



CITY of PERTH

Lord Mayor and Councillors,

NOTICE IS HEREBY GIVEN that the next Ordinary Meeting of the Council of the City of Perth will be held in the Council Chamber, Level 9, Council House, 27 St Georges Terrace, Perth on **Tuesday, 28 June 2016 at 6.00pm.**

Yours faithfully

MARTIN MILEHAM
CHIEF EXECUTIVE OFFICER

23 June 2016

VISION STATEMENT

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





CITY of PERTH

COUNCIL CHAMBERS SEATING LAYOUT



Manager Governance
Mark Ridgwell



The Right Honourable
The Lord Mayor
Ms Lisa-M. Scaffidi



Chief Executive
Officer
Martin Mileham



Director Community and
Commercial Services
Rebecca Moore



Cr Judy McEvoy



Cr Janet Davidson
OAM JP



Personal Aide to
the Lord Mayor
Paul Anastas

Acting Director Planning
and Development
Erica Barrenger



Cr Reece Harley



Cr Jemma Green



Director
Construction and
Maintenance
Paul Crosetta



Manager Development
Approvals
Margaret Smith



Cr Keith Yong



Cr Lily Chen



Director Corporate
Services
Robert Mianich

Acting Director Economic
Development and
Activation
Annaliese Battista



Cr James Limnios
Deputy Lord Mayor



Cr Jim Adamos



Governance Electoral
Officer - Minutes
Cathryn Clayton

Public Gallery

BUSINESS

1. **Prayer**
2. **Declaration of Opening**
3. **Apologies**
Crs Adamos and Harley
4. **Question Time for the Public.**
5. **Members on Leave of Absence and Applications for Leave of Absence**
Cr Limnios – approved Leave of Absence
6. **Confirmation of Minutes:**
Ordinary Council - 7 June 2016
7. **Announcements by the Lord Mayor**
8. **Disclosure of Members' Interests**
9. **Questions by Members of which due notice has been given**
10. **Correspondence**
11. **Petitions**
12. **Matters for which the Meeting may be Closed**

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

Schedule No.	Item No. and Title	Reason
Confidential Schedule 12	Item 6 - City of Perth Heritage Award - 2016	s5.23(2)(e)(ii)
Confidential Schedule 16	Item 10 – Tender 070-15/16 Provision of Contract Labour	s5.23(2)(e)(ii)

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

INFORMATION FOR THE PUBLIC ATTENDING COUNCIL MEETINGS

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

Question Time for the Public

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

Disclaimer

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

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

EMERGENCY GUIDE

Council House, 27 St Georges Terrace, Perth



CITY of PERTH

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

BUILDING ALARMS

Alert Alarm and Evacuation Alarm.

ALERT ALARM

beep beep beep

All Wardens to respond.

Other staff and visitors should remain where they are.

EVACUATION ALARM/PROCEDURES

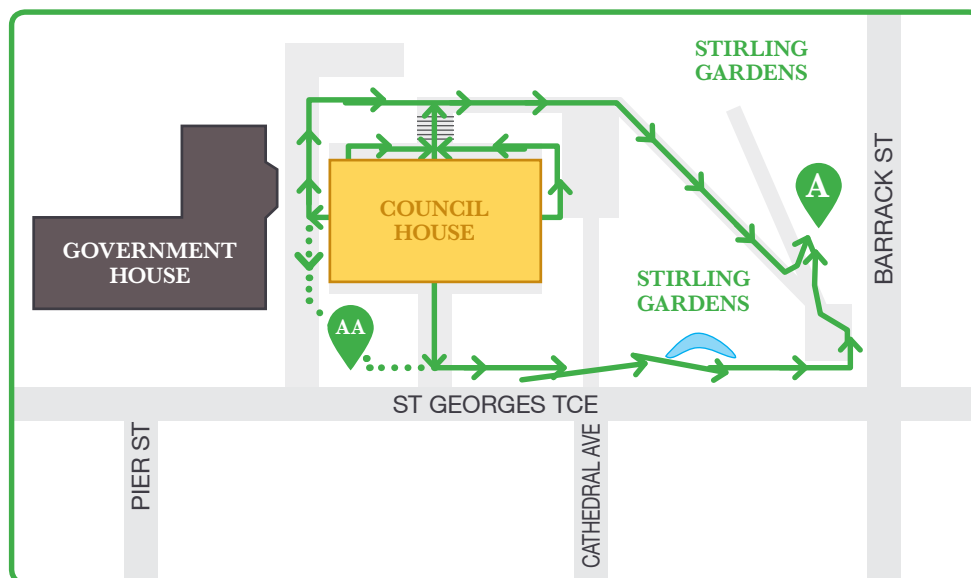
whoop whoop whoop

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

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



EVACUATION ASSEMBLY AREA



Assembly Area

Alternate Assembly Area

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ITEM NO: 1

CITY OF PERTH 2016/17 ANNUAL BUDGET

**FINANCE AND ADMINISTRATION (APPROVES)
COMMITTEE
RECOMMENDATION:**

That Council APPROVES BY ABSOLUTE MAJORITY, the City of Perth 2016/17 Annual Budget as detailed in Schedule 1, inclusive of the following:

1. STATEMENT OF COMPREHENSIVE INCOME

The Statement of Comprehensive Income showing an increase in Net Result of \$8.5 million;

2. STATEMENT OF CASH FLOW

The Statement of Cash Flow showing a net decrease in cash held for the year of \$8.6 million;

3. RATE SETTING STATEMENT

The Rate Setting Statement showing a requirement to raise \$85.1 million in rates to fund the budget deficit;

4. CAPITAL EXPENDITURE

The Capital Expenditure budget totals \$62.7 million;

5. NOTES TO AND FORMING PART OF THE BUDGET

The Notes to and forming part of the budget and supporting schedules;

6. STRIKING THE RATES AND LEVYING CHARGES

Strike the rates and levy the charges for the 2016/17 financial year as follows:

(Cont'd)

6.1 Differential Rates

Differential rates based on the predominant purpose for which the land is held to be adopted as follows:

- a. **Commercial – 5.08334 cents in the dollar (includes Hotel and Retail);**
- b. **Office – 2.95448 cents in the dollar;**
- c. **Residential – 4.48135 cents in the dollar;**
- d. **Vacant Land – 5.90855 cents in the dollar;**

6.2 Minimum Rate Payment

A minimum rate payment of \$695 per annum be imposed pursuant to Section 6.35 of the Local Government Act 1995 in respect of any rateable land within the city;

7. RATE PAYMENT OPTIONS

In accordance with Section 6.45 of the Local Government Act 1995, provide the options of one, two or four instalments for the payment of rates, with interest (subject to legislative change) and administration fees applicable as follows:

- 7.1 **5.5% per annum interest to be charged if either a two or four instalment option is selected;**
- 7.2 **An administration charge of \$46 is to be applied to the two and four instalment options if selected;**
- 7.3 **Instalment dates:**
 - 19 August 2016**
 - 18 October 2016**
 - 19 December 2016**
 - 20 February 2017**

8. LATE PAYMENT INTEREST

In accordance with Section 6.51(1) and subject to Section 6.51(4) of the Local Government Act 1995 and regulation 70 of the Local Government (Financial Management) Regulation 1996, adopts an interest rate of 11% for rates and costs of proceedings to recover such charges that remain unpaid after becoming due and payable.

(Cont'd)

9. HERITAGE RATE CONCESSION

In accordance with Section 6.47 of the Local Government Act 1995, continue the Heritage Rate Concession Scheme (Council Policy 9.2 refers), introduced to support the retention of the City's heritage, for the 2016/17 financial year;

10. FEES AND CHARGES

The schedule of fees and charges to be applied during the 2016/17 financial year;

11. RUBBISH REMOVAL CHARGES

The fees and charges for removal and deposit of domestic and commercial waste;

12. MATERIAL VARIANCE REPORTING

In accordance with Regulation 34(5) of the Local Government (Financial Management) Regulations 1996 and AASB 1031 Materiality, the level to be used in statements of financial activity in 2016/17 for reporting material variances shall be 5% of the budget base or \$100,000 whichever is the greater;

13. RESERVE ACCOUNTS

Approves the transfers to and from Reserve accounts.

BACKGROUND:

FILE REFERENCE: P1032338
REPORTING UNIT: Finance
RESPONSIBLE DIRECTORATE: Corporate Services
DATE: 8 June 2016
MAP / SCHEDULE: Schedule 1 – 2016/17 Annual Budget

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 21 June 2016.

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

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation Section 6.2 of the *Local Government Act 1995*
Parts 3 and 5 of the *Local Government (Financial Management) Regulations 1996*

Integrated Planning and Reporting Framework Implications **Strategic Community Plan**
Council Four Year Priorities: Community Outcome S18 Strengthen the Capacity of the Organisation
A capable, flexible and sustainable organisation with a strong and effective governance system to provide leadership as a capital city and deliver efficient and effective community centred services.

Policy
Policy No and Name: 9.1 - Budget Policy

DETAILS:

The Annual Budget includes the 2016/17 Financial Statements, notes which form part of the budget and supporting schedules address all statutory financial requirements imposed on the City and comply with the Australian Accounting Standards.

The components are as follows:

Statement of Comprehensive Income

- Operating revenue will grow by 2.7% to \$200.1 million compared to the current year's estimated result.
- Rates raised will amount to \$85.1 million. These are made up as follows:

	<i>\$000's</i>
Projected Rates 2015/16 (based on current rate base adjusted for 2014 re-valuations)	83,069
Allowance for CPI increase (1.6%)	1,329
	84,398
Interim rates (Growth expected in 2016/17)	1,100
Back rates	(120)
Rate rebates - Heritage Rate Relief	(235)
Projected Rates Revenue for 2016/17	85,143

- Rates constitute 42.5% of operating revenue compared with 43.0% in the estimate for 2015/16.
- For the budget year a financial strategy was implemented to minimise the financial burden placed on City ratepayers while considering the demands for

services and facilities. The annual budget 2016/17 achieves the community needs with an increase equal to Consumer Price Index (CPI) only. The rate in the dollar is proposed to increase by the CPI of 1.6%.

- Council approved to advertise the proposed Differential Rates for 2016/17 and seek public submissions for 21 days subsequent to advertising. No submissions were received. The advertised rates form the basis of the rates revenue in the 2016/17 Annual Budget.
- A general minimum rate payment of \$695 is incorporated into this revenue. This, together with the rates in the dollar, compare very favourably with other metropolitan councils.
- The State Government released its budget subsequent to draft budget 2016/17 presented to Committee. This resulted in a reduction in the total parking levy payable of \$499,000 has now been incorporated in the Annual Budget 2016/17.
- Rubbish Collection fees are expected to raise \$497,000 in additional revenue due to an increase of 5.5% for residential and 5.0% for commercial fees for 2016/17. These increases will fully recover the cost of delivering the service and reduce the reliance on the Refuse Disposal and Treatment Reserve.
- The estimated profit on sales from Tamala Park Regional Council is predicted to decrease to \$1.0 million as sales of land at Catalina Estate decreases.
- Operating expenditure shows growth of 8.8% over the expected current year outcome and 4.2% over the original budget for 2015/16.
- The annual budget 2016/17 reflects the impact of the recent organisational restructure; analysis of expenditure growth will include significant variances for directorates and business units which have been impacted by the restructure.

Rate Setting Statement

- The Rate Setting Statement determines the quantum of rates to be raised and reconciles to other schedules in the budget including the Statement of Comprehensive Income.
- Debt redemption comprises principal repayments on loans related to parking assets and the Perth City Library.
- Transfers to Reserves include appropriations as determined by the City to meet future specific expenditure needs and includes a reserve for funding the annual parking levy.
- Transfers from Reserves are detailed in the Capital Expenditure 2016/17 schedule as regards capital funding and additionally includes operating funding mainly catering for the parking levy.

- No additional new loan borrowing is anticipated in 2016/17.

Capital Budget

The capital expenditure for budget 2016/17 is based on the needs of the City, and has been subjected to careful reviews by both the administration and Council. The total capital budget for 2016/17 is proposed to be \$62.7 million of which \$13.9 million represents carry forwards from 2015/16.

Reserves

The main purpose of establishing reserves at the City is to accumulate resources to provide funding for large projects occurring in future years enabling drawdowns to occur when needed. In the budget year after appropriation, investment earnings and drawdowns the total reserve funds have remained at \$79.2 million.

Fees and Charges

In accordance with Section 6.16 of the *Local Government Act 1995*, Council will, at least one per annum prior to finalising the Budget, review all fees and charges levied. Draft Fees & Charges were presented to Committee in May 2016. Certain statutory fees have been updated since as well as the inclusion of public aquatic facilities water sampling and assessment fees.

FINANCIAL IMPLICATIONS:

The 2016/17 City of Perth budget has been developed in consideration with the draft Corporate Business Plan (2016 – 2020) and associated Long Term Financial, Corporates Asset Management and Workforce Plans.

All figures quoted in this report are exclusive of GST.

COMMENTS:

The budget 2016/17 as detailed excludes the impact of the transfer of ratepayers from the City of Subiaco or City of Nedlands as part of the new *City of Perth Act 2016* which takes effect on 1 July 2016. A separate report will be presented to Council when greater clarity exists of the quantum of adjustments required to the budget for 2016/17.

PLANNING COMMITTEE REPORTS

ITEM NO: 2

INITIATION OF AMENDMENT NO. 37 TO CITY PLANNING SCHEME NO. 2 TO INTRODUCE A SPECIAL CONTROL AREA OVER 480 (LOTS 23 AND 350) HAY STREET AND 15 - 17 (LOT 500) MURRAY STREET, PERTH

**PLANNING COMMITTEE
RECOMMENDATION:**

(APPROVAL)

That Council:

- 1. pursuant to section 75 of the Planning and Development Act 2005 (the Act), resolves to initiate Amendment No. 37 to the City Planning Scheme No. 2, as detailed in Schedule 3 – Proposed Scheme Amendment No. 37;***
- 2. pursuant to regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations), resolves that Amendment No. 37 to the City Planning Scheme No. 2 is a standard amendment pursuant to regulation 34 of the Regulations for the following reasons:***
 - 2.1 the amendment would have minimal impact on land in the scheme area that is not the subject of the amendment; and***
 - 2.2 the amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;***
- 3. pursuant to section 81 of the Act, resolves to refer Amendment No. 37 to the City Planning Scheme No. 2 to the Environmental Protection Authority; and***

(Cont'd)

- 4. pursuant to section 84 of the Act, resolves to advertise Amendment No. 37 to the City Planning Scheme No. 2 for public inspection in accordance with regulation 47 of the Regulations.**

BACKGROUND:

FILE REFERENCE: P1032886
REPORTING UNIT: Strategic Planning
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 30 May 2016
MAP / SCHEDULE: Schedule 2 – Location Plan
Schedule 3 – Scheme Amendment Report

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 21 June 2016.

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

The subject site has an area of 8,352m², with frontages of 71.8 metres to Hay Street, 102.9 metres to Irwin Street and 75.5 metres to Murray Street.

Lots 23 and 350 were previously occupied by the Perth Central Fire Station and the headquarters of the (former) Fire and Emergency Services Authority ('FESA'). The FESA building has recently been demolished.

Also situated on Lot 23 fronting Murray Street is the State Heritage listed 'No.1 Fire Station', occupied by the Department of Fire and Emergency Services and the Fire Education and Heritage Centre.

Lot 500 was previously occupied by Perth Chest Clinic, which operated from two abutting buildings. The State Heritage listed 'Hibernian Hall' fronting Murray Street remains, while the 1956 building was recently demolished.

The Western Australian Planning Commission (WAPC) granted conditional approval for the resubdivision of the site on 29 July 2014. This resubdivision will result in the site being reduced to two lots, one lot occupied by the former No. 1 Fire Station and the other lot occupied by the Hibernian Hall and the recently approved development outlined below.

