated in accordance with (a) to (b) above, for the duration of the consultation period.

12. Community Information Sessions

(a) A community information session or drop-in session on a *significant application* or any other *planning proposal* may be held by Council Officers, where it is considered by the Town, that it will assist the community's understanding of the proposal and provide increased opportunity to view plans and any relevant additional information.

(b) The community information session or drop-in session will be held at least one week prior to conclusion of the consultation period.

13. Submissions received by Council

(a) Where a *planning proposal* is the subject of a report to a Council Meeting or other decision maker, the Officer's report will include a summary of the submissions received during the consultation period, along with an accompanying response from Council Officers considering the issues raised in the submissions.

(b) Full copies of submissions will be made available to Elected Members but will not be made available to members of the public unless required by law.

(c) All submissions received in relation to a planning proposal will be communicated by Council Officers to the applicant, with full copies (with personally identifying information removed) of submissions being provided to the applicant upon request.

(d) The applicant will be provided with a minimum of ten (10) days to respond to any objection(s) received during the consultation period and/or amend a planning proposal in order to overcome the objection(s).

14. Notification of Submitters

Those persons who lodge a submission in a relation to a *planning proposal* will receive written notification of:

(a) The decision of Council Officers where the proposal is a development application determined under delegated authority, along with a response to the matters raised in their submission;

(b) The time, date and particulars of the Elected Members Briefing Session and Ordinary Council Meeting, where the *planning proposal* will be considered/determined by the Council, with notification to include instructions on how to access the agenda prior to the scheduled meetings.

(c) The decision of the Council, where the *planning proposal* was considered at a Council Meeting, and any associated conditions of approval or reasons for refusal.

15. Planning proposals where Council is not the final decision maker

(a) *Planning proposals* which are required to be determined by other planning authorities, for example the Metropolitan Central Joint Development Assessment Panel (DAP) or the Western Australian Planning Commission (WAPC), will be subject to the consultation procedures outlined in this Policy.

(b) Those persons who lodge a submission in a relation to a *planning proposal* to be determined by the DAP or WAPC will receive written notification of:

i. Council's recommendation to the DAP or WAPC;

ii. Instructions on how to access the agenda of the DAP meeting on the DAP website, and the date and venue of the DAP meeting, where the proposal is to be considered by the DAP; and

iii. The decision of the DAP or WAPC once the proposal is determined.

16. Review of Applications by State Administrative Tribunal (SAT)

(a) Development application decisions subject to an application for review by the SAT will be subject to the community consultation requirements contained in Tables 2A, 2B, 2C and 2D where the review:

i. Includes consideration of an amended proposal that introduces new, or increases the extent of, any previously proposed non-compliances; or

ii. where deemed appropriate by the Manager Development Services or Coordinator Urban Planning.

(b) Those persons who lodge a submission in relation to a development application reviewed by the SAT (during the consultation for the original application, or consultation carried out in accordance with (a) above) will be notified as per Clause 14 of this Policy.

VERSION CONTROL

Date Initially Adopted :	Former Administrative Policy GEN3 'Community Consultation' – adopted 28 September 1999
Date(s) Amended :	1. Adopted as Local Planning Policy 37 at Ordinary Council Meeting 8 November 2016.

APPENDIX 1

NOTICE OF APPLICATION FOR DEVELOPMENT APPROVAL

TOWN OF VICTORIA PARK
TOWN PLANNING SCHEME NO. 1

Notice is hereby given that (1) _____

has applied to the Town of Victoria Park for approval of (2) _____

_____

_____

_____

on land situated at (3) _____

_____

_____

Any person wishing to comment upon this proposal can do so either via email to admin@vicpark.wa.gov.au or in writing to the Chief Executive Officer, Town of Victoria Park, Locked Bag No 437 Victoria Park WA 6979. Public comments are to be made by no later than (4) _____ .

---

(1) Insert name of applicant.

(2) Insert the particulars of the proposed land use or development.

(3) Insert the postal address and lot number of the land subject of the application.

(4) Insert the date that submissions close.



Town of Victoria Park

Urban Forest Strategy

TOWN OF VICTORIA PARK



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A huge thank-you also goes to our editors and proof readers

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Dedicated to the Vic Park Community

Cover Photo: K. Wray / Back Cover Photo: A. Kwan



Redtail black cockatoo. Photo K. Lightbody.



Nuytsia floribunda ('Christmas Tree') in Kensington Bushland.



> *Long before the arrival of the British, who came in 1829... the Swan River was known only as Debarl Yerrigan. This was a body of water protected, according to dreaming stories, by the great snake-like creature Wagyl ... [and] provided the focal point for the intricate and complex network of landmarks, spiritual sites, meeting places, tracks and food sources which have sustained Aboriginal people for countless generations.* [1]

The Urban Forest Strategy Working Group acknowledges and pays respect to the traditional custodians of this land, Whadjuk people of the Noongar nation, and their continuing culture and contribution to the life of our Town. Connection to and respect for the land are an intrinsic part of Indigenous culture. These words by Aboriginal advocate Pat Dodson exemplify this notion:

> *For the Aboriginal people land is a dynamic notion; it is something that is creative ... Land is the generation point of existence; it's the spirit from which Aboriginal existence comes. It's a place, a living thing made up of sky, of clouds, of rivers, of trees, of the wind, of the sand, and of the spirit that has created all those things; the Spirit that has planted my own spirit there, my own country ... It belongs to me; I belong to the land; I rest in it; I come from it.* [2]

The Noongar people's knowledge of plant life, their relationship to the seasons and cycles of life is profound. Communicating the importance of individual species as well as specific sites to the broader community of the Town of Victoria Park will promote both the aims of the Urban Forest Strategy and Noongar culture and practices.



Vic Park Summer Street Party 2015. Photo K.Wray.

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1. Executive Summary

In 2016, the Town of Victoria Park had a canopy cover of 10%[3] of land area[4] , one of the lowest in Perth and significantly less than is required for a healthy urban environment.

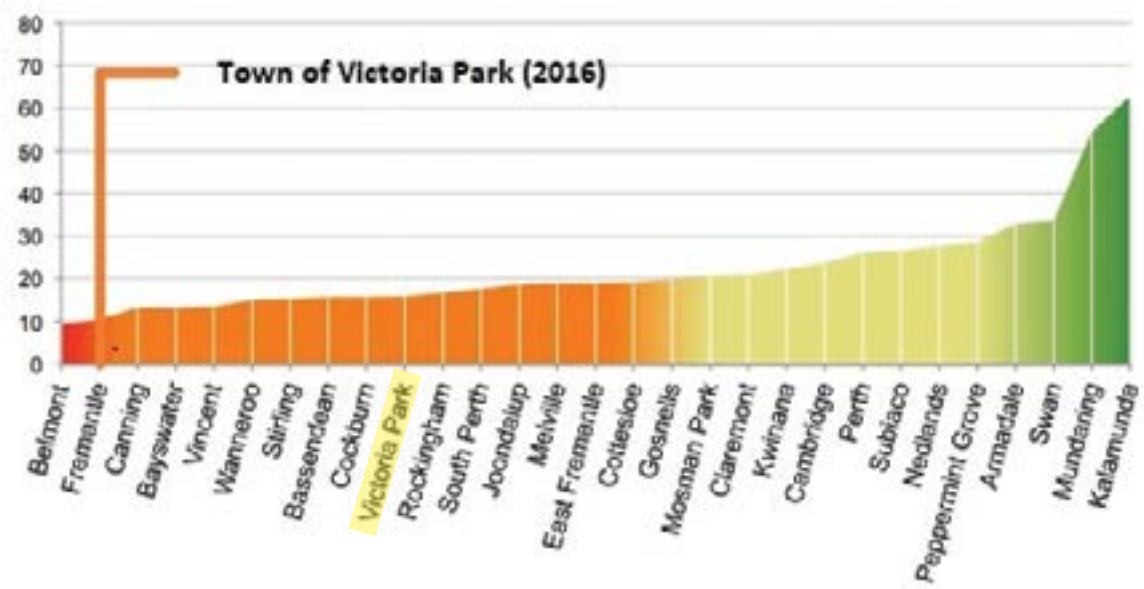


Figure 1: Town of Victoria Park (2016) imposed onto Benchmarking Australia's Urban Tree Canopy (2014), Institute for Sustainable Studies, University of Technology Sydney

Canopy trees are a minimum of 5 metres tall and create at least 7m^2 of shade. To increase our tree canopy from the current level of 10% to the Council's target of 20% will require an additional **1.8 million m^2** of canopy coverage, or at least 256,000 more trees than at present. While this Urban Forest Strategy (UFS) recognises tree canopy cannot be doubled by 2020, the strategy concludes it is possible to protect and plant enough trees by that date to reach the target in the future.

Across both public and private land, pressures on our urban forest are increasingly apparent. Almost half of new residential growth in the Perth metropolitan area is forecast to be achieved through urban infill to reduce urban sprawl.

Community concerns about this trend became the catalyst for the Town's first UFS. The Strategy has been developed using a process known as Asset-Based Community Development (ABCD*), involving collaboration between the Town and its principal stakeholders (citizen – local residents) and ratepayers – within a volunteer-driven framework.

The resulting UFS consists of this strategic document and a Tree Matrix** to guide the required mass planting programme. The UFS proposes a comprehensive approach designed to improve the health of the entire urban forest in the Town and increase its tree canopy. Investing in a healthy urban forest will improve the liveability and sustainability of the Town and create a major economic asset valued in the multi-millions of dollars.

The main challenges to the success of the UFS will be the Town's ability to vary existing models of urban density development, and resource a mass tree planting programme based on a genuine ABCD approach to urban forestry (defined in section 7.1). The State Government's forthcoming DesignWA[5] planning and development reforms have the potential to provide a landscape for success which can be harnessed by the Town to achieve the UFS's goals.

* See Appendix 7

** Tree Planting Matrix and User Guide available on ToVP website.

The UFS is based on the following principles:

- Community-focussed and collaborative (ABCD);
- Innovative, experimental and validated; and
- Efficient and value for money.

Following are the key strategic outcomes (Outcomes 1 to 6) of the UFS:

- Plant and protect sufficient trees by 2020 to achieve the 20% tree canopy target as supported by Council;
- Maximise community involvement and collaboration in its implementation;
- Increase tree diversity, whilst favouring local endemic and West Australian species that also support wildlife;
- Maintain high standards of vegetation health;
- Improve soil and water quality; and
- Improve urban ecosystems.

In section 8, priority actions are allocated against each of the strategic outcomes on both public and private land within the Town. Local and international case studies are included to demonstrate and highlight successful implementations and to serve as a guide to future action.

The Implementation Framework (described in section 8) outlines a cost-effective partnership model for delivering the UFS that will reap benefits for the Town, its principal stakeholders and the community as a whole.

The Town's role in the UFS is threefold;

- To contribute guidance, resources, support and incentives for the community and all stakeholders to collaborate in implementing the UFS across the Town;
- To educate and promote the UFS to the community; and
- To actively plan, budget for and collaboratively manage the UFS on public and private land.



Raleigh St, Carlisle 2017. Photo VPT.

2. Key Themes

3. Introduction

This section introduces **why** we need an Urban Forest strategy.

4. What is an Urban Forest?

This section defines **what** an urban forest is and **how** it can benefit us.

5. Challenges to the Urban Forest

This section outlines **how** the efficacy of the Urban Forest Strategy can be undermined.

6. Mapping the Urban Forest

This section discusses **how** the urban forest is measured and its characteristics.

7. Developing the Urban Forest Strategy

This section discusses **which** factors have influenced the creation of this Urban Forest Strategy.

8. Principles and Strategies

This section outlines **how** the Urban Forest Strategy will work, the ethos behind the strategy and the outcomes of the Urban Forest Strategy.

9. Implementing the Urban Forest Strategy

This section discusses **when** and **how** the strategies will be facilitated through an Asset-Based Community Development model.



Urban Forest Strategy Kids Only Workshop with AUDRC models. Photo K. Wray.

3. Introduction

What is tree canopy and why do we need a UFS?

Urban tree canopy is a measure of the coverage of the leafy part of a tree, which delivers the most benefits. The rate of urban deforestation across Perth has been rapid and the loss of urban tree canopy is having both a direct and indirect impact upon the quality of health and amenity enjoyed by residents.

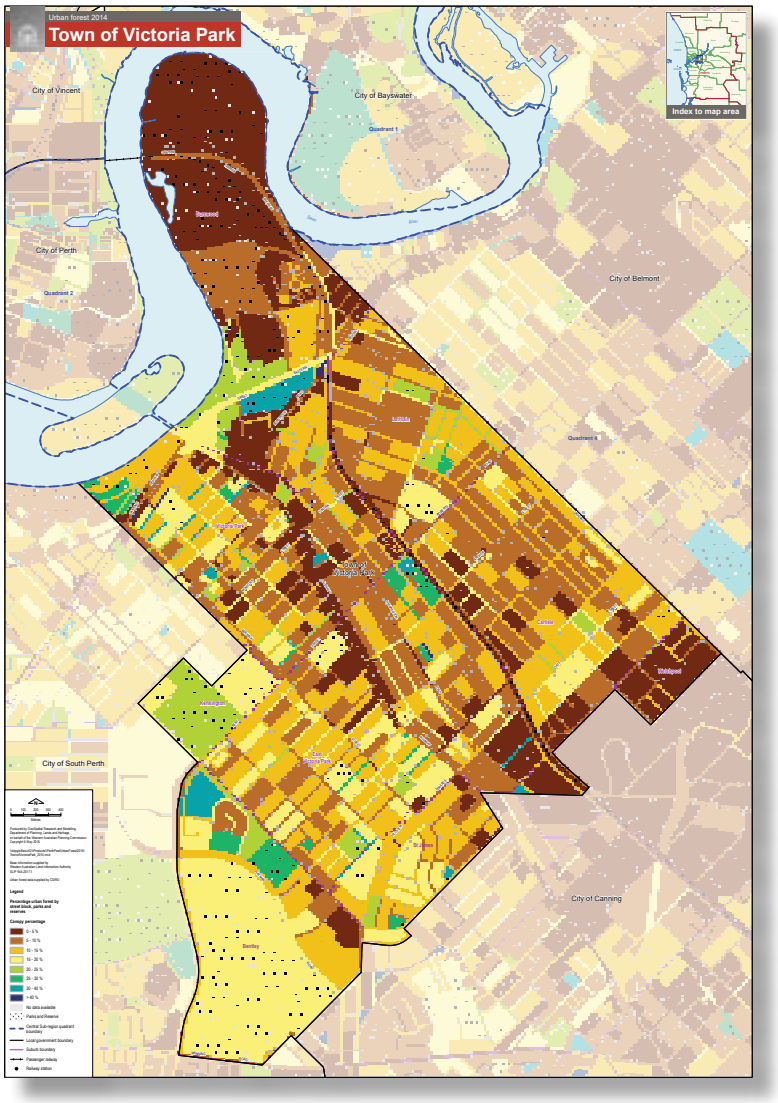


Figure 2: Western Australian Planning Commission, Town of Victoria Park Urban Forest Canopy Percentage Map 2016

The latest canopy mapping and analysis undertaken for the Town shows that, despite growth in established trees, in 2016 our total canopy cover was **10%.** However, this percentage does not take into consideration significant losses due to development within the Town since data were captured in 2016. The continuing loss of large canopy trees on private land is particularly significant.

The health and well-being of the Town of Victoria Park community is directly dependent on the health and well-being of its trees and natural environment. As climate changes and the frequency of heat waves increase, how will we cope without shady gardens to retreat to? How will our house prices and electricity consumption be affected without the cooling benefits of trees? How will residents cope when they must escape inside their homes because smoke has settled on the Town from nearby bushfires and the air is no longer breathable and filtered through an abundance of tree leaves? How will they feel when the look and feel of the Town is more like a desert than a park?

With these concerns in mind, and with some seed funding from the Town, 40 volunteers over 14 months have contributed their time, skills and resources to develop this Urban Forest Strategy.

How much does a tree cost?

In response to community concerns, the Council has committed to increase our tree canopy to a target of **20%.** This target was based on information available at the time and is in line with other local governments. To achieve this target we need to protect and save existing trees, and embark upon a mass tree planting programme. This UFS maps a realistic pathway to a healthy urban forest, and outlines an implementation framework for a model community-based structure, including an Implementation Action Plan that will deliver a substantial return on investment.

The Implementation Action Plan will consider issues such as where to put new trees, who owns and controls the land, what types of trees are desirable and available, the location of underground power,

water availability, soil conditions, diseases, pollution and vandalism. All these considerations affect the cost of planting a single tree.

It currently costs the Town an average of $1,500 to plant and establish a single tree. The bulk of this cost is watering. In contrast, a well-resourced Asset Based Community Development (ABCD) partnership using volunteers can reduce the cost considerably and can also provide a range of benefits.

Where will all the trees go?

There are 6 kilometres of river foreshore within the Town's boundaries, 2.5km^2 of public parks and reserves, stormwater sumps and other Town assets, all of which could be suitable focus areas for a mass tree planting program. Only 22 hectares (220,000m^2) of native bushland remain[6] within the Town, most notably the 9-hectare Kensington Bushland Reserve (a Bush Forever[7] site). The UFS will complement the Town's existing land management programs, including the Kensington Bushland Management Plan, other Town plans for parks, and the forthcoming Public Open Space Strategy.

The Town covers an area of 17.9 km^2 (17,900,000 m^2), just south of the Perth central business district and bounded by the Swan River to the north. Most of the Town is located within the Bassendean Dune System of the Swan Coastal Plain which supports native vegetation ranging from eucalyptus and casuarina, banksia and melaleuca woodlands, to sedge wetlands.

In addition, the Town is home to many large public and commercial landowners and tenants, which occupy and manage vast areas of land that are not directly under Town management, including:

- Education providers such as Curtin University, TAFE colleges and 12 schools;
- Religious bodies and non-government organisations;
- Technology Park and the Carlisle/ Welshpool industrial precinct;
- Entertainment and sports clubs and venues, such as Crown Perth and Burswood Park, Tennis West, Perth Stadium, West Coast Eagles Football Club, Perth Football Club and Belmont Park Racecourse;
- Several large retail shopping centres; and
- Numerous land-holding government agencies including Main Roads and the Public Transport Authority.

The success of the UFS will depend to a large extent on our ability to build partnerships with these important stakeholders to ensure a coordinated effort across the entire Town.

The remaining land within the Town is held in private hands, most of it residential. The UFS encourages private landowners and developers to increase their tree canopy.

The UFS also calls for a review of local planning regulations governing sub-divisions and development on private and public land, and cooperation with all landowners and developers to support retention and expansion of the urban forest.



Rutland Corner: Community Food Tree Project. Photo H. Johnstone.



Established trees and verge garden, Carnarvon Street East Victoria Park. Photo P. Melrosa.

4. What is an Urban Forest?

Definition

An 'urban forest' is the total vegetation within a defined urban area, comprising trees, plants, grasses and the environment in which they grow. It includes street verges, private gardens, waterways, parks, bushland, community gardens, sumps and other vegetated areas on both public and private land.

In forest ecology, 'canopy' is the upper layer or crown of mature trees and refers to the extent of shade coverage provided by an individual tree or group of trees. In the UFS, canopy trees are defined as 5m or more in height and giving shade coverage of at least 7m^2. Large mature canopy trees are the most effective at providing ecosystem services such as shade, shelter and cooling, oxygen production, pollution control and drainage solutions, and wildlife habitat especially for threatened black cockatoos (food and nesting).

The larger the tree the greater the number of ecosystem services it provides and the greater the impact on the surrounding environment, including wildlife.

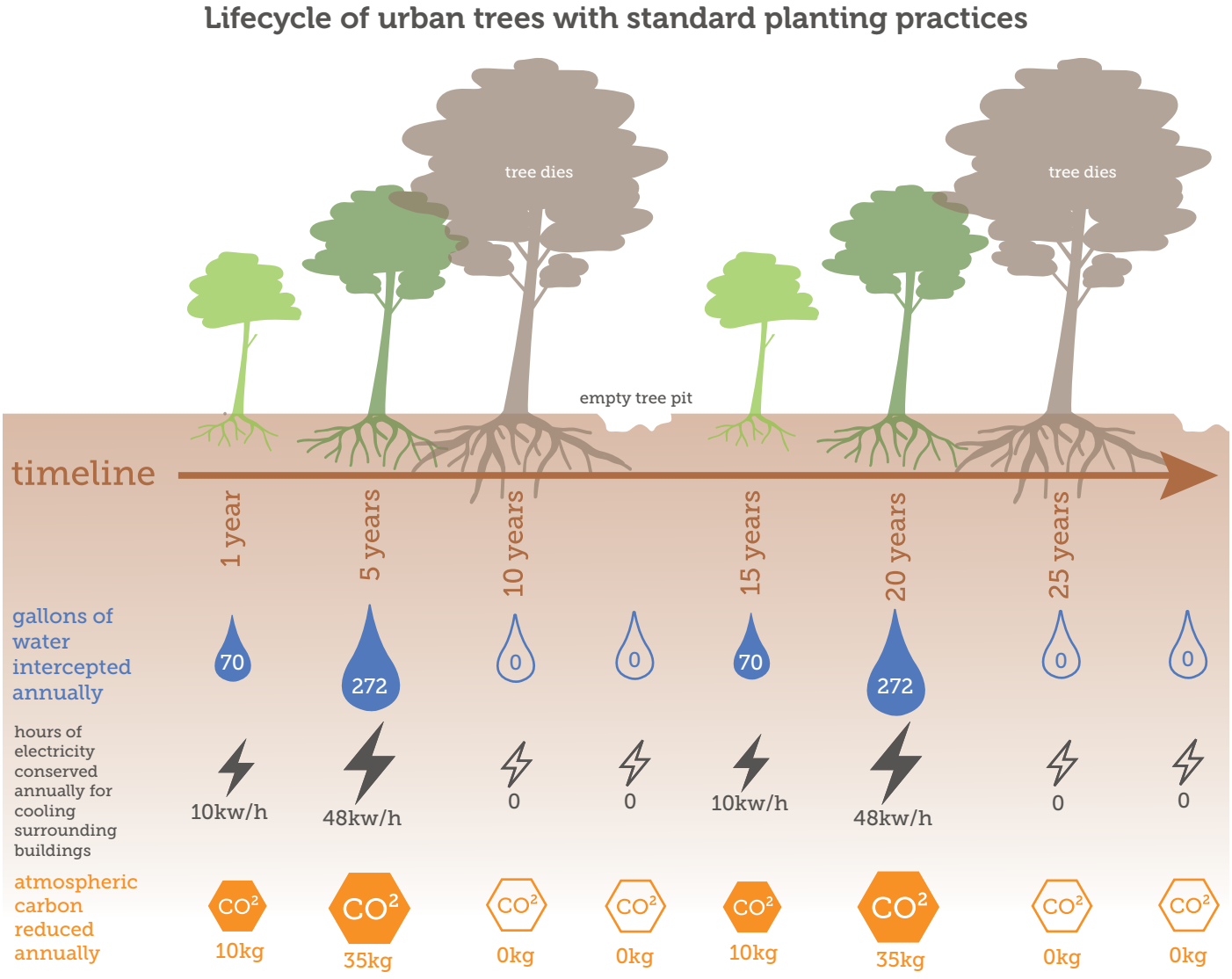


Figure 3: Benefits of trees and size. Original information from David Fowler, Arizona State University, Achieving the Goal of 25% Canopy Coverage in Phoenix by 2030.

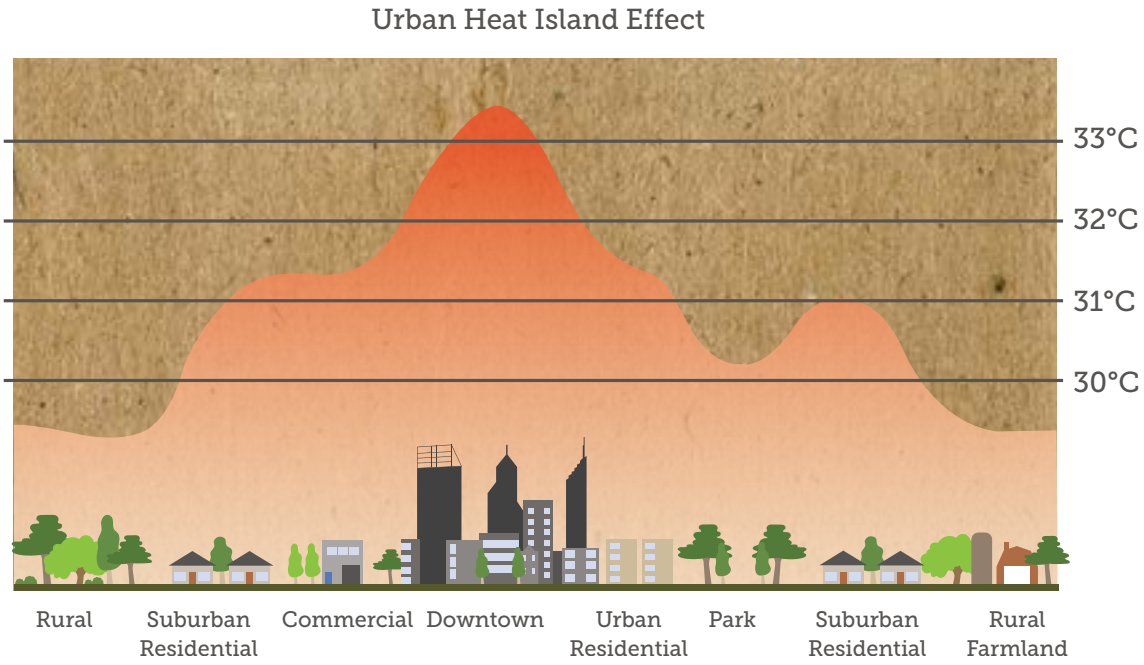


Figure 4: Urban Heat Island Effect

Ecosystem Services

Urban forests are important for providing critical ecosystem services such as air and water filtration, native fauna habitat, oxygen, carbon sequestration, stormwater drainage, and by mitigating flood and wind damage. Trees and vegetation also absorb traffic noise and provide essential shade and cooling to combat the 'Urban Heat Island' effect created by stored heat in hard surfaces such as footpaths, roads, driveways and paving.

