



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, 5 April 2016 at 6.00pm.**

Yours faithfully

MARTIN MILEHAM
CHIEF EXECUTIVE OFFICER

31 March 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



Cr Reece Harley



Cr Jemma Green



Director
Construction and
Maintenance
Paul Crosetta

Acting Director Planning
and Development
Robert Farley



Manager Development
Approvals
Margaret Smith



Cr Keith Yong



Cr Lily Chen



Director Corporate
Services
Robert Mianich



Cr James Linnios
Deputy Lord Mayor



Cr Jim Adamos



Governance Electoral
Officer - Minutes
Cathryn Clayton

Acting Director Economic
Development and
Activation
Garry Dunne

Public Gallery

BUSINESS

1. **Prayer**
2. **Declaration of Opening**
3. **Apologies**
4. **Question Time for the Public.**
5. **Members on Leave of Absence and Applications for Leave of Absence**
Cr Yong – Leave of absence approved 15 March 2016
6. **Confirmation of Minutes:**
Ordinary Council - 15 March 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 1	Item 1 – Results of Landowner Consultation on Heritage Assessments and Principles of New Heritage Assessment Planning Policy	s. 5.23(e)(ii)
Confidential Schedule 5	Item 5 – Perth Public Art Foundation Incorporated – Revised Three Year Sponsorship and Partnership Agreement with the City of Perth 2015-2018	s. 5.23(e)(iii)
Confidential Schedule 8	Item 6 – Tender 051-15/16 – Supply of Black Granite Kerbs	s. 5.23(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

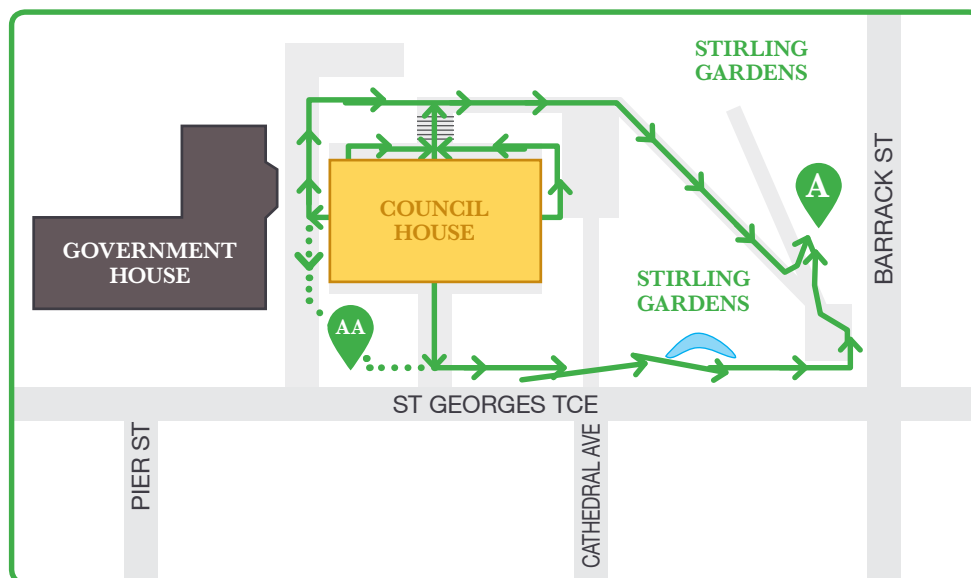
whoop whoop whoop

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

INDEX OF REPORTS

Item	Description	Page
PLANNING COMMITTEE REPORTS		
1	RESULTS OF LANDOWNER CONSULTATION ON HERITAGE ASSESSMENTS AND PRINCIPLES OF NEW HERITAGE ASSESSMENT PLANNING POLICY	1
FINANCE AND ADMINISTRATION COMMITTEE REPORTS		
2	FINANCIAL STATEMENTS AND FINANCIAL ACTIVITY STATEMENT FOR THE PERIOD ENDED 29 FEBRUARY 2016	14
3	LICENCE AGREEMENT – MARKET STREET SHARED PATH	16
4	EXTEND THE CITY OF PERTH WIFI TO BUILDINGS IN THE CATHEDRAL AND TREASURY PRECINCT	18
5	PERTH PUBLIC ART FOUNDATION INCORPORATED – REVISED THREE YEAR SPONSORSHIP AND PARTNERSHIP AGREEMENT WITH THE CITY OF PERTH 2015-2018	21
6	TENDER 051-15/16 – SUPPLY OF BLACK GRANITE KERBS	25
WORKS AND URBAN DEVELOPMENT COMMITTEE REPORTS		
7	CITY LANEWAYS ENHANCEMENT PROJECT – MCLEAN LANE	29

PLANNING COMMITTEE REPORTS

ITEM NO: 1

RESULTS OF LANDOWNER CONSULTATION ON HERITAGE ASSESSMENTS AND PRINCIPLES OF NEW HERITAGE ASSESSMENT PLANNING POLICY

RECOMMENDATION:

(APPROVAL)

That Council:

1. In relation to the results of landowner consultation on heritage assessments:

1.1 notes that properties A, B, C, D & E are of possible cultural heritage significance as a group and that Officers will report to Council with a draft Heritage Area Planning Policy for the properties;

1.2 notes that property K forms part of a group of properties that are currently being investigated by Officers as a possible Heritage Area;

1.3 notes that further assessment is required to determine if properties H, I and J are of cultural heritage significance and worthy of built heritage conservation, and requests that Officers undertake internal site inspections of the properties to determine their internal condition and authenticity;

1.4 in accordance with Part 3 Clause 8 of the Planning and Development (Local Planning Scheme) Regulations 2015, proposes to include properties F and G in the Heritage List and gives each owner and occupier a description of the place, the reasons for the proposed entry and 21 days to make a submission on the proposal; and

(Cont'd)

2. In relation to the principles of a new Heritage Assessment Planning Policy notes that Officers will report back to Council with a draft Heritage Assessment Planning Policy.

BACKGROUND:

FILE REFERENCE: P1030920
REPORTING UNIT: Arts, Culture and Heritage
RESPONSIBLE DIRECTORATE: Economic Development and Activation
DATE: 9 March 2016
MAP / SCHEDULE: Confidential Schedule 1 – List of heritage places and summary of preliminary consultation with affected landowners (Distributed to Elected Members under a separate cover)

The Committee recommendation to the Council for this report was resolved by the Planning Committee at its meeting held on 29 March 2016.

