



City of Perth

Agenda Briefing Session

21 April 2020

Agenda

Notice is hereby given that an Agenda Briefing Session of the City of Perth will be held via videoconference on Tuesday, 21 April 2020 at 5pm.

Mr Murray Jorgensen
Chief Executive Officer
16 April 2020

PUBLIC PARTICIPATION IN AGENDA BRIEFING SESSIONS

Welcome to this evening's Agenda Briefing Session. 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 Governance team via governance@cityofperth.wa.gov.au.

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- If your application for a presentation is approved by the Presiding Member, the presentation will be read aloud by the Chief Executive Officer as the meeting will be held by videoconference.

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Order of Business

Item

1. Acknowledgement of Country
2. Declaration of opening
3. Apologies
4. Disclosures of interest
5. Matters for which the meeting may be closed

Nil

6. Reports

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7. Closure

Item 6.1 – East End Revitalisation - Proposed Name for New Public Space

File reference	P1038607
Report author	Lucy Wilson, Urban Designer
Other contributors	Nil
Reporting service unit and alliance	Transport and Urban Design, Planning and Economic Development
Report author disclosure of interest	Nil
Date of report	3 April 2020
Nature of Council's role	Executive
Voting requirement	Simple Majority
Attachment/s	Attachment 6.1A – Location Plan

Purpose

The purpose of this report is to request Council endorsement of the preferred name for a new public space located at the intersection of Hay Street and Irwin Street in accordance with the provisions of the *Land Administration Act 1997* and the 'Policies and Standards for Geographical Naming in Western Australia'.

Background

The East End Revitalisation Program: 2018 Masterplan was endorsed by Council in May 2018. As well as major streetscape upgrades in the area, the project includes the creation of a new public space at the intersection of Hay Street and Irwin Street. The location of the new space is shown in Attachment 6.1A.

In accordance with the State Government's 'Policies and Standards for Geographical Naming in Western Australia', public spaces must be clearly identified and uniquely named to facilitate the delivery of emergency and other services to residents and businesses, which can be impeded when names are not officially recorded. Any person, community group, organisation or local authority can request a new name for a road or public space by contacting Geographic Names within Landgate in the first instance. Local governments may submit an application to name a public space.

Through delegated authority, under the *Land Administration Act 1997*, Landgate acts on the Minister's behalf to undertake the administrative responsibilities required for the formal approval of naming submissions.

Details

The Geographic Names Committee (GNC), established under Landgate, is responsible for approving names for roads and public spaces and has established the 'Policies and Standards for Geographical Naming in Western Australia'. These standards set out the criteria for establishing new names.

During the preparation of the East End Revitalisation masterplan in 2016/17, the City recognised the significance of the east end of the city to the Whadjuk Nyoongar people, which has been documented in the Karla Yarning Aboriginal Heritage Maps. The creation of a new public space offers a unique opportunity to give this space a Whadjuk Nyoongar name, and continue to acknowledge, recognise and engage with the traditional owners of city lands, the Whadjuk Nyoongar people.

The City has been guided by Landgate in relation to the process required to name this new public space.

In July 2019, the City received a letter from Hon Ben Wyatt MLA, Minister for Aboriginal Affairs; Lands and Hon David Templeman MLA Minister for Local Government, regarding the State Government's Aboriginal Place Names initiative. The United Nations General Assembly celebrated 2019 as the 'International Year of Indigenous Languages' to raise awareness of the crucial role languages play in people's daily lives. In Australia, Aboriginal languages are the first spoken, yet they are amongst some of the most endangered in the world. The Ministers' letter encouraged the City to become an active and celebratory participant in embracing Aboriginal language names by bringing forward proposals for place naming.

The City has been working with Whadjuk and Aboriginal Elders through the City's Elders Advisory Group, which meets regularly to provide guidance and advice on City projects. During this process the City returned to the Elders Advisory Group twice to finalise the name Kaal yimniny, meaning 'fire here'.

The proposed name for the new public space will be submitted for consideration to Landgate, following Council endorsement.

Stakeholder engagement

The table below outlines the stakeholder engagement process undertaken to determine the proposed name, including feedback from the relevant stakeholders.

Stakeholder	Date of Engagement	Feedback
Landgate	August 2019	The City must consult with Whadjuk Elders and the South West Aboriginal Land and Sea Council (SWALSC) to determine if a name would be suitable, and if so suggest an appropriate name.
City of Perth	September 2019	The Elders supported the use of a Whadjuk Nyoongar name.

Stakeholder	Date of Engagement	Feedback
Elders Advisory Group		Suggested name: Kaal yimniny – meaning “Fire here”, as the area was historically used for fires.
SWALSC	October 2019	The City liaised with SWALSC who confirmed they were satisfied with consultation process undertaken with Elders Advisory Group and would support the name put forward by the group.
City of Perth Elders Advisory Group	February 2020	The City met with the Elders to request confirmation of the proposed name and to seek clarification of the spelling. The Elders confirmed the name, Kaal yimniny, and requested the Noongar Language Centre confirm the spelling.
Noongar Language Centre	March 2020	The spelling Kaal yimniny was confirmed by the Noongar Language Centre.
Landgate	March 2020	Landgate have been informed of the engagement process, proposed naming and have confirmed the new name does not require a suffix (plaza or square etc) They have requested the City make a formal submission to the GNC for consideration.

Strategic alignment

Strategic Community Plan

This item addresses the community’s vision for the future and specifically the following Aspiration and Strategic Objective(s) contained in the Strategic Community Plan 2019 – 2029:

Aspiration:	People
Strategic Objective:	Ongoing acknowledgement, recognition and continuing engagement with the traditional owners of city lands, the Whadjuk Nyoongar people

The creation of a new public space at the intersection of Hay Street and Irwin Street, as part of the East End Revitalisation Program, provides a unique opportunity to give this space a Whadjuk Nyoongar name.

Legal and statutory implications

This proposal is in accordance with the provisions of the *Land Administration Act 1997* and the ‘Policies and Standards for Geographical Naming in Western Australia’.

Connection with mandates in the *City of Perth Act 2016*

8(1)(g) - to strengthen Perth's reputation as an innovative, sustainable and vibrant city that attracts and welcomes all

Risk implications

Impact of decision	
Organisation	Low
Community	Medium

Risk domain	Consequence	Likelihood	Risk rating
Reputation and External Stakeholders	Insignificant	Rare	Low

The proposed name has been selected by the City's Elders Advisory Group, supported by SWALSC and confirmed by the Noongar Language Centre, following extensive consultation with the above groups and Landgate. There is minimal risk associated with this proposal.

Approval implications

If Council endorses the proposed name it will be submitted by the City for consideration by Landgate. Once approved Kaal yimniny will be used on wayfinding, mapping and in social media advertising to support the revitalisation of the area.

Should Council choose not to adopt recommendation point 1, the City will need to go back to the Elders Advisory Group and SWALSC to recommence discussions for an appropriate name for the new public space.

Financial implications

There are no financial implications associated with this report.

Policy references

There are no policy references associated with this report.

Comments

In accordance with the State Government's 'Policies and Standards for Geographical Naming in Western Australia', public spaces must be clearly identified and uniquely named to facilitate the delivery of emergency and other services to residents and businesses.

During the preparation of the East End Revitalisation Masterplan in 2016 and 2017, the City recognised the significance of the east end of the city to the Whadjuk Nyoongar people, and the unique opportunity that the creation of a new public space offered to adopt a Whadjuk Nyoongar name.

The City recommends that Council endorse the name "Kaal yimniny" for this new public space as outlined in Attachment 6.1A. The name will appear on City wayfinding signage, maps, the City's website and in ongoing promotional material.

Recommendation

That Council ENDORSES the use of the name Kaal yimniny for the new public space created at the intersection of Hay Street and Irwin Street in the city's east end as part of the East End Revitalisation Program.

Item 6.2 – Submission to DevelopmentWA on Draft Perth Girls School Design Guidelines

File reference	P1010386-29
Report author	Kathy Lees, Senior Urban Planner
Other contributors	Hannah Eames, Principal Heritage and Strategy Craig Smith, City Architect
Reporting Service Unit and Alliance	City Planning, Planning and Economic Development
Report author disclosure of interest	Nil
Date of report	30 March 2020
Nature of Council's role	Advocacy
Voting requirement	Simple Majority
Attachment/s	Attachment 6.2A – Draft Perth Girls School Design Guidelines Attachment 6.2B - City of Perth Submission – Draft Perth Design Guidelines

Purpose

The purpose of this report is for the Council to consider the draft Perth Girls School Design Guidelines and the proposed submission to DevelopmentWA.

Background

DevelopmentWA has released draft Design Guidelines (guidelines) for the Perth Girls School site and adjacent land in East Perth for stakeholder and public consultation. The guidelines form attachment 6.2A to this report.

The guidelines will apply to an area bounded by Wickham Street, Plain Street and Wellington Street and private landholdings, as indicated in Figure 1 below. It comprises seven lots that accommodate the following:

- Lot 774 - State heritage listed Perth Girls School (former);
- Lot 775 - vacant, heritage listed Chinese and Presbyterian Cemetery (former) associated with the East Perth Cemeteries.;
- Lot 67 - vacant;
- Lots 68 - seven storey mixed use development that is currently under construction;
- Lots 110 and 112 - single houses; and
- Lot 111 - townhouses.



FIGURE 1: SUBJECT SITE

■ Perth Girls School Lots
■ Single Lots

The site falls under the planning authority of DevelopmentWA and is located within the Plain Street Precinct of the Claisebrook Village Project Area under the Central Perth Redevelopment Scheme (scheme).

The Scheme provides high level guidance on the vision and permitted land uses that apply to the Claisebrook Village Project Area. It identifies the opportunity for mixed land use development within the Precinct, being “*predominantly residential and commercial. Development fronting Plain Street is to be compatibly scaled with the Old Perth Girls School Building, whilst development fronting other streets is to be consistent with existing development in each street, while enhancing streetscape amenity. A strong proportion of residential development is sought, with the majority of commercial and retail development positioned to activate Plain Street. View corridors to the East Perth Cemetery are to be maximised.*”

Detailed planning provisions are located within supplementary Design Guidelines, however, none are currently in place for this site.

The Plain Street Precinct is one of several areas that are intended to be returned to the planning authority of the City of Perth later this year through a process referred to as 'normalisation'.

Details

The guidelines will guide the use and development of the lots. DevelopmentWA has indicated that the guidelines are intended to support *'opportunities for residential growth and arts and cultural activation, while facilitating well considered design outcomes that appropriately respond to the local context and the heritage significance of the Perth Girls School building.'*

The draft guidelines include a vision for development of the site as well as detailed provisions covering:

- design quality, character and heritage;
- building design such as plot ratios, heights, setbacks, land use and external and internal amenities; and
- parking, access and services.

Key elements of the vision for the site as contained in the draft guidelines are:

- *The Perth Girls School building is retained and celebrated at the heart of the precinct, through adaptive re-use and activation, with a culture and creative industry focus and the lower levels of the buildings open to the public;*
- *New structures are positioned and scaled to respect the significance of the Perth Girls School building and maintain views to the heritage facade from the street edges;*
- *Tallest building forms are located at the high point of the hill and away from lower residential buildings on surrounding sites;*
- *The landmark status of the site is acknowledged through innovative and iconic building design that responds to the existing heritage character and context;*
- *Human scale modulation of built form is achieved along the street edges, responding to the proportions of the heritage building modules as well as the local urban grain;*
- *Activation is focused within and around the Perth Girls School building, as well as the street edges of Wellington and Bronte Streets;*
- *Opportunity for a single level retail and dining offering on Wellington Street, cut into existing ground levels to minimise visual interruption to the heritage façade;*
- *High quality, landscaped public spaces are provided that align with pedestrian desire lines and respond to micro-climate conditions;*
- *Mature trees are retained / incorporated into the landscape design to add amenity and reduce the urban heat island effect;*
- *Plain Street is developed as a tree lined boulevard with a green edge that visually links to the East Perth Cemeteries green space;*
- *Parking is concealed from view in underground basements, with vehicle access points consolidated on Wellington Street, Bronte Street and Wickham Street; and*
- *Bronte Street is treated as a shared zone, with traffic calming features to support enhanced walkability within the precinct.*

The draft guidelines refer to Lot 774 being the Perth Girls School southern site and Lots 775 and 112 as being the Perth Girls School northern site.

While the Central Perth Redevelopment Scheme specifies land use permissibilities for the Plain Street Precinct, the draft guidelines further expand upon the preferred land uses as follows:

	Perth Girls School Sites (northern and southern sites)	Single Lots
Perth Girls School Building	Culture and Creative Industry Category land uses, Restaurant/Cafe, Small Bar, Shop, Personal Services, Community Facility; Office (upper floors)	N/A
Ground Level	Shop, Shopping Complex, Market, Business Services, Consulting Rooms	Multiple Dwellings, Serviced Apartments, Specific Purpose Accommodation.
upper Levels	Multiple Dwellings, Serviced Apartments, Hotel, Specific Purpose Accommodation, Office, Commercial Training Centre.	Multiple Dwellings, Serviced Apartments, Specific Purpose Accommodation.

The guidelines propose a number of development zones with a range of building heights as indicated in the images below. On the southern Perth Girls School lot, towers are proposed in the two development zones adjoining Bronte Street while a single storey building is proposed in the development zone to the south west adjoining Wellington Street. On the lots to the north of Bronte Street podium and tower buildings are proposed with the greatest tower height being to the south east. Alternative built form massing is illustrated within the guidelines, although not reflected in draft provisions.

The maximum plot ratios proposed in the guidelines are:

- Southern Perth Girls School lot (774) 2.5:1
- Northern Perth Girls School lots (775 and 112) 7:1, and potential for 8:1 if additional criteria are met
- Single lots (67, 68, 110, 112) 4:1, and 5:1 if amalgamated

These plot ratios are based upon the definitions in the Central Perth Redevelopment Scheme and it is noted that there are differences between those under the City's City Planning Scheme No. 2, with the latter having additional exclusions. The prevailing plot ratio of the area surrounding the site is 3:1 (CPS2 definition) with potential bonus plot ratio of up to 50%, equating to 4.5:1.



FIGURE 3: VISION ELEMENTS



NOTE: The vision elements are to be read in conjunction with Figures 5 and 6

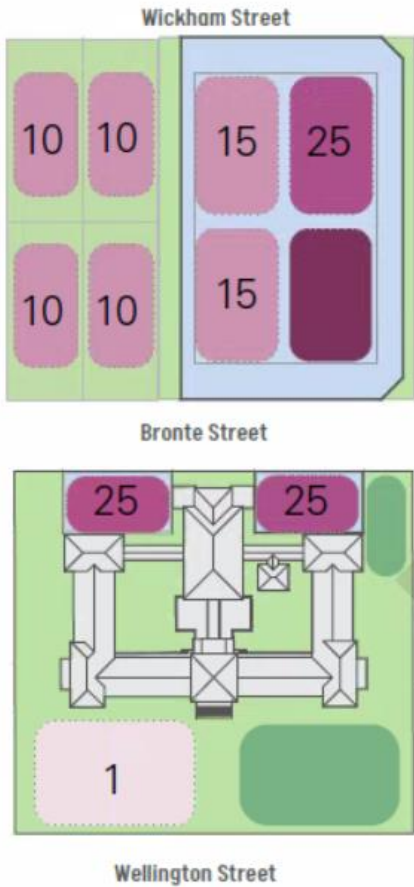


FIGURE 7: HEIGHT DISTRIBUTION DIAGRAM



The proposed built form massing as viewed from Plain Street is shown below.



Stakeholder engagement

The City's Administration has been in ongoing discussions with DevelopmentWA's Administration and representatives of the major landowners.

Strategic alignment

Strategic Community Plan

This item relates to the community's vision for the future and specifically the following Aspiration and Strategic Objective(s) contained in the Strategic Community Plan 2019 – 2029:

Aspiration:	Place
Strategic Objectives:	<p>2.2 A growing residential population that enjoys a wide range of density and affordable lifestyle housing options.</p> <p>2.3 Sustainable and responsible accelerated population growth to 90,000 people by 2050 to achieve busy streets, a safer place, more investment, business and economic growth.</p> <p>2.6 Stimulating, functional and attractive design outcomes across all developments.</p> <p>2.9 Land use, transport and infrastructure planning that encourages and facilitates a wide range of public and private sector investment and development.</p>

Legal and statutory implications

The provisions of the Central Perth Redevelopment Scheme and the proposed guidelines, once adopted, will provide the planning framework for the determination of development applications for the site. While DevelopmentWA is currently the determining authority for any applications for

the site, once normalisation occurs this authority will be returned to Council. Council determination (or where applicable, the Local Development Assessment Panel determination) would need to be in accordance with the provisions of the Central Perth Redevelopment Scheme and the guidelines (if adopted) until such time as planning provisions are incorporated into the City's local planning framework to replace them.

Connection with mandates in the *City of Perth Act 2016*

8(1)(f) - to promote environmentally sustainable development, while ensuring Perth' role as a thriving business, cultural and entertainment centre, considering the flow-on impact to the Perth metropolitan area

Risk implications

Impact of decision	
Organisation	Low
Community	Medium

Risk domain	Consequence	Likelihood	Risk rating
Environmental	Moderate	Likely	High

The proposed guidelines will prescribe land use and built form on a large and prominent site within East Perth. Development on the site has the potential to have major social, economic and environmental impacts for the precinct and surrounding community.

Approval implications

There are no approval implications related to this report.

Financial implications

There are no financial implications related to this report.

Policy references

There are no policy references related to this report.

Comments

The importance of the Perth Girls School site and the opportunity that it presents to positively contribute to the sustainable development of Perth city is recognised. The site contains places of state and local cultural heritage significance, is located at a high point in East Perth and is a substantial landholding in an area where the City is keen to encourage further residential growth.

Ideally planning for this site should be based on a strategic planning framework for the broader area rather than being undertaken in isolation which has the potential to set precedents without fully understanding their long-term implications.

The draft City Planning Strategy identifies the site as being within a growth area, however the extent of growth within the various growth areas has yet to be finalised.

The planning and design of such important sites should be undertaken through a wider neighbourhood and precinct planning approach that ensures integrated consideration of:

- built form and landscape outcomes that positively contribute to the existing and desired character of the neighbourhood
- transport outcomes that meet the needs of the precinct and wider neighbourhood;
- a land use mix that complements and strengthens nearby activity centres; and
- the broader needs of the existing and future residential community of East Perth in terms of amenities and facilities.

Notwithstanding this, given that the site is currently zoned for development, it is important for DevelopmentWA (and the City upon normalisation) to set the parameters for development of the site and for the landowners and community to have input into and greater levels certainty about potential development outcomes

The City is supportive of many aspects of the guidelines. The use of the heritage place as a cultural community hub is seen as an excellent opportunity to provide a unique offering that makes a positive contribution to the identity of the neighbourhood. Equally, significant residential population growth is the one of the City's key strategic objectives. However, there are concerns in relation to the scale and form of development prescribed by the guidelines and its appropriateness within the context of the heritage places, precinct, neighbourhood and the wider city. The City is keen to continue to work with DevelopmentWA and the landowners to deliver the best possible outcomes for the community.

The City's Administration has prepared a draft submission that forms Attachment 6.2B, for Council's consideration. This submission outlines both these general concerns and more detailed concerns in relation to interpretation and application.

Recommendation
That Council <u>ENDORSES</u> the submission to DevelopmentWA on the draft Perth Girls School Design Guidelines as detailed in Attachment 6.2B.

Item 6.3 – COVID-19 Quick Response Community Grant Program

File reference	P1037271#03
Report author	Virginia Withers, Senior Sponsorship Officer
Other contributors	Sally Savage, Community Development Officer
Reporting Service Unit and Alliance	Activation and Cultural Experience, Community Development
Report author disclosure of interest	Nil
Date of report	30 March 2020
Nature of Council's role	Executive
Voting requirement	Absolute Majority
Attachment/s	Attachment 6.3A – Revised Policy 18.13 Sponsorship and Grants Attachment 6.3B – Revised Delegation 1.2.11B Determine Grants, Sponsorship and Donation Allocations Attachment 6.3C – Program Guidelines COVID-19 Quick Response Community Grants

Purpose

To recommend a minor amendment to Policy 18.13 Sponsorships and Grants, and a temporary increase to delegation 1.2.11B Determine Grants, Sponsorship and Donation Allocations, to facilitate the provision of the COVID-19 Quick Response Community Grant Program.

Background

To assist in addressing potential social and community issues resulting from the COVID-19 pandemic, the Administration have developed the COVID-19 Quick Response Community Grants program.

The program provides funding towards the delivery of community and social initiatives within the City's neighbourhoods, and supports not-for-profit organisations working with communities who are disproportionately impacted by COVID-19 and the social and economic consequences of the pandemic.

Details

Through the COVID-19 Quick Response Community Grant program, the City will provide grants of up to \$15,000 per organisation to support community-led programs.

To assist in the delivery of urgent programs, the City will aim to notify each applicant of the outcome within five business days from application.

Program Guidelines (Attachment 6.3C) have been developed to outline eligibility and program requirements and all standard processes across application, assessment and approval will be undertaken to ensure transparency, compliance, governance and consistency.

The objectives of the COVID-19 Quick Response Community Grants program are to:

1. Provide Access to Services

- Facilitate inclusion and equitable access to essential community services;
- Maintain a minimum level of service to ensure that enough support is available to meet basic needs of the community; and
- Encourage alternate forms of service delivery to align with reducing the spread of Coronavirus.

2. Address Social and Emotional Needs

- Address the potential rise of anxiety and fear within the community;
- Address potential law and order issues that may arise within the community;
- Address the health of the City's community through improvements to physical, mental and social wellbeing; and
- Increased psychological support amongst both vulnerable people and the general population.

3. *Build Community Capacity and Encourage Collaboration*

- Support collaboration between stakeholders who aim to work towards a common goal and share services; and
- Increase community capacity to address local needs.

All applications for funding to the City will be assessed against their potential to support the above objectives.

Examples of things that may be supported by the COVID-19 Rapid Response Grants are:

- Safe deliveries of essential goods and services, such as foods and medicines, to those who are vulnerable;
- Support for accessing online information and services;
- Virtual support groups to help people to stay connected and informed and to maintain and support mental health and wellbeing;
- Responses to law and order issues that could potentially arise as a result of the pandemic;
- Transport related initiatives that support safe community responses to the outbreak;
- Assistance in communicating with clients about service/outreach changes due to a heightened risk of exposure to Coronavirus;

- Programs aimed at addressing general anxiety and fear that may arise within the community;
- Funding for critical safety-net needs for the clients of non-profits, including housing, transportation, medical care, and childcare for those affected by disease, quarantine, or school/agency closures; and
- Quarantine supplies for non-profit residential programs.

To facilitate the Grant Program, Council would need to approve the following changes:

1. Removal of Clause 4.4 in Policy 18.18 Sponsorship and Grants, that currently specifies that ‘an applicant must have submitted the application not less than four weeks from the project commencement date’ as it is the intention that applicants can apply for COVID Quick Response Community Grants for projects commencing immediately; and
2. A temporary amendment to delegation 1.2.11B Determine Grants, Sponsorship and Donation Allocations to increase the CEO’s authority to determine the allocation of grants from \$5,000 to \$15,000, to facilitate a quick response to grant applications.

Stakeholder engagement

The COVID-19 Quick Response Community Grants program has been informed by community feedback and requests in relation to critical service implications and requirements resulting from the pandemic.

Strategic alignment

Strategic Community Plan

This item addresses the community’s vision for the future and specifically the following Aspiration and Strategic Objective(s) contained in the Strategic Community Plan 2019 – 2029:

Aspiration:	People
Strategic Objective:	1.3 Accessible and relevant community support services and playing a leading role with homelessness.

Legal and statutory implications

Connection with mandates in the *City of Perth Act 2016*

8(1)(c) - to provide a safe, clean and aesthetic environment for the community, city workers, visitors and tourists

Risk implications

Impact of decision	
Organisation	Medium
Community	Medium

Risk domain	Consequence	Likelihood	Risk rating
Service Delivery/Strategic Objectives	Moderate	Possible	Medium
Reputation and External Stakeholders	Moderate	Possible	Medium

Approval implications

If Council did not approve the changes the funding program would not be able to proceed.

Financial implications

An amount of \$95,118 would be made available for the Grants in the remainder of the 2019/20 Financial Year.

This funding has been sourced from other areas of the Community Services budget, detailed below, due to number of projects and services will not be able to progress due to the COVID-19 pandemic.

Table 1

Acct Name	Cost Centre	Project	Natural Acct	Description	Current Budget	Budget Amendment	Revised Budget
Comm Dev Recreation	1075	51090	7116	Staff Training	\$15,500	(\$10,000)	\$5,500
			7251	Other Professional fees	\$1,500	(\$1,500)	\$0
Homelessness	1075	70120	7234	Lease/Hire	\$1,500	(\$1,500)	\$0
			7242	Printing	\$10,400	(\$3,753)	\$6,647
Aboriginal Projects	1075	70010	7251	Other Professional Fees	\$35,400	(\$33,721)	\$1,679
			7234	Lease/Hire	\$2,500	(\$2,500)	\$0
			7242	Printing	\$500	(\$500)	\$0

			7227	Catering	\$9,705	(\$5,912)	\$3,793
			7913	Travel	\$2,000	(\$600)	\$1,400
Universal Access Disabled	1075	70250	7205	Advertising	\$500	(\$500)	\$0
			7234	Lease/Hire	\$3,160	(\$2,289)	\$871
			7242	Printing	\$3,500	(\$3,493)	\$7
			7251	Other Professional Fees	\$39,684	(\$28,600)	\$11,084
			7238	Photography	\$268	(\$250)	\$18
SUB TOTAL					\$126,117	(\$95,118)	\$30,999
	1395	80250	7901	COVID Quick Response Grants	\$0	\$95,118	\$95,118
SUB TOTAL					\$0	\$95,118	\$95,118

Policy references

18.13 – Sponsorship and Grants

9.6 – Budget Variation

The policy outlines a consistent and transparent assessment process and criteria which guides the recommendation to Council.

Comments

The COVID-19 Quick Response Community Grant Program has been created to support not-for-profit community organisations respond to exceptional challenges over the coming months. For those charitable groups well placed to take action, this additional funding aims to help them to take steps to provide the much-needed care and support for the City's vulnerable people.

Recommendation

That Council:

1. ADOPTS amended policy 18.13 Sponsorships and Grants as detailed in Attachment 6.3A;
2. REVOKES the current Delegation 1.2.11B – Determine Grants, Sponsorship and Donation Allocations;
3. DELEGATES to the Chief Executive Officer the authority to determine allocation of grants, sponsorships and donations in accordance with revised Delegation 1.2.11B – Determine Grants, Sponsorship and Donation Allocations as detailed in Attachment 6.3B; and
4. AMEND the 2019/20 budget as per Table 1 outlined in this report.

Item 6.4 – East Perth Community Group Matched Funding Grant 2019/20

File reference	P1038032#05
Report author	Virginia Withers, Senior Sponsorship Officer
Other contributors	Nil
Reporting Service Unit and Alliance	Activation and Cultural Experience, Community Development
Report author disclosure of interest	Nil
Date of report	3 April 2020
Nature of Council's role	Executive
Voting requirement	Simple Majority
Attachment/s	Nil

Purpose

To provide a recommendation in relation to a grant application received by the City from the East Perth Community Safety Group Inc.