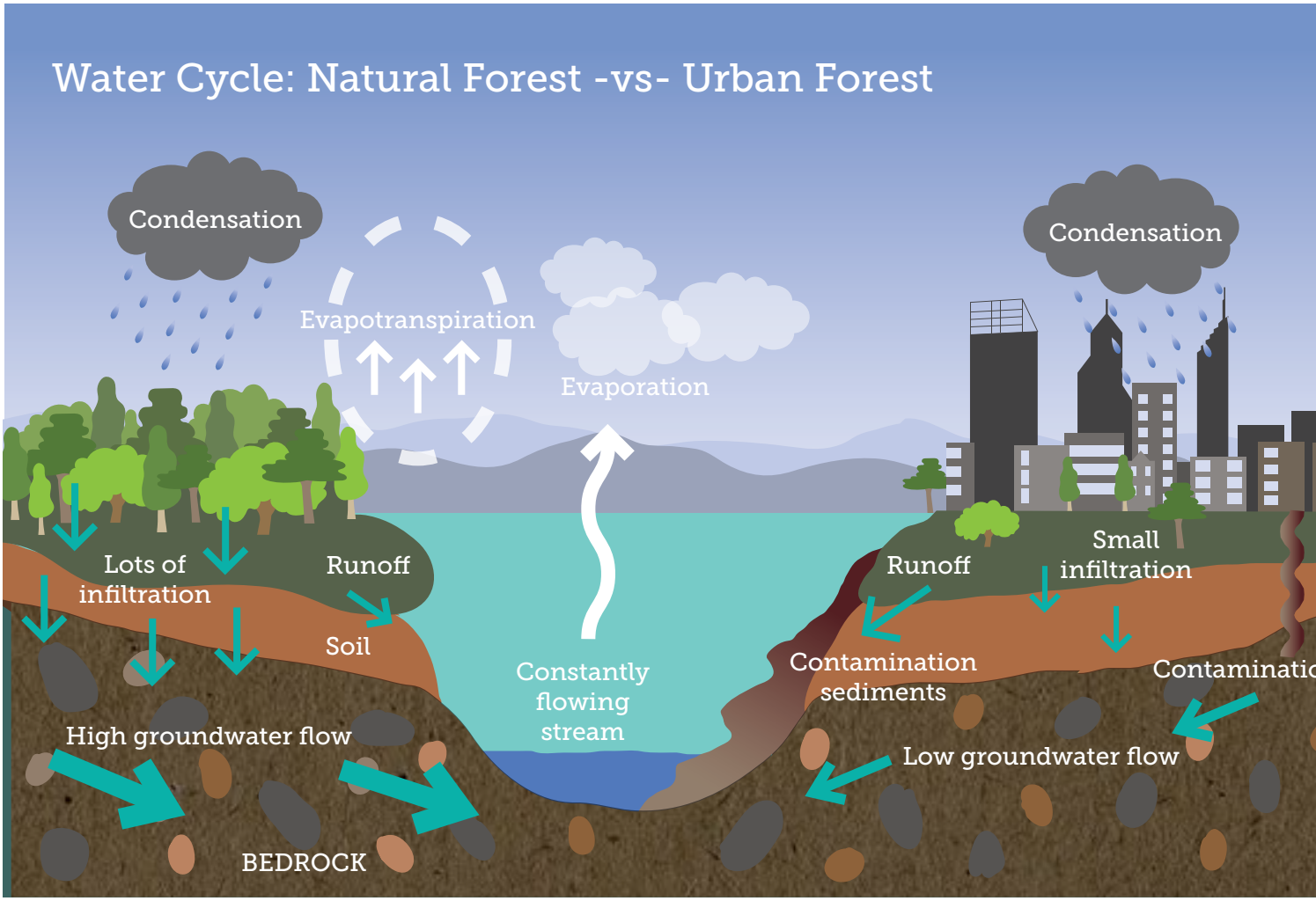
Native flora and fauna and many vulnerable residents suffer under these hotter conditions. In addition to heat retention these hard surfaces also place a greater load on the stormwater drainage system than natural forests (see Figure 5).

Where hard surfaces were once scarce they now dominate the urban landscape including over 55% of the land area in the Town[8]. Reducing the urban heat island effect is the main objective behind the federal government's plan[9] to set tree canopy targets for Australian cities. As seen in Figure 4, a dip in temperature occurs around large areas of vegetation.

This is known as a 'Park Cool Island' and describes how vegetation can protect residents from the Urban Heat Island effect and reduce energy costs. In fact, a 10% increase of tree cover has been shown to reduce temperatures by up to 4°C[10].



Kensington Bushland. Photo K.Wray for Town of Victoria Park.



Health and Wellbeing

As well as cooling the landscape, a healthy urban forest and plenty of shady spaces in a neighbourhood provides physical benefits and encourages walking and more active lifestyles. This has positive multiple flow-on health outcomes, including reduced obesity and disease, and improved mental well-being. Research by beyondblue identifies a range of psychological benefits for people living in greener environments[11], and Australian government research[12] demonstrates the purely physical benefits of trees. It has been demonstrated that green spaces also have a positive influence on the social behaviour of a community and can reduce crime and other antisocial activities.[13]

Economic Value

Ecosystem services provided by the urban forest have economic as well as environmental and social benefits. Several systems have been developed to measure these financial benefits. For example, using the i-Tree system New York City[14] has calculated that its trees remove 42,000 tons of carbon each year, and store 1.35 million tons of carbon valued at US$25 million per year. The trees also intercept almost 3,400 million litres of storm water annually, with a total value of over US$35 million.

A high canopy cover near buildings can bring measurable savings in energy costs. For example, the annual energy conservation resulting from California's greening programme was estimated to save around US$500 million in wholesale electricity costs.[15]

Trees can also have a positive impact on property values. Research by AECOM[16] across 3 Sydney suburbs concluded that a 10% increase in street tree leaf canopy could improve a property's value by an average of $49,000. The City of Melbourne calculates that homes in tree-lined streets are valued at 30% higher than those in streets without trees.[17]

The Helliwell evaluation system[18] developed in the United Kingdom places a monetary value on the visual amenity of a tree or bushland. The Town of Victoria Park uses the Helliwell method to assess the value of street trees as a capital

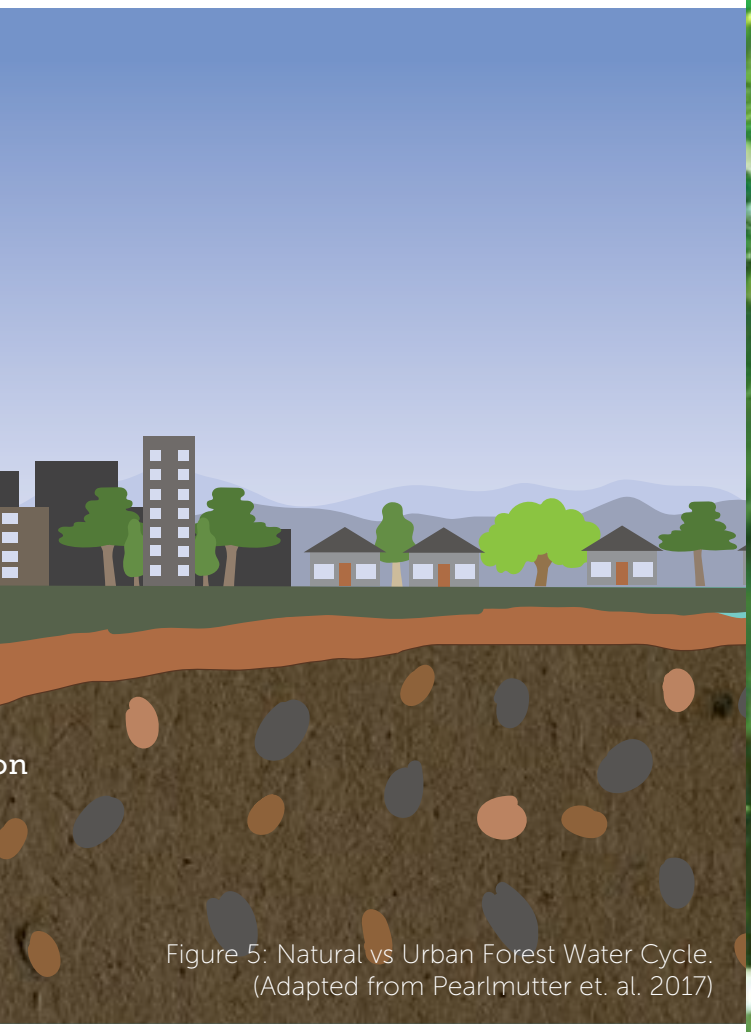


Figure 5: Natural vs Urban Forest Water Cycle. (Adapted from Pearlmutter et. al. 2017)

asset and to calculate loss from vandalism and other causes. Paperbark Technologies undertook a survey of 271 trees in Lathlain Park prior to removal in 2016. The value of individual trees ranged from $1,280 to over $20,000. The report calculated the total monetary value of these trees at around AUD $2.6 million, giving an average of $9,600 per tree. In another report[19], Paperbark estimated the asset value of more than 16,000 street trees in the Town was almost $150 million, or an average of $9,305 per tree.

Based on the lower value of $9,305 applied to the 256,000[20] 5m canopy trees required to reach a 20% target, the increase in capital asset value to the Town will be $2.4 billion.

There is future potential for the Town's urban forest to become a source of income through carbon offset farming and other initiatives (see Appendix 5). There is also the potential education and tourism benefit of showcasing what can be done in one of the most biodiverse metropolitan areas in the world.

Photo K.Wray.

Benefits of Trees





Figure 6: Benefits of Trees

5. Benefits of Trees

Benefits of an urban forest extend to environmental, economic, community and health outcomes. These benefits are also called ecosystem services. Trees, being the largest structures within an urban forest provide the greatest ecosystem services.

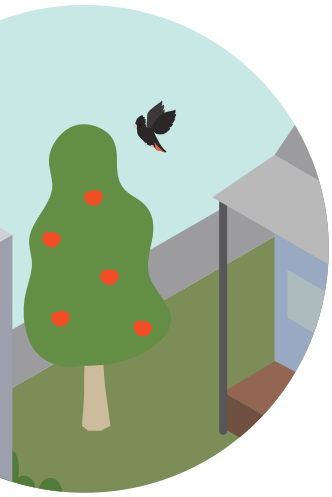


ENVIRONMENTAL

Providing shade and cooling the Town

One of the most prominent environmental features of urbanization is the tendency of temperatures in cities to gradually rise in comparison to their surroundings, in a localized climatic phenomenon known as the Urban Heat Island (UHI) effect. This effect can be debilitating on the health and activity of the urban population, particularly during periods of heat stress. "Urban green infrastructure in general, and urban trees and forests in particular, hold an unmatched potential as a means for mitigating the UHI effect and enhancing the thermal comfort of people in cities" (Pearlmutter et al). A combination of small green spaces in a densely distributed network covering many streets and squares, in combination with larger green areas in parks and gardens, is probably the most effective approach to lowering UHI intensity"

Pearlmutter et al (2017)



Reducing air pollution and airborne particulates

One of the most studied services of urban forests and trees is their positive effect on air quality. Choosing the right tree, in the right place and for the right reasons becomes more important in an urban environment because the establishment costs are greater in urban settings where tree stress is more extreme and the rapid and frequent movement of vehicles, people, flora and fauna can upset the ecosystems in a short period of time.



Tree crown traits such as foliage and geometry can accelerate or decelerate the air around trees and this determines the amount of time air pollution remains in contact with trees. One such gaseous pollutant is ground level ozone which is created by chemical reactions between oxides of nitrogen (NOx) and volatile organic compounds (VOC) in the presence of sunlight. Emissions from industrial facilities and electric utilities, motor vehicle exhaust, gasoline vapours, and chemical solvents are some of the major sources of NOx and VOC. Breathing ozone can trigger a variety of health problems, particularly in children, the elderly, and people of all ages who have lung diseases such as asthma. The greater length of time pollutants remain in contact with trees the greater opportunity for chemical reactions to take place between gaseous pollutants and Biogenic Volatile Organic Compounds, which favour destruction of the highly reactive ozone molecule. Species that have continuous canopy and a high surface area will remove the most gaseous pollutants.

Reducing stormwater and nutrient loads



Increasing urban trees, forested areas and utilising Water-Sensitive Urban Design (WSUD) best practice and have a great potential for reducing stormwater damage, by enhancing evapotranspiration and water infiltration into the soil as well as regulating the amount of through fall reaching the ground and mitigating erosion processes.

The Town of Victoria Park has seen an increase in hard surfaces such as rooftops, driveways, carparks and roads, which since 2011 has increased from 51% to 55.1%. These hard surfaces increase storm water runoff and have resulted in failure of drainage, such as localised flooding. One such method to cope with these changes is Water-Sensitive Urban Design (WSUD) a blend of grey or engineered infrastructure, green infrastructure (which comprises vegetation and trees) and blue infrastructure (which deals with the water component in WSUD). In relation to the aims of the Urban Forest Strategy to increase canopy, WSUD represents one approach which has multiple benefits for the environment (such as reduced nutrients entering the river and therefore healthier ecosystems), for the community (increased vegetation which has a variety of mental and physical benefits) and economically (in that the load on the drainage system is reduced and can prolong the life of the infrastructure).

Storing and sequestering carbon



Carbon dioxide (CO_2) is the most prominent component of anthropogenic greenhouse gas emissions, resulting mainly from fuel combustion in the built environment for activities such as heating of buildings, urban mobility and cooking. Plants have the capacity to sequester CO_2 through photosynthesis and can therefore store carbon in plant biomass and in the soil. Storing and sequestering CO_2 is an important tool to minimise the impacts from climate change.

Climate change

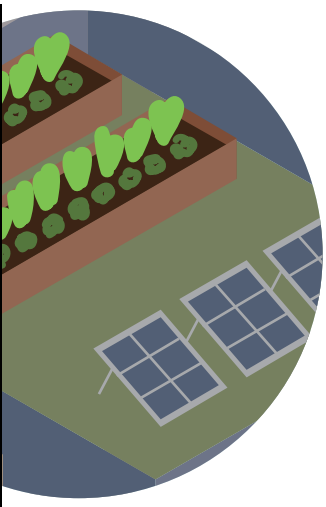


Urban populations experience higher temperatures than people in undeveloped urban or rural areas due to increased heat production and retention by urban surfaces and structures. This effect is called the urban heat island effect. This makes urban populations more susceptible to an increase in heat events due to climate change; this can lead to increased rates of mortality and morbidity. By contrast areas with vegetation and bodies of water within urban areas experience an effect called Park Cool Island (PCI). One of the most promising measures for mitigating heat stress in urban areas is the deliberate planting of vegetated green spaces.

Biodiversity

Measuring the state of biodiversity is a way in which to assess the impacts of human activity. Biodiversity in urban forests underlies many ecosystem services that are essential to human wellbeing. Interactions with biodiversity in urban green spaces can promote a sense of belonging and place with direct implications for stress alleviation and mental wellbeing. Within urban environments utilising a biodiversity friendly approach can increase the delivery of ecosystem services. Good quality biodiversity also delivers improved ecosystem services for flora and fauna.

Benefits of Trees (continued)



ECONOMIC

Reducing energy costs

Utilising trees and vegetation is often more cost effective than technological solutions as trees can shade and protect buildings from wind and storms, reducing the need to run air conditioning and heating.

Increasing property values

AECOM's brilliant cities report looked at how trees affect land and property values in Sydney. They found that there was between a $33,000 and $61,000 increase in property values resulting from a 10% increase in tree canopy.

Swinborne and Rosenwax (2017)



Trees boost business

"Nature can boost the viability of businesses by drawing shoppers into business districts and encouraging them to spend more. US research found that customers prefer shopping in well-tended streets with large trees. The study also found that they would pay 9-12% more for goods sold in central business districts with high quality tree canopy, and would travel further to, visit more often, pay more for parking and stay longer in a shopping district with plenty of trees."

Australian Institute of Health and Welfare (2011)

COMMUNITY

Providing a sense of place



The Town of Victoria Park sits within the Swan coastal plain which forms part of an international biodiversity hotspot. As much as 44% of all vascular plants and 35% of vertebrate animals worldwide are within these biodiversity hotspots. These hotspots amount to only 1.4% of land surface of the earth. Even within the Town which has been highly developed there are still pockets of remnant vegetation. The Kensington bushland site, part of the Jirdarup Bush Precinct is an important regional park and bush forever site. This along with other areas of remnant vegetation and the Swan River provide a strong sense of identity.

Food security

As the population grows and impacts from climate change become more pronounced ensuring that our current food production systems remain viable for future generations will take on greater importance. One such way to facilitate this shared responsibility of food production is through consideration of food producing trees and vegetation as part of the urban forest.

PUBLIC HEALTH



Encouraging outdoor activity

Urban forests and parks are among the most favoured places for citizens to practice recreational and physical activity. The term 'green prescription' has come into use over the last decade, especially in reference to physical practices implemented in the outdoor environment to counter non-infectious diseases (e.g., cardiovascular, obesity). The relationship between health and GI have been empirically verified by a number of studies. One such study from Toronto goes further to state that greenspace amplifies the effects of exercise compared with other settings. So not only do we like to spend time in green spaces but the time we do spend is more beneficial than running on a treadmill in a room.



Reconnecting children with nature

Open green space and access to nature is important for children. The quality of their environment is inextricably linked to their wellbeing. Key findings from several studies indicate that time in green outdoor spaces improves concentration and boosts motor development, mood and physical activity. Childhood visits to natural places are linked to positive adult views of the outdoors and hands-on gardening activities improve nutritional attitudes and knowledge.

Reducing exposure to the sun

Australia has one of the highest levels of UV exposure and highest rates of skin cancer in the world. Trees improve walkability by not just cooling the air underneath through evapo-transpiration and shade, but they also reduce our exposure to harmful UV rays.

Increased health outcomes



"Exposure to greenspaces can be psychologically and physiologically restorative by promoting mental health, reducing non-accidental mortality, reducing physician-assessed morbidity, reducing income-related health inequality's effect of mortality, reducing blood pressure and stress levels, reducing sedentary leisure time, as well as promoting physical activity. In addition, greenspace may enhance psychological and cardiovascular benefits of physical activity compared with other settings."

Australian Institute of of Health and Welfare (2011)

Providing Physical Barriers

Did you know that one of the original purposes of urban trees was to provide a barrier between pedestrians and carriages? Trees also provide protection from the wind and acoustic noise.



A view of Berwick Street through to Great Eastern Highway, the Swan River and Perth City. Photo Crib Creative.

6. Challenges to the Urban Forest

Density and competition for space

When we think of deforestation, the Amazon Rainforest may spring to mind. But deforestation is not just occurring 'over there', it is also happening in our own cities. In fact, the accelerating pace of global urban deforestation now exceeds the rate of lost canopy caused by agriculture, fire, conflict, salinity and rising sea levels. In our own part of the world:

> ***"One in every six big trees has been cut down in some Perth suburbs in the past five years, sparking a warning about 'alarming' tree canopy loss across the metropolitan area. [For example] More than one million square metres of shade — 55 times the size of the WACA Ground — has been lost in five years across the City of Stirling, and two-thirds of it has happened on private residential land."***[21]

In the Town of Victoria Park, increased housing density represents a significant challenge to the urban forest. Whereas once houses in the Town had a sizeable back and front yard with room for trees, modern urban infill development leaves little space for any vegetation at all. The stark contrast is clearly evident between historical images of the Town, with an abundance of trees, and recent photographs lacking in vegetation.

In addition, urban development in the Town is causing significant habitat fragmentation and loss of precious flora and fauna:

> ***"Fragmentation of ecosystems is regarded as one of the most important factors affecting species and species assemblages worldwide."***[22]

The drive to increase housing density in the Town arises from the state government's projected population increase of almost 70% to reach 3.5 million in the Perth and Peel regions by 2050, including more than doubling the number of residents in Victoria Park.[23]

The negative effects of this intense growth on our unique natural environment are addressed in the companion government policy Green Growth Plan.[24] In spite of the plans set out in this latter document, Perth has experienced continuing degradation of the urban forest.

Our larger challenge will be to grow more trees, even as our population grows. Based on the latest data (2016), the Town has a resident population of 36,755 and 1,791,896m^2 of tree canopy. This is equivalent to 49 m^2 of tree canopy per person. The planned population goal of 75,000 residents by 2050 will require a doubling of our housing density and associated infrastructure.



Figure 7: 1985 vs 2016 Comparison of housing density (Source: Town of Victoria Park Intramaps)

At the direction of the WAPC, a large portion of our increased population will reside in high-density residential and multi-use buildings located in areas such as Burswood Peninsula and surrounding Curtin University. Large-scale developments as currently proposed will result in a large increase in density and loading on the environment, resources and services in those areas of the Town, but offer little in the way of compensating tree canopy, open green space and the ecosystem services that we derive from them.

At the local level, adoption of the UFS will prompt a comprehensive review of the Town's local planning framework to support the retention and planting of canopy trees on private property, as well as public land. Supportive amendments to the Town's local planning policy framework may be less effective so long as applicants can utilise current Joint Development Assessment Panels and the State Administrative Tribunal to overturn local government planning decisions.

Climate change

"Beginning with the industrial revolution in the 18th century, human activities have substantially raised the concentrations of greenhouse gases (particularly carbon dioxide, methane and nitrous oxide) in the atmosphere, leading to greater heat entrapment and rising air and water temperatures."[25]

As a result of these changes, the Bureau of Meteorology predicts that: "Australian temperatures are projected to continue increasing with more extremely hot days and fewer extremely cool days, [and] extreme rainfall events [including tropical cyclones] are likely to increase in intensity … across most of Australia … Past and ongoing emissions commit us to further sea-level rise around Australia in coming decades."[26]

The adverse health impacts of climate change will be greatest amongst people who are more susceptible to heat stress including the elderly, the infirm and people on lower incomes. Other challenges may include increased flooding around the river foreshore, and increased risk to the natural environment from variable climate, pests and diseases.

The Town's Climate Change Mitigation and Adaptation Plan aims to reduce the most harmful impacts on the Town's residents and its flora and fauna[27] Increasing vegetation within the Town will be an important tool in the provision of ecosystem services including carbon sequestration.

Water

One of the biggest challenges for the urban forest is the availability of water for plant establishment. With low and variable rainfall patterns[28], the Town relies on bores and scheme water to maintain its healthy green assets. The Town's Water Efficiency Action Plan sets out strategies to embed sustainable water practices in projects such as the use of Water-Sensitive Urban Design (WSUD) in infrastructure and drainage management.

A further efficiency measure that will support the success of the UFS will be the introduction of on-site portable watering tanks, currently being trialled at the former Carlisle Bowling Club site.



Community water station trial, former Carlisle/ Lathlain Bowling Club site. Photo H. Johnstone.

Pests and diseases

Pests and diseases are a component of any forest and need to be controlled. Many pathogens occur seasonally however can be fatal for already-stressed trees. The UFS Implementation Plan will outline prompt and effective response mechanisms and ongoing management of pests and disease to ensure a healthy urban forest.

Costs

To establish a healthy urban forest and achieve a 20% canopy target will require a mass tree planting programme, along with ongoing maintenance and replacement. The minimum number of trees to be planted to reach this target is estimated at 256,000 trees.[29]

As described in the Introduction, it currently costs the Town an estimated $1,500 to plant a young tree and maintain it for three years (watering, mulching, staking, pruning). Using this method, it will cost $384 million to plant the 256,000 trees plus additional ongoing costs to reach canopy height.

The UFS proposes a more efficient ABCD approach to establish a volunteer urban foresters' network that can be mobilised for a mass planting and stewardship programme, using smaller trees and onsite portable watering tanks (see Strategic Outcome 5).

This method will increase community involvement and commitment and can significantly reduce costs.

Social attitudes and culture change

There needs to be a change in culture. For instance, there is a perception by some residents that trees can be a dangerous nuisance. Leaf litter, bird activity, falling limbs, obstruction of views and damage to pavements and walls may cause irritation. In reality, these perceived risks and issues can be positively addressed through good planting design and management practices (as recommended in the Town's Tree Planting Matrix and User Guide). To combat negative reactions of this kind the launch and implementation of the UFS should include targeted public awareness and education campaigns that clearly promote the benefits of an urban forest.



Trees suffering from brown lerp and sawfly at East Victoria Park Primary School, 2018. Photo J. Mellor.

7. Mapping the Urban Forest

In a major 2014 report, the Institute of Sustainable Futures[30] used satellite images to analyse the amount of vegetation covering local government areas across Australia. Whilst acknowledging the measurement limitations, the report showed that many of Perth's suburbs had some of the lowest canopy coverage at 10-15%.

Using another approach, Anditi Pty Ltd was commissioned by the Town of Victoria Park to interpret relevant data from the CSIRO Urban Monitor reports for the periods between 2009 and 2016. In this way, the 2016 tree canopy (defined as trees at a height of 5 m and above) was calculated at 10%.[31] It should be noted that this figure does not include recent mature canopy loss resulting from significant development within the Town such as Lathlain Park and Main Roads alterations adjoining Burswood Park.[32]

How urban forests are measured

The first step when measuring an urban forest is to clearly define the area in question, in this case the Town of Victoria Park. High-resolution imagery is then captured through cameras embedded in satellites, planes or drones. Next, computer software is used to undertake the complex task of identifying trees, their height, location and other relevant information.

A variety of methods can be used to analyse the imagery. The data sets used to calculate this information are extremely large and require specialised interpretation and analysis. For this UFS, two tree canopy measurement methods have been used to confirm results.

Urban forests can also be measured through on-ground audits. The Town has commissioned Paperbark Technologies to complete arborist assessments on Town-owned street trees and park trees. This level of information is highly detailed and time consuming to collect, and not practical for use on private property. In many parts of the world, citizen scientists conduct these on-ground audits.