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

This report is an amended version of a report previously presented to Council on **17 March 2015**. Amendments include a new ‘Recommendation’ and a ‘Further Information’ section provided at the end of this report that outlines the progress of preparing the draft planning policy and results of the owner consultation.

An Elected Member briefing session held on 28 October 2014 highlighted a need for a new planning policy to formalise the City’s heritage assessment and registration process, particularly in relation to nominations and the demolition of potential heritage places. It was indicated that changes to the City Planning Scheme No.2 (CPS2) may also be required to support a more transparent, rigorous and efficient heritage assessment process.

At its meeting held on 10 March 2015, the Planning Committee considered the original report and recommended the following to Council:

“That Council;

- 1. notes that the draft Heritage and Registrations Planning Policy will be presented to Council after the Western Australian Planning Commission finalises the draft Planning and Development (Local Planning Schemes) Regulations 2014;*
- 2. approves further assessment, and consultation with affected landowners, of those properties detailed in the attached Confidential Schedule 11 for the purposes of possible inclusions in the City Planning Scheme No.2 Register of Places of Cultural Heritage Significance.”*

At its meeting held on **17 March 2015**, Council considered the original report and resolved to refer consideration of the report back to the Planning Committee for the following reason:

“Council were concerned that consultation with the people affected or potentially affected had not taken place and therefore agreed that the item should be referred back to the Planning Committee for further consultation.”

This was a procedural motion in line with Clause 21.1 of the Standing Orders.

As a result, the City engaged with affected landowners and the process and results are detailed later in this report.

The original report set out the principles to be considered in the drafting of a new planning policy for heritage assessments. It also noted that the new policy would be finalised following the gazettal of the *Planning and Development (Local Planning Schemes) Regulations 2015* ('Regulations'), to ensure that the new planning policy is consistent with the Regulations' requirements. The report also proposed that the City separately investigate a number of places to determine if they are of cultural heritage significance.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation

Planning & Development Act 2005 (WA)
Planning & Development (Local Planning Schemes) Regulations 2015
State Planning Policy 3.5 Historic Heritage Conservation
Heritage of Western Australia Act 1990
City Planning Scheme No. 2

Integrated Planning and Reporting Framework Implications

Corporate Business Plan

Council Four Year Priorities: Healthy and Active in Perth
S15 Reflect and celebrate the diversity of Perth.
15.3 Review and further develop the City's approach to the conservation, management and celebration of its cultural heritage.

Strategic Community Plan

Council Four Year Priorities: Community Outcome
Healthy and Active in Perth
A city with a well-integrated built and green environment in which people and close families chose a lifestyle that enhances their physical and mental health and take part in arts, cultural and local community events.

DETAILS:

Need for New Planning Policy

In addition to the CPS2 Heritage List, the City also maintains a database of approximately 500 places that have been previously identified in existing surveys and studies as having potential heritage significance.

The surveys and studies which informed the database included the Anglican Church Inventory, the Catholic Church Inventory, Classified by the National Trust, HWCA Assessments (Below Threshold for State Registration), Register of the National Estate and the Mount and Goderich Street Precinct Built Form Urban Design Studies. These places have not been assessed for inclusion in the CPS2 Heritage List and do not have any statutory protection.

Whilst the CPS2 allows for planning policies to be made to support the CPS2 provisions there is currently no planning policy to guide provisions relating to heritage assessments and registrations.

Objectives of New Planning Policy

The new heritage assessments planning policy will contain information and guidance applicable to the assessment and registration of heritage places and areas within the City, with specific reference to relevant CPS2 heritage provisions. Specifically, it will standardise the process to ensure that decisions are informed, rigorous, consistent and transparent.

The proposed objectives of the new planning policy will be to:

- recognise and protect places and areas of cultural heritage significance within the City of Perth.
- support planning provisions which enable the Council to include heritage places in a Heritage List and designate Heritage Areas.
- support planning provisions which enable the Council to have regard to the cultural heritage significance of any land or building affected by a proposed development, including those involving demolition.
- provide clear guidelines for adding, deleting or amending places on the Heritage List.
- provide a framework and format for heritage assessments.

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- support planning provisions which enable the Council to have regard to the cultural heritage significance of any land or building affected by a proposed development, including those involving demolition;
- provide clear guidelines for adding, deleting or amending places on the Heritage List; and
- provide a framework and format for heritage assessments.

New Planning Policy Methodology

Identifying heritage places

The new policy will specify nomination requirements for any owner, community member or interested party wishing to nominate a place or area to be added to the CPS2 Heritage List. If the landowner is not the applicant, the landowner will be notified when a nomination has been received and when an assessment is progressed.

The policy will also provide a process for landowners wishing to apply for heritage registrations to be amended or deleted.

To enable the Council to consider the cultural heritage significance of any land or building affected by a Development Application involving demolition, it is intended to investigate a requirement for a heritage assessment where demolition of a potential heritage place is proposed.

Council will determine when an assessment will progress to the formal owner consultation stage prior to a declaration being made, which is a current CPS2 requirement.

Progressing Assessments

Receipt of a nomination will not automatically mean that an assessment will be undertaken. Priority assessments will include those places nominated by the landowner, potential heritage places which are the subject of a demolition application and those where existing information suggests that a place is likely to be of cultural heritage significance to the city.

In addition to nominations, it is proposed that assessment priorities will also be set by the Council and may include places that are included on another heritage list or survey which has been prepared by a professional heritage agency (such as the State Heritage Office or the National Trust) and/or have a construction date that indicates possible heritage significance (eg over 100 years old).

Heritage Assessment Criteria and Levels of Significance

To be considered for entry into the CPS2 Heritage List, the cultural heritage significance of a place must be demonstrated. The following process for determining significance will be adopted:

- assess against standard assessment criteria established by the State Heritage Office;
- recognise condition, integrity and authenticity;
- prepare statement of significance (summary of values); and
- assign level of significance and associated management category.

An assessment documentation template will standardise assessments in accordance with the above and results of the assessment will be used to inform consistent recommendations to the Council.

As part of preparing the draft policy, Officers are also investigating options for including a peer review as part of the assessment process, to provide independent technical advice and recommendations to the Council in respect to heritage assessments.

Including, Removing and Modifying Heritage List Entries

The new policy will provide specific guidance including, removing and modifying entries on the Heritage List, particularly given that places could be nominated and subsequently declared without owner support. In this regard the Officers are investigating if landowners can appeal Council decisions or if a process can be introduced.