Refer to Schedule 2 – Location Plan

Development Approval

The City of Perth (City) Local Development Assessment Panel ('LDAP') approved an Application for Development Approval for a mixed use development on the subject

site at its meeting on 26 February 2015. Works have commenced at the site, with construction of the hotel to commence within the coming months.

The mixed-use development comprises of:

- 362 room 'Westin' brand hotel operated by 'Starwood;
- 27 level office building;
- Restaurant and bar facing a new public plaza;
- Basement car park (including 66 short term public car parking bays) and loading dock;
- Conservation and adaptation of the State Heritage listed Hibernian Hall; and
- Retention of the State Heritage listed Fire Education and Heritage Centre.

Under the Perth Parking Policy (PPP) the site is eligible for a maximum of 125 tenant car parking bays. However, following the recommendations of the Department of Transport and the findings of the Traffic Impact Statement, the proposed development was approved with a maximum of 181 tenant car parking bays being provided on site. These bays being for the exclusive use of tenant or occupants of the development and their guests/customers, and being allocated to the uses on site as follows:

- a maximum of 100 bays allocated to tenants of the office building;
- four bays allocated to the Fire Education and Heritage Centre;
- the remaining (maximum of 77) bays allocated to the hotel staff and guests; and
- the car bays being marked or separated to clearly delineate the tenant parking for the office, the Fire Education and Heritage Centre and hotel uses.

A proposed modification to a condition on the original LDAP Development Approval was approved by the LDAP at its meeting held on the 15 October 2015. The proposed development was restricted to a maximum plot ratio of 7.45:1 inclusive of 49% bonus plot ratio on the basis of 36% bonus plot ratio for a new 'Special Residential' use (high quality hotel) and 13% bonus plot ratio for a Public Facility (public space) in accordance with clause 28 of the City's City Planning Scheme No. 2 (CPS2) and the requirements of the City's Bonus Plot Ratio Policy.

The applicant was advised that all other conditions and requirements detailed on the previous approval dated 26 February 2015 (LDAP meeting) and 6 March 2015 (approval letter) are to remain.

Condition 8 of the original LDAP Development Approval on the subject site dated 26 February 2015 requires the preparation and lodgement of a request to the City to amend the CPS2 for the purpose of establishing a Special Control Area (SCA) for the entire development site. The purpose for which is to ensure compliance with CPS2 provisions relating to plot ratio and car parking following the approved resubdivision and development of the site.

SCAs provide a mechanism to prescribe development standards for specific sites or areas within the Scheme Area.

LEGISLATION / STRATEGIC PLAN / POLICY:

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

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

Policy

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

DETAILS:

A request has been received from Rowe Group on behalf of the landowner of the subject site to amend CPS2 to introduce a SCA over 480 (Lots 23 and 350) Hay Street and 15 - 17 (Lot 500) Murray Street, Perth.

This is to accord with Condition 8 of the LDAP Development Approval dated 16 February 2015 for the mixed use development whereby the CPS2 plot ratio and tenant car parking provisions have been assessed across the entire site.

A SCA will provide for plot ratio and tenant car parking to be distributed over the site. This would ensure compliance with provisions of CPS2 in relation to these two matters.

Please refer to Schedule 3 - Scheme Amendment Report.

FINANCIAL IMPLICATIONS:

Staff costs to progress and finalise the proposed Scheme Amendment have been calculated at \$3,532 based on Schedule 3 of the *Town Planning and Development Regulations 2009*. The cost is borne by the applicant.

The advertising and gazettal fees have been estimated at \$2,000 based on previous amendment fees and will be invoiced to the applicant in due course.

COMMENTS:

A SCA allows for the coordinated development of complex sites by treating the area as one site. An SCA will assist in facilitating the high quality redevelopment of the subject site whilst ensuring the retention, restoration and maintenance of two significant heritage buildings.

Accordingly, the proposal to establish a SCA over 480 (Lots 23 and 350) Hay Street and 15 - 17 (Lot 500) Murray Street, Perth is supported as it will:

- Allow for the subdivision of the subject land into two separate green title lots while maintaining the intent of the Development Approval and the provisions of the CPS2, specifically plot ratio and tenant car parking allowance over the site;
- Facilitate a coordinated approach to developing the property, enabling components of the development to commence while not impacting on the Development Approval;
- Facilitate the retention, restoration and maintenance of two State Listed heritage buildings;
- Provide for additional short stay accommodation; and
- Facilitate the activation of an underutilised site via introducing a range of uses which will add to the Precinct's day and night activation and will assist in creating a vibrant city.

The proposed SCA will ensure a holistic approach to the development of the site, allowing for flexibility of built form and use. Moreover, the lodgement of a Scheme Amendment request for the SCA is required to fulfil condition 8 of the Development Approval granted on 26 February 2015.

The proposed SCA is consistent with the relevant statutory planning framework provided by CPS2 and the intent of the City's strategic planning policies.

Planning and Development (Local Planning Schemes) Regulations 2015

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

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

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

Under a Standard amendment, the process is as follows:

- The Council decides to initiate an amendment to the CPS2;
- The City refers the amendment to the Environmental Protection Authority (EPA) who decide whether an environmental review is required. Once determined, the EPA inform the City of the outcome and ability to proceed;
- The amendment is advertised for public comment for a period of 42 days as required by the *Regulations*;
- The submissions received during the advertising period are reviewed by the City who then put the amendment forward for final adoption by Council;

- Once adopted, the City refers the amendment to the Western Australian Planning Commission (WAPC);
- The WAPC are required to submit the amendment documents and recommendations to the Minister for Planning within 60 days; and
- Once signed off by the Minister the amendment is gazetted and comes into effect.

ITEM NO: 3

INITIATION OF AMENDMENT NO. 36 TO CITY PLANNING SCHEME NO.2 TO INTRODUCE A SPECIAL CONTROL AREA OVER 251-267 (LOTS 10,11 AND 412) ST GEORGES TERRACE, PERTH

**PLANNING COMMITTEE
RECOMMENDATION:**

(APPROVAL)

That Council:

- 1. pursuant to section 75 of the Planning and Development Act 2005 (the Act), resolves to initiate Amendment No. 36 to the City Planning Scheme No. 2, as detailed in Schedule 5 – Proposed Scheme Amendment No. 36;***
- 2. pursuant to regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations), resolves that Amendment No. 36 to the City Planning Scheme No. 2 is a standard amendment pursuant to regulation 34 of the Regulations for the following reasons:***
 - 2.1 the amendment would have minimal impact on land in the scheme area that is not the subject of the amendment; and***
 - 2.2 the amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.***
- 3. pursuant to section 81 of the Act, resolves to refer Amendment No. 36 to the City Planning Scheme No. 2 to the Environmental Protection Authority; and***
- 4. pursuant to section 84 of the Act, resolves to advertise Amendment No. 36 to the City Planning Scheme No. 2 for public inspection in accordance with regulation 47 of the Regulations.***

BACKGROUND:

FILE REFERENCE: P1032827
REPORTING UNIT: Strategic Planning
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 10 June 2015
MAP / SCHEDULE: Schedule 4 – Location Plan
Schedule 5 – Scheme Amendment Report

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 21 June 2016.

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

Site Details

The subject site is comprised of three separate Lots being 251-267 (Lots 10, 11 and 412) St Georges Terrace, Perth.

251 (Lot 11) St Georges Terrace is the eastern most lot and is currently occupied by a nine storey office building and two levels of basement car parking accommodating 115 tenant car parking bays.

255 (Lot 412) St Georges Terrace is the central battle-axe Lot and is currently occupied by a two storey office building and two levels of basement car parking accommodating 27 tenant and 20 public car parking bays.

267 (Lot 10) St Georges Terrace is the western most lot which is currently occupied by a four storey office building with one level of basement car parking accommodating 39 tenant car parking bays.

Refer to Schedule 4 for the location plan.

Planning Approval

A development application for the subject area was approved by the City of Perth Local Development Assessment Panel (LDAP) on 18 September 2015. It consisted of a single storey television studio, the refurbishment of two existing office buildings, the construction of an enclosed pedestrian walkway connecting the buildings and changing the on-site car parking (resulting in 180 tenant car bays), end of trip facilities and landscape works to the remaining forecourt.

Plot Ratio

The development was approved with the following plot ratios on each lot;

No.	Approved	Permitted
267 (Lot 10)	1.9:1 (3,425m ²)	4:1 (7,156m ²)
251 (Lot 11)	2.95:1 (9,308m ²)	4:1 (12,588m ²)

No.	Approved	Permitted
255 (Lot 255)	0.92:1 (642m ²)	4:1 (2,788m ²)

Subdivision

The site is subject to a Subdivision Application lodged with the Western Australian Planning Commission. The Subdivision Application proposes the subdivision of No. 251 (Lot 11) St Georges Terrace into two freehold lots, with total areas of 1,337m² and 1,801m².

Car Parking

The approved development includes 180 tenant car parking bays, of which 15 bays will be set aside for Channel Nine special media/communication vehicles. Additional facilities will be provided for people accessing the site, including three service bays, seven motorcycle bays, 70 bicycles racks and end of trip facilities.

LEGISLATION / STRATEGIC PLAN / POLICY:

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

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

Policy

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

DETAILS:

A request has been received from Rowe Group on behalf of the landowner of the subject site to amend the City Planning Scheme No. 2 (CPS2) to introduce a Special Control Area (SCA) over 251 (Lot 11), 255 (Lot 255) and 267 (Lot 10) St Georges Terrace, Perth. Establishing a SCA over the subject site will facilitate the reallocation of unused plot ratio as well as car parking allowances within the SCA.

FINANCIAL IMPLICATIONS:

Staff costs to progress and finalise the proposed Scheme Amendment have been calculated at \$3,661.39 based on Schedule 3 of the *Town Planning and Development Regulations 2009*. This cost is borne by the applicant.

The advertising and gazettal fees have been estimated at \$2,000 based on previous amendment fees and will be invoiced to the applicant in due course.

COMMENTS:

The proposal to establish a Special Control Area over 251 (Lot 11), 255 (Lot 412) and 267 (Lot 10) St Georges Terrace, Perth is supported as it will:

- Allow for the reallocation of unused maximum permissible plot ratio and car parking allocations within the SCA;
- Allow for the subdivision of Lot 11 into two separate green title lots while maintaining the intent of the planning approval and requirements of the CPS2; and
- Facilitate the redevelopment of the lots in a coordinated manner and allow for the continued construction of a new single storey television studio, refurbishment of two existing office buildings and various other works including parking, landscaping and a new pedestrian walkway.

The proposed Special Control Area for the subject site is seen as a rational and appropriate response to delivering the proposed development for this site.

Planning and Development (Local Planning Schemes) Regulations 2015

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

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

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

Under a Standard amendment, the process is as follows;

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

- The WAPC is required to submit the amendment documents and recommendations to the Minister for Planning within 60 days; and
- Once signed off by the Minister, the amendment is gazetted and comes into effect.

ITEM NO: 4

PROPOSED AMENDMENTS TO THE PERTH PARKING MANAGEMENT ACT 1999

**PLANNING COMMITTEE
RECOMMENDATION:**

(APPROVAL)

That Council:

- 1. *advises the Department of Transport that it conditionally supports the proposed amendments to the Perth Parking Management Act 1999 subject to:***
 - 1.1 *Section 23 of the Perth Parking Management Act 1999 Act being amended to incorporate the following:***
 - a. *a clear and transparent process which outlines the formal consultation process to occur between the City of Perth and the Department of Transport;***
 - b. *the principles and objectives for the expenditure of the Perth Parking Licensing Account;***
 - c. *public reporting of expenditure of funds from the Perth Parking Licensing Account; and***
 - d. *appropriate timeframes for the expenditure of the funds in the Perth Parking Licensing Account;***
 - 1.2 *no additional controls for event parking being incorporated into the Perth Parking Management Act, Perth Parking Management Regulations or the Perth Parking Policy;***
 - 1.3 *consultation with the City of Perth regarding any future decision making on the setting of differing rates of licence fees;***
 - 1.4 *the requirement for public consultation for any key changes to the legislation or the Perth Parking Policy, being incorporated into an amendment procedure to promote accountability and transparency;***

(Cont'd)

- 1.5 a Communication Strategy being prepared by the Department of Transport to provide clear communication up front to all licensees on the implications of late payments; and**
 - 1.6 the City of Perth being provided with the opportunity to work collaboratively with the Department of Transport on addressing the issues identified in this report;**
- 2. advises the Department of Transport that the City of Perth seeks an increased role in the setting of priorities and the timing of expenditure of funds from the Perth Parking Licensing Account. That the City considers that the most appropriate mechanism to achieve this is through agreed implementation plans for appropriate high-level strategic transport plans including the recently endorsed Central Area Transport Plan. Further, that oversight of this could be through an appropriate joint governance body such as the City of Perth Committee or other agreed alternative.**

BACKGROUND:

FILE REFERENCE: P1020501-2
REPORTING UNIT: Strategic Planning
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 12 May 2016
MAP / SCHEDULE: Schedule 6 – Proposed Amendments to the *Perth Parking Management Act 1999*

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 21 June 2016.

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

Perth Parking Management Act 1999 and Perth Parking Policy 2014

The principal objective of the *Perth Parking Policy (PPP)* is:

‘To promote a balanced and sustainable transport system to gain access to central Perth and limit the growth of traffic congestion and deterioration of air quality in the central area’;

The PPP was developed jointly by the State Government and the City to provide a consistent framework for managing parking within the city. It extends over the Perth Parking Management Area (PPMA), which is defined under the Regulations and

includes the CBD, West and East Perth and Northbridge and a limited area within the City of Vincent. The PPP provides guidance to the State Government in exercising the powers conferred upon it by the *Perth Parking Management Act 1999* (the Act) and to the City in providing a framework for assessing development applications for parking facilities under City Planning Scheme No. 2 (CPS2).

Under the Act, the State Government is charged with the responsibility of licensing parking facilities in the PPMA, with the exception of those for private residential use. Revenue collected under the Perth Parking Levy is credited into the Perth Parking Licensing Account. This provides a funding source for a range of transport initiatives including the free Central Area Transport (CAT) bus system, cycle paths and for funding a proportion of the Perth Busport. The Office of State Revenue is responsible for revenue collection and administration of the licensing system on behalf of the Director General – Transport.

Whilst the PPP has been reviewed twice by the State Government since its original gazettal in 1999, the Act has not been amended since being introduced in 1999.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation

Perth Parking Management Act 1999
Perth Parking Management Bill 1998
Perth Parking Regulations 1999

Integrated Planning and Reporting Framework Implications

Corporate Business Plan
Council Four Year Priorities: Getting around Perth
S4 Enhancing accessibility in and around the city
including parking.

Policy

Policy No and Name: Perth Parking Policy 2014

DETAILS:

The Department of Transport (DoT) formally invited the City of Perth (the City) on 22 September 2015 to comment on the proposed modifications to the Act.

A number of key amendments include:

- Increasing penalties for non-compliance;
- Director General of Transport to have the authority to cancel or amend a license when a building is demolished or redeveloped;
- Enabling preliminary approval of a license to be given following a planning approval and providing the ability to remove or vary certain conditions on application by the owner;
- Prescribing standard expiry dates and providing for the automatic renewal of licenses and the provision of temporary licenses;
- Automatic cancellation of licenses if fees have not been paid on or before the Grace Period. It is likely that any new application for a license would be subject to the provisions of the version of the PPP current at the time of application;

- Setting up the head of power to create separate areas within the PPMA with different rates of license fees; and
- Restricting the provision of event parking.