Snapshot of Victoria Park's Urban Forest

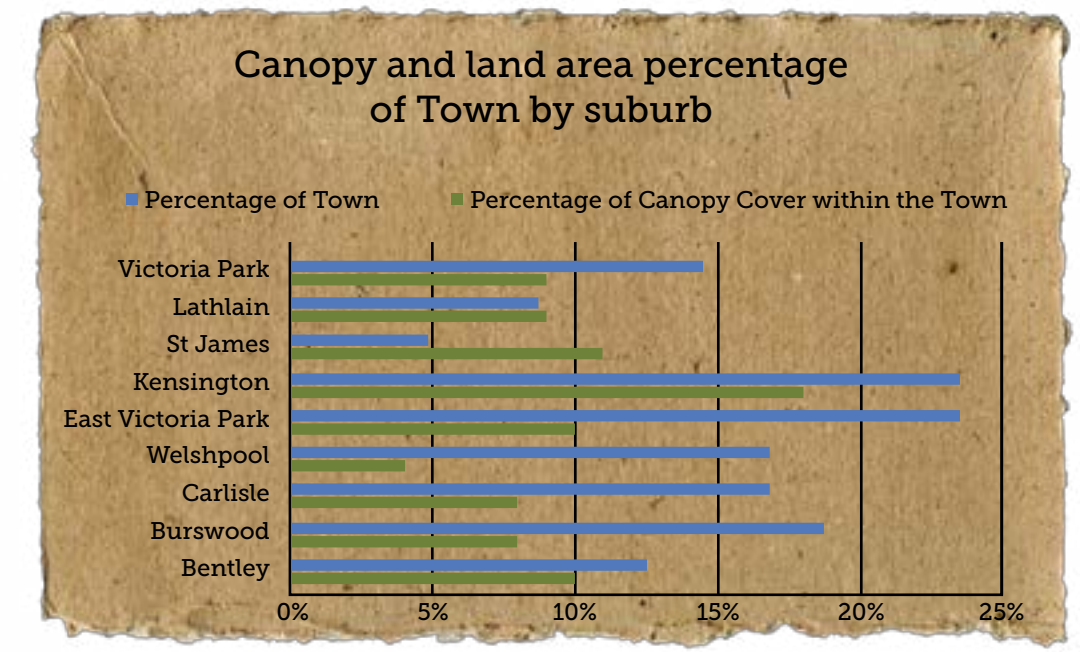


Figure 8: Canopy and land area percentage of Town by suburb

This graph shows the difference in canopy cover across suburbs. Lathlain and St James have the greatest area of canopy relative to size.

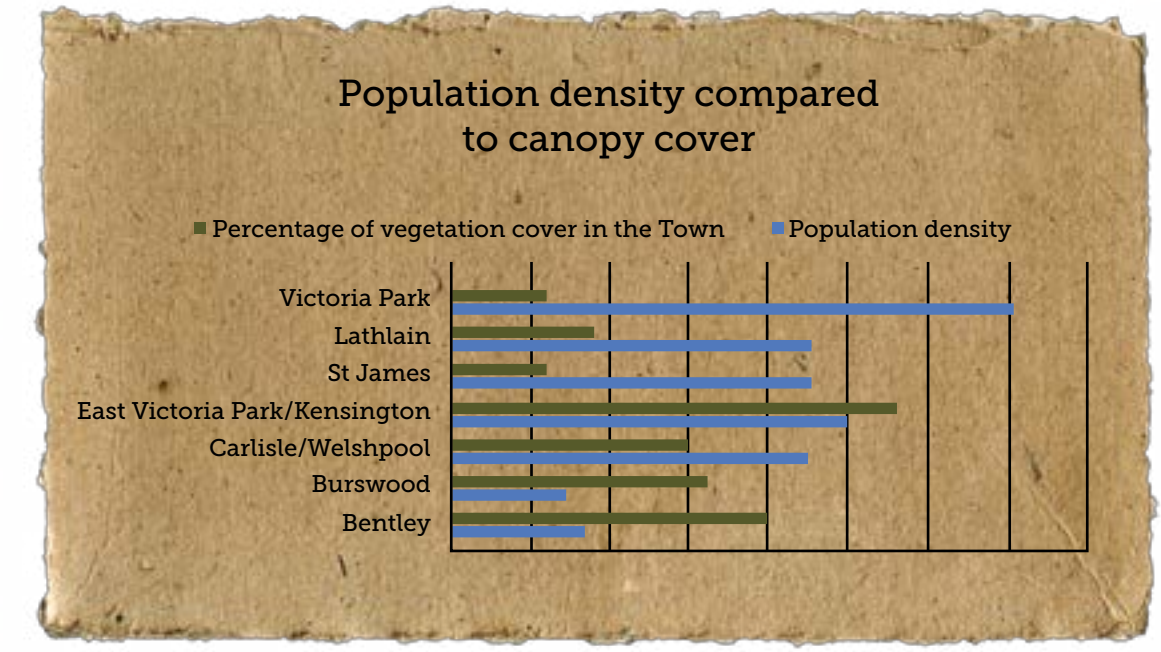


Figure 9: Population density compared to canopy cover

Figure 9 compares the proportion of vegetation to population in each suburb. The suburbs with the highest vegetation levels are Bentley, Kensington and East Victoria Park. The suburbs with the lowest vegetation per resident are Victoria Park, St James and Lathlain. Kensington data are skewed due to the inclusion of Kensington Bushland (which decreases density and only impacts a small portion of the suburb) and Carlisle is skewed due to inclusion of the Welshpool industrial zone in population density calculations (which decreases density by increasing land area that is not habitable).



Temple Street, Victoria Park. Photo A. Kwan.

Vegetation Report for the Town of Victoria Park

Area	Canopy Cover % of Total Area 2016
Town of Victoria Park	10%
Bentley	17%
Burswood	8%
Carlisle	8%
East Victoria Park	10%
Kensington (including Kensington Bushland)	18%
Lathlain	9%
St James	11%
Victoria Park	9%
Welshpool	4%
Parks	**12%**
Road	**11%**

Figure 10: Vegetation Report for the Town of Victoria Park, March 2018, Anditi

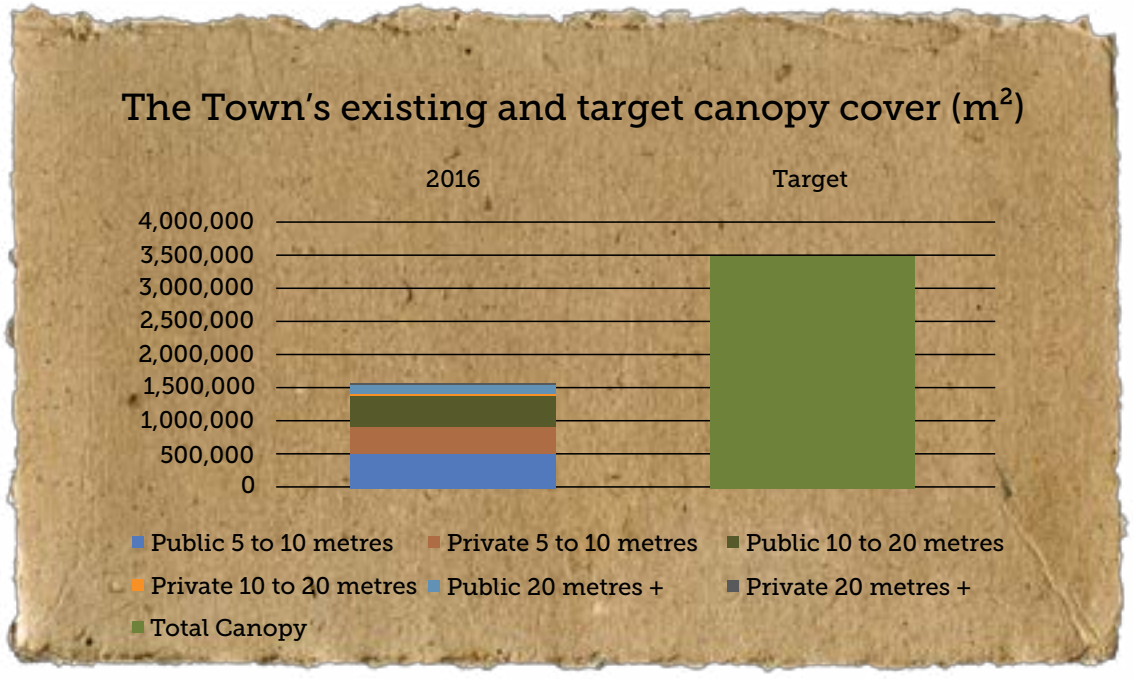


Figure 11: The Town's existing and target canopy cover

This graph compares actual 2016 canopy to the target canopy level.

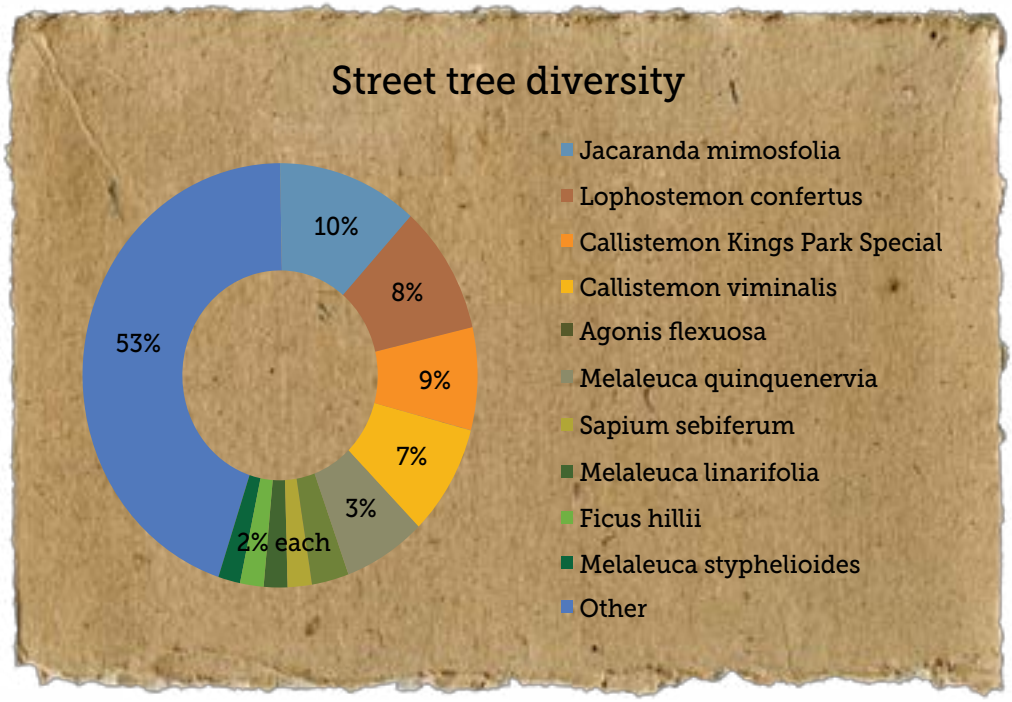


Figure 12: Street tree diversity

Just under half the Town's street trees belong to just 10 species. Ensuring there is a diverse range of species within the urban forest may provide additional protection against loss of canopy from pathogens. A single species such as Dutch Elm can be completely eliminated by a pathogen attack. This is especially important for street trees given that they are subject to the harshest of urban conditions.



East Victoria Park. Photo A. Kwan.

8. Developing the Urban Forest Strategy

Catalysts for change

Concerns about tree removal within the Town are changing social attitudes and leading to cultural change.

Two recent examples relate to conflict between environmental conservation and change in land use.

The first was in August 2016, when 98 mature trees[33] and 7,000 m^2 of canopy valued at close to $1,000,000 were removed from Lathlain Park to make way for expanded football grounds. This event marked a sudden and irrevocable loss of local biodiversity and habitat and was the catalyst for community mobilisation that motivated residents to seek greater environmental protections within the Town and to instigate an Urban Forest Strategy.

At about the same time, significant mature trees were removed by Main Roads to accommodate the new Causeway to Great Eastern Highway on-ramp adjoining Burswood Park.

These concerns have triggered a growing awareness of the importance of our trees and canopy. In response, several community groups have formed and been active participants during review of proposed changes to our parks and reserves. These issues have also featured in recent local Town elections, and canopy impacts have featured during Council discussions of proposed multiple dwelling and commercial developments.





Tree removal Lathlain Park, August 2016. Photos P. Melrosa.



Causeway to Great Eastern Highway on-ramp July 2016



Following tree removal for new on-ramp December 2016

Methodology

Our local community has been a driving force in the development of the UFS, motivated by continuing apparent loss of trees on public and private land. These concerns triggered unanimous community support for the following motion tabled at the Special Meeting of Electors on 13 July 2016:

> ***"That Council, as a matter of priority, undertake an urban forest strategy in partnership with Curtin University, residents, community groups and any relevant stakeholders that wish to participate, and that this strategy proceed or be undertaken in conjunction with any discussion relating to future Town Planning Scheme amendments, to achieve an increase in tree canopy coverage up to 20% by 2020."***[34]

As a result, in March 2017, Council called for expressions of interest to draft an urban forest strategy. The successful applicants were the Vic Park Collective Inc. and Victoria Park Urban Tree Network, proposing an ABCD approach aimed at wide consultation and collaboration with the local community to identify issues and solutions.

The project was co-ordinated by an Urban Forest Strategy Working Group comprising Town officers and volunteers from the two community groups, assisted by other local groups and residents, researchers and urban forestry specialists. Using a Town contribution of $20,000[35] to cover non-labour costs, project volunteers contributed in excess of 3,000 hours, delivering $315,124 of value to the community.[36] The Town allocated an additional $20,000 for aerial mapping consultants.

The UFS mandate from the Town[37] was to deliver:

- An urban forest strategic document that establishes our pathway to increase the Town's urban tree canopy to 20%.
- Community consultation, with a target to engage with 5% of the Town's population.
- A tree matrix (planting guide).

As described in the community engagement plan, the purpose of the process was to:

- Increase the effectiveness and efficiency of planting programmes by listening to community aspirations and adopting a range of approaches.
- Create partnering opportunities with the Town and other stakeholders for delivery of the UFS.
- Validate research.
- Obtain feedback on proposed activity, particularly changes to private property and increasing parks budget.
- Be transparent and genuinely work in collaboration with the community.

The objectives of the engagement were:

- Community has input into the initiation phases of the long-term management and activation of the Town's urban forest.
- The community has both an active role and/or participatory role in the decision-making process.
- Stakeholders will have a good understanding of the factors influencing the project.
- An urban forest strategy endorsed by Council that has been directly influenced by the stakeholders (community of all shapes and sizes).
- A trusting community that feels supported by the Urban Forest Working Group.
- A better working relationship between our Town and relevant community groups and community stakeholders.



Figure 13: Volunteer Contributions

Throughout, the Urban Forest Working Group has placed prime importance on community collaboration to build consensus, and capacity building to support implementation of its ambitious goals. This UFS proposes to continue the ABCD partnership between the Town and its principal stakeholders – local residents and ratepayers. We acknowledge this bold new model will need to be nurtured and resourced. As a result, the model is expected to deliver economic, environmental and social benefits well in excess of any financial commitment.

Source material used to draft this UFS included:

- Community engagement: interviews, surveys, workshops and public forums.
- Review of other urban forest strategies, in Australia and elsewhere.
- Research data, including CSIRO Urban Monitor reports (analysed by Anditi) and arborist surveys (from Paperbark Technologies).
- Review of state and local government and agency policies and regulations relevant to the UFS.
- Literature review of urban forestry, ABCD partnerships and related matters.

UFS Development Timeline

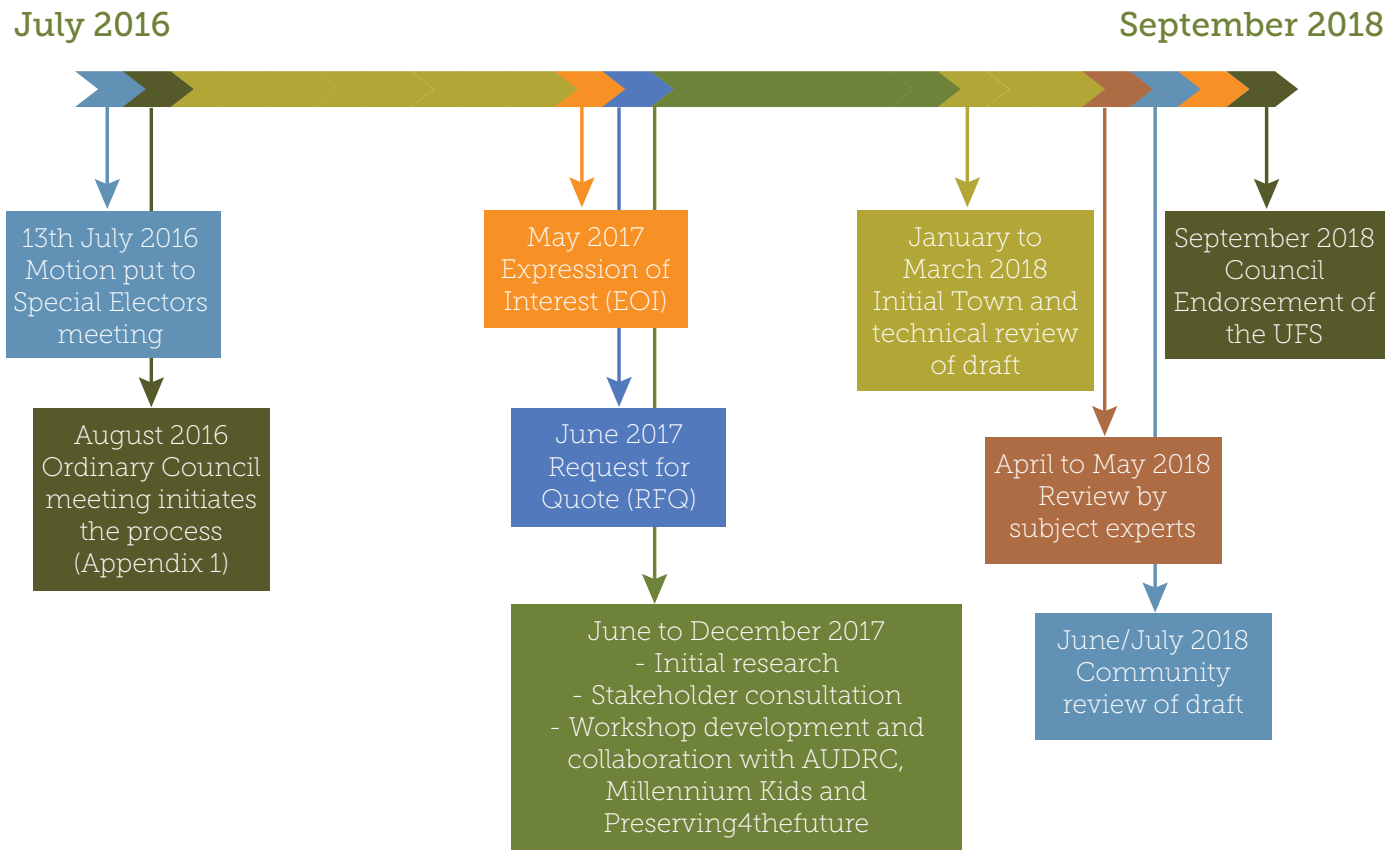


Figure 14: Urban Forest Strategy Timeline

Town of Victoria Park Snapshot (2017)



GROWING POPULATION

In 2011, the population was 34,218. In 2017 it is estimated that the Town's population is 36,755 and is expected to double by 2050.



LIKELY TO WORK AS EITHER A PROFESSIONAL, IN ADMINISTRATIVE WORK OR AS A TECHNICIAN

57% of Town residents work in one of these three jobs.



YOUNG(ISH) POPULATION

The largest age cohort in the Town is the 25 to 34 demographic. The second largest age grouping in the Town is the 35 to 49 demographic.



HOMOGENEOUSLY SOCIO-ECONOMIC

Wage categories are equally distributed across the population i.e. no one category dominates.



ONE OR TWO PEOPLE HOUSEHOLDS DOMINATE

Almost 55% of people living in the Town live in a one or two person household.



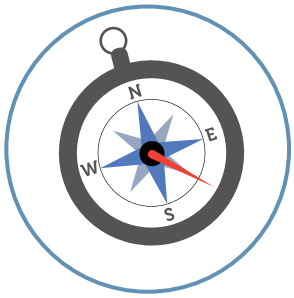
LIKELY TO WORK OUTSIDE OF THE TOWN AND DRIVE TO PLACE OF EMPLOYMENT

73% of the Town of Victoria Park's working residents travel outside of the Town to work.



LIVE RELATIVELY CLOSE TOGETHER

In the Town of Victoria Park, 47.8% of the dwellings were medium or high density, compared to 25% in Greater Perth.



LOTS OF WORKERS FROM THE SOUTH-EASTERN CORRIDOR

88% of people who work in the Town come from outside of the Town.



WELL EDUCATED

Compared to the rest of Greater Perth there is a higher proportion of people in the Town holding formal qualifications (Bachelor or higher degree, Advanced Diploma or Diploma, or vocational qualifications), and a lower proportion of people with no formal qualifications.



INCREASINGLY MULTICULTURAL

The Town is becoming more and more multicultural. 27% of people speak a language other than English at home. Mandarin, Italian and Cantonese are the top three of these languages.

Figure 15: Demographics, Town of Victoria Park (Source: Strategic Community Plan 2017 - 2032)

Community Engagement

The success of the UFS will rely on the people that live, work and visit the Town. So what do we look like?

The Town of Victoria Park has a resident population of around 36,755[38], which is predominantly well-educated and relatively young (25-49 years old), and increasingly multicultural (27% are from a non-English speaking background). Over half of all residents work in professional, administrative or technical occupations. The Town aims to become ***"Perth's most empowered and engaged community."***[39]

In this context, a key focus of the UFS development was to consult and engage community stakeholders, and particularly the Town's residential population. This was achieved using the following methods:

- Interviews with 16 local land caretakers; individuals and community groups representing over 3,000 members.
- Information exchanges with experts in the field.
- Media coverage and social media posts, comments, likes and shares (with a reach of over 50,000 people).
- School visits.
- Vic Park Farmers' Market stall and discussions with 120 Town residents.
- Online surveys through 'Your Thoughts' portal, attracting submissions from 50 residents and 18 Town officers.
- Five well-attended community workshops.
- Town officers and peer workshops and engagement.

This community input helped to shape the UFS strategies and actions, identified planting priorities, and provided a guide for ongoing community education and engagement. The consultation process revealed a high level of community awareness and a strong desire for action to protect and grow the urban forest.

Detailed coverage of this community engagement strategy is included in Appendix 3.



Community members using AUDRC models during workshops. Photo K.Wray.

Summary of Community Ideas

Emerging from the community consultation process, brain-storming ideas for improving the Town's urban forest were collated into five themes in the table below. These ideas and themes informed the development of the UFS.

Suggestions on Public Tree Planting

- Trees on every verge.
- Coordinate the planned Town underground power programme with a subsidised verge planting support scheme.
- Replace redundant crossovers with trees.
- Increase penalties for damage to verge trees.
- More flexibility for raised beds, vegetables, and tree selection.
- More large shade trees on median strips.
- Storm-water sumps vegetation programme.
- Mass tree planting along the railway reserve and stations, Swan River foreshore, public parks and bushland to create green corridors, as well as commercial and public car parks and the Kent Street Sandpit.
- Include understorey planting to create habitat for native fauna and healthy ecosystems.

Suggestions on Tree Species and Canopy

- Shady natives, especially banksias, which encourage birds, were a strong preference.
- Queensland Box and Jacarandas were overwhelmingly disliked.
- Preference for Liquidambar or similar deciduous trees along major roads and shopping precincts.
- Ficus were valued for their contribution to tree canopy. However, whilst existing Ficus should be retained, future plantings should be more strategic.
- Provide for wall and rooftop gardens.
- Include grapevine trellises as tree canopy for shade and fruit.
- Deciduous trees, such as London Plane trees, were desirable for shopping precincts such as Albany Highway, along with parklets, planter boxes and permanent garden beds to improve the general ambience of public areas.
- New tree plantings should be mindful of existing solar access for solar panels.

Suggestions on Regulation and Design Decisions

- Underground or undercroft carparks for high rise buildings, to free up space for trees and gardens.
- Strengthen and enforce statutory requirements for trees in non-residential car parks.
- Strengthen and align the Town's significant tree registers.
- Ensure trees are integral to EVERY planning decision.
- Introduce incentives to encourage tree retention/planting and green structures on private property – for example, rates reduction for properties with significant canopy.
- Amend local laws for new building developments to reduce hardscaping and encourage 'shared/common' areas and space for trees and gardens.

Suggestions on Road Design

- More creative road design, such as cul-de-sacs or single laneways to reclaim road space for planting.
- Use street trees for traffic calming (where appropriate), rather than engineered approaches, as recommended by WALGA.
- Wider footpaths with more permeable surfaces.
- Reclaim parking bays for tree planting.
- Close off the Albany Highway IGA laneway for tree planting.
- Use of trees as traffic calming devices on roundabouts and verges.

Suggestions on Management and Coordination

- Strong support for community-based greening projects and a belief in the collective health and wellbeing benefits of these activities.
- Praise for existing Town supported schemes, such as Request a Street Tree and the $500 Adopt a Verge rebate.
- The need for more coordination within the Town's administration to prioritise the urban forest, particularly in planning and development decisions:
- *"Currently there are contradicting projects, as well as inconsistent communication, plans and projects [and] It seems that green/ public spaces are often only assessed based on their commercial or real-estate dollar value."* (Interview quote)
- There should be more cooperation with surrounding Councils on green corridors: *"Birds have no idea about the concept of Council boundaries. Councils should think like birds when it comes to the planning and management of green spaces."* (Interview quote)
- Support for the creation of an umbrella urban foresters group, to unite and coordinate existing community groups with a focus on urban forest issues within the Town.

9. Working Together: Asset-Based Community Development

For the first time, the Town used an 'Asset-Based Community Development' (ABCD) approach to develop a strategy. ABCD recognises and harnesses the skills and passions of individuals and groups within the community. (See Appendix 7)

As a concept, ABCD is fundamentally about three critical aspects:

It represents a shift from a focus on deficiencies and limitations to assets and capacities, and from community residents being treated as 'customers' to being supported as active 'citizens, co-owners and co-producers' of community actions.

It highlights the importance of mapping, connecting and celebrating the diverse range of community assets, and harnessing these assets for community action.

It emphasises that community building is fundamentally about relationship building and community connection.