The assessment criteria will guide the Council to ensure that only those places with identified cultural heritage significance are included in the Heritage List. In cases where the landowner is not the nominee, landowners will have sufficient opportunity to make a submission on a proposed listing which will be considered by the Council when it determines the matter.

The new policy will also enable Officers to progress proposals from the landowner or the Council that propose removal of or amendment to an existing heritage listing. Such proposals must demonstrate that the listing no longer adequately satisfies the criteria or that amendment is appropriate.

The Council may consider deleting a place from the register where:

- a place has been demolished or substantially destroyed to the extent that its cultural heritage significance is significantly diminished or lost.
- it has been adequately demonstrated by a qualified heritage consultant that the cultural heritage significance of a place has changed to the extent that it no longer meets the threshold for inclusion in the Heritage List.

The Council may consider amending a heritage assessment where a qualified heritage consultant identifies proven errors in existing assessment documentation.

Associated CPS2 Amendments

The following possible amendments to the CPS2 are being investigated as part of the preparation of the new planning policy:

Possible Amendments	Rationale
Include a definition for heritage place	Whilst the CPS2 includes a definition for heritage area, there is currently no definition in the CPS2 for a heritage place.

(Cont'd)

Possible Amendments	Rationale
Requirement for heritage assessment where a development application involves demolition of a potential heritage place.	Enables the Council to consider the potential cultural heritage significance of a place prior to demolition.
Independent Peer Review	Provide the Council with high level independent technical advice on heritage assessments.
Enable the Council to defer (or consider concurrently) an application involving demolition where a heritage assessment is required.	Enable the Council to have regard to the potential cultural heritage significance of any land or building affected by a proposed application that involves demolition.
Delete requirement for owner consultation where owner has made nomination for place to be included in the Heritage List.	Owner submission is not necessary where owner has already indicated support for the proposed heritage registration.
Remove requirement for special planning policy where existing heritage planning policy is considered adequate.	Where no additional policy is required for new conservation areas do not create new planning policy (avoids duplication).

Draft Planning and Development (Local Planning Schemes) Regulations 2014

The information included in this section of the original report has been superseded by new information included in the 'Further Information' section at the end of this report.

New Planning Policy

The information included in this section of the original report has been superseded by new information included in the 'Further Information' section at the end of this report

Interim Heritage Assessments

Prior to the finalisation of the new planning policy the City will continue to progress heritage assessments in accordance with the above methodology where:

- a Landowner nomination is received;
- a development application involving demolition is received for a potential heritage place. Potential heritage places in this context include those places included in the Heritage Database and any other place that have a construction date that indicates possible heritage significance; and
- information exists to suggest that place may be of cultural heritage significance to the city.

At this stage Officers will not progress heritage assessments where a non-landowner nomination is received.

In accordance with the above, Officers have identified a list of heritage places for further investigation on the basis that they have a construction date prior to 1940, have been classified by the National Trust and/or the Heritage Council has determined that the place does not meet the threshold for entry into the State Register (assessments can be provided on request).

The City has consulted with the landowners with respect to the possibility of listing these properties in the City's Heritage List. The results of consultation are detailed in Confidential Schedule 1 and below.

FINANCIAL IMPLICATIONS:

The financial implications of this report relate to officer time to compile documentation, undertake consultation with owners (including internal inspections), and report to Council.

Once a property is included in the Heritage List, the landowner may be eligible to apply for the City's Heritage Rate Concession and Heritage Grants.

COMMENTS:

A new heritage assessments planning policy will provide guidance and support to the CPS2 which enables the Council to register places and areas of cultural heritage significance. The new policy will:

- demonstrate best practice and commitment to heritage management;
- provide for an informed, rigorous, consistent and transparent approach;
- provide compliance with heritage legislation; and
- meet the City's Corporate Business Plan objective 15.3.

FURTHER INFORMATION

The following additional information is provided for the consideration of the Council as a result of the referral back to the Planning Committee.

New Planning Policy – Heritage Assessment & Registration

Consultation for the new draft planning policy has not been undertaken by Officers given that Council has yet to adopt a draft policy for public consultation.

The report originally noted that it is considered premature to finalise the draft heritage planning policy prior to the gazettal of the new Planning and Development (Local Planning Schemes) Regulations 2015 (the new Regulations).

Since the original report the Regulations took effect on 19 October 2015. They include new Deemed Provisions for Local Planning Schemes, which are automatically applied to every local planning scheme at the date of gazettal, and override any scheme provisions that conflict with the Deemed Provisions. Existing provisions that do not conflict with the Deemed Provisions can remain in local planning schemes as supplementary provisions.

The deemed provisions are generally administrative in nature, however include the following changes to the CPS2 in relation to heritage assessment matters:

- require a heritage list to set out a description of each place and the reason for its entry;
- replace term 'Conservation Area' with 'Heritage Area';
- require a sign giving notice of a proposed heritage area to be erected in the subject heritage area;
- enable the Council to require a heritage assessment to be carried out prior to the approval of any development proposed in a heritage area or in respect of a heritage place;
- delete requirement for planning approval for demolition of single houses.

With regard to the heritage provisions, CPS2 Clauses 30(1) – (4) 'Declaration of Places of Cultural Heritage Significance,' Clause 31 'Declaration of a Conservation Area,' and Clause 32 'Register of Places of Cultural Heritage Significance' have been deleted and replaced with clauses 7 to 13 of the Deemed Provisions. Importantly, the City's former Register of Heritage Places of Cultural Heritage Significance is now known as the Heritage List and former Conservation Areas are now known as Heritage Areas.

On **15 March 2016** the Council resolved to prepare a basic amendment to:

- i) delete those provisions of the City of Perth's City Planning Scheme No 2 (CPS2) that have been superseded by the Deemed Provisions;
- ii) include a number of existing clauses of the CPS2 which are not covered in the Deemed Provisions but relate to these, in the Supplemental Provisions; and

- iii) amend the CPS2 provisions to make them consistent with the Deemed Provisions.

Whilst the basic amendment will not come into effect until granted approval by the Minister for Planning and published in the Government Gazette, the Deemed Provisions automatically apply without any action from the Council.

Given the above, Officers are in a position to report back to the Council with a draft Heritage Assessment Planning Policy that reflects the Deemed Provisions.