Other governance and administrative changes are also proposed and include the following:

- Adding information to the Act which reflects the Act's objectives and supports the projects that are funded by Perth Parking Revenue – refer to PPMB – 2nd Reading Assembly 1998;
- Further detailing the process for amendment of the PPP to ratify the process previously used in 2012 and 2014;
- Strengthening the provisions to prevent advertising of the availability of parking that does not comply with the license;
- Transferring the exemption of parking where premises are used solely for private residential purposes from the Act to the Regulations and providing a definition of 'Private Residential Purposes';
- Allowing licenses to be surrendered; and
- Removing identified ambiguities such as improving the definition of 'Owner', providing definitions for 'Parking Bay' and 'Due Date'.

For further information please refer to Schedule 6 which also incorporates draft recommended responses.

The City's officers (from the Development Approvals, Transport, Parking Services and Commercial Parking units) attended two meetings with representatives from the DoT to discuss the proposed changes to the Act and its potential implications for the City.

The DoT has indicated that it will not be publically advertising the proposed Act amendments and will instead be targeting consultation to identified stakeholders. Furthermore, the proposed Act amendments will not be presented during this term of government.

FINANCIAL IMPLICATIONS:

Whilst there are no direct financial costs associated with this report, there may be implications in the future in relation to the Perth Parking Levy and the expenditure of the Perth Parking Licensing Account.

COMMENTS:

The majority of the proposed amendments to the Act are administrative and/or governance matters and as such are considered to be acceptable in principle. However, there are a number of issues which need to be addressed by the DoT as outlined below.

Item 1.12 - Creating separate areas within the Perth Parking Management Area with different rates of license fees

It is understood this provision will set up the head of power within the Act to create the ability to apply different rates of licence fees to different areas within the PPMA. For example, this would enable the DoT to apply a reduced parking license rate for those areas outside of the catchment area for Free Transit Zone and the CAT bus system.

Whilst this is supported in principle, it is recommended that the City requests to be involved in any future decision making on the setting of differing rates of license fees to ensure that owners of parking within the city will not be penalised with higher license fees without corresponding higher levels of public transport, cycling or pedestrian transport infrastructure. This could have significant financial implications for the City's public parking (CPP) business.

It is also recommended that further guidance be incorporated into the Act on the expenditure of revenue in consultation with the City as discussed further in the report.

Item 1.13 - Restricting the provision and use of event parking

The DoT are proposing to provide additional controls on event parking and to allow for event parking to be provided by organisations other than just the City.

With respect to the additional controls, it is understood that the DoT has been concerned about the growth of event parking which has been contrary to the original intent of the PPP.

Section 11.2 of the PPP states the following:

“Land, including parks and reserves, may be used intermittently for parking vehicles in association with special events where it has been demonstrated that there is a requirement.

Events parking may be provided to address unforeseeable events such as public transport disruption; or in circumstances where it is expected that an event will create a spike in access and parking demand that cannot be accommodated by car parks in the vicinity or by existing or temporarily increased public transport provision. Events parking is only for the use of the event organiser, participants or patrons”.

Currently an application for event parking must receive approval from the City, as the relevant planning authority.

The City's technical officers have discussed the above concerns with the DoT and informally agreed to consult with the DoT prior to making a determination on event parking. It is understood that this arrangement has been working well and reduced event parking on reserves.

Given this, it is considered that any additional controls on event parking are not warranted.

Notwithstanding the above, both the City and the DoT will need to give consideration to the event parking applications likely to arise from the new stadium (potentially 34 applications per annum).

Currently, most event parking occurs on reserves which are intended for 'recreational use' and this should generally take precedence over any need for event parking. Whilst it is acknowledged that some events may occur outside of regular public transport operating hours, it is important that existing public parking facilities are fully utilized prior to alternative measures being investigated, including use of reserves for event parking.

As outlined above, the DoT is also proposing to allow for event parking to be provided by organisations other than just the City. The existing legislation only permits the City to provide event parking, whereas other organisations may be able to offer their vacant tenant parking bays for event parking where appropriate (for example at Trinity College). This approach is supported in principle as it is likely to reduce the need for event parking on reserves and provide greater parking efficiency in those instances where the public parking facilities within the vicinity of an event are at full capacity. It is likely should such changes come into effect that the City, as the decision making authority, would be required to provide guiding principles within a Council policy for the assessment of such applications to ensure transparency and consistency in the decision making.

Item 2.1 - The Perth Parking Licensing Account

The DoT is seeking to incorporate information into the Act which reflects the Act's objectives and supports the projects that are funded by Perth Parking Levy (as outlined in the PPMB). The current preamble in the Act is very limited. Greater detail was provided in the Second Reading speech outlined in the PPMB. The stated objectives of the PPP are also wider than those of the Act.

Whilst the above additions to the Act are supported, there is considered a need to further enhance the provisions relating to expenditure of revenue from the Perth Parking Licensing Account.

Section 23(3) of the Act currently states in relation to this:

"There shall be charged to the Perth Parking Licensing Account, with the approval of the Minister, after consultation with the City of Perth, any amounts that are, in the opinion of the Minister, necessary or expedient –

- (a) For a purpose within the Perth parking management area that gives effect, or is connected with giving effect, to the Perth Parking Policy; or*
- (b) For the purpose of administering this Act or a purpose connected with its administration."*

There is poor transparency in the current process. Despite the current legislative requirement for consultation with the City, the City has had limited visibility on how the Perth Parking Levy funds are spent (apart from Officer level involvement in DoT's Central Area Transport Plan process). The costs associated with funding the free

CAT bus service, subsidising the Free Transit Zone and other major capital sourced from the Perth Parking Levy are unclear.

There does not appear to be any requirements in the Act or Regulations on the timeframes in which the Perth Parking Levy funds should be spent. The Department of Treasury's Overview of State Taxes and Royalties 2014-15' showed that as at 2014/15, the Perth Parking Levy revenue collections equated to \$47.9 million.

It is recommended that, section 23 of the Act should be amended to incorporate the following:

- a clear and transparent process which outlines the formal consultation process to occur between the City and DoT, (providing greater weight to the City's Capital City status);
- appropriate timeframes for the expenditure of the funds in the Perth Parking Licensing Account;
- a requirement for annual public reporting on how the funds from the Perth Parking Licensing Account have been spent; and
- further enhancement of the principles and objectives for the expenditure of the revenue. These could include principles similar to those in the State Government's State Planning Policy 3.6 on Developer Contributions which includes principles relating to need and nexus, transparency, equity, certainty, efficiency, consistency, consultation and accountability.

The City will be seeking to increase its role in the expenditure of funds from the Perth Parking Licensing Account outlined under Section 23 of the PPMA. The City considers that the most appropriate mechanism to achieve this is through agreed implementation plans for appropriate high-level strategic transport plans including the recently endorsed Central Area Transport Plan.

Potential Role of the City of Perth Committee

The City of Perth Committee (CPC) created under the *City of Perth Act 2016* presents an opportunity to improve collaboration between the City and the State Government on strategic transport matters.

The *City of Perth Act 2016* outlines the role of the CPC as follows:

"To facilitate collaboration between the State and the City of Perth in order to further:

- i) identify and promote opportunities and strategies for strengthening the economic, cultural, social, physical and environmental development and growth of the Perth Central Business District and other residential and non-residential areas of the City of Perth.*
- ii) to assist in the identification and development of mechanisms that promote greater integration between the State's planning and development processes and those of the City of Perth;"*

Whilst it is acknowledged that the CPC is not a decision making body, there may be scope for section 23 (3) of the Act to be amended to acknowledge the role and objectives of the CPC by incorporating provision for the CPC to endorse high level strategic transport plans for the city, and any required Implementations Plans. This would assist to inform the prioritising and timing of expenditure from the Perth Parking Licensing Account.

The City in conjunction with the State Government will be responsible for drawing up the terms of reference for the CPC, which has yet to progress. As such, it is recommended that the Council give consideration to advocating in the preparation of the terms of reference for the CPC that this matter be kept in view. Alternatively, another relevant joint governance body (such as the Central Perth Planning Committee) with representation from the City may also be appropriate.

Improved high-level collaboration will provide an opportunity for both the State Government's and the City's strategic transport objectives and projects to be delivered through Perth Parking Levy revenue and make efficient use of scarce resources.

Item 2.2 - Formal Public Consultation

The City understands that the DoT is seeking to incorporate a provision in the Act for the amendment of the PPP to ratify the process previously used.

This action is supported provided that the requirement for public consultation for any key changes to the legislation or the PPP is incorporated into an amendment procedure to promote accountability and transparency. The City has previously raised this matter with the DoT on a number of occasions when the PPP was amended in 2012 and 2014 without formal public consultation at the time (only key stakeholders were notified). The DoT has yet to comply with the City's request.

Minor Matter - Items 1.10 and 1.11 - Automatic cancellation/Suspension of license if the fee is not paid on or before the Grace Period

The DoT has advised that the provisions outlined in Items 1.10 and 1.11 are to address the growing issue of late and non-payment of the Perth Parking Licensing fees. It is likely that any new application for a parking license will be subject to the version of the PPP current at the time of application. This action may result in a need for a reduction in the total number of bays permitted on site or changes being required to the operations of public parking to comply with any new requirements under the current PPP. This may have implications for the operations of the CCP parking business should the parking license lapse.

Accordingly, the proposal is supported provided that a Communication Strategy is prepared by the DoT to provide clear communication upfront to all licensees on the implications of late payments.

CONCLUSION

There are a few concerns outlined in the above report which require further consideration. Overall, it is considered that the majority of the proposed amendments to the Act are administrative and/or governance matters and as such are acceptable in principle.

There may also be an opportunity during the preparation of the terms of reference for the new CPC to keep in view the potential for the CPC or an alternative joint governance body to endorse high level strategic transport plans for the city, which can then be used to better guide expenditure from the Perth Parking Licensing Account.

ITEM NO: 5

INITIATION OF AMENDMENT TO CITY PLANNING SCHEME NO. 2: SIGNS POLICY

PLANNING COMMITTEE (APPROVAL)
RECOMMENDATION:

That Council in accordance with Clause 5 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 resolves to advertise for public comment for a minimum of 21 days an amendment to the City Planning Scheme No. 2 Signs Policy and associated amendments to various Precinct Plans, Planning Policies and Design Guidelines as detailed in the Schedules by:

- 1. placing a notice in a local newspaper;*
- 2. notifying relevant stakeholders in writing; and*
- 3. placing a notice and information on the City's website.*

BACKGROUND:

FILE REFERENCE:	P1032185
REPORTING UNIT:	Strategic Planning
RESPONSIBLE DIRECTORATE:	Planning and Development
DATE:	8 June 2016
MAP / SCHEDULE:	Schedule 7 – Table of Existing and Amended Planning Policies Schedule 8 – Proposed Amended Signs Policy Schedule 9 – Plan of Areas with Place Specific Requirements Schedule 10 – Table of Existing and Amended Precinct Plans Schedule 11 – Table of Existing and Amended Planning Policies and Design Guidelines for Normalised Redevelopment Areas

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 21 June 2016.

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

The City Planning Scheme No. 2 (CPS2) Signs Policy was first adopted by Council on **26 June 2001** and amended on 13 December 2005 to expand the categories of exempt signs. All signs within the CPS2 Scheme Area require development approval unless exempt under the Deemed Provisions or Clause 37 of the CPS2. The Policy defines types of signs and exempt signs and provides guidelines for the acceptable design and location of those signs which require development approval.

Signage plays an important role in way-finding and identifying and promoting businesses and buildings within the city. Signs can be a positive contributor to the look and feel of the city; they can also have a significant impact on the visual quality of the urban environment and on amenity and safety. The City has a responsibility to the community to ensure that these impacts are properly assessed and managed and that signage makes a positive contribution to the appearance of the city. While the existing Policy has done this successfully for many years it was recognised that some aspects of the Policy required updating. It was considered that a more robust and progressive policy should be prepared to better reflect changing approaches to signage and current community expectations and to clarify, where appropriate, the requirements for specific sign types and sign content.

LEGISLATION / STRATEGIC PLAN / POLICY:

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

Integrated Planning and Reporting Framework Implications **Strategic Community Plan**
Council Four Year Priorities: Living in Perth
S9 Promote and facilitate CBD living.

Policy

Policy No and Name: City Planning Scheme No. 2 Planning Policy 4.6 - Signs

DETAILS:

A revised Signs Policy (the Policy) has been prepared and is now presented for the Council's consideration and initiation. Associated changes are also proposed to the requirements relating to signs in the various Precinct Plans and Planning Policies, including those applicable to the MRA Normalised Redevelopment Areas (areas now under the planning responsibility of the City of Perth).

A comparison of the existing and revised Policies, along with the rationale for the specific changes, is contained in Schedule 7. The revised Policy is also provided in its intended format in Schedule 8.

A summary of the proposed changes to the Policy is provided below.

Application of the Policy

The Deemed Provisions adopted under the *Planning and Development (Local Planning Scheme) Regulations 2015* include the following definition of an advertisement:

“any word, letter, model, sign, placard, board, notice, device or representation, whether illuminated or not, that is used wholly or partly for the purposes of advertising, announcing or directing, and includes -

- (a) any hoarding or similar structure used, or adapted for use, for the display of advertisements; and*
- (b) any airborne device anchored to any land or building used for the display of advertising; and*
- (c) any vehicle or trailer or other similar object placed or located so as to serve the purpose of displaying advertising.”*

Under the Policy, a “sign” is intended to have the same meaning as an advertisement and also include wall murals applied to the exterior of buildings. The definition is also extended to clarify that a sign incorporates any supporting structure, fixtures, fittings and any frame, border and background that contain letters, numbers, images and/or colour.

The Policy provides details on those signs which are exempt from the requirement to gain development approval in accordance with CPS2. Under the revised Policy these exemptions have been clarified and extended as will be discussed later in the report.

Operation of the Policy

The Policy has been restructured in a format consistent with recent CPS2 policy amendments, to incorporate objectives, principles and provisions. As with the current policy, general provisions will apply to all signs while additional provisions will also apply to:

- certain sign types;
- signs on places listed on the CPS2 Heritage List and within Heritage Areas; and
- signs in areas with place specific requirements.

In addition provisions specifically addressing sign content have been grouped together for clarity.

The Policy definitions and the details of exempt signs and sign content are proposed to be contained in appendices to assist with the readability of the Policy.

Objectives

The revised Policy seeks to ensure that signs within the city:

- achieve a high level of design quality and are comprised of durable materials;

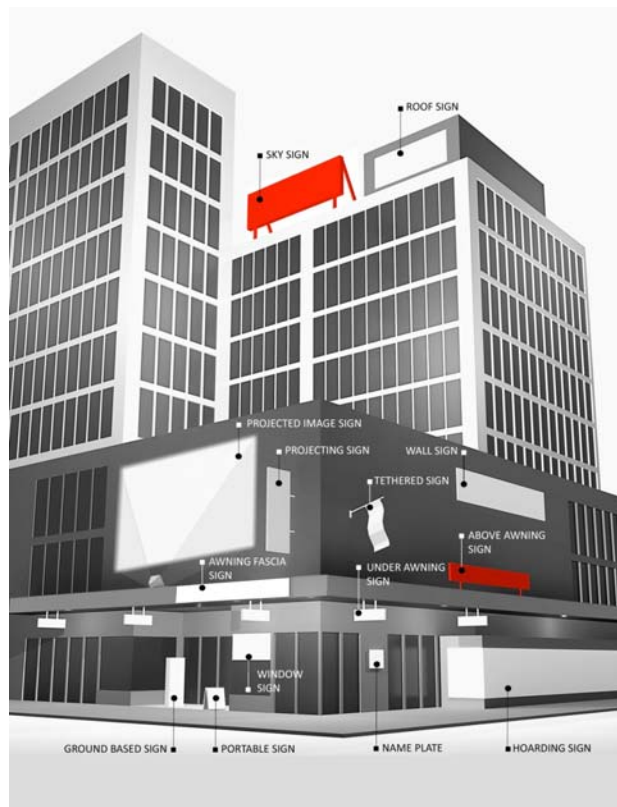
- are located and designed in a coordinated manner across a site in a way that responds to and complements the architecture of the building to which they are attached, and where applicable, the cultural heritage significance of that building or an adjacent building;
- respect and make a positive contribution to the streetscape and the intended character of the locality, and to important view corridors and the city skyline where applicable;
- are clear and efficient in communicating to the public and do not lead to visual clutter on and around buildings and within streetscapes and localities; and
- do not adversely affect the amenity of occupants or users of buildings and public spaces or the safety of road users and the public generally.

