



City of **Perth**

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# Agenda

Agenda Briefing Session

27 October 2020

Notice of Meeting

To the Lord Mayor and Councillors

A next Agenda Briefing Session will be held on Tuesday, 27 October 2020 in the Council Chamber, Level 9, 27 St Georges Terrace, Perth commencing at 5pm.

Michelle Reynolds

Chief Executive Officer

22 October 2020

## Information

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](mailto:governance@cityofperth.wa.gov.au)

## Question Time for the Public

An opportunity is available at Council meetings for members of the public to ask a question about any issue relating to the City. This time is available only for asking questions and not for making statements. Complex questions requiring research should be submitted as early as possible to allow the City time to prepare a response.

The Presiding Person may nominate a member of staff to answer the question and may also determine that any complex question requiring research be answered in writing. No debate or discussion can take place on any question or answer.

To ask a question, please complete the Public Question Time form available on the City's website [www.perth.wa.gov.au/council/council-meetings](http://www.perth.wa.gov.au/council/council-meetings).

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## 1. Declaration of opening

## 2. Acknowledgement of Country/Prayer

### Acknowledgement of Country

I respectfully acknowledge the Traditional Owners of the land on which we meet, the Whadjuk (Whad-juk) Nyoongar people of Western Australia, and pay my respects to Elders past and present. It is a privilege to be standing on Whadjuk Nyoongar country.

### Prayer

Almighty God, under whose providence we hold responsibility for this City grant us wisdom to understand its present needs, foresight to anticipate its future growth, and grace to serve our fellow citizens with integrity and selfless devotion. And to Thee, be all blessing and glory forever. Amen.

### 3. Attendance

#### Elected members in attendance

Lord Mayor	Basil Zempilas (Presiding Member)
Deputy Lord Mayor	Sandy Anghie
Councillors	Liam Gobbert
	Brent Fleeton
	Catherine Lezer
	Rebecca Gordon
	Di Bain
	Viktor Ko
	Clyde Bevan

#### Officers in attendance

Chief Executive Officer	Michelle Reynolds
General Manager Corporate Services	Bill Parker
General Manager Planning and Economic Development	Jayson Miragliotta
General Manager Community Development	Anne Banks-McAllister
General Manager Infrastructure and Operations	Chris Kopec
Project Director Strategic Finance (CFO)	Michael Kent
Alliance Manager Executive Services	Kylie Johnson
Alliance Manager Governance	Danielle Uniza
Governance Officer	Ashlee Rutigliano

#### 3.1 Apologies

#### 3.2 Leave of absence

#### 3.3 Applications for leave of absence

**4. Announcements by the Lord Mayor**

**5. Public Participation**

5.1 Public Questions

5.2 Deputations

**6. Disclosures of Interests**

**7. Confirmation of minutes**

This agenda item will be dealt with at the Ordinary Council Meeting.

**8. Questions by members which due notice has been given**

This agenda item will be dealt with at the Ordinary Council Meeting.

**9. Correspondence**

This agenda item will be dealt with at the Ordinary Council Meeting.

**10. Petitions**

This agenda item will be dealt with at the Ordinary Council Meeting.

## 11. Planning and Economic Development Alliance Reports

11.1 Final Adoption of Amendment No. 43 to City Planning Scheme No. 2 to Introduce Additional Uses and a Special Control Area over 707 (Lot 500) Murray Street, West Perth

Responsible Officer	Jayson Miragliotta, General Manager Planning and Economic Development Alliance
Voting Requirement	Simple Majority
Attachments	Attachment 11.1A - Location Plan and Site Context Attachment 11.1B - Scheme Amendment Report Attachment 11.1C - Schedule of Submissions

### Purpose

The purpose of this report is for Council to consider the outcomes of consultation on Amendment No. 43 to City Planning Scheme No. 2 (CPS2) located at the corner of Thomas and Murray Streets, West Perth. This amendment will facilitate redevelopment of an at-grade car park as a mixed-use development including a Woolworths supermarket.

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### Recommendation

That Council:

1. SUPPORTS Amendment No. 43 to City Planning Scheme No. 2 without modification as per Attachment 11.1B, pursuant to regulation 53(1) of the Planning and Development (Local Planning Scheme) Regulations 2015
  2. ADOPTS the amended Precinct Plan as detailed in Attachment 11.1B – Scheme Amendment Report pursuant to clause 3A of Schedule A (Supplemental Provisions) of City Planning Scheme No. 2, and subject to the gazettal of Amendment No. 43.
-

## Background

1. On 26 May 2020, Council resolved to initiate Amendment No. 43. The amendment proposes to include additional land uses and a Special Control Area over No. 707 (Lot 500) Murray Street, West Perth. The landowners are Fabcot Pty Ltd (Woolworths).
2. The amendment will facilitate a supermarket-led mixed-use development on the subject site by:
  - (a) introducing additional land uses to permit the supermarket
  - (b) increasing the maximum plot ratio from 2:1 to 4:1
  - (c) including objectives/design criteria to guide the future redevelopment of the site.

A copy of the Scheme Amendment Report is provided at Attachment 11.1B.

3. The draft City Planning Strategy identifies the provision of a supermarket in West Perth as an important element to improve the liveability of the neighbourhood for residents, businesses and workers.
4. Located at the corner of Thomas and Murray Streets, this site is an important gateway site into the city, well positioned between the West Perth neighbourhood centre and the future Subi East redevelopment site (former Princess Margaret Hospital). The City of Perth (City) has worked closely with the applicant and landowner to ensure this amendment delivers land uses and built form expectations that will provide benefit to the area and community, and will continue this as part of the Development Approval process.

## Discussion

5. The matters raised in the submissions and the City's Administration response are set out in Attachment 11.1B. The key themes of the submissions are:
  - a. Transport
    - i. impact on the surrounding road network and on-street parking
    - ii. improving pedestrian connectivity across Thomas Street and between the West Perth town centre and the Subi East redevelopment area
    - iii. short-stay public parking is not supported as this is sufficiently guided and allowed for under the Perth Parking Policy 2014.
  - b. Built Form and Landscaping - concerns about the redevelopment having full site coverage with nil setbacks, resulting in a lack of adequate landscaping.
  - c. Electrical Sub-Station - suggestion that the adjoining electrical sub-station site be hidden or relocated as part of any future redevelopment.

## Stakeholder Engagement

6. The Amendment was referred to the Environmental Protection Authority (EPA) for its consideration of the need for formal environmental assessment. On 15 July 2020, the EPA advised that the Amendment would not need to be assessed.
7. Following receipt of the EPA's advice, the Amendment was advertised for comment from 27 July 2020 to 11 September 2020. The methods of advertising included:
  - a. Letters to relevant State Government agencies
  - b. 309 letters being sent to surrounding landowners and stakeholders
  - c. A notice being published in the local newspapers (Western Suburbs Weekly and The Perth Voice) on 27 July 2020
  - d. Information being published on the City website
  - e. Information being made available for viewing at the City Customer Experience Centre and the City Library.
8. Eight submissions were received: four from community members, three from State Government departments, and one from an adjoining local government.