Heritage Investigations – Consultation Undertaken

In response to the Council's referral of the report back to the Planning Committee on 17 March 2015, the City undertook four months of consultation with the 11 landowners affected by the City's investigations. The consultation comprised the following:

1. landowners notified in writing of the investigations and provided with a copy of the heritage assessment for their property and an opportunity to comment on the investigations;
2. provided landowners with an extension of time if requested;
3. receipt of submissions received confirmed in writing;
4. where no submission was received by the original due date, landowners notified in writing that the due date for submissions had been extended;
5. where no submission had been received by the extended due date, landowners notified in writing that the City did not receive a submission, and that the matter would be considered by the Council at a future date; and
6. All landowners notified in writing of the Committee and Council meeting dates for this report.

It should be noted that, whilst properties A and L were identified for investigation, consultation did not occur with the property landowners. Property A was not investigated given that Council included the proposed in the CPS2 Heritage List on 22 October 2015. Property L not investigated because the State Heritage Office could not provide Officers with a copy of the heritage assessment previously prepared by their office. Therefore, there was insufficient evidence to pursue the investigation.

Heritage Investigations – Consultation Outcomes

Of the eleven landowners consulted, nine made a submission and two did not respond. It should also be noted that some submissions were prepared by the landowners, whereas some landowners engaged a consultant to provide

independent advice. The submissions are summarised below, and detailed in Confidential Schedule 1:

Property	Submission Received	Position	Independent Advice
B(1)	No	Unknown	N/A
B(2)	Yes	Generally supportive	None referenced
C	No	Unknown	N/A
D	Yes	Not supportive	None referenced
E	Yes	Not supportive	None referenced
F	Yes	Generally supportive	Yes (planning and heritage consultant)
G	Yes	Generally supportive	Yes (heritage consultant)
H	Yes	Not supportive	None referenced
I	Yes	Not supportive	Yes (planning consultant)
J	Yes	Not supportive	Yes (architect)
K	Yes	Not supportive	Yes (heritage consultant)

Heritage Investigations – Assessment Criteria

The *State Planning Policy 3.5 Historic Heritage Conservation* states that local governments should identify places of local significance in accordance with assessment criteria published by the Heritage Council of Western Australia. In accordance with this, the City uses the State Heritage Office's *Criteria for the Assessment of Local Heritage Places and Areas* to determine if heritage places and heritage areas are of cultural heritage significance.

A heritage place will be of heritage significance to the locality if they meet one or more of the following criteria:

Aesthetic Value	Is it significant in exhibiting particular aesthetic characteristics.
Historic Value	It is significant in the evolution of pattern of the history of the local district.
Research Value	It has demonstrable potential to yield information that will contribute to an understanding of the natural or cultural history of the local district. It is significant in demonstrating a high degree of technical innovation or achievement.
Social Value	It is significant through association with a community or cultural group in the local district for social, cultural, educational or spiritual reasons.
Rarity	It demonstrates rare, uncommon or endangered aspects of the cultural heritage of the local district.
Representativeness	It is significant in demonstrating the characteristics of a class of cultural places or environments in the local district.

A heritage area will be of significance for the local district if it meets one or more of the above and demonstrates a unified or cohesive physical form in the public realm with an identifiable aesthetic, historic or social theme associated with a particular period or periods of development.

Heritage Investigations – City’s Findings

To determine if the identified properties are of cultural heritage significance to the City, Officers have reviewed the heritage assessments previously prepared by the National Trust and the State Heritage Office in the context of the submissions received and the above assessment criteria.

Given that both the National Trust and the State Heritage Office use the above criteria to determine if places are of cultural heritage significance, the Officers’ review primarily focused on determining if the identified heritage values have changed.

The findings of the City’s review is summarised below and further detailed at Confidential Schedule 1.

Properties A, B(1&2), C, D and E

These properties form a relatively intact streetscape with cultural heritage significance as a group that should be further investigated as a part of a possible Heritage Area. This process will involve Officers preparing a draft Heritage Area Planning Policy for Council consideration prior to consultation with the affected landowners.

Properties F and G

The properties continue to demonstrate the heritage values identified in the previous assessments. Whilst there have been some modifications to the physical fabric, the overall cultural heritage significance of the properties has not diminished. It is considered appropriate to individually include these properties in the Heritage List.

Excerpts from assessments prepared by the National Trust and State Heritage Office and advice provided by the consultant’s prepared on behalf of the owners, will inform the heritage assessments which will be provided to the owners as part of the next formal stage of consultation. Officers will also request that landowners allow Officers to undertake internal site inspections to assess the internal condition and authenticity of the properties.

Results of the formal consultation will be presented to the Council in a future report.

Properties H, I and J

Whilst the heritage assessments for these properties demonstrate that they may have some heritage significance, Officers consider that the heritage significance of these properties remains unproven until further assessment is undertaken.

An inspection of the properties is required to determine the internal condition and authenticity of properties. The results of the inspections and the further consultation will be reported back to the Council for a final decision.

Property K

Officers concur with the consultant's conclusion that the place does not warrant individual inclusion on the Heritage List. Officers consider however that the place does make a contribution to the streetscape, and notes that the property forms part of a possible Heritage Area that is currently being investigated by Officers.

Officers will report back to the Council once informal consultation with affected landowners in this regard is complete.

FINANCE AND ADMINISTRATION COMMITTEE REPORTS

ITEM NO: 2

FINANCIAL STATEMENTS AND FINANCIAL ACTIVITY STATEMENT FOR THE PERIOD ENDED 29 FEBRUARY 2016

RECOMMENDATION: (APPROVAL)

That Council approves the Financial Statements and the Financial Activity Statement for the period ended 29 February 2016 as detailed in Schedule 2.

BACKGROUND:

FILE REFERENCE: P1014149-25
REPORTING UNIT: Finance
RESPONSIBLE DIRECTORATE: Corporate Services
DATE: 15 March 2016
MAP / SCHEDULE: Schedule 2 – Financial Statements and Financial Activity Statement for the period ended 29 February 2016

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 29 March 2016.

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

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation Section 6.4(1) and (2) of the *Local Government Act 1995*
Regulation 34(1) of the *Local Government (Financial Management) Regulations 1996*

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.

DETAILS:

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

FINANCIAL IMPLICATIONS:

There are no direct financial implications arising from this report.

COMMENTS:

The Financial Activity Statement commentary compares the actual results for the eight months to 29 February 2016 with the revised budget approved by Council on **15 March 2016**.

ITEM NO: 3

LICENCE AGREEMENT – MARKET STREET SHARED PATH

RECOMMENDATION: (APPROVAL)

That Council agrees to enter into a Licence Agreement with the Public Transport Authority (PTA) for use of PTA land to accommodate the construction of the Market Street shared path under the terms and conditions detailed in Schedule 3.