Background

Applicant details

Entity name	East Perth Community Safety Group Inc
ABN	55 213 353 802
Entity type	Other Incorporated Entity
ABN status	Active
ATO endorsed charity type	Not endorsed

Details

Sponsorship category	Precinct Development Matched Funding Grant
Project start date	02/03/2020
Project end date	30/06/2020
Total project cost	\$68,920
Total amount requested	\$34,460 (50% of total project cost)
Recommendation	Approval
Recommended amount	\$34,460
Assessment score	74.5%

The East Perth Community Group (EPCG) is a not-for-profit community association, with the mission to support residents and businesses in the East Perth and Claisebrook areas in matters including community engagement, safety and community spirit.

The EPCG has recently launched the '*East Perth Community Group Strategic Plan 2020 +*'. Developed through extensive consultation with local traders, businesses, land owners and residents, the plan informs the projects and initiatives for which the EPCG is seeking funding.

The EPCG have applied for a Precinct Development Matched Funding Grant to support and activate the precinct, facilitate community engagement and connect residents and businesses in the East Perth area.

The EPCG has been awarded a 'Stronger Communities' Grant of \$13,764 from the Federal Government Department of Infrastructure, Transport, Cities and Regional Development. This grant is subject to matched funding. The EPCG is also in discussions with Lotterywest in relation to the remaining component of the matched funding.

Since EPCG submitted their application on the 9 March 2020, the COVID-19 pandemic has affected the original proposal. The Administration have worked with the EPCG to adapt the initiatives presented below, to take into account requirements for social distancing, while acknowledging the increased need to support community connection during this time.

The EPCG is seeking a Matched Funding Grant from the City of Perth to support the following initiatives:

Claisebrook Village Enhancements and Activation

The EPCG plans to undertake enhancements to the Regal Place Community Square to assist in the creation of a village atmosphere and help to make the Square a vibrant focal point for the community.

Aboriginal Literature Specialist, Cassie Lynch, would be engaged to develop appropriate Nyoongar wording, with English translations to be laser cut in to steel. The wording will relate to the area and Aboriginal culture and the six Nyoongar seasons. It is intended for words of welcome to also be engraved in stone and laid at the entrances to the Square.

EPCG would commission LED lighting, which would will be installed within the Square to better illuminate the area and highlight the art installations and murals at night. Bunting is also proposed to be installed to draw attention to the area during the day.

\$40,000 of the \$68,920 total project budget (which includes all of the below elements) is allocated to this Claisebrook Village Enhancements and Activation component. EPCG have provided assurances that this element will be informed by best practice project management and the City's urban design team can provide guidance as required to help facilitate quality outcomes.

EPCG are confident that the project can still proceed as planned, within the restrictions imposed by the COVID-19 pandemic.

Community Noticeboard

EPCG will trial an electronic community noticeboard within the IGA located on Royal Street. This noticeboard would take the form of an LCD monitor installed in the near the checkouts and it would link with the EPCG website and social media to inform the community of relevant activities and messages.

Following a six-month trial period, residents will be surveyed to evaluate the success of the trial and identify priority locations for other noticeboards to be installed, should the survey indicate a positive response. IGA management support this proposal.

East Perth Highlights and Hidden Gems Guide

The EPCG will collaborate with Historic Heart to research and produce a guide titled 'East Perth Highlights and Hidden Gems'. Following production, it is intended for the guide to be circulated through Perth city hotels and other appropriate venues.

Further guides including the 'East Perth Food, Wine and Fun Guide' with a focus on cafes, bars and restaurants, such as Lumber Punks Perth and Whipper Snapper Distillery, and the 'East Perth; Drama, Death and Razzle Dazzle' guide focusing on the area's quirkier points of history, would be developed.

These guides can be researched and developed during the COVID-19 pandemic and be ready for release once the prohibition on social gatherings is lifted.

Community Events

Previously proposed as Sunday Sundowners in Victoria Gardens, the EPCG will adapt its series of events to provide community connection and support during the COVID-19 pandemic. An example of this is the trial of live balcony performances in the area.

The EPCG will also livestream their meetings from Monday, 6 April 2020.

Website Development

The EPCG website was designed and developed within a very limited budget using free software to provide the organisation with a basic internet presence. The EPCG plan to further develop their website and to purchase an efficient and effective website development tool which will enable the Group to better self-manage their website and link it more seamlessly to social media and the proposed community noticeboards.

East Perth Local

Consultation with many local traders and businesses has demonstrated support for the implementation of a loyalty/reward program connecting residents with businesses and encouraging a 'shop local' philosophy. The program includes the production and distribution of membership cards and the ongoing promotion of the scheme.

Previous five years of City of Perth support and acquittals

Year	Amount	Project
2016	Nil	
2017	Nil	
2018	Nil	
2019	\$20,000 \$4,000	Neighbourhood Enhancement Grants Co-funded Mural Grant
2020	Nil	
Total	\$24,000	

Sponsorship benefits

The City would be recognised as a Government Partner and acknowledged on associated publications, promotions, events, East Perth Community Group website and social media.

Assessment score card

The application was assessed by a three-person assessment panel and the scoring has been averaged for each outcome.

Assessment Criteria	Score /5
Economic Development (10% weighting)	
Does the project have the potential to provide a measurable economic benefit to the City of Perth and support local business?	3.67
Sub total 3.67 out of 5	
Activation and Enhancement of the Precinct (30% weighting)	
Does the project have the potential to activate and enhance a specific precinct area in the City of Perth?	3.83
To what degree does the project demonstrate strong alignment with existing public realm outcomes and design and fits within and complements existing planned City of Perth designs and works?	3.67
Sub total 7.5 out of 10	
Community Benefits (20% weighting)	
To what extent does the project provide a benefit to the wider community within the precinct?	4
To what extent will the project assist in the development of a strong and resilient precinct area and increase participation in community life?	3.67
Sub total 7.67 out of 10	

Quality of Project (10% weighting)	
What is the quality of the proposed project?	3.5
Sub total 3.5 out of 5	
Community Support (10% weighting)	
To what extent does the proposed project demonstrate support from local traders and business, landowners and residents?	3.83
Sub total 3.83 out of 5	
Organisational Capacity and Project Feasibility (20% weighting)	
To what extent does the applicant demonstrate feasibility to carry out the project?	3.83
Does the applicant have demonstrated evidence of having previously successfully delivered or have evidence of its ability to deliver projects?	4.0
Does the project demonstrate value for money?	3.5
Does the applicant have demonstrated evidence of their capacity to deliver and maintain the proposed project?	3.5
Does the applicant provide evidence of an appropriate evaluation method to measure the outcomes of the projects and benefits to the precinct area?	3.5
Sub total 18.33 out of 25	
TOTAL WEIGHTED ASSESSMENT SCORE 74.5%	

Stakeholder engagement

No stakeholder engagement has been undertaken in relation to this report.

Strategic alignment

Strategic Community Plan

This item addresses the community's vision for the future and specifically the following Aspiration and Strategic Objective(s) contained in the Strategic Community Plan 2019 – 2029:

Aspiration:	Partnership
Strategic Objective:	<p>6.6 Collaboration, support and communication with neighbouring local governments, peak industry associations and community groups to optimise outcomes for wider Perth areas served by all of these stakeholders;</p> <p>1.1 Safe, clean and inviting public places that are well patronised and enjoyed by all;</p> <p>2.8 Individual precincts enjoying a unique sense of place, bespoke service delivery and governance arrangements; and</p> <p>4.6 Precincts that utilise their unique sense of place, local pride and enthusiasm to encourage investment and economic activity.</p>

Legal and statutory implications

Connection with mandates in the *City of Perth Act 2016*

8(1)(h) - to nurture and support the initiatives and innovations of the diverse precincts of Perth city

Risk implications

Impact of decision	
Organisation	Low
Community	Low

Risk domain	Consequence	Likelihood	Risk rating
Reputation and External Stakeholders	Insignificant	Rare	Low
Financial	Insignificant	Rare	Low
Service Delivery/Strategic Objectives	Insignificant	Rare	Low

Approval implications

If this Grant is not approved it is likely the projects would not proceed.

Financial implications

Within existing budget

The financial implications associated with this report are fully accommodated within the existing 2019/20 budget.

Account number:	PJ 13958208000007901
Description:	Precinct Development Grants
Account type (Operating/Capital/Reserve):	Operating
Current budget:	\$480,000
Amount spent to date:	\$297,611
Proposed cost:	\$34,460
Balance remaining:	\$147,929

Policy references

18.13 – Sponsorship and Grants

The policy outlines a consistent and transparent assessment process and criteria which guides the recommendation to Council.

Comments

The Assessment Panel noted EPCG has provided a strong application, reinforced by a strong reputation for engaging the East Perth community and having previously delivered successful outcomes in aid of improving the precinct.

The applicant has already begun discussions with the City about how the proposed projects and initiatives may need to be further adapted due to the ongoing COVID-19 pandemic and the Administration will continue to work with EPCG over this period to find solutions as the situation evolves. The EPCG has noted that projects which support community spirit and connection are of increasing importance in these challenging times.

The Assessment Panel noted that:

- the EPCG needs to ensure appropriate consultation with the Aboriginal community in regard to the artworks for Regal Place and the Administration can support with this. Wording and spelling then needs to be checked by the Noongar Language Centre; and
- All precinct improvement works need to have the final design and implementation plan be signed off by the City prior to installation.

Recommendation
That Council <u>APPROVES</u> a Precinct Development Grant of \$34,460 (excluding GST) to the East Perth Community Safety Group Inc.

6.5 – Contributed Asset Approval – Perth City Link - King Street, Karak Walk and Manatj Park

File reference	P1031800
Report author	Christian Lancer, Asset Management Advisor
Other contributors	Susana Merino-Rivero, Project Coordinator Jason Tan, Alliance Manager Infrastructure and Assets
Reporting service unit and alliance	Infrastructure and Assets, Infrastructure and Operations
Report author disclosure of interest	Nil
Date of report	6 April 2020
Nature of Council's role	Executive
Voting requirement	Simple Majority
Attachment/s	Attachment 6.5A – Map and Asset Inventory Attachment 6.5B – Staged Handover Plan

Purpose

This report seeks Council acceptance to enable the handover of ownership of assets from DevelopmentWA to the City at the Perth City Link site.

Background

Perth City Link is a DevelopmentWA precinct which connects the city with Northbridge following the sinking of the railway line and Wellington Street Bus Station. The 13.5-hectare site is bound by Wellington Street in the south, Milligan Street to the west, Roe Street on the north and the horseshoe bridge to the east creating a significant transit hub and a new CBD destination with proposed housing, shops, restaurants, offices and public open spaces.

DevelopmentWA and the City have established, through the Chief Executive Officer, a Site-Specific Agreement to guide the process, terms and conditions for asset handover for Perth City Link. In this agreement, the City acknowledges that public spaces and road reserves, apart from Yagan Square, are scheduled to be handed over to the City in a staged handover approach.

A staged handover plan for the entire Perth City Link site is detailed in Attachment 6.5B.

In accordance with Policy 9.15 - Contributed Asset, Council determines the acceptance of contributed assets where the value, inclusive of future associated liabilities of the asset being received, is \$500,000 or greater.

Details

Assets associated with King Street, Karak Walk and Manatj Park are being proposed for handover as at 11 May 2020 and include infrastructure assets such as roads, footpaths, soft and hard landscaping, stormwater drainage, lighting, CCTV communications and various street furniture assets which were all constructed and deemed practically complete in April 2018. The scope of assets at these sites are identified in Attachment 6.5A and relate to Items 4, 5 and 6 in Attachment 6.5B.

Since practical completion, DevelopmentWA have made efforts to meet the agreed terms and conditions for asset handover, as well as to resolve outstanding defects during the contractor's defect liability period. The City has frequently liaised with DevelopmentWA in the resolution of defects and is now satisfied that the risks of any outstanding rectification work is low enough to enable asset handover to take place.

Stakeholder engagement

All internal units who face an operational impact following the acceptance of these assets have been consulted with. The operational cost impacts outlined below in the Financial Implications section have been quantified based on this consultation.

Strategic alignment

Strategic Community Plan

This item addresses the community's vision for the future and specifically the following Aspiration and Strategic Objective(s) contained in the Strategic Community Plan 2019 – 2029:

Aspiration:	Partnership
Strategic Objective:	6.2 Genuine collaboration between the City and State on major projects that add considerable value to the city's economic, social and environmental fabric.
Aspiration:	Place
Strategic Objective:	2.8 Individual precincts enjoying a unique sense of place, bespoke service delivery and governance arrangements.

Legal and statutory implications

There are no legal or statutory implications associated with this report.

Risk implications

The following risk implications relate to the King Street, Karak Walk and Manatj Park assets proposed for handover:

Impact of decision	
Organisation	Low
Community	Low

Risk domain	Consequence	Likelihood	Risk rating
Service Delivery/Strategic Objectives	Insignificant	Rare	Low
Reputation and External Stakeholders	Insignificant	Rare	Low
Legal and Regulatory/Ethical	Insignificant	Rare	Low
Financial	Moderate	Almost certain	Medium

Approval implications

If the recommendation of this report is approved, the assets listed in Attachment 6.5A at King Street and Manatj Park, will be transferred to the City of Perth for care, control and management as at 11 of May 2020.

If the recommendation of this report is not approved, the City would be rejecting DevelopmentWA's request to handover the assets to the City, despite them meeting the agreed criteria to enable handover. The assets would remain under the care and control of DevelopmentWA.

Financial implications

DevelopmentWA submitted to the City, the estimated construction costs of the assets proposed for contribution, as outlined in the table below. This is a representative value only. The City will recognise onto its books the cost of each asset using City established unit rates which have been qualified by external auditors to ensure consistent valuation and management methods with the rest of the City's assets.

The City is expecting to incur additional operational expenses in future years due to the operating and maintenance activities required to manage these assets. These costs do not include the replacement cost of these assets at the end of their useful life. As the City assumed responsibility of most of these services in good faith prior to asset handover, the operating and maintenance costs are accommodated within the existing 2019/20 budget.

Asset Class	Development WA Estimated Construction Costs	City of Perth Estimated Operating/Maintenance Expenses per Annum
Infrastructure – Drains	\$ 139,552.28	\$1,250
Infrastructure – Electrical & Comms	\$ 211,538.07	
Infrastructure – Landscape	\$ 172,553.55	\$53,484
Infrastructure – Other	\$ 543,899.28	
Infrastructure – Paths and Kerbs	\$ 830,620.67	\$42,113
Infrastructure – Roads	\$ 592,082.52	
Total	\$ 2,490,246.37	\$96,772

The operational cost impacts for these assets can be accommodated within the existing 2019/20 budget.

Account number:	Various Operational Accounts
Description:	Street Cleaning Waste Removal (Sanitation) Water Rates and Consumption
Account type (Operating/Capital/Reserve):	Operating
Current budget:	\$2,788,849.71 \$6,600,411.78 \$490.68

Policy references

9.15 - Contributed Asset

This policy provides guidance on the definition, recognition, disclosure and responsibility for the consideration of contributed assets and liabilities to be transferred to the City.

Comments

In undertaking the handover process, the City has reviewed the policy 9.15 - Contributed Asset. This policy states that Council will determine the acceptance of contributed assets where the value, inclusive of future associated liabilities of the asset being received is \$500,000 (excl GST) or greater. This results in an inefficient, duplicate process, given there is legislation to control the vesting of road reserves to Local Government and there are also agreements and understandings in place to transfer community and public realm assets to the Local Government for management.

Issues that could delay the approval of asset handover usually consist of technical issues such as inadequate documentation or serious construction defects. The officers in the City's Administration are well placed to resolve these technical issues. Where Council can add the most value in approving contributed assets is at the design stage so that the amenity, services, opportunities and high-level operating costs of newly developed contributed assets can be reviewed prior to their construction and handover. As a result, staff will look to review policy 9.15 – Contributed Asset and resolve any changes to the policy through a separate Council report.

Recommendation
<p>That Council <u>ACCEPTS</u> the handover of assets at King Street and Manatj Park as detailed in Attachment 6.5 of this report, as at 11 May 2020, subject to DevelopmentWA satisfactorily discharging all applicable conditions prescribed in the Site-Specific Agreement.</p>

Item 6.6 – Financial Activity Statement for the Period Ended 29 February 2020

File reference	P1014149-25
Report author	Neil Jackson, Acting Senior Management Accountant
Other contributors	Reshma Jahmeerbacus, Acting Manager Finance
Reporting service unit and alliance	Finance, Corporate Services
Report author disclosure of interest	Nil
Date of report	3 April 2020
Nature of Council's role	Executive
Voting requirement	Simple Majority
Attachment/s	Attachment 6.6A – Financial Statements and Financial Activity Statement for the Period Ended 29 February 2020

Purpose

For Council to receive the Financial Activity Statement for the period ended 29 February 2020.

Background

The Financial Activity Statement is submitted to Council as per the requirements of Section 6.4(1) and (2) of the *Local Government Act 1995 Regulation 34(1) of the Local Government (Financial Management) Regulations*.

Details

The Financial Activity Statement commentary compares the actual results for the eight months to 29 February 2020 with the budget approved by Council on 23 July 2019 and subsequent amendments on 24 September 2019, 3 October 2019 and 26 November 2019.

Stakeholder engagement

There is no stakeholder engagement related to this report.

Strategic alignment

Strategic Community Plan

This item addresses the community's vision for the future and specifically the following Aspiration and Strategic Objective(s) contained in the Strategic Community Plan 2019 – 2029:

Aspiration:	Performance
Strategic Objective:	5.5 A financial business model underpinned by a culture of cost management, best value and strategic financial analysis that is subject to ongoing oversight, transparency and accountability.

Legal and statutory implications

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

Connection with mandates in the *City of Perth Act 2016*

8(1)(d) - to continuously improve the services and facilities provided to the community, visitors and tourists

Risk implications

Impact of decision	
Organisation	Low
Community	Low

Risk domain	Consequence	Likelihood	Risk rating
Financial	Minor	Unlikely	Low

The report has minimal risk implications on the City as it is a statutory reporting requirement for the period to February 2020.

Approval implications

There are no approval implications to this report.

Financial implications

There are no financial implications related to this report

Policy references

There are no policy references related to this report.

Comments

Nil

Recommendation
That Council <u>RECEIVES</u> the Financial Activity Statement for the period ended 29 February 2020 detailed in Attachment 6.6A.

Item 6.7 – Payments from Municipal Fund – February 2020

File reference	P1036562-9
Report author	Reshma Jahmeerbacus, Acting Manager Finance
Other contributors	Bill Parker, General Manager-Corporate Service Alliance Sarah Gosling, Senior Financial Accountant
Reporting service unit and alliance	Finance, Corporate Services
Report author disclosure of interest	Nil
Date of report	11 March 2020
Nature of Council's role	Executive
Voting requirement	Simple Majority
Attachment/s	A detailed list of payments made under delegated authority for the month ended 29 February 2020 can be accessed by the Commissioners via the Council Hub. Members of the public can access the list of payments on request.

Purpose

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 February 2020 to be received and recorded in the minutes of the Ordinary Council Meeting.

Background

A monthly report that summarises the payments for the Municipal Account for the month February 2020 as required by regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*.

Details

Payments for the month of February 2020 included the following significant items, but exclude payroll and payroll taxation payments to the Deputy Commissioner of Taxation:

- \$950,732.54 to Mindarie Regional Council for payment of landfill tipping costs for February 2020;
- \$447,527.41 to Ace Security and Events Services for payment of:
- \$292,034.75 for security of Christmas Lights trail;
- \$64,101 for security of Christmas decoration at Council House;
- \$43,340.75 for security on New Year's Eve 2019;
- \$20,416.00 for security of Nativity 2019;
 - \$14,832.40 for security and crowd control of Christmas Carnivals;

- \$10,687.07 security for opening hours of the Library;
- \$1,355.75 security for the Christmas Markets;
- \$759.69 for security for Christmas TV shoot;
- \$338,884.70 to Perth Convention Bureau for year 3 of 3 year sponsorship;
- \$313,324.44 to Initiative Media Australia Ltd for Christmas Media 2019 and New Year Campaign;
 - \$259,313.74 for the Christmas Media campaign and
 - \$54,010.70 for the New Year campaign.

Stakeholder engagement

There is no stakeholder engagement related to this report.

Strategic alignment

Strategic Community Plan

This item addresses the community's vision for the future and specifically the following Aspiration and Strategic Objective(s) contained in the Strategic Community Plan 2019 – 2029:

Aspiration:	Performance
Strategic Objective:	5.5 A financial business model underpinned by a culture of cost management, best value and strategic financial analysis that is subject to ongoing oversight, transparency and accountability.

Legal and statutory implications

Regulation 13 (1) of the *Local Government (Financial Management) Regulations 1996*

Connection with mandates in the City of Perth Act 2016

8(1)(d) - to continuously improve the services and facilities provided to the community, visitors and tourists

Risk implications

There are no risk implications related to this report.

Approval implications

There are no approval implications related to this report.

Financial implications

There are no financial implications related to this report.

Policy references

There are no policy implications related to this report.

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 January 2020 be RECEIVED and recorded in Ordinary Council Meeting minutes, the summary of which is as follows:

FUND	PAID
Municipal fund	\$11,605,410.56
Trust fund	\$0
TOTAL	\$11,605,410.56

Item 6.8 – Payments from Municipal Fund – March 2020

File reference	P1036562-9
Report author	Reshma Jahmeerbacus, Acting Manager Finance
Other contributors	Bill Parker, General Manager-Corporate Service Alliance Sarah Gosling, Senior Financial Accountant
Reporting service unit and alliance	Finance, Corporate Services
Report author disclosure of interest	Nil
Date of report	5 April 2020
Nature of Council's role	Executive
Voting requirement	Simple Majority
Attachment/s	A detailed list of payments made under delegated authority for the month ended 31 March 2020 can be accessed by the Commissioners via the Council Hub. Members of the public can access the list of payments on request.

Purpose

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 March 2020 to be received and recorded in the minutes of the Ordinary Council Meeting.

Background

A monthly report that summarises the payments for the Municipal Account for the month March 2020 as required by regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*.

Details

Payments for the month of March 2020 included the following significant items, but exclude payroll and payroll taxation payments to the Deputy Commissioner of Taxation:

- \$7,632,374.17 to The Department of Fire and Emergency (supplier 91770) for the 2019/20 ESL 3rd quarter;
- \$818,439.73 to The Western Australian Treasury Corporation (supplier 94510) for loan payments of:
\$541,200.68 for the Elder Street Carpark;
\$244,464.23 for the Perth City Library and Public Plaza;
\$32,774.82 for the Goderich Street Carpark;
- \$481,280.68 to Interflow Pty Ltd (supplier 01755) for:

- \$384,138.00 for progress claim up to 30/11/2019 for the drainage pipes renewal works for Bennett Street;
- \$97,142.68 for progress claim up to 30/11/2019 for the drainage pipes renewal works for Wellington Street;
- \$352,404.03 to Densford Civil Pty Ltd (supplier 09508) for 1st claim for the Wellington Square works enhancement; and
- \$278,629.95 to Downer to EDI Works (supplier 96425) for the roads resurfacing – Adelaide Terrace to Riverside Drive to Bennett Street.

Stakeholder engagement

There is no stakeholder engagement related to this report.

Strategic alignment

Strategic Community Plan

This item addresses the community's vision for the future and specifically the following Aspiration and Strategic Objective(s) contained in the Strategic Community Plan 2019 – 2029:

Aspiration:	Performance
Strategic Objective:	5.5 A financial business model underpinned by a culture of cost management, best value and strategic financial analysis that is subject to ongoing oversight, transparency and accountability.

Legal and statutory implications

Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*

Connection with mandates in the City of Perth Act 2016

8(1)(d) - to continuously improve the services and facilities provided to the community, visitors and tourists

Risk implications

There are no risk implications related to this report.

Approval implications

There are no approval implications related to this report.

Financial implications

There are no financial implications related to this report.

Policy references

There are no policy implications related to this report.

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 March 2020 be RECEIVED and recorded in Ordinary Council Meeting minutes, the summary of which is as follows:

FUND	PAID
Municipal fund	\$23,037,499.17
Trust fund	\$0
TOTAL	\$23,037,499.17

Item 6.9 – City of Perth Draft Policy Framework

File reference	P1005611-3
Report author	Andrew Corke, Governance Coordinator
Other contributors	Bill Parker, General Manager Corporate Services Gary Clark, Acting Alliance Manager Governance
Reporting Service Unit and Alliance	Governance, Corporate Services
Report author disclosure of interest	Nil
Date of report	7 April 2020
Nature of Council's role	Executive
Voting requirement	Simple Majority
Attachment/s	Attachment 6.9A – Draft Policy Framework

Purpose

The purpose of this report is for Council to consider adoption of the Draft Policy Framework (policy).

Background

At its meeting held on 25 February 2020, Council resolved to receive the policy and agreed to initiate a 21 day public consultation period. The public consultation period has now concluded.

Details

As outlined in the report to Council for the Ordinary Council Meeting of 25 February 2020, the primary objective of the policy is to ensure that Elected Members are effectively engaged with all aspects of policy development and review and appropriate levels of transparency and engagement with the community are undertaken.

One minor amendment to the policy has been made from the version that was presented to Council in February 2020. An additional row titled strategic alignment has been added to the document control box, ensuring that all adopted policies are aligned with the City of Perth's Strategic Community Plan.

Stakeholder engagement

The public consultation period commenced on 5 March 2020 and closed on 26 March 2020 via the City of Perth's Engage Perth website. No public comments were received.

Strategic alignment

Strategic Community Plan

This item addresses the community's vision for the future and specifically the following Aspiration and Strategic Objective(s) contained in the Strategic Community Plan 2019 – 2029:

Aspiration:	Performance
Strategic Objective:	5.6 Decision-making that is ethical, informed and inclusive.

The Policy provides a framework for the development of policy – ensuring that strategic objective 5.6 is achieved.

Legal and statutory implications

Section 2.7 of the *Local Government Act 1995* provides that it is the role of Council to determine the local government's policies.

Connection with mandates in the *City of Perth Act 2016*

8(1)(a) - to provide for the good government of persons in the City of Perth, including residents, ratepayers and visitors

Risk implications

Impact of decision	
Organisation	Low
Community	Low

Risk domain	Consequence	Likelihood	Risk rating
Legal and Regulatory/Ethical	Insignificant	Unlikely	Low

There are minimal risk implications associated with this report.

Approval implications

If the policy is adopted, all City of Perth policies will be categorised (either Council or Executive) in accordance with the Policy. These will be presented to Council and subsequently reviewed to ensure that all City policies are relevant, appropriate and contemporary.

Financial implications

There are no financial implications related to this report.

Policy references

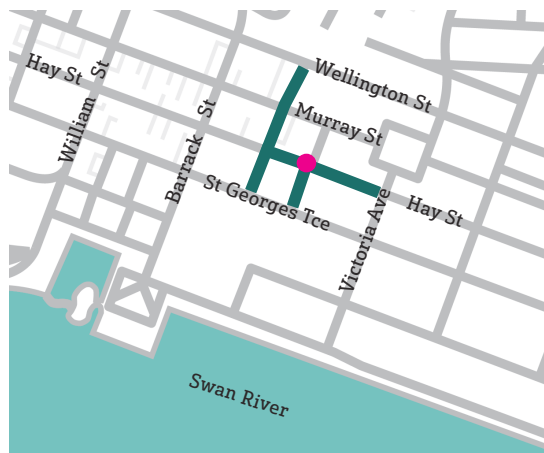
This policy will be a critical tool in the development and review of policy.

Comments

The policy provides a framework for the creation of future policies.