The submissions were generally supportive of the proposed amendment with the following matters raised:

- a. Concerns about the impact that redevelopment would have on the surrounding road network and on-street parking
  - b. That vehicular access to/from the subject site should be limited to Cook and Murray Streets to protect the function and operation of Thomas Street as a regional road
  - c. The need to improve pedestrian connectivity across Thomas Street and between the West Perth town centre and Subi East Redevelopment (former PMH site), and that pedestrian and cycle paths could be provided through the subject site connecting the Thomas Street underpass and Cook Street
  - d. An additional objective being added specific to short-stay public parking on the subject site;
  - e. Concerns about the redevelopment having full site coverage with no setbacks, resulting in a lack of adequate landscaping
  - f. Hiding or relocating the adjoining electrical sub-station site as part of any future redevelopment.
9. A summary of the submissions received, and the City's responses are provided in Attachment 11.1C.

## Decision Implications

10. Council is required to pass a resolution to either:
  - a. support the amendment without modification
  - b. support the amendment with proposed modifications to address issues raised in the submissions  
or
  - c. Not support the amendment.

11. Once Council has made a decision, Amendment No. 43 is required to be provided to the Western Australian Planning Commission for its consideration and recommendation to the Minister for Planning for final decision. Should Council decide not to support Amendment No.43, the applicant has no right of appeal.

## Strategic, Legal and Policy Implications

Strategic	
Strategic Community Plan Aspiration:	Place A well-planned and functional built form environment promoting world class architecture, appreciation of heritage, diversity of land use and a sustainable, affordable and accessible integrated transport system.
Strategic Community Plan Objective:	2.9 Land use, transport and infrastructure planning that encourages and facilitates a wide range of public and private sector investment and development.
Issue Specific Strategies and Plans:	<a href="#">Draft City Planning Strategy</a> In preparing the new Scheme, consider development incentives to encourage the establishment of a supermarket in Hay Street West activity centre to support resident’s ability to ‘live local’.
Legal and Policy	
Legislation:	<p><i>Planning and Development Act 2005</i>  <a href="#">Section 75(a)(b) – Amending scheme</a>            Provides legislative power to the Council to initiate changes to its planning scheme.</p> <p><a href="#">Section 81(a)(b) – EPA referral</a>            Requires local governments to refer planning scheme amendments to the Environmental Protection Authority for review before commencing consultation.</p> <p><a href="#">Section 84 – Advertising</a>            Requires local governments to advertise the planning scheme amendment for consultation.</p> <p><i>Planning and Development (Local Planning Schemes) Regulations 2015</i>  <a href="#">Regulations 47 – Advertisement of standard amendment</a>            Sets out the minimum requirements for how a planning scheme amendment should be advertised for consultation.</p> <p><a href="#">Regulation 50 – Consideration of submissions on standard amendments</a>            Sets out requirements for considering consultation outcomes and Council’s decision options on the planning scheme amendment.</p> <p><a href="#">Regulation 53 – Information on standard amendment to be provided to the Commission</a>            Sets the requirements for a schedule of submissions, consideration of each submission, and any proposed modifications and reasoning.</p> <p><a href="#">City Planning Scheme No. 2</a>            Part 2, Clause 19 – refers to Additional Uses</p>

	Sets out the criteria for applying an Additional Use to a site. Part 5, Clause 39 – refers to Special Control Areas Identifies the use and location of Special Control Areas.  Clause 3A of Schedule A Supplemental Provisions – refers to amending Precinct Plans.
<b>Legal Advice:</b>	Not applicable
<b>Policy:</b>	CPS2 Precinct Plan No. 10 - West Perth This policy directs that the West Perth precinct will be developed as a residential quarter, accommodating a range of housing types along with support facilities. Further, the precinct is to be a secondary business area adjacent to the city centre.

## Financial Implications

There are no direct financial implications with this report. The applicant is responsible for the City's costs in assessing, advertising and finalising the scheme amendment documentation.

## Relevant Documents

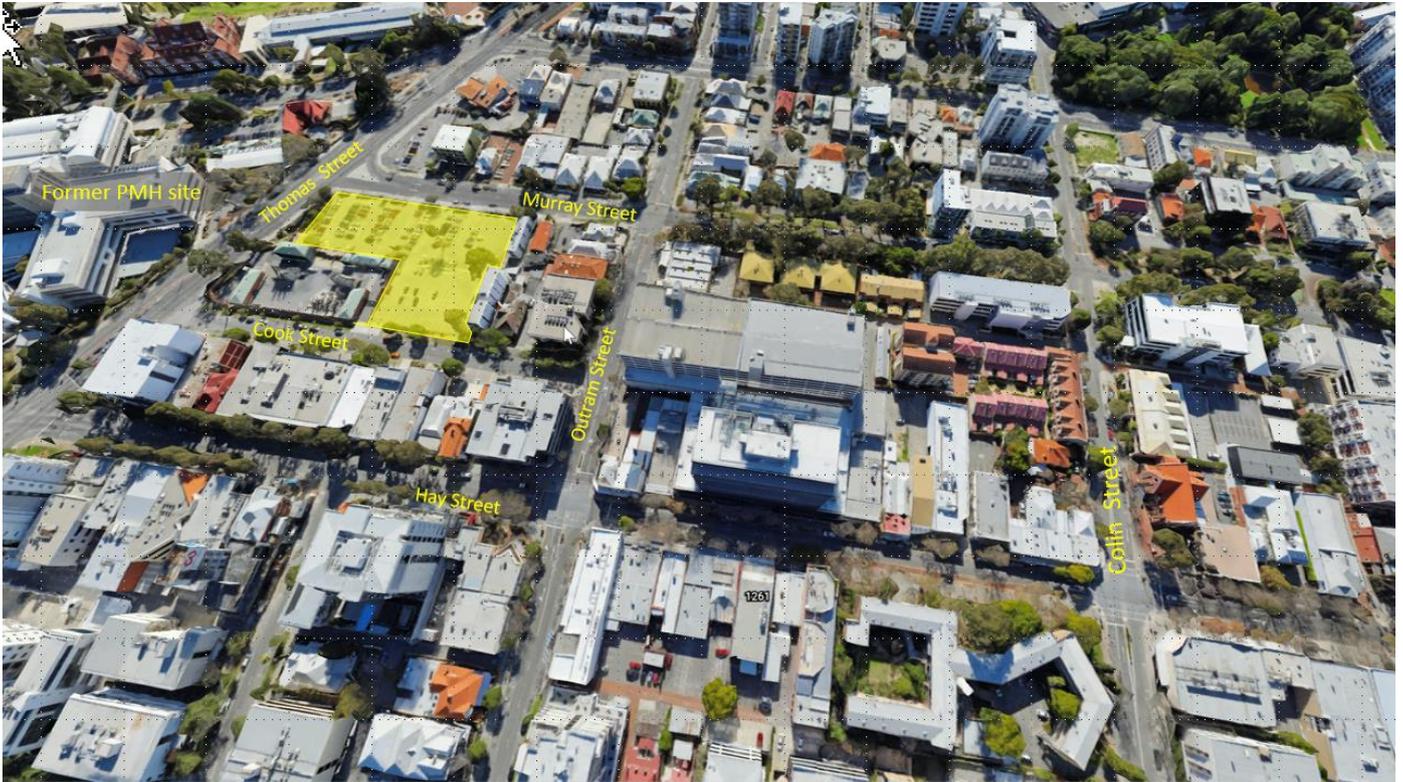
Not applicable.

## Further information

Not applicable.