BACKGROUND:

FILE REFERENCE: CW0179
REPORTING UNIT: Properties
RESPONSIBLE DIRECTORATE: Construction and Maintenance
DATE: 10 March 2016
MAP / SCHEDULE: Schedule 3 – PTA Licence Terms – Shared Pathway
Schedule 4 – PTA Licence – Area Map

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 29 March 2016.

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

At its meeting held on **9 October 2012**, Council approved the final City of Perth Cycle Plan 2029 and Cycle Plan Implementation Program 2012–2017.

At its meeting on **23 February 2016**, Council further approved the reduction in scope to the Roe and Railway Street Shared Path Project as a result of the State Government's Charles Street Bus Bridge Scheme.

A section of this shared path will encroach onto land owned by the Public Transport Authority and as such a licence agreement must be entered into to allow the City of Perth ('City') to use this land.

LEGISLATION / STRATEGIC PLAN / POLICY:

**Integrated Planning
and Reporting
Framework
Implications**

Strategic Community Plan

Council Four Year Priorities: Getting Around Perth

S3 Proactive planning for an integrated transport system, including light rail, that meets community needs and makes the sustainable choice the easy choice

S4 Enhanced accessibility in and around the City including parking

DETAILS:

The City of Perth Cycle Plan 2029 identified Railway Street and Roe Street between Thomas/Loftus Street and Fitzgerald Street as a key east west pedestrian and cyclist link. This plan was presented to Council for endorsement as part of the Cycle Plan 2029 in October 2012 and amended to reduce the scope of the work (due to the Charles Street Bus Bridge Scheme) in February 2016.

The City has taken a lead role to upgrade, design and document this shared path on Roe Street and Railway Street, which includes a connection along Market Street, West Perth.

Part of the proposed pathway will encroach on approximately 291 square metres of Public Transport Authority land.

The Public Transport Authority has provided consent.

FINANCIAL IMPLICATIONS:

The cost of the Licence Agreement is \$350 which is to be borne by the City.

All figures quoted in this report are exclusive of GST.

COMMENTS:

The proposed pathway will provide an improved bicycle / pedestrian access route in the City and is supported.

ITEM NO: 4

EXTEND THE CITY OF PERTH WIFI TO BUILDINGS IN THE CATHEDRAL AND TREASURY PRECINCT

RECOMMENDATION:

(ADVICE TO THE ATTORNEY GENERAL)

That Council decline the request from the Department of the Attorney General (DOTAG) to extend the City of Perth Public WiFi to the 11th floor of DOTAG's new State Administrative Tribunal Building at 565 Hay Street, Perth, and the public floors of the OTB Office Tower at the Cathedral and Treasury Precinct.

BACKGROUND:

FILE REFERENCE: P1030341
REPORTING UNIT: Information Technology
RESPONSIBLE DIRECTORATE: Corporate Services
DATE: 24 March 2016
MAP / SCHEDULE: N/A

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 29 March 2016.

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

The City of Perth ('City') operates a public WiFi service across the Central Business District (CBD). This service provides all visitors; businesses and tourists with 24 hours continuous access to the Internet with a maximum up link speed of 6 Mbps, a downlink speed of 1 Mbps, a session time out after 24 hours and a 200Mb download limit per session.

To achieve this, the City of Perth has strategically deployed WiFi access points (AP's) across the CBD. The service currently attracts at minimum 77 concurrent device connection sessions on average throughout any given time. The connection of each device shares a 100Mb link that is paid by the City and provided by Vocus Communications. Statistically the link capacity is not saturated and can sustain a greater number of concurrent connections but this limit is dependent on the activity being performed by each device per session.

On the 8 June 2015 the Department of the Attorney General (DOTAG) approached the City of Perth to request the extension of the City of Perth Public WiFi in to the 11th

floor of DOTAG's new State Administrative Tribunal (SAT) Building at 565 Hay Street, and the public floors of the OTB Office Tower at the Cathedral and Treasury Precinct (CTP).

The DOTAG has offered the use of the existing cabling and power infrastructure to provision the WiFi Services and stated that the provisioning of Public WiFi Services must be at no charge to the DOTAG.

LEGISLATION / STRATEGIC PLAN / POLICY:

**Integrated Planning
and Reporting
Framework
Implications**

Corporate Business Plan

Council Four Year Priorities: Perth as a Capital City

S7 Collaborate with private sector to leverage city enhancements

S7.1 Review City of Perth Public WiFi Strategy

DETAILS:

On the 8 June 2015 the Department of the Attorney General (DOTAG) met with the City of Perth Information Services Unit Officers to discuss their request to provide free access to the City of Perth Public WiFi from within two buildings namely the Government occupied buildings at the Cathedral and Treasury Precinct (CTP) and limiting to the public areas of the State Administrative Tribunal and the 33 storey Supreme Court (civil) and Office Tower.

On the 28 July 2015 an email response was offered stating that these buildings were not 'public spaces' for the purpose of the program or the legislation that the City administers. The City can only underwrite, on behalf of the ratepayers; public spaces - parks, road reserves, mall reserves. The buildings identified are private buildings with controlled access and if people required City of Perth Public WiFi access they can go outside the buildings to the adjacent public spaces where access is available.

On the 31 July 2015 the Director Corporate Services reiterated these comments after further discussions with the Solutions Architect, Information Services Unit. These comments were issued via email to DOTAG.

On the 31 July 2015 the DOTAG approached the Director Planning & Development via telephone and email requesting a meeting to discuss "an opportunity for the City of Perth and our Department to collaborate to provide Public WiFi for the Public Areas within the Government occupied buildings at the Cathedral and Treasury Precinct (CTP)."

On the 31 August 2015 the Transition Director met with DOTAG. This meeting was held because the new City of Perth Library being adjacent to the DOTAG building would be offering free public WiFi. After the meeting the Transition Director issued a Memo to Director Planning & Development stating that the request for the provision of Public WiFi was an issue for Economic Development together with Information Services in-line with the Council adopted implementation criteria for free public WiFi.

On the 18 January 2016 the Department of Finance made an email request to the City of Perth Chief Executive Officer for the extension of City of Perth Public WiFi to Cathedral and Treasury Precinct.

On the 1 February 2016 an email response from Director of Shared Information Services serving the DOTAG following up on the email request to extend the City of Perth Public WiFi to Cathedral and Treasury Precinct.