It is recommended that Council adopts the policy following the conclusion of the public consultation period.

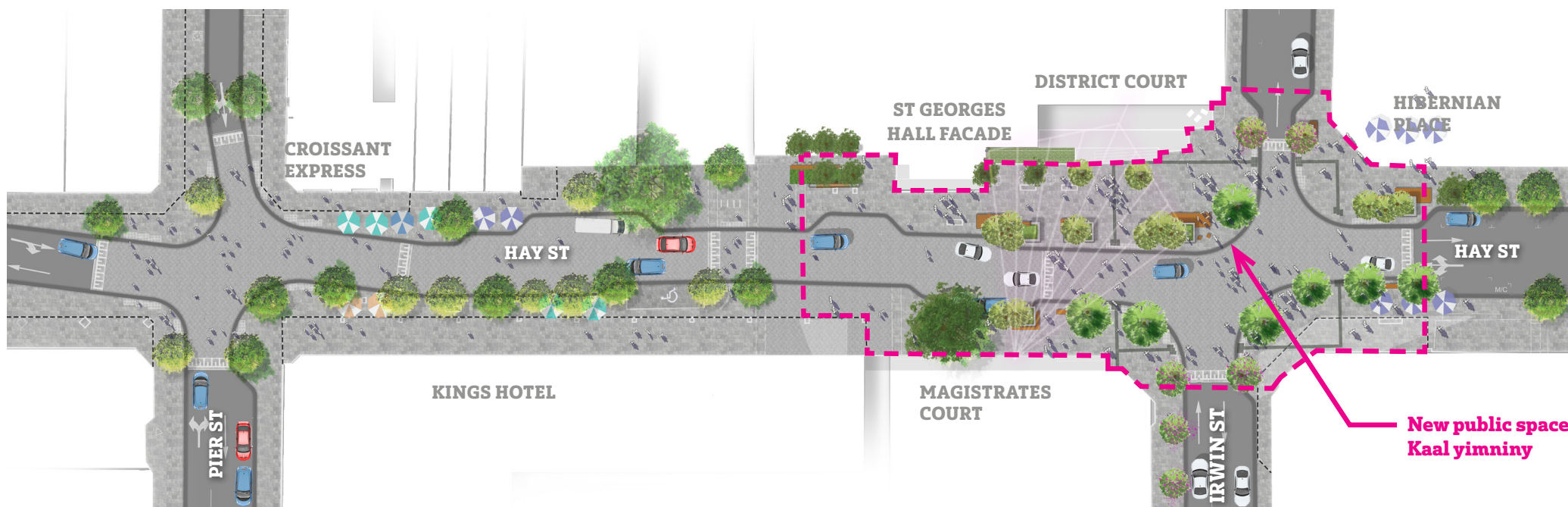
Recommendation
That Council <u>ADOPTS</u> the Policy Framework Policy as detailed in Attachment 6.9A.



Key Plan



Artist Impression of Kaal yimniny, new public space.



Site Plan





Perth Girls School Design Guidelines

Draft - February 2020

Metropolitan Redevelopment Authority

DevelopmentWA acknowledges the traditional owners of the land within its project areas.



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Chapter 1 Introduction



Optus Stadium, Perth, Western Australia

1.1 THE PURPOSE OF THE DOCUMENT

The Perth Girls School Design Guidelines (the Design Guidelines) are intended to guide development of the lots that make up the subject site and ensure delivery of the vision and objectives of the *Metropolitan Redevelopment Authority Regulations 2011* (the Regulations) and the Central Perth Redevelopment Scheme (the Scheme). The subject site to which these Design Guidelines apply is located in the Plain Street Precinct of the Claisebrook Village Project Area, within the Central Perth Redevelopment Area.

The Design Guidelines require development proposals within the subject site to deliver high quality design outcomes while respecting and celebrating the heritage significance of the Perth Girls School building. The Design Guidelines establish design objectives and acceptable outcomes for all development within the site.

1.2 THE REDEVELOPMENT OBJECTIVES

DevelopmentWA is the State Government's central land development agency that brings together the work of the Western Australian Land Authority (formerly trading as Landcorp) and the Metropolitan Redevelopment Authority, while retaining the legislative powers of both agencies.

The Design Guidelines are prepared under the powers of the Metropolitan Redevelopment Authority Act 2011 (the Act) and the Scheme. References to the Authority in this document refer to the Redevelopment Authority under the Act and any subsequent planning authority responsible for the subject land, including the City of Perth, the Western Australian Planning Commission and/or Development Assessment Panels.

The role of the Authority is to revitalise and transform underutilised urban areas into diverse and activated places for people to live, work and recreate, guided by the following Redevelopment Objectives, as set out in the Regulations:

- To build a sense of place by supporting high-quality urban design, heritage protection, public art and cultural activities that respond to Perth's environment, climate and lifestyle;
- To promote economic wellbeing by supporting, where appropriate, development that facilitates investment and provides opportunity for local businesses and emerging industries to satisfy market demand;
- To promote urban efficiency through infrastructure and buildings, the mix of land use and facilitating a critical mass of population and employment;
- To enhance connectivity and reduce the need to travel by supporting development aimed at well-designed places that support walking, cycling and public transit;
- To promote social inclusion by encouraging, where appropriate, a diverse range of housing and by supporting

community infrastructure and activities and opportunities for visitors and residents to socialise; and

- To enhance environmental integrity by encouraging ecologically sustainable design, resource efficiency, recycling, renewable energy and protection of the local ecology.

1.3 USING THE DESIGN GUIDELINES

The Design Guidelines have been prepared and adopted in accordance with the requirements of the Scheme. In the event of any inconsistency with regard to land use between the Design Guidelines and the Scheme, the Design Guidelines will prevail.

The Design Guidelines provide a flexible approach to deliver high quality developments that meet the Authority's objectives and requirements for development applications.

The Design Guidelines are set out under a series of design related headings that include the following:

- **OBJECTIVES**

The objectives outline the intended outcome for each provision. It is mandatory to achieve the objectives. The Authority will give due regard to the achievement of the objectives in determining development applications or making any other discretionary decisions under the Design Guidelines and the Scheme.

- **AUTHORITY DEVELOPMENT POLICY**

If an Authority Development Policy is applicable to the design objective, it will be identified under this heading. It is mandatory to comply with the provisions of Development Policies.

- **ACCEPTABLE OUTCOMES**

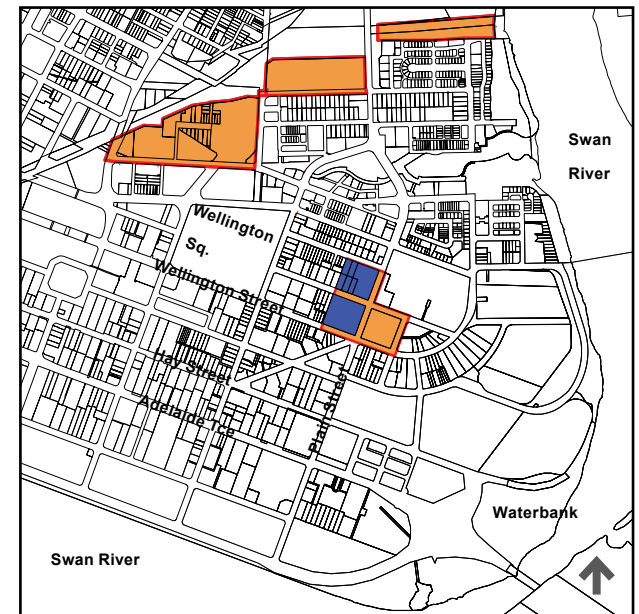
The Acceptable Outcomes establish specific measures and outcomes, which will assist with ensuring the specific objectives are met. However, there may be alternative solutions to demonstrate consistency with the objectives. These will be considered on a case-by-case basis.

- **FIGURES, TABLES AND IMAGES**

Figures, tables and diagrams – provide specific criteria that visually represents development standards. Photographs and illustrations – these are for illustrative purposes only and does not imply the Authority will accept the same outcome in all cases, as context may vary.



Historic Illustration of Perth Girls School, Perth, Western Australia



Claisebrook Village Project Area

Subject Site



Connectus by Warren Langley, Kings Square, Perth

1.4 APPLICATION OF REDEVELOPMENT SCHEME AND DEVELOPMENT POLICIES

The Design Guidelines are to be read in conjunction with Central Perth Redevelopment Scheme and Central Perth Redevelopment Area Development Policies, as well as the National Construction Code of Australia (NCC), *Disability Discrimination Act 1992* and all relevant legislation and Australian Standards.

Due regard should also be given to applicable State Planning Policies. State Planning Policy 7.3 Residential Design Codes Volume 2 - Apartments (R-Codes Vol.2) may be consulted for further technical design guidance.

The Scheme and Development Policies are available on the Authority's website.

1.5 DISCRETIONARY CLAUSE

The Design Guidelines provide the opportunity for a development application to meet the Objectives through a range of design solutions. The Authority may approve a development application where the applicant has departed from the Acceptable Outcomes where, in the Authority's opinion, it is demonstrated that the alternative solution(s):

- a) is considered to clearly meet the relevant Objective(s) of the Design Guidelines;
- b) where a significant variation from a Primary Control in Table 2 is proposed, the application achieves Design Excellence and delivers additional community and environmental benefits, beyond that required by the Central Perth Redevelopment Area Development Policies; and
- c) is consistent with clause 5.23 Determination When Non-Compliant, of the Central Perth Redevelopment Scheme.

Each application will be assessed on its own merits having regard to the matters above and clause 5.22 of the Scheme.

1.6 APPLICATION PROCESS

The Authority's review, assessment and determination process follows the staged progression of design development, approval and construction. The staged process supports developments to achieve the required high quality urban design and architectural outcomes as well as sustainability, functionality and well considered place making.

Table 1 outlines the design formulation, submission and approval process required for development within the site.

Pre Development Application Submission	Development Application	Documentation	Construction
Step 1. The applicant/developer and their project team meet with the Authority to discuss design and sustainability concepts.	Step 5. The applicant lodges a development application with the Authority, addressing the objectives and applicable specific elements of the Design Guidelines.	Step 9. The applicant/developer lodges working drawings to the Authority demonstrating compliance with the development approval (plans and conditions)	Step 13. City of Perth issues a Building Permit.
Step 2. The applicant provides the Authority with indicative plans.	Step 6. The Authority refers the application to the City of Perth, Heritage Council of WA and other agencies as necessary. The application is advertised for public comment, if required. The Authority obtains the advice of its appointed Design Review Panel as required	Step 10. The Authority refers the working drawings to agencies or consultants as required to verify compliance with the development approval (plans and conditions).	Step 14. The applicant/developer undertakes construction.
Step 3. The Authority obtains preliminary advice of its appointed Design Review Panel, and other relevant agencies (e.g. Heritage Council of WA), where required.	Step 7. The Authority assesses the application and provides written feedback to the applicant on aspects for revision.	Step 11. The Authority assesses and endorses that the working drawings are compliant and refers its advice to the City of Perth.	Step 15. A development audit is undertaken at practical completion to ensure construction in accordance with the development approval and working drawings.
Step 4. The Authority provides the applicant with focused feedback.	Step 8. The Authority determines the application, having regard to the advice received from referral agencies and the Design Review Panel, if applicable.	Step 12. Developers lodge a Building Permit application with the City of Perth.	

Table 1: Development Application Process

1.7 SITE CONTEXT

The subject site to which these Design Guidelines apply is located in the Plain Street Precinct of the Claisebrook Village Project Area, within the Authority's Central Perth Redevelopment Area.

The site is comprised of seven lots, as identified in Figure 1 adjacent.

It is bound by Wickham Street to the north, Plain Street to the east, Wellington Street to the south and established development to the west.

Lot 774 Wellington Street includes the heritage listed Perth Girls School (fmr) buildings.

East Perth Cemeteries, Pioneer Gardens and the Main Roads Western Australia headquarters are located opposite the site on the eastern side of Plain Street.

Development immediately surrounding the site, to the north, south and west, predominantly comprises of a mix of townhouses and mid-rise apartment buildings ranging from two to 12 storeys. A cluster of small-scale commercial uses is also established along the northern side of Wickham Street; whilst a large public car park identified for future high density development, sits to the south-east.

The site is located atop the second most elevated point in the city, with sweeping views possible from future development across the East Perth landscape and the Swan River. East facing development on Lot 775 will have access to views across the Cemetery, towards Matagarup Bridge and Optus Stadium.

The site is well serviced by recreation spaces, with Wellington Square, Pioneer Gardens, Queens Gardens and the river foreshore within walking distance.



FIGURE 1: SUBJECT SITE

- Perth Girls School Lots
- Single Lots



FIGURE 2: SITE CONTEXT



Perth Girls School(fmr),Perth



East Perth Cemeteries, East Perth

1.8 HISTORY

Prior to European settlement the subject site and surrounds was occupied by the Whadjuk Noongar people. The hill top on which the Perth Girls School precinct is located is of particular historic cultural significance to the Whadjuk Noongar people, as a high point where ceremonies marking the transition from boy to manhood were held.

During the early years of European settlement, the subject site was part of the East Perth Cemeteries. When the cemetery was closed in 1899, families of the deceased were given the option to transfer remains to Karrakatta Cemetery. Some remains were left and the playing fields and some outbuildings were subsequently constructed on the land. A separate exhumation project is underway prior to redevelopment of the site.

The site is now named in reference to the former Perth Girls School, and its associated playing fields, which were constructed over Lots 774 and 775 in 1936. The Perth Girls School operated at the site until 1962.

From 1963 onwards the subject site was used as an office and vehicle licensing inspection centre by the Western Australian Police. Despite the change in land use, the school building and grounds have undergone little change since completion of their original construction, with the exception of superficial modifications to meet the modern requirements of a state government department.

1.9 HERITAGE LISTING

The Perth Girls School is listed on the State Register of Heritage Places in accordance with the provisions of the *Heritage Act 2018*(the Heritage Act). The adjacent East Perth Cemeteries is also listed on the State Register of Heritage Places and is classified by the National Trust of Australia (WA).

The Perth Girls School building is recognised for its aesthetic significance as a particularly fine example of the use of the inter-war stripped classical style. The design excellence and architectural merit of the building was recognised by a Royal Institute of British Architects award in 1939.

The building remains a prominent landmark in the area. It is of particular note as it is of a scale and prominence more often associated with large government departments than with an educational building. The building also demonstrates a particular phase in the philosophy of female education, and represented the cutting edge of education practice in the 1930s.

In accordance with the Heritage Act, the Authority is required to refer all development applications for the site to the Heritage Council of Western Australia (HCWA) for consideration, with the Authority unable to grant a development approval that is inconsistent with HCWA advice.

1.10 THE PERTH GIRLS SCHOOL PRECINCT VISION

The subject site presents a large scale revitalisation opportunity at the centre of East Perth, with an iconic hill-top presence and distinctive heritage character. It is envisaged that new development will:

- Recognise, celebrate and build upon the site's heritage significance and the area's history to facilitate authentic redevelopment which amplifies the local sense of place.
- Capitalise upon the hill-top position and respond to the natural topography of the site by stepping development to follow the terrain and capture views across the city and Swan River.
- Showcase best practice urban design, adaptive heritage re-use and sustainability initiatives, to develop a distinctive and vibrant local hub.
- Leverage the site's unique attributes to attract a mix of land uses to enhance the offerings in the local area, bringing more people, activity and diversity to the neighbourhood of East Perth.
- Support sustainable development, by providing the opportunity for people to live close to employment, their daily needs, social facilities and leisure activities, reducing private car use and travel time, whilst supporting local business and community development.
- Increase the East Perth population through attractive, quality design and amenities, as well as through affordable and diverse housing options to encourage a multigenerational local community.

Key elements of the vision include:

- The Perth Girls School building is retained and celebrated at the heart of the precinct, through adaptive re-use and activation, with a culture and creative industry focus and the lower levels of the buildings open to the public.
- New structures are positioned and scaled to respect the significance of the Perth Girls School building and maintain views to the heritage facade from the street edges.
- Tallest building forms are located at the high point of the hill and away from lower residential buildings on surrounding sites.
- The landmark status of the site is acknowledged through innovative and iconic building design that responds to the existing heritage character and context.
- Human scale modulation of built form is achieved along the street edges, responding to the proportions of the heritage building modules as well as the local urban grain.
- Activation is focused within and around the Perth Girls School building, as well as the street edges of Wellington and Bronte Streets.
- Opportunity for a single level retail and dining offering on Wellington Street, cut into existing ground levels to minimise visual interruption to the heritage facade.
- High quality, landscaped public spaces are provided that align with pedestrian desire lines and respond to micro-climate conditions.
- Mature trees are retained / incorporated into the landscape design to add amenity and reduce the urban heat island effect.
- Plain Street is developed as a tree lined boulevard with a green edge that visually links to the East Perth Cemeteries green space.
- Parking is concealed from view in underground basements, with vehicle access points consolidated on Wellington Street, Bronte Street and Wickham Street.
- Bronte Street is treated as a shared zone, with traffic calming features to support enhanced walkability within the precinct.



Vision Elements











-  Primary pedestrian route
-  Secondary pedestrian routes
-  Vehicle access location, visual impact minimised
-  Heritage building retained and activated
-  Internal courtyards retained and activated
-  Potential new development zone
-  Active edges to streets
-  Public life and activity focus
-  Landscaped setback and street tree areas
-  Pedestrian friendly interface along Plain Street
-  Views to heritage facades retained
-  Shared zone

FIGURE 3: VISION ELEMENTS

NOTE: The vision elements are to be read in conjunction with Figures 5 and 6

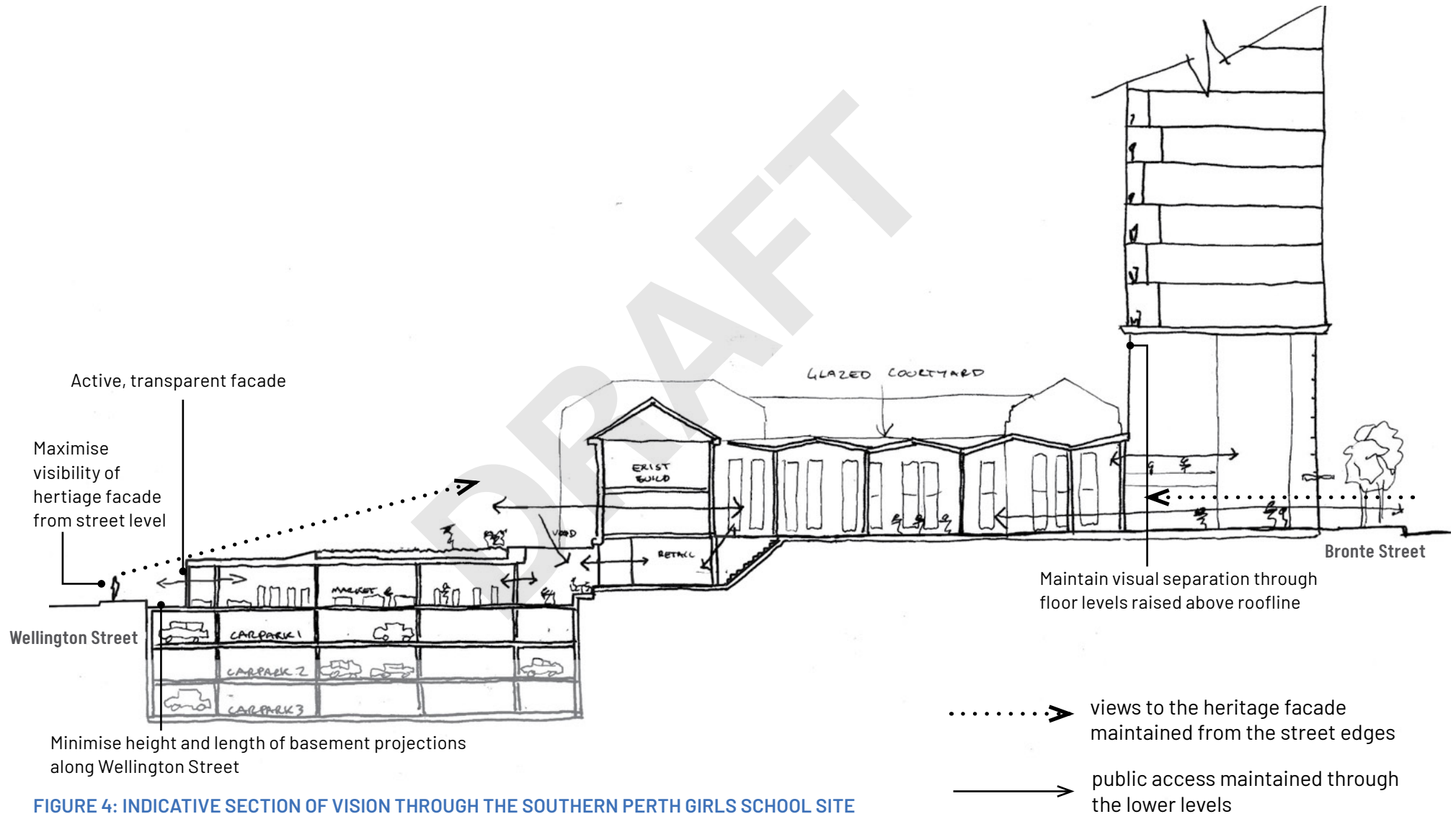


FIGURE 4: INDICATIVE SECTION OF VISION THROUGH THE SOUTHERN PERTH GIRLS SCHOOL SITE

Chapter 2 Design Quality, Character and Heritage

2.1 DESIGN QUALITY

The Authority's Design Excellence Framework confirms that 'good design' is the baseline standard for all development, with an aspiration to raise the bar and pursue design excellence within the Central Perth Redevelopment Area. Where significant variations to the statutory planning framework or development bonuses are sought, design excellence will be required.

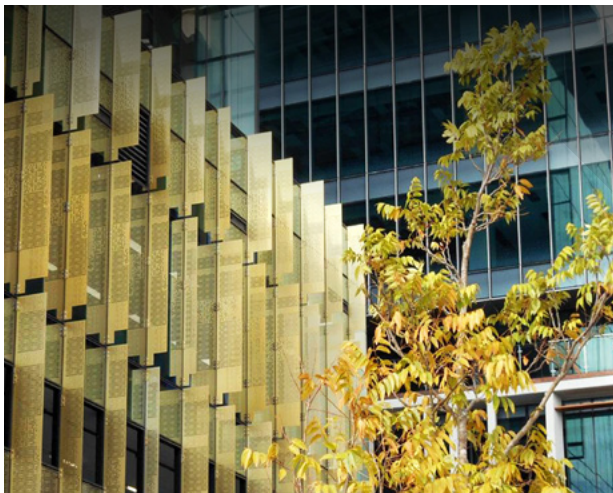
Design excellence means achieving an exceptional outcome by addressing all principles of good design and going above and beyond these. Recognition of design excellence is not done by checklist but through a process of evaluation and an advisory design review process with input from experienced independent professionals.

State Planning Policy 7.0: Design of the Built Environment sets out the following Design Principles to guide design, review and decision making to deliver good design outcomes:

- Context and character - good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.
- Landscape quality - good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.
- Built form and scale - good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.
- Functionality and build quality - good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.
- Sustainability - good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.
- Amenity - good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.
- Legibility - good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.
- Safety - good design optimises safety and security, minimising the risk of personal harm and supporting safe



One Central Park, Sydney, NSW



Kings Square, Perth, WA

behaviour and use.

- Community - good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.
- Aesthetics - good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

Objectives

- New developments will actively pursue achievement of Design Excellence to create highly valued and responsive environments that meet the needs of users, support the community and strengthen sense of place.

Acceptable Outcomes

- Built form, open space and public realm designs satisfy the above principles of good design and meet all objectives of the Design Guidelines relevant to design quality and amenity.
- High quality and cohesive palettes of materials and finishes are incorporated into the built form and landscape design.
- All buildings are designed by Registered Architects, with ongoing involvement of the architect, from design to completion of construction, to ensure design quality is maintained from development application stage to construction stage.
- Design Excellence is demonstrated for proposals that exceed the Primary Controls under sections 3.1 and 3.2 of this document.



Ghent Market Hall, Ghent, Belgium



Bosco Verticale, Milan, Italy



2.2 CHARACTER AND HERITAGE

The Perth Girls School is a landmark building, located in a culturally significant setting next to East Perth Cemeteries. It is recognised historically for its architectural merit and contribution to the education of young women in Western Australia. The building retains a high level of authenticity.

The building was recognised for its creative design and innovative excellence for the "E" shaped plan, the special provision of science and domestic wings, the Model Cottage, assembly hall, and new radio, clock, and mechanical ventilation systems, high natural light levels, and built in equipment.

The Model Cottage is a small cottage attached to the school building, located within the eastern courtyard. It is the only known surviving example of a purpose-built domestic education cottage in the State.

Objectives

- The Perth Girls School building, including the Model Cottage, will be retained and adaptively reused with minimal external alterations.
- New development will be designed and located to demonstrate a respectful response to the architectural language and symmetry of the existing Perth Girls School building, maintain views to the heritage facade from the street edges, and achieve best practice heritage conservation and adaptive reuse, consistent with the requirements of the Heritage Council of Western Australia.
- The broader history of the site, including Noongar history, East Perth Cemeteries and historic landscape and native vegetation, will be integrated within new development.

Authority Policy

- Compliance with the Authority's Development Policy 2 Heritage Places.

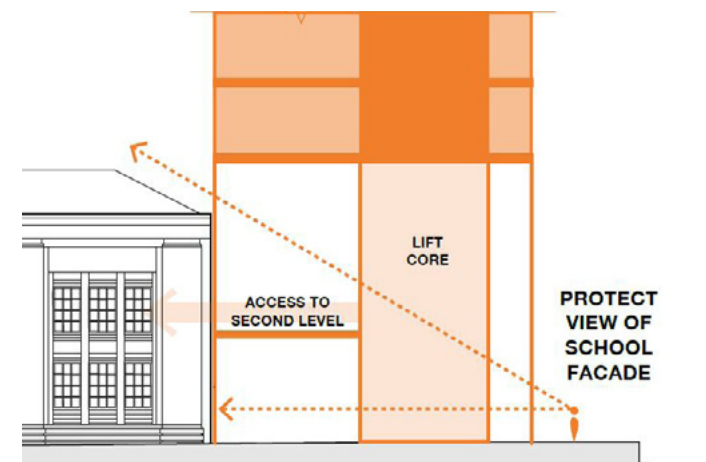
Acceptable Outcomes

- Development showcases the heritage significance of the Perth Girls School building, including important aspects of its curtilage, through activation and public access, with minimal intervention.
- New development respects and complements the historic Perth Girls School building by referencing and interpreting the symmetry, scale, rhythm and materiality of the building.
- New development is setback from Plain Street to maintain view lines to the Perth Girls School building, as well as to create an enhanced pedestrian environment along Plain Street and opposite East Perth Cemeteries.
- The existing ground levels around the heritage buildings are preserved to avoid damp and structural issues.