When applications are received for new signs on existing buildings, applicants will be encouraged to rationalise any existing signs in a manner that is consistent with the above objectives.

Definitions

The definitions within the Policy have been updated to provide terminology which is user friendly and reflects the types of signs which are now most commonly seen within the city.

A single diagram has been created to depict the majority of defined signs (refer below). It does not necessarily indicate the appropriate number, design or scale of the signs, and the sign types illustrated in red are not permitted under the Policy.



Key changes to definitions include:

- **Animated or Variable Content** - The term 'animated and new technology signs' has been removed and sign content which changes frequently will be dealt with as either animated or variable content. Animated content is sign content which is constantly in motion while variable content is static sign content that changes on a specified time cycle.
- **Ground Based Signs and Portable Signs** – Under the current Policy ground based signs and real estate signs are both defined as portable signs. There are also definitions for pylon signs and tower signs which are fixed, free standing signs. It is intended that these definitions be changed to either ground based signs which are fixed and free-standing, or portable signs which are movable.
- **Large Banner Signs** – This term was included in the current Policy to allow for high impact signs attached to the building or to scaffolding, to promote an event or exhibition and in certain circumstances display third party advertising. The signs were intended to be in place no longer than six months with a maximum of four permitted at any one time in the city.
- The large banner sign applications which have been received since the Policy was introduced have primarily been attached to the walls of buildings for the purpose of displaying third party advertising, with applicants commonly requesting that they be installed for longer than six months. Large banner signs to promote events or exhibitions have been limited. The detailed definition is therefore proposed to be removed and the signs assessed as wall signs or hoarding signs as applicable. As with other sign types, the content would be a separate consideration
- **Third Party and On-Premises Advertising Content** – The proposed Policy is intended to differentiate between third party advertising that relates to goods and services that are not available on site and on-premises advertising that relates to goods and services that are available on site, in order to provide greater flexibility for the latter.
- **Roof Signs and Sky Signs** – The current Policy includes roof signs and above roof or sky signs and the difference between these, and also between signs attached to the wall at the top of buildings, is not always clear. The proposed Policy removes reference to above roof signs (i.e. they would be referred to only as sky signs) and clarifies the differences between wall, roof and sky signs.
- **Wall Signs** – The current Policy includes horizontal signs and vertical signs which are both essentially wall signs with differing orientation. The orientation does not notably change the impact or assessment of the sign and therefore for simplicity they are both intended to be referred to as wall signs under the revised Policy.
- **Window Sign** – This term has been amended to include all signs displayed within one metre of a window as these can impact upon the public realm in relation to activation and passive surveillance.

Design Considerations

Applicants will be required to consider signage as an integral part of the design of developments. They will be required to submit a signage strategy with development applications proposing new buildings, substantial changes to existing buildings or signage on a heritage place with multiple tenants. This will ensure a coordinated and well considered approach to the placement of signs across a site and avoid excessive signage.

The proposed Policy requires that the design of signs should be of a high standard with signs appropriately located and integrated with the architecture of the building and constructed of high quality materials. Innovation in signage will be encouraged where it is appropriate to the nature and form of the building and the character of the streetscape and the locality generally. An appendix to the Policy will provide local and overseas examples of innovative signage.

Guidance on the appropriate location and scale of signage on buildings is to be provided. Signage for the purpose of identifying businesses, services or products and addresses should generally be located at pedestrian level or to a lesser extent at first floor level and be relatively small in size given the immediate proximity to those intended to view it. Signage for the purpose of identifying the name of the building or its principal occupant is appropriate at the top of buildings and should be larger in scale, given it will be viewed from a distance, and designed to contribute to the city skyline. Signs at other locations on buildings should be limited to where the purpose and viewing audience is clear and justified. Guidance on how to determine the appropriate locations for signage on a building is provided in an appendix to the Policy.

Safety and amenity provisions have been revised. Signs must be adequately secured with all supporting structures and wiring concealed from view. Signs should not cause a distraction to road users or create a hazard or annoyance. Adequate clearances for pedestrians and vehicles must be provided.

Streetscape and Locality

The revised Policy incorporates more succinct objectives and principles to ensure that signs contribute to the intended character of the streetscape, locality, and where applicable the city skyline in a positive way and provide a diversity of experiences for the public.

The current Policy identifies areas within the city where signage should reflect a distinctive character. These areas have now been revised and expanded and the requirements updated to reflect the current vision and intent for advertising. Areas within the city with a consistent character that signage should respond to have been grouped together and place specific requirements identified. These areas are listed as follows and depicted on the attached plan which forms Schedule 9:

- Entertainment Area;
- Retail Core Area;

- Town Centre Areas;
- The Terraces Area;
- Residential Areas; and
- Civics and Parks Areas.

Sign Content

As with the current Policy, the revised Policy indicates that sign content should generally be limited to street numbering, the names and/or logos of the occupants of the premises or details of the businesses carried out at the premises.

Third Party and On-Premises Advertising Content

While there is increasing pressure from advertising companies to permit further third party advertising in the city, it is important that this type of advertising does not detract from the visual amenity of the city, from way-finding and from the advertising of city businesses and their goods and services. The Council has generally discouraged third party advertising on signs within the city in order to create a high quality public domain and reduce visual clutter but the current Policy lacks sufficient detail in this area.

The revised Policy will continue to limit third party advertising, but provide greater clarity on the circumstances under which it may be considered. The Policy seeks to limit third party advertising to only those areas where it will make a positive contribution to the visual amenity of the public realm and is compatible with the intended character of the locality. Accordingly it is proposed that third party advertising content be limited as follows:

- On signage within or facing a public space within the Entertainment Area, The Terraces Area, the Retail Core Area or the Town Centre Areas (as indicated on Schedule 9) where oriented for viewing within the space and where consistent with the nature of the public space. This is in recognition that in these areas some public spaces may be enhanced by third party advertising.
- On large wall signs on buildings within the Entertainment Area, the Retail Core Area or the Town Centre Areas (as indicated on Schedule 8) where the building was approved prior to June 2014 and has a large section of blank wall which would be enhanced by its addition. While this will have a similar outcome as the current large banner sign provisions, rather than limiting installation to a maximum of six months and the overall number in the city to four, it is proposed that they be limited to locations where they will enhance the appearance of a building and fit with the desired character of the locality.
- CPS2 Amendment No. 26 – Building Heights and Setbacks was gazetted in June 2014 and introduced side setbacks provisions across large sections of the city where previously there had been none. Before this date buildings with nil side setbacks were often designed with blank walls to meet Building Code of Australia requirements and there is potential in appropriate locations for these to be enhanced by signage.

- On hoarding signs during construction or redevelopment of a site where the temporary hoarding will also incorporate an image that will enhance the appearance of the site for the duration of the works.

Illumination of Signs

Provisions specifically relating to the illumination of signs, digital or otherwise, have been added to ensure that it does not negatively affect the amenity of the public realm or occupants of buildings. A Lighting Impact Assessment may be required to be submitted to analyse the likely impact of the illumination on existing and foreseeable development in the area and the locality generally and to determine maximum illumination levels.

Animated and Variable Content

As indicated the Policy will differentiate between animated and variable sign content recognising that their impacts vary, particularly with respect to safety.

Differentiation is also provided between small electronic screens, much like a television or computer screen, that are now popular in tenancy windows and large electronic screens generally located in highly visible public locations.

Small signs ($\leq 2\text{m}^2$) with animated or variable content are proposed to be permitted at the ground floor level or the pedestrian level of a building or as part of a ground based sign in a public space, except in Residential or Civic and Parks Areas.

Large electronic digital screens have become an increasingly popular signage medium over recent years, particularly for third party advertising, because of their ability to display constantly changing sign content which generates far greater revenue potential than traditional poster displays. The content can be managed remotely and adjusted instantly. The Policy has been updated to more effectively address this type of signage, while also being broad enough to deal with other technologies which may be developed to display animated or variable content in the future.

Careful management of the location of large signs ($> 2\text{m}^2$) with animated or variable content is required to avoid visual clutter and to ensure that they are appropriate to the setting and will make a positive contribution to its visual quality and vitality. It is also critical that appropriate levels of safety are maintained for road users and the public. For this reason it is intended that they be restricted to:

- Public spaces within the Entertainment Area, Retail Core Area or the Terraces Area (as indicated on Schedule 9) where they are orientated for viewing within the space and the space is designed and intended for people to gather. The animated or variable content should add to the character and vitality of the space.
- While animated content in public spaces should not be directly visible to road users, variable content may be where carefully controlled in terms of content, duration of display and transition times. Provisions are included within the

Policy to address this, with duration of display and transition times required to comply with standards specified by the State Government transport authority and any standards considered by the City to be relevant.

- At the top of buildings greater than 29 metres in height (except in the Landscaped Mixed Use Areas, the Residential Areas or the Civic and Parks Areas as indicated on Schedule 9, where they will add interest and vitality to the city skyline and will not affect the amenity of adjacent buildings or distract road users. The name of the building or its major occupants would be permitted to be displayed, but not third party or on-premises advertising content.

Provisions for Specific Sign Types

As is the case in the existing Policy, additional provisions are proposed for specific sign types where appropriate. The key changes to these provisions are outlined as follows:

Above Awning Signs: It is proposed that these signs not be permitted where the awning is over a road reserve, as this is not a traditional location for signs and they would detract from the streetscape and built form.

Hoarding Signs: Signs on hoardings which will enhance the adjacent streetscape while building works are underway are encouraged. As indicated third party advertising content on these signs may be appropriate where it will facilitate the provision of an image/artwork on the hoarding to enhance the site at the same time.

Portable Signs: The revised Policy will clarify that only home open signs and community information signs for events approved by the City will be permitted within road reserves. This is consistent with the relevant Local Law.

Projecting Signs: Where these signs have a horizontal orientation, their horizontal dimension is to be limited to no more than twice their vertical dimension, to ensure that they are compatible with the vertical proportioning of the building.

Top of Building Signs: Consistent with the current Policy, sky signs (currently 'sky or above roof' signs) will not be permitted within the city. These are signs which are fixed to or above the roof, plant room, wall or architectural feature at the top of a building, extend more than 200mm above the height of the structure they are fixed to and are not integrated into the design of the building.

In relation to other signs located at the top of buildings (i.e. roof or wall signs) the Policy proposes to:

- limit the number to one per elevation;
- generally limit the vertical dimension to the equivalent of one tenth of the building height, but not more than the combined height of two typical floors of the building;
- encourage their illumination in locations where this will add interest and vibrancy to the city's night skyline;

- ensure that roof signs are designed in a manner which achieves a high degree of integration and compatibility with the form, materials, finishes and colours of the building to appear as if they were part of the original building or otherwise complement its architecture; and
- not allow third party advertising or on-premises advertising.

Window Signs: Provisions are proposed to ensure window signs at ground and first floor level are designed to allow views and daylight into and views out of windows. Product displays in shop windows are encouraged rather than large amounts of signage.

Under the current Policy signage which covers less than 50% of the window is exempt from development approval and in the case of a heritage place signage is limited to a maximum of 25% of the window area. It is proposed that this be amended to limit window signage in all buildings to a maximum of 25% of the combined area of the shop front windows of a tenancy or 10m², whichever is the lesser. Notwithstanding this the proposed Policy allows for more extensive temporary signage to advertise retail sales.

Window signage above first floor level which is not well located for viewing by pedestrians is discouraged.

Signs on Heritage Places and in Heritage Areas

The principles relating to signs on places on the heritage list or with a heritage area have been updated to reflect current best practice and to recognise the varied nature of existing and potential heritage areas identified under CPS2. In future any provisions specific to a heritage area will be located within the Planning Policy for that area.

Generally signs should be located where original or early signage was located on a building and they should not detract from the architectural form of the building or its cultural heritage significance. Roof signs will not be permitted.

The proposed Policy requires that corporate branding requirements be adapted to respect the cultural heritage significance of a heritage place or area. Third party advertising will not be permitted unless there is a clearly established historical precedent that contributes to the significance of the place. Animated or variable content will only be permitted on discrete small signs in shop windows.

Exemptions

Under the current Policy various sign types are exempt from the requirement to obtain development approval provided they comply with certain conditions. This is on the basis that they are minor and unlikely to have any adverse impact on the locality. These exemptions have been expanded where appropriate so that fewer signs will require development approval. The wording of the conditions has also been simplified where possible to provide a more user friendly reference.

Changing the content of a sign is not currently exempt from the requirement to obtain development approval. It is now proposed that it be exempt where the content is consistent with an approved signage strategy or the sign and its structure have a valid development approval granted after June 2014. Requiring development approval for change of content on sign structures installed prior to this time enables the City to address any redundant or dilapidated signage on the premises. Where a sign structure has been assessed and granted development approval after June 2014 any redundant or dilapidated signage would have been addressed during assessment and it is generally appropriate that a change of content not require further development approval.

Associated Precinct Plan and Policy Changes

Requirements relating to signs are proposed to be removed from the various Precinct Plans and Planning Policies, including those applicable to the Normalised Redevelopment Areas. The intent is that the revised Signs Policy would generally become the single reference point in the CPS2 on signs to assist users and to ensure a consistent approach across the Scheme Area. Tables indicating the proposed changes to the Precinct Plans, Planning Policies and Design Guidelines are contained in Schedules 10 and 11.

City of Subiaco Advertising Signs Policy

As of 1 July 2016 in accordance with the *City of Perth Act 2016*, areas of the City of Subiaco will transfer to the City of Perth. Signage within these areas will be assessed in accordance with the City of Subiaco Town Planning Scheme No. 4 Advertising Signs Policy until such time as the City's local planning schemes are amended to incorporate provisions for these areas.

The City of Subiaco Policy was adopted on 24 August 2010. While the intent of the Policy is similar to the CPS2 revised Policy, the format and level of detail is significantly different. This difference is in part related to the different context of the areas and a business as usual approach to signage in the transferred areas is appropriate in the interim.

FINANCIAL IMPLICATIONS:

ACCOUNT NO:	CL16201000
BUDGET ITEM:	Community Amenities – Town Planning and Regional Development – Other Town Planning
BUDGET PAGE NUMBER:	9
BUDGETED AMOUNT:	\$1,281,009 (this component is \$231,709)
AMOUNT SPENT TO DATE:	\$ 825,720 (this component is \$37,486)
PROPOSED COST:	\$ 1,400
BALANCE:	\$ 453,889
ANNUAL MAINTENANCE:	nil
ESTIMATED WHOLE OF LIFE COST:	nil

All figures quoted in this report are exclusive of GST.

CONSULTATION:

If adopted for initiation, Clause 5 of the Deemed Provisions requires the proposed amendment to the Signs Policy and the associated amendments to the Precinct Plans, other Planning Policies and Design Guidelines to be advertised for a minimum period of 21 days, with a notice being placed in a newspaper circulating in the locality.

In addition to advertising in the newspaper, it is intended that letters would be sent to key stakeholders, including sign and advertising companies who have lodged applications with the City over the last two years, advising them of the opportunity to make a submission. Information regarding the proposed Policy and Precinct Plan amendments would also be placed on the City's website and an on-line submission form would be provided.