On 3 February 2016, the City of Perth Chief Executive Officer requested from the Department of Finance an indication of the proposed expansion costs that the City would have to cover.

On 18 February 2016, an email response was received from the Director of Shared Information Services DOTAG stating that the estimated initial implementation cost would be approximately \$25,000 to \$30,000.

FINANCIAL IMPLICATIONS:

There are no direct financial implications arising from this report.

COMMENTS:

The request to extend the City of Perth Public WiFi is not supported by Officers as the intent of the City's strategy is to provide WiFi for outdoor public spaces not private buildings.

In terms of consistency, a similar request from Brookfield Multiplex was rejected for coverage by the Economic Development Unit who at the time managed the strategic direction of the Public WiFi.

The estimated cost of implementation is greater than the figure received from Director of Shared Information Services DOTAG. An estimate has been provided by the tendered provider of the City's Public WiFi equipment, Technical Services Group (TSG), of \$78,000 plus an additional \$15,000 for optical fibre connectivity back to Council House, with ongoing maintenance costs of \$10,000 per annum.

ITEM NO: 5

PERTH PUBLIC ART FOUNDATION INCORPORATED – REVISED THREE YEAR SPONSORSHIP AND PARTNERSHIP AGREEMENT WITH THE CITY OF PERTH 2015-2018

RECOMMENDATION: (APPROVAL)

That Council:

1. ***approves a financial commitment increase of \$184,936 (\$61,645 per annum), which, together with the original commitment, reflects the full and correct value of the City of Perth principal partner sponsorship of the Perth Public Art Foundation Incorporated for a three year period commencing 11 June 2015 through to 10 June 2018;***
2. ***authorises the Chief Executive Officer to:***
 - 2.1. ***finalise the details of a contract between the City of Perth and the Perth Public Art Foundation Incorporated for the period 11 June 2016 to 10 June 2018 for the purpose of formalising the City of Perth's funding of the Perth Public Art Foundation Incorporated and determining priorities under the funding agreement;***
 - 2.2. ***in accordance with Section 9.49A of the Local Government Act 1995, sign the contract with Perth Public Art Foundation Incorporated on behalf of the City of Perth; and***
3. ***notes that the Chief Executive Officer will present the final draft agreement to the Elected Members for information prior to execution.***

BACKGROUND:

FILE REFERENCE: P1012262-9
REPORTING UNIT: Arts, Culture and Heritage
RESPONSIBLE DIRECTORATE: Economic Development and Activation
DATE: 23 February 2016

MAP / SCHEDULE: Confidential Schedule 5 – PPAF Funding Request –
3 March 2016 (Distributed to Elected Members under a
separate cover)

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 29 March 2016.

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

At its meeting held on **30 June 2015**, Council approved:

“A principal partner sponsorship of \$408,000 with the Perth Public Art Foundation Incorporated for a period of three years commencing 11 June 2015 through to 10 June 2018.”

During the negotiation of the Funding Agreement, it became apparent that an error had been made in calculating the actual full employment costs - superannuation, leave loading, CPI increase of 1.6% per annum, and other salary on-costs had not been included. In addition, certain key operational functions were not taken into full consideration in the original negotiations (refer Confidential Schedule 5 for details on both amounts).

The main rationale behind the review of the funding agreement and revision of the operational funding is twofold:

- to set up Perth Public Art Foundation (PPAF) to be financially independent (via sponsorship) for secondment and governance purposes;
- align core funding agreements the City has with Heritage Perth and PPAF to be as equitable as possible, while taking into account their slightly different functions.

In order to maintain appropriate governance whilst benefiting the City, Heritage Perth receive funding to cover external account auditing, a media retainer and other operational funding. These budget items had not been included in PPAF's proposed funding breakdown; which meant that the original amount of \$60,000 was insufficient to provide PPAF with optimal independence and sustainability. It was understood that the City would provide financial and marketing support in-house. This is not a good arrangement from a governance perspective. The new funding arrangement seeks to rectify this imbalance whilst establishing PPAF as originally intended.

The purpose of this report is to seek Council's approval for the allocation of additional funds to accurately reflect the full and correct value of the sponsorship over the three year period 2015-2018. The total additional funding required is \$184,936 (\$61,645 per annum) (refer Confidential Schedule 5 for details).

LEGISLATION / STRATEGIC PLAN / POLICY:

Integrated Planning and Reporting Framework Implications

Corporate Business Plan

Council Four Year Priorities: Healthy and Active in Perth
S15 Reflect and celebrate the diversity of Perth
S15.3 Develop Public Art Strategy and Implementation
Plan

DETAILS:

This principal partner sponsorship was approved by Council to support the employment of the Executive Director of the Perth Public Art Foundation (PPAF) for a three year period commencing June 2015 to June 2018 (inclusive). A total of \$333,000 salary was approved with additional funds approved for general administration needs (\$60,000). A further \$15,000 was approved to be drawn down in 2017 for Strategic Development of the organisation to ensure its alignment and benefit to the City's Public Art Strategy.

Since Council's commitment to the three year principal partnership sponsorship with PPAF, progress has been made towards the preparation of a formal funding agreement between the City and the Perth Public Art Foundation to clarify respective roles and responsibilities, which will supersede the Memorandum of Understanding that had previously been in place.

Simultaneously PPAF has finalised its first draft of a new constitution that will ensure that the Foundation is operating in a way that is consistent with the Foundation's structure and direction and with current legislation for registered tax deductible charities. It is anticipated that both of these documents will be resolved in the coming months, subject to final review and approval processes by Board and regulatory agencies.

In the process of detailing the employment conditions for the Executive Director, officers recalculated the on-costs associated with the employment of this position and determined that on costs had not been captured in the initial figure reported to Council.

All costs have since been verified in consultation with Finance and Human Resources units during which it was confirmed necessary to seek approval from Council for this amendment to reflect the full and true value of the sponsorship, which is \$592,936 for the three year period June 2015 to June 2018.

FINANCIAL IMPLICATIONS:

ACCOUNT NO:	CL 15A86000
BUDGET ITEM:	Perth Public Art Foundation
BUDGET PAGE NUMBER:	-
ORIGINAL BUDGETED AMOUNT:	\$408,000 (over three year period 2015-18)
AMOUNT SPENT TO DATE:	\$101,788 (current financial year to date)
PROPOSED ADDITIONAL COST:	\$184,936 (over three year period 2015-18)

TOTAL NEW BUDGETED AMOUNT: \$592,936 (over three year period 2015-18)
BALANCE: \$491,148 (over three year period 2015-18)

All figures quoted in this report are exclusive of GST.