- The scale, positioning and layout of new development addresses issues of interface and impact with the heritage building, including, but not limited to structural and aesthetic integrity, access for maintenance and cleaning of the heritage facade, and the physical interventions required for accessibility.
- New development at the south west corner of the southern site is cut into existing ground levels, with a maximum overall height below the existing Finished Floor Level of the main entry to the heritage building, and configured to minimise any visual interruption to the heritage facade.
- The lower levels of any new development to the north of the Perth Girls School building are to be designed to maximise visual permeability through to the heritage facade. (refer adjacent diagram)
- The design of new development considers the micro-climate of the heritage courtyards, so that they are attractive and comfortable to ensure design appeal and success.
- The Model Cottage is meaningfully integrated into any proposed development of the site.
- The original plan and spatial structure (i.e. circulation, relationship between spaces and volume) can be read within the adapted building.
- New services and service areas are located where they do not impact on significant spaces or original heritage fabric.
- All works to the Perth Girls School sites are undertaken in accordance with the Perth Girls School Conservation Plan prepared by Palassis Architects in May 1997 (the Conservation Plan) and the Update to The Conservation Plan prepared by Palassis Architects in June 2015.
- Heritage interpretation elements are incorporated into the design of new development, recognising the historic themes and aspects of aesthetic, historic, scientific and social significance identified in the Register of Heritage Places Assessment documentation and Conservation Plan documents.
- New development, particularly on the northern site, is designed to respect and respond to the cultural significance of the adjacent East Perth Cemetery and the site's history as a former part of this cemetery is acknowledged through heritage interpretation.
- A Heritage Impact Statement is required to be submitted as part of any development application for the Perth Girls School sites, in accordance with the requirements of Development Policy 2.



Northern elevation of Perth Girls School facade (current visibility)



Views through to Northern (above) heritage facade protected through raised floorplates and visually permeable design

Chapter 3 Building Design

3.1 PRIMARY CONTROLS - PERTH GIRLS SCHOOL SITES (LOTS 112, 774 AND 775)

The below Primary Controls Table, Table 2, provides the primary development standards for development on the northern and southern Perth Girls School sites, which comprise of Lots 775 and 112 Bronte Street and Lot 774 Wellington Street.

Table 2: Primary Controls Table (also refer to Figures 5 and 7)

		Northern Site – Lots 112 and 775	Southern Site – Lot 774
Plot Ratio (Maximum)		7:1	2.5:1
Setbacks (Minimum)	Podium Street Setbacks:	Plain Street: 3m Bronte Street: 3m Wickham Street: Nil	Wellington Street: 3m
	Tower Street Setbacks:	5m from podium frontage or 8m tower to ground	Plain Street: aligned with heritage building Bronte Street: Nil
	Western Side Boundary Setback:	Podium or tower: 6m	Tower: aligned with heritage building Single storey building: 6m
Building Height Limit	Podium (Maximum)	4 storeys up to 16m	N/A**
	Total	15 storeys on western side	Bronte Street: 25 storeys Wellington Street: single storey*
Percentage Site Coverage (Maximum)		85%	55%
Basement Floor Plate Limitations		consolidated below building footprint	heritage limitations and deep root zone
Tower Floor Plate (Maximum)		50% of the tower envelope zone	30m x 17m
Tower Separation (Minimum)		15-20m	20m*

* Additional heritage, height and setback limitations may apply, in accordance with section 2.2 'Character and Heritage' and HCWA advice.

** Lower levels are to be elevated to provide views of heritage facade in accordance with section 2.2 and 3.5 'Tower Design'.



FIGURE 5: PRIMARY CONTROLS FOR PERTH GIRLS SCHOOL SITES

3.2 PRIMARY CONTROLS - SINGLE LOTS (LOTS 67, 68, 110 AND 111)

The below Primary Controls Table, Table 3, provides the primary development standards for all development on Lots 67, 68, 110 and 111. Should the lots be amalgamated, the 'Amalgamated' controls will apply.

Table 3: Primary Controls Table - Single Lots (also refer to adjacent Figures 6 and 7)

		Individual	Amalgamated
Plot Ratio (Maximum)		4:1	5:1
Setbacks (Minimum)	Podium Street Setback	Bronte St: 3m Wickham St: Nil	
	Tower Street Setback	8m (5m from podium)	
	Sides Setback	3m*	Podium: 3m Tower: 6m
	Rear Setback	Podium: 6m Tower: 10m	
Building Height Limit	Podium (Maximum)	4 storeys (up to 16m)	
	Overall	10 storeys	15 storeys
Percentage Site Coverage (Maximum)		80%	
Basement Floor Plate Limitations		Deep root zone	
Tower Floor Plate (Maximum)		-	30m x 25m

KEY

- Landscaped Setback and Deep Root/Street Tree Zone
- Podium Zone (first 4 storeys up to up to 16m)*
- Tower Envelope Zone

*subject to meeting other relevant minimum standards for protection of visual privacy and amenity

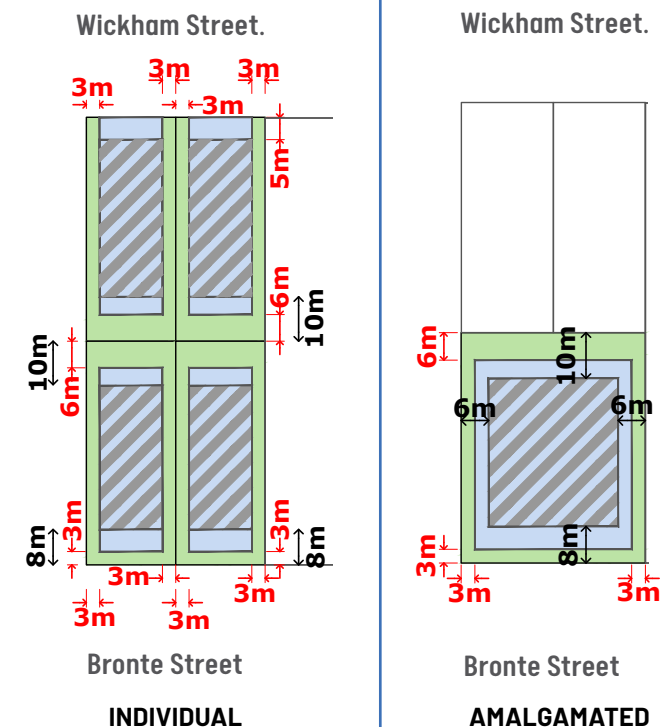
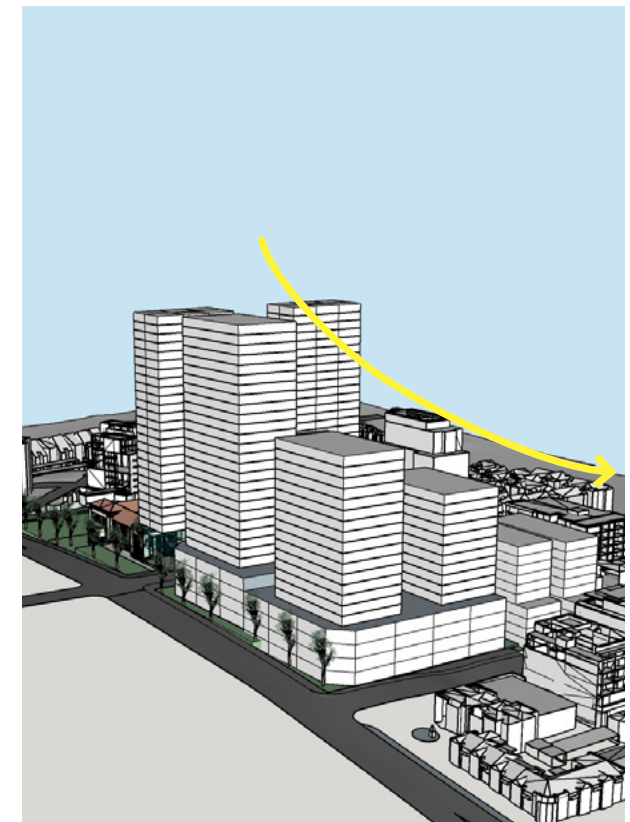
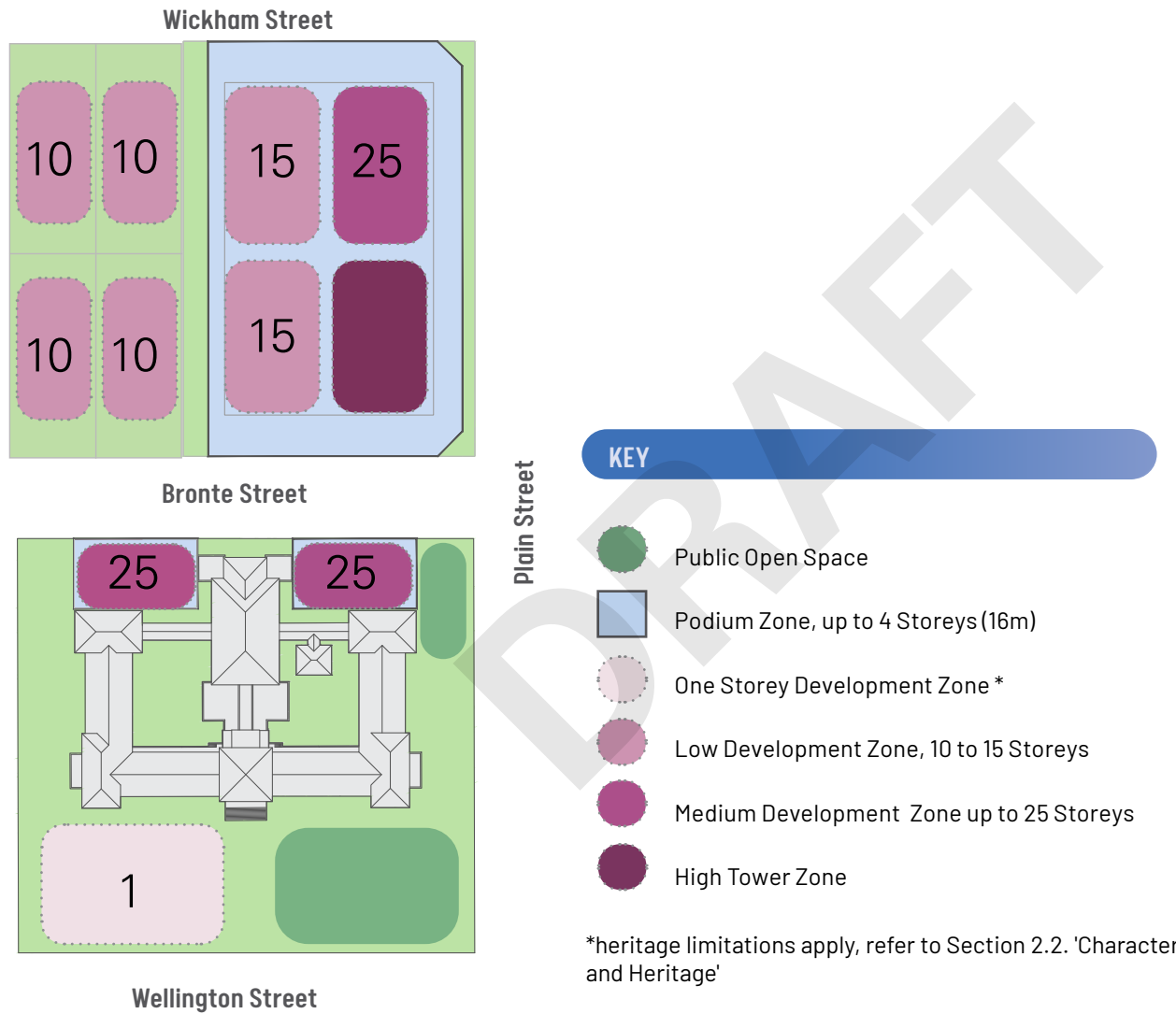


FIGURE 6: PRIMARY CONTROLS FOR SINGLE LOTS



Indicative stepping of building heights , responsive to topography

FIGURE 7: HEIGHT DISTRIBUTION DIAGRAM



International Towers, Barangaroo, New South Wales

Plot Ratio (Central Perth Redevelopment Scheme Definition)

Plot Ratio means the ratio of Gross Floor Area to the area of land within the boundaries of the lot/s on which the building/s is located.

Gross Floor Area area includes the total of the area of all floors within a building including the thickness of all walls, but excluding:

- non-habitable floor space in basements;
- areas used exclusively for the parking of wheeled vehicles at or below ground level;
- lift shafts, stairs, stair landings,
- open balconies, verandahs, courtyards and roof terraces;
- lobbies or amenities common to more than one dwelling or occupancy; and
- machinery/air conditioning/plant rooms.

3.3 PLOT RATIO

Objectives

- a) Plot ratio floor space will be distributed on the site in the form of well considered design outcomes that appropriately respond to the built form context of the locality, streetscape character and the heritage significance of the Perth Girls School building.
- b) Plot ratio floor space will be proportionate to community benefits delivered at the site, including heritage conservation and adaptation for public access, sustainability, public art, housing affordability and dwelling diversity outcomes.

Acceptable Outcomes

- In accordance with Table 2, a maximum plot ratio of 7:1 on the northern Perth Girls School site and a maximum plot ratio of 2.5:1 to the southern Perth Girls School site, subject to satisfying all Objectives of the Design Guidelines, the Authority's Central Perth Redevelopment Area Development Policies and other statutory requirements, including the achievement of:
 - a minimum 5 Star Green Star rating (as built certification) for new buildings
 - a minimum 12% or more dwellings within the development provided as Affordable Housing
 - a minimum 20% or more dwellings within the development provided as Adaptable Housing based on the Core Liveable Housing Design Elements advocated by Liveable Housing Australia
 - integration of public art into the development.
- A maximum plot ratio of 8:1 on the northern Perth Girls School site, where in addition to the requirements for 7:1 above, the development achieves Design Excellence and satisfies the following:
 - heritage conservation and adaptive reuse of the Perth Girls School building as the first stage of any development proposal, including areas of public access;
 - the criteria of section 1.5 Discretionary Clause of this document;
 - the development would have no greater impact on traffic movements on the local road network than a compliant development;
 - the variation would not have a significant adverse impact on the current or intended amenity of the locality, and ensures an appropriate transition of scale from the site to the surrounding built form context; and

- the development achieves the following:
 - a minimum of 15% or more dwellings with the development provided as Affordable Housing, in accordance with the requirements of the Authority's Development Policy on Affordable and Diverse Housing.
 - the development achieves a 6 Star Green Star rating (as built certification) in accordance with the Authority's Policy on Green Buildings, or demonstrated equivalent targeted alternative including an on-site grey water re-use scheme for landscape irrigation, toilet and laundry use.
 - an innovative program to minimise residential private vehicle use is provided on-site, combined with a reduction in parking bays to a maximum average of 0.8 bays per dwelling.
- In accordance with Table 3, a maximum plot ratio of 4:1 on single lots, and a maximum plot ratio of 5:1 on amalgamated lots subject to satisfying all Objectives of the Design Guidelines, the Authority's Central Perth Redevelopment Area Development Policies and other statutory requirements.

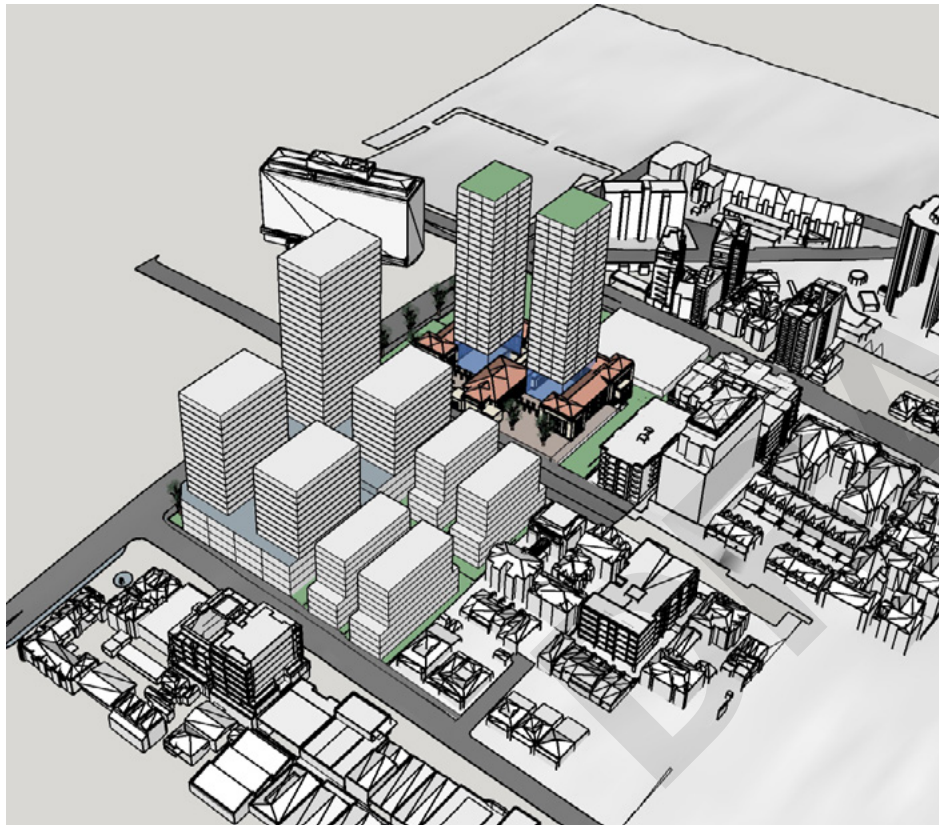


Cirque Apartments, Mount Pleasant, WA



Example of Public Art Integration

FIGURE 8: INDICATIVE MASSING DIAGRAMS



8.1 Northern Site: depicts podium and tower built form development option
Southern Site: depicts option for towers to be positioned centrally over heritage courtyards.



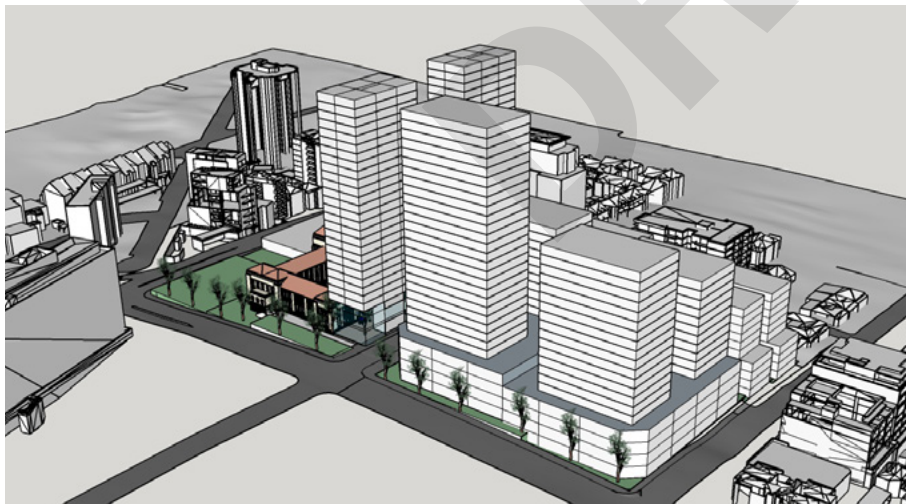
8.2 Northern Site: depicts tower to ground built form development option
Southern Site: depicts option for towers to be positioned to the north of heritage building.

Note:

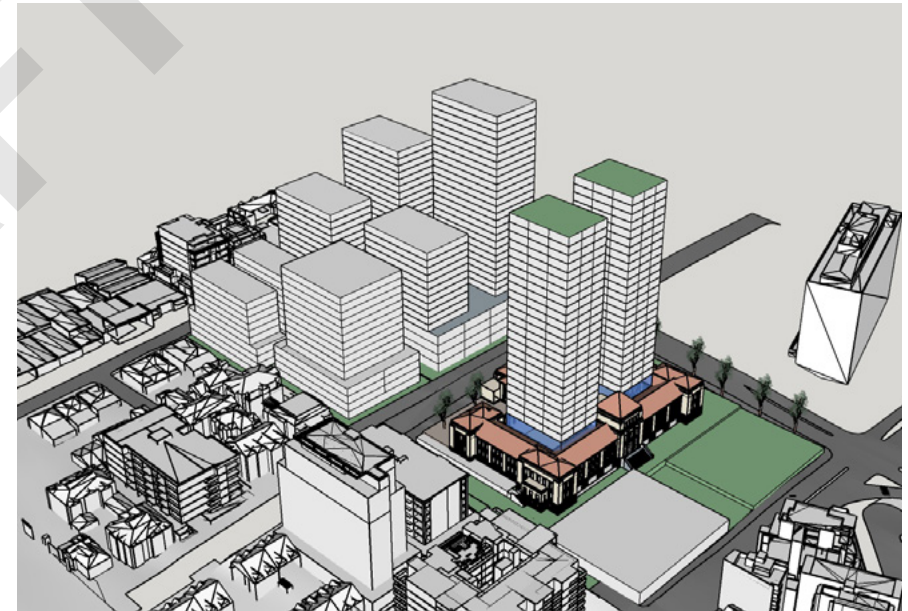
The Figure 8 diagrams depict indicative massing based on the Primary Controls Table. Other building forms may be proposed that are in accordance with the Primary Controls. The massing diagrams do not show the required design detail and articulation.



8.4 Podium and tower development option as viewed from south east, with single storey retail/dining and entertainment envelope depicted on Wellington Street



8.3 Indicative stepping of built form responsive to the topography



8.5 Amalgamated option for smaller lots on Bronte Street



The Towers, Elizabeth Quay, Perth



Alex Hotel, Northbridge

3.4 BUILDING HEIGHT AND FORM

Objective

- New development on the southern site will be positioned and scaled to allow the heritage Perth Girls School building to be the key feature and visual focus of the site, protecting sightlines to the facade, whilst creating opportunities for improved public realm engagement and streetscape activation.
- Development on the northern sites will be positioned, scaled and articulated to respond to the surrounding context, Perth Girls School heritage building, streetscape and site topography; ensuring that significant height of any towers is offset by human scale design at street level and setbacks from neighbouring development.

Acceptable Outcomes

- Development on the northern precinct includes a range of building heights, with 3–4 storey podiums to street edges, low to medium rise towers to the western side (adjacent to existing lower scale development) and medium to high rise tower/s to the south-east side, emphasising the ridgeline of the topography and the hill-top aspect.
- New development opportunities on the southern precinct are limited by the need to provide respectful space, separation and views of the Perth Girls School building. Mid-rise towers may be possible between the building and Bronte Street, or elevated above the internal courtyards.
- Development in the south-west forecourt of the Perth Girls School site is designed to enhance views of the heritage building and provide a highly activated and engaging interface with Wellington Street. Any new building is low scale, single storey and visually transparent at the street edge, excavated into the site and setback a minimum of 3 metres from the street boundary, with a maximum finished floor level of 19m AHD.
- A maximum site coverage at ground floor level of 85% on the northern precinct and 55% on the southern precinct, to facilitate the provision of deep soil zones and landscaped areas at ground level and for natural light penetration.
- Basement floor plates are consolidated beneath the building footprint already nested above, with careful consideration and design of any basements proposed beneath heritage structures.
- Podium/lower tower levels are broken into human scale components through modulation, articulation, fine grained expression and variation in architectural detailing, materials, colours and textures, to create a visually interesting base for the tower above and contribute to a high amenity pedestrian experience.
- Roof tops are landscaped to provide an attractive outlook from above and incorporate functional spaces

which promote surveillance of the street below.

- A 6m x 6m built form truncation is provided at each street corner for pedestrian and vehicle sight lines.
- If built form is to be delivered through a staged approach, staged delivery of built form to achieve positive streetscape outcomes throughout the development timeframe is demonstrated.

3.5 TOWER DESIGN

Objectives

- c) Tower design, floorplates and arrangement will minimise building bulk, maximise potential for views, and ensure occupants have access to direct natural light and ventilation, while providing appropriate privacy separation.
- d) Towers will demonstrate exemplary contemporary design and provide visual interest through innovative use of materials and construction methods.

Acceptable Outcomes

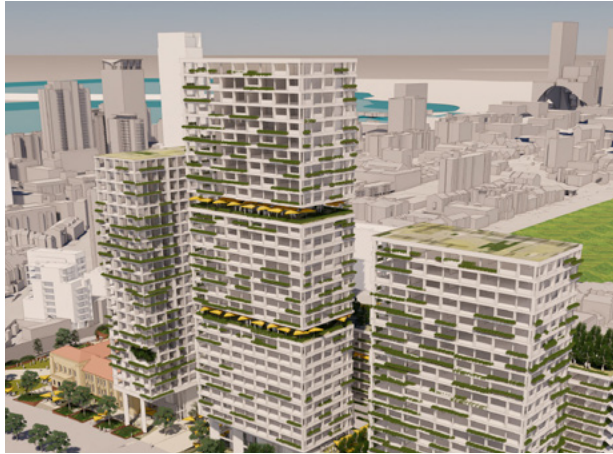
- Towers to ground (without podium) may be considered where an activated and engaging, human scale ground floor pedestrian interface is demonstrated.
- A minimum 8m setback from the street boundary to any tower component, as measured from the lot boundary to the front façade of a building.
- On the southern Perth Girls School site, increased tower separation may be required subject to a heritage impact assessment.
- Towers on the southern Perth Girls School site are to be raised above the ridge line of the Perth Girls School building, with a 3 storey activated undercroft, to allow unconstrained views to the heritage building.
- Tower floorplates on the northern Perth Girls School site are restricted to a maximum ratio of 50% of the tower envelope zone to facilitate the development of slender towers that minimise bulk and provide opportunities for views and solar access between buildings.
- Towers are separated by a minimum distance of 15 to 20 metres to ensure occupants have access to direct natural light, ventilation and provide appropriate separation for privacy purposes, as illustrated in Figure 5.
- Balcony projections into the street setback or internal tower separation areas may be considered, subject to achieving 12m minimum privacy separation, where permanently unenclosed/unscreened on at least two sides and expressed beyond the tower floor plate, with separation between projections to break up the appearance of mass.



One Central Park, Sydney, NSW



Human scale articulation



Indicative horizontal breaks in tower form

- Any building façade that is visible from public view is designed and articulated as if it were the primary frontage of the building.
- Building façades are designed to express the proportion of individual elements with a strong relationship and rhythm, provide interest through the inclusion of complementary architectural treatments and respond to the articulation and modular rhythm of the Perth Girls School architecture.
- Any tower element over 20 storeys in height is to feature one or more horizontal break(s) in the tower form, or increased setbacks to the upper levels to facilitate a landscaped terrace, to provide visual relief and assist with wind mitigation.

3.6 ROOF DESIGN

Objectives

- a) The roof, as the fifth facade of a building, will be treated as an important component of the overall design composition and provide a memorable contribution to the local identity and way-finding in the city context.
- b) Roof spaces will be designed and used to enhance the amenity and sustainability of developments through use as landscaped open space and/or accommodating sustainability infrastructure, such as photovoltaic panels.

Acceptable Outcomes

- Tower elements and roofs are to be designed to contribute positively to the City skyline, with feature lighting of the roofline encouraged.
- Incorporate and conceal roof plant and lift overruns as an integral part of roof design, taking into consideration how the design of the roof level will appear from the street level as well as the outlook from above.
- Incorporate sustainability elements such as rain water, solar or wind collectors into an innovative building design solution.
- Podium and tower roofs are designed to provide accessible, functional and useable areas for commercial, communal residential or public use, respond to climatic conditions including 'green roof' access to northern sun, and promote surveillance of the street below.
- Awnings and soffits visible from the public realm are of a high quality design integrated with the overall façade composition, and feature built in lighting where possible to enhance safety and visual interest.



Rooftop designed to provide accessible landscaped open space areas

3.7 MATERIALS AND FINISHES

Objectives

- a) High quality materials and finishes will be incorporated into building and landscape designs, which contribute to a high standard of design and enhance the quality of the public and private realm.
- b) Materials and finishes will contribute successfully to the overall design aesthetic and respond to the heritage significance of the site and local context, contributing to a sense of place.