COMMENTS:

The revised Signs Policy responds to changes in the signage and advertising industries, community expectations and best practice since the original Policy was adopted in 2004. The revised Policy recognises the significant impact that signage has on the visual quality and amenity of the urban environment and the important role that it plays in way-finding and promoting businesses within the city and their products and services.

The revised Policy will deliver best practice through:

- clearer objectives, principles and standards;
- requirements for a more coordinated approach to signage on buildings with clearer guidance on appropriate design and location;
- updated requirements for specific sign types and sign content;
- updated place specific requirements and heritage provisions; and
- updated exemptions from development approval with regulation only where essential.

It is recommended that Council resolves to initiate the proposed amendment to the Signs Policy and the associated amendments to the Precinct Plans, other Planning Policies and Design Guidelines for the purpose of advertising for public comment.

ITEM NO: 6

CITY OF PERTH HERITAGE AWARD - 2016

**PLANNING COMMITTEE
RECOMMENDATION:**

(APPROVAL)

That Council resolves to:

- 1. receive the City of Perth Heritage Award and confirms the winner of the 2016 Heritage Award as detailed in Confidential Schedule 12; and***
- 2. acknowledge the unsuccessful applicant as detailed in Confidential Schedule 12.***

BACKGROUND:

FILE REFERENCE: P1023307
REPORTING UNIT: Arts Culture and Heritage
RESPONSIBLE DIRECTORATE: Economic Development and Activation
DATE: 20 May 2016
MAP / SCHEDULE: Confidential Schedule 12 – Consolidated Panel Assessment (distributed to Elected Members under separate cover)

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 21 June 2016.

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

This report presents the applications for the 2016 City of Perth Heritage Award and provides a recommendation to the Council for consideration.

The Heritage Award is part of the Heritage Incentives Program which was officially launched by the City on 10 March 2004. The Award recognises individuals and groups that have made a significant contribution to the conservation, promotion and enhancement of the city's heritage.

Held every two years, the Award consists of one major cash prize of \$10,000 presented to the winner who demonstrates the most outstanding overall entry.

The winners of previous Heritage Awards since 2004 are:

- 2006 - the adaptive reuse of the Aston Stable located at Lot 800 Mayfair Street, West Perth;
- 2008 - the adaptive reuse of the Sara & Cook Warehouse at 484 Murray Street Perth;
- 2010 - the restoration of the Episcopal Palace Hay Street Perth;
- 2012 – the St Georges Cathedral and Newspaper House as joint winners, and
- 2014 Restoration of the balconies at the former Land Titles Office on St Georges Terrace.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation	City Planning Scheme No. 2.
Integrated Planning and Reporting Framework Implications	Corporate Business Plan Council Four Year Priorities: Living in Perth S9 Promote and facilitate CBD living. 9.2 Review the City's approach to Conservation of Heritage Places.

DETAILS:

On Tuesday, 29 March 2016 the City invited all heritage listed property owners, and heritage consultants to apply for the 2016 City of Perth Heritage Award.

The closing date for entries to the Award was Friday, 28 March 2016. Two submissions were received:

- St George's College located at 44 Mounts Bay Road Crawley nominated for Conservation/Restoration works to its building; and
- Royal Perth Hospital Heritage Society located at 24 Murray Street Perth nominated itself for the Community Achievement category.

A panel consisting of the City Architect, Manager of Arts Culture and Heritage and the Executive Officer from Heritage Perth, assessed the applications against criteria adopted by Council on **14 October 2003**.

The applications have been given a score based on demonstrated compliance with the criteria as specified in the entry form. A consolidated assessment of the submissions is at Confidential Schedule 12.

FINANCIAL IMPLICATIONS:

ACCOUNT NO:	93204000-7901
BUDGET ITEM:	Recreation & Culture – Heritage – Heritage Inventory
BUDGET PAGE NUMBER:	10
BUDGETED AMOUNT:	\$460,000
AMOUNT SPENT TO DATE:	
PROPOSED COST:	\$ 10,000
BALANCE:	\$450,000
ANNUAL MAINTENANCE:	Na
ESTIMATED WHOLE OF LIFE COST:	Na

All figures quoted in this report are exclusive of GST.

COMMENTS:

Confidential Schedule 12 provides a consolidated assessment of the applications against the categories and judging criteria.

The number of applications for the 2016 City of Perth Heritage Award is lower than in 2014, where 8 applications were received.

The lower participation rate is reflective of the amount of development and restoration work on heritage places within the city since 2014.

A review of the Heritage and History Awards will be undertaken and a report presented back to Council in the 2016/2017 financial year.

Recommendation:

The Council view the attached confidential schedule and confirm a winner.

Presentation Ceremony:

The Award should be officially presented at a Council meeting once a cheque and certificates have been arranged for presentation.

ITEM NO: 7

INITIATION OF THE PERTH DIRECTIONS PROJECT

PLANNING COMMITTEE (APPROVAL)
RECOMMENDATION:

That Council endorse the initiation of the Perth Directions Project which will deliver a City Planning Strategy, Strategic Community Plan and Perth City Snapshot 2016.

BACKGROUND:

FILE REFERENCE: P1030633#02
REPORTING UNIT: Strategic Planning
RESPONSIBLE DIRECTORATE: Planning and Development and Corporate Services
DATE: 13 June 2016
MAP / SCHEDULE: N/A

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 21 June 2016.

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

The Perth Directions Project will deliver three key outputs:

1. City Planning Strategy (including City Spatial Plan and Precinct Plans);
2. Strategic Community Plan; and
3. Perth City Snapshot 2016.

The Project outputs will address the City of Perth geographical boundaries and land areas therein, as at 1 July 2016.

Project Drivers

The new *City of Perth Act 2016* (the Act) redefines and elevates the role of the City in a governance structure that is appropriate for a capital city. The expectation and opportunity of the Act is that the City of Perth demonstrates leadership in the long-term strategic planning of the city.

The Perth Directions is a defining project for the new City of Perth. It will provoke thoughtful engagement and positive debate with the community and stakeholders on issues and opportunities influencing the sustainability of the city as it matures and is

endorsed locally, nationally and internationally. As outlined above, the Perth Directions Project will deliver three outputs. The project drivers for these are as follows:

1) City Planning Strategy

Local Governments need a planning strategy by legislation to set out the long term vision of the planning and development, apply State planning policy and provide the rationale for the zoning and classification of land in a planning scheme.

The opportunity presented by the City Planning Strategy is more than this. There are many private and public stakeholders influencing the development of the city, however, it is only the City of Perth that geographically represents the city in its entirety. It is intended that the City Planning Strategy will span both the private and public realms as well as the various planning areas. The City Planning Strategy will inform the review of the City's planning scheme and, like the Strategic Community Plan, will also guide the City's business planning and investment decisions. It has the potential to help inform external investment decisions, as the outcome being sought is for a clearly communicated whole-of-city vision that aligns both the City and State expectations.

It is essential that the City's long term vision is communicated to external stakeholders. Critical to successful communication of the City Planning Strategy is the visual presentation of the City's priorities in a spatial plan at city-wide and precinct level.

2) Strategic Community Plan

The Strategic Community Plan draws its legislative requirement from the *Local Government (Administration) Regulations 1996*. The City is required to have in place a Strategic Community Plan to plan for the future of the district. The City's first 'Vision 2029+: Strategic Community Plan' was adopted in 2013.

The Capital City Act with the City's heightened role and responsibility, coupled with an enlarged local government area, highlights the opportunity for a more holistic view of the city and the role of the organisation within it and to its broader community.

The Strategic Community Plan will guide the City's business planning and investment decisions and ensure that these are undertaken in an informed and strategic manner.

3) Perth City Snapshot 2016

The 'Perth City Snapshot 2016' will deliver:

- sound secondary research methodology to verify data;
- a universal understanding of the city within the organisation and externally to inform decisions and strategy development; and
- the basis for the establishment of an ongoing research program.

The Perth City Snapshot collates and verifies data to create an evidenced-based picture of the 'state' or 'health' of the city. The Snapshot will draw on research, data and commentary about Perth city that has been produced over recent years in specific topic areas, for specific projects. The Snapshot will provide coverage of the following city theme areas:

- Natural environment;
- Built environment;
- Economic environment;
- Transport;
- Social environment;
- Culture; and
- Governance and leadership.

The Perth City Snapshot process will help in the development of a set of measures which can be revisited at regular intervals to monitor the sustainability of the city over time.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation

Local Government Act 1995
Planning and Development Act 2005
Planning and Development (Local Schemes) Regulations 2015

Integrated Planning and Reporting Framework Implications

Corporate Business Plan

Council Four Year Priorities: Major Strategic Investments
S1 Improve customer focus of the organisation
S1.1 Strategic Review of the City's Planning approach (Local Planning Strategy)

Council Four Year Priorities: Capable and Responsive Organisation

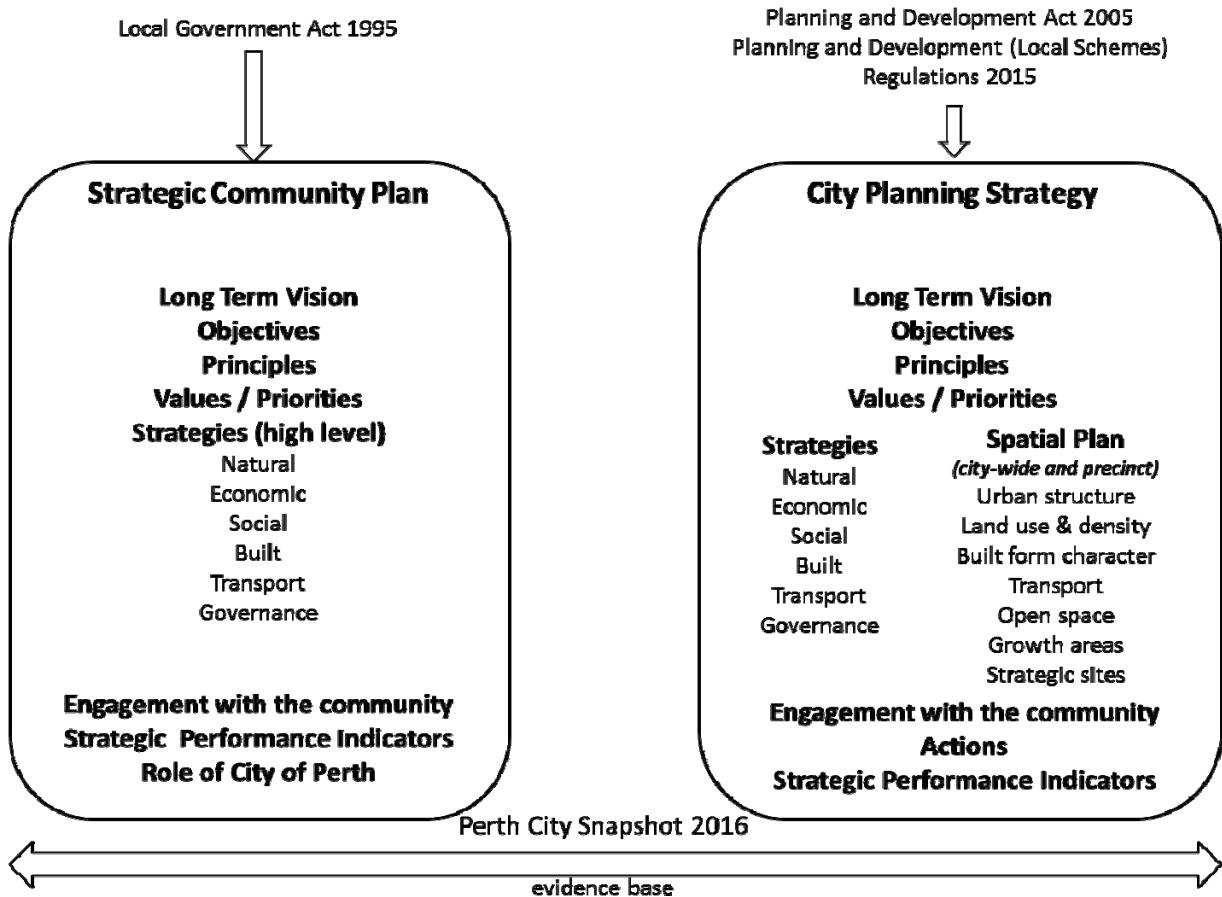
S19 Ensure that major developments effectively integrate into the city with minimal disruption and risk.

S19.4 Conduct a review of the Strategic Community Plan

DETAILS:

Figure 1 illustrates the similarities in scope between the Strategic Community Plan and the City Planning Strategy. Each needs to establish background information (the Perth City Snapshot) to ensure a valid basis for establishing the vision, objectives, priorities and strategies as well as involve the community in their preparation.

Figure 1 Scope of Strategic Community Plan and City Planning Strategy



Strategic Community Plan

The *Local Government Act 1995* requires local governments to plan for the future of their districts. The *Local Government (Administration) Regulations 1996* requires local governments to make a Strategic Community Plan for the district which:

- Covers a period of at least 10 years;
- Sets out the vision, aspirations and objectives of the community;
- Has regard to the capacity of its current/ future resources, strategic performance indicators and demographic trends;
- Is prepared in consultation with electors and ratepayers of its district; and
- Is reviewed every 4 years.

The Department of Local Government and Communities Integrated Planning and Reporting Guidelines provide further guidance.

The Strategic Community Plan is required to address social, economic, environmental and civic leadership issues and set out the vision, priorities, objectives, strategies and assessment of the local government area.

The City's current Strategic Community Plan was adopted by Council in 2013 and therefore is required to undergo a major review in 2017.

City Planning Strategy

Planning legislation requires the City to prepare a 'local planning strategy'. Given the *City of Perth Act 2016* and the wider role and context that Perth plays in the metropolitan area and state, this is considered more appropriately titled City Planning Strategy. The planning legislation requires, as a minimum, the City Planning Strategy to:

- set out the long term planning directions of the local government;
- apply State and regional planning policies; and
- provide the rationale for the zones and other provisions of the planning scheme.

There is no prescribed format for a planning strategy however the Department of Planning provides guidance in its Local Planning Manual (2010) as follows:

Part 1 – Strategy

- Vision and planning principles – this should outline a vision for the planning and development of the local government area, and may also include a statement of principles on which to base future planning decisions.
- Objectives – this should detail the objectives that will guide the preparation of the strategic plan and provide the basis for detailed policies and planning provisions to be included in the local planning scheme.
- Strategic Plan – this is the focus of the strategy and should generally include a diagrammatic representation (spatial plan) of strategic land uses, development, infrastructure and natural resources.
- Strategies and actions – this should set out the strategies and actions by which the objectives are to be pursued and the strategic plan is to be implemented. The actions should suggest local planning scheme provisions such as zoning, reservation and development control, as well as proactive measures such as infrastructure development, promotion, direct investment or other development initiatives.

Part 2 – Background Information and Analysis

This should include the relevant background to the strategy, including analysis of information and the rationale for the strategy.

The Planning Regulations prescribe the process for the preparation for local planning strategies including the need for local governments to refer the strategy to the Western Australian Planning Commission for certification prior to public advertising and for final endorsement following advertising.

The City does not currently have a City Planning Strategy. Preparation of City Planning Scheme No. 2 (CPS2) was guided by the draft Central Area Policy Review (1993) and draft Capital City Perth: A 10 Year Strategy for the Perth City Area (November 2004) which were both jointly prepared by the City of Perth and the Department of Planning equivalent at the time. The City has, however, undertaken two major pieces of strategic planning work in the form of its Urban Design

Framework (2010) and Growth Needs for the Future - Plot Ratio and Built Form Study (2008 – 2011) which resulted in major amendments to CPS No. 2 mentioned above.

The Council's adopted Corporate Business Plan 2015-2019 identifies this project to be delivered from 2015/16 to 2017/18.