COMMENTS:

Note that this change does not otherwise alter the City's support for the functions or activities of the PPAF that were agreed to in principle at the time of Council's approval of the lesser amount on 30 June 2015.

ITEM NO: 6

TENDER 051-15/16 – SUPPLY OF BLACK GRANITE KERBS

RECOMMENDATION: (APPROVAL)

That Council:

- 1. accepts the most suitable tender, being that submitted by Absolute Stone, for a period of two years commencing 1 May 2016 with the option to extend for a further two years in accordance with Schedule 6 – Comparative Schedule of Rates – Drawing 15049 G-DT-01-00 and Schedule 7 – Comparative Schedule of Rates – Drawing 15049 G-DT-02-00 for the first year with each subsequent year increase based upon the Consumer Price Index for the preceding year; and***
- 2. authorises the Chief Executive Officer to execute and vary the Tender Contract.***

BACKGROUND:

FILE REFERENCE: P1032311
REPORTING UNIT: Street Presentation and Maintenance
RESPONSIBLE DIRECTORATE: Construction and Maintenance
DATE: 14 March 2016
MAP / SCHEDULE: Schedule 6 – Comparative Schedule of Rates – Drawing 15049 G-DT-01-00
Schedule 7 – Comparative Schedule of Rates – Drawing 15049 G-DT-02-00
Confidential Schedule 8 – Tender Evaluation Matrix
(Distributed to Elected Members under a separate cover)

The Committee recommendation to the Council for this report was resolved by the Finance and Administration Committee at its meeting held on 29 March 2016.

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

Tender 051–15/16 Supply of Black Granite Kerbs was advertised in the West Australian on Wednesday, 20 January 2016. Tenders closed at 2.00pm on Thursday, 11 February 2016, with the following tenders received:

- Joystone Australia Pty Ltd
- Urbanstone Pty Ltd
- Absolute Stone

The City utilises black granite kerbs in streetscape upgrades primarily within the central business district. Recent installations include Barrack Street, Wellington Street and St Georges Terrace. Black granite provides a point of difference over the standard grey concrete kerb and has a useful life of 80 years.

LEGISLATION / STRATEGIC PLAN / POLICY:

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

Integrated Planning and Reporting Framework Implications **Corporate Business 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 manufacture and supply black granite kerbs and to submit a Form of Tender that included a Schedule of Rates.

The criteria were:

- Relevant Experience
- Compliance with Specification
- Long Term Guarantee
- Lead Times

The three submissions were assessed and ranked according to the criteria with particular emphasis on experience and compliance with the specification. 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. Urbanstone

Urbanstone provided a fair offer with some minor deficiencies. The company has supplied black granite kerbing to the City on previous occasions together

with specific paving products. “Austral Black” granite is sourced from South Australia and processed in Victoria, South Australia or Western Australia depending on the product.

2. Absolute Stone

This company provided a fair offer with some minor deficiencies. The company has previously supplied black granite kerbing to the City for such projects as Wellington Street, Barrack Street and St Georges Terrace. Absolute Stone provided pricing for both “Austral Black”, sourced from South Australia, and “Fraser Range”, sourced from a new quarry in south eastern Western Australia. Processing of “Fraser Range” granite is undertaken in Western Australia while the “Austral Black” is processed in Victoria.

3. Joystone

Joystone provided a fair offer with some deficiencies particularly in relation to specification compliance. The company were a previous supplier to Absolute Stone providing the locally sourced “Bridgetown Black” granite. Joystone’s offer was to supply the City with this granite direct with all processing undertaken in Western Australia.

In order to ensure value for money, an analysis of costs using an “actual” project was undertaken. This analysis applied the most commonly used kerb types with the best price offered by each of the Tenderers Schedule of Rates. Table 1 (below) provides the comparative figures from each tenderer for 100 metres of kerbing.

Kerb Description*	Length (metres)	Urbanstone		Absolute Stone				Joystone	
		Price \$ (ea.)	Total \$	“Fraser Range”		“Austral Black”		“Bridgetown Black”	
		Price \$ (ea.)	Total \$	Price \$ (ea.)	Total \$	Price \$ (ea.)	Total \$	Price \$ (ea.)	Total \$
Barrier	70.0	372	26,040	389	27,230	350	24,500	414	28,980
Mountable	30.0	820	24,600	749	22,470	692	20,760	615	18,450
Flush	100.0	265	26,500	238	23,800	216	21,600	292	29,200
Total Cost			77,140		73,500		66,860		76,630

*Each kerb is 1.0 metre in length as per Specification

Table 1 – Comparative Project Cost

FINANCIAL IMPLICATIONS:

The City currently has only one programmed streetscape project utilising black granite kerbs. Final designs and budgets for the Wellington Street Stage 2B works are yet to be finalised with the project due to commence in the third quarter of 2016. However, based on preliminary drawings, it is anticipated the granite kerbing component will be approximately \$95,000 utilising the offered rates and granite type from the recommended supplier.

Future streetscape projects may utilise the contract as required.

Based on the most commonly used items, as indicated in Table 1 (above), pricing from the recommended supplier and granite type represents an average 16% decrease on current prices.

All figures quoted in this report are exclusive of GST.

COMMENTS:

All three submitting companies have either directly or indirectly provided black granite kerbing to the City over the past six years. The submissions from both Urbanstone and Absolute Stone were rated equally while the submission from Joystone failed to adequately address two of the four criteria.

As evidenced in Table 1 (above) the offer from Absolute Stone provided the most competitive pricing when applied to an “actual” project scenario for both granite types offered and this was generally reflected across most kerbing profiles and types. It is therefore recommended that Absolute Stone be appointed, utilising “Austral Black” granite, for a period of two years commencing 1 May 2016 with the option to extend for a further two years.

WORKS AND URBAN DEVELOPMENT COMMITTEE REPORTS

ITEM NO: 7

CITY LANEWAYS ENHANCEMENT PROJECT – MCLEAN LANE

**WORKS AND URBAN
DEVELOPMENT COMMITTEE
RECOMMENDATION:**

(APPROVAL)

That Council:

- 1. approves the draft concept plan for the upgrade of McLean Lane as detailed in this report and Schedules 9 and 10;***
- 2. approves the release of the draft concept plan for consultation with stakeholders;***
- 3. approves stakeholder consultation on a proposed partial daytime closure of the laneway at the Murray Street end to facilitate alfresco dining; and***
- 4. notes that the results of the public consultation, together with the final plans and cost estimate for progressing the physical works will be presented to the Works and Urban Development Committee for further consideration.***

BACKGROUND:

FILE REFERENCE: P1032430
REPORTING UNIT: Co-ordination & Design
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 1 March 2016
MAP / SCHEDULE: Schedule 9 – Analysis
Schedule 10 – Opportunities and Concept

It was agreed at the Works and Urban Development Committee held on 22 March 2016, that this item would be presented directly to Council as the committee was unable to make a decision due to an interest disclosure of a member which would have resulted in a loss of quorum.