SITE CONTEXT

City Planning Schemet No. 2 Amendment No. 43



Existing pedestrian underpass location under Thomas Street





Cook Street looking east



Western Power wall treatment along Cook Street



Subject site looking west along Cook Street



Subject site looking north-west from Cook Street



Subject site looking west from Cook Street

## Summary of Submissions - City Planning Scheme No. 2 - Amendment No.43

No.	Submitter	Comment	City Administrations Response/Action
1.	Landowner - 103 Colin Street, West Perth	a) <b>Supports</b> scheme amendment as advertised.	a) Noted.
2.	Landowner/Business Owner – 1324 Hay Street, West Perth	a) <b>Supports</b> a Woolworths supermarket coming to West Perth. b) Question whether parking in Cook Street that is currently used by many clients will be available during and post-construction. c) Question whether, as part of DevelopmentWA's Subi East project, there are plans to make Hay Street a two-way street into and out of the city.	a) Noted. b) This matter will be addressed at the development application stage and associated construction management plan c) This is outside the scope of the scheme amendment. However, Hay Street is included in the City's two-way streets program, although there is no timeframe on when this may occur.
3.	Landowner – 1029 Wellington Street, West Perth	a) <b>Supports</b> scheme amendment. b) It will contribute to the amenity and liveability of the area and attract more people to live close to where they work. It may increase bicycle and public transport. With the relocation of Princess Margaret	a) Noted. b) Noted. c) The electrical sub-station is owned by the State government and reserved as <i>Public Purpose – State Energy Commission</i> under the Metropolitan

No.	Submitter	Comment	City Administrations Response/Action
		<p>Hospital, a contributor to the area has been lost and leaving the car park site vacant may lead to social problems.</p> <p>c) Suggests that relocation or hiding of the electrical sub-station that abuts the site be considered concurrently.</p>	<p>Region Scheme and therefore is outside the planning control of the City of Perth.</p>
4.	Water Corporation	<p>a) The proposed amendment does not appear to adversely impact Water Corporation infrastructure or operations.</p> <p>b) Development on the site will require protection or relocation of a gravity sewer that traverses the site to maintain a wastewater service to the site.</p> <p>c) Development on the site will require the approval of the Water Corporation prior to commencement of works.</p>	<p>a-c) Noted. These are matters to be considered as part of any future development application.</p>

No.	Submitter	Comment	City Administrations Response/Action
5.	Main Roads WA	<p>a) <b>No objection</b> to the proposed amendment.</p> <p>b) Recommend that all vehicle access to the SCA is limited to Cook and Murray Street to protect the function and operation of Thomas Street as a regional road.</p>	<p>a) Noted.</p> <p>b) This is a matter that would be considered as part of any future development application and inclusion in the scheme amendment is not considered appropriate.</p>
6.	City of Subiaco	<p>a) <b>Supports</b> the proposed amendment at officer level as a full line supermarket in West Perth is consistent with the City of Perth Draft Local Planning Strategy and would benefit residents on the eastern edge of Subiaco.</p> <p>b) Pedestrian connectivity across Thomas Street should be upgraded. The draft Subi East Masterplan includes upgrades to the pedestrian underpass. The City of Perth should consider making a submission to DevelopmentWA on this matter as part of the advertising of the draft Subi East Master Plan.</p> <p>c) A high-level transport assessment should be undertaken to determine any significant impact that the land</p>	<p>a) Noted.</p> <p>b) Improved pedestrian connectivity across Thomas Street is supported however this is outside the scope of the scheme amendment.</p> <p>The City Administration is liaising with DevelopmentWA regarding the Subi East redevelopment site and the future of the pedestrian underpass.</p> <p>c) This is outside the scope of scheme amendment and will be addressed as part of any future development application and associated transport assessment.</p>

No.	Submitter	Comment	City Administrations Response/Action
		use would have on the surrounding road network.	
7.	West Perth Local Incorporated	<p>a) <b>Supports</b> proposed land use changes that will enable a supermarket-led mixed-use development on the site.</p> <p>b) Keen for development to support connectivity between the West Perth Town Centre and Subi East (ideally through dedicated cycle and pedestrian ways through the development site from the Thomas Road underpass to Cook Street) with any accessway designed to maximise user safety and access hours.</p> <p>c) Full site coverage with nil setbacks to all streets is not supported. While reduced setbacks are supported, deep soil zones should be provided, particularly on Cook Street. Green walls have not been very successful in Perth's climate and the permanency of above ground landscaping is difficult to guarantee.</p> <p>d) The eastern end of Cook Street has the potential to be a primary gateway to West Perth for</p>	<p>a) Noted.</p> <p>b) Noted. Improved connectivity between the West Perth town centre is supported however pedestrian and cycle paths should generally be provided in the public street network rather than through private property to enhance street activation, maximise passive surveillance and provide for 24 hours access.</p> <p>c) Under City Planning Scheme No. 2, Precinct Plan No. 10 - West Perth provides the following development standards:</p> <ul style="list-style-type: none"> <li>• <i>Building minimum setbacks as follows:</i> <ul style="list-style-type: none"> <li>○ <i>4.5m from primary street (Murray St.)</i></li> <li>○ <i>3.0m from secondary street (Cook St).</i></li> <li>○ <i>3.0m from rear lot boundaries.</i></li> <li>○ <i>4.0m from side lot boundaries.</i></li> </ul> </li> <li>• <i>A minimum of 25% of a residential and/or non-residential purpose must be landscaped area.</i></li> </ul>

No.	Submitter	Comment	City Administrations Response/Action
		<p>Woolworths customers and Subi East residents. Overhead power lines currently limit the height of street trees and the development provides an opportunity to enhance the leafy character of the area.</p>	<p>The amendment does allow for variations to the building setback and landscaping requirements where necessary and subject to a number of conditions including the incorporation of high-quality landscaping. This is a matter that will be considered further as part of any future development application.</p> <p>d) Noted. As outlined above, high quality landscaping will be required to be incorporated into any future development.</p>
8.	Department of Transport	<p>a) No objection to the amendment in general.</p> <p>b) Note that there appears to be no general shortage of parking in West Perth requiring improvement, however, it may be appropriate to provide additional short stay parking on site for the supermarket. Therefore, request that the objective related to carparking be amended from:</p>	<p>a) Noted.</p> <p>b) Noted. The objective related to parking was part of the applicant's scheme amendment request. Following discussions between the City's Administration and the applicant this was subsequently not included in the initiated scheme amendment.</p> <p>Notwithstanding this, the proposed additional objective is not considered necessary as the State Government Perth Parking Policy (DOT) provides sufficient guidance on short-stay public parking and supports it in this location.</p>

No.	Submitter	Comment	City Administrations Response/Action
		<p>“To improve public car parking provision in the West Perth locality”</p> <p>to:</p> <p><i>‘To allow the provision of additional short-stay public parking on-site, while also encouraging access to the development by public transport, on foot and by bike.’</i></p> <p>c) As the site abuts an MRS ‘Other Regional Road’ it is recommended that the comments of the Department of Planning Lands and Heritage and Main Roads WA be sought.</p>	<p>c) The City has received feedback from Main Roads WA.</p> <p>Following Council consideration of the scheme amendment and the submissions the amendment is forwarded to the Department of Planning, Lands and Heritage/ Western Australian Planning Commission.</p>

## **Amendment No. 43**

*Additional Uses and Special Control Area over the land situated at 707 (Lot  
500) Murray Street, West Perth*





**RESOLUTION TO PREPARE AMENDMENT TO LOCAL PLANNING SCHEME**

**CITY OF PERTH**

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**CITY PLANNING SCHEME NO. 2**

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**AMENDMENT NO. 43**

RESOLVED that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Inserting a new Special Control Area under clause 39(1) as follows:

(dd) 707 Murray Street Special Control Area

2. Inserting the following in Schedule 8 Special Control Areas:

**30. 707 Murray Street Special Control Area**

**30.1 Special Control Area**

The following provisions apply to the land marked as Figure 30 being the 707 Murray Street Special Control Area.