Combined Approach

Given the above, and that both processes require engagement with the community, it is proposed that the preparation of the two strategies will be treated as one project. This will provide the following benefits:

- clarity (internally and externally) as to the role of, and inter-relationship between City strategies;
- community engagement undertaken for both projects once to ensure effective engagement;
- shared vision and objectives; and
- task bundling to offer project cost savings, cross collaboration and smarter use of resources and delivery effectiveness.

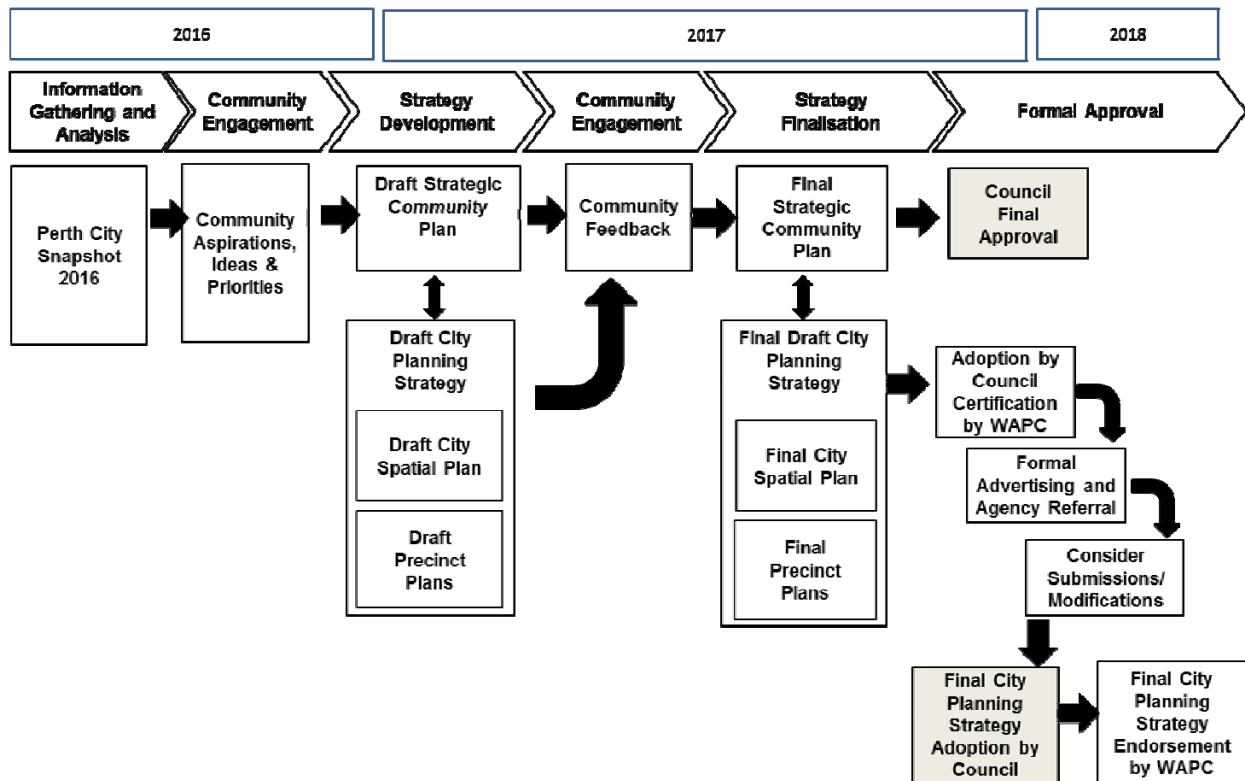
Timeframes

It is estimated that the Perth Directions Project will take approximately 2 years to fully complete.

The Strategic Community Plan will be finalised earlier, by June 2017 as per legislative requirements. The City Planning Strategy will require a longer phase of strategy development as it is required to profile the city at both a city-wide and precinct level. The Perth City Snapshot component of the project will inform the review of City Planning Scheme No.2 to be commenced by October 2017; a requirement of the new Planning Regulations.

It is also a requirement that the Department of Planning and Western Australian Planning Commission (WAPC) is involved in the City Planning Strategy development process, with the WAPC being required to approve the draft strategy prior to formal community engagement and when it is finalised. Long delays have been experienced by other local governments waiting for WAPC approval and this cannot be fully accounted for in the timeline (refer to Figure 2 below).

Figure 2 Project timeline



Engagement

External engagement on the project will reflect best practice guidance provided by the International Association for Public Participation (IAP2). The IAP2 recommends that organisations strive to increasingly involve the community in project planning and delivery, reflecting the City’s own aspirations for meaningful and contemporary engagement and communications as set out in the City’s Strategic Community Plan and as reflected in the *City of Perth Act 2016*.

The following principles apply to the Perth Directions Project engagement task:

- **Suitable:** use engagement methods appropriate to the particular topic of engagement.
- **Accessible:** ensure that there are a variety of interactive communication methods and opportunities to participate, while removing barriers to participation by using a combination of media, providing translation services and outreach to under-represented groups.
- **Transparent:** report back on the results of engagement and demonstrate how it has informed strategy development and decision-making.
- **Representative:** seek to take into account a proportional representation of views and opinions based on an inclusive view of ‘the public’ – residents, ratepayers, visitors and workers of all ages, abilities and cultural and linguistic backgrounds.

There are a number of drivers influencing the need for, and informing the approach to engagement on the Perth Directions Project:

- *The City of Perth Act 2016*: The Act confers special status to Perth as the State's capital and states an object of the City of Perth is to 'represent the community and encourage community participation in decision making'.
- *Integrated Planning and Reporting Framework*: The Framework and accompanying Guidelines (draft, October 2015) provide for three parties to share responsibilities in the development and implementation of plans: the community, the Council and the CEO and staff of local government. It sets the imperative that the community 'provides genuine and representative input to articulate the aspirations of the community and establish a vision for the district'. Community engagement must involve at least 500 or 10% of community members (whichever is fewer) and is conducted by at least 2 documented mechanisms.
- *Planning and Development (Local Planning Schemes) Regulations 2015* and guidelines provided in the WAPC's Local Planning Manual (2010): The Regulations require a local government to advertise a draft local planning strategy by way of public notices, website availability and for 'inspection by the public' at Council offices for a period of 21 days, during which time the public can provide a written submission. The Department of Planning also circulates a draft local planning strategy to other government departments for comment. The Guidelines recommend additional engagement with government departments and the community during discussion paper and draft strategy preparation.
- *City of Perth Vision 2029+ Strategic Community Plan*: The current Plan indicates that meaningful and contemporary community engagement and communications are a means to being a capable, flexible and sustainable organisation with a strong and effective governance system to provide leadership as a capital city.
- *City of Perth Strategic Decision Making Framework*: This policy sets criteria for Council's decision making, and includes the requirement to determine 'what does the community think? Have we collected community feedback and input to inform the decision?'
- *City of Perth Policy No. 1.2 Community Consultation*: Council's community consultation policy indicates that the City of Perth will ensure that community consultation is an integral part of its planning and decision making processes, in order to meet the diverse and changing needs of the public, including residents, ratepayers and the wider community; provides adequate time for the public to participate, doesn't predetermine outcomes and encourages partnerships with stakeholders.

Two engagement phases are planned; at the finalisation of the Perth City Snapshot 2016 report and following the preparation of the draft Strategic Community Plan/ City Planning Strategy as detailed in *Figure 2*. Formal advertising of the City Planning Strategy by the WAPC is also required following the first two phases of engagement.

A detailed Communication and Engagement Plan will be prepared to ensure that the full diversity of the city's stakeholders, as referenced by the *City of Perth Act 2016*, has the opportunity to participate in the project and to ensure where possible, that participation mirrors the demographic profile of the city's residents, visitors and workers. Engagement planning will include a briefing to Elected Members.

Various engagement methods and tools are likely to be applied to the task. These could include the optimised use of the EngagePerth website and various workshops and focus groups to examine the various questions that will be generated by the Perth City Snapshot report and the two draft strategy documents.

Central Perth Planning Committee

The Central Perth Planning Committee (CPPC) is to oversee and guide the strategic planning of the city, under delegation by the Western Australian Planning Commission. CPPC membership includes City of Perth Elected Member representatives (Lord Mayor and Chair of Planning Committee) and the Directors' General of key State Government agencies.

It is proposed that the CPPC will be an external advisory committee to the project. At key points along the project time line, the CPPC's advice will be sought. It is envisaged that the CPPC's involvement will assist in aligning the Perth Directions Project with State Government initiatives and vice versa.

The CPPC will be briefed and its input sought with respect to the following:

- High level scope of project and draft Perth City Snapshot report including issues and opportunities;
- Visioning;
- City Planning Strategy development; and
- Draft City Planning Strategy.

The CPPC briefings will occur after Council briefings.

City of Perth Committee

Consideration has been given to the City of Perth Committee, which has been assigned the following role:

"To identify and promote opportunities and strategies for strengthening the economic, cultural, social, physical and environmental development and growth of the Perth CBD and other residential and non-residential areas of the City of Perth."

It is anticipated that the outputs of the Perth Directions Project will assist the Committee by providing information and analysis on key city issues as well as strategic direction around these.

Resourcing

City managers were widely canvassed to gain an understanding of the capability and capacity available within the organisation to deliver the Perth Directions Project. Consultants will be engaged only where internal capacity is not available or where specialist skills are required to add value to the project outcomes.

FINANCIAL IMPLICATIONS:

This report has no direct financial implications. A budget of \$445,000 has been proposed in the 2016/17 budget and will be drawn upon, when necessary, for specialist skills and advice in economic, social, commercial and housing market research and analysis, community engagement, visitor forecasts, and scenario development.

COMMENTS:

The Perth Directions is a defining project for the new City of Perth. It is an opportunity for the City to demonstrate its leadership, long term strategic planning foresight and governance over its capital city jurisdiction; a geographic area of importance to the Perth metropolitan region and state of Western Australia over which no other single agency or organisation has provenance. It will provoke thoughtful engagement and positive debate with the community and stakeholders on issues and opportunities influencing the sustainability of the city as it matures and is endorsed locally, nationally and internationally as an important gateway to Australia on the Indian Ocean rim.

MARKETING, SPONSORSHIP AND INTERNATIONAL ENGAGEMENT COMMITTEE REPORTS

ITEM NO: 8

ARTS AND CULTURAL SPONSORSHIP 2016/17 – ASSOCIATE PARTNERSHIP – AGELINK THEATRE INCORPORATED

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

That Council:

- 1. approves cash Arts and Cultural sponsorship – Associate Partnership of \$30,000 (excluding GST) to Agelink Theatre Incorporated for the sponsorship and the delivery of the Shakespeare 400 Perth Festival in October and November 2016;***
- 2. notes that Agelink Theatre Incorporated will provide the following sponsorship benefits to the City of Perth:***
 - 2.1 acknowledgement of City of Perth sponsorship on the partners page of the Festival website;***
 - 2.2 inclusion of the City of Perth crest in all promotions and advertising including but not limited to brochures, flyers, programs and bookmarks;***
 - 2.3 inclusion of the City of Perth crest in Shakespeare 400 Perth event signage including but not limited to outdoor signs, banners and A-frame signage;***
 - 2.4 invitation for the City of Perth to contribute to festival e-communications;***

(Cont'd)

- 2.5 verbal acknowledgement of the City of Perth's support prior to the Guinness World Record attempt on Saturday, 22 October 2016;**
- 2.6 invitation for the Lord Mayor to officially open the World War One commemorative performance of Henry V on Thursday, 3 November 2016 and/or the opening of Shakespeare Festival Day on Saturday, 22 October 2016;**
- 3. notes that the City of Perth is to be provided with an acquittal report for the supported project within three months of completion of the Shakespeare 440 Perth Festival and an audited annual financial report of Agelink Theatre Incorporated within six months of the conclusion of the relevant financial year.**

BACKGROUND:

FILE REFERENCE: P1032405
RESPONSIBLE BUSINESS UNIT: Business Support and Sponsorship
RESPONSIBLE DIRECTORATE: Economic Development and Activation
DATE: 26 May 2016
MAP / SCHEDULE: N/A

The Committee recommendation to the Council for this report was resolved by the Marketing, Sponsorship and International Engagement Committee at its meeting held on 14 June 2016.

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

Agelink Theatre Incorporated (Agelink Theatre Inc.) is a professional theatre company established in 1993 to recognise and validate the stories of seniors. Agelink Theatre Inc. has toured regionally, nationally and undertaken three international tours.

Agelink Theatre Inc. is a not-for-profit incorporated association and does not receive ongoing operational funding. The organisation is managed by a voluntary board and project funding is achieved through public grants and commissions by local government authorities.

2016 marks the 400th anniversary of William Shakespeare. The *Shakespeare 400 Perth Festival* is a unique one-off celebration of this occasion presented at various locations throughout the City of Perth and University of Western Australia.

Shakespeare 400 Perth Festival celebrates the life and works of William Shakespeare. The festival will have a contemporary focus seeking to encourage a new appreciation of Shakespeare and Elizabethan life and times.

Agelink Theatre Inc. has identified the objectives of *Shakespeare 400 Perth festival*:

- To provide a collaborative performance platform for professional WA arts companies and artists;
- To engage the community to celebrate the life of Shakespeare and the Elizabethan period; and
- To educate younger Western Australians through a comprehensive education program.

Agelink Theatre Inc. has requested \$54,220 in arts and cultural sponsorship to support the presentation of an immersive and audience interactive abridged version of Shakespeare's *Henry V* in a promenade style performance at Perth Concert Hall Underground Tunnel, St George's Terrace and St George's Cathedral; and to support a Guinness World Record attempt as part of a Shakespearean Festival day at University of Western Australia.

Past support

Year	Sponsorship Amount	Supported Program
<i>2011/12</i>	<i>\$10,000</i>	<i>Swan River Saga</i>
<i>2013/14</i>	<i>\$5,616</i>	<i>Living Histories Project</i>
<i>Requested 2016/17</i>	<i>\$54,220</i>	<i>Shakespeare 400 Festival</i>
<i>Proposed 2016/17</i>	<i>\$30,000</i>	<i>Shakespeare 400 Festival</i>

An acquittal report for all previously supported activities has been provided and all past funding has been successfully acquitted.

LEGISLATION / STRATEGIC PLAN / POLICY:

Integrated Planning and Reporting Framework Implications

Strategic Community Plan

Council Four Year Priorities: Healthy and Active in Perth
S15 Reflect and celebrate diversity in Perth.

Policy

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

Eligibility:

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

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

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

DETAILS:

Project Summary

2016 marks the 400th Anniversary of Shakespeare's death, a landmark occasion which will be celebrated and commemorated in festivities all around the world. The plays, poems and songs of William Shakespeare are remarkable not only for the incalculable influence they have had on the English language and the development of theatre the world over, but also for the depth to which his legacy transcends cultures, ages and genre.

The *Shakespeare 400 Perth Festival* consists of a number of events throughout the year. On 22 April 2016, being the eve of Shakespeare's birth and death date, a gala concert was held at St Georges Cathedral. On Monday, 6 June 2016, Shakespeare Shenanigans, a free family show was held at Barrack Street Jetty.

Agelink There Inc. has requested sponsorship to support two upcoming festival events: a Guinness World Record Attempt for the “*most people performing Shakespeare*”, as part of Shakespeare Festival Day to be held at University of Western Australia and a free interactive performance of Henry V to be presented at St Georges Cathedral and St George’s Terrace underground tunnel.

Guinness World Record Attempt for the “most people performing Shakespeare”

Agelink Theatre Inc. will present this event as part of Shakespeare Festival Day at University of Western Australia on Saturday, 22 October 2016. It is anticipated the Guinness World Record attempt will be accompanied by Noongar sonnets, music, theatre, lectures, roving performance and food trucks and attract an audience of 4,000 people.