At its meeting held on **26 August 2008**, Council adopted the Laneways Strategy with the following recommendations:

“That the Council:-

- 1. adopts “the Laneway Strategy - Forgotten Spaces, Revitalising Perth’s Laneways”, as detailed in Schedule 6;*
- 2. approves the formulation of an action plan for the identified priority laneways;*
- 3. approves the distribution of the Laneways Strategy to key stakeholders, businesses and land owners.”*

At its meeting held on **16 December 2008** the following Council resolution was adopted:

“That the Council:-

- 1. approves the draft concept plans for McLean, Grand and Howard Lanes as detailed in Schedule 15;*
- 2. approves the release of the draft concept plans for consultation with stakeholders;*
- 3. notes the results of the public consultation, together with the final plans and cost options for progressing the physical works, will be presented to the Works and Urban Development Committee for further consideration.”*

The vision set by the Laneway Strategy for revitalising laneways included continuing to upgrade the physical form of City owned laneways. Since 2010 the City has upgraded Howard, Grand and Prince Lanes. The enhancement of McLean Lane was postponed until there was sufficient commitment from adjacent stakeholders to activate the laneway.

This report provides details on the draft concept plan and proposed construction program for the upgrade of McLean Lane.

LEGISLATION / STRATEGIC PLAN / POLICY:

Integrated Planning and Reporting Framework Implications

Corporate Business Plan

Council Four Year Priorities:

Perth as a Capital City and Perth at Night

S5 Increase place activation and use of under-utilised space

S14 Further improve safety and security

DETAILS:

McLean Lane is situated within the evolving eastern precinct of the city. The recently completed City of Perth library, public plaza, refurbished Old Treasury Buildings and

office tower, along with future developments such as the St Georges Cathedral office and café and Lot 100 Beaufort Street will contribute towards the revitalisation of the precinct. In the long term links over the railway line have the potential to be strengthened, placing McLean Lane in a strategic position.

Future opportunities for the Gasworks building and enhancements to the safety and security of the Pier Street Carpark are also currently being explored. This will ensure that a holistic and integrated approach is taken to the planning and implementation of improvements to safety, security and amenity in this area.

The owners of 100 Murray Street have recognised the opportunity McLean Lane presents and are currently upgrading their building to create new tenancies which will operate directly off the laneway. The proposed upgrade of the laneway will support these new businesses and encourage activity such as alfresco dining.

McLean Lane

Issues

The following issues have been identified as being in need of particular attention in McLean Lane:

- there is no differentiation in the current laneway treatment to indicate a special zone;
- the pedestrian environment is generally poor at night;
- there is a lack of passive surveillance and active edges;
- concealed areas within the laneway facilitate anti-social behaviour;
- there is a lack of adequate storm water infrastructure;
- character features are currently not celebrated;

Opportunities

There is a great opportunity to rectify the current situation through the creation of a strong, distinctive design. In particular, the proposed draft concept design aims to:

- heighten the sense of arrival;
- draw on the rich history and celebrate the character of the laneway;
- improve the pedestrian environment by providing greater amenity and supporting day time activity such as alfresco dining;
- address concealed areas that currently encourage anti-social behaviour; and
- improve safety and security at night.

Concept Design

Laneways are unique half-hidden spaces that lend themselves to be treated differently to the main streets of Perth. The physical form of a laneway should

enhance and celebrate its distinctive environment by reflecting the precinct or neighbourhood character.

The laneway appears to have had a colourful history. Historic news reports from the 1930s refer to a story about Robert McLean, the owner of a second hand furniture shop which operated in the laneway for many years. The accounts describe a shop layered with bric-a-brac, full of colour and interest.

The following items have been addressed in the concept plan and will be implemented during construction:

Item	Comment
Lane surface treatment	<p>Robust materials consisting of City standard laneway treatment, i.e. cobbled central spoon drain and black asphalt surface. Historic granite cobbles recycled from previous laneway projects will be re-used in the upgrade of McLean Lane.</p> <p>Creating a flush pavement zone adjacent to 100 Murray Street and restricting vehicle access during the day will allow future alfresco dining in the laneway.</p>
Lighting	<p>The new lighting in McLean Lane should contribute to the overall presentation and ambience of the laneway and comfort and safety of pedestrians at night time. There is an opportunity to use lighting to celebrate the history and character of the laneway.</p> <p>The proposed lighting will meet or better the Australian Standards.</p>
Storm water	Drainage infrastructure will be improved and future-proofed.
Concealed areas	Modifications will be made to eliminate concealed areas at the rear of the City's carpark. Working with property owners other areas which facilitate anti-social behaviour will be addressed.
CCTV cameras	New cameras will be installed to enhance security.
Wi-Fi	New Wi-Fi points will be installed to improve the network and support activation.
Artwork	Existing blank walls edging the laneway have been identified as potential areas for public art. There is an opportunity to draw on the rich history of the laneway including stories of Robert McLean and his shop. These artworks will help to inject much needed colour and character into the laneway.
Signage	McLean Lane will be clearly signed at the Murray Street entrance to improve legibility and way-finding.

FINANCIAL IMPLICATIONS:

To expedite the works and improve public safety in the laneway, a budget of approximately \$100,000 has been allocated for design.

A budget of approximately \$1 million for the enhancement of McLean Lane is proposed to be allocated in 2016/17 financial year.

All figures quoted in this report are exclusive of GST.

COMMENTS:

Over the past decade, the City has upgraded four laneways with great success. The City's leadership and commitment to improve laneways and encourage a 'finer grain' of activities in the central city area has stimulated commercial interest in these unique spaces.

Construction for the enhancement of McLean Lane is programmed to commence in early 2017. The works are anticipated to take approximately 10 weeks to complete. During the construction the focus will be on minimising disruption to pedestrians and businesses.

A communications plan will be developed to ensure that all stakeholders are adequately notified of works and to deal with any specific needs around access requirements during the works.