**30.2 Objective**

- a) To accommodate the floor space requirements of a supermarket-led development that will assist in meeting the daily and weekly shopping needs of the community.
- b) To ensure that the development on the site exhibits high design quality that will positively contribute to the desired character and amenity of the surrounding locality and create a landmark entry statement to the local government area.

**30.3 Plot Ratio**

Where a development incorporates a supermarket within the Retail (General) use group with a minimum floor area of 3,000m<sup>2</sup>:

- (a) the maximum plot ratio for development on the lot may be increased from that shown on the Plot Ratio Plan to a maximum of 4.0 : 1.0 subject to the built form achieving compliance with clause 27(2) of this Scheme and a high standard of architectural, urban and landscape design appropriate to the prominent location of the site; and

- (b) bonus plot ratio under clause 28 of this Scheme and transfer of plot ratio under clause 30 of this Scheme shall not be permitted.

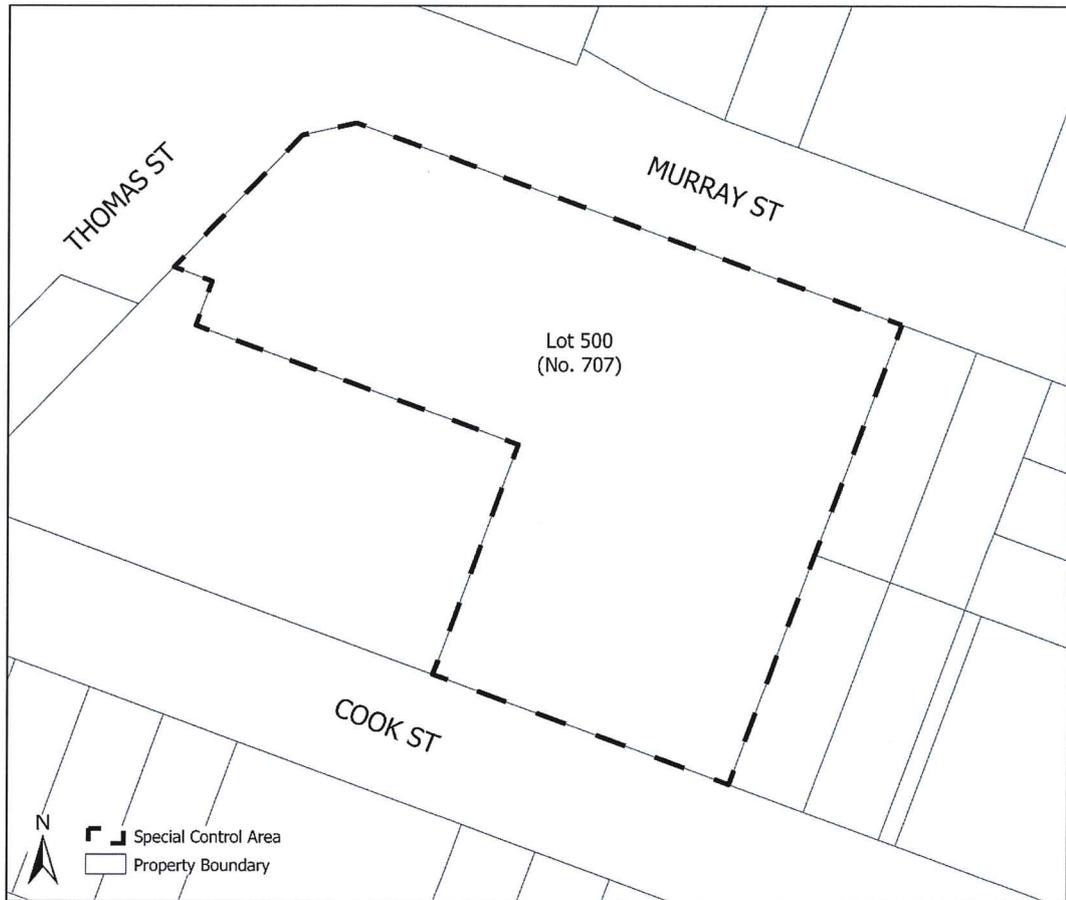
**30.4 Design Principles and Built Form**

Where development incorporates a supermarket within the Retail (General) use group with a minimum floor area of 3,000m<sup>2</sup>, variations to the building setback and landscaping requirements applicable under the Scheme may be permitted where necessary to accommodate a functional supermarket floorplate subject to ensuring that the built form will:

- (a) meet the requirements of clause 36 of this Scheme;
  - (b) make a positive contribution to the adjoining streetscapes, pedestrian amenity, and the character of the locality generally;
  - (c) not have an undue adverse impact on the amenity of adjoining properties;
  - (d) contribute to a sense of arrival into the local government area; and
  - (e) incorporate high-quality landscaping.
3. Deleting the term 'Permitted' from the column heading in the Additional Use table in Schedule 5.
  4. Inserting the following in Schedule 5 - Additional Uses:

Additional Use	Location	Particulars of Land	Use
A3	707 Murray Street, West Perth, being the land at the corner of Thomas Street and Murray Street.	Lot 500 on Certificate of Title Volume 2968, Folio 961.	Retail (General).  Storage where operated in combination with Retail (General).

5. Inserting Figure 30 – 707 Murray Street Special Control Area into Schedule 8 – Special Control Areas of the Scheme.



**Figure 30: 707 Murray Street Special Control Area**

6. Amending the West Perth Precinct Plan Map (P10) accordingly.

The amendment is standard under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reasons:

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

Dated this 9 day of June 2020

CHIEF EXECUTIVE OFFICER

# SCHEME AMENDMENT REPORT

## 1.0 INTRODUCTION

The purpose of this amendment to City Planning Scheme No. 2 (CPS2) is to introduce Additional Uses and a Special Control Area (SCA) over the land situated at 707 (Lot 500) Murray Street, West Perth (the subject site). The proposed scheme amendment will facilitate a supermarket-led mixed use development of high design quality on the subject site.

## 2.0 BACKGROUND

### 2.1 LOCATION

The subject site is located between Thomas Street, Murray Street and Cook Street, West Perth, as shown on the location plan included as Figure 1. A summary of the lot characteristics is provided in the following table.

Table 1: SCA Lot Characteristics

Lot	Address	Volume/Folio	Deposit Plan	Area	Landowner
Lot 500	707 Murray Street	2968/961	414831	5666m2	Fabcot Pty Ltd

Figure 1: SCA Location Plan



## **2.2 GOVERNMENT SALE**

In June 2019, the State Government sold the lot to Fabcot Pty Ltd, a subsidiary of Woolworths Group Limited. A State Government media release at the time of sale indicated that the future development of the site may include a shopping centre and residential apartments, providing valuable amenity for West Perth residents, while activating the site and encouraging further urban infill in the area.

## **2.3 SITE CONTEXT AND CHARACTERISTICS**

The subject site currently accommodates a car park which, was formerly used by the Princess Margaret Hospital. The site abuts two commercial properties to the east and a Western Power substation to the west.