Henry V

Using an abridged text, the Shakespeare 400 Chorus will lead the audience on a 90 minute journey from the call to arms, the siege at Harfleur, the rout at Agincourt and the subsequent wooing of Katherine and peace between old enemies.

The audience will be given items of clothing, props or artefacts that will tie them to one side of the play's conflict detailing the 'poor condemned English' or the 'confident and over-lusty French', with the background of the horrors of The Great War serving as a reflection on the repetitions of history.

The interactive performances will take place in several locations. The underground tunnel beneath St George's Terrace at Perth Concert Hall will serve as the trenches of the Somme and St George's Cathedral as the English and French courts, providing a genuine connection to the religious underpinning of marriage and forgiveness as explored in the text. Some audience members may be given wireless speakers as part of their involvement, providing the mobile sound operator the ability to travel the sound scape with the audience as they move from one location to another.

Six professional actors will be joined by students from the Western Australian Academy of Performing Arts in an ensemble cast.

Henry V will be presented twice daily over a four day duration and approximately 1,000 audience members will experience the event.

Venues

Henry V will be presented at St Georges Cathedral and Perth Concert Hall underground tunnel beneath St George’s Terrace. Shakespeare Festival Day will be presented at University of Western Australia.

Times and dates

Shakespeare Festival Day – 12:30pm to 5:30pm on Saturday, 22 October 2016.

Henry V – 7:00pm on Thursday, 3 November 2016 and running twice daily until Sunday, 6 November 2016.

Ticket Prices

Henry V and Shakespeare Festival Day are free for the public to attend and participate in.

ASSESSMENT:

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

The project must demonstrate shared objectives as a Major Partner

Agelink Theatre Inc. has collaborated with local professional theatre practitioners and arts organisations to stage Shakespeare 400 festival activities. Local professional arts organisations involved in the festival include Barking Gecko Theatre Company, Black Swan State Theatre Company, Spare Parts Puppet Theatre, West Australian Opera, West Australian Ballet, West Australian Symphony Orchestra and Yirra Yaakin Theatre Company.

Shakespeare 400 is a global celebration with activities occurring throughout the world. Coordinated by King's College London, international cultural, creative and educational organisations will celebrate the work of Shakespeare through a connected series of public performances, programmes, exhibitions and creative activities.

The project must be of high artistic quality/ cultural relevance

Shakespeare's influence on our collective cultural identity, through both his impact on the English language and the development of theatre is of immeasurable significance. The organisations involved in presenting the *Shakespeare 400 Perth Festival* have demonstrated artistic excellence and include the State's flagship performing arts companies.

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

Agelink Theatre Inc. is an established local arts organisation and has successfully acquitted previous Arts and Cultural Sponsorship activities. Agelink Theatre Inc. has delivered performances for the Perth Town Hall's Tuesday Morning Show, and Director, Jenny Davis has been invited to participate in Tuesday Morning Show forums.

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

The organisation has confirmed Lotterywest have committed \$121,000 to the festival program, Department of Culture and the Arts have confirmed a contribution of \$50,000. The organisation has confirmed a significant In-kind contribution from various providers valued at \$43,000.

FINANCIAL IMPLICATIONS:

ACCOUNT NO:	121-254-7901
BUDGET ITEM:	Recreation and Culture – Other Culture – Donations and Sponsorship
BUDGET PAGE NUMBER:	TBA
	BUDGET ITEM
BUDGETED AMOUNT:	\$1,440,000
AMOUNT SPENT TO DATE:	\$ 264,250
PROPOSED COST:	\$ 30,000
BALANCE:	\$1,145,750

All figures quoted in this report are exclusive of GST

COMMENTS:

Shakespeare 400 Perth Festival is a unique opportunity to commemorate the life and works of William Shakespeare. As a one-off event connected to an international program of events, the festival supports local professional performing artists to promote and develop their repertoire in an accessible and entertaining format.

The City's economic impact tool, REMPLAN Economic Modelling and Planning System, indicates the minimum total economic benefit to the local economy is estimated to be \$231,000, with a direct economic impact of \$146,000.

Shakespeare 400 Perth Festival is recommended for support at \$30,000 (exc. GST). This level of sponsorship is considered to be more consistent with the relatively modest forecasted audience numbers and the scale of the programs for which sponsorship is sought.

**FINANCE AND ADMINISTRATION
COMMITTEE REPORTS**

ITEM NO: 9

PAYMENTS FROM MUNICIPAL AND TRUST FUNDS – MAY 2016

**FINANCE AND ADMINISTRATION (INFORMATION)
COMMITTEE
RECOMMENDATION:**

That in accordance with Regulation 13(1) of the Local Government (Financial Management) Regulations 1996, the list of payments made under delegated authority for the month ended 31 May 2016, be received and recorded in the Minutes of Council, the summary of which is as follows:

FUND	PAID
Municipal Fund	\$ 13,916,199.83
Trust Fund	\$ 220,613.55
TOTAL:	\$14,136,813.38

BACKGROUND:

FILE REFERENCE: P1032265-33
REPORTING UNIT: Finance
RESPONSIBLE DIRECTORATE: Corporate Services
DATE: 31 May 2016
MAP / SCHEDULE: TRIM ref. 90743/2016 (provided on the Elected Members Portal)

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 21 June 2016.

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

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation	Regulation 13(1) of the <i>Local Government (Financial Management) Regulations 1996</i>
Integrated Planning and Reporting Framework Implications	Strategic Community Plan Council Four Year Priorities: Community Outcome Capable and Responsive Organisation A capable, flexible and sustainable organisation with a strong and effective governance system to provide leadership as a capital city and deliver efficient and effective community centred services.

COMMENTS:

Payments for the month of May 2016 included the following significant items:

- \$965,349.45 to BCL Group Pty Ltd for the progress claim in relation to the construction works at Supreme Court Gardens.
- \$436,500.06 to Advantearing Civil Engineers for the construction of the Museum Street Enhancement.
- \$339,493.21 to Platinum Plant and Equipment Hire for the progress claim in relation to the Railway Street Shared Path Project.

ITEM NO: 10

TENDER 070-15/16 PROVISION OF CONTRACT LABOUR

**FINANCE AND ADMINISTRATION (APPROVAL)
COMMITTEE
RECOMMENDATION:**

That Council:

1. *accepts the most suitable applications, being those submitted by the following, to form a panel of pre-qualified suppliers:*

- ***Cloisters Securities Pty Ltd as Trustee for Blue Collar Trust trading as Blue Collar People;***
- ***Integrity Industrial Pty Ltd; and***
- ***IPA Personnel Pty Ltd;***

for the provision of contract labour for a period of one year, commencing 1 August 2016, with an option for a further two year extension, including relevant award increases, in accordance with Schedule 13 -‘Normal Hours’ and Schedule 14 – ‘Overtime Hours’; and

2. *authorises the Chief Executive Officer to enter into a contract, or contracts, for the provision of the services.*

BACKGROUND:

FILE REFERENCE:	P1032700
REPORTING UNIT:	Street Presentation and Maintenance
RESPONSIBLE DIRECTORATE:	Construction and Maintenance
DATE:	17 May 2016
MAP / SCHEDULE:	Schedule 13 – Normal Hours Schedule 14 – Overtime Hours Schedule 15 – Estimated Annual Costs to Category Confidential Schedule 16 – Tender Evaluation Matrix (distributed to Elected Members under separate cover)

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 21 June 2016.

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

Tender 070–15/16 Provision of Contract Labour was advertised in the West Australian on Wednesday, 3 March 2016. Tenders closed at 2.00pm on Thursday, 21 April 2016, with 24 submissions received.

The City employs temporary contract labour for its operations on an “as required” basis in three general categories of unskilled, semi-skilled and trades. Contract labour is normally utilised by Commercial Parking, Parks, Plant and Equipment, Waste and Cleansing and Street Presentation and Maintenance to cover staffing shortfalls due to illness, leave, vacancies and peak demands for labour.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation Part 4 of the *Local Government (Functions and General) Regulations 1996*

Integrated Planning and Reporting Framework Implications **Strategic Community Plan**
Council Four Year Priorities: Living in Perth
S9 Promote and facilitate CBD living

Policy
Policy No and Name: 9.7 – Purchasing Policy

DETAILS:

Tenderers were required to address the selection criteria in the specification in detail to demonstrate both their experience and ability to provide the required services and to submit a Form of Tender that included a Schedule of Rates.

The selection criteria were:

- Previous Experience and References;
- Recruitment Process – Employment Selection and Testing Processes;
- Service Delivery Process;
- Client Reporting;
- Occupational Health and Safety; and
- Quality Assured.

The 24 submissions were assessed and ranked according to the criteria with particular emphasis on previous experience and service delivery process. Each submission was assessed individually and ranked in order of merit against the qualitative criteria.

Based on the selection criteria the submissions were ranked as follows:

1. Hays Specialist Recruitment (Australia) Pty Ltd;
2. Venus Corporation Pty Ltd as trustee for the Helen Passmore Family Trust trading as LO-GO Appointments;
3. Cloisters Securities Pty Ltd as trustee for Blue Collar Trust trading as Blue Collar People;
4. DFP Recruitment Services Pty Ltd trading as DFP Recruitment
5. Integrity Industrial Pty Ltd;
6. HOBAN Recruitment Pty Ltd as trustee for HOBAN Recruitment Unit Trust trading as HOBAN Recruitment;
7. IPA Personnel Pty Ltd;
8. AWX Pty Ltd;
9. Randstad Pty Ltd;
10. Workforce Recruitment and Labour Services Pty Ltd trading as Workforce International;
11. Monadelphous Engineering Associates Pty Ltd;
12. Programmed Skilled Workforce Ltd;
13. Trojan Recruitment Group Pty Ltd;
14. Challenge Recruitment Pty Ltd;
15. Staff Link Personnel Pty Ltd;
16. Chandler Macleod Group Ltd trading as Chandler Macleod;
17. Toll Personnel Pty Ltd;
18. Labourforce Impex Personnel Pty Ltd trading as Labourforce;
19. Chamberlain Dean Pty Ltd trading as Prime Recruitment;
20. Pernickety Pty Ltd;
21. Beilby Corporation Pty Ltd;
22. Synaco Global Recruitment Pty Ltd;
23. Bromar Nominees Pty Ltd as trustee for the Altona Unit Trust trading as Altona Plumbing and Civil; and
24. Flexi Staff Pty Ltd.

The bottom ranked Altona Plumbing and Civil, and Flexi Staff Pty Ltd did not adequately address the selection criteria and could not be considered further. Of the remaining 22 submissions, 4 were evaluated as being marginal offers with some deficiencies and a further ten as being fair offers with few deficiencies but not adequately meeting the selection criteria. The remaining eight submissions were considered as reasonable offers with only minor deficiencies and as satisfactorily meeting the selection criteria.

On the basis of the evaluation of the selection criteria only, the following eight suppliers were shortlisted:

1. Hays Specialist Recruitment (Australia) Pty Ltd

This company provided a very thorough and informative submission particularly in respect to experience, recruitment and service delivery. Hays are well known in the labour market and provide relevant services to numerous local governments. Pricing from Hays was generally within the median.

2. Venus Corporation Pty Ltd as trustee for the Helen Passmore Family Trust trading as LO-GO Appointments

LO-GO provided a reasonable offer with substantial experience supplying services to local governments in three states. The company was established in 1995 primarily to service third tier government. Pricing varied above and below the median depending on the category and day.

3. Cloisters Securities Pty Ltd as trustee for Blue Collar Trust trading as Blue Collar People

Blue Collar submitted a reasonably fair and informative tender and were considered particularly capable in experience, service delivery and occupational health and safety. This company has been providing similar services to the City for over 20 years. Pricing was considered to be amongst the most competitive.

4. DFP Recruitment Services Pty Ltd trading as DFP Recruitment

This submission addressed the criteria reasonably well especially those relating to experience and recruitment processes. DFP's pricing varied from the median up to the more expensive, depending upon the category and day.

5. Integrity Industrial Pty Ltd

This company supplied an adequate submission with particular emphasis on experience, service delivery and reporting. The company provides similar services to numerous local governments. Pricing for workers in normal hours was generally the most competitive offered.

6. HOBAN Recruitment Pty Ltd as trustee for HOBAN Recruitment Unit Trust trading as HOBAN Recruitment

Hoban provided a reasonable offer with some minor deficiencies. The company provides similar services to numerous local governments and state government departments. Prices offered were generally within the median.

7. IPA Personnel Pty Ltd

An acceptable offer with some minor deficiencies, IPA were established in 1984 and have been servicing local governments and state government departments in Western Australia for the last 16 years. Supplied pricing was generally amongst the most competitive offered.

8. AWX Pty Ltd

This was considered a good offer in relation to occupational health and safety and quality assurance with some minor deficiencies in the other criteria. AWX provide similar services to east coast based local governments. Pricing offered was generally within the median.

FINANCIAL IMPLICATIONS:

ACCOUNT NO:	Various Operational Accounts
BUDGET ITEM:	Various – ‘External Contract Labour 2016/17’
BUDGET PAGE NUMBER:	TBA
BUDGETED AMOUNT:	\$2,189,954
AMOUNT SPENT TO DATE:	Nil
PROPOSED COST:	\$2,189,954
BALANCE:	Nil
ANNUAL MAINTENANCE:	N/A
ESTIMATED WHOLE OF LIFE COST:	N/A

All figures quoted in this report are exclusive of GST.

\$2,189,954 has been budgeted for external contract labour in the 2016/17 financial year (pending Council approval) over Parks, Commercial Parking, Plant and Equipment, Waste and Cleansing and Street Presentation and Maintenance.

When compared to the charges under the current contract, the rates offered in the most used time bracket (6.00am to 6.00pm) by the lead Contractor vary between 28% decreases and 6% increases, depending on the category.

Tenderers may only adjust pricing over the life of the contract in the event of increases in wages, superannuation or statutory charges being brought about by either the relevant state authority or Fair Work Australia decisions.

COMMENTS:

In view of the difficulties the City and its service providers have previously experienced in recruiting suitable and relevant staff as contract workers, it is important that submitted pricing rates offer both value for money to the City while providing sufficient incentive for prospective workers to sign with the relevant service providers. As such, submitted pricing rates were only taken into consideration once the criteria evaluations had been completed and the prospective contractors short-listed.

Historically, contract labour is engaged from a number of key, frequently used worker categories. Nightshift sanitation workers and Heavy Rigid (HR) licensed drivers, various shifts of customer service officers and cashiers, weekday mechanical services and horticulturists and labourers form the majority of the City’s requirements.

Prices offered by each company were applied to a true cost modelling matrix using both historical data and estimated future utilisation. Schedule 15 – ‘Estimated Annual Costs to Category’ illustrates a realistic cross section of estimated annual costs involved for selected categories of workers from the eight remaining short listed tenderers. The schedule is a cross section only and does not represent total annual expenditure.

The tender specification allowed for more than one service provider to be selected with the panel being utilised according to the following:

- a) Preferences based firstly on submitted rates for specific work categories;
- b) Availability of workers; and
- c) The skill level of the personnel supplied.

Of the 8 short listed Tenderers, 3 largely met the selection criteria while also providing the best overall value for money as evidenced in Schedule 15. It is therefore recommended that Cloisters Securities Pty Ltd as trustee for Blue Collar Trust trading as Blue Collar People, Integrity Industrial Pty Ltd and IPA Personnel Pty Ltd be invited to form a Panel of Providers effective from 1 August 2016 at the rates listed in Schedule 13 – 'Normal Hours' and Schedule 14 – 'Overtime Hours'.

ITEM NO: 11

NOMINATION OF ELECTED MEMBER REPRESENTATIVE AND DEPUTY TO THE MINDARIE REGIONAL COUNCIL

**FINANCE AND ADMINISTRATION (APPROVAL)
COMMITTEE
RECOMMENDATION:**

That Council considers nominations for an Elected Member and a Deputy as the City of Perth's representative(s) to the Mindarie Regional Council for the period 1 July 2016 to 20 October 2017.