An ABCD approach multiplies benefits to the Town and its community partners. Contributors working on the project, in either a paid or volunteer capacity, gain new skills, knowledge and networks. The reduced labour cost is a direct financial saving for the Town and the infusion of local talent provides community ownership of the outcome.

ABCD benefits also extend beyond the life of the project and contribute to both strategic and operational outputs.

Given the magnitude of the urban forest challenge, reliance on an implementation approach that exclusively uses Town staff and contractors will place significant pressure on budgets and potentially impact upon rates. In contrast, worldwide best practice outcomes are the result of effective partnerships between governments, community volunteers, business, researchers and not-for-profit organisations.[40]

This first ABCD strategy-development partnership between the Town and the local community has been a learning process that has highlighted the strengths and challenges of the approach, and the areas where resources should be targeted to achieve the best value.

ABCD partnerships often rely heavily on volunteers and provide a direct benefit to the community and the volunteer. Whilst volunteers are not paid, their contributions should be recognised and valued. There are some provisos. Volunteering should only occur in designated non-core roles, and there should be no coercion; the notion of freedom of choice is essential to the volunteering ethos. Volunteers also should not be left out of pocket or be used to substitute for paid employees.



Local volunteers supported by Town grant construct bird boxes to mitigate habitat loss 2016. Photo S. Coltrona.

Whilst there is a financial cost to managing and supporting volunteers, research shows that for every $1 invested in volunteers at least $4.50 is returned to the community.[41] On this basis, the Town's $20,000 investment to cover non-labour costs yields $90,000 in value. From another perspective, using the Volunteering WA benefits calculator, volunteers have contributed the equivalent of over $300,000 of time and resources during the life of this project.

Continued investment in volunteering will build community interest and capacity and further increase ABCD partnership opportunities within the Town, resulting in greater savings.

ABCD approaches in urban forestry are the norm in North America and Europe, but are less common in Australia. Roles such as citizen science monitoring, tree planting and stewardship are well-suited to volunteering. The scale of the task ahead will render such partnerships essential.

Such a model has the potential to create effective synergies that combine resources and ideas and improve efficiency and productivity. Developing a strong network of volunteer urban foresters and facilitating ABCD partnerships between the local community and the Town will yield mutual benefits.

Analysis of Current Policy

UFS-driven changes to our Town's planning policies that can arrest the loss and expand canopy, particularly on private land, present our most formidable urban forest challenge. Our analysis of the state and local planning policy framework is contained in Appendix 2 and summarised below.

State planning policy framework

The Western Australian government's strategic documents and policies form the cornerstone of planning for local governments around the state. They are strategic and high level in nature and cover a wide range of development issues that impact socially, environmentally and economically at the local level.

State level planning policies are the framework for the Victoria Park Town Planning Scheme and local planning policies that shape the future growth and development of the Town. An analysis of state and local policies and plans identified those most relevant to the UFS and highlighted existing attempts by the Town to consider green infrastructure through planning policy mechanisms. It also revealed where gaps or contradictions exist between current policy and the UFS, which will require future harmonising.

Local government policies

The Town's local planning policies guide local development, precinct growth and design matters, and have a direct impact on the urban forest. Landscaping, planting and plant management guidelines influence the look and amenity of streetscapes and public open space of all kinds. A brief review of these policies can be found in Appendix 2.

In addition to the planning policy framework, our Town's existing plans, procedures, projects, user and lease agreements may need to undergo review and potential modification to align with the UFS. Key documents include the Land Assets Optimisation Strategy 2013, as well as various natural resource management plans.

Of particular relevance is this key section in the Strategic Community Plan 2017-2032, which states:

> ***"Strategic Outcome EN7: Increased vegetation and tree canopy. This outcome acknowledges the importance placed by the community on increasing the tree canopy and vegetation around the Town. The principle behind this outcome is that the more trees and vegetation the better. It means that the Town will need to plant more trees and vegetation and look after them so that people can enjoy the benefits."***

10. Principles and Strategic Outcomes

The Town's urban forest will be strong, healthy and accessible to all. It will contribute to the health and wellbeing of our community and a sustainable liveable city. The UFS has been created by the community for the community, and the Town in partnership will manage and facilitate its implementation with support from residents, ratepayers and the broader community.

Opportunities and Challenges for the Urban Forest Strategy

Opportunities

The primary opportunity for the success of the Town's UFS is the high level of current community interest, support and activity towards improving the Town's natural environment. This positive sentiment should be harnessed by the Town to achieve the strategic outcomes of the UFS.

The Town's role in implementing the UFS is;

- To contribute resources, support and incentives for the community to collaborate in implementing the UFS across the Town;
- To educate and promote the UFS to the community; and
- To actively plan, budget for and collaboratively manage the UFS on public and private land.

A second opportunity is presented by the policy changes now under consideration at local and state government level. The current state government review of Residential Design Codes (R-Codes) aims to create cities, towns and neighbourhoods where people want to live, work and socialise. Among other matters, planned policy revisions deal with urban forest issues such as retention of existing trees, provision of deep soil areas, landscaping and biophilic design. In line with contemporary urban design principles, the revised guidelines are likely to strengthen the approach to protecting tree canopy and flora in Western Australia's urban areas.[42]

At the local government level, WALGA has resolved to work with the state government and member councils to prevent further loss of urban tree canopy, and to develop market-based and regulatory instruments that promote the increase in tree canopy on private property. Similarly, many local councils across Australia have developed urban forest strategies that contain a variety of actions aimed at improving urban ecology and reversing the decline in tree canopy. This groundswell of local government activity reflects public and scientific opinion at national and global levels and is likely to strengthen into the future.

Challenges

There are many challenges that will threaten the success of the UFS. Emerging as the most critical are the increasing policy pressures of inner city urban infill, the ability to sustain constructive community engagement and resourcing of the strategy.



Scale model from the UFS Community Workshops 2017. Photo K. Wray.



The Circus, Burswood 2017. Photo A. Kwan.

Urban infill: Preparing for an estimated 40,000 new residents by 2050 and an increase of 19,300 dwellings[43] presents an unprecedented social and environmental challenge for the Town. The pressures of urban infill and other development has led to ongoing deforestation, particularly on private land, which has not been offset by plantings in public areas. Bold action is required by the Town and other stakeholders to reverse the ongoing decline in green space and tree canopy. Resistance from developers and private property owners, and the constraints of existing local and state planning regulations as well as Australian National Standards, will present significant challenges. (See section 7.6)

Community engagement: Whilst there are many passionate Town residents and ratepayers who are supportive of the UFS, there is a lack of general knowledge about land management policies, poor coordination between local environmental groups, and limited buy-in from the local business community. There are also some who perceive trees as a nuisance or a danger, rather than a valuable community asset. To counter these challenges, a coordinated public education campaign and a concerted investment in ABCD partnerships are necessary.

Resourcing: The success of the UFS will depend on the allocation of sufficient resources for implementation. Amongst other priorities, funding should be carefully targeted towards viable community projects and programmes, intensive tree planting, and sufficient Town staffing to facilitate change across all business units.

Principles of the Urban Forest Strategy

Community-focused and collaborative

We will:

- Use communication and engagement strategies that maximise community participation in the UFS projects and management.
- Collaborate with major land managers and stakeholder organisations (government, community and commercial).
- Be transparent.

Innovative, experimental and validated

We will:

- Explore and adopt new urban forestry technologies.
- Implement robust monitoring, evaluation and reporting.
- Celebrate best practice and learn from failures.
- Promote urban design that prioritises people and quality of life.
- Accommodate all users of the urban forest, including wildlife.

Efficient and value for money

We will:

- Embrace a partnership model using ABCD principles.
- Collaborate with volunteer urban forester networks to support the Town's mass planting programme.
- Allocate a budget sufficient to cover Town staffing, implementation costs and to support community partners.

Strategic Outcomes of the Urban Forest Strategy

The UFS aims to create a better environment for everyone. These strategic outcomes are how this will be achieved:

1. Plant and protect sufficient trees by 2020 to achieve the 20% tree canopy target as supported by Council;
2. Maximise community involvement and collaboration in its implementation;
3. Increase tree diversity, whilst favouring local endemic and West Australian species that also support wildlife;
4. Maintain vegetation health;
5. Improve soil and water quality;
6. Improve urban ecology.

Each of these strategic outcomes have priority actions to achieve specific targets on both public and private land within the Town, and an indication of the timeframe for implementation.

The implementation timeframe is shown at the end of each action as:

S – short term up to 5 years

M – medium term from 5-10 years

L – long term beyond 10 years

The selection of local and best practice case studies at the end of each strategic outcome is intended to highlight successful projects that may serve as a guide for future action during implementation planning.



Rutland Avenue, Carlisle. Photo P. Melrosa.

STRATEGIC OUTCOME 1:

Plant and protect sufficient trees by 2020 to achieve the 20% tree canopy target as supported by Council.

Tree canopy targets are central to the UFS because of the benefits that trees, especially large mature trees, provide the inhabitants of an area. These urban forest benefits are explored in detail in section 4.

The Town of Victoria Park Council received and supported the community motion to achieve a tree canopy of 20% of the total land area by 2020.[44] This is a visionary policy that will require robust action and strong resolve to achieve.

Using aerial imagery data from the CSIRO's Urban Monitor 2016 report and analysed by Anditi Pty Ltd, the tree canopy in the Town (defined as trees at a height of 5 m and above) was calculated at 10%.[45]

To increase the tree canopy from the current level to the target of 20%*** requires an additional 1.8 million square metres of canopy coverage, an area the size of 90 WACAs, or at least 256,000 trees.

Realistically, our canopy target cannot be achieved by 2020. However, we can plant enough trees by the deadline to reach our 20% goal and maintain this canopy cover over the longer term.

Priority sites for increasing new tree planting in the Town include public spaces such as the Jirdarup Bushland Precinct and surrounding areas, Swan River foreshore, railway and road reserves, verges and public parks, and over 90 Town-owned storm water sumps and many others in the Town that are managed by state government agencies – subject to suitability Opportunities for tree planting also exist on the large land parcels managed by caretakers such as Curtin University, Technology Park, Belmont Racecourse and the Burswood Park Board, and some industrial sites in the Lathlain/Carlisle precincts.

*** See Appendix 1

Notwithstanding these opportunities, the biggest challenge facing the Town's urban forest is the continuing loss of canopy and population growth through private residential subdivisions and large developments. There is an urgent need for changes to local and state planning and development regulations to protect and extend tree canopy on private land.

TARGET: Protect existing trees on public and private land and plant enough trees by 2020 to allow 20% canopy when the trees have matured.

A staged implementation plan will be developed using the Town's Tree Planting Matrix and User Guide and may include separate targets and actions for different land use zones and densities. As an example, a higher tree canopy target in parks and other open spaces would help to offset low canopy cover in more built up areas.

SUGGESTED ACTIONS:

Public land

- Develop and resource an effective mass tree planting implementation plan, over the continuous life of the UFS, using ABCD methods. (S)
- Establish policies to protect existing trees on public land and help new trees to reach maturity; for example, effective street tree bonds and tree impact assessments, and appropriate penalties for removal or vandalism. (SML)
- Incorporate tree protection and maximise planting in all projects on public land, especially Town-owned parks, verges and open spaces. At the onset of any proposal for significant public works, conduct and publish a benchmarked Tree Impact Assessment of proposed design, engineering plans or changes. (S)
- Prioritise trees and vegetation in streetscape planning, traffic management (as appropriate) and urban design. (SML)
- Develop a Town street tree strategy (SML)
- Implement an 'opt-out' verge tree planting policy. (S)
- Develop and implement a sumps vegetation project and collaborate with local community groups, State government agencies, SERCUL, and other stakeholders. (SM)

Private land

- Promote relevant changes to local and state development and planning rules to require open space, setbacks, deep soil zones and canopy trees on private property, particularly for 'battle-axed' blocks and new residential and multi-use development sites. (SML) This could include:
    - Variations to the R-Codes to allow for such things as deep root zones and variations to setbacks to allow space for trees on developed land.
    - Density/heights bonuses based on performance criteria that protect existing trees and enable new trees to be planted.
    - Design guidelines that support protecting and enhancing canopy cover on private land.
    - Exploration of more experimental land use mechanisms such as developer contributions, levies and hypothecated revenue streams.
- Encourage voluntary compliance with a benchmarked Tree Impact Assessment scheme for new developments. Reward good practice. (S)
- Establish a trial incentives programme to retain trees on private land, such as differential Council rates based on land use, green infrastructure and tree canopy, and funding to assist land owners to maintain significant trees. (SML)
- Explore and develop effective penalties to deter unnecessary tree removal and clearing of development sites. (SM)
- Strengthen and enforce local planning policy to require best practice tree planting and landscaping in non-residential car parks. (S)

Other suggested actions

- Collaborate with other major land caretakers in the Town and neighbouring LGAs to increase tree planting and to establish a green corridors plan (see Strategic Outcome 6: Improve urban ecology). (ML)
- Update and expand the Town's significant and remnant tree register with amendments to increase penalties and incentives to protect significant trees. (M)
- Review Town policies on solar panels to harmonise with UFS aims, including rare street tree policy. (M)
- Foster community-based solutions, such as tree giveaways, Adopt-A-Verge, community planting days and community gardens. (SML)
- Maintain a Town register of net gains and losses, to be published in conjunction with annual mapping data. (S)
- Design and trial a new planning policy to assign a minimum tree canopy loading per resident for all new developments in the Town, whether large or small, on public or private land. The current benchmark of 49 m^2 of tree canopy per resident[46] is proposed as the minimum standard. This canopy could be supplied on the development itself, through retention of mature trees or new plantings onsite or in other locations within the Town. (SM)



New trees at Miller's Crossing. Photo H. Johnstone.

Best Practice Case Study: New York's Million Trees Project

Many cities in the United States are implementing tree planting initiatives as part of larger climate change mitigation plans and to improve the quality of life for urban residents. One notable initiative is New York City's **MillionTreesNYC** project, managed by the NYC Parks department in partnership with the not-for-profit New York Restoration Project and drawing on contributions from businesses, community groups, government agencies, and researchers. Starting in 2005 with a comprehensive tree census, mapping and feasibility studies were conducted to inform the strategy, combined with a coordinated implementation plan and ongoing action research.

MillionTreesNYC had a dual objective: to plant and care for a million trees across the five boroughs, with a focus on community outreach and engagement. Funds were contributed by the City, government and philanthropy sources, and celebrity ambassadors Bette Midler and former Mayor Michael Bloomberg helped to raise and sustain public enthusiasm.

The project achieved its tree-planting objective by 2015, planting wherever possible on both public and private land. Final planting estimates were 220,000 street trees, 480,000 in parks and public open space, and 300,000 on privately held land.

The tending and maintenance of the urban forest by a Stewardship Team of over 12,000 volunteers is a continuing endeavour.

Reference:

https://www.centreforpublicimpact.org/case-study/milliontreesnyc/

http://www.milliontreesnyc.org



Million Trees NYC.

Best Practice Case Study: Melbourne, Greening the West

Urban greening projects in Melbourne's west are contributing to making the region cooler, more pleasant and healthier to live in. The key to this success is the **Greening the West** initiative managed by City West Water since 2011. The project has brought together 23 organisations, including local councils, community groups, water utilities, state government agencies and a variety of other parties.

Tree canopy in Melbourne's western suburbs is only 5% to 10%, compared to between 10% and 30% in the rest of the city's suburbs. However, with funding of $5 million from the federal government's **20 Million Trees Program**, by the end of 2018 the project participants will have collectively planted more than 1 million trees in parks, waterway corridors, drainage reserves and peri-urban land.

An additional Greening the West success is the way it has shifted priorities and cultures, with local government and other stakeholders increasingly acknowledging the benefits of greening and shows the power of a collaborative model for solving complex urban problems.

Reference:

How Melbourne's west was greened, 16 October 2017.

https://theconversation.com/how-melbournes-west-was-greened-84700



Greening the West, in Melbourne.

Local case study: Town of Victoria Park, 100 Trees Giveaway

During 2017, Vic Park Trees collaborated with the Town to distribute 100 West Australian trees of various species to residents. An event was held in May at the Lathlain Scout Hall where 79 trees were given away on the day. The remainder were distributed to residents during the following week. It is predicted that these 100 trees will eventually contribute to canopy on private property, where the Town has limited control. At a small cost of $880 to the Town, these trees are expected to contribute up to 700 m^2 of canopy in the next 5 years, with tree management costs largely borne by residents. For a small input cost, this outcome represents a substantial return on investment for the Town.




VPT volunteer sorting trees for giveaway, May 2017. Photo H. Johnstone.


Photo H.Johnstone.

STRATEGIC OUTCOME 2:

Maximise community involvement and collaboration

Strategic Outcome 2 is the heart of the Town's UFS and is part of a greater cultural shift emerging from the 2015/16 Evolve consultation process and the growth of local grassroots groups that have a focus on liveability and sustainability. The concepts of inclusion, consultation and participation are embedded in the Town's most recent policy documents, including the 2017 Strategic Community Plan, the Disability Action and Inclusion Plan, and the Healthy Vic Park Plan.

The Town already recognises and supports community volunteer groups that are working to improve the natural environment, such as:

- Friends of Kensington Bushland
- Victoria Park Community Garden Inc.
- Rutland Corner Food Tree Project
- Carlisle Bowling Club Urban Forest Group
- Malubillai Wildlife Carers Network Inc.
- Victoria Park Transition Network
- Vic. Park Collective Inc.
- Victoria Park Urban Tree Network

Community engagement was a central focus in the development of the UFS and will remain a core principle during the ongoing implementation. Moreover, Aboriginal traditional owners, prominent businesses, civic leaders and employers, particularly those controlling areas of land in the Town, will be invited to collaborate with the Town to deliver the UFS.

TARGET: The local community will be engaged with the UFS and will be more closely involved in greening activities within the Town.

SUGGESTED ACTIONS:

- Consult and collaborate with community groups, private landowners, businesses and other stakeholders (local, national and global) to deliver innovative urban forest solutions (for example, public land tree planting licenses and stewardship). (SML)
- Partner with key community stakeholders to create and build the capacity of local urban foresters to plan, plant, maintain and record implementation of the strategy. (SML)
- Work with Whadjuk Noongar traditional owners to develop community programmes that increase knowledge about the cultural significance of landscapes, flora and fauna in the Town. (SML)
- Join with other LGAs and government agencies to deliver programmes and strategies that support the UFS. (ML)
- Through WALGA lobby the Department of Planning Lands and Heritage to fully fund the ongoing (annual) capture and processing of the CSIRO Urban Monitor program.
- Conduct a strong public information campaign to promote the UFS and encourage community participation. (S)
- Develop and deliver a local schools education programme focused on the UFS goals and actions. (SM)
- Investigate establishing an Environmental Resource Centre[47] at the Kent Street Sand Quarry or other suitable site. (L)



Community Workshops. Photo K.Wray.

Best practice case study: Vittorio Square Participatory Committee, Rome, Italy

Local initiatives, partnerships between NGOs and other voluntary agreements are proliferating all over Europe. One such project is the Comitato Piazza Vittorio Partecipata (Vittorio Square Participatory Committee) established in Rome in 2006.

"This committee continues to lead the effort to restore and redevelop one of the most degraded historical green spaces in Central Rome. Piazza Vittorio is the largest square in Rome, and its Nicola Calipari central garden has been hosting, since 1888, a collection of trees including Magnolia Cedrus, Chamaerops and Platanus. After many decades of abandonment, this 19th century garden is today the vibrant heart of a multicultural, ethnically diverse neighbourhood whose citizens, associations and committees work together for its protection and management.

"The participatory management plan of Piazza Vittorio was the product of many months of work by residents, landscape architects and related practitioners. A key step towards more informed management of the GI (Green Infrastructure) is a tree inventory of the entire neighbourhood, including the many individual trees populating its streets, together with an estimation of the economic value of the ecosystem services they provide using the 'benefit transfer method'".[48]



Piazza Vittoria, Comitato Piazza Vittorio Partecipata, Rome Italy.

Local case study: Community tree planting in the City of Stirling

The City of Stirling Community Tree Planting Programme encourages local residents, community groups, schools and businesses to work with the City to plant and care for street trees.

Through community participation, coordinated by a dedicated Community Tree Officer, the programme aims to:

Create cooler and more attractive streetscapes.

Help foster a sense of community pride and ownership of streetscapes and trees.

Spread the word about the many benefits of street trees to our wellbeing.

Street Tree Planting Events are held every Saturday morning between May and August and are followed by a sausage sizzle for participants. As part of the fun, a team of Volunteer Tree Captains is appointed to supervise tree planting volunteers, ensure appropriate communication, and promote the Community Tree Planting Programme to residents and the wider community. Special Planting Events are also held, to provide opportunities for schools, scouts and other community groups to get involved.

The City of Stirling is committed to planting one million trees to combat the decreasing canopy cover. Over the last five years, tree canopy in the City has fallen by nearly 1 million square metres, and two-thirds of the loss has occurred on residential land, mainly as a result of development. Although the City plants 10,000 new trees each year, this is not enough to replace the canopy being lost. The City is now developing a draft urban forest strategy that will address these and other issues.

Reference:

City of Stirling website.



Local case study: Rutland Corner Food Trees project

The Rutland Corner: Food Tree Project in the local suburb of Lathlain is coordinated by a group of ardent gardening volunteers, whose vision was to provide a space for collaboration and learning, where residents can have access to locally grown fruit and to create a sheltered resting spot close to a train station. In addition, the project aims to increase tree canopy and greenery, improve the streetscape, increase biodiversity and provide habitat for birds.

With the Town's permission and support, an unused corner of two suburban streets has been transformed. Over a series of three weekends, the volunteer team planted a variety of fruit trees and created pathways to allow public access. Nitrogen-fixing acacias and ground covers are planted between the trees and native species are planned for the border. Water is supplied by a bore on a neighbouring property.

The initial purchase of 7 citrus and 6 olive trees was funded by the project founders. Additional purchases were supported by the community. Just as importantly, people came to help weed, dig, compost, plant trees, install reticulation and spread mulch. There are plans to establish a community composting bank on-site to supply the neighbourhood.[49]

The project has been a resounding success and is intended to encourage further community-based greening projects to transform neglected public sites for the benefit of all.



Rutland Corner: A Food Tree Project in Lathlain. Trees planted 2017. Photo permission by L. Miles.

STRATEGIC OUTCOME 3:

Increase tree diversity, whilst favouring local endemic and West Australian species that also support wildlife

Our local urban forest faces a number of threats from pathogens, pests and the drying effects of climate change. Diversifying the urban forest lowers the risk of significant loss in any individual species, genus or family. What we choose to plant now must also have the resilience to tolerate hotter, drier conditions and more frequent and extreme weather events. The tree matrix developed as part of the UFS includes guidelines for diversity and details of the common pests, pathogens and challenges facing our trees.

Data is not yet available on the diversity of the entire urban forest in the Town. However, we know the species composition of the Town's street trees, which consist of 25% West Australian, 35% other Australian natives and 35% exotic species. Priority should be given to native species that provide habitat and food for native wildlife, especially for threatened black cockatoos.

In developing the UFS, a major theme emerging from the community consultation was a preference for increasing the use and variety of native plants, with a focus on endemic and West Australian species. In addition, there was a high level of interest in the preservation of the Kensington Bushland, Hillview Bushland, Kent Street Sand Quarry site and other remnant native vegetation locations. However, it is acknowledged that a community preference for native species will need to be balanced by planting a proportion of non-natives to protect the health and diversity of the urban forest.

Data on the diversity of the Town's entire urban forest will be gathered and included in future mapping and monitoring exercises (see Strategic Outcome 4). Once these data are available, a tree species diversity policy should be adopted, similar to that used by other local governments. For example, the City of Sydney policy specifies no more than 5-10% of any one tree species, 20-30% of any one genus and 30-40% of any one

family. The Town policy should comprise broad guidelines and allow flexibility in selecting the most appropriate species for any particular site.

TARGET: There shall be a tree diversity policy for the Town's public urban forest and guidelines for private land, based on data from regular tree audits (see Strategic Outcome 1). A staged planting programme will be implemented to adjust the mix of trees to achieve these diversity targets over the long term.

SUGGESTED ACTIONS:

- Implement use of a Town tree matrix to achieve agreed tree diversity guidelines, including annual review and update. (SM)
- Secure a reliable supply of high quality local endemic and West Australian plant stock. (S)
- Revise verge and street tree planting guidelines to increase diversity. (S)
- Establish protocols for increasing understorey and ground cover planting in public parks and other planted areas to encourage healthy ecosystem promoting wildlife. (S)



Henry Hughes, (right) director of education at the Birmingham Botanical Gardens and Trudy Evans, a member of the Little Garden Club, stand among trees seedlings outside the Botanical Gardens greenhouses that Hughes grew from acorns.

Best practice case study: Park renewal in Birmingham, Alabama

Urban foresters recognise that a healthy ecosystem needs a variety of plant species to protect against pests and disease, a regeneration strategy of mature trees, and a 'layering' of the forest to avoid soil erosion and promote a healthy ecosystem. Urban parks are particularly at risk where they have only a limited number of tree species in an area that is surrounded by lawn and cleared of understorey shrubs.

The City of Birmingham, Alabama in the United States, took on the challenge of increasing plant diversity and forest health in George Ward Park. Assisted by an army of volunteers, acorns from the native oak species were collected and propagated for regrowth planting and many other species of trees, herbaceous plants and ground cover were cultivated. The park management schedule was altered to reduce mowing frequency, and leaf and understorey removal. In a matter of years, these combined efforts transformed George Ward Park into a healthy living forest, capable of regeneration, and with less erosion and more animal and bird species.

An academic study of the project concluded that:

> *"Over the last five years a large variety and quantity of herbaceous species and volunteer trees have been able to colonize the area. What was once bare land, aside from mature trees, is now heavily covered in some areas and has some growth in virtually all parts untouched by maintenance... Although the reforested area does not require much maintenance, it is vital to ensure that the area continues to be left alone by the city crew... [T]his project will have a major effect on preserving the tree canopy in George Ward Park, and hopefully encourage the restoration of Birmingham's urban tree canopy as a whole.*[50]

Local case study: City of Melbourne

Melbourne's vast tree population is a defining feature of the city, and its parks, gardens, green spaces and tree-lined streets contribute enormously to the liveability of the city. The 70,000 council-owned trees alone are worth around $650 million. However, the City of Melbourne is aware of the dangers of a monoculture tree population and the need to diversify. The City's urban forest strategy developed aims for an urban forest population comprising no more than 5% of one tree species, no more than 10% of one genus and no more than 20% of any one family. As well as expanding the range of exotics (to mitigate against the dangers of Dutch Elm Disease and other fatal infestations), the city is attempting to diversify the native species beyond the dominant Myrtaceae family. Tree precinct plans, including diverse plant varieties, are developed through a collaborative and consultative process with the community.