The locality is characterised by a Town Centre fronting Hay Street and office/residential development in the surrounding area. The Town Centre accommodates development of medium intensity, with nil setbacks at the pedestrian level and additional levels setback from all boundaries. The broader locality is well landscaped, with setbacks maintained between buildings and to the street to accommodate trees and other vegetation, particularly along Murray Street.

## **3.0 PLANNING FRAMEWORK**

### **3.1 STATE AND REGIONAL PLANNING CONTEXT**

#### **3.1.1 Metropolitan Region Scheme**

The subject site is zoned 'Urban' under the Metropolitan Region scheme (MRS). Thomas Street is located to the north-west of the subject site and is reserved as Other Regional Road under the MRS. The Western Power substation is reserved as Public Purposes under the MRS.

#### **3.1.2 Perth Parking Policy**

Under the Perth Parking Management Act, 1999 the site is subject to the Perth Parking Policy 2014 (PPP). The PPP establishes the maximum number of non-residential tenant car bays that can be permitted on a lot. A maximum of 113 tenant bays may be permitted on the subject site under the PPP.

### **3.2 LOCAL PLANNING STRATEGY**

The City has prepared a draft City Planning Strategy (Strategy). The Strategy has undergone preliminary community consultation, and modifications are now being finalised prior to it being presented to the Council and the Western Australian Planning Commission for approval of formal community consultation.

Under the Strategy, the subject site is identified as one of several growth areas within West Perth which are intended to accommodate a higher intensity of mixed-use developments with an emphasis on residential growth. A review of base plot ratios and targeted use of incentives within these growth areas to encourage increased residential development is being undertaken as part of the development of a new City Planning Scheme.

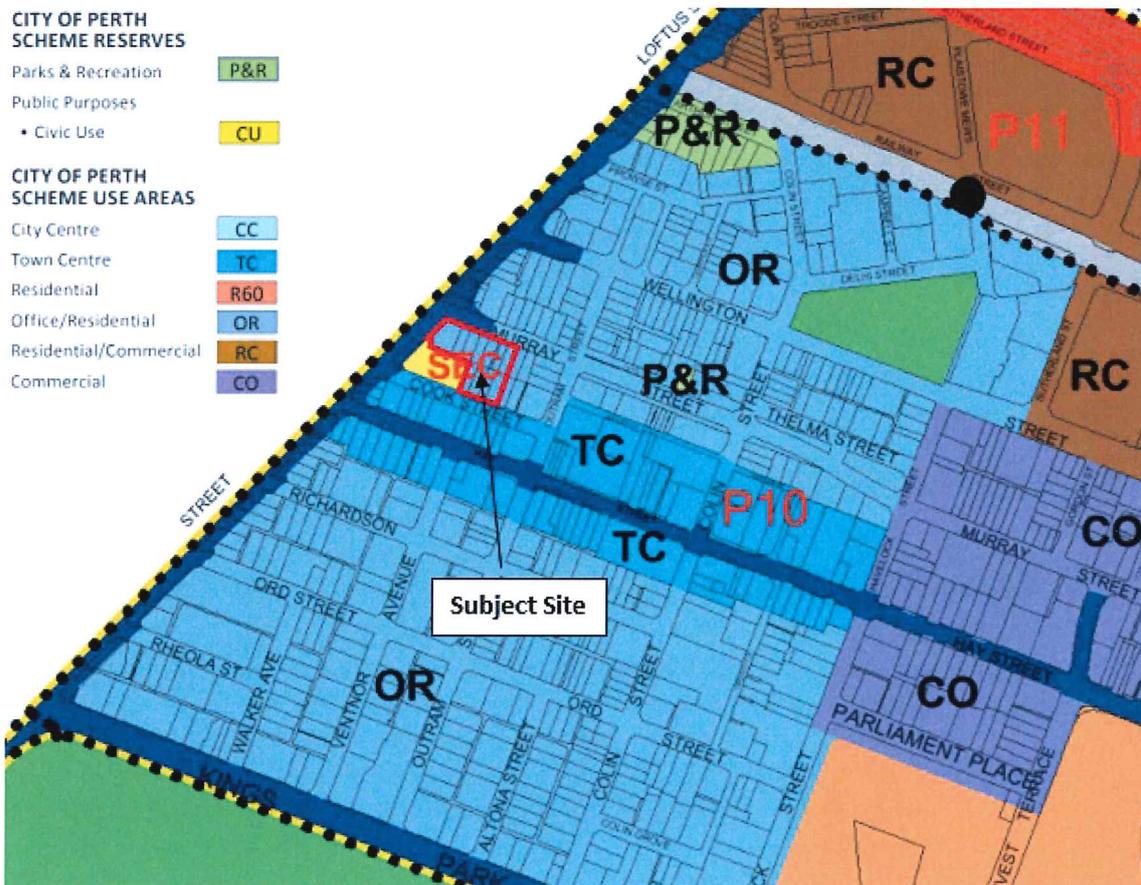
The Strategy also proposes the consideration of incentives for a supermarket in the Hay Street West Town Centre. The subject site is directly adjacent to this Town Centre.

### 3.3 LOCAL PLANNING SCHEME AND POLICIES

#### 3.3.1 City Planning Scheme No. 2

The subject site is located within the Office/Residential Use Area under CPS2 as shown in Figure 2.

Figure 2: CPS 2 Scheme Map



Under CPS2, the following provisions apply to the subject site:

- Retail (General) and Storage are both prohibited use groups.
- Maximum plot ratio of 2.0 : 1.0 for Residential and Special Residential use groups, and 1.33 : 1.0 for all other use groups. The subject site is eligible for transfer plot ratio (up to a maximum 20 percent).
- Maximum building height of 29 metres is permitted under CPS2.

#### 3.3.2 West Perth Precinct Plan

The West Perth Precinct Plan (P10) outlines the City's vision for the West Perth Office/Residential Use Area and provides guidance on future land uses and built form outcomes. Some of the key Precinct Plan objectives for the Office/Residential area are provided below:

*“This area will provide for a wide range of office and residential activities together with restaurants (including cafes) and other uses which serve the immediate needs of the work force and residents and add to the area's vitality and attraction.*

*Buildings shall be set in landscaped surrounds to create an open spacious character quite distinct from the continuous built edge of the primary office district in the city centre. Buildings shall be well set back from boundaries and evoke a sense of prestige which should be further enhanced by permanent, in-ground landscaping.*

*The protection and enhancement of the amenity of existing and future residential development in and around the Precinct is important. Ensuring the compatibility of commercial and residential uses is therefore necessary and building design will avoid conflict between the two uses. Car parks should not visually detract from the public environment and preferably should not be visible from streets and public spaces. Below ground or undercroft parking is the preferred option.”*

In addition, the West Perth Precinct Plan provides the following development standards:

- Building setbacks as follows:
  - 4.5 metres from primary street.
  - 4.0 metres from rear lot boundaries.
  - 3.0 metres from side boundaries.
- A minimum of 25% of a site must be landscaped area.

## **4.0 PROPOSAL**

### **4.1 OVERVIEW OF SCHEME AMENDMENT**

The proposed scheme amendment will introduce the following provisions to CPS2:

- Retail (General) and Storage as contemplated use groups over the subject site; and
- A SCA over the subject site with the following provisions:
  - Increased maximum plot ratio of 4.0 : 1.0 for a development incorporating a large supermarket subject to built form performance criteria.
  - Built form performance criteria for development incorporating a supermarket to allow a flexible approach to setbacks and landscaping requirements while ensuring the development positively contributes to the streetscapes and locality generally.