Acceptable Outcomes

- A contemporary design aesthetic is clearly expressed through a cohesive palette of high quality, innovative and imaginative materials and finishes, appropriate for the inner city context, with distinct references to the heritage significance of the site.
- Employ robust, low maintenance materials in the higher parts of a building (prefinished materials rather than paint), and natural, tactile and visually interesting materials at the lower levels near the public interface to reinforce a human scale.
- Incorporate high performance glazing products to achieve sustainability outcomes, while maintaining a transparent interface with the street through the use of clear glazing, with low reflectivity, at ground level.
- A detailed materials schedule is required to be submitted as part of any development application to confirm achievement of the Acceptable Outcomes and/or Objective for materials and finishes.

3.8 LAND USE

Objectives

- a) A diverse mix of creative, cultural and active land uses will be provided at the southern site to support the residential population in East Perth, sustain ongoing activation of the public realm, and assist with achieving the Perth Girls School Vision (under Section 1.9).
- b) New development at the northern site and single lots will be predominantly residential, supporting inner city population growth and viable activation of the southern site.
- c) Residential uses will be located to take advantage of views around the city (where available).
- d) The Perth Girls School building will be predominantly occupied by creative, cultural and creative land uses that preserve the heritage character and minimise impacts to the building fabric, bringing public access and public life to the site.

The Perth Girls School building vision is to become a vibrant social and cultural hub with arts, culture and creative industry land uses, small businesses and lifestyle offerings. This will be supported by careful tenancy mix and place activation opportunities.

Land use examples include:

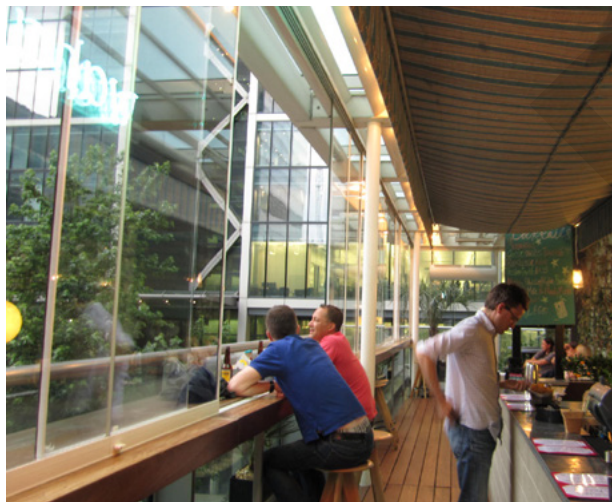
- film & video, animation, digital production
- marketing, graphic design
- performance art, visual art
- architecture, designer fashion, product design
- art and craft studios



Creative activation



Active interface



Active interface, providing passive surveillance

e) Land uses will not undermine the performance of the nearby Hay Street East and Royal Street activity centres.

Acceptable Outcomes

- A diverse mix of residential development is provided within the sites, and located to take advantage of views where possible, such as permanent and serviced apartments, short stay dwellings, aged care accommodation, student housing and affordable housing.
- The Perth Girls School building is occupied by an innovative and diverse mix of land uses with retail, commercial, and dining and entertainment uses that will complement and support the long term viability of arts and cultural and creative industry uses within the building. For example, small scale cinema, theatres, art galleries and artist studios are mixed with restaurants, small bars, creative retail opportunities, health services or child care.
- There is an opportunity in the Wellington Street forecourt for a well-designed single storey retail use (e.g. shops, market or supermarket) to serve the East Perth population, subject to active frontages to Wellington Street, basement parking and preserving key views to the Perth Girls School building.
- A retail impact assessment report will be prepared by a suitably qualified consultant, and submitted as part of any development application proposing a significant retail component.
- Single lots will contribute to a diverse mix of residential dwellings.
- Land uses align with the preferred land uses listed in Table 4, as follows.

	Perth Girls School Sites (northern and southern sites)	Single Lots
Perth Girls School Building	Culture and Creative Industry Category land uses, Restaurant/Cafe, Small Bar, Shop, Personal Services, Community Facility; Office (upper floors)	N/A
GROUND LEVEL	Shop, Shopping Complex, Market, Business Services, Consulting Rooms	Multiple Dwellings, Serviced Apartments, Specific Purpose Accommodation.
UPPER LEVELS	Multiple Dwellings, Serviced Apartments, Hotel, Specific Purpose Accommodation, Office, Commercial Training Centre.	Multiple Dwellings, Serviced Apartments, Specific Purpose Accommodation.

Table 4: Preferred Land Uses

3.9 ACTIVE EDGES

Objective

- Development will be designed to address and activate primary streets (refer Figure 3), with high levels of physical and visual interaction between buildings and pedestrians at the street level to facilitate a safe, vibrant, diverse and inviting environment.

Acceptable Outcomes

- Provide activation of buildings by:
 - incorporating a variety of uses at ground level, with the provision of entry doors, shop-fronts, operable doors and windows to cafés and restaurants.
 - incorporating active uses, balconies and roof top spaces overlooking the street; and
 - designing façades to be visually transparent at ground level to promote surveillance of the street and visible indoor activity.
- Building entry points are:
 - a clearly identifiable element within the façade design;
 - sheltered, well-lit and highly visible spaces to enter the building; and
 - provided with clear sight lines to and from the street to provide for a safe environment.
- Utilities and service infrastructure are either located within basement(s) or screened from public view and seamlessly integrated into the design of the development in terms of location, material use and architecture.
- Utilities and service infrastructure are minimised along Plain and Wellington Streets.
- Fencing within the front setback area is no higher than 1.2m above finished ground level of the adjacent footpath or road and at least 75% visually permeable. Fencing along Plain Street is avoided.
- The difference between the finished ground floor level and footpath level is minimised and managed to provide universal access to all entry points and minimise the disruption of physical and visual interaction with public realm.
- Retail development on Wellington Street is designed to provide a flush, active interface with the street to maximise visual interactivity along this edge, with a continuous awning projection over the existing public footpath for weather protection.



Visually transparent retail frontage



Tower articulation



FIGURE 9: INDICATIVE REALISATION OF VISION FOR WELLINGTON STREET FORECOURT

3.10 WIND

Objective

- Buildings and public spaces will be designed and oriented to prevent any increase in adverse wind conditions surrounding the site and mitigate the impacts of wind on outdoor amenity, to achieve appropriate levels of comfort and safety commensurate with the intended function of each outdoor space.

Acceptable Outcomes

- The design of buildings and open space areas is informed by wind tunnel and/or computer model testing, during concept and detailed design stages to avoid induced winds in outdoor spaces, including the public realm.
- Wind amelioration strategies are integrated into the building design from concept stage to achieve appropriate comfort levels for the proposed land uses and the intended function of associated outdoor spaces, including the adjacent public realm (such as alfresco dining, play/recreation, window shopping, waiting in plazas/at building entries and residential private and communal open space areas).
- Use of 'add-ons' such as screening or landscaping to provide direct wind amelioration will only be accepted as a tool to fine tune the design.
- No permanent weather protection structures, such as wind barriers for alfresco areas, are permitted in the public realm (with the exception of overhead awnings attached to the building).
- A wind impact report, prepared by a qualified wind consultant, is submitted as part of the development application, which details the modelling undertaken and measures implemented to satisfy the Acceptable Outcomes and/or Objective for wind.



Active landscaped rooftop, Parliament of Victoria



3.11 NATURAL LIGHT AND VENTILATION

Objectives

- a) Buildings will be orientated and internal spaces arranged to maximise direct access to natural light and ventilation within and through the development to optimise internal amenity and sustainability.
- b) The impact of overshadowing from new development on neighbouring buildings and open spaces, including the public realm, will be minimised to preserve the amenity of the surrounding area.



Acceptable Outcomes

- The massing and orientation of building forms is informed by a shadow analysis, from concept stage, to minimise the impact of shadow cast by the development on surrounding sites and maximise sunlight penetration into the building, streets and public places.
- The design maximises north aspect and the number of single aspect south facing apartments is minimised.
- Living rooms and private open spaces are oriented to maximise access to direct sunlight (refer to part 4.1 of the R-Codes Vol.2 for further design guidance on solar access).
- Dual aspect apartments have a maximum depth of 18m, measured from glass line to glass line.
- Every habitable room (as defined in the R-Codes Vol.2) has a window in an external wall with a total minimum area of not less than 10% of the floor area of the room, with natural light not borrowed from other rooms or light wells.
- Measures for shading and glare control are incorporated in the design, with particular consideration of summer heat/glare conditions.
- At least 60% of apartments are naturally cross ventilated (refer to part 4.2 of the R-Codes Vol.2 for further design guidance on cross ventilation).
- All common internal corridors have access to natural light and natural ventilation.
- Well-located, screened outdoor clothes drying areas are provided for each dwelling, or in a central shared space.
- At least 50% or 125m², whichever is the lesser, of the communal and public open space areas should receive a minimum of two hours of sunlight each day between 10am and 2pm from August through to April.
- A report(s) and/or diagram(s), prepared by a suitably qualified professional is required to be submitted as part of any development application to demonstrate satisfaction of the Acceptable Outcomes and/or Objectives for natural light and ventilation.

3.12 APARTMENT SIZE AND LAYOUT

Objectives

- a) Apartment size and layout will support resident amenity and lifestyles, with functional, well organised room configurations that enable adaptability.
- b) A diversity of dwelling size, tenure and affordability options will be provided that are suitable to a range of residents/household types, including families and key workers.

Authority Policy

Compliance with the Authority's Development Policy 9 Affordable and Diverse Housing and Development Policy 10 Adaptable Housing.

Acceptable Outcomes

- Minimum floor to ceiling heights as follows:
 - Habitable rooms 2.7m; and
 - Non-habitable rooms 2.4m.
- Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobes).
- Bedrooms have a minimum dimension of 3m (excluding wardrobe space).
- Living rooms or combined living/dining rooms have a minimum width of:
 - 3.6m for studio and 1-bedroom apartments; and
 - 4m for 2-bedroom or greater apartments.
- Habitable room depths do not exceed 3x the ceiling height.
- Adequate internal storage space is provided within each dwelling for daily needs, separate to the minimum storage space required under Section 3.14, including kitchen, bathroom, bedroom and laundry storage cupboards/wardrobes.
- Noise sensitive rooms (such as living areas and bedrooms) are located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.
- Wardrobes in adjacent bedrooms are co-located to act as sound buffers.

3.13 PRIVATE OPEN SPACE

Objectives

- a) Functional and useable private open space will be provided to enhance resident amenity, and provide depth and visual interest to the building form.
- b) Private open space will be sited, oriented and designed to appropriately respond to the environmental context.

Acceptable Outcomes

- All apartments have primary balconies (or courtyards) meeting the standards of Table 5.





- Private open space design is integrated into and contributes to the overall architectural form and detail of the building.
- Private open space is:
 - oriented to maximise access to northern sunlight where possible;
 - directly accessible from and connected to a habitable living space within the dwelling;
 - designed to be practical, useable and appealing;
 - designed to reduce the level of noise reaching the apartment facade, including acoustically solid balustrades and/or acoustic absorption to the underside of the soffit within the balcony; and
 - not used for car parking, storage or placement of air-conditioning units.
- A minimum of 75% of the area above a 1 metre balustrade/handrail is permanently unenclosed (balcony) or fully openable (winter garden).
- Enclosed balconies (winter gardens) may be considered for upper levels of towers, where there is a demonstrated need or benefit, provided the winter gardens:
 - meet the minimum size requirements for balconies and don't replace a functional space internally;
 - include an operable sliding/lifting glass system to give a clear opening between the balustrade and soffit and enable the space to function as a balcony in fine weather;
 - meet drainage and floor finish standards for an outdoor environment;
 - are naturally ventilated; and
 - are designed to appropriately balance natural light access with environmental performance, ensuring appropriate levels of internal comfort.
- Enclosed balconies, including winter gardens, are included in the calculation of plot ratio area.

Size of Dwelling	Min. Size of Balcony/Courtyard (sqm)	Min. Dimension (m)
Studio/1 Bedroom	8	2
2 Bedrooms	10	2.4
3 Bedrooms (or greater)	12	2.4
Ground floor/apartment with a terrace	15	3

Table 5: Balcony/Courtyard Acceptable Outcomes

3.14 STORAGE

Objective

- All dwellings are provided with a dedicated storage space proportionate to the dwelling size, to preserve the liveability and functionality of residential apartments and reduce the need for storage off-site.

Acceptable Outcomes

- Provision of a store with a minimum area of 4m², and a minimum dimension of 1.5m, for apartments with 2 or less bedrooms.
- Provision of a store with a minimum area of 5m², and a minimum dimension of 1.5m, for apartments with 3 or more bedrooms.
- External stores are secure, fully screened and designed and located to be readily accessible in proximity to dwellings (external to apartments but integrated within the building/basement) and do not require the movement of parked vehicles for access purposes.
- Sufficient internal storage areas are provided within each residential dwelling.

3.15 CIRCULATION AND COMMON SPACES

Objective

- Circulation and common spaces are designed as functional, welcoming and attractive spaces, to create spaces with a high level of amenity and comfort that foster a sense of community.

Acceptable Outcomes

- Circulation corridors are at least 1.5m in width.
- The width of a lift landing exceeds the internal depth of the lift car.
- Day light and natural ventilation is provided to all common circulation spaces, with windows positioned to optimise daylight and capture views, such as adjacent to the core or at ends of corridors.
- Corridor layouts provide clear direct and legible access routes.
- Corridors greater than 12m in length from the lift core include design measures to improve amenity, such as spaces for seating, widening at apartment entries and/or varied ceiling heights.





Foundry Road, Midland, WA (Foundation Housing)

3.16 VISUAL PRIVACY

Objective

- The orientation and design of buildings, windows and balconies minimises direct overlooking of habitable rooms and private outdoor living areas within the site and of neighbouring properties, without excessive reliance on high sill levels or permanent screening of windows and balconies.

Acceptable Outcomes

- Major openings and balconies achieve a minimum setback distance of 6m from common lot boundaries, and 12m separation within the site.
- Protection of privacy is achieved with minimal screening, to preserve natural light access and amenity

3.17 COMMUNAL OPEN SPACE

Objective

- Communal open space will be integrated within the development and designed to enhance amenity for residents or workers and support a variety of activities and functions.

Acceptable Outcomes

- A minimum area equivalent to 20% of the lot area is provided as communal open space in the form of landscaped, accessible podium/roof terraces and/or plazas.
- Communal open space is to be incorporated into the design of the buildings and actively programmed as gardens, green space or active or passive recreation space.
- A portion of the communal open space shall be provided at ground level including deep soil zones to allow for the growth of mature trees.

3.18 LANDSCAPE DESIGN

Objectives

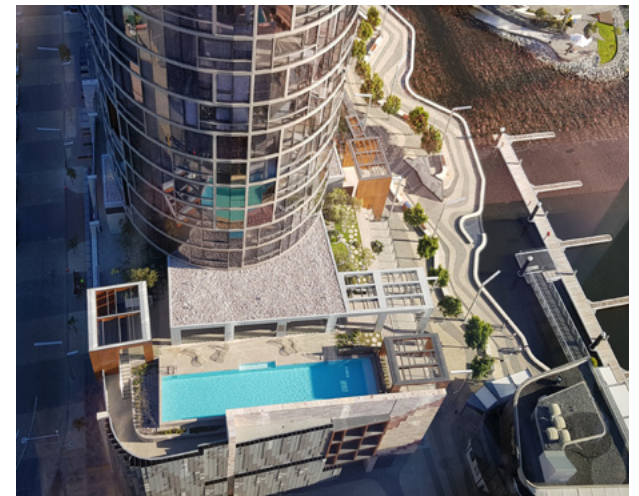
- A mix of soft and hard landscape treatments, including mature plantings in deep soil zones, will be integrated into developments at ground levels, rooftops, balconies and on building façades, to provide amenity and contribute positively to streetscape character and a strong sense of place.
- The landscape design will be contextually responsive and environmentally sensitive, provide shelter and shade in public and communal spaces to enhance comfort and amenity levels, and assist in reducing the urban heat island effect and management of stormwater runoff.
- Landscape design and ground floor setbacks contributes to the creation of Plain Street as a tree-lined boulevard with a green edge, visually linking to the East Perth Cemeteries green space.
- High quality at ground landscaping will enhance the setting of the Perth Girls School heritage building and its cultural heritage significance and any public spaces provided on site.

Acceptable Outcomes

- All development applications are to include a landscape plan that has been prepared in accordance with the Water Corporation's waterwise criteria for landscaping, and the following Acceptable Outcomes.
- Biophilic design principles are incorporated throughout the development internally and externally.
- Landscape design is to be viable and sustainable through:
 - minimisation of water and maintenance hungry landscaping, through use of native and water-wise plants and/or irrigation and water reuse infrastructure;
 - selection of tree and shrub species considers size at maturity and the potential for roots to compete; and
 - management of runoff from rainfall events in accordance with water sensitive urban design principles.
- Landscape design contributes to amenity and recreation through:
 - provision of social spaces (e.g. barbecue areas and vegetable gardens) and clothes drying area(s);
 - provision of deep root soil zones with mature trees and soft landscaping, equating to at least 10% of the site area (refer to section 3.3 of the R-Codes Vol.2 for further guidance on the design of deep soil areas);
 - enhancing microclimate by considering prevailing winds, sun angles and a balance between evergreen and deciduous trees; and
 - provision of 'green roofs' to reduce storm water generation, enhance the soft landscape aesthetic of the development, improve thermal massing and assist in reducing the urban heat island effect.



Rooftop photovoltaic array, The Bottleyard, Perth WA



Rooftop amenities at Lot 10 Elizabeth Quay, Perth WA



Water Sensitive Urban Design, Kings Square, Perth

- Landscape design contributes to the amenity and user comfort of the streetscape and builds upon the existing sense of place.
- Landscape design provides high quality, landscaped public spaces that align with major pedestrian routes and desire lines.
- Landscape design utilises existing trees where possible.
- Landscaped rooftops sustain medium scale vegetation.

3.19 ENVIRONMENTAL SUSTAINABILITY

Objectives

- a) Sustainable initiatives will be integrated into the design, construction and management of new buildings and open spaces to limit the environmental impact of new development.
- b) Development will ensure resource efficiency, minimise use of non-renewable energy and potable water and reduce the production of waste, pollution and other damaging emissions.

Authority Policy

- Compliance with the Authority's Development Policy 1- Green Building

Acceptable Outcomes

- All new buildings achieve a minimum 5 Star Green Star Rating ('Design Review' and 'As Built' certification from the Green Building Council of Australia (GBCA) in accordance with Development Policy 1 - Green Building, and demonstrate that the following specific initiatives are incorporated into the design:
 - water efficiency;
 - strategies to minimise potable water usage through rain water capture and re-use and/or waste water recycling;
 - energy efficiency and energy efficient fixtures and appliances; and
 - a naturally comfortable indoor environment including access to natural light and ventilation as well as thermal comfort levels.
- Development incorporates passive solar design measures to optimise heat storage in winter and reduce heat transfer in summer.
- Development incorporates carbon zero or carbon neutral design considerations;
- A Green Star assessment report, prepared by a suitably qualified consultant (GBCA certified assessor), is required to be submitted as part of any development application to confirm satisfaction of the Acceptable Outcomes and/or Objectives.

3.20 SAFETY

Objective

- Developments will be designed to minimise the opportunity for crime and maximise the sense of safety through the design and management of built and landscaped environments, including maximising passive surveillance of the public realm and incorporation of lighting, to highlight architectural features, and support a safe urban environment during all hours of the day and night.

Acceptable Outcomes

- A report prepared by a suitably qualified professional will be required to be submitted as part of any development application to confirm that the development has been designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles.
- Lighting is integrated into the built form at street level and upper floors to highlight architectural features, main entrances, parking areas, landscaping and the corners of buildings, to reinforce the sense of place and enhance safety at night.
- Ground floor and podium levels are designed to provide passive surveillance of the public realm.



3.21 UNIVERSAL ACCESS

Objective

- Buildings will incorporate equitable universal design principles allowing people with disabilities or those who require high levels of accessibility to live, work and visit the Redevelopment Area.

Authority Policy

- Compliance with the Authority's Development Policy 10 - Adaptable Housing

Acceptable Outcomes

- Universal access is provided in accordance with the requirements of the Disability Discrimination Act 1992 and relevant Australian standards.
- Where the ground floor is elevated above finished footpath level ramps that facilitate universal access shall be accommodated within the interior of the building to reduce their visual impact and assist in achieving a strong built edge to the street boundary.



Landscape treatment, City of Perth Library



Chapter 4 Parking, Access and Services

4.1 SITE ACCESS

Objective

- The number, size and visual impact of vehicle access points to each lot will be minimised to reduce conflict between pedestrians, cyclists and vehicles and to promote attractive streetscapes by prioritising safe and accessible pedestrian/cyclist movements.

Acceptable Outcomes

Pedestrian and Cyclist Access:

- Safety is maintained by minimising conflict points between vehicles and pedestrian/cyclist movements through careful site planning to achieve separated access routes for the different modes of travel.
- Pedestrian access from the street and from any car park areas shall be clear, direct and safe. All pedestrian entrances shall have casual surveillance from within the development and shall be covered to provide protection from the elements.

Vehicle Access:

- Vehicle access is to be in accordance with Figure 3.
- Vehicle and loading dock/service access is combined to minimise adverse impacts on the streetscape.
- Crossovers shall be located to avoid existing street trees and provide sufficient clearance to allow for root and canopy growth.

4.2 CAR PARKING

Objective

- The provision of on-site car parking bays will be minimised, and parking areas designed, to encourage use of alternative, more sustainable forms of transport, and provide future proofing for new vehicle technologies.
- Parking areas are located and designed with careful consideration for site levels, public realm impacts and the potential for future adaptive reuse.

Acceptable Outcomes

- Parking is to be provided in accordance with Table 6.
- All non-residential parking bays are required to be licensed by the Department of Transport in accordance





with the *Perth Parking Policy 2014* and *Perth Parking Management Act 1999*.

- A commercial car park may be considered to support weekly retail needs for East Perth residents subject to a Transport Impact Assessment and Management Plan submitted at the development application stage to mitigate any impacts on the immediate and surrounding roads and the operation of the development generally.
- Parking is located within a basement and/or concealed behind the building façade and sleeved with active uses, with all above ground parking to be counted in the calculation of plot ratio. At least 50% of the basement parking floor area is to be below natural ground level, in order for it to be excluded from plot ratio calculations.
- Parking areas, especially those above ground, are designed to be adaptable for future uses, for example:
 - floor to floor heights of at least 3.1m;
 - car parking not located on ramps; and
 - the structure of the building makes provision for future adaptive reuse with the ability to insert openings for natural light and ventilation.
- Basement parking is designed with consideration to levels across the site and will not protrude more than 1m above natural ground level at any portion, to minimise blank walls and prevent negative visual impact on the streetscape and active edges.
- Charging stations for electric vehicles and scooters are incorporated into parking areas, with the electrical supply to provide vehicle charging capacity for at least 50% of the total number of bays.
- Provisions of bays for innovative car-sharing programs, reciprocal parking, shared parking arrangements and car stackers are encouraged, to maximise efficiency of use.
- A Transport Impact Assessment (TIA), prepared in accordance with the WAPC's TIA Guidelines 2016 and supported by SIDRA modelling, and a Car Parking and Traffic Management Plan is required to be submitted as part of any development application to demonstrate effective and safe management of traffic movements to, from and within the car parking areas, including service and waste vehicle access.

Land Use	Maximum Number of Parking Bays
Non-Residential	As per the Perth Parking Policy. Scooter/motorbike parking is to be provided at a rate of 1 bay per 10 parking bays
Residential	Maximum average of 1 bay per dwelling
Residential Visitor	N/A

Table 6: Car Parking Requirements



4.3 BICYCLE PARKING AND END-OF-TRIP FACILITIES

Objective

- The configuration and design of buildings will encourage and support the use of alternative active travel modes, including cycling.

Acceptable Outcomes

- Developments are provided with bicycle parking and end of trip facilities in accordance with Table 7 below.
- All bicycle parking facilities are to be designed and constructed in accordance with Australian Standard 2890.3 (as amended) and Austroads Guide to Traffic Engineering Practice Part 14 – Bicycles.
- Bicycle parking for visitors should be located at ground level adjacent to the building entry and such that it:
 - allows for passive surveillance from public spaces such as from roads and other buildings;
 - does not disrupt pedestrian movement(s);
 - is accessible from the road and cycle path; and
 - is in well-lit areas.
- Bicycle parking facilities for commuting staff are designed in accordance with CPTED principles to promote the safety and security of users and be co-located to promote efficient use.
- Lockers and locker rooms are ventilated and of a size sufficient to allow the storage of cycle attire and equipment.
- Charging stations for electric bicycles and other micromobility means are incorporated into bicycle parking areas, with the electrical supply and car parking distribution boards to provide vehicle charging capacity for at least 50% of the total number of bays.

Use	Requirement
Bicycle Parking	<p>Bicycle parking is provided at a minimum rate of:</p> <ol style="list-style-type: none"> 1 bicycle space per dwelling, may be added to residential storeroom or in a shared bike parking area. 1 bay per 10 dwellings or 200m² NLA for visitors, located adjacent to the main public entrance of a building. 1 bay per 100m² of net leasable area (rounded up) for staff of non-residential uses.



charging stations for electric cars, Perth WA



Use	Requirement
End-of-Trip Facilities	A minimum of 1.5 lockers is to be provided for every non-residential bicycle bay A minimum of two female and two male showers, located in separate changing rooms, for the first 10 non-residential bicycle bays. Additional showers to be provided at a rate of one male and one female shower for every 20 bicycle bays thereafter.

Table 7: Bicycle Parking Requirements and End-of-Trip Facilities

4.4 BUILDING SERVICES

Objectives

- a) Services and related hardware required for the function of buildings are designed and located in a manner that ensures they meet changing needs over time and do not negatively impact on the architectural design of the building or the character and amenity of the area.
- b) Site and building services are to be fully integrated into the design of buildings or screened from public view.

Acceptable Outcomes

- Loading and service areas, storage areas and ancillary equipment such as mechanical plant, piped and wired services, fire booster cabinets, service meters and roof plant are concealed from public view and integrated into the architectural design in a manner that does not undermine the amenity of the area or quality of the development.
- Where required to be accessible from the street, services and any associated cabinets will be located on secondary streets and integrated in architectural treatment of facade, in terms of both colour and design.
- Air conditioning units, pool filtration equipment, motors, pumps and mechanisms and similar items must be suitably located in areas that minimise the impact on neighbours, screened from public view from all directions, and be compliant with the provisions of the *Environmental Protection (Noise) Regulations 1997*.



4.5 WASTE REDUCTION AND MANAGEMENT

Objectives

- Waste Management will be planned and co-ordinated as an integral component of the design and development process, with bin enclosures screened from view of the street and located to ensure odours and sound emissions are minimised.
- Sustainable waste management will be achieved through the combined strategies of waste reduction, reuse and recycling, waste awareness and performance monitoring.

Acceptable Outcomes

- Development is to incorporate sufficient space for on-site storage and collection of waste, in accordance with the City of Perth's waste collection requirements.
- A Waste Management Plan is to be prepared in consultation with the City of Perth and provided at development application stage to demonstrate satisfaction of the above Objectives.
- Development is to be designed to facilitate recycling of waste.