Reference:

City of Melbourne Urban Forest Strategy, 2012-2032



City of Melbourne.

STRATEGIC OUTCOME 4:

Maintain high standard of vegetation health

During 2017 the Town of Victoria Park undertook an extensive audit of the Town's trees using an on-ground arborist survey[51] and CSIRO aerial mapping data[52] from 2009, 2012 and 2016. Whilst the audit confirmed that around 92% of street trees are in good health[53] this should not be taken for granted and ongoing monitoring is essential. Over time, improvements in Geographic Information System (GIS) mapping techniques will allow for more accurate audits. However, due to the lag time between data acquisition and analysis, on-ground inspection will continue to play a role in the monitoring process.

In addition, falling ground water levels are threatening bushlands and other ecosystems. Strategic management of groundwater levels is vital to our urban forest.

TARGET: No less than 90% of the Town's urban forest will be maintained in good health.

SUGGESTED ACTIONS:

Improve tree health

- Benchmark and reduce the number of stressed trees and vegetation through careful management. (SML)
- Ensure that trees are planted and cultivated in the best conditions possible. (SML)
- Select good stock and species that are resilient to the effects of climate change, pests and diseases. (SML)
- Continue with dieback treatment trials. (SM)
- Provide advice and support to private land owners and caretakers. (S)

Monitoring

- Conduct yearly GIS mapping and analysis of the urban forest. (SML)
- Conduct targeted arborist checks; annually in problem areas as identified by GIS mapping, and Town-wide checks every three years. (SML)
- Establish a citizen science programme to assist the Town with on-ground data collection and provide training in detecting common pathogens and to prevent the spread of Asian woolly hackberry aphid and white cedar moth. (ML)

Best practice case study: Pest control in New York

The first appearance of the Asian longhorn beetle (ALB) on US soil was in 1996 in the Greenpoint/Williamsburg community of Brooklyn, NY. It was discovered not by an urban forester, but by a local resident. The subsequent community participation in addressing the infestation was critical to the outcome. Through community-professional-government partnership, an inventory of all remaining trees was conducted and a citizen training protocol was developed in which participants were trained in basic tree identification by federal urban foresters. Joint teams of citizens and tree experts determined what spaces could be replanted with non-host-government provided trees. This action brought together and empowered a traumatized community, forged a bond between all participants and helped residents of Greenpoint to continue to actively assist with the informed management of their Urban Forest."[54]



The Asian Longhorn Beetle.

Local case study : Jarrahs, declining health and alkaline bore water at Nedlands Golf Course.

STRATEGIC OUTCOME 5:

Improve soil and water quality

The Nedlands Golf Course, flanked by sweeping views of Matilda Bay[55] is home to over 1800 trees and shrubs from approximately 55 species[56]. 108 trees are currently adversely affected by alkaline bore water.

4 years ago after attending Kings Park and learning of the impact of alkaline water on trees course Director R. Parkin and a former Agriculture Department employee investigated declining health of an initial 40 trees. Among these were many Jarrah (Eucalyptus marginata) displaying chlorotic (yellow) leaves. UWA and Murdoch Universities concluded that the alkaline bore water[57] used to irrigate the golf club caused declining health due to poor nutrient uptake. Treatment of trees using Iron sulphate has improved vegetation health dramatically, however approximately 50 of the 108 trees affected are unable to be saved. The situation is continually monitored and treatment applied as needed. Additionally 15 sprinklers have either been turned off or converted (at a cost of $150 per sprinkler) to reduce the spray onto vegetation with poor tolerance to the bore water. A further 15 sprinkler conversions are scheduled. The cost of the treatment has been approximately $2000 over the 43 acre site.

The below photo was taken at the Nedlands Golf Club, where several ancient jarrah trees were lost. It is one of the worst affected jarrah trees just beyond where three jarrahs had died previously.



Trees at Nedlands Golf Course.

Water resource management is one of the greatest challenges of the present century. As populations climb, per-capita water use increases and current water supplies shrink, placing global water resources under threat. Most urban areas face difficult choices and potentially expensive solutions to meet existing and future demand.

As Perth's climate becomes more variable, there is increasing pressure on water supply and a need to rigorously monitor and adjust watering practices. In this context, the Town has developed a Water Efficiency Action Plan 2016-2021[58] to reduce water usage and waste. The Town has also adopted Water-Sensitive Urban Design (WSUD) concepts to improve drainage water quality and reduce the quantity entering the drainage system.

Attention to soil moisture and health is also important for vegetation growth. Innovative solutions include replacing hard ground surfaces with porous materials to reduce heat retention, encourage soil moisture, mitigate flooding and improve tree health.

A further contribution to water quality could be made by planting native sedges in Town sumps, as well as trees to increase canopy. Sedges can stabilise the sump bowl and use biofiltration to reduce nutrients and pollutants from entering the drainage system.

TARGET: Develop and employ benchmarks that ensure soil moisture is maintained at levels that support healthy vegetation, water quality and effective flood and water resource management.

SUGGESTED ACTIONS:

Employ and encourage best practice soil and water management and monitoring across the Town, including an improved hydrozoning protocol for passive and active land uses and ecozone planting on Town land. (SML)

- Continue WSUD approach in managing Town's storm water runoff water and establish WSUD as the minimum design standard for Town-managed projects. (SML)

- Review storm water infrastructure capability to benchmark and maintain/improve soil and water quality. (SM)
- Explore options for planting native sedges in Town sumps. (SM)
- Install alternative or temporary watering systems (for example, portable water tanks) in suitable locations. (SM)
- Minimise spread of dieback through the soil, in line with the Town's Dieback Management Procedures and Protocols. (SML)



Fiona Stanley Hopsital Rooftop Garden. Photo P. Bennett.

Best Practice Case Study: City of Greater Geelong, Stormwater Harvesting

Like many local governments, the City of Geelong was hit hard by the 2001-2009 drought in south-eastern Australia. The City's water authority restricted all use of potable water on sports turf and as a result 56 sporting fields were closed for safety reasons. Grinter Reserve, as one of Geelong's biggest water users, was identified as a potential site for a large-scale WSUD project to save valuable drinking water and to secure a reliable alternative water source to irrigate and drought proof the Kardinia Park playing fields.

The Grinter Reserve project involved several government partners and the Geelong Football Club. Through a sophisticated engineering system, runoff water is diverted from stadium roofs, playing fields and a stormwater pipe from a nearby suburban area. The water is filtered through a Gross Pollutant Trap and is then stored in a 1.7 ML underground tank built beneath the car park. Before being used for irrigation, the water is further filtered and disinfected using UV light.

The project's outcome has exceeded expectations in providing recycled water yield for irrigation, weed reduction, a clean biodiverse habitat for flora and fauna, and aesthetic and educational appeal for visitors. As well as the Geelong Football Club, many other local community groups can now benefit from improved access to the reserve, which now includes walking paths and interpretative signage.

The total project cost was $1.1 million and took a mere three years to complete, from its 2008 inception to handover in April 2011.

Reference:

Geelong Harvesting Projects, March 2012 (Review Date: February 2014) www.clearwater.asn.au



Geelong Stormwater Harvesting.

Local case study: City of Melville, Brentwood Living Stream Project (Kaalitj-ngort Koondaam, Dragonfly dreaming)

The Brentwood Living Stream project 14 km south of Perth, is a partnership between Department of Biodiversity, Conservation and Attractions (DBCA), the Water Corporation, Main Roads, City of Melville and South East Regional Centre for Urban Landcare (SERCUL), with funding through a National Landcare grant from the Federal Government.

In 2006, the Swan Canning river catchment system was identified as a coastal pollution 'hotspot'. With funding from the federal government, DBCA assessed thirty sub-catchments to identify the major sources of nitrogen and phosphorus inputs into the river system. Through this process the Bull Creek catchment, which includes the Brentwood main drain, was identified as one of the priority catchments for restoration.

The aim was to transform a degraded closed stormwater drain system into an open, living stream. The Brentwood Living Stream Project aimed to improve the quality of water flowing into the Canning River through planting sedges and rushes to trap sediment, and a series of basins and rock riffles to remove pollutants from the water and increase oxygen conditions. Construction works began in winter 2015 and revegetation took place in winter 2016.

The Brentwood Living Stream Project is a fine example of collaboration between all levels of government, community groups, volunteers, and the local Whadjuk Noongar people to achieve multiple benefits. As well as the predicted improvement in water quality, the restoration work has brought other benefits, including weed reduction, increased biodiversity and habitat, improved aesthetics and public access to the entire reserve.

Reference:

Memorandum of Understanding, Brentwood Living Stream at Bateman Park, SERCUL and Melville City Council



Brentwood Living Stream. Photo H.Johnstone.

Strategic Outcome 6:

Improve urban ecosystems

Urban ecology is the scientific study of urban ecosystems, which examine the relationships between living organisms and their surroundings in an urban environment. A healthy urban ecosystem[59] provides many services to humans that directly and indirectly affect our survival and quality of life.

In our Town the loss of habitat and fragmentation of the urban forest is one of the main threats to our urban ecosystems. Deforestation on both private and public property has placed a number of native flora and fauna species under stress, including the Carnaby's black cockatoo population, which is declining due to diminishing food sources and roosting sites. Connecting existing green corridors along the river, railway and main roads with remnant bush and open space (such as parks and sumps) is one part of the solution. Planting trees that are good food sources, for example, *Corymbia calophylla* (marri), *Hakea laurina* and *Hakea petiolaris*, and *Eucalyptus caesia* (silver princess) is also part of a solution. Bushland and park vegetation will require midstorey and understorey species to be incorporated.

The UFS will address this challenge in partnership with stakeholders, particularly tenants on public parks and reserves, and major land caretakers such as Curtin University, Burswood Park Board, Technology Park, major shopping centres, government agencies and others.

In a similar way, attention to the location and connectivity of key UFS projects will ensure that all residents in the Town have equal access to its natural resources, and to the resulting social and health benefits. By thoughtful development of green corridors, green infrastructure, and urban forest diversity, the Town can ensure that plants, fauna and people are able to live in harmony.

TARGET: Protect and enhance biodiversity, green infrastructure and green corridors that contribute to a healthy urban ecosystem.

SUGGESTED ACTIONS:

- In collaboration with relevant research agencies and local stakeholders, review the Town's Environment Plan and incorporate an Urban Ecology and Biodiversity Plan in which trees and vegetation are used to address environmental problems. (M)
- Develop a Town street tree strategy. (S)
- Update the Town's Remnant Vegetation Management Plan. (S)
- As a matter of urgency develop a rehabilitation and revegetation plan for the Kent Street Sand Pit. (S)
- Investigate the feasability of establishing an Environmental Resource Centre within the Jirdarup Bushland Precinct as a public information and action hub for urban ecology. (SML)
- Using a collaborative approach with other landowners and caretakers and adjacent LGAs, recreate green corridors throughout the Town to connect fragmented parcels of land that assist native fauna access and freedom of movement. Amend Town Planning Scheme and precinct plans accordingly.[60] (L)
- Develop and update a Town Tree Matrix Planting and User Guide, to guide tree management. (S)
- Expand bird nesting box trial and set up new habitat support trials for microbat boxes and insect hotels. (SM)
- Develop a planter box and parklet box policy for shop fronts. (S)
- Develop a biophilic building design guide and implement trials, for example, roof top gardens and green walls, to inform and promote best practice in the Town. (M)



Redtail Black Cockatoos. Photo K. Lightbody.

Best practice case study: Bosco Verticale, biophilic design

Inaugurated in October 2014, Bosco Verticale [Vertical Forest] is a pair of residential towers in the historic Porta Nuova district of Milan, Italy. The twin towers have a height of 111 metres and 76 metres and host more than 900 trees (from 3 to 6 metres in height) and thousands of shrubs, perennials and ground cover, planted on terraces built into the structure.

"The Bosco Verticale in Milan supports one of the most intensive living green facades ever realized. The combination of its sophisticated plant selection, the deployment of greenery on all orientations, the structural design to accommodate the plants, and the maintenance, safety and irrigation systems, represents one of the most innovative tall building projects in recent memory."[61]

Bosco Verticale was designed by Boeri Studio in collaboration with horticulturalists and botanists, and won the International Highrise Award 2014, and the Best Tall Building Worldwide 2015.



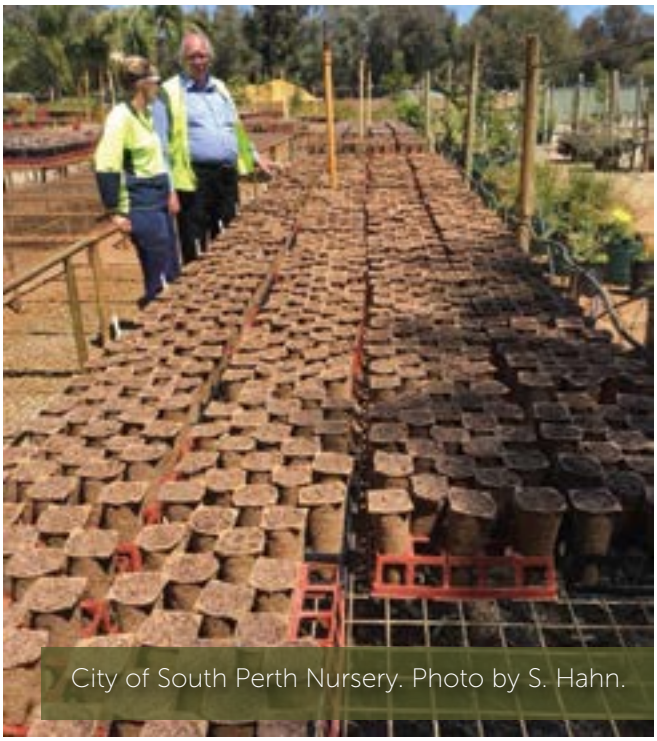
Bosco Verticale in Milan, Italy.

Local case study: Kensington Bushland

Kensington Bushland Reserve and a section of the adjoining Kent Street sand quarry site (which form part of the Jirdarup bushland precinct) have been recognised as regionally significant and designated as a Bush Forever site.[62] The area is the only sizeable remnant bushland area remaining in the Town of Victoria Park and management by the Town is assisted by the Friends of Kensington Bushland. The reserve lies within the Perth region of the Swan bioregion and comprises Banksia-Jarrah-Marri woodland on sandy soils.

"The reserve is classified in the municipal heritage inventory within management category A, which is 'worth the highest level of protection'. These areas are recommended for entry into the state register of heritage places which gives legal protection; development requires consultation with the Heritage Council of WA and the local government; and provide maximum encouragement to the owner under the Town of Victoria Park Planning Scheme to conserve the significance of the place."[63]

The Friends of Kensington Bushland conduct weeding and educational events throughout the year, and the City of South Perth nursery (see below) grows seedlings with seeds gathered from the Kensington Bushland.



City of South Perth Nursery. Photo by S. Hahn.

Local case study: Bird nesting boxes

"About 20 bird nesting boxes were placed in trees at Rayment (Lathlain) and Tom Wright (Carlisle) Parks on the 21st March 2017 after community workshops were held in November (2016) to assemble nesting habitats. The box components were made at the Manning Men's Shed with help from a $2,000 grant from the Town of Victoria Park.

[T]he concept arose from the passion of local residents concerned by the Town's ongoing loss of tree canopy, including the loss of significant local habitat when almost 100 mature trees were removed at Lathlain Park to make way for the West Coast Eagles. About 50 to 60 people attended the workshop, including [former] Town of Victoria Park Councillor Keith Hayes, who supported the trial project." [64]

The nesting boxes are concealed high above the ground amongst the canopy, and the entrances are tailored for a few large and small bird species. Locals have kept a close eye on the boxes and galahs seem to be the most visible users. The trial has provided an ideal opportunity for community volunteers to maintain 'ownership' of the boxes. Their observations will lead to improvements in the design, durability and use of the next generation of bird nesting boxes in the Town.



Tom Wright Park Bird Box Installation 2016. Photo J. Mellor.



Kensington Bushland in Spring. Photo K. Wray for Town of Victoria Park.



Carnarvon Street, East Victoria Park. Photo P.Melrosa.

11. Implementing the Urban Forest Strategy

Arresting and reversing our loss of canopy will require a significant change of culture across our Town, its administration, operations and constituent community. Success requires an unbroken commitment from all of us to embrace the strategy for the long term, if we and future generations are to reap the benefits.

The UFS is overarching in its reach and will have an impact across all our Town's existing frameworks, policies, procedures and projects. Implementation of the UFS must therefore be measured and well-considered in the planning, execution, monitoring and review. Employing the same ABCD approach that has created this UFS will multiply the return on our human, social and financial investment. During the formulation and activation of the UFS implementation framework, the Town will adopt a continuing commitment to building local community capacity to partner in the UFS's implementation.

Town Management Framework

Recommendation:

Delivery of the UFS, and coordination of the Transition to Implementation Working Group and UFS Implementation Working Group, will be the direct responsibility of a senior Town officer to ensure coordinated input and implementation across the Town's business units and organisational structure. Specific aspects of the UFS may be located in separate business units – such as Parks, Planning, Community Development/Engagement, and Communications calling for a whole-of-organisation approach.

Transition Process

Council's adoption of the UFS will be but a starting point. While some actions, such as fortifying existing Town programmes like Request a Street Tree and Adopt a Verge, can be undertaken immediately, the creation of a successful and sustainable Implementation Action Plan must be carefully considered and widely supported to ensure success.

Transition to Implementation Working Group

Recommendation:

In the interim, the existing UFS Working Group will continue in a transitional role, operating as the core Transition to Implementation Working Group (TIWG). TIWG will provide continuity, maintain momentum, and function as a practical bridge between the adoption of the Strategy and development of the Implementation Action Plan. Using an ABCD approach, the TIWG will also seek opportunities to mobilise participation and support across the Town community, particularly its residents and ratepayers.

Composition:

TIWG will comprise the core contributors to date, that is the Town staff and community members who helped formulate the UFS.

Resources:

As a task-driven body that delivers outcomes, the TIWG should be allocated a coordinator and adequately resourced to enable ongoing two-way interaction with the broader Town community.

Duration:

The TIWG will meet on a regular basis to achieve the following outcomes

- the formulation and scheduled rollout of an UFS Implementation Action Plan, utilising an ABCD approach
- establishment of an ongoing UFS Implementation Working Group to monitor implementation of the UFS, including annual analysis of canopy mapping data, and recommend opportunities for refinement and improvement
- adoption and promotion of interim measures prior to full implementation of the UFS in order to guard against unintended adverse consequences.



Terms of Reference: The first priority of the TIWG will be to affirm its composition and Terms of Reference, which may include, but not be limited to:

- recruitment of additional specialist members and contributors, while mindful of the need to maintain balance in numbers of Town and local community representation,
- audit, review and recommend alignment of existing local planning policy framework, and existing Town strategies, policies, procedures, projects, user and lease agreements,
- detailed assignment of short-, medium- and long-term priorities and time frames for implementation of the UFS,
- budgetary impacts as required to implement UFS strategies and actions in the short, medium and long term, including prospects for external funding support,
- the implications of prioritised UFS strategies and actions on Town staffing and organisational and portfolio responsibilities,
- recommended model(s) to provide the community capacity-building and support required to partner in the ongoing implementation of the UFS based upon ABCD best practice,
- pursuit of strategic partnerships to share and maximise resources, particularly with other LGAs,
- considering inclusion of Town KPIs that demonstrate commitment to community capacity building in support of ABCD partnerships,
- informing, engaging and seeking collaborative partnerships with institutional land users including public and private education providers, Water Corporation, Main Roads, Transperth and the Public Transportation Authority, Western Power and related entities, state and federal government departments, Burswood Park Board, religious organisations, non-government and community organisations and lessees and users by agreement of public parks, reserves and bushlands,
- exploring opportunities for accessing, acquiring, growing and maintaining an inventory of preferred tree stock as well as resource-sharing with other entities,
- promotion of the UFS, its importance and its benefits utilising a convergent public information, education and media plan, and
- recommend terms of reference for an ongoing UFS Implementation Working Group.

Interim Measures

It is essential that the Town proactively adopt interim measures to prevent possible adverse consequences in the period between the adoption and full implementation of the UFS. This is particularly important given that any amendments to the local planning policy framework to incorporate UFS goals are likely to be complex and time-consuming and will require broad community support in order to succeed.

Some landowners and developers, fearing the UFS may have a negative impact on their property decisions, may choose to pre-emptively remove trees from their land before the local laws are revised. Trees with the potential to be placed on a significant tree register could be removed prior to full activation of the Implementation Action Plan. In these instances, landowners may well miss out on the proposed incentives and rewards for tree retention and expansion of tree canopy on private land.

Interim measures for consideration, particularly in areas subject to high levels of subdivision and development, may include:

- grants to assist with retention, planting and maintenance of canopy trees on private land,
- interim rates relief,
- a points accumulation system towards future rates relief,
- access to a short-term incentive fund, and



- some form of sponsorship of trial UFS best practice properties or developments.

The rollout of interim measures should be accompanied by a proactive public information campaign that promotes the positive benefits of the UFS, while defusing any concerns about possible negative impacts.

Finally, so that the Town is seen to be leading by example, the adoption of interim measures for private property owners would ideally run in conjunction with the launch of mass planting and maintenance programmes on public land.

Implementation Action Plan

The UFS Implementation Action Plan will be formulated through the combined efforts of the Transition to Implementation Working Group and other Town staff, in consultation with local residents, ratepayers, external stakeholders and professional experts.

The Plan will translate the high-level principles, strategies and actions of the UFS into a practical and comprehensive roadmap that will include specific operational tasks, staffing and resources, gap analyses and cost benefit assessments, implementation and reporting responsibilities, risk management, monitoring and evaluation plans and key performance indicators, within a critical path timeline.

As a guide, an extract from an urban forest strategy action plan produced by the Brimbank City Council in Victoria is included in Appendix 4.

UFS Implementation Working Group

Once adopted, progress of the Implementation Action Plan will be monitored on an ongoing basis by a UFS Implementation Working Group. This Implementation Working Group will conduct an annual review, which should include canopy mapping and analysis, prior to the Town's annual budget process each year.

Recommendation:

The UFS Implementation Working Group will be independent of existing Council committees and will have broad representation including from our local Noongar and Whadjuk community. Building upon our asset-based community development approach to maintain momentum and continuity, the UFS Implementation Working Group will work in partnership with the Town, to collaboratively and transparently seek consensus among constituent groups, share ownership and foster urban forest stewardship across the Town.

As a task-driven body that delivers outcomes, the UFS Implementation Working Group should be allocated a coordinator and adequately resourced to enable ongoing two-way interaction with the broader Town community.

The UFS Implementation Working Group will be a robust and proactive body that ensures the UFS is effective, sustainable, affordable, and flexible enough to adapt to changing circumstances. Indicative UFS Implementation Working Group responsibilities will be to:

- **monitor** the execution of specific tasks and adherence to timelines set forth within the Implementation Action Plan,
- **evaluate** outcomes to consider the reasons for the relative success or shortcomings of any tasks, trials and initiatives,
- consider and **recommend modifications** to improve the viability of UFS plans and actions,
- **monitor progress** towards attaining the UFS's goal of 20% canopy coverage through analysis of annual mapping data to measure the success of our efforts to retain existing and grow new canopy trees,
- develop a draft a sustainable Town of Victoria Urban Forest Management Plan, and
- **report to Council** through appropriate channels and committees.

12. Glossary

Asset-Based Community Development (ABCD) is a methodology for the sustainable development of communities based on their strengths and potentials. ABCD involves assessing the resources, skills, and experience available in a community, organising members around issues, and then determining and taking appropriate action. This method uses the community's own assets and resources as the basis for development; it empowers the people of the community by encouraging them to utilise the strengths they already possess.

Biodiversity is the number and variety of organisms within one region, including species and ecosystem variability (terrestrial, marine and aquatic), and is a measure of the health of an ecosystem.

Biofiltration is a pollution control technique using a bioreactor containing living material to capture and biologically degrade pollutants. Common uses include processing waste water, capturing harmful chemicals or silt from surface runoff, and microbial oxidation of contaminants in air.

Biophilic design uses natural elements and draws inspiration from the natural world in urban design to contribute to human health and productivity.

Botanical family is a taxonomic group composed of one or more genera. The names of most botanical families end in '-aceae' (for example, Myrtaceae), with some exceptions.

Botanical genus (plural – genera) is a taxonomic group consisting of related species that resemble each other more closely than they resemble other groups. Genus is subordinate to family and ranked above species. The genus name forms the first part of a scientific name (for example, ***Eucalyptus leucoxylon***) and is written in Latin with the first letter capitalised. Collections of similar genera are grouped into families.

Botanical species is a taxonomic group that unites like individuals within the same genus that breed among themselves, produce fertile offspring and are distinguishable from other groups. Species is the basic unit of classification. The scientific name is formed by the genus name followed by the species name (for example, ***Eucalyptus leucoxylon***) and is always written in lower case. Collections of similar species are grouped into genera.

Climate change refers to a change in global or regional climate patterns, attributed largely to the increased levels of atmospheric carbon dioxide produced by the use of fossil fuels since the 19th century. While adaptation tackles the effects of climate change, mitigation tackles its causes.

(Climate change) adaptation refers to the ability of natural or human systems to adjust to weather variability and extremes due to climate change, by moderating potential damage, reducing harm or risk, and coping with the consequences.

(Climate change) mitigation refers to human intervention to reduce or eliminate the long-term social, economic and environmental hazards of climate change. Most often, climate change mitigation involves reducing greenhouse gas emissions or expanding absorption 'sinks'.

Council refers to the elected members who govern the Town of Victoria Park.