The amendment also includes a minor administrative modification to remove the word ‘permitted’ from the Additional Use Table in Schedule 5 of CPS2.

The scheme amendment provisions outlined above are intended to facilitate mixed use development including a full-line Woolworths supermarket and e-store. The applicant has submitted an outline of the vision for the site which includes the following:

- A supermarket of approximately 3,500sq.m, including back of house areas.
- An ‘e-store’ area of approximately 900sqm intended to be a warehouse-like facility to pack goods for online orders.
- An online order pick-up area.
- Approximately 250 car bays to service the supermarket and other uses.
- Allowance for limited speciality retail, including a small liquor store.
- Associated loading and servicing areas.

- Allowance for additional development in a small tower above (land uses yet to be confirmed).

The proposed scheme provisions are required to achieve the development vision above.

#### **4.2 SCHEME AMENDMENT CLASSIFICATION**

The *Planning and Development (Local Planning Schemes) Regulations 2015* include three categories for amending Local Planning Schemes - basic, standard and complex. The proposed amendment will have minimal impact on the locality outside of the proposed SCA and will not result in any significant environmental, social, economic or governance impacts. Given this, the amendment is considered to be a standard amendment.

#### **4.3 PLANNING JUSTIFICATION**

The core purpose of the proposed Scheme Amendment is to enable the delivery of a full-line, viable supermarket-led development which will provide significant public benefit to the surrounding locality. As outlined in Figure 3, there are no minor or major supermarkets within West Perth, or in the immediate surrounding areas.

The City of Perth has an aspirational target of 90,000 residents by 2050, with approximately 15-20% of this growth anticipated in West Perth. Additionally, the City anticipates approximately 180,000sqm of commercial floorspace growth within West Perth by 2036. The draft Strategy has identified the need for a supermarket within the locality and this need will intensify as the local population increases.

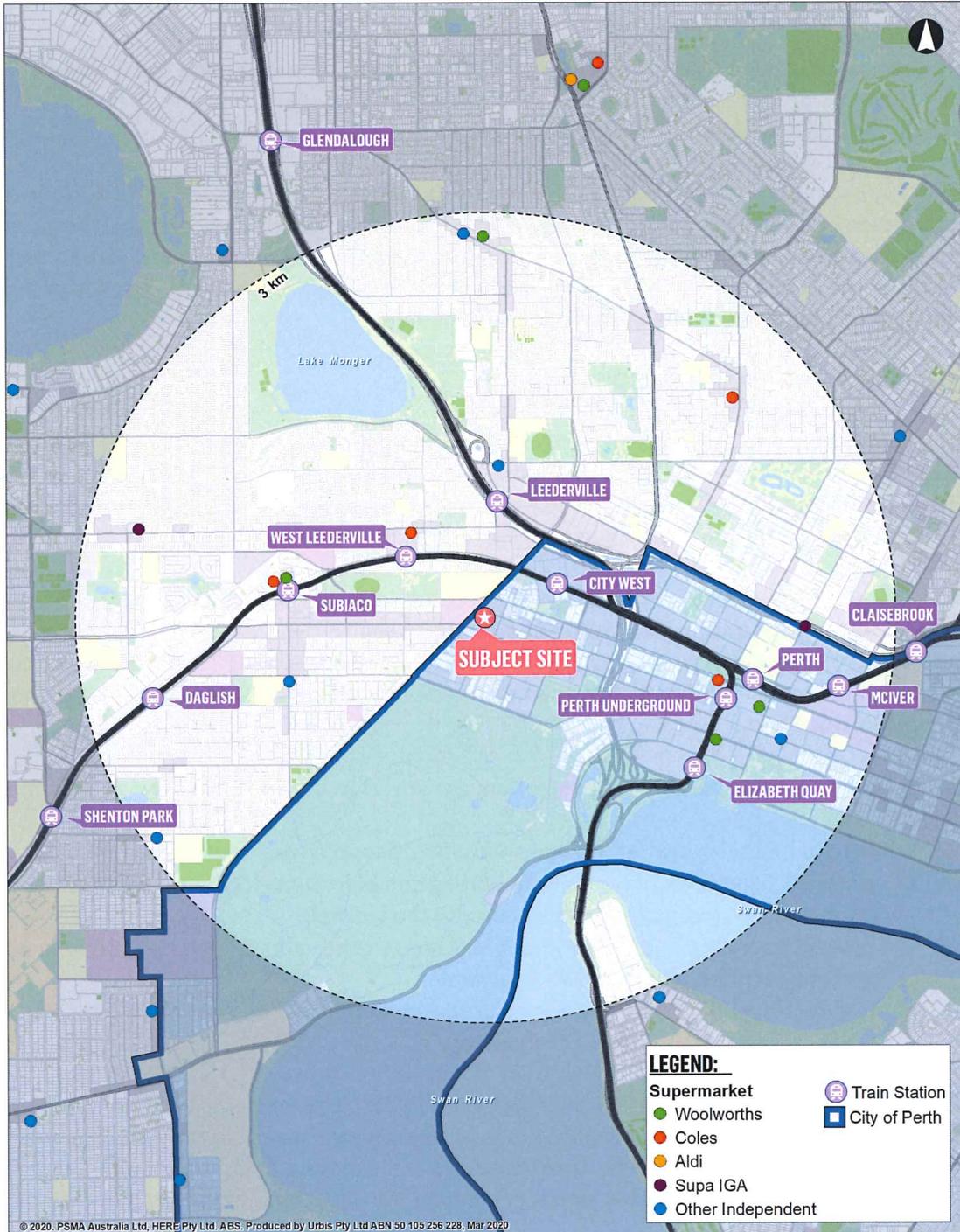
Supermarkets are important to population growth and the sustainability of communities because they:

- help to meet the daily and weekly household shopping needs of the community;
- generate high levels of footfall, supporting complementary businesses and uses around them and bringing activity and vibrancy to the locality;
- prevent spending and employment leakage to other areas, keeping economic activity and employment opportunities local; and
- reduce travel distances and increase the likelihood of the community utilising more sustainable modes of travel for shopping.

Due to its size, location and lack of buildings, the subject site represents a unique development opportunity for West Perth that could contribute to a sense of arrival to the area. The additional plot ratio opportunities and built form principles will enable a landmark development which maximises the site's potential and assists in meeting the City's aspirational growth targets.

Specific justification for each of the scheme amendment provisions is provided below.

Figure 3: Supermarket Context Plan



#### 4.3.1 Additional Uses

##### Retail (General)

The subject site is immediately north of the Hay Street West Town Centre Use Area under CPS2, with Retail (General) currently prohibited outside of this Town Centre.

The proposed addition of Retail (General) as a contemplated use group on the subject site is considered appropriate for the following reasons:

- A supermarket is consistent with the definition of Retail (General) under CPS2.
- State Planning Policy 4.2 – Activity Centres captures the entirety of West Perth within the Capital City activity centre, with no restrictions on total retail floorspace.
- The draft Strategy identifies the strategic need for a supermarket in West Perth to meet the daily needs of the growing community but there are limited sites within the Town Centre that would be suitable for a supermarket development as it is largely comprised of small narrow landholdings with a fine grain built form character.
- The subject site is a large, vacant lot adjoining the Town Centre with a landowner experienced in supermarket delivery. It therefore represents a realistic opportunity to facilitate a full line supermarket in West Perth in the near future.
- The subject site is well positioned for access by the volume of vehicles likely to be generated by a supermarket.
- The subject site adjoins the Town Centre to the south and appropriate pedestrian connections could be facilitated over time, with the potential redevelopment of the properties to the south between Hay and Cook Streets.