Building services integrated into facade, Perth WA



Seating bench with solar powered USB ports, Perth WA



APPENDIX 1 IMAGE CREDITS AND DOCUMENT CONTROL

IMAGE CREDITS

Perth Girls School, ADC	Cover Page	Melbourne Parliament, (TBC)	P37
Charnock Woman Mosaic, DevelopmentWA	P2	Kings Square, Perth, Scene Team	P38
Optus Stadium, DevelopmentWA	P4	The Bottleyard, Perth, (TBC)	P39
Perth Girls School, ADC	P5	Lot 10 Elizabeth Quay, Perth, DevelopmentWA	P39
Connectus, DevelopmentWA	P6	Foundry Road, Midland, Foundation Housing	P40
East Perth Aerial, DevelopmentWA	P9	Perth Cultural Centre, DevelopmentWA	P41
Claisebrook Station, DevelopmentWA	P9	City of Perth Library, DevelopmentWA	P41
Perth Girls School, F.A. Sharr	P10	Cyclists, DevelopmentWA	P42
East Perth Cemeteries, National Trust	P10	Cat Bus, DevelopmentWA	P42
One Central Park, Sydney, Rob Deutscher	P14	Shop Fronts, DevelopmentWA	P43
Kings Square, (TBC)	P14	Vehicle Entry, DevelopmentWA	P43
Ghen Market Hall, Hufton Crow-VIEW	P15	Bicycle Storage, DevelopmentWA	P44
Bosco Verticale, (TBC)	P15	Electric Cars Charging Station, DevelopmentWA	P44
Perth Girls School, DevelopmentWA	P16	Integrated Services, DevelopmentWA	P45
Perth Girls School, DevelopmentWA	P16	Alex hotel, Perth, DevelopmentWA	P45
Perth Girls School, DevelopmentWA	P16	One40william by Hassell, DevelopmentWA	P46
Indicative Section, ADC	P16	Smart Bench, DevelopmentWA	P46
Indicative Massing, DevelopmentWA	P21		
International Towers, Barangaroo, DevelopmentWA	P22		
Cirque Apartments Mount Pleasant, DevelopmentWA	P23		
Public Art, Mount Pleasant Woolworths, DevelopmentWA	P23		
Towers at Elizabeth Quay, DevelopmentWA	P26		
Alex Hotel Terrace, Anson Smart	P26		
One Central Park, (TBC)	P27		
Vancouver Apartments, DevelopmentWA	P27		
Indicative Tower Reneder, NH Architecture	P28		
Burwood Brickworks Project, NH Architecture	P28		
Creative activation, Right Angle Studio	P29		
Enex 100, Perth, Adrian Lambert	P30		
Bar, LaCitta Vita	P30		
Supermarket, City of Melville, DevelopmentWA	P31		
Tower development, Melbourne, DevelopmentWA	P31		
The Fitz Apartments, North Perth	P33		
The Fitz Apartments, North Perth	P34		
Lot 9 Apartments, Elizabeth Quay, DevelopmentWA	P34		
Townhouses, Hay Street, East Perth, DevelopmentWA	P36		
Jesse and Norm's Terrace, Channel Nine	P36		

DOCUMENT CONTROL

Adoption Date:

Amendment Date:

Nature of Amendment:

MORE INFORMATION

If you require any further information or explanation, the following options are available:

Website:

review planning documents on DevelopmentWA's website:
www.developmentwa.com.au/planning

Email:

email your query to DevelopmentWA at:
planning@developmentwa.com.au

Phone:

phone DevelopmentWA to speak to a planner on (08) 9482 7499

Meeting:

book a meeting to discuss your proposal with a planner by
phoning (08) 9482 7499

City of Perth Submission: Draft Perth Girls School Design Guidelines

The City appreciates the opportunity to comment on the draft Perth Girls School Design Guidelines. The importance of this site and the opportunity that it presents to positively contribute to the sustainable development of Perth city is recognised. The site contains places of state and local cultural heritage significance, is located at a high point in East Perth and is a substantial landholding in an area where the City is keen to encourage further residential growth.

Ideally planning for this site should be based on a strategic planning framework for the broader area rather than being undertaken in isolation which has the potential to set precedents without fully understanding their long-term implications.

The draft City Planning Strategy identifies the site as being within a growth area however the extent of growth within the various growth areas has yet to be finalised.

The planning and design of such important sites should be undertaken through a wider neighbourhood and precinct planning approach that ensures integrated consideration of:

- built form and landscape outcomes that positively contribute to the existing and desired character of the neighbourhood,
- transport outcomes that meet the needs of the precinct and wider neighbourhood,
- a land use mix that complements and strengthens nearby activity centres, and
- the broader needs of the existing and future residential community of East Perth in terms of amenities and facilities. These might include the greening of the East Perth Cemetery and the upgrading of Bronte St and pedestrian crossings on Plain Street to create an enhanced green corridor between Wellington Square, the East Perth Cemetery and the Swan River foreshore.

The City is keen to continue to work with Development WA and the landowners of the site to ensure appropriate planning outcomes are achieved. The design process of the site needs to be an evolution that responds to performance criteria, and the danger is that overly prescriptive guidelines may have unintended consequences of imposing expectations and restrictions that are not able to respond to changing circumstances.

Notwithstanding this, the following comments are made on the draft Guidelines now being formally advertised.

General Comments

Cultural Heritage

The site that the Guidelines apply to includes two significant heritage places; the Perth Girls School (fmr) on Lot 774 and the Chinese and Presbyterian Cemetery (fmr) on Lot 775, associated with the East Perth Cemeteries.

The Guidelines should adequately address the range of heritage values of the site and require any proposed conservation works, landscaping, redevelopment and introduction of new structures to be in accordance with Heritage Act 2018 and State Planning Policy 3.5 Historic Heritage Conservation. In accordance with this legislation, the Guidelines should specify that new development must achieve both 'high quality conservation and design outcomes'. These outcomes are not necessarily achieved by referencing 'retention and adaptive reuse' in the Guidelines.

At present the Guidelines focus on the Perth Girls School buildings. As the whole of Lot 774 is listed, emphasis should not be placed on the buildings at the expense of their setting, surrounding, landscaping and other structures within the registered curtilage.

Any development on Lot 774 must be sensitively designed to avoid adverse impacts on the cultural heritage significance of the place. Where a development zone is indicated it should be clearly prefaced that it will not be as of right and will be subject to the achievement of high quality conservation and design outcomes. As part of this, structures in the curtilage should enable views of the heritage buildings in the round and not detract from their symmetry.

The Guidelines indicate a development zone to the south for a one storey building and two development zones to the north for tower buildings up to 25 storeys in height.

The development zone to the south is generally supported subject to views of the Girls School building from the street being maximised. This includes limiting the single storey building element to the west of the main entry to an overall height (including soil depth) that is below the existing finished floor level at the main entry of the Girls School building (RL 24.0m AHD to be confirmed by Development WA). Direct pedestrian access to the building from Wellington Street and a façade that maximises views into and out of the building at street level should also be required, to ensure suitable activation of the street for the benefit of the local community. The Guidelines should be amended to consistently indicate this.

In relation to the development zones to the north, despite the requirement for the lower levels of any buildings to be visually transparent, it is likely that the core of buildings of this size will significantly obstruct views to the Perth Girls School building. Given their nil street setback, they will also conflict with the Bronte Street streetscape that has a strong landscaped element. Whilst Figures 8.1, 8.4 and 8.5 suggest an alternative option of building within the courtyards, this is not apparent from the provisions. Amendments to the wording to clarify this are recommended.

Land Use

In alignment with the objectives of the City's Strategic Community Plan to achieve sustainable and responsible accelerated population growth, the preference under the City's draft City Planning Strategy is for this to become a residential rich neighbourhood with the focus on permanent residential development. Visitor accommodation such as serviced apartments whilst also supported will not deliver the same social and economic benefits to the neighbourhood and Perth city generally. It is therefore requested that both the Vision and Land Use sections of the Guidelines be amended to more clearly reflect this.

The use of the heritage place as a cultural community hub is seen as an excellent opportunity to provide a unique offering that makes a positive contribution to the identity of the neighbourhood. Uses that bring public life and access to the buildings will also maximise appreciation of the heritage of the place. Any increase in development potential on the site to the north should be subject to these community outcomes being achieved. Community uses should be ongoing in the longer term and it is critical that the heritage building is protected, conserved and maintained.

The landowner's desire for a supermarket on the southern western portion of the Perth Girls School site fronting Wellington Street to service the convenience shopping needs of the community is noted. From a traffic perspective, this would be a preferable location as it will minimise negative impacts on the character of Bronte and Wickham Streets than drawing traffic into the core of the development could create. However, it is important that retail development on this site does not detract from the viability of nearby Hay Street East and Royal Street activity centres. The requirement for a retail

needs/impact assessment to be submitted as part of a development application is therefore supported.

Plot Ratio

The definitions of floor area vary between the Central Perth Redevelopment Scheme (CPRS) and City Planning Scheme No.2 (CPS2), with the latter having additional exclusions. This makes comparison of resulting intensity of development and associated bulk and scale difficult. Ideally given the pending normalisation of the site, the City's preference would be for the Guidelines to adopt the CPS2 definition of plot ratio. This would provide clarity in terms of bulk and scale relative to adjacent development.

The prevailing plot ratio of the area surrounding the site is 3:1 (CPS2 definition) with potential bonus plot ratio of up to 50%, equating to 4.5:1. While the site is identified as a growth area in the draft City Planning Strategy, the quantum of growth in the various growth areas across the city is yet to be finalised.

The 7:1 plot ratio (CPRS definition) on the northern lots 775 and 112, with potential for 8:1 if certain criteria are met, is significantly higher than that in the surrounding area. It is noted that Development WA has provided a higher plot ratio, in recognition of the lower 2.5:1 plot ratio on the southern Perth School lots.

While a greater intensity of development on the northern site can be contemplated as compensation for appropriate strategic community outcomes on the southern site, such as heritage, cultural uses, and public space, this needs to be balanced with ensuring appropriate built form outcomes. One of the Guidelines criteria for the additional (i.e. bonus) plot ratio on the northern lots 112 and 775, requiring heritage works to be the first stage of any development proposal, is a solution in part. If expanded to ensure long term ongoing outcomes, as discussed under land use, it would emphasise the importance of these outcomes and the relationship between these and additional plot ratio.

The rationale for increasing the plot ratio on the single lots 110 and 112 to the north of Bronte Street, from 4:1 to 5:1 (CPRS definition) if amalgamated is not clear. The built form that is proposed on amalgamation is a poor outcome that is not suited to the local context. Encouraging it via additional plot ratio is not supported.

Built Form

The City's planning framework does not prescribe building envelopes as this can restrict alternative design responses. Accordingly, the preference would be for primary controls in the Guidelines to be limited to building heights, setbacks and landscaping.

Comments on the built form provisions for the southern site, lot 774, are provided under Heritage above.

The podium/tower building form proposed on the lots north of Bronte Street is not suited to the locality. The City's focus is on built form that responds to the existing and desired character of the locality and protects and enhances the cultural heritage significance of the Perth Girls School buildings and the East Perth Cemetery. The podiums conflict with the prevailing and desired built form character of the locality in terms of the grain and nature of buildings within landscaped settings. It is a building typology more appropriate in the centre of the city where nil setbacks prevail at street level.

The City's preference is for tower to ground building form as shown in Figure 8.2 of the Guidelines. While the Figure suggests this is an option it is not apparent from the provisions. Amendments to the wording to clarify this are recommended.

If podiums are maintained as an option, the preference would be for them to have a maximum height of 14m (or 3 storeys maximum) consistent with the CPS2 approach in other parts of the city. On the single lots 110 and 112, the podium and tower building form to the rear is of limited value and it is recommended that the rear setback be the same for all levels to assist the functionality of the building and reduce construction costs. It is also recommended that the side setbacks be increased to a minimum of four metres to ensure appropriate levels of privacy for residents. This would be consistent with the CPS2 setback requirements applicable on land to the west and in the inner city generally.

The three metre street setback in Bronte Street is also appropriate in Wickham Street, rather than the nil street setback indicated. This would be in keeping with the residential character of the street and the 4.5m street setbacks required along the remainder of the street under CPS2.

Landscaping

It is noted that the Guidelines require the provision of deep soil zones in accordance with the standards in SPP7.3 R Codes -Apartment Design. This is supported and should be extended to also apply the R Codes minimum requirements for new trees.

The provision of a six metre wide landscape setback and deep soil zone along the western side boundary of the northern lots 775 and 112, will be of limited value to any development on site if the podium and tower built form is pursued. While it will offer the occupants of the adjoining single lots to the west some relief from the scale of the podiums, this is not a preferred option.

Emphasis should be placed on providing trees in the street setbacks on all the lots to positively contribute to the streetscape character and microclimate. Improving the amenity of Bronte St and pedestrian crossings on Plain Street to create an enhanced green corridor between Wellington Square, the East Perth Cemetery and the Swan River foreshore are considered to have important strategic benefits for the community. Maximising the landscaping of the sites covered by the Guidelines would contribute to this corridor.

Movement

It is important to the amenity of Bronte and Wickham Streets, that large numbers of vehicles accessing the development are not drawn west into these local streets. Ideally this should be clearly expressed in the Guidelines.

The 'shared zone' indicated in the Guidelines within the Bronte Street road reserve does not fall within the remit of the development application process and suggests a level of privatisation of the public realm. The design of Bronte Street should be considered in its entirety and not for a limited portion and therefore should be deleted. However the City will continue to engage with the landowner on opportunities for this development to contribute to improvements to the public realm.

Detailed Comments

Design Element	Guidelines	Comment
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1.1	Purpose of the Document	<ul style="list-style-type: none"> • Include reference to guiding the conservation and redevelopment' rather than 'development'; and to the need to achieve both 'high quality conservation and design outcomes'.
1.7	Site Context	<ul style="list-style-type: none"> • Replace reference to the Perth Girls School 'building' with the 'place' here and throughout the document.
1.9	Heritage Listing	<ul style="list-style-type: none"> • Reference the Chinese and Presbyterian Cemetery (fmr) on Lot 775. • References to the Perth Girls School as a heritage place should give equal regard given to the buildings and the curtilage here and throughout the document.
1.10	The Perth Girls School Precinct Vision	<ul style="list-style-type: none"> • Focus should be on permanent residential land uses. • Remove reference to shared zone here and throughout the document. • Reference the desired green corridor along Bronte Street between Wellington Square and the Swan River. • Remove reference to only lower levels of Girls School building as open to the public here and throughout the document. No need to restrict.
Fig 3	Vision Elements	<ul style="list-style-type: none"> • Adjust development zones as discussed in general comments. • Show the statutory curtilage of the Heritage Place. Where heritage buildings, structures and spaces are highlighted for 'retention' in the legend, this should be changed to 'conservation'. • Show 'public life' in both courtyards of Perth Girls School buildings. • Remove 'active edges to streets' from the Perth Girls School building. • Extend 'views to heritage facades retained' to all facades.
Fig 4	Indicative Section	<ul style="list-style-type: none"> • Indicate less basement car park levels. • Indicate location of section on Fig. 3.
2.2	Character and Heritage	<ul style="list-style-type: none"> • Adjust Objectives to reference high conservation outcomes. • Reference State Planning Policy 3.5 Historic Heritage Conservation, as is highly applicable to the site. • Amend reference to height of development in forecourt. • Reference alternative development options. • Reference Conservation Plans more generally to allow for updates.
3.1	Primary Controls – PGS Site	<ul style="list-style-type: none"> • Recommend simplification of controls as per general comments and include provisions for alternative options. • On Fig 5 reduce southern development zone away from building entrance. • On Fig 5 show corner truncations on lot 774.

		<ul style="list-style-type: none"> Fig 5 and Fig 7 don't align.
3.2	Primary Controls – Single Lots	<ul style="list-style-type: none"> Remove amalgamated sites option as per general comments. Increase side setbacks as per general comments.
Fig 7	Height Distribution	<ul style="list-style-type: none"> Reference in provisions. Clarify intent of or define high tower zone.
3.3	Plot Ratio	<ul style="list-style-type: none"> Revise provisions as per general comments. In Acceptable Outcomes dot point 4', after 'significant adverse impact' add 'in the opinion of the determining authority'.
Fig 8	Indicative Massing	<ul style="list-style-type: none"> Reference these figures in planning provisions.
3.4	Building Height and Form	<ul style="list-style-type: none"> Amend as per general comments. Recognise that over certain height, roof tops may not be viable for landscaping or communal use.
3.5	Tower Design	<ul style="list-style-type: none"> Amend as per general comments. In Acceptable Outcomes dot point 4 clarify intent of 'activated undercroft'. Include need to minimise building core. Clarify dot point 5 and confirm feasibility. 12m privacy separation difficult to achieve with buildings on adjoining sites. Dot point 7 should be amended to require all facades of building to be designed and articulated to a high standard.
3.6	Roof design	<ul style="list-style-type: none"> In Acceptable Outcomes dot point 4 recognise that over certain height roof tops not usable for communal or public use.
3.7	Materials and Finishes	<ul style="list-style-type: none"> In Acceptable Outcomes limit the use of large areas glazing to avoid adverse light and heat reflection on adjoining spaces.
3.8	Land Use	<ul style="list-style-type: none"> In Acceptable Outcomes dot point 1 focus give priority to permanent residential. In dot point 4 specify that the retail impact assessment is to show the impact on the performance of the Hay Street East and Royal Street activity centres. In Table 4 show multiple dwellings at ground level on Perth Girls School northern sites.
3.9	Active Edges	<ul style="list-style-type: none"> This section should be modified to require the different response appropriate to different streets and different land uses. In Acceptable Outcomes dot point 4 utilities and services infrastructure should be minimised along all street frontages. In dot point 5 fencing should be limited along all street frontages.

		<ul style="list-style-type: none"> • Dot point 7 should be amended to align with general comments. Direct pedestrian access from Wellington Street should be required, while a continuous awning is not supported given the site context.
	Remaining Sections	<ul style="list-style-type: none"> • Wherever possible reference should be made to SPP 7. 3 R Codes Apartment Design rather than duplicating intent.



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CP 18.13 Sponsorship and Grants

POLICY OBJECTIVE

The City of Perth recognises and respects the vital contribution of the community in developing and delivering projects that contribute to a vibrant and sustainable city. The City of Perth is committed to empowering the community to encourage, develop and deliver a wide range of projects and initiatives that build social, cultural, civic, environmental and economic life to deliver the goals of the Strategic Community Plan within the City of Perth local government area (LGA).

This Policy sets out the high level criteria and process for the City's sponsorship and grants programs and is designed to provide the framework for the development and management of the various guideline documents that have additional, specific criteria for each approved funding program.

The objectives of the policy are:

- a) Provision of a consistent, equitable, transparent and efficient framework for administration of all sponsorship and grant programs;
- b) To support a range of projects and initiatives that meet the diverse needs of the City of Perth community;
- c) To clearly identify the eligibility and accountability requirements of organisations that applies for and receives funding.

City of Perth Parking Commercial Partnerships are not considered sponsorships and are not considered within this Policy.

POLICY STATEMENT

1. DEFINITION

1.1 Sponsorship

Sponsorship is a commercial, negotiated arrangement in which the City provides cash and/or in kind contributions to an entity in return for commercial leverage, promotion, activation or exposure to achieve defined outcomes from the City's Strategic Community Plan. Sponsorship is not philanthropic in nature and the Council expects to receive a reciprocal benefit beyond a modest acknowledgement. The sponsorship will provide tangible and mutual compensation for all parties in the arrangement.

1.2 Grants



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Grants mean cash and/or in-kind contributions provided to a recipient for a specific, eligible purpose. This is as part of an approved grant program which ties into the City's Community Strategic Plan, with the understanding that there will be a defined outcome that directly or indirectly benefits the public, but with no expectation of a commercial return to the City. Grants are subject to conditions including reporting, accountability and a requirement for the funds to be expended for the direct purpose for which they were granted.

2. PROGRAMS

The sponsorship and grants portfolios will consist of a number of programs as determined from time to time by Council and subject to regular review and budgetary considerations.

Each program has its own guideline document that specifies application time frames, funding limits, categories, eligibility and assessment criteria. Applicants will be required to address the criteria within the relevant guideline.

These guideline documents will be made publicly available via the City of Perth website and available in alternative formats on request.

3. LINK TO STRATEGIC COMMUNITY PLAN

All funding programs must link to the objectives of the City of Perth's Strategic Community Plan and the Corporate Business Plan. The number and type of outcomes that must be met will be detailed in the relevant guideline document for the program.

4. ELIGIBILITY

To be eligible to receive sponsorship or grants funding from the City, the applicant must:

- 4.1 be a legally constituted entity;
- 4.2 be an individual with an Australian Business Number (ABN) (with the exception of an applicant for Heritage Grants); or
- 4.3 an applicant that is under the auspice of an Australian legal entity;
- 4.4 ~~have submitted the application not less than four weeks from the project commencement date;~~
- 4.5 submit an application through the City's approved online management portal;
- 4.6 have all appropriate insurances and licenses;
- 4.7 offer a project or initiative within the City of Perth local government area; or
- 4.8 if not within the City of Perth local government area, the project or initiative demonstrates a direct impact on the City of Perth meeting its goals under the Strategic Community Plan;

The City will not consider applications from:



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- 4.9 the Commonwealth, State or any Government Agency;
- 4.10 an employee of the City of Perth;
- 4.11 an individual without an Australian Business Number (except for an applicant for a Heritage Grant);
- 4.12 an applicant that has outstanding debts to the City of Perth;
- 4.13 an applicant that has failed to provide satisfactory acquittal reporting for any previous City of Perth funding;
- 4.14 an applicant that has already received City of Perth funding (including in-kind) for the same project within the same financial year; and
- 4.15 an applicant that has already applied for City of Perth funding (including in-kind) for the same project within the same financial year and been refused.

5. FUNDING LIMITS

Maximum and minimum funding limits for each program are to be listed within the relevant guideline document.

6. INELIGIBLE ITEMS

The provision of funding may be predicated on that funding being expended for specific items that assist the City to meet its defined objectives. Items that are not eligible for funding must be listed within the guideline document for the program.

7. APPLICATION

Requests for sponsorship or grants funding must be submitted on an approved application form within the City's online management portal.

8. ASSESSMENT

All applications will be assessed against the following criteria as a minimum:

- 8.1 the extent to which the proposal contributes towards the achievement of the Strategic Community Plan and the Corporate Business Plan;
- 8.2 the extent to which the project plan and budget is realistic and provides value for money;
- 8.3 a demonstrated capacity of the applicant to undertake all aspects of the project; and
- 8.4 anticipated community benefit.

Additional assessment criteria may apply and will be detailed within the guideline document for the program.



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Individual applications for funding of less than \$15,000 will be assessed by a minimum of two persons.

Individual applications for funding in excess of \$15,000 or applications as part of a Round will be assessed by a minimum three person assessment panel.

9. AGREEMENTS

All successful applicants will be required to enter into a written funding agreement with the City which includes terms and conditions pertaining to the approved funding.

Where a Council approved funding recipient is unable to implement a project in accordance with the approved funding agreement, the City will consider and determine approval or refusal of a variation to the project or project timeline only where the variation is reasonably appropriate as determined by the City and does not change the approved project outcome.

10. ACQUITTAL OF FUNDING

All sponsorships and grants must be acquitted within four months of the completion of the project or prior to subsequent application of further funding, whichever comes first. The City will provide a pro-forma acquittal document within the online management portal that can be used.

11. MAXIMUM FUNDING CONTRIBUTION

The maximum contribution of cash or in-kind provided by the City of Perth will not exceed

11.1 50% of the total project budget for sponsorships;

11.2 100% of the total project budget for grants.

Lower maximums may be prescribed within the guideline document for each program.

12. DURATION OF AGREEMENTS

Sponsorship and grants agreements will be subject to the following maximum durations:

12.1 Maximum: Three (3) years



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Maximum and minimum agreement lengths for each program will be identified in the relevant guideline documents.

13. IN-KIND

In-kind is defined as: Products or services that are provided in lieu of cash. This may be in exchange for sponsorship rights. This is also known as 'contra'.

The availability of in-kind will be specified within the guideline document for each program.

14. DISABILITY ACCESS AND INCLUSION

The City of Perth is committed to providing equitable and dignified access in relation to buildings, services and facilities for people with disabilities. The City of Perth Disability Access and Inclusion Plan (DAIP) complies with legislative requirements. It is mandatory for all sponsored projects to comply with access and inclusion requirements in accordance with the City's DAIP plan which available on the City of Perth website.

Document Control Box									
Document Responsibilities:									
Custodian:	Manager Business Support & Sponsorship			Custodian Unit:	Business Support & Sponsorship				
Decision Maker:		Council							
Compliance Requirements:									
Legislation:									
Industry:									
Organisational:									
Document Management:									
Risk Rating:		Medium	Review Frequency:		Two years	Next Due:	2019	TRIM Ref:	75522/04
Version #	Decision Reference:			Synopsis:					
1.	OCM 13/12/16 (489/16)			Previously Policy 18.8 – Provision of Sponsorship and Donations					
2.	OCM 19/12/17 (Item 13.10)			Review and consolidation of previous policy 18.15 (18.15 revoked at meeting)					

1.2.11 Determine Grants, Sponsorship and Donation Allocations**B) Determine Allocation**

Delegator: Power/Duty assigned in legislation to:	The Local Government
Express power to delegate: Power that enables a delegation to be made.	<i>Local Government Act 1995:</i> <ul style="list-style-type: none"> Section 5.42 Delegation of some powers or duties to the CEO Section 5.43 Limitations on delegations to the CEO
Express power or duty delegated:	<i>Local Government (Financial Management) Regulations 1996:</i> <ul style="list-style-type: none"> Regulation 12(1)(a) Payments from municipal fund or trust fund, restrictions on making
Delegate:	Chief Executive Officer
Function: This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.	Authority to determine allocation [FM Reg 12(1)(a)] of the City's: <ol style="list-style-type: none"> Grants up to the value of \$5,000 \$15,000, in accordance with Council Policy 18.13 Sponsorship and Grants; Sponsorships up to a value of \$5,000, in accordance with Council Policy 18.13 Sponsorship and Grants; Donation up to a value of \$1,000, in accordance with Council Policy 18.4 Donations.
Council conditions on this delegation:	Decisions must be in accordance with the requirements of relevant Council Policies and be within Annual Budget allocations. Records evidencing assessment against criteria must be retained. Authority to determine allocation of grants up to the value of \$15,000 is a temporary increase to assist the facilitation of the COVID-19 Quick Response Community Grants program and expires on 30 June 2020. On 1 July 2020 the allocation will revert to \$5,000.
Express power to sub-delegate:	<i>Local Government Act 1995:</i> Section 5.44 CEO may delegate some powers and duties to other employees
Compliance links:	<i>Local Government (Financial Management) Regulations 1996:</i> <ul style="list-style-type: none"> Regulation 5 CEO's duties as to financial management Regulation 11 Payments, procedures for making etc.