Crown Projection method refers to a method to calculate the canopy of a tree, developed by the Urban Horticulture Institute based at Cornell University in the United States. To calculate canopy, measure the distance from the main trunk to the dripline to ascertain the radius. To determine the radius(r), assume that the tree will reach 75% of maximum canopy. Calculate the canopy area using the equation

Ecosystem services are defined as the direct and indirect contributions of ecosystems to human well-being, survival and quality of life. Ecosystem services are natural or enhanced ecological processes, for example, that clean our air and water, pollinate plants, filter and recycle nutrients, modify climate, control floods and improve soil fertility.

Ecozoning is the conversion of existing turfed areas into native garden areas. This allows for minimal water to support an area that once sustained turf, saving large volumes of water.

Green infrastructure describes the network of natural landscape assets in cities and town, that is the green spaces, water systems and built landscapes from residential gardens to local parks and housing estates, streetscapes and verges, transport corridors and waterways.

Helliwell System is one of several methods of placing a monetary value on the amenity provided by trees. The basic approach is to allocate point scores under a number of different factors such as tree size, life expectancy, suitability to setting etc. These scores are combined to give an overall comparative score for a tree or bushland. A monetary conversion factor is used to attach an economic value to this point score.

Hydrozoning is the practice of clustering together plants with similar water requirements in an effort to conserve water.

i-Tree is a peer-reviewed software suite from the USDA Forest Service that provides urban and rural forestry analysis and benefits assessment tools. i-Tree can help strengthen forest management and advocacy efforts by quantifying forest structure and the environmental and economic benefits of trees.

Lerps are crystallized structures produced by larvae of psyllid bugs (lerp insects) as a protective cover.

Natural capital is an extension of the traditional economic notion of capital. It represents natural assets such as non-renewable resources (for example; fossil fuels and mineral deposits), and renewable resources (for example; fertile soils, pollination, vegetation or pure air and water).

PCI (Park Cool Island) refers to the cooling effect of vegetation within an urban environment.

Resilience is the capacity to deal with change and to continue to develop. Ecological resilience refers to the capacity of an ecosystem or natural population to resist or recover from major environmental changes.

Sequestration of carbon describes the removal of carbon dioxide, which is a greenhouse gas, from the atmosphere, and absorption and long-term storage of carbon dioxide or other forms of carbon, usually by biomass such as trees, soil and crops, or technological measures over a period of time.

Sustainability refers to the effective use of environmental, social and economic resources in order to meet current and future community needs.

The Town refers to the Town of Victoria Park, a local government area in Western Australia.

Tree a woody perennial plant, typically having a single stem or trunk growing to a considerable height and bearing lateral branches at some distance from the ground. The international standard for a canopy tree is one that is a minimum of 5 metres in height and creates an average shade canopy of $7m^2$.

Tree (arboricultural) impact assessment is a document that identifies the impact of a proposed activity on any trees on a specific site or any tree on adjacent land.

Tree matrix is a list of trees and their characteristics that is used to determine the most appropriate species for different location types.

Urban ecology describes how ecological models from natural environments are applied to urban areas, including the interactions between organisms and environments, energy and food services.

Urban Heat Island effect refers to one of the most prominent features of urbanization, the tendency for temperatures in cities to gradually rise in comparison to their rural surroundings.

Urban forestry is the art, science and technology of managing trees and forest resources in and around cities and towns.

Urban sprawl is a phenomenon that plagues cities in both developing and industrial countries. It is an uncontrolled or unplanned extension of urban areas into the countryside that tends to result in an inefficient and wasteful use of land and its associated natural resources.

Water-sensitive urban design (WSUD) is a land-planning and engineering design approach, which integrates the urban water cycle, including storm water, groundwater and wastewater management and water supply, into urban design to minimise environmental degradation and improve aesthetic and recreational appeal.

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15. Appendices

1. Town of Victoria Park Memorandum
2. Policy review
3. Community Engagement
4. Brimbank City Council Urban Forest Strategy Action Plan (Sample Page)
5. Overview of Carbon Farming Opportunities
6. Budget - UFSWG Development Project
7. Asset-Based Community Development
8. Content Reviewers



AUDRC Models. Photo K. Wray.

Appendix 1: Town of Victoria Park Memorandum



Town of VICTORIA PARK

19 October 2017

RE: Urban Forest Strategy background

Motion raised and carried 6-5 at the Special Meeting of Electors in July 2015

"That Council, as a matter of priority, undertake an urban forest strategy in partnership with Curtin University, residents, community groups and any relevant stakeholders that wish to participate, and that this strategy proceed or be undertaken in conjunction with any discussion relating to future Town Planning Scheme amendments, to achieve an increase in tree canopy coverage up to 20% by 2020. The motion was put and carried 6-5."

This motion was then taken to the August 2015 Ordinary Council Meeting. The Council resolved

Requests the Chief Executive Officer to prepare a report to the council's Future Planning Committee November 2016 meeting on the urban forest strategy as contained within Motion 3

The Future Planning Committee then resolved at their November 2016 meeting:

1. Endorses the development of the Town's Urban Forest Strategy via an Expression of Interest (EOI) process open to incorporated, community-based organisations.

2. Supports the project methodology as contained in this report and,

3. Project team to report to Future Planning Committee quarterly and present to Elected Members Workshop periodically on progress and to seek feedback.

The Town decided to use an asset-based community development approach to develop and deliver this strategy. Asset-based community development recognises that the role of institutions, including local government, is to work in partnership with the community through capacity-building initiatives, and facilitating partnerships within and between local communities. The aim is to create resilient and vibrant communities underpinned by social justice principles, and to drive sustainable change from within.

A request for Expressions of Interest to deliver the Urban Forest Strategy was advertised in March 2017. The Victoria Park Collective and Victoria Park Urban Tree Network submitted their expression and were successful. They are now working with the Town to deliver the strategy.

Quotes attributed to Mayor Trevor Vaughan

"Council acknowledges the importance placed by the community on increasing the tree canopy and vegetation around the Town."

"We recognised that we have community groups in the Town that are active and want to help so we decided to take a different approach to enable them to be involved."

"We are looking forward to seeing what comes out of this process and having the Urban Forest Strategy in place."

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abn 77 284 859 739

Appendix 2: Policy Review

Elements of our state and local planning policy framework that will require audit, review and potential (local) modification in order to align with our Urban Forest Strategy are listed below:

State Government Policy

Draft State Planning Policy 1 (State Planning Framework)	The policy's purpose is to provide general principles for land use planning and development through high level statements that are intended to filter down to the creation of plans, policies and frameworks at both state and local levels.

Relativity

There is an expectation that planning include "high standards of urban design and a sense of neighbourhood and community identity". Trees play a key role in urban design and sense of place.

Planning also must "promote the conservation of ecological systems and the biodiversity they support including ecosystems, habitats, species and genetic diversity". Trees play a key role in these aspects.

Comment: *An Urban Forest Strategy that informs and manages these aspects will be integral in achieving key principles of the State Planning Policy.*

State Planning Policy 3.1 Residential Design Codes	The purpose of the R-Codes is to provide a comprehensive basis for the control of residential development throughout Western Australia.

Relativity

In relation to the provision and accommodation of trees, residential developments are required to demonstrate compliance to the following Design Principles:

Site Area:

- Facilitate protection of environmental feature or significant feature that adds to existing streetscape

Street Setback:

- Accommodate landscaping

Streetscape:

- Landscape to provide adequate shade

Landscaping:

- Provide for microclimate
- Retain existing trees to maintain local sense of place
- Contribute to streetscape

Parking:

- Landscaping between each six consecutive external car parking spaces to include shade trees.
- Trees that are greater than 3m in height shall be retained, in communal open space areas which are provided for the Development.

Comment: *Despite these principles, significant tree canopy losses are occurring. Some provisions of the R-Codes can be amended via local planning policies to achieve improved outcomes.*

Note: The DesignWA draft design codes are currently awaiting government approval.

Draft Central Sub-Regional Planning Framework	An extension of Perth and Peel @3.5 Million that provides further strategic details on the Central region including Victoria Park.

Relativity

Green Network strategies and policies should:

- Preserve and enhance the existing environmental and landscape values
- Manage the availability and use of natural resources
- Safeguard existing green network components from fragmentation;
- Create and enhance existing green networks and identify ecological linkages
- Encourage or require new development to be designed to deliver on clear connections to the green network
- Provide an acceptable number of street trees to enhance the public realm in urbanised locations

Comment: *Our UFS supports or promotes these aspects.*

State Planning Policy 4.2 Activity Centres for Perth and Peel	4.2 Activity Centres main objective is to ensure that employment areas, services and general amenities are spread equitably across the metropolitan area. It also promotes the integration of land use with transport and does so within the framework of Directions 2031. Parts of Victoria Park are defined as Activity Centres.

Relativity

In implementing future activity centres:

- Trees and other plants should be easy to care for and add to the local biodiversity. Vegetation should be retained where possible. New planting should preferably use species native to the area and be compatible with the existing vegetation. Maximise climate control opportunities.

Comment: *Our UFS seeks to guide or manage these issues.*

Local Planning Policy 16 – Albany Highway Residential/ Commercial Design Guidelines	Landscaping guidelines for Albany Highway streetscape between Oats St and Dane St.

Relativity

The policy seeks setbacks of 3 metres which may be landscaped. Landscaping should be used to buffer and screen the residential component, provide shade and shelter and visually enhance the streetscape. Most of the landscaping should be substantially related to the residential component.

Comment: *An Urban Forest Strategy that informs and manages these aspects will be integral in achieving key principles of the State Planning Policy.*

Local Planning Policy 17 – Street Frontage Design Guidelines for District Centres and Commercial Areas Along Albany Highway	Landscaping guidelines for Albany Highway Streetscape

Relativity

Provisions state a large shade tree planting should be provided for any customer car parking to the rear of the property; one shade tree to every 4 car bays; and shade trees chosen for rear car parks should be species appropriate for the purpose.

Comment: *Given the importance of green infrastructure to the amenity of the pedestrian environment, an expanded policy could provide further guidance on what is possible in the streetscape environment, including opportunities within alfresco dining environments.*

Local Planning Policy 20 – Design Guidelines for Developments with Buildings Above 3 Storeys	Design elements and performance criteria for development that are outcomes based.

Relativity

The policy is rigorous in its attempt to develop a framework for development applications to adhere to when investigating particular design elements. Includes thorough performance criteria across all design elements, particularly those dealing with green infrastructure aspects (Site Planning, Streetscape, Private Open Space, Communal Open Space and Publicly Accessible Space).

Comments: If these aspects are considered thoughtfully and passionately in the design process of development applications, good planning outcomes will be achieved.

Comment: *If these aspects are considered thoughtfully and passionately in the design process of development applications, good planning outcomes will be achieved.*

Local Planning Policy 23 – Parking Policy	Provision of parking for residential and non-residential uses in the town.

Relativity

The following points are taken from the policy:

- All non-residential parking areas should contain shade trees (species to be approved by the Council) generally at a rate of one tree for every four bays.
- In residential areas any continuous row of parking or length of driveway shall be provided with planting areas, including shade trees, at the rate of one per eight bays or otherwise required by the Council.
- The perimeter of all parking areas should be landscaped by a planting strip of at least 1.5 metres in width. In some circumstances a greater area of landscaping may be required, particularly where a parking area adjoins a residential use.

Comment: *While the objectives are reasonable, enforcing compliance with landscaping requirements remains a challenge.*

Town Planning Scheme No. 1 Precinct Plans	The Town Planning Scheme describes planning intentions and guidelines for development in the different areas of the Town.

Relativity

Key wording from the 'Statement of Intent' that involves tree retention, preservation or inclusion in development design.

Victoria Park – The precinct should remain a visually attractive area and the preservation of trees and the generous landscape planting of properties upon redevelopment will be required.

Curtin - Landscaped grounds and character to be retained and enhanced. Emphasis will also be placed upon improving the streetscape. Front setback areas will be landscaped with planting and car park will be screened from the street. Quality landscaping of a permanent nature must be provided on all sites.

Raphael - The retention of structurally sound original houses and healthy mature trees will be a priority in order to maintain the existing residential character and streetscapes.

Lathlain – Infill development and the redevelopment of corner lots is encouraged, although not to the detriment of the existing character of the area (character being defined to include landscape similar to Raphael).

Comment: *The inconsistency of precinct planning and elevation of tree importance in some precincts and not others is concerning. Despite these statements, tree loss is occurring in all precincts. It does not appear that the basic intent of the Town Planning Schemes is being consistently applied to developments as they occur.*



Raphael Park, Victoria Park. Photo P. Melrosa.

Other relevant planning-related policies that intersect with the UFS include:

- Perth and Peel@3.5million
- Perth and Peel Green Growth Plan for 3.5 million (draft)
- WAPC – Development Control Policy DC2.3 – Public Open Space in Residential Areas
- WAPC – Liveable Neighbourhoods Community Design Codes
- WAPC – SPP 2.8 Bushland Policy for the Perth Metropolitan Region
- Metropolitan Region Scheme
- Burswood Peninsula District Structure Plan & Burswood Lakes Structure Plan
- Belmont Park Racecourse Structure Plan
- Greater Curtin Masterplan
- Future Town Planning schemes

In addition to our planning policy framework, our Town's existing plans, procedures, projects, user and lease agreements need to undergo review during UFS transition and implementation stages and may require potential modification to align with the UFS, including but not limited to:



Photo A.Kwan.

Community plans:

- Strategic Community Plan 2017-2032: The key section is *"Strategic Outcome EN7: Increased vegetation and tree canopy. This outcome acknowledges the importance placed by the community on increasing the tree canopy and vegetation around the Town. The principle behind this outcome is that the more trees and vegetation the better. It means that the Town will need to plant more trees and vegetation and look after them so that people can enjoy the benefits."*
- Healthy Vic Park Plan (26 September 2017)
- Safer Neighbourhoods Plan 2017-2022
- Events and Place Activation Strategy 2017-2022
- Disability Access and Inclusion Plan 2017-2022

Planning and development plans:

- Land Assets Optimisation Strategy 2013
- Sport & Recreation Facilities Strategy
- Foreshore Access & Management Plan
- Proposed development of the adjacent land of the former Department of Agriculture and Food.

Environmental plans:

- Environmental Plan 2013 – 2018
- Climate Change Adaptation Plan 2016-2030
- Water Efficiency Action Plan (August 2016)
- Dieback Management Procedures and Protocols
- Remnant Vegetation Management Plan
- George St Reserve Revegetation Project
- Tree Planting Program
- Park Asset Management Plan
- Kensington Bushland Management Plan
- Street Tree Management Plan
- Significant Tree Register
- Street Trees Policy and Procedures
- Planting of Street Trees
- Street Tree Removal
- The future Public Open Space document
- Street Tree Renewal - PKS 2 Street Tree Policy and Procedures

Appendix 3: Community Engagement

The core component in developing the Urban Forest Strategy was the approach to community engagement. The input helped to shape the UFS, identified planting priorities, and provided a guide for ongoing community education and engagement. The consultation process revealed a high level of community awareness and a strong desire for action to protect the urban forest. The ideas and themes emerging from the consultation have informed the development of the Urban Forest Strategy. This section is a summary of the methods and findings from the community consultation.

The Urban Forest Working Group employed a range of methods to involve the community and seek their views and priorities for the Urban Forest Strategy, including:

- Interviews
- Emails with media and experts in the field
- Social media
- Vic Park Farmers' Markets
- Online engagement using 'Your Thoughts' portal
- Community workshops
- Millennium Kids workshop
- Town staff and peers workshops and engagement

Interviews

Interviews were conducted with eight individual volunteers and eight interested community groups based in the Town of Victoria Park or caretaking particular parcels of land around the Town, namely: Friends of GO Edwards Park, Friends of Kensington Bushland, Victoria Park Community Garden Inc, Carlisle Bowling Club Urban Forest Group, Malubillai Wildlife Carers Network, Victoria Park Transition Network, Vic Park Collective Inc. and Victoria Park Urban Tree Network. These community groups, representing around 3,200 members, rely mainly on volunteers for labour and financial support, supplemented by small grants, sponsorship and Town support. Their activities include a range of greening projects, including verge gardens and 'guerrilla planting' in sumps and unused spaces.

Social Media

Over 20,000 email and social media contacts (comments, likes and shares) were made in developing the Urban Forest Strategy:

VPT Facebook page	5,621
Friends of Harold Rossiter	221
ToVP Facebook	7,000
Vic Park Local Facebook	622
Vic. Park Collective Facebook	4,090
Carlisle Community Facebook	472
Neighbourhood Watch South Facebook	533
Urban Forest Strategy email	400

Vic Park Farmers' Markets

Over two weekends in October 2017, volunteers organised a marquee at the local Farmers' Markets to promote the Urban Forest Strategy to the local community. The volunteers were kept busy interacting with over 120 Town residents and others keen to contribute. A 'Tree Ideas' chalkboard was another popular activity, especially with children, who provided many comments and drawings to illustrate their ideas.

'Your Thoughts' survey

The Town's 'Your Thoughts' online portal was used to gather further community comments during the 8-week consultation period (October - November 2017). A quick poll on tree protection policies on private property received 31 responses, mainly from residents of Victoria Park and East Victoria Park, with the majority (51.6%) voting for the strongest tree protection measure: a tree register and no significant tree removal unless the tree is deemed unsafe by a qualified arborist. In addition, there were 19 public submissions offering suggestions, which were largely consistent with other feedback.

A separate 'Your Thoughts' survey for Town staff received 18 submissions from across all business units. Staff responses identified some key challenges in implementing the Urban Forest Strategy, including:

- operational, resourcing and staffing issues,
- changes to planning regulations relating to trees and vegetation on private land, and
- the need for a strong implementation plan involving robust community education and engagement.

Community Workshops

Five community workshops were held between 29 October and 20 November 2017, attended by a total of 89 residents, business owners, Councillors, children and others who either live or work within the Town. The kids-only workshop was facilitated by Millennium Kids Inc. using a unique child-centred approach, and the Australian Urban Design Research Centre (AUDRC) assisted at all workshops.

Workshop participants discussed their views on green space, public planting, and tree species. Using the AUDRC model streetscapes and split into teams, participants were invited to find creative solutions to reach the 20% canopy target across three different land use areas of the Town. Notably, the children's designs all achieved 30%-40% tree cover. During the exercise, a number of ideas emerged that supported or amplified feedback from the wider consultation.

The young participants at the Millennium Kids workshop showed a keen interest in nature and conservation and the associated social and wellbeing benefits. The group decided to





Photos K.Wray.

embark on a lobbying campaign to influence local government policy makers, and to share their ideas with other young people through school-based education programmes and other forums. Encouraged by these results, the Urban Forest Working Group approved a $500 grant for a youth team, coordinated by Millennium Kids Inc., to further develop their ideas for future action.

Public planting priorities

In a final mapping exercise, workshop participants were invited to nominate their most valued places within the Town, and those that should warrant special attention under the Urban Forest Strategy. The exercise revealed a mixture of nature-based locations (parks) and built-form areas (Curtin University and two shopping precincts) were the most popular social and community spaces.

The most valued environmental spaces were all bushland or parks, including McCallum Park/ Swan River foreshore and the Kent Street Sand Quarry site. These areas also appeared in the top five locations identified for priority tree planting, as well as The Park Centre car park, Oats Street Station and the railway reserve generally.

Combined mapping exercise from the adult workshops



Appendix 4: Brimbank City Council Urban Forest Strategy Action Plan

Urban Forest Strategy 2016-2046 (Action Plan extract, p.51, with permission)

Strategic Direction	Action	Who (Potential Partners)	When
Develop a diverse urban forest and increase canopy cover to 30% by 2046.	Plant 700,000 trees on public and private land to ensure we are able to achieve 30% canopy cover	Urban Design, Parks Services, Environment, City Planning	2016-2046
	Increase species diversity through planting no more than 50% of the same family and introduce more families into the Urban Forest	Urban Design, Parks Services	2016-2021
	Develop species list of appropriate trees that will adapt to the Brimbank environment and minimise maintenance requirements	Urban Design, Parks Services	2016-17
	Make available free trees for residents to plant on their own properties and provide information on best practice maintenance techniques at park events	Urban Design	Ongoing
	Achieve average 50% canopy cover on all parks and open spaces where appropriate	Urban Design, Parks Services	Ongoing
	Increase shrub layer to 5% throughout the municipality	Urban Design, Parks Services	2016-2046
	Develop Boulevard Master Plans for all major routes within Brimbank in line with the MPA Boulevard Strategy	Urban Design	2017-18
	Support community led food growing opportunities	Urban Design, City Strategy, Community Planning and Engagement	Ongoing
	Update Landscape Guidelines for small residential subdivided land to provide guidance to developers of basic landscape requirements that contribute aesthetically and environmentally to the municipality	Urban Design, City Strategy	2016-17
	Develop tree planting master plans for all areas of Brimbank to achieve maximum canopy cover on all streets and provide neighbourhood character through trees and vegetation	Urban Design, Parks Services	2016-18
	Continue to investigate further opportunities to expand on the street tree program including developing centre medians for planting, street narrowing and kerb out stands.	Urban Design, Engineering Services	2016-2020
	Develop tree pit and pavement design guide for areas where new trees have the potential to conflict with other publicly owned and private assets	Urban Design, Engineering Services	2016-17
	Create asset management plan for replacement of shrubs throughout the municipality	Urban Design, Parks Services, Asset Services	2017-18
	Increase areas of unmown areas to decrease carbon emissions and improve biodiversity	Urban Design, Parks Services	2016-2021
	Ensure Planning outcomes adhere Amendment C158	Urban Design, City Strategy	Ongoing
	Revise Nature strip guidelines and develop baseline to measure improvement of naturestrips	Urban Design	2016-17
	Integrate residential and grassland areas more effectively through tree and vegetation planting	Urban Design, Environment, Parks Services	2016-2021

Appendix 5: Overview of Carbon Farming Opportunities

The Federal Government's Carbon Farming Initiative (CFI) legislation allows for the creation of Australian Carbon Credit Units (ACCUs) for a number of emissions reduction activities. In general, the activities that reduce emissions must have an approved methodology under the CFI scheme. The full list of approved methodologies is available at the following link - **https://www.legislation.gov.au/Search/carbon%20farming%20initiative.**

A number of the approved methodologies are specifically targeting land sector activities such as reforestation, however the methodologies are restricted to activities such as managed plantations or reforestation of former farm land. There is no methodology that can be applied to tree planting in urban locations at this stage. In addition, the monitoring and assessment of carbon uptake under these methodologies is a reasonably rigorous process, involving significant verification, which adds to the costs of the project.

If a methodology were to be created by the Department of Environment and Energy that could be applied to reforestation activities in urban areas, then ACCUs could potentially be created. If this were to happen, the biggest market for sale of ACCUs is to the Federal Government under the Emissions Reduction Fund. To supply ACCUs under the Emissions Reduction Fund, projects must bid into a reverse auction process where the Government buys a number of ACCUs in individual contracts for supply for 7 or 10 years. The current average auction price for ACCUs is approximately $12 (AUD) per ACCU. In future however, as industrial facilities are required to purchase ACCUs to offset emissions above their emissions baselines, there may be a liquid secondary market open up. In this instance, bi-lateral contracts to supply ACCUs to liable entities could be drawn up, with a price negotiated for delivery of those. Again, the potential of selling credits to industrial facilities that require them is dependent on the ability to generate the ACCUs in the first place - which requires a methodology.

Courtesy of Marc Allen, Engeco – Emission and Energy Strategy Advisors, Singapore

www.engeco.com.au



Appendix 6: Budget - UFSWG Development Project

Budget Item	Amount
Graphic design, UFS publication and reference materials.	$8,000.00
Printing	$600
Volunteer out-of-pocket expense reimbursements	$1,800.00
Workshops/pop up events	$6,380.00
Project review of assessment, ABCD content	$400.00
Telecommunications/IT	$800.00
Volunteering WA subscription	$55.00
UFS capacity building	$965.00
Contingency	$1,000.00
Total Budget	**$20,000.00**



Volunteers at the community workshops. Photo K.Wray.

Appendix 7: Asset-Based Community Development

ABCD- What is it all About?

Asset Based Community Development (ABCD) is a global philosophy and practice related to asset focused, place based and community driven initiatives. While practised intuitively by many community builders for a long period, it was the work of John McKnight and Jody Kretzmann over a 40-year period and their creation of the ABCD Institute of Northwestern University, Chicago, USA in 1995 that gave it its name and prominence. Today, a wide diversity of impressive ABCD initiatives can be found across the world.

ABCD is not a recipe, but a place-based framework that incorporates such principles as:

- Meaningful and lasting community change always originates from within. The wisdom of the community always exceeds the knowledge of the community.
- Building and nourishing relationships is the fundamental action in community building.
- Communities have never been built by dwelling on their deficiencies, needs and problems. Communities respond creatively when the focus is on resources, capacities, strengths, aspirations and opportunities.
- The critical developmental process involves highlighting, mapping, connecting and celebrating the diverse range of community assets; and harnessing these connected assets for action that creates and strengthens caring and inclusive communities.
- The strength of the community is directly proportional to the level that the diversity of its residents' desire, and are able to contribute their abilities and assets to the wellbeing of their community. Every single person has capacities, abilities, gifts, and ideas, and living a good life dpends on whether those capacities can be used, abilities expressed, gifts given and ideas shared.
- In every community, something works. Instead of asking "what's wrong, and how to fix it", ask "what's worked and how do we get more of it?" ABCD generates energy and creativity.
- Community residents must be valued as co-producers and citizens, rather than being viewed as clients, consumers and customers. They act responsibly when they care about and support what they create.
- Creating positive change begins simply with the act of conversation.
- Having fun must be a high priority in all community-building efforts.
- The central factor to sustainable change is local leadership and its continuous development and renewal.
- The starting point for change is always mindset and a positive attitude.

'Go to the people. Live among them. Learn from them. Love them. Start with what they know. Build on what they have. But of the best leaders when their task is done, the people will remark – "We have done it ourselves."'

Lao Tzu, 530 BC, China

Reference: www.bankofideas.com.au

Appendix 8: Content Reviewers



Emeritus Professor Hans Lambers

Hans Lambers was Professor of Plant Biology at The University of Western Australia. From 2002–2012 he was Head of the School of Plant Biology at The University of Western Australia. In 2006, he started the Kwongan Foundation for the Conservation of Australian Native Biodiversity.