Under the provisions of CPS2 the additional use would be contemplated and approval would not be as of right. While the SCA provisions enable a supermarket-led development, the specific nature and scale of any proposed Retail (General) use and its appropriateness on the site would be considered by the Council when determining a development application.

#### Storage

The development vision for the site includes an e-store component of the supermarket which is a warehouse-like facility used for the packing of goods for online orders that may be either picked up manually by customers or delivered. The e-store would run in conjunction with the predominant Retail (General) use and is reflective of modern supermarket operations.

Under CPS2, Retail (General) means *'a premises used to sell goods by retail'* while Storage means *'a premises used for the storage of goods, whether or not commercial transactions involving the sale of the goods are carried out in or on that building or land'*.

Because the e-store involves a delivery component, with no physical retail transaction made on site, its definition may be open to interpretation. The applicant has therefore requested that Storage be included as an additional contemplated use where operated in combination with Retail (General).

A supermarket with a warehouse component that provides for the needs of the community is generally supported, but the specific nature and scale of this facility would be assessed when a development application is lodged with the City. Linking the permissibility of Storage to Retail (General) will avoid a standalone warehouse or storage facilities being developed.

#### *Initiation of Additional Uses*

Clause 19(3) of CPS2 specifies that the local government is not to initiate an amendment for an Additional Use unless it is satisfied that:

- (a) a development involving the proposed additional use would be consistent with:
  - i. the orderly and proper planning of the locality;

- ii. the conservation of the amenities of the locality;
  - iii. the statement of intent set out in the relevant precinct plan; and
  - iv. clause 67 of the Deemed Provisions; and
- (b) the use of the specific lot for that purpose would not have any undue adverse effect on:
- i. the occupiers and users of the development;
  - ii. the property in, or the inhabitants of, the locality; or
  - iii. the likely future development of the locality.

The proposed additional uses will enable the delivery of a supermarket which is consistent with the City's strategic vision for West Perth. This scheme amendment also includes built form objectives to ensure that any supermarket development positively contributes to the locality and has no undue adverse impact on neighbouring properties. The proposal is therefore considered to be consistent with the above requirements of clause 19(3).

#### **4.3.2 Plot Ratio**

The SCA proposes a maximum plot ratio of 4.0 : 1.0 for development that incorporates a full-sized supermarket subject to appropriate built form and high quality design. This increase in plot ratio is considered appropriate for the following reasons:

- The subject site's current maximum plot ratio of 1.33 : 1.0 for non-residential uses would likely limit the development of the site to a one to two storey supermarket building, which would fail to capitalise on the unique redevelopment opportunity that the site presents.
- The subject site is a large vacant lot at a gateway to the West Perth neighbourhood, adjacent to the Town Centre. The redevelopment of the site presents an opportunity to create a landmark mixed use development to contribute to the City's growth aspirations for West Perth and encourage more intense and active development surrounding the site. Allowing an increased maximum plot ratio for a development incorporating a full-sized supermarket would allow integrated land uses surrounding and above the supermarket to create a vibrant mixed-use hub to activate the locality.
- A 4.0 : 1.0 supermarket-led development could be integrated with the scale and character of the surrounding locality as:
  - Strategic design principles have been established under the SCA to ensure that built form on the site would positively contribute to adjoining streetscapes, pedestrian amenity, and the locality generally while protecting the amenity of adjoining properties.
  - The landowner's development vision for the site includes a large amount of public fee paying car parking to service the supermarket. While under CPS2 provisions this will contribute to the plot ratio of the development, the majority of the car parking is proposed within basement levels below the adjacent streets, which will reduce the scale of the development.
  - The CPS2 29 metre maximum building height will continue to apply to the site.
- The increased plot ratio is linked to the delivery of a supermarket, which the City has identified as a strategic need. Development that does not include a supermarket will not be eligible for the increased plot ratio and the existing provisions will apply. This

approach is consistent with the City's principles of incentivising strategic community outcomes.

- The draft Strategy designates the subject site as a 'Growth Area', where maximum plot ratios are to be re-evaluated as part of the preparation of a new City Planning Scheme. Given the aspirational growth targets set for West Perth under the draft Strategy, it is highly likely that an increased maximum plot ratio would be recommended for a prime redevelopment site such as this.
- Development WA has developed concept design guidelines for the Subi East precinct on Thomas Street adjacent to the subject site. These guidelines identify built form of up to 25-30 storeys which is significantly greater than that allowed under the existing City's planning framework and this SCA.

#### **4.3.3 Design Principles and Built Form**

Full line supermarkets require large floorplates to be functional, generally a minimum of 3000m<sup>2</sup> in area. Accommodating this on the L-shaped site creates design challenges and some variation of the applicable CPS2 building setback and landscaping provisions is likely to be sought by the landowner at development application stage.

There is discretion under CPS2 to vary the landscaping and building height provisions and any development application would be subject to the City's design review and approval processes. However, the SCA envisages variations and provides additional guidance to clearly indicate that they will only be supported as part of built form and high quality design that positively contributes to the site and the surrounding locality.

#### **4.3.4 Administrative Modification to Schedule 5**

Clause 19 of CPS2 specifies that all additional uses under Schedule 5 are to be taken as Contemplated. However, the Additional Use Table in Schedule 5 refers to Permitted Use which may lead to misinterpretation. This scheme amendment therefore proposes to remove the term 'permitted' from the Additional Use Table in Schedule 5 to ensure that it does not contradict Clause 19 of CPS2.

### **5.0 CONCLUSION**

The proposed scheme amendment proposes land use and plot ratio variations to facilitate a high quality supermarket-led development on a unique site. This is consistent with the City's strategic vision for West Perth and therefore the proposed scheme amendment is considered suitable for initiation.

# PLANNING & DEVELOPMENT ACT 2005

## RESOLUTION TO AMEND LOCAL PLANNING SCHEME

### CITY OF PERTH

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#### CITY PLANNING SCHEME NO. 2

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#### AMENDMENT NO. 43

RESOLVED that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Inserting a new Special Control Area under clause 39(1) as follows:
  - (dd) 707 Murray Street Special Control Area
2. Inserting the following in Schedule 8 Special Control Areas:

#### **30. 707 Murray Street Special Control Area**

##### **30.1 Special Control Area**

The following provisions apply to the land marked as Figure 30 being the 707 Murray Street Special Control Area.

##### **30.2 Objective**

- a) To accommodate the floor space requirements of a supermarket-led development that will assist in meeting the daily and weekly shopping needs of the community.
- b) To ensure that the development on the site exhibits high design quality that will positively contribute to the desired character and amenity of the surrounding locality and create a landmark entry statement to the local government area.

##### **30.3 Plot Ratio**

Where a development incorporates a supermarket within the Retail (General) use group with a minimum floor area of 3,000m<sup>2</sup>:

- a) the maximum plot ratio for development on the lot may be increased from that shown on the Plot Ratio Plan to a maximum of 4.0 : 1.0 subject to the built form achieving compliance with clause 27(2) of this Scheme and a high standard of architectural, urban and landscape design appropriate to the prominent location of the site; and
- b) bonus plot ratio under clause 28 of this Scheme and transfer of plot ratio under clause 30 of this Scheme shall not be permitted.