			Council Policy 18.13 - Sponsorship and Grants
			Council Policy 18.14 - Donations
Version Control			
Version	Decision Reference	Date Delegated	
1	New Delegation	25/06/13 319/13 CEO Trim 77838/13	
2	Annual Review / Amended	24/06/14 270/14 CEO Trim 234521/14	
3	Annual Review	09/06/15 OCM Trim 99056/15	
3	Amend / Review	CEO Trim 114331/15	
4	Annual Review / Amended	CEO Trim 111873/16	
5	Amended	CEO Trim 126067/16	
6	Amended	13/12/16 OCM SCH 39 TRIM 230806/16	
7	Annual Review / Amended	01/08/17 OCM Trim 196152/17	
8	CEO Annual Review / Amended	16/08/17 CEO Trim 204825/17	
9	Annual Review	28/06/18 OCM CM 162912/18	
10	ELG	18/07/2018 CM 180831/18	
10	Annual Review	25/06/19 CM 168773/19	



COVID-19 Quick Response Community Grants

Background

Coronaviruses are a large family of viruses that cause respiratory infections. COVID-19 is the disease caused by a new coronavirus. COVID-19 is a new disease, so there is no existing immunity in our community. The lack of existing immunity has caused global spread, resulting in COVID-19 being declared a pandemic by the World Health Organisation in March 2020.

Pandemics can cause sudden, widespread morbidity and mortality as well as social, political, and economic disruption.

People who are more at risk of serious illness if they get the virus are:

- people with compromised immune systems (eg. cancer);
- elderly people;
- Aboriginal and Torres Strait Islander people (as they have higher rates of chronic illness);
- people with chronic medical conditions; and
- people in group residential settings.

To assist to combat the widespread issues resulting from this pandemic, the City is launching a COVID-19 Quick Response Community Grants, aimed at organisations working with communities who are disproportionately impacted by coronavirus and the social and economic consequences of this outbreak. The program is aimed at supporting the delivery of community and social initiatives within the City of Perth and its six neighbourhoods outlined below:



Program Overview

The COVID-19 Quick Response Community Fund has been created to support community projects and services which respond to exceptional challenges over the coming months. For those charitable groups well placed to take action, this funding aims to provide the much-needed support for the City's most vulnerable people.

Through the COVID-19 Quick Response Grant program, the City will rapidly provide up to \$15,000 of grant funding to community-led schemes, which identify and/or achieve the small scale but important things that can safely address some of the issues that are arising due to the pandemic.

Program Objectives

1. Provide Access to Services

- Facilitate inclusion and equitable access to essential community services;
- Maintain a minimum level of service to ensure that enough support is available to meet basic needs of the community;
- Encourage alternate forms of service delivery to align with reducing the spread of Coronavirus.
- Support the implementation of programs and initiatives which directly meet the needs of community resulting from COVID-19.

2. Address Social and Emotional Needs

- Address the potential rise of anxiety and fear within the community,
- Address potential law and order issues that may arise within the community,
- Address the health of the City's community through improvements to physical, mental and social wellbeing;
- Increased psychological support amongst both vulnerable people and the general population.

3. Build Community Capacity and Encourage Collaboration

- Support collaboration between stakeholders who aim to work towards a common goal and share services;
- Increase community capacity to address local needs.

Examples of things that may be supported by the COVID-19 Rapid Response Grants are:

- Safe deliveries of essential goods and services, such as foods and medicines, to those who are vulnerable;
- Support for accessing online information and services;
- Virtual support groups to help people to stay connected and informed and to maintain and support mental health and wellbeing;
- Responses to law and order issues that could potentially arise as a result of the outbreak;
- Transport related initiatives that support safe community responses to the outbreak;
- Assistance in communicating with clients about service/outreach changes due to a heightened risk of exposure to Coronavirus;
- Programs aimed at addressing general anxiety and fear that may arise within the community;
- Funding for critical safety-net needs for the clients of non-profits, including housing, transportation, medical care, and childcare for those affected by disease, quarantine, or school/agency closures; and
- Quarantine supplies for non-profit residential programs.

Grant funding is not available for the following:

- Reimbursement for any goods or services purchased or provided prior to April 2020;
- Expenses without documentation or invoices; and
- Any costs that insurance or state/federal emergency relief funds will cover or reimburse, unless delays will cause critical and/or ongoing program delays.

Eligibility

To be eligible for a COVID-19 Rapid Response Community Grant from the City of Perth, applicants must:

- Be an Australian legally constituted not for profit or be a community group applicant that is under the auspice of an Australian legally constituted not for profit or social enterprise organisation;

For the purpose of the City's COVID-19 Rapid Response Community Grants Program, a social enterprise must:

- *Be driven by a public or community cause, be it social, environmental, cultural or economic; and*
- *Use the majority (at least 50%) of their profits to work towards their social mission.*
- be applying for a project or initiative which occurs within the City of Perth local government area.

The City will not consider applications from:

- the Commonwealth, State or any Government Agency;
- an employee of the City of Perth
- groups or organisations with the aim of making a profit;
- unincorporated organisations or an applicant without an ABN, not under the auspice of an Australian legal entity;
- an applicant who is applying for a one-off event;
- an applicant that has outstanding debts to the City of Perth;
- groups or organisations that apply for funding retrospectively;
- an applicant that has failed to provide satisfactory acquittal reporting for any previous City of Perth funding;
- an applicant that conducts themselves in a way considered to be injurious or prejudicial to the character or interests of the City of Perth
- political or religious organisations where the grant is intended for the principal benefit of the organisations own members or adherents, or where the grant is intended for inherently religious or political activities.

Funding Limits

Applicants may apply for grants of up to \$15,000 (excluding GST).

Maximum Contribution

There is no maximum contribution budget cap for City of Perth support in the COVID-19 Quick Response Grants program. This means the City of Perth can provide up to 100% of your project costs (within the funding limit). However, applicants that can demonstrate investment from other public and private sources will be assessed favourably under the assessment criteria.

Key Dates

The City of Perth is currently providing an ongoing opportunity to apply for COVID-19 Quick Response Community Grants. The grants will remain open until all funds are expended. Applicants will be notified of a decision on their application within 5 business days of applying.

Applicants must deliver their project within the specified timeframe, April 2020 – September 2020

All acquittal reporting requirements must be submitted within three months of completion of the project.

Assessment Criteria

Eligible applications for COVID-19 Quick Response Community Grants will be assessed against the extent which the applications:

- Demonstrated evidence of a community need, and a gap in the current level of service delivery
- Demonstrated alignment with the program objectives as listed on Page 3 of this document
- Demonstrated evidence of the applicant's capacity to deliver the proposed project, including:
 - clear and realistic objectives, timeframe and budget;
 - risk management plan;
 - relevant knowledge, skills or experience and access to necessary resources; and
 - ability to obtain all appropriate approvals, permits, insurances and licences.

How to Apply

We recommend you discuss your project with a City officer to ensure you are applying in the correct sponsorship program. Applications must be made via phone interview with a relevant City officer.

Assessment Process

Your application will be assessed within 5 business days of submission. Applications are assessed by an assessment panel which may recommend full, part or no funding. This decision is carefully considered with the view of maintaining the integrity of the proposal.

The City of Perth regularly receives more funding applications than the available budget. Therefore, successful applications are those that best satisfy the assessment criteria.

The City of Perth reserves the right to request further information in considering any application, as well as the right to reject any application that does not meet the eligibility criteria.

Canvassing of Elected Members / Commissioners

If prior to the determination of a Grant by the Council or Committee, an applicant (or any agent of that applicant) canvasses any Elected Member or Commissioner of the City of Perth, or attempts to provide additional information, either directly or indirectly, on any matter relating to the application to an Elected Member or Commissioner, the person/organisation may be disqualified and the application for the grant excluded from being considered for approval.

In the event supplementary information is requested to be provided to Elected Members or Commissioners, please contact your Sponsorship Officer directly to disseminate this.

Contact Us

Grants and Sponsorship, Activation and Cultural Experience

sponsorship@cityofperth.wa.gov.au | (08) 9461 3333

Information on other sponsorship and grant programs offered by the City of Perth can be accessed here: www.perth.wa.gov.au/grants-and-sponsorships

PERTH CITY LINK – PROPOSED ASSET HANDOVER

MAP & ASSET INVENTORY

Proposed Asset Inventory	Quantity	Measure
I-DRAIN		
Manhole	13	no
Other Structures	36	no
Pipes	232	m
Gully	8	no
I-ELECCOMM		
Electrical Controller	3	no
Street Lights	13	no
CCTV Camera	3	no
Comms Cables & Conduit	999	m
Electric Cables & Conduits	1,233	m
Electrical Pit	21	no
Comms Pit	20	no
Switchboard	1	no
CCTV Cabinet	1	no
Irrigation Cabinet	2	no
I-LANDSCAP		
Garden Bed	370	m2
Street Tree	28	no
Tree Grate	33	no
Turf	83	m2
I-OTHER		
Drink Fountain	2	no
Fence	147	m
Retaining Wall	4	no
Seat	30	m
I-PATHKERB		
Dual Use Path	591	m2
Footpath	404	m2
Footpath Pavement (base)	4,163	m2
Kerbs (in-situ)	88	m
Kerbs (precast)	471	m
Pedestrian Path	1,300	m2
Pram Ramp & Tactile	28	m2
I-ROAD		
Median Island (insitu kerb)	35	m2
Median Island (surface)	59	m2
Road Eathworks	5,513	m2
Road Pavement	2,336	m2
Road Seal	1,483	m2



#	Assets Handed Over	Lot No	Deposited Plan		#	Asset - Subject to Future Hand Over - Continues	Lot No	Deposited Plan	Estimated Handover Date
1	Joondia Lane	Lot 504	DP 406063		9	Wellington Street Road Widening (Adjacent Lot2)	Lot 500	DP 406506	2020
2	Roe Street Road Widenings (Lot 9AN, Lot 9BN, Lot 10N)	Lot 508	DP 406063		10	Roe Street Road Widenings (Lot 4,3B,6,7)	Future	Not Shown	2020 and 2022
3	Wellington Street 3m Road Widening (Lot 9AS, Lot 9BS, Lot 10S)	Lot 511	DP 406063		11	Telethon Avenue	Lot 503	DP 406506	2021
#	Asset - Subject to Future Hand Over	Lot No	Deposited Plan	Estimated Handover Date	12	Maaman Street	Lot 501	DP 406506	2021
4	King Street	Lot 505	DP 406063	2020	13	Wardang Gardens	Lot 8009	DP 406728	2022
5	Manatj Park	Lots 8004 and 8005	DP 406063	2020	14	Jili Path	Lot 8000	DP 406063	2022
6	Road Widening (Adjacent Manatj Park)	Lot 120	DP 413106	2020	15	Wellington Street 6m Road Widening (Lot 9AS, Lot 9BS, Lot 10S)	Future	Not Shown	2024
7	Wellington Street Road Widening (Adjacent Yagan Square)	Lot 507	DP 413106	2020	16	Karak Walk	Lots 8006 and 8007	DP 406063	2025
8	Milligan Street	Lot 502	DP 406506	2020	17	Queen Street	Lot 506	DP 406063	2026



**FINANCIAL ACTIVITY STATEMENT FOR THE EIGHT MONTHS TO
29 FEBRUARY 2020**

REPORT OF VARIANCES TO BUDGET

This report compares the actual performance for the eight months to 29 February 2020 to the 2019/20 Budget adopted by Council on 23 July 2019, and subsequent Council approved amendments.

Operating Revenue

- Parking revenue for the year to date was \$48.1 million, which was \$1,487,000 under the budget. The variance relates to Open Air car parks (\$379,000), Kerbside parking (\$425,000) and Undercover car parks (\$630,000).
- Fines and costs were \$6.7 million, being \$592,000 above budget for the year to date. The variance relates to higher than anticipated revenue from Parking fines and modified penalties.
- Rubbish collection revenue was \$9.7 million for the year to date which was under budget by 2.3% or \$226,000.
- Investment Income and Interest was under the budget due mainly to reserves interest underperforming as a result of a significant decrease in the ASX 200 in the month.
- Recurrent grants were \$1.4 million being \$478,000 above budget due mainly to the timing of contributions including Skyworks.
- Other income was \$379,000 over budget due mainly to higher Building licence fees \$135,000, Planning and Development fees \$110,000 and the timing of the Emergency Services Levy administration fee \$133,000.

Operating Expenditure

- Employee costs for the year to date were \$52.5 million, a variance of \$1.2million lower than the budget for the year to date as a result of vacant positions, underspending on casual staff and training and seminars.
- Materials and Contracts were \$4.4 million under the budget as a result of underspend in Properties maintenance (\$600,000), Infrastructure and IT maintenance (\$1,300,000) along with timing variances in contractors, consultants and other professional fees for a number of projects (\$2.9 million).
- Depreciation and Amortisation was over the budget by 4% or \$916,000.
- Other expenditure was \$388,000 over the budget for the year to date due to timing differences in donations and sponsorship payments (\$847,000),

**FINANCIAL ACTIVITY STATEMENT FOR THE EIGHT MONTHS TO
29 FEBRUARY 2020**

REPORT OF VARIANCES TO BUDGET

contributions (83,000), offset by an increase in non-capitalised work-in-progress \$1.3million.

Investing Activities

- Capital expenditure was \$23.7 million under budget for the year to date as detailed below.

Capital expenditure Variance for the period to February 2020				
Details	Budget 2019/20	Year to Date		
		Actual	Budget	Variance
Wellington Square Enhancement	5,916,345	268,048	2,332,933	(2,064,885)
East End Revitalisation	4,191,775	352,545	3,245,791	(2,893,246)
Pedestrian Walkways	4,055,000	4,067,691	4,055,000	12,691
Perth Convention & Exhibition Centre - Subsidence Rectification	4,000,000	1,129	3,137,852	(3,136,723)
CONCERT HALL - Structural Remediation Works	2,156,585	292,404	1,509,610	(1,217,206)
Fleet and Plant Replacement - Community Amenities - Sanitation	1,609,500	471,174	1,126,650	(655,476)
Lighting - Council House Upgrades	1,596,700	890,133	1,468,448	(578,315)
Financial Systems Project	1,450,000	1,408,612	1,250,000	158,612
Bollard Replacement in Hay & Murray St Malls	1,438,311	253,467	1,438,311	(1,184,844)
Lighting - Christmas Decorations	988,047	4,571	162,500	(157,929)
Digital Workplace Enhancements	855,126	215,839	499,936	(284,097)
Reconfiguration - Forrest Place loading dock	804,958	80,654	375,000	(294,346)
Projects with no spending YTD	-	-	-	-
All other projects	25,147,630	8,196,129	19,592,411	(11,396,282)
TOTAL	54,209,977	16,502,394	40,194,441	(23,692,047)

Financing Activities

- Transfers to Reserves were under budget by \$489,000 due to lower interest income on Reserve funds.

**FINANCIAL ACTIVITY STATEMENT FOR THE EIGHT MONTHS TO
29 FEBRUARY 2020**

REPORT OF VARIANCES TO BUDGET

- Transfers from Reserves were under budget by \$3,151,000 due to timing variances of projects funded from Reserve funds

Amounts sourced from Rates

- Rates revenue raised was \$1.3 million or 1% over budget due to higher interim rates revenue collected.

CITY OF PERTH

FINANCIAL ACTIVITY STATEMENT for the period ended 29 February 2020

	Revised Budget 2019/20	Actual YTD 29-Feb-20	Revised Budget YTD 29-Feb-20	Variance YTD 29-Feb-20
	\$	\$	\$	\$
Proceeds from Operating Activities				
Operating Revenue				
Parking Fees	73,565,819	48,082,510	49,569,181	(1,486,671)
Fines and Costs	9,057,395	6,670,074	6,078,508	591,566
Investment Income and Interest	5,012,305	2,881,128	3,419,284	(538,156)
Community Service Fees	1,666,270	1,050,629	1,110,847	(60,218)
Rubbish Collection	10,099,700	9,657,133	9,883,033	(225,900)
Rentals and Hire Charges	5,206,739	3,564,478	3,472,288	92,190
Recurrent Grants	1,427,431	1,369,672	891,555	478,117
Contributions, Donations and Reimbursements	862,567	611,104	561,378	49,725
Other Income	4,361,329	3,502,565	3,123,905	378,660
Distribution from TPRC	350,000	0	182,778	(182,778)
	111,609,555	77,389,293	78,292,758	(903,465)
Less: Operating Expenditure				
Employee Costs	80,875,477	52,562,290	53,807,316	1,245,025
Materials and Contracts	59,096,614	31,291,062	35,692,344	4,401,282
Utilities	3,244,992	2,053,034	2,166,700	113,666
Insurance Expenditure	1,010,519	751,260	677,125	(74,135)
Depreciation and Amortisation	35,541,567	24,610,707	23,694,377	(916,330)
Interest Expenses	573,408	422,407	414,165	(8,242)
Loss on Disposal of Assets	1,769,729	989,895	1,179,819	189,924
Expense Provisions	655,791	636,327	437,194	(199,133)
Other Expenditure	25,130,277	17,482,259	17,094,604	(387,655)
	207,898,374	130,799,242	135,163,645	4,364,403
Add back Depreciation	(35,541,567)	(24,610,707)	(23,694,377)	916,330
Less: Movement in Liabilities associated with Restricted Cash	5,808,466			
(Loss) / Profit on Disposals	(1,769,729)	(989,895)	(1,179,819)	(189,924)
	176,395,545	105,198,639	110,289,449	5,090,809
Net Surplus/(Deficit) from Operations	(64,785,990)	(27,809,346)	(31,996,691)	4,187,345
Investing Activities				
Capital Grants	1,191,862	989,672	496,506	493,166
Capital Expenditure	(54,209,977)	(16,502,394)	(40,194,441)	23,692,048
Proceeds from Disposal of Assets/Investments	1,325,391	1,063,240	886,015	177,225
Sub-total Investing Activities	(51,692,723)	(14,449,481)	(38,811,920)	24,362,439
Financing Activities				
Repayment of Borrowings	(6,904,163)	(4,708,365)	(4,708,365)	0
Transfers to Reserves	(53,502,823)	(20,790,831)	(21,280,000)	489,169
Transfer from Reserves	51,658,833	23,691,686	26,843,164	(3,151,478)
Sub-total Financing Activities	(8,748,153)	(1,807,510)	854,799	(2,662,309)
Add: Opening Funds	34,052,456	48,133,328	48,133,328	0
Net Surplus/(Deficit) before Rates	(91,174,410)	4,066,991	(21,820,484)	25,887,475
Amount Sourced from Rates	96,419,628	97,807,228	96,510,978	1,296,250
Closing Funds	5,245,218	101,874,219	74,690,494	27,183,725

CITY OF PERTH

CURRENT POSITION AS AT THE END OF THE PERIOD 29 February 2020

Description	Revised Budget 2019/20	Actual YTD 29-Feb-20	Revised Budget YTD 29-Feb-20	Variance YTD 29-Feb-20
Current Assets	\$	\$	\$	\$
Cash and Cash Equivalents	6,964,785	27,696,250	26,197,788	1,498,462
Deposits and Prepayments	4,787,964	8,428,283	12,787,964	(4,359,681)
Money Market Investments - Municipal Funds	5,498,142	70,753,923	56,948,142	13,805,781
Money Market Investments - Restricted Funds	111,016,948	98,318,562	85,616,948	12,701,614
Trade and Other Receivables	13,551,253	18,340,913	22,325,316	(3,984,403)
Inventories	920,355	775,483	920,355	(144,872)
Total Current Assets	142,739,447	224,313,414	204,796,513	19,516,901
Current Liabilities				
Trade and Other Payables	18,532,986	29,972,641	37,444,776	(7,472,135)
Employee Entitlements	3,448,217	11,221,005	10,448,217	772,788
Provisions	7,944,295	(28,927)	44,295	(73,222)
Borrowings	8,778,971	5,229,745	5,778,971	(549,226)
Total Current Liabilities	38,704,469	46,394,464	53,716,259	(7,321,795)
Working Capital Position Brought Forward	104,034,978	177,918,950	151,080,254	26,838,696
Deduct Restricted Cash Holdings	(111,016,948)	(98,318,562)	(85,616,948)	(12,701,614)
Add Current Liabilities not expected to clear	3,448,217	17,044,086	3,448,217	13,595,869
Add Current Borrowings	8,778,971	5,229,745	5,778,971	(549,226)
Current Funds Position Brought Forward	5,245,218	101,874,219	74,690,494	27,183,725

Net Cash on Hand	\$	\$	\$	\$
Cash On Hand	6,964,785	27,696,250	26,197,788	1,498,462
Money Market Investments	116,515,090	169,072,485	142,565,090	26,507,395
Funds on Hand	123,479,875	196,768,735	168,762,878	28,005,857
Analysis of Funds on Hand				
Reserves	111,016,948	98,318,562	85,616,948	12,701,614
Provisions	11,392,512	11,192,078	10,492,512	699,566
General Funds	1,070,415	87,258,095	72,653,418	14,604,677
Funds on Hand	123,479,875	196,768,735	168,762,878	28,005,857

EXPLANATORY NOTES – FINANCIAL ACTIVITY STATEMENT

BACKGROUND

- Regulation 34 of the Local Government (Financial Management) Regulations 1996 was amended effective from 1 July 2005.
- The amendment prescribes a monthly Financial Activity Statement (FAS) reporting the sources and application of funds, as set out in the Rate Setting Statement which is included in the Annual Budget.

PURPOSE

- The FAS reports the actual financial performance of the City in relation to its adopted budget, which has been structured on financial viability and sustainability principles.
- The FAS is intended to act as a guide to Council of the impact of financial activities and the reasons for major variances to the annual budget estimates.

PRESENTATION

- Regulation 34 prescribes the minimum detail to be included in the FAS. These are listed below.
 - Annual Budget estimates, and approved revisions to these, are to be included for comparison purposes.
 - Actual amounts of income and expenditure to the end of the month of the FAS.
 - Material variances between the comparable amounts and commentary on reasons for these.
 - The net current assets at the end of the month to which the FAS relates.
- An explanation of the composition of the net current assets at the end of the month to which the FAS relates; less committed and restricted assets.
- Councils are given the option of adopting a format which is considered most appropriate to their needs. These options are listed below.
 - According to nature and type classification,
 - by program, or
 - by business unit.
- It is recommended that while the information presented by cost objects (programs and activities) or by cost centres (business units) are useful for expense allocation and cost centre accountability purposes, they are less informative and difficult to comprehend in matters of disclosure and less effective in cost management and control.
- The FAS has therefore been presented in the format using nature and type classification as the most meaningful disclosure to the Council and public.

FORMAT

- The FAS is formatted to align with the Rate Setting Statement.
- The first part deals with operating income and expenditure, excluding rate revenue.
- The next classification is the amount spent on capital expenditure and debt repayments.
- The classification 'Financing Activities' provides a statement of sources of funds other than from operating or rates revenue, which are usually associated with capital expenditure.
- Attached to the FAS is a statement of 'Net Current Assets' for the budget and actual expenditure to the end of the month to which the FAS relates.
- Opening and closing funds represent the balance of 'Net Current Assets', not including any funds which are committed or restricted.
- "Committed assets" means revenue unspent but set aside under the annual budget for a specific purpose.
- "Restricted assets" means those assets the uses of which are restricted, wholly or partially, by regulations or other externally imposed requirements", e.g. reserves set aside for specific purposes.
- To avoid duplication in calculating 'Closing Funds on hand', certain balances, such as provisions and borrowings, are also deducted.
- The total Closing Funds on hand are to be taken into account when calculating the amount to be raised by rates each year.
- The classification "Net Cash on Hand" represents the balances of funds held in cash or invested and the analysis into those funds reserved, carried forward or remaining unspent at the end of the month to which the FAS relates.



CITY of PERTH

CITY OF PERTH

Financial Report

For the 8 months ended 29 February 2020

**CITY OF PERTH
MUNICIPAL**

Statement of Comprehensive Income for the 8 months ended 29 February 2020

(By Program)

	<i>Note</i>	*Budget 2019/2020	** Revised Budget YTD	Actual YTD 29/02/2020	YTD Variance	
OPERATING REVENUE		\$	\$	\$	\$	%
General Purpose Funding Rates		97,492,728	97,427,341	98,983,685	1,556,344	1.6%
General Purpose Funding Other		4,994,353	3,243,128	2,581,528	(661,600)	-20.4%
Law, Order, Public Safety		85,674	55,335	47,653	(7,682)	-13.9%
Health		981,000	813,212	812,165	(1,047)	-0.1%
Education and Welfare		1,951,603	1,301,069	1,403,546	102,477	7.9%
Housing		885,259	590,173	695,408	105,235	17.8%
Community Amenities		13,033,342	11,594,414	11,275,977	(318,437)	-2.7%
Recreation and Culture		1,767,438	1,440,957	1,935,103	494,146	34.3%
Transport		84,507,422	57,123,009	56,018,428	(1,104,581)	-1.9%
Economic Services		1,116,620	759,502	987,009	227,507	30.0%
Other Property and Services		529,083	272,818	456,019	183,201	67.2%
Total Operating Income		207,344,522	174,620,958	175,196,521	575,563	0.3%
OPERATING EXPENDITURE						
Governance		(7,851,722)	(5,021,481)	(5,270,646)	249,165	-5.0%
General Purpose Funding		(1,669,591)	(1,115,621)	(1,112,081)	(3,540)	0.3%
Law, Order, Public Safety		(6,635,762)	(4,353,979)	(4,573,139)	219,160	-5.0%
Health		(2,467,498)	(1,619,587)	(1,139,600)	(479,987)	29.6%
Education and Welfare		(4,580,602)	(3,059,736)	(2,782,262)	(277,474)	9.1%
Housing		(668,931)	(445,954)	(392,084)	(53,870)	12.1%
Community Amenities		(28,410,176)	(18,516,094)	(16,414,134)	(2,101,960)	11.4%
Recreation and Culture		(37,803,006)	(25,061,739)	(24,247,299)	(814,440)	3.2%
Transport		(81,477,431)	(53,365,746)	(52,405,578)	(960,168)	1.8%
Economic Services		(18,993,788)	(13,929,228)	(13,721,848)	(207,380)	1.5%
Other Property and Services		(12,929,208)	(7,494,662)	(7,750,677)	256,015	-3.4%
Total Operating Expenditure		(203,487,715)	(133,983,826)	(129,809,348)	(4,174,478)	3.1%
NET FROM OPERATIONS		3,856,807	40,637,132	45,387,173	4,750,041	11.7%
GRANTS/CONTRIBUTIONS						
For the Development of Assets						
- General Purpose Funding		103,000	103,000	110,141	7,141	6.9%
- Recreation and Culture		-	-	491,096	-	0.0%
- Transport		1,088,862	393,506	388,435	(5,071)	-1.3%
Total Grants/Contributions		1,191,862	496,506	989,672	493,166	99.3%
DISPOSAL/WRITE OFF OF ASSETS						
Gain/(Loss) on Disposal of Assets	2	(1,769,729)	(1,179,819)	(989,887)	189,932	-16.1%
Change in net assets resulting from operations before significant items		3,278,940	39,953,819	45,386,958	5,433,139	13.6%
SIGNIFICANT ITEMS						
Distribution from TPRC		350,000	182,778	-	(182,778)	-100.0%
Initial Recognition of Assets		-	-	45,790	45,790	0.0%
Contributed Assets Public City Link		-	-	1,041,430	1,041,430	0.0%
Change in net assets resulting from operations after significant items		3,628,940	40,136,597	46,474,178	6,337,581	15.8%

* 2019/2020 Budget adopted by Council on 23 July 2019

** Revised by Council on 3 October 2019

**CITY OF PERTH
MUNICIPAL**

Statement of Comprehensive Income for the 8 months ended 29 February 2020

(By Nature or Type)