"*I have read your document, and wish to congratulate you with what you have achieved. It is a document you can be proud of. I do hope that other Towns and Cities in Perth will follow your example.*" E/Prof Hans Lambers



Peter Kenyon

Peter Kenyon is the founder and current director of Bank of I.D.E.A.S. an agency that specialises in the facilitation of community building and consultation initiatives, based upon the principles of Asset Based Community Development (ABCD). Over the last four decades he has worked with more than 2000 communities throughout Australia and overseas seeking to facilitate fresh and creative ways that stimulate community and local economic renewal. He is motivated by the desire to create healthy, caring, inclusive, connected, sustainable and enterprising communities and local economies.

"*The Bank of Ideas applauds the selection and articulation of an ABCD framework, which increasingly is being acknowledged and utilised by local governments and community development agencies, nationally and globally as a relevant tool for effective community engagement and ownership.*" Peter Kenyon



Dr Courtney Babb

Dr Courtney Babb has academic interests with a focus on the social sustainability of cities, urban mobility and accessibility, and issues of governance in urban planning. He is a lecturer in the Department of Planning and Geography at Curtin University and teaches units in transport and land use integration, planning for sustainability, participatory planning, and planning research design and methodologies.

He has previously been employed as a research associate with the Planning and Transport Research Centre (PATREC) looking at issues relating to the integration of land use and transport planning in urban environments.

"*The background sections are well researched and effectively frame the problems of urban tree canopy loss. There are some great initiatives included in the strategic actions. I particularly liked the strong focus on collaboration and participation, and the inclusion of a range of actions to support broader urban ecosystem function, reflected in the tree diversity, focus on soil health and water quality strategic outcomes. The inclusion of ongoing monitoring of urban canopy will allow for policy learning and adaptation to ensure the right mix of mechanisms is put in place for the long term protection and enhancement of urban tree canopy in the TOVP.*"
Dr. Courtney Babb

16. About Us

The Urban Forest Working Group

The Urban Forest working group is made up of members of the Vic Park Collective, Vic Park Trees and other unaffiliated residents and specialists.

urbanforeststrategy@vicpark.wa.gov.au

The Vic Park Collective Inc.

The Vic Park Collective is an enthusiastic, like-minded bunch of locals who live, work and play around Victoria Park and share a love of our vibrant inner-city suburb. Driven by genuine passion to make significant and positive changes, the group is a collective voice of the neighbourhood and works to encourage collaborations between businesses, residents and the Town of Victoria Park to make the area "uniquely awesome".

The Collective acknowledges Victoria Park's rich cultural history, diverse social make-up and the aspirations of local people to build a dynamic and prosperous community. We hope to inspire and excite in a way that makes people want to get involved in their own community. The Vic Park Collective was the brainchild of two Victoria Park locals, who live and work in the area. In 2013 they started the Collective, inviting others to join conversations and projects to make the area more fun, interesting and sustainable.

www.vicparkcollective.com

Vic Park Trees

Vic Park Trees (VPT), previously known as The Victoria Park Urban Tree Network, is part of a growing collective of likeminded independent groups in Perth, evolving in response to development pressures impacting on tree canopy cover. Our Victoria Park branch, established in 2016 is comprised of a dedicated team of locals from various backgrounds and professions. The group is pro-development, pro-environment and pro-community. We have no ties to any political ideology and instead choose an inclusive and positive method of facilitating change in the community through positive action.

Much of the work at the VPT revolves around advocacy for improving the tree canopy and vegetation within the Town of Victoria Park. We keep a close watch on development applications made through the Town and make submissions to council to ensure that trees and green space are not adversely affected. We also facilitate some guerrilla gardening projects around the Town and assists with community planting, education and capacity building.

www.vicparktrees.com



Town of Victoria Park

Urban Forest Strategy

TOWN OF VICTORIA PARK

Town of Victoria Park

Economic Development Strategy

Pathways to Growth 2018 – 2023

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EXECUTIVE SUMMARY

A Time to Grow

The Town of Victoria Park (the Town) is one of Perth's most popular places, renowned for its vibrant and culturally diverse lifestyles and home to Perth's premier sports and entertainment precinct.

Like many inner-city economies however, the Town is influenced by global megatrends and the broader dynamics of the Western Australian economy.

Acknowledged as one of the world's most isolated cities over the past 70 years, Perth, and Western Australia, used minerals and energy and agricultural resources to transform into an economic powerhouse, contributing more per capita than the other Australian cities[1]. The rapid industrialisation of China fuelled Western Australia's recent resource boom which resulted in investment, population growth, changes to Perth's urban landscape, the geographical spread of firms and employment and importantly increased global connections.

Like many Western Australian communities, the Town has benefited from this growth and also experienced the volatility of its end. This has inspired local leaders to look at the opportunities that will deliver a stronger and more diverse economy for the Town, and create a more prosperous community.

The Town Victoria Park's Economic Development Strategy 'Pathways to Growth 2018 – 2023' (the Strategy) provides a 10-year vision and blueprint for sustainable economic growth in the Town. The Strategy has been developed in conjunction with the Town's Economic Development Committee and informed through valuable contributions from local businesses. It brings together bold thinking supported by evidence based plans with a series of quick wins, short term actions and medium to long term strategies that provide a blueprint to guide our partners and stakeholders.

The Strategy will contribute to the Town building on its unique identity as a dynamic and highly liveable collection of neighbourhoods in Perth's inner east with a diverse and resilient local eco-system.

[1] Perth as a resilient economy, a FACTBase Special Report, Committee for Perth & The University of Western Australia (November 2017, p9).

To deliver a stronger and more sustainable local economy requires commitment, leadership and collaborative efforts from local business, industry, community organisations and all levels of government.

Council is committed to positioning the Town as a place where business can prosper. Administration will apply a more nuanced planning and policy environment, assisting businesses to become more environmentally sustainable and provide leadership that supports new investment.

To achieve this the Town will follow seven central pathways:

- Pathway 1: Leadership
- Pathway 2: Identity
- Pathway 3: Local to Global Connections
- Pathway 4: Smart Town – Digital Innovation
- Pathway 5: Competitive Business Environment
- Pathway 6: High Value Precincts
- Pathway 7: High Value Sectors

The Strategy seeks to enhance the importance of the entertainment and leisure, education, retailing and hospitality precincts within the Town. These precincts contribute to the growth and distinctiveness of the Town's neighbourhoods and are an essential part of the future local economy.

The Strategy also focusses on the bright lights of the emergent sectors which are important to the Town because of the contribution that they make to the cultural vitality of the broader Perth region.

The emergent growth sectors include:

- Tourism, sport, leisure and events
- Knowledge industries and Biopharmaceuticals
- Retail and Hospitality

The Strategy includes an Implementation Framework with each of the actions identified as either, quick wins, ongoing practices, short term, medium term or long term projects.

At a Glance in 2018

Final report will include a repeat of page 15 of the Strategic Community Plan and the economic profile information

The Town's Gross Regional Product - $4.834 Billion which represents 2% of the States Gross State Product

Local Jobs – 34,257

Local Businesses – 4,508

Population – 38,440

Population density – 20.47 persons per hectare

- 25 to 34 (Young Workforce) 27.8%
- 35 to 44 (parents & homebuilders) 22.4%

English not first language – 27%

- India
- China
- Malaysia

Land area – 18 Km2

Businesses and Employment (ID Community Economic Profile – Town of Victoria Park 2017)				
	Employment	Cumulative Percentage	Businesses	Cumulative Percentage
Education & Training	5,809	17.0	74	1.6
Construction	4,465	30.0	691	16.9
Arts & Recreation Services	4,143	42.0	52	18.1
Health Care & Social Services	3,119	51.1	207	22.7
Accommodation & Food	2,804	59.3	254	28.3
Professional Scientific & Technical Services	2,013	67.8	648	33.9
Retail trade	2,062	73.8	266	48.6

Investments and New Opportunities

Perth Optus Stadium

- $1.8 billion
- Opened 21 January 2018
- Capacity of over 60,000 making it the third largest stadium in Australia

Rivervale Road

- $22.5 million
- 89 apartments and offices

Albany Highway

- $37 million
- Mixed use development including, 108 residential units, restaurants, retail, offices and tavern

Goddard Street – West Coast Eagles

- $41.5 million
- Administration, training and community facility

Great Eastern Highway – Residential

- $30 million
- 141 dwellings

Hill View Terrace

- $14 million
- Aged care and ancillary restaurant

Curtin University

- $40 million
- Educational building

Rivervale road - Residential

- $318 million
- 28 storeys and 150 apartments.

Rivervale Road

- $50 million
- 150 apartments

Hawthorne

- $42.5 million
- 146 apartments
- Offices, restaurant

Burswood Road

- $50 Million
- 154 Apartments
- Offices, restaurant

Pathways for Growth

Over the past two decades Western Australia has emerged as a very strong contributor to the Australian economy overall and Perth has become an attractive place to live, work, do business and to visit. The end of the 2000s boom, preceded by a decrease in global commodity prices, signalled a transition to an economy that has now given greater visibility to industries outside the more traditional primary minerals and energy and agricultural sectors.

Perth and therefore the Town must diversify its economy.

The Town of Victoria Park is very unusual for a small inner city local government. Businesses that provide services to the immediate and surrounding communities sit alongside some very influential industries that serve markets well beyond the Town's borders.

Billions of dollars have been invested in the recently completed 60,000 seat Optus Stadium, the expansion and redevelopment of Crown Perth Casino and the Belmont Park Racecourse. These venues will be supported by new rail and bus transit systems which will help to shape the Burswood Peninsula into a world class entertainment precinct and strengthen Perth's role as the Western Gateway into Australia.

The projected population growth is a compelling opportunity with the potential for mixed use developments on the Burswood Peninsula, adjacent to railways stations and within the Albany High way precincts.

The expansion of the Burswood entertainment precinct has already seen the creation of thousands of jobs, with more expected as planned higher density transit oriented residential developments come to fruition. The construction itself is a boost to the skilled trades sectors with entertainment and residential development driving longer term demand for jobs in the tourism and service industries.

The growth of Curtin University alongside Bentley Technology Park and South Metropolitan TAFE will create the foundations for job growth and support the growing ecosystem of innovators and entrepreneurs choosing to locate in the Town. The Curtin University and Bentley Technology Park precinct is at the forefront of Western Australia's knowledge economy with plans to develop a major innovation precinct that already houses more than one hundred technology based, research, academic and support organisations. The precinct will attract knowledge-based companies, allow business to respond to technological innovation and offer opportunities for national and global engagement.

Over the past few years the Town has experienced many of the changes that can be expected from an inner city local government area, only 6 kilometres from the Perth CBD.

The Town has a young educated workforce and a multicultural population that could exceed 75,000 by 2050. Covering only 17.6 square kilometres high density living is a feature of its current and future cosmopolitan inner-city lifestyle[2].

Meeting the demand from the projected population growth is a compelling opportunity for the Town with the prospect of creating truly mixed-use developments, particularly on the Burswood peninsula, adjacent to railway stations and within the Albany Highway retail precinct.

Goals for Growth

Enhancing the vibrant core

This Strategy recognises that small business will remain at the heart of the economy and a high value will be placed on supporting business capability, innovation and access to talent.

The Town will continue to adopt an outcomes-based approach to the growth and development of it centres, working closely with the community to ensure they are vibrant, safe and accessible. A high value will be placed on integrating the Town's expertise to ensure the delivery and ongoing management of great place outcomes.

Capitalising on our Stars

The Town will take full advantage of the expanding educational sector, the opportunities offered by access to leading edge research institutions, innovation, vocational learning and knowledge transfer. Transitioning the Bentley campus of Curtin University into an Innovation City though the co-location of learning and research, businesses and student accommodation will create a University of national significance[3].

The recent completion of the Optus stadium preceded by the completion of Crown Towers in 2016 has elevated the Town's contribution to Perth's emergence as a sophisticated, liveable and global city. Sport, entertainment and cultural activities are on a growth-trajectory attracting local, national and international events and the potential to draw millions of visitors on an annual basis.

[2] See Economic Profile, Town of Victoria Park, economy.id https:/economy.id.com.au/Victoria-park
[3] Greater Curtin Drivers for Change. Part A: Creating a City of Innovation (Curtin City Project group)

The Town can increase prosperity and amenity through the attraction of further investment in residential, business, sport and leisure, health and wellbeing opportunities along with innovative digital infrastructure in the surrounding Burswood Peninsula precinct.

A Sound Plan

The Town recognises the need to maintain resilient partnerships that are founded on a shared vision for growth and prosperity.

The Town is planning and delivering the projects that will grow the local economy and support the Town's contribution to the Perth Metropolitan Region. This includes

- taking a place management approach to the development of key precincts;
- a focus on business development and improvement;
- a more strategic and entrepreneurial view of the Town's assets; and
- a partnership and facilitative approach with the business and local community in the development of great places.

These initiatives along with the broader program of actions described in the Strategy's Implementation Framework will enable the Town to:

- Support the partnerships that will bring the key stakeholders together.
- Attract the investments that fit the character of the town and offer opportunities to entice and grow the best talent.
- Deliver the infrastructure that supports business and the community.
- Enhance the Town's vibrant, safe and culturally diverse lifestyle.

The Pathways

Local Government has a significant role to play in nurturing the economic, social, environmental and local conditions necessary for the community to thrive.

The Town is responsible for ensuring its governance arrangements, infrastructure, services and advocacy activities provide the best possible environment for business success. Existing businesses form the backbone of the Town's economy and fundamentally shape the strength and resilience of the economy.

The Town has an important role to play in creating an environment where business feels confident to invest and generate new jobs. Whilst it is the private sector that creates jobs and drives economic growth, the public sector has an important role in setting and managing the conditions in which this occurs.

Economic growth will be driven through the folliwng 7 pathways:

- Pathway 1: Leadership
- Pathway 2: Identity
- Pathway 3: Local to Global Connections
- Pathway 4: Smart Town – Digital Innovation
- Pathway 5: Competitive Business Environment
- Pathway 6: High Value Precincts
- Pathway 7: High Value Sectors

Pathway 1 - Leadership

The Town must view itself, local businesses, partners and the community as part of a national and global community. The Town of Victoria Park is not just a collection of distinctive inner city neighbourhoods but potentially Perth's most welcoming investment location supporting and harnessing innovation that brings prosperity and community wellbeing.

The Town's achievements will be based on its willingness to collaborate with the private sector and all levels of Government to strengthen the education and research, sport and leisure and tourism sectors and to support new knowledge-based opportunities. It must be more responsive to the cost of compliance through smarter regulation to create conditions that reduce risk and build confidence with investors.

This Strategy recognises the requirements of small to medium sized firms that service the local economy as well as the industries that have national and global capability. The Town will become more diverse and self-sustaining and less reliant on the industries that are shaped by the broader Perth economy.

Partnered Approach

Delivering this Strategy requires the commitment and leadership of the Town of Victoria Park, local business, community organisations and all levels of government.

Collaboration and partnerships between business, government and key stakeholders will be essential in conveying the clear messages of the Town and its competitive advantages. Cultivating resilient and transparent relationships with these parties is vital to creating strong awareness of the unique identity of the Town, the opportunities that are presented and the investment required to bring them to fruition. Strong partnerships with all levels of Government, local, state and national in particular will be a hallmark of future success.

This will involve being clear about priorities and working to put in place the elements that are essential to achieving these goals. Business confidence and investment decisions are influenced by the perception of infrastructure, facilities, business networks and utilities. The Town will ensure that the policies, strategies, local laws and projects relevant to business investment support the goals and aspirations of this Strategy. Strong leadership and teamwork is required to ensure the high level aspirations of this Strategy are integrated across the Town, namely in the preparation and then delivery of Place Plans.

The Economic Development Committee (EDC) will be the key vehicle to ensure the aspirations of this Strategy are embedded in the delivery of the Town's projects and services. The EDC will also help identify the business and community leaders essential to the realisation to the key aspirations of this Strategy.

Many of the actions in the Implementation Framework will be delivered in partnership with the private and public sector with clear guidelines and timeframes for delivery.

Pathway 1 - Leadership: Actions for 2018 – 2023		
1.1	Confirm the role of the Economic Development Committee in guiding and driving the implementation of the Strategy.	Quick Win
1.2	Report annually to the Council and Community on the delivery of actions contained within the Strategy.	Ongoing
1.3	Incorporate the priority actions into relevant plans and projects to ensure an integrated approach to Economic Development.	Short Term
1.4	Identify and promote all opportunities for a public and private partnerships involving the Town.	Short Term

Pathway 2 - Identity

The Town is a vibrant and diverse urban community with a thriving café culture and growing investment in mixed use developments. Curtin University, Crown Perth and the new Perth stadium are shaping the future of the Town as an education, entertainment and cultural giant with the potential to unlock new investment and infrastructure opportunities.

The Town's role in facilitating partnerships and providing an enabling environment must challenge commonly held perceptions about the difficulties of working with local government. There is an opportunity for Administration to demonstrate to how local government can influence the conditions under which private firms invest and operate and thereby stimulate innovation and competitiveness.

It is critical that the Town and its partners capture and then market this emerging identity of distinct neighbourhoods, beautiful and inviting public spaces, high-levels of liveability and importantly a welcoming and friendly approach to new cultures.

The Town must broaden its focus to develop national and international partnerships to attract investment that can deliver jobs, attraction of tourists and generate sustained footfall in the Towns centres.

Equally important is that a greater national and global awareness of a safe and high value investment location will help to create greater resilience and opportunities for the education and knowledge, sport and leisure and entertainment industries in the Town.

Pathway 2 - Identity: Actions for 2018 – 2023		
2.1	Support actions within the Tourism Western Australia, Tourism Action Plan focusing on target audiences that have a high propensity to visit Western Australia and align with the competitive strengths of the Town.	Quick Win
2.2	Develop an understanding of the investment attraction process and translate it to the high value precincts and sectors.	Medium Term

Pathway 3- Local to Global Connections

Australia today is part of the global marketplace and we live in an increasingly interconnected world. Ideas, people, goods and services move more quickly, more often and in larger quantities than ever before.

Today the community benefits from the connections that residents, the workforce, students, schools and universities cultivate on a day-to-day basis. In the context of Perth overall, the Town has a comparative advantage in the education, leisure and sporting industries that have huge global markets and international appeal.

The interconnections that come with global trade are broader than strengthening the business base alone. As people communicate with friends, family and colleagues from other places, there is a natural sharing and exchange that occurs. This enriches our cultural landscape, as aspects of life like religion, language, art and food are shared and integrated.

Perth is Australia's closest and most accessible state capital to the world's strongest economic growth regions enjoying the shortest travel time of any Australian capital city and a time zone (plus or minus two hours) within sixty percent of key markets in the Indo-Pacific region.

These markets already offer valuable opportunities in areas of established capability within our Town's existing industries and sectors and there is potential for more. Growing the Town's connection with national and international markets is a vital part of supporting the role of Perth's Visitor gateway. Connecting to global markets will also develop the 'Town of Victoria Park' brand and ensure that the Town's suite of strategies and plans are delivering improvements that meet the needs of international students, business and visitors.

Enhancing the Town's international connectedness will require a clear and focused approach with all levels of government, productive connections with the business community and strong relationships with organisations that have experience in facilitating international business.

Globalisation processes and greater interest in city-to-city and region-to-region economic and business relationships have encouraged many councils to be more active on the international stage (ACELG sister cities and international alliances)

Pathway 3 - Local to Global Connections: Actions for 2018 – 2023		
3.1	Create a regional network and inventory of existing international expertise and relationships to help forge stronger commercial linkages outside the region and leverage new business, trade, clients and public and private investment.	Long Term
3.2	Ensure Western Australian Government Trade Commissioners have access to up-to-date information on the strengths and competitiveness of the Town's business and cultural strengths.	Medium Term
3.3	Strengthen the Town's image as a smart and innovative place through all relevant promotion and destination branding channels including Tourism Western Australia.	Short Term
3.4	Host in conjunction with Austrade and Ausindustry a coordinated schedule of export readiness workshops and seminars to local companies looking to develop their international business awareness and awareness.	Medium Term
3.5	Undertake a preliminary review of the economic, cultural, civic benefits associated with international Sister City or partnering relationship.	Long Term

Pathway 4 - Smart Town – Digital Innovation

In April 2016 the Australian Government launched its Smart Cities Plan signalling the importance of productive, accessible and liveable smart cities that attract talent, encourage innovation and create jobs and growth. The plan recognises the importance of leveraging technology to improve urban operations and better serve residents and the community.

The Town has commenced its Smart City journey by providing public Wi-Fi in the Albany Highway precinct. The Town will begin to consider how 'smart city concepts' can be integrated into lighting, road infrastructure, parking, mobility, the environment, digital signage and wayfinding security, data and information management to name a few.

New technology can be used to improve liveability, sustainability and economic diversity, develop local innovation, build the Town's international profile and attract visitors, talent and investment. Smart cities are more than places with an abundance of technology, they are about people and the way that technology supports the development of our places. Technology can be used to collect key data that the Town and local businesses can use to improve decision making and place outcomes.

Many of our future industries will be built around knowledge and this itself attracts creativity and innovation, enticing investment and talented and skilled labour and citizens. Local Government is not a lead player in the provision of education and knowledge but it is in a position to advocate approaches that support innovation and create opportunities for collaboration. It is also probable that civic facilities like libraries will play an important role in the provision of smart services for the community.

Pathway 4 – Smart Town: Actions for 2018 - 2023		
4.1	Develop partnering frameworks that create opportunities for Town and industry stakeholders to partner effectively and efficiently with Council across a range of smart and innovative initiatives.	Short Term
4.2	Seed the creation of a digitally connected innovation district in the Burswood Peninsula and Causeway Precinct to attract businesses and industries working in the digital economy and creative industries.	Medium Term
4.3	Enable strategic interaction with start-ups, entrepreneurs and innovators to leverage and participate in entrepreneurial thinking within Council.	Short Term
4.4	Invite technology, research partners and start-ups to collaborate on prototypes, pilot and evaluate new technologies and urban infrastructure and services that address local, state and national level urban challenges and priorities	Short Term

4.5	Actively develop the regional innovation ecosystem's capacity to nurture businesses, artists, creatives and innovators and generate economic growth in key industry sectors.	Long Term
4.6	Review and update relevant policy frameworks to support the adoption of innovative proposals and fast-track pilot technology deployments in tender and procurement processes	Ongoing
4.7	Prepare an Activity Centre Performance Measurement Strategy to identify the key data that should be collected (including by new technologies) to improve decision making.	Short Term

Pathway 5 - Creating an Enabling Business Environment

The Town has an important role to play in creating the conditions that promote existing and new business owners to invest in the Town's economy. By offering highly attractive investment locations the Town can influence the confidence and certainty of the business sector. Essential to competitive business environment are the policies, laws and regulations that govern business activity. These regulations can create or hinder the conditions for growth, investment in innovation and productivity.

The Town will create a dynamic and competitive business environment that encourages investment and growth.

This Strategy is a road map for Council decision making. This Strategy establishes the context for broader dialogue, advocacy and partnerships with business, other tiers of government, educational institutions and the local community.

The Town's local laws and regulatory instruments will be geared to stimulate investor certainty and confidence, providing a realistic and proportional response to the situations they are designed to address. A balanced and more streamlined approach will allow private investors to focus on the investment side of their business rather than the time and cost associated with compliance. Online application systems will allow business to submit and manage approvals in any time zone or from any global location. Smart regulation will be easy to understand (graphic design) and easy to access (an organised and intuitive website). It will creating conditions that encourage existing business to stay and expand and entice new investors.

Partnerships, collaboration and advocacy are the cornerstone of Local Government practice and reflect the leadership role that will be taken to allow dialogue between council and the local business community. By taking a whole of Town perspective, the Town can mediate local interests and work with any sector of the community or government to solve complex situations that require multiple inputs. A facilitative approach and outcomes mindset can retain investment and support sustainable growth.

Pathway 5 – Enabling Business Environment - Actions for 2018 - 2023		
5.1	Ensure the Town's regulatory framework remains at the forefront of best practice in relation to other regions of Perth	Ongoing
5.2	Adopt a 'Priority Planning' program that facilitates developments which contribute significant value to the Town.	Medium Term
5.3	Initiate an integrated place-based approach across the organisation to achieve outcomes for the Town's significant precincts.	Short Term
5.4	Remove unnecessary regulatory barriers, simplify application processes and actively promote improvements to the local business community.	Ongoing

Pathway 6 - High Value Precincts

The Town has four significant and contemporary economic growth precincts, supported by a number of secondary or emergent precincts. The precincts are each part of the shared vision for the Town, allowing a unique place-based approach to managing the partnerships and infrastructure that supports the growth of each precinct.

Burswood Peninsula Innovation Precinct

The Burswood Peninsula has the potential to become the single largest planning, investment and delivery partnership for Perth over the next decade.

It has genuine potential to counterbalance the pull of the Perth Central Business District as an entertainment and visitor hub and place to live. Comprising 285 hectares of land just three kilometres from the CBD, this precinct is a real game changer. Already home to Crown Perth, Optus Stadium, The Camfield, Belmont Racecourse and the State Tennis Centre it will absorb much of the Town's population growth.

It is expected that 100,000 people will frequent the precinct during major stadium event days, with up to 30,000 on non-event days. The precinct has the potential to be underpinned by state of the art digital infrastructure that supports the visitor experience and integrates key assets and public places.

The precinct should be positioned to attract employment in the growth sectors of events and creative industries and be a smart innovation precinct. Smart City Apps, Interactive Kiosks, Digital Street Furniture, Digital wayfinding, Precinct Wi-Fi and people counting technology can be used to find out what is on, to book venues, provide information on how to get to places, provide real time transport information and link together all forms of transport. Data could be provided to a smart innovation hub where entrepreneurs, start-ups and students can collaborate with the Town and its partners on new ideas.

Pathway 6 – High Value Precincts – Burswood Peninsula - Actions for 2018 – 2023		
6.1	Lead the establishment of the Burswood Peninsula Project Owners Steering Group (Perth Racing, Venues Live, Tennis West, The Camfield, Crown) that will provide strategic impetus to planning and investment in the precinct areas including areas of mutual interest such as events, marketing, accessibility and the overall user experience.	Short Term
6.2	Progress a Terms of Reference for Burswood Peninsula Project Owners Steering Group.	Quick Win

6.3	Prepare a Place Plan in collaboration with project partners that identifies and prioritises the improvements required for the Peninsula to reach its potential. This includes, but is not limited to, short and long term ambitions, improving accessibility, profiling innovative technologies and improving the overall place experience.	Medium Term

Knowledge Creation Precinct (Curtin/Bentley)

Education is an important employment industry and it is expected that this sector will be a major contributor to Perth's future growth. International education and training contributes in excess of $1 billion per annum to the Western Australian economy [4] and supports the growth of start-ups and knowledge-based companies.

Supporting an engaged and globally connected tertiary education sector is critical to the development of a skilled and flexible workforce. The Town's Knowledge Creation Precinct should stand out in today's globally competitive landscape generating inventors, innovation, global supply chain managers and service provision.

Curtin University has the highest number of enrolments of any Western Australian University and while it is recognised that access to quality education helps retain people in the community, it also attracts international students who add to the lifestyle, diversity and local economy of the Town. The quality of the student experience is important in the selection of study destinations and ultimately the value that international students add to the social and cultural capital of the community.

Education and Training is the greatest employer in the Town, generating 5,800 jobs in 2016/17. Curtin University is the largest educational employer anticipating to employ 6,700 staff by 2031. The Curtin Master Plan aims to transform the campus into an urban city centre that will become a hub of culture, urban living, innovation and research. The evolving urban centre will build upon the largest concentration of innovative industry and research in the State to become a knowledge hub defined by the synergies of research, business and entrepreneurial enterprise. [5]

There are significant opportunities for the Town as this new urban centre will require much greater interaction between the university and business. A new urban centre will co-locate functions and potentially streamline relationships with secondary schools, the workplace and industry experts

[4] Perth as a resilient economy, a FACTBase Special Report, Committee for Perth & The University of Western Australia (November 2017, p10).

[5] Greater Curtin Drivers for Change. Part A: Creating a City of Innovation (Curtin City Project group)

involved in the education process. Greater opportunity also exists for business and universities to work with the Council on planning, environmental, public transport, waste and energy solutions.

There are a range of opportunities and challenges for this precinct. Although universities are driven to compete in the global environment and Local Governments focus on local matters, there is a common interest in place making, capacity-building and strategic planning. There is the opportunity to explore the interplay of research capacity on urban management, learning and knowledge transfer, local action research and the management of key strategic priorities around issues of strategic planning, place management, marketing, use of technology and sustainability.

Pathway 6 – High Value Precincts – Curtin/Bentley - Actions for 2018 – 2023		
7.1	Establish a leadership based agreement with Curtin University targeting the development of a long term partnership that supports broader growth objectives of the Curtin City Centre and the managed growth of the Town community, in the context of place making, capacity building and strategic planning.	Short Term

Albany Highway Precincts

Extending for around 3.5 kilometres, the vibrant Albany Highway is the retail and commercial centre of the Town.

The Albany highway has two broad economic areas: Albany Highway (Victoria Park) the northern end of the main street extending from McCallum Park to Kent Street and Albany Highway (East Victoria Park) extending from Kent Street to Welshpool Road.

Both precincts benefit from a 40Km speed zone, excellent access to public transport and a good pedestrian environment allowing local people to walk to the shops, cafes and businesses. It is this environment that plays a huge part in making the Town attractive to residents and visitors.

Both precincts attract a vibrant night time and day time economy and boast a diverse mixture of cafes, restaurants, bars, gift and clothing stores, book stores, supermarkets, car yards, gymnasiums and historic hotels, including the Broken Hill Hotel which dates back to the late 1880's.

Maintaining and growing the competitiveness of the Albany Highway precincts is an important element of this Strategy. The precincts will see higher density mixed use and residential development in coming years which will support the diversity of the local economy and street life.

The Albany Highway precincts:

- are employment centres with large proportions of office and retail workers;

- have direct highway and public transport access and public amenity;
- are a destination retail and hospitality precinct;
- have excellent pedestrian and transit access and flexible parking structures;
- have a diverse range of stores, historic landmarks and buildings; and
- are visitor and tourist locations, with direct access to Optus Stadium, the Burswood Entertainment Precinct and the Perth Central Business District.

The Albany Highway precincts require an integrated focus on infrastructure investment, urban form, marketing and branding, business advice and support, enhancements to the public realm, event programming, ground floors improvements, signage minimisation and the development and delivery of transport and planning strategies.

Pathway 7 – Albany Highway Precincts - Actions for 2018 – 2023		
8.1	Prepare a Place Plan in collaboration with key stakeholders that identifies and prioritises the improvements required for the Albany Highway Precincts to grow. This includes, but is not limited to, short and long-term ambitions, urban form, historic context, Civic Life and community, commercial activity, accessibility and movement.	Medium Term

Emergent Precincts

Emergent precincts reinforce the capacity of the Town and the potential for new and diverse growth.

Lathlain Sports and Recreation Precinct

The Lathlain Precinct is a priority project for the Town. It is comprised of eight project zones which include Perth Football Club, Community Activity, West Coast Eagles, Lathlain Place, Raymont Park, Community Buildings, Equitable Access and Scouts.

Importantly the project will be delivered by the Town in partnership with the West Coast Eagles and Perth Football Club.

Welshpool Industrial Precinct

Welshpool is encompassed within the municipal boundaries of City of Belmont, City of Canning and the Town of Victoria Park and is acknowledged as one of Perth's core industrial precincts. Overall the Welshpool Industrial Zone takes up nearly 8.2km^2, with nearly 700 businesses providing 13,000 jobs. Most firms are in the manufacturing sector, with a growing share in transport and warehousing.[6]

The Perth economy is highly dependent on sea and road transportation and the Welshpool estate makes a significant contribution through the network of warehouse and logistics businesses and transport depots.

Future strategies and engagement will include collaboration with Local Government partners and the Westport Port and Environs Strategy that will provide guidance to the Government on the future of the Inner and Outer harbours.

Carlisle

Archer St is the heart of the Carlisle community running north from the Carlisle Train Station. It is a traditional Main Street with a variety of businesses in small scale traditional shopfronts. Archer St has the potential to become an attractive local centre that services the Carlisle community and housing unique, independent boutique businesses.

Pathway 7 – Emergent Precincts - Actions for 2018 – 2023		
9.1	Prepare Place Plans for Lathlain, Carlisle and Welshpool in collaboration with key stakeholders that identifies and prioritises the improvements required for each Precinct to grow. This includes, but is not limited to, short and long-term	Medium Term

[6] Planning and Transport Research Centre: Technical Report, Understanding Freight in Perth, (2017, p90)

	ambitions, urban form, historic context, Civic Life and community, commercial activity, accessibility and movement.	

Pathway 7 - High Value Sectors

Retaining and growing the competitiveness of sectors that have greatest potential to create employment, generate skills and contribute to local and global value chains is a critical element in a competitive economy. The Town's high growth sectors are looking to the future and responding to global developments and technological innovation.

Tourism, sports, leisure and events

Tourism has been identified as one of the five 'super growth' industries for Perth with the capacity to drive new jobs and economic expansion. The Burswood Peninsula will become a significant feature of the Perth visitor experience, leveraging the world class facilities in their own right and the capacity to stage events that have both international and local appeal.

Taking into account the Albany Highway precincts, Curtin University, Crown Perth, Belmont Park development and Optus Stadium, total annual visitors are expected to increase from a base of five million per annum to in excess of twenty million.

The key drivers for visitors to the Town are expanding and now include education, large sports and entertainment events, business events, food and beverage and gaming. There are a variety of marketing and visitor services being deployed by various tiers of government and private organisations. This leads to an overlap in services and mixed messaging in the market place. There is opportunity to streamline the resources dedicated to tourism and direct resources more effectively in promotion to key markets, visitor information services targeted to visitor need and product development which will attract more visitors, grow synergies across events and offerings.

Pathway 7 – Tourism, sports, leisure and events - Actions for 2018 – 2023		
10.1	Promote and position the Town as Perth's and WA's sports and events capital.	Short Term
10.2	Investigate an events and tourism governance model with the aim of improving coordination across the stakeholders (particularly Tourism WA) with regards to marketing, visitor servicing and product development.	Medium Term
10.3	Prepare a business case framework that guides Councils approach to the selection, management and evaluation of tourism and events through to 2023.	Medium Term
10.4	Taking into account the Tourism Western Australia, Tourism Action Plan, prepare a targeted destination marketing plan to promote the Town to priority markets, including criteria to guide the assessment of priority or premium events.	Medium Term

10.5	Profile a major events calendar as a key economic and visitation stimulator highlighting the broad events program to a state and national level. Including: • Focus on the Town's major visitation event attraction on participatory sports such as AFL games, national and state championships and mass participation that extend over multiple days. • A targeted events program to maximise the use of 'river side precincts' including exhibitions, music shows, lifestyle and arts events. • Continue to support community and civic events and celebrations as part of the overall events program via grant programs, sponsorship, and council operated and run events. These include: Australia Day, Carols by Candlelight, outdoor film festivals, Anzac Day	Medium Term

Knowledge Industries and Biopharmaceuticals

Identified as the driver of productivity and economic growth, knowledge-based industries are recognised as being the most dynamic in terms of output and employment growth as well as being considered the backbone of the 'new economy'. Typically, firms involved in pharmaceuticals, health biotech, new material, telecommunications, information technology, media and telecommunications, education and training, software, and medical equipment industries are considered to be in this industry sector.

From a local economic development perspective, innovative knowledge-based businesses and industries are desirable because they:

- generate a high proportion of skilled and well-paid jobs;
- have skills that are often transferable;
- have a degree of local ownership and control, and
- create inflow of capital, resources and knowledge that can create benefits for other sectors.

Driven by an aging population the health industry and high value medical capabilities are an important part of the new and emerging economy. Importantly a number of firms within the Human Biopharmaceuticals and Medical Product manufacturing sector are located within the Town and it is also noted that Curtin University is the only Western Australian University that has a Pharmacy program.

Important within itself, the Biopharmaceuticals cluster shows the propensity of knowledge-based firms to locate and invest in a locality. Knowledge based industries and entrepreneurs are attracted to the Town to access:

- local talent (which includes the highly skilled students graduating from Curtin university);
- the diverse and inclusive culture (which already sees people across social enterprise);

- academia and corporations openly working and partnering together; and
- liveability, which includes the Town's high quality food and coffee, green spaces, arts and sports scenes, and convenient inner-city transport networks.

Places that attract strong and diverse knowledge industries have the spaces required to contain high tech companies and educational institutions; they provide living facilities that promote creativity; cater for emerging lifestyle choices; and celebrate the experience of place. They need to be guided and managed by partnerships between governments, real estate developers, educational institutions and technology and business companies.

The Town's role in the knowledge based economy is important: The Town can perform an incubator role, nurturing the development and growth of new small and medium sized enterprises, facilitating the transfer of knowledge to new companies, encouraging the development of university-based spin-offs and stimulating the development of innovative products and processes.

As drivers of growth in the new economy, knowledge industries enhance prospects for future growth by creating opportunities for government and industry to work together to develop the strategies to create and sustain local competitiveness. They require the support of cooperative partnerships between all tiers of government, the research and education community, private sector operators, highly talented professionals and the public.

Government policy in this area is primarily the concern of the Department of Industry, Innovation, Science, Research and Tertiary Education (Australian Government) and the Department of Jobs, Tourism, Science and Innovation (Western Australian Government). Importantly public private collaboration is essential for the knowledge economy and innovation to thrive and it requires governance structures to facilitate this.

Overall Council's most important task is to act as a broker between government, not-for-profits the private sector and the major research and education institutes.

Pathway 7 – Knowledge Industries and Biopharmaceuticals - Actions for 2018 – 2023		
11.1	Develop a place-based investment facilitation Strategy for each of the high value sectors giving attention to the role of local government in providing a competitive environment, partnerships and measurable returns to the community.	Medium Term
11.2	Plan for the location of knowledge based industries including appropriate land use, and identifying a city competitive advantages and incentives framework, and a coordinated business attraction Strategy.	Medium Term

11.3	Engage with the Western Australian and Federal Government agencies to leverage grants and assistance and training programs.	Ongoing
11.4	Support and build networks of information and ideas sharing between public sector, research organisations and the private sector, including: • Convening an annual program of events to connect firms with each other and the broader community. • Working with start-ups to link them with industry and research networks to assist commercialisation and funding. • Linking knowledge based firms to innovation, training, master classes and mentoring programs.	Short Term
11.5	Coordinate a strategic approach to the development of knowledge and innovation industries in the town by: • Supporting greater access to affordable and new forms of meeting and working spaces, labs, shop fronts and open spaces, including Council-owned and private sector spaces. • Supporting the location of business incubators and shared space facilities that encourage entrepreneurship and employment opportunities. • Working with the State Government and developers around affordable spaces for start-ups	Short Term
11.6	Make it easier for the Town to appropriately engage knowledge based firms as suppliers via procurement innovation to cut down on red tape and advocate for other organisations to do the same.	Short Term
11.7	Build the reputation of the Town as a great place for investment by identifying and promoting its business success stories	Short Term

Retail and Hospitality

The boutique retailing and hospitality businesses within the vibrant Albany Highway precincts, Crown Perth, Optus Stadium and the neighbouring Camfield is a core part of the Town's economic future. This sector will maintain its appeal and grow in response to place-based strategies and programs that provide partnership, infrastructure and a modern regulatory environment.

The retail and hospitality sectors are crucial in supporting the Town's unrivalled year-round calendar of events and festivals and play an integral role in supporting the tourism, sports and recreation sectors.

The Albany Highway precincts are highly accessible with well-developed public transport, car parking, cycling and pedestrian options and consumer friendly trading hours.

To continue building on this success it is important that local businesses understand the current and future global trends in retail and hospitality. The Town can perform a role in educating local retail and hospitality businesses on these trends so the overall offer remains relevant and successful.

In the Town alone 27% [7]of the population speak a language other than English at home and with this in mind the way in which businesses react and maximise opportunities through initiatives such as bilingual communications and staff, or accessibility to visitor information in multiple languages, will be vital to their future growth.

The rise of the online world is leading to a change in the retail sector and its offer, with Australian consumers increasingly using mobile devices while they are shopping to compare prices, locate retailers, read reviews and check product availability. Consumers are more savvy, price-conscious and value-driven than they have ever been, although they still rate the customer service they receive highly in their purchasing decisions. Retailers are now giving more prominence to online channels in their marketing efforts many have made major investment in supporting technology, infrastructure and their online marketing and sales teams. Cafes, restaurants and bars can now offer customers cashless and cardless payment options. These are some of the key challenges facing the retail and hospitality sector

The retail and hospitality sectors are also exposed to current trends in sustainability and green marketing. Sustainability is important for businesses because customers and employees wish to buy from and work for companies that reflect their values and interests, including reducing negative social and environmental impacts.

Pathway 7 – Retail and Hospital - Actions for 2018 to 2023		
11.1	Develop an ongoing business engagement program for broader business consultations throughout the sector.	Short Term
11.2	Work with Optus Stadium and Crown Perth to facilitate opportunities to leverage event patronage spend in the areas of activity throughout the Town.	Short Term
11.3	Explore and promote programs, including workshops and webinars, to help businesses integrate technology into the retail and hospitality offering.	Quick Win
11.4	Collaborate with businesses to introduce Wi-Fi hotspots and identify opportunities to promote specific offers through digital avenues.	Medium Term
11.5	Promote business development programs (Ausindustry) and engagement with the Small Business Mentoring Service through the Small Business Development Corporation.	Quick Win
11.6	Support council marketing campaigns and business initiatives to incorporate and promote the retail and hospitality offer across all precincts.	Quick Win
11.7	Through Tourism Western Australia, promote the Town in key interstate and international markets as a place with a diverse range of authentic experiences including premium retail and hospitality offerings.	Short Term

[7] See https://profile.id.com.au/victoria-park/abou

11.8	Explore new and further opportunities through for seasonal trading opportunities for start-up businesses, pop-ups and short-term operators, enabling the testing of business models and locations and assisting the sector to constantly evolve and provide unique experiences.	Ongoing
11.9	Identify opportunities to activate vacant spaces within precincts, and engage with leasing agents, property owners and innovative retail and hospitality start-up businesses to promote and activate these spaces.	Ongoing
11.10	Support sustainability projects that fit small business community needs, by assisting businesses to implement initiatives in cost-effective ways.	Short Term

Monitoring and Review

Actions within the Economic Development Strategy are either standalone projects or actions to be incorporated through other projects planned or underway at the Town.

Place Planning is responsible for ensuring the Economic Development Strategy and its 7 pathways for growth are embedded and adhered to throughout Administration.

Progress reporting to Council will occur on annual basis as part of the Annual Report. The Economic Development Strategy is a living document and will be subject to an annual review that will include:

- A review of the Town's local economy and any new mega and micro trends that are or could affect prosperity;
- Any new regulatory improvements that should be an area of focus for the town;
- Internal consultation;
- Changes to the direction of the organisation via the Strategic Community plan or Corporate Business Plan.

5 Year Implementation Framework

Priorities	No.	Actions	Timeframe (years)
Leadership and partnerships	1.1	Confirm the role of the Economic Development Committee in guiding and driving the implementation of the Strategy	Quick Win
	1.2	Report annually to the Council and Community on the delivery of actions contained within the Strategy.	Ongoing
	1.3	Incorporate the priority actions into relevant plans and projects to ensure a whole of Council approach.	Short Term
	1.4	Develop a Partnering Framework to identify and promote all opportunities for partnering with the Town and the conditions under which the Town would support a partnership.	Short Term

Priorities	No.	Actions	Timeframe
Identity	2.1	Support actions within the Tourism Western Australia, Tourism Action Plan focusing on target audiences that have a high propensity to visit Western Australia and align with the competitive strengths of the Town.	Quick Win
	2.2	Develop an understanding of the investment attraction process and translate it to the high value precincts and sectors.	Medium Term

Priorities	No.	Actions	Timeframe
Local to Global Connections	3.1	Create a regional network and inventory of existing international expertise and relationships to help forge stronger commercial linkages outside the region and leverage new business, trade, clients and public and private investment.	Long Term
	3.2	Ensure Western Australian Government Trade Commissioners have access to up-to-date information on the strengths and competitiveness of the Town's business and cultural strengths.	Medium Term
	3.3	Strengthen the Town's image as a smart and innovative place through all relevant promotion and destination branding channels including Tourism Western Australia.	Short Term
	3.4	Host in conjunction with Austrade and Ausindustry a coordinated schedule of export readiness workshops and seminars to local companies looking to develop their international business awareness and awareness.	Medium Term

	3.5	Undertake a preliminary review of the economic, cultural, civic benefits associated with international Sister City or partnering relationship.	Long Term

Priorities	No.	Actions	Timeframe
Smart Town – Innovation and Digital	4.1	Develop partnering frameworks that create opportunities for stakeholders to partner effectively and efficiently with Council across a range of smart and innovative initiatives.	Short Term
	4.2	Seed the creation of a digitally connected innovation district in the Burswood Peninsula and Causeway Precinct to attract businesses and industries working in the digital economy and creative industries.	Medium Term
	4.3	Enable strategic interaction with start-ups, entrepreneurs and innovators to leverage and participate in entrepreneurial thinking within Council.	Short Term
	4.4	Invite technology, research partners and start-ups to collaborate on prototypes, pilot and evaluate new technologies and urban infrastructure and services that address local, state and national level urban challenges and priorities	Short Term
	4.5	Actively develop the regional innovation ecosystem's capacity to nurture businesses, artists, creatives and innovators and generate economic growth in key industry sectors.	Long Term
	4.6	Review and update relevant policy frameworks to appropriately support the adoption of innovative proposals, fast-track pilot technology deployments, and local economic development in tender and procurement processes	Ongoing
	4.7	Prepare an Activity Centre Performance Measurement Strategy to identify the key data that should be collected (including by new technologies) to improve decision making.	Short Term

Priorities	No.	Actions	Timeframe
Creating an Enabling Business Environment	5.1	Ensure the Town's regulatory framework remains at the forefront of best practice in relation to other regions of Perth	Ongoing
	5.2	Adopt a 'Priority Planning' program that facilitates developments which contribute significant value to the Town.	Medium Term
	5.3	Initiate an integrated place-based approach across the organisation to achieve outcomes for the Towns significant precincts.	Short Term
	5.4	Remove unnecessary regulatory barriers, simplify application processes and actively promote improvements to the local business community	Ongoing

Priorities	No	Actions	Timeframe
Burswood Peninsula	6.1	Lead the establishment of the Burswood Peninsula Project Owners Steering Group (Perth Racing, Venues Live, Tennis West, The Camfield, Crown) that will provide strategic impetus to planning and investment in the precinct areas including areas of mutual interest such as events, marketing, accessibility and the overall user experience.	Short Term
	6.2	Progress a Terms of Reference for Burswood Peninsula Project Owners Steering Group.	Quick Win
	6.3	Prepare a Place Plan in collaboration with project partners that identifies and prioritises the improvements required for the Peninsula to reach its potential. This includes, but is not limited to, short and long term ambitions, improving accessibility, profiling innovative technologies and improving the overall place experience.	Medium Term

Priorities	No.	Actions	Timeframe
Knowledge Creation Precinct (Curtin/Bentley)	7.1	Establish a leadership based agreement with Curtin University targeting the development of long term partnership that supports broader growth objectives of the Curtin City Centre and the managed growth of the Town' community, in the context of place making, capacity building and strategic planning.	Short Term

Priorities	No.	Actions	Timeframe
Albany Highway Precincts	8.1	Prepare a Place Plan in collaboration with key stakeholders that identifies and prioritises the improvements required for the Albany Highway Precincts to grow. This includes, but is not limited to, short and long-term ambitions, urban form, historic context, Civic Life and community, commercial activity, accessibility and movement.	Medium Term

Priorities	No.	Actions	Timeframe
Emergent Precincts	9.1	Prepare Place Plans for Lathlain, Carlisle and Welshpool in collaboration with key stakeholders that identifies and prioritises the improvements required for each Precinct to grow. This includes, but is not limited to, short and long-term ambitions, urban form, historic context, Civic Life and community, commercial activity, accessibility and movement.	Medium Term

Priorities	No.	Actions	Timeframe
Tourism, sports, leisure and events	10.1	Promote and position the Town as Perth's and WA's sports and events capital.	Short Term
	10.2	Investigate an events and tourism governance model with the aim of improving coordination across the stakeholders (particularly Tourism WA) with regards to marketing, visitor servicing and product development.	Medium Term
	10.3	Prepare a business case framework that guides Councils approach to the selection, management and evaluation of tourism and events through to 2023.	Medium Term
	10.4	Taking into account the Tourism Western Australia, Tourism Action Plan, prepare a targeted destination marketing plan to promote the Town to priority markets, including criteria to guide the assessment of priority or premium events.	Medium Term
	10.5	Profile a major events calendar as a key economic and visitation stimulator highlighting the broad events program to a state and national level. Including: • Focus on the Towns major visitation event attraction on participatory sports such as AFL games, national and state championships and mass participation that extend over multiple days. • A targeted events program to maximise the use of 'river side precincts' including exhibitions, music shows, lifestyle and arts events. • Continue to support community and civic events and celebrations as part of the overall events program via grant programs, sponsorship, and council operated and run events. These include: Australia Day, Carols by Candlelight, outdoor movie festivals, Anzac Day.	Medium Term

Priorities	No.	Actions	Timeframe
Knowledge Industries & Biopharmaceuticals	11.1	Develop a place-based investment facilitation strategy for each of the high value sectors giving attention to the role of local government in providing a competitive environment, partnerships and measurable returns to the community.	Medium Term
	11.2	Plan for the location of knowledge based industries including appropriate land use, and identifying a city competitive advantages and incentives framework, and a coordinated business attraction strategy.	Medium Term
	11.3	Engage with the Western Australian and Federal Government agencies to leverage grants and assistance and training programs.	Quick Win

	11.4	Support and build networks of information and ideas sharing between public sector, research organisations and the private sector. • Convene an annual program of events to connect firms with each other and the broader community. • Work with start-ups to link them with industry and research networks to assist commercialisation and funding. • Link knowledge based firms to innovation, training, master classes and mentoring programs.	Short Term
	11.5	Coordinate a strategic approach to the development of knowledge and innovation industries in the town. • Support greater access to affordable and new forms of meeting and working spaces, labs, shop fronts and open spaces, including Council-owned and private sector spaces. • Support the location of business incubators and shared space facilities that encourage entrepreneurship and employment opportunities. • Work with the State Government and developers around affordable spaces for start-ups	Short Term
	11.6	Make it easier for the Town to appropriately engage knowledge based firms as suppliers via procurement innovation to cut down on red tape, and advocate for other organisations to do the same.	Short Term
	11.7	Build the reputation of the Town as a great place for investment by identifying and promoting our business success stories	Short Term

Priorities	**No.**	**Actions**	**Timeframe**
Retail and Hospitality	12.1	Develop an ongoing business engagement program for broader business consultations throughout the sector.	Short Term
	12.2	Work with Optus Stadium and Crown Casino to facilitate opportunities to leverage event patronage spend in the areas of activity throughout the Town.	Short Term
	12.3	Explore and promote programs, including workshops and webinars, to help businesses integrate technology into the retail and hospitality offering.	Quick Win
	12.4	Collaborate with businesses to introduce wi-fi hotspots and identify opportunities to promote specific offers through digital avenues.	Medium Term
	12.5	Promote business development programs (Ausindustry) and engagement with the Small Business Mentoring Service through the Small Business Development Corporation.	Quick Win
	12.6	Support council marketing campaigns and business initiatives to incorporate and promote the retail and hospitality offer across all precincts.	Quick Win
	12.7	Through Tourism Western Australia, promote the Town in key interstate and international markets as a place with a diverse range of authentic experiences including premium retail and hospitality offerings.	Short Term

	12.8	Explore new and further opportunities through for seasonal trading opportunities for start-up businesses, pop-ups and short-term operators, enabling the testing of business models and locations and assisting the sector to constantly evolve and provide unique experiences.	Ongoing
	12.9	Identify opportunities to activate vacant spaces within precincts, and engage with leasing agents, property owners and innovative retail and hospitality start-up businesses to promote and activate these spaces.	Ongoing
	12.10	Support sustainability projects that fit small business community needs, by assisting businesses to implement initiatives in cost-effective ways.	Short Term