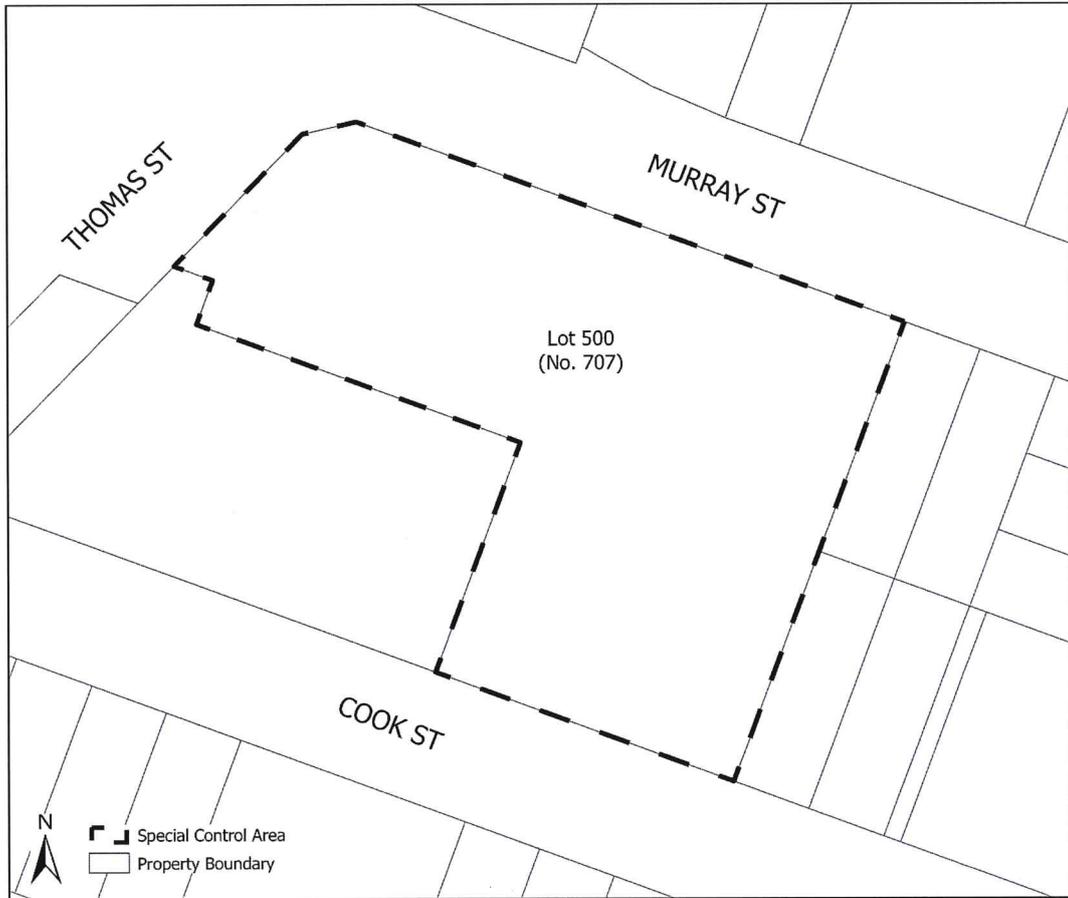
### 30.4 Design Principles and Built Form

Where development incorporates a supermarket within the Retail (General) use group with a minimum floor area of 3,000m<sup>2</sup>, variations to the building setback and landscaping requirements applicable under the Scheme may be permitted where necessary to accommodate a functional supermarket floorplate subject to ensuring that the built form will:

- c) meet the requirements of clause 36 of this Scheme;
  - d) make a positive contribution to the adjoining streetscapes, pedestrian amenity, and the character of the locality generally;
  - e) not have an undue adverse impact on the amenity of adjoining properties;
  - f) contribute to a sense of arrival into the local government area; and
  - g) incorporate high-quality landscaping.
3. Deleting the term 'Permitted' from the column heading in the Additional Use table in Schedule 5.
  4. Inserting the following in Schedule 5 - Additional Uses:

Additional Use	Location	Particulars of Land	Use
A3	707 Murray Street, West Perth, being the land at the corner of Thomas Street and Murray Street.	Lot 500 on Certificate of Title Volume 2968, Folio 961.	Retail (General).  Storage where operated in combination with Retail (General).

5. Inserting Figure 30 – 707 Murray Street Special Control Area into Schedule 8 – Special Control Areas of the Scheme.



**Figure 30: 707 Murray Street Special Control Area**

6. Amending the West Perth Precinct Plan Map (P10) accordingly.

The amendment is standard under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reasons:

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

# SCHEDULE 1 - EXISTING CITY CENTRE PRECINCTS PLAN (P10)

### WEST PERTH:

Will continue to develop as an attractive living and working environment set in spacious landscaped surroundings.

### MOUNT STREET DESIGN POLICY AREA:

The Design Policy aims to protect and enhance both the built elements and open space to reflect the high visual prominence of the area.

### OFFICE DEVELOPMENT:

The Precinct will accommodate office uses to provide an office area adjacent to the city centre. The area will establish an office district set in spacious landscape surroundings.

### TOWN CENTRE:

This area will be expanded along Hay Street to Havelock Street to cater for the day to day shopping and business needs of the residents and work force. The core shopping area between Outram and Mayfair Streets will be enhanced to provide improved pedestrian and shopping facilities thereby creating a community focus for the Precinct.

### RESIDENTIAL DEVELOPMENT:

Will continue to be strongly encouraged, both developed independently and in conjunction with office and commercial uses. The Council will facilitate residential development by variations to the Residential Design Codes where a high quality of development and residential amenity can be obtained.

### DEVELOPMENT HEIGHT LIMITS:

In the vicinity of Kings Park, Mt Eliza escarpment and Parliament House, height limits protect the visual impact of the escarpment and views of and from Parliament House and surrounds.

### SPECIAL CONTROL AREAS

Special control areas apply for these areas:

- 1 - Metro Markets
- 3 - West Street
- 4 - 1289-1305 Hay Street
- 7 - 52-58 Ord Street
- 9 - 60-70 Kings Park Road



## SCHEDULE 2 - PROPOSED CITY CENTRE PRECINCTS PLAN (P10)

City Planning Scheme No.2  
WEST PERTH - Precinct 10



### WEST PERTH:

Will continue to develop as an attractive living and working environment set in spacious landscaped surrounds.

### MOUNT STREET DESIGN POLICY AREA:

The Design Policy aims to protect and enhance both the built elements and open space to reflect the high visual prominence of the area.

### OFFICE DEVELOPMENT:

The Precinct will accommodate office uses to provide an office area adjacent to the city centre. The area will establish as an office district set in spacious landscape surrounds.

### TOWN CENTRE:

This area will be expanded along Hay Street to Havelock Street to cater for the day to day shopping and business needs of the residents and work force. The core shopping area between Duram and Mayral Streets will be enhanced to provide improved pedestrian and shopping facilities thereby creating a community focus for the Precinct.

### RESIDENTIAL DEVELOPMENT:

Will continue to be strongly encouraged, both developed independently and in conjunction with office and commercial uses. The Council will facilitate residential development by variations to the Residential Design Codes where a high quality of development and residential amenity can be obtained.