	<i>Note</i>	*Budget 2019/2020	Revised Budget YTD	Actual YTD 29/02/2020	YTD Variance	
OPERATING REVENUE		\$	\$	\$	\$	%
Rates		96,419,628	96,510,978	97,807,228	1,296,250	1.3%
Grants and Contributions for Non Capital Purposes		2,289,998	1,452,933	1,980,776	527,843	36.3%
Fees and Charges		102,166,481	72,258,370	71,506,704	(751,666)	-1.0%
Interest and Investment Income		5,012,305	3,419,284	2,881,128	(538,156)	-15.7%
Other Revenue		1,456,110	979,393	1,020,685	41,292	4.2%
Total Revenue from Operating Activities		207,344,522	174,620,958	175,196,521	575,563	0.3%
OPERATING EXPENDITURE						
Employee Costs		(83,404,020)	(53,807,317)	(52,562,290)	(1,245,027)	2.3%
Materials and Contracts		(53,499,590)	(35,692,344)	(31,291,062)	(4,401,282)	12.3%
Utilities		(3,244,992)	(2,166,700)	(2,053,034)	(113,666)	5.2%
Depreciation and Amortisation		(35,541,567)	(23,694,377)	(24,610,707)	916,330	-3.9%
Interest		(573,408)	(414,165)	(422,407)	8,242	-2.0%
Insurance		(1,040,519)	(677,125)	(751,260)	74,135	-10.9%
Expenses Provision		(655,791)	(437,194)	(636,327)	199,133	-45.5%
Other Expenses from Ordinary Activities		(25,527,828)	(17,094,604)	(17,482,261)	387,657	-2.3%
Total Expenses from Ordinary Activities		(203,487,715)	(133,983,826)	(129,809,348)	(4,174,478)	3.1%
Change in Net Assets from Ordinary Activities before Capital Amounts		3,856,807	40,637,132	45,387,173	4,750,041	11.7%
GRANTS/CONTRIBUTIONS						
Grants and Contributions- Capital		1,191,862	496,506	989,672	493,166	99.3%
NET OPERATING SURPLUS		5,048,669	41,133,638	46,376,845	5,243,206	12.7%
DISPOSAL/WRITE OFF OF ASSETS	2	(1,769,729)	(1,179,819)	(989,887)	189,932	-16.1%
SIGNIFICANT ITEMS						
Distribution from TPRC		350,000	182,778	-	(182,778)	-100.0%
Initial Recognition of Assets		-	-	45,790	45,790	0.0%
Contributed Assets Public City Link		-	-	1,041,430	1,041,430	0.0%
Change in net assets resulting from operations after capital amounts and significant items		3,628,940	40,136,597	46,474,178	6,337,581	15.8%

* 2019/2020 Budget adopted by Council on 23 July 2019

** Revised by Council on 3 October 2019

**CITY OF PERTH
MUNICIPAL**

Statement of Financial Position as at 29 February 2020

	Note	29/02/2020	30/06/2019
CURRENT ASSETS		\$	\$
Cash and Cash Equivalents	11	27,696,250	46,473,723
Deposits/Prepayments	4	8,428,283	1,384,093
Other financial assets at amortised cost	3, 11	169,072,485	108,181,271
Trade and Other Receivables	5	8,335,559	8,316,600
Rates Receivable	1	10,005,354	914,187
Inventories		775,483	829,609
TOTAL CURRENT ASSETS		224,313,414	166,099,483
NON CURRENT ASSETS			
Other financial assets at amortised cost	3	2,404,478	2,448,395
Financial assets at fair value through profit and loss	3	175,171	175,171
Trade and Other Receivables	5	42,789	59,293
Investments accounted for using the equity method	3	10,223,043	9,900,521
Property, Plant and Equipment	8	718,985,149	722,111,405
Infrastructure	8	368,950,936	371,427,927
Capital Work in Progress	8	42,023,304	46,773,693
TOTAL NON CURRENT ASSETS		1,142,804,870	1,152,896,405
TOTAL ASSETS		1,367,118,284	1,318,995,888
CURRENT LIABILITIES			
Trade and Other Payables	6	29,972,641	23,876,135
Employee Benefits	7	11,221,005	10,921,042
Provisions	7	(28,927)	10,960
Loan Liability	9	5,229,745	6,904,163
TOTAL CURRENT LIABILITIES		46,394,464	41,712,300
NON CURRENT LIABILITIES			
Employee Benefits	7	1,719,113	1,719,113
Loan Liability	9	5,745,024	8,778,971
TOTAL NON CURRENT LIABILITIES		7,464,137	10,498,084
TOTAL LIABILITIES		53,858,601	52,210,384
NET ASSETS		\$1,313,259,683	\$1,266,785,504
EQUITY			
Accumulated Surplus		741,900,158	692,525,125
Asset Revaluation Reserve	10	470,636,484	469,921,563
Reserves	10	100,723,041	104,338,816
TOTAL EQUITY		\$1,313,259,683	\$1,266,785,504

<p style="text-align: center;">CITY OF PERTH MUNICIPAL <i>Statement of Changes in Equity for the 8 months ended 29 February 2020</i></p>				
	Accumulated Surplus	Asset Revaluation Reserve	Reserves Cash/investment Backed	Total Equity
	\$	\$	\$	\$
Balance at 1 July 2018	681,287,295	477,204,390	100,418,439	1,258,910,124
Net result	7,875,380	-	-	7,875,380
Asset Revaluation Reserve Transfers	7,282,827	(7,282,827)	-	-
Reserve Transfers	(3,920,377)		3,920,377	-
Balance at 30 June 2019	<u>\$692,525,125</u>	<u>\$469,921,563</u>	<u>\$104,338,816</u>	<u>\$1,266,785,504</u>
	\$	\$	\$	\$
Balance at 1 July 2019	692,525,125	469,921,563	104,338,816	1,266,785,504
Net result	46,474,178	-	-	46,474,178
Asset Revaluation Reserve Transfers	(714,921)	714,921	-	-
Reserve Transfers	3,615,776	-	(3,615,776)	-
Balance at the end of the reporting period	\$741,900,158	\$470,636,484	\$100,723,040	\$1,313,259,681

**CITY OF PERTH
MUNICIPAL**

Statement of Cash Flows for the 8 months ended 29 February 2020

	Note	*Budget 2019/2020	YTD Actual 29/02/2020	YTD Variation	
		\$	\$	\$	%
<i>Cash Flows from Operating Activities</i>					
Receipts					
Rates		96,419,628	91,626,290	(4,793,338)	-5.0%
Fees and Charges		102,166,481	71,005,133	(31,161,348)	-30.5%
Interest		5,012,305	2,904,828	(2,107,477)	-42.0%
Other		1,806,110	1,570,275	(235,835)	-13.1%
		205,404,524	167,106,526	(38,297,998)	-18.6%
Payments					
Employee Costs		(83,404,020)	(56,278,032)	27,125,988	32.5%
Materials and Contracts		(53,499,590)	(26,247,327)	27,252,263	50.9%
Interest		(573,408)	(498,342)	75,066	13.1%
Other		(30,469,130)	(26,728,445)	3,740,685	12.3%
		(167,946,148)	(109,752,146)	58,194,002	34.7%
Net Cash Flows from Operating Activities	12	37,458,376	57,354,380	19,896,005	-53.1%
<i>Cash Flows from Investing Activities</i>					
Proceeds from Disposal of Assets		1,325,391	1,063,240	(262,151)	-19.8%
Proceeds from Disposal of Investments		-	152,273,280	152,273,280	0.0%
Purchase Land and Buildings		(16,522,757)	(2,404)	16,520,353	-100.0%
Purchase Infrastructure Assets		(22,281,475)	(54,338)	22,227,137	-99.8%
Purchase Plant and Mobile Equipment		(16,885,165)	(426,868)	16,458,297	97.5%
Purchase Office Furniture and Equipment		(1,128,128)	(208,973)	919,155	-81.5%
Work in Progress		-	(13,045,179)	(13,045,179)	0.0%
Purchase of Investments		-	(213,443,099)	(213,443,099)	0.0%
Net Cash Flows from Investing Activities		(55,492,134)	(73,844,341)	(18,352,207)	33.1%
<i>Cash Flows from Financing Activities</i>					
Repayment of Borrowings		(6,904,163)	(4,708,365)	2,195,798	31.8%
		(6,904,163)	(4,708,365)	2,195,798	31.8%
<i>Cash Flows from Government and Other Parties</i>					
Receipts from Appropriations/Grants					
Recurrent		2,289,998	1,431,186	(858,812)	-37.5%
Capital		1,191,862	989,672	(202,190)	-17.0%
		3,481,860	2,420,858	(1,061,002)	-30.5%
Net Increase (Decrease) in Cash Held		(21,456,061)	(18,777,468)	2,678,594	-12.5%
<i>Cash at 1 July 2019</i>		149,719,007	46,473,723	(103,245,284)	-69.0%
<i>Cash at 29 February 2020</i>	11	128,262,946	27,696,250	(100,566,696)	-78.4%

* 2019/2020 Budget adopted by Council on 23 July 2019

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Notes to the Balance Sheet for the 8 months ended 29 February 2020

1 Rates Receivable

	Actual YTD 29/02/2020	2018/19 30/06/2019
	\$	\$
Outstanding Amount at 30 June 2019	914,187	721,402
Rates Levied for the Year	97,455,311	92,244,168
Late Payment Penalties	216,303	211,402
Ex Gratia Rates	7,648	7,436
Rates Administration Fee	396,988	377,828
Rates Instalment Interest	393,137	355,339
Back Rates	344,269	264,262
Bins Levy	233,785	80,236
Emergency Services Levy	1,949,906	178,540
	101,911,534	94,440,613
Amount Received during the Period	91,906,180	93,526,426
Outstanding Amount at 29 February 2020	\$10,005,354	\$914,187

2 Gain/(Loss) on Disposal/Write off of Assets

	Annual Budget	Actual YTD 29/02/2020
Land and Buildings	\$	\$
Proceeds on Disposal	-	-
Less: Carrying amount of assets sold/written off	101,811	13,809
(Loss) on Disposal/Write Off	(101,811)	(13,809)
Infrastructure		
Proceeds on Disposal	-	-
Less: Carrying amount of assets written off	1,677,221	949,343
(Loss) on Write Off	(1,677,221)	(949,343)
Plant and Mobile Equipment		
Proceeds on Disposal	1,318,951	1,063,240
Less: Carrying amount of assets sold/written off	1,259,082	1,088,335
Loss on Disposal /Write Off	59,869	(25,095)
Furniture and Equipment		
Proceeds on Disposal	6,440	-
Less: Carrying amount of assets sold /written off	57,006	1,640
(Loss) on Disposal/Write Off	(50,566)	(1,640)
Gain/(Loss) on Disposal/Write off of Assets	(1,769,729)	(989,887)

3 Other Financial Assets

Current	29/02/2020	30/06/2019
Short Term Cash Investments *	\$	\$
Bank/Term Deposits	163,150,000	102,250,000
Managed Funds	5,922,485	5,931,271
Total Current Investments	\$169,072,485	\$108,181,271

* Short Term Cash Investments as stated in Note 11.

Non Current	29/02/2020	30/06/2019
Other financial assets at amortised cost	\$	\$
Mortgage Backed Securities (MBS)	2,404,478	2,448,395
	2,404,478	2,448,395
Equity in Local Government House	175,171	175,171
Equity in Mindarie Regional Council	6,091,421	6,091,422
Equity in Tamala Park Regional Council	4,131,622	3,809,099
	10,223,043	9,900,521

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Notes to the Balance Sheet for the 8 months ended 29 February 2020

4 Deposits/Prepayments

	29/02/2020	30/06/2019
	\$	\$
Prepaid Insurance	934,072	-
Prepaid Parking Bay Licence Fees	5,810,114	4,551
Other	1,684,097	1,379,542
	\$8,428,283	\$1,384,093

5 Trade And Other Receivables

	29/02/2020	30/06/2019
Current	\$	\$
Accrued Interest and Investment Income	845,132	868,832
Accrued Income	1,510,731	892,905
Modified Penalties/Fines and Costs	8,370,225	8,084,413
Debtors - General		
Australian Taxation Office - GST Refundable	154,555	642,097
Other Debtors	2,212,004	2,280,076
	13,092,647	12,768,323
Less: Provision for Doubtful Debts	(4,757,088)	(4,451,723)
	\$8,335,559	\$8,316,600
Non Current		
Pensioners' Rates Deferred	42,789	59,293
	\$42,789	\$59,293

6 Trade And Other Payables

	29/02/2020	30/06/2019
Current	\$	\$
Trade Creditors	12,554,933	13,305,765
Emergency Services Levy	2,949,543	209,366
Interest Payable on Loans	76,776	152,711
Accrued Expenses - Operating	2,790,847	3,336,122
Accrued Expenses - Capital	1,515,403	30,185
Advances Received for Recoverable Works	40,706	11,780
Income Received / Raised in Advance	3,360,570	1,950,846
Other Creditors	6,683,863	4,879,360
	\$29,972,641	\$23,876,135

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Notes to the Balance Sheet for the 8 months ended 29 February 2020

7 Employee Benefits

	29/02/2020	30/06/2019
Current	\$	\$
Leave Entitlements		
Annual Leave	4,748,213	4,904,535
Self Funded Leave	275,869	262,088
Motor Vehicle Settlements	3,955	-
Long Service Leave	6,084,337	5,639,741
Recognition of Employees- Presentations	108,631	114,678
	\$11,221,005	\$10,921,042
Non Current		
Annual Leave	419,791	419,791
Long Service Leave	1,299,322	1,299,322
	\$1,719,113	\$1,719,113

Provisions

	29/02/2020	30/06/2019
Current	\$	\$
Workers Compensation	(28,927)	10,960
	(28,927)	\$10,960

8 Property, Plant and Equipment and Work in Progress

	29/02/2020	30/06/2019
	\$	\$
Land - fair value	417,713,132	417,713,132
Less: Accumulated Depreciation	(9,330,032)	(8,887,867)
	408,383,100	408,825,265
Buildings - at fair value	477,944,440	473,009,318
Less: Accumulated Depreciation	(211,442,845)	(203,951,818)
	266,501,595	269,057,500
Leasehold Improvements - at fair value	850,501	669,758
Less: Accumulated Depreciation	(185,344)	(120,707)
	665,157	549,051
Infrastructure Assets - at cost/fair value	616,086,401	608,764,500
Less: Accumulated Depreciation	(247,135,465)	(237,336,572)
	368,950,936	371,427,928
Plant and Mobile Equipment - at cost/fair value	39,224,873	41,847,769
Less: Accumulated Depreciation	(28,064,030)	(28,543,030)
	11,160,843	13,304,739
Office Furniture and Equipment - at cost/fair value	50,576,413	46,921,367
Less: Accumulated Depreciation	(18,301,959)	(16,546,518)
	32,274,454	30,374,849
Property, Plant and Equipment	1,087,936,085	1,093,539,332
Work in Progress - at cost	42,023,304	46,773,693
	42,023,304	46,773,693
Total Property, Plant and Equipment and Work in Progress	\$1,129,959,389	\$1,140,313,025

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Notes to the Balance Sheet for the 8 months ended 29 February 2020

8 Property, Plant and Equipment and Work in Progress - Movement at Cost

	Balance 30/06/2019	Acquisitions Actual YTD 29/02/2020	Transfers Actual YTD 29/02/2020	Discovered/Initial Recognition of Asset Actual YTD 29/02/2020	Disposals/ Write off/ Actual YTD 29/02/2020	Reclassification Actual YTD 29/02/2020	Balance 29/02/2020
	\$	\$	\$	\$	\$		\$
Land	417,713,132	-	-	-	-	-	417,713,132
Buildings	473,009,318	2,404	5,125,580	-	(79,970)	(112,892)	477,944,440
Leasehold Improvements	669,758	-	67,851	-	-	112,892	850,501
Infrastructure Assets	608,764,500	54,338	9,143,802	1,106,703	(2,982,942)	-	616,086,401
Plant and Mobile Equipment	41,847,769	426,868	639,054	-	(3,688,818)	-	39,224,873
Office Furniture and Equipment	46,921,367	208,973	4,304,499	-	(858,426)	-	50,576,413
Work in Progress	46,773,693	15,809,803	(20,560,192)	-	-	-	42,023,304
	\$1,635,699,537	\$16,502,386	(1,279,406)	1,106,703	(7,610,156)	-	\$1,644,419,064

9 Loan Liability

	29/02/2020	30/06/2019
Current	\$	\$
Loans - Western Australian Treasury Corporation	5,229,745	6,904,163
Non Current		
Loans - Western Australian Treasury Corporation	5,745,024	8,778,971

10 Reserve Funds

Purpose of Reserve Fund	Balance 30/06/2019	Transfer from Accumulated Surplus	Transfer to Accumulated Surplus	Transfer Between Reserves 29/02/2020	Balance 29/02/2020
	\$	\$	\$	\$	\$
Refuse Disposal and Treatment	3,814,076	52,276	(37,136)	-	3,829,216
Concert Hall - Refurbishment and Maint.	6,694,102	92,179	-	-	6,786,281
Asset Enhancement	32,496,838	436,151	(2,468,452)	137,353	30,601,890
Street Furniture Replacement	136,725	628	-	(137,353)	-
Parking Levy	21,972,143	59,467	(17,653,798)	-	4,377,812
Art Acquisition	419,074	5,542	(58,066)	-	366,550
Heritage Incentive	697,406	9,604	-	-	707,010
Parking Facilities Development	23,318,097	365,597	(236,091)	5,201,618	28,649,221
Employee Entitlements	1,989,973	27,367	-	-	2,017,340
David Jones Bridge	392,103	5,393	-	-	397,496
Bonus Plot Ratio	675,473	9,290	-	-	684,763
PCEC Fixed Plant Replacement	5,177,940	23,678	-	(5,201,618)	-
Enterprise and Initiative	6,003,159	1,517,570	(1,210,561)	-	6,310,168
Public Art	551,708	7,588	-	-	559,296
Technology Upgrade	-	4,027,738	(1,408,612)	-	2,619,126
Major Infrastructure	-	2,999,109	-	-	2,999,109
Provisional Capital	-	4,965,142	(180,356)	-	4,784,786
Organisational Reform	-	5,032,977	-	-	5,032,977
	104,338,817	19,637,296	(23,253,072)	-	100,723,041
* Asset Revaluation	469,921,563	1,153,535	(438,614)	-	470,636,484
	\$574,260,380	\$20,790,831	(23,691,686)	-	\$571,359,525

* The Asset Revaluation Reserve is a non cash backed reserve and cannot be used ,except for adjustments to fixed assets on their revaluation, disposal or write off

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Notes to the Balance Sheet for the 8 months ended 29 February 2020

11 Cash Reconciliation

	29/02/2020	30/06/2019
	\$	\$
Cash and Cash Equivalents	27,696,250	46,473,723
Short Term Cash Investments	169,072,485	108,181,271
	\$196,768,735	\$154,654,994

12 Reconciliation of Net Cash Provided By Operating Activities to Operating Surplus

	29/02/2020	30/06/2019
	\$	\$
Change in Net Assets Resulting from Operations	45,386,958	6,660,984
Adjustment for items not involving the movement of Funds:		
Depreciation	24,610,707	35,181,475
Doubtful Debts	305,365	468,272
(Gain)/Loss on Disposal/Write off/Contribution of Assets	989,887	7,169,271
	71,292,917	49,480,002
Revenues Provided By :		
Government Grants	(2,420,858)	(4,106,572)
	(2,420,858)	(4,106,572)
Change in Operating Assets and Liabilities		
Add Back		
Decrease in Inventories	54,126	242,833
Decrease in Deposits and Prepayments	-	353,082
Decrease in Accrued Interest and Dividend Income	23,700	223,370
Decrease in Deferred Debtors	16,504	3,356
Decrease in Accrued Income	-	874,858
Increase in Income Received /Raised in Advance	1,438,649	782,173
Increase in Accrued Expenses	-	864,644
Increase in Provisions	260,076	52,587
Increase in Trade and Other Payables	3,793,857	1,475,588
Deduct		
Decrease in Accrued Interest Payable	(75,935)	(79,156)
Decrease in Accrued Expenses	(545,277)	-
Increase in Trade and Other Receivables	(8,821,365)	(71,693)
Increase in Prepayments	(7,044,190)	-
Increase in Accrued Income	(617,826)	-
	(11,517,681)	4,721,642
Net Cash Provided by Operating Activities	\$57,354,379	\$50,095,072

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Notes to the Balance Sheet for the 8 months ended 29 February 2020

13 Ratios

	29/02/2020	30/06/2019
1 Current Ratio		
<u>Current Assets minus Restricted Assets</u>		
Current Liabilities minus Liabilities associated with Restricted Assets	2.72	1.54
2 Debt Ratio		
<u>Total Liabilities</u>		
Total Assets	3.94%	3.96%
3 Debt Service Ratio		
<u>Debt Service Cost</u>		
Available Operating Revenue	13.74%	5.06%
4 Rate Coverage Ratio		
<u>Net Rate Revenue</u>		
Operating Revenue	56.50%	45.30%
5 Outstanding Rates Ratio		
<u>Rates Outstanding</u>		
Rates Collectable	9.82%	0.97%
6 Untied Cash to Unpaid Creditors Ratio		
<u>Untied Cash</u>		
Unpaid Trade Creditors	7.84	3.73
7 Gross Debt to Revenue Ratio		
<u>Gross Debt</u>		
Total Revenue	6.26%	7.59%
8 Gross Debt to Economically Realisable Assets Ratio		
<u>Gross Debt</u>		
Economically Realisable Assets	1.10%	1.65%

Restricted Assets includes reserve funds and tied contributions not utilised at 29.02.2020



Council Policy Manual

Policy Framework

Policy Objective

To ensure that Elected Members are effectively engaged with all aspects of policy development and review and appropriate levels of transparency and engagement with the community are undertaken.

Policy Scope

This policy applies to all employees, stakeholders and Elected Members involved in the development, review or revocation of policy.

Policy Statement

The City has two types of policy being Council Policy and Executive Policy. Council policies are either a General Council Policy or Legislative Policy. Executive policies consist of standards and guidelines related to operational matters.

Council Policy

A Council policy is adopted by Council to provide the Chief Executive Officer with direction in respect to a particular matter requiring action. A Council policy guides the City's actions and decision making.

- a) General Council Policy: A policy adopted by Council that is not statutory or legislative in nature. This includes Council 'directives' on general matters not specifically originating from a legislative head of power.
- b) Legislative Policy: A policy that is either required by law or created to supplement the City's Local Planning Scheme or a City Local Law.

Executive Policy

An Executive policy governs the day-to-day operations of the City and does not require Council approval. Executive policies are not made available for public comment or publication as they are internally focussed in nature.

Policy Format

With the exception of a policy developed under the Local Planning Scheme or a format prescribed by legislation, a Council or Executive Policy will adhere to the following format;

- Policy Name
- Policy Objective
- Policy Scope
- Policy Statement
- Document Control Box (Containing definitions, relevant legislation, links to supporting documents, risk rating and the review schedule).

Policy Development and Review Timelines

Council Policies

A Policy review process is to be followed for all new or substantially amended Council Policies as outlined in Figure 1.

The initiation of any policy development or review will require the development of a discussion paper covering the current situation, available approaches, risks and issues. Upon completion of the discussion paper, Elected Members will have no less than 7 days to consider the paper prior to a facilitated workshop being held that will help inform policy development prior to drafting of a Council Policy.

After consideration of any draft policy by Council, the new or amended policy will undergo a minimum of 21 days community consultation via the website, social media and through identified stakeholder engagement.

Legislative Policies may be prescribed with their own format and public consultation process. If the prescribed consultation period does not meet the City's minimum consultation period of 21 days, then the City's requirement shall be applied.

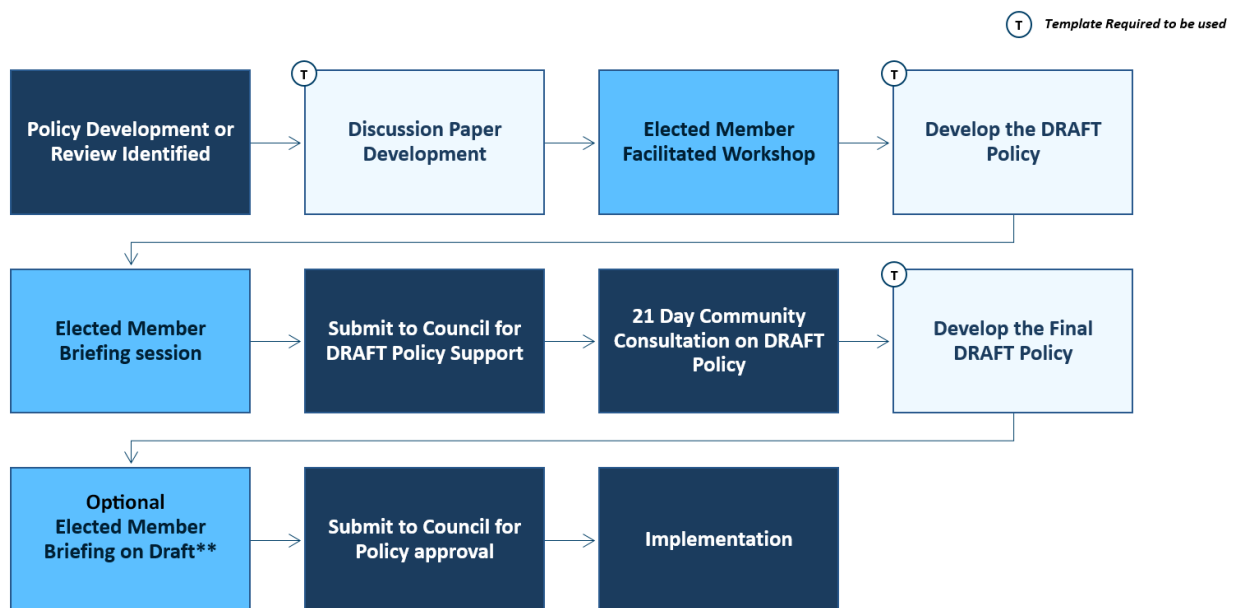


Figure 1: Policy Development and Review Process (Council policies)

**** -** This optional briefing is only required if in the opinion of the CEO the public consultation process highlights issues that may result in a revised policy approach or material changes to the draft policy.

Approvals, Reviews and Monitoring

The Chief Executive Officer is to ensure the effectiveness of policies and systems.

Council and Executive policies shall be reviewed in accordance with their risk ratings. Policies identified as extreme or high risk will be reviewed annually, medium risks every two years and low risk every four years.

Policies may be reviewed or revoked at an earlier date due to:

- Legislative changes (Act/Regulations/Local Laws) which have a bearing on a policy; or
- Decisions of Council which affect the continued validity or applicability of policies.

Related Supporting Documents to Policy:

Policy Guidelines

When applicable, Council policies will be supported by policy guidelines which provide general rules and information on how a policy is to be implemented. Guidelines should be written for the assistance of external stakeholders and customers and outline how the policy objectives will be met. They will include useful links to enabling documents such as application forms and external authority websites.

Procedures

Policies can be supported by procedures. Procedures are the steps undertaken to implement the policy. Procedures should be prescriptive but able to be amended when needed, for example when a legislative change comes into effect or via process improvement methods.

Document Control Box							
Document Responsibilities:							
Custodian:	Governance			Custodian Unit:	Governance		
Decision Maker:	Council						
Strategic Alignment:							
Aspiration:	Performance						
Objective:	5.6 Decision-making that is ethical, informed and inclusive						
Compliance Requirements:							
Legislation:	Local Government Act 1995 – Section 2.7 Role of Council – (2)(b) determine the local government policies						
Industry:							
Organisational:							
Document Management:							
Risk Rating:		Review Frequency:		Next Due:		CM Ref:	
Version #	Decision Reference:		Synopsis:				
1.							