BACKGROUND:

FILE REFERENCE: P1030366
REPORTING UNIT: Governance
RESPONSIBLE DIRECTORATE: Corporate Services
DATE: 2 June 2016
MAP / SCHEDULE: Schedule 17 – Correspondence from the Mindarie Regional Council

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 21 June 2016.

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

The Mindarie Regional Council (MRC) is a legally constituted Regional Council formed under the provisions of the *Local Government Act*. Its Constitution was established during 1987 in accordance with section 697 of the *Local Government Act 1960* (as amended). The mission of the Mindarie Regional Council is to provide effective and cost efficient waste disposal consistent with safeguarding all environmental elements for the benefit of the constituent local governments and their residents, which form the regional district. The constituent local governments are the City of Joondalup, the City of Wanneroo, the City of Perth, the City of Stirling, the City of Vincent, the Town of Victoria Park, and the Town of Cambridge.

The Regional Council comprises 14 Councillors, with one representative from the City of Perth, the City of Vincent, the Town of Cambridge, the Town of Victoria Park and two representatives from the Cities of Joondalup and Wanneroo and four representatives from the City of Stirling.

The current City of Perth's representative on the Mindarie Regional Council is Cr Jim Adamos with Cr Janet Davidson as Deputy. The Technical Officer representative is the Director Construction and Maintenance, Mr Paul Crosetta.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation	Part 3, Division 4 of the <i>Local Government Act 1995</i>
Integrated Planning and Reporting Framework Implications	Corporate Business Plan Council Four Year Priorities: Living in Perth S11 Increase community awareness of environmentally sustainable ways of living 11.1 Develop and implement a range of community awareness and partnership programs in relation to environmental sustainability

DETAILS:

Cr Adamos' term as the City's representative to the Mindarie Regional Council expires on 30 June 2016. The City's representative to the Mindarie Regional Council will serve from 1 July 2016 through to 30 June 2017.

Whilst correspondence received from the Mindarie Regional Council seeks an appointment until the 30 June 2017, the City of Perth's endorsement until 20 October 2017 will ensure member representative continuity until the Local Government elections take place.

It is further noted that at the time, the *Local Government Act 1960* (as amended) did not provide power for Councils to appoint permanent deputies to Regional Councils. This is still the case, therefore where an alternate ad hoc attendance is required, powers contained in the *Interpretation Act 1984* (Section 52) are currently utilised.

In essence, Section 52 provides that where a body has a power to appoint a member to its Board, it also has the power to appoint an alternate member for a specified period in circumstances where the principal member is unable to act. Those circumstances are:

- (a) illness;
- (b) temporary absence from the State; and
- (c) conflict of interest.

A further restriction is that these appointments require a decision of Council on each occasion that a member is appointed to act for the permanent member.

In anticipation of future amendments to the MRC Constitution in regards to deputy membership, it is recommended that Council nominate a deputy member to ensure continuity of representation.

FINANCIAL IMPLICATIONS:

There are no financial implications related to this report.

COMMENTS:

To ensure the City is appropriately represented on the Mindarie Regional Council it is recommended that an Elected Member be nominated as delegate to the Regional Council from 1 July 2016. A deputy is also required for continuity of representation.

ITEM NO: 12

2016/2017 – DELEGATED AUTHORITY REVIEW

**FINANCE AND ADMINISTRATION (APPROVAL)
COMMITTEE
RECOMMENDATION:**

That Council, in accordance with Sections 5.42 of the Local Government Act 1995, APPROVES BY ABSOLUTE MAJORITY the delegations made to Committees and the Chief Executive Officer including amendments and new delegations, as detailed in Schedule 18 – Delegated Authority Register 2016/17.

BACKGROUND:

FILE REFERENCE: P1023849
REPORTING UNIT: Governance
RESPONSIBLE DIRECTORATE: Corporate Services
DATE: 10 June 2016
MAP / SCHEDULE: Schedule 18 – Delegated Authority Register
2016/2017

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 21 June 2016.

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

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation	<i>Local Government Act 1995</i> S5.16 Delegations of some powers and duties to certain committees S5.42 Delegation of some powers and duties to CEO
Integrated Planning and Reporting Framework Implications	Corporate Business Plan Council Four Year Priorities: Capable and Responsive Organisation A capable, flexible and sustainable organisation with a strong and effective governance system to provide leadership as a capital city and provide efficient and effective community centred services

Policy

Policy No and Name: Various Policy implications form part of this report and are separately identified according to each instrument of Delegation.

DETAILS:

Sections 5.16 and 5.42 of the *Local Government Act 1995*, prescribe that Council may delegate its powers or duties to a Committee of Council or the Chief Executive Officer (CEO). Sections 5.17 and 5.43 respectively, outline the limitations on such delegations.

Officers have undertaken a review of the City's existing delegations and have made proposals for amendments and additions applying the following principles:

- customer service outcomes;
- operational requirements and efficiencies; and
- compliance and statutory decision making requirements.

The outcomes of the review are presented in this report as the basis for Council, as delegator, to complete its obligation to review delegations to its Committees and the CEO at least once each financial year.

The proposals for new and amended delegations are specified in Schedule 18, with deletions shown by ~~strike through~~ and new text shown with **yellow highlight and bold italics**. A summary of the amendments proposed to the City's Delegated Authority Register are provided below.

The majority of proposed amendments are due to changes to employee position titles and reporting lines as a direct result of the City of Perth organisational restructure which took effect from 1 April 2015 and is still being implemented.

Proposed amendments which are not related to the transition to the new structure are summarised in the tables below:

Delegations to Committees

The following amendments are proposed to the existing Delegation to Committees:

DELEGATION REF/TITLE	EFFECT	REASON
1.1.1 Finance and Administration Committee	Amend	Amend wording of Function Delegation 1. "Approve or decline requests for receptions of up to \$5,000 in value referred to the Committee by the Lord Mayor [FM Reg.12 (1) (b)]. To: "Approve or decline officer recommendations for receptions of up to \$5,000 in value referred to the Committee by the Lord Mayor [FM Reg.12 (1) (b)].

DELEGATION REF/TITLE	EFFECT	REASON
		This has been amended to reflect that Committees and Council will be making decisions on the value recommended by officers, not the value that was originally sought.
1.1.2 Marketing, Sponsorship and International Relations Committee	Amend	<p>Amend wording of Function Delegation 2. "Approve or decline requests by for donations or sponsorships of up to \$10,000".</p> <p>To: "Approve or decline officer recommendations for donations or sponsorships of up to \$10,000".</p> <p>This has been amended to reflect that Committees and Council will be making decisions on the value recommended by officers, not the value that was originally sought.</p>

Delegations to the Chief Executive Officer (various legislation)

The following amendments are proposed to the following existing Delegations to the CEO:

DELEGATION REF/TITLE	EFFECT	REASON
1.2.9 Expressions of Interest and Tenders	Amend	<p>Amend Item 10 from "minor variations before entering into a contract."</p> <p>To ""minor variations before entering into a contract and the execution of extension options."</p> <p>This has been amended to enable the CEO to execute contract extension options already approved.</p>
1.2.14. Power to Defer, Grant Discounts, Waive or Write Off Debts	Amend	<p>Amend the title name from "Power to Defer, Grant Discounts, Waive or Write Off Debts".</p> <p>To "from "Power to Defer, Grant Concessions, Waive or Write Off Debts".</p> <p>This has been amended to reflect that the City provides concessions on a case by case basis and not an overall discount.</p>
1.3.1 Electoral Roll – Eligibility Claims Processing	Amend	<p>Amend from the "City's Owner/Occupier Electoral Roll" to:</p> <ol style="list-style-type: none"> 1. Eligibility claims for enrolment on the City's Owner/Occupier Register / Roll [s4.32] 2. and maintain accuracy of the City's Owner/Occupier Register / Roll [s4.34] 3. that a person is no longer eligible to be enrolled on the on the City's Owner / Occupier Register / Roll [4.35].

DELEGATION REF/TITLE	EFFECT	REASON
		This has been amended to reflect that there are differences between an Owner/Occupier Register and Roll.

Delegations to the Chief Executive Officer

Five new delegations to the CEO are proposed:

DELEGATION REF/TITLE	EFFECT	REASON
2.5.1A City of Subiaco Town Planning Scheme No 4 – Planning Approval	New	Provides authority to determine applications for planning approval in accordance with the City of Subiaco Town Planning Scheme No 4 and the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>
2.5.2A City of Subiaco Town Planning Scheme No 4 – Appoint Authorised Officers	New	Provides authority to appoint authorised officers for the purposes of entering any building or land in accordance with the City of Subiaco Town Planning Scheme No 4 and the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>
2.6.1 Cat Act – Registrations	New	Provides authority to determine the registration of cats in accordance with the <i>Cat Act 2011</i> .
2.7.1 Liquor Control Act – Licences	New	Provides authority to determine the approval or refusal to grant Liquor Licensing Certificates in accordance with the <i>Liquor Control Act 1988</i> .
2.7.2 Liquor Control Act – Extended Trading Permit	New	Provides authority to determine extended trading permits in accordance with the <i>Liquor Control Act 1988</i> .

FINANCIAL IMPLICATIONS:

There are no financial implications related to this report.

COMMENTS:

This report seeks Council's consideration of:

- the outcomes of the review of Delegated Authorities by Council to its Committees and the CEO as detailed in this report;
- amendments to the City's Delegated Authorities as detailed in Schedule 18; and
- approval of the proposed new Delegated Authorities as detailed in Schedule 18.

Following Council's completion of the 2015/16 statutory review of the delegated authorities by Council and adoption of the proposed Delegated Authority Register 2016/17, the CEO will conduct a review of CEO delegations and sub-delegations to fulfil the requirement that all delegations to be reviewed by the Delegator.

The Register will then be distributed to delegates, with guidance provided on the statutory requirements when exercising delegated powers or duties.

ITEM NO: 13

ADOPTION OF THE CITY OF PERTH'S CORPORATE BUSINESS PLAN, WORKFORCE PLAN, CORPORATE ASSET MANAGEMENT PLAN AND LONG TERM FINANCIAL PLAN

**FINANCE AND ADMINISTRATION (APPROVAL)
COMMITTEE
RECOMMENDATION:**

That Council APPROVES BY AN ABSOLUTE MAJORITY the:

- 1. Corporate Business Plan 2016 – 2020, as detailed in Schedule 19;***
- 2. Workforce Plan 2016 – 2020, as detailed in Schedule 20;***
- 3. Corporate Asset Management Plan 2016 – 2026, as detailed in Schedule 21; and***
- 4. Long Term Financial Plan 2016 – 2026, as detailed in Schedule 22.***

BACKGROUND:

FILE REFERENCE:	P1028809-2
REPORTING UNIT:	Governance
RESPONSIBLE DIRECTORATE:	Director Corporate Services
DATE:	7 June 2016
MAP / SCHEDULE:	Schedule 19 - Corporate Business Plan Schedule 20 – Workforce Plan Schedule 21 – Corporate Asset Management Plan Schedule 22 – Long Term Financial Plan

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 21 June 2016.

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

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation Section 5.56 of the *Local Government Act 1995*

**Integrated Planning
and Reporting
Framework
Implications**

Strategic Community Plan

Council Four Year Priorities: Capable and Responsive
Organisation

S18 Strengthen the capacity of the organisation

DETAILS:

In June 2015, Council endorsed the City's third iteration of the Integrated Planning suite of documents, including:

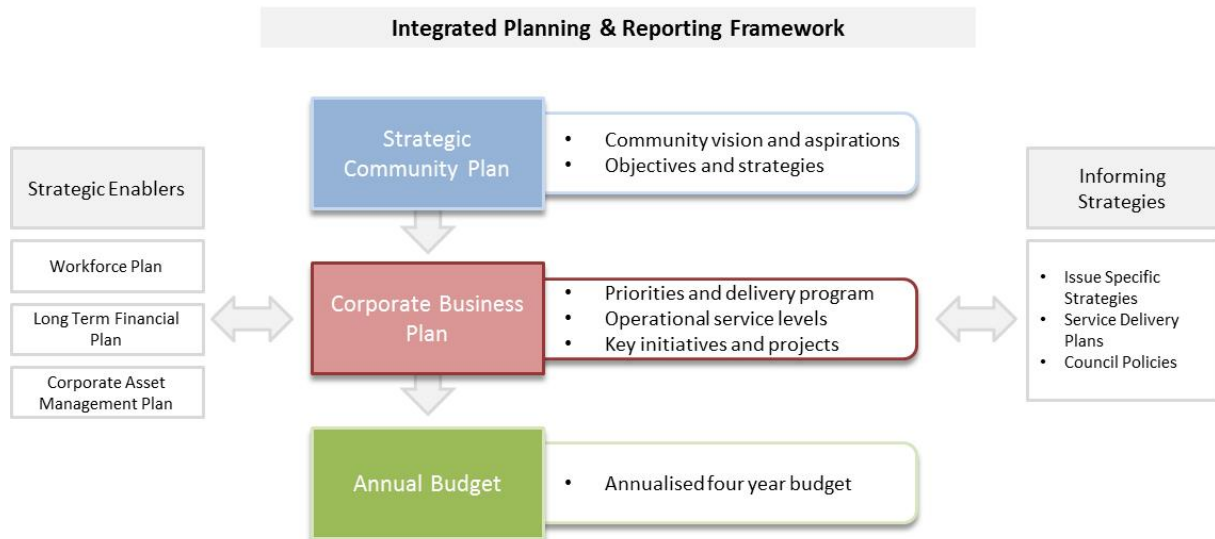
- Corporate Business Plan 2015 – 2019;
- Workforce Plan 2015 – 2019;
- Corporate Asset Management Plan 2015 – 2025; and
- Long Term Financial Plan 2015 – 2025.

The legislation and supporting guidelines require the Corporate Business Plan, Long Term Financial Plan, Asset Management Plan and Workforce Plan to be reviewed and updated annually. The Strategic Community Plan however, is only required to be reviewed biennially, alternating between minor and major reaffirmations. As such, the following documents have gone through the review process and updated to reflect any changes in organisational priorities, with emphasis on improving the integration between them. It is a requirement that the following documents be approved by Council:

- Corporate Business Plan 2016 – 2020;
- Workforce Plan 2016 – 2020;
- Corporate Asset Management Plan 2016 – 2026; and
- Long Term Financial Plan 2016 – 2026.

The development of baseline information for the strategic enabling documents, and the preparation of the Corporate Business Plan, is based on the adopted 2015 suite of plans. This gives the City a good foundation to build on, as these informing documents are modelled on a four – ten year timeframe.

The diagram below shows the City's Integrated Planning and Reporting Framework, highlighting the relationship between the Strategic Community Plan, the Corporate Business Plan and the Strategic Enabling documents.



FINANCIAL IMPLICATIONS:

Any changes resulting from the plans presented in this report that have a significant financial impact on the City are identified in the Long Term Financial Plan and budget process.

COMMENTS:

During the review process, Elected Members were asked to provide guidance and feedback on the each of the plans, which has resulted in a closer alignment of prioritisation against strategic objectives. Key factors that have been considered during this process, and will continually shape the City of Perth’s strategic outlook, include impacts from the organisational restructure, Metropolitan Redevelopment Authority projects, the *City of Perth Act 2016*, the economic environment as well as social and environmental concerns.

It is acknowledged that the integration and quality of the City’s Integrated Planning documents are very much a work in progress, with the current plans being developed with as much information as currently available. The City is progressing with a dedicated working group to strengthen the City’s strategic planning process. Going forward, during the 2016/17 financial year, the City will be embarking on the detailed review of the Strategic Community Plan, which is required to be endorsed by Council by June 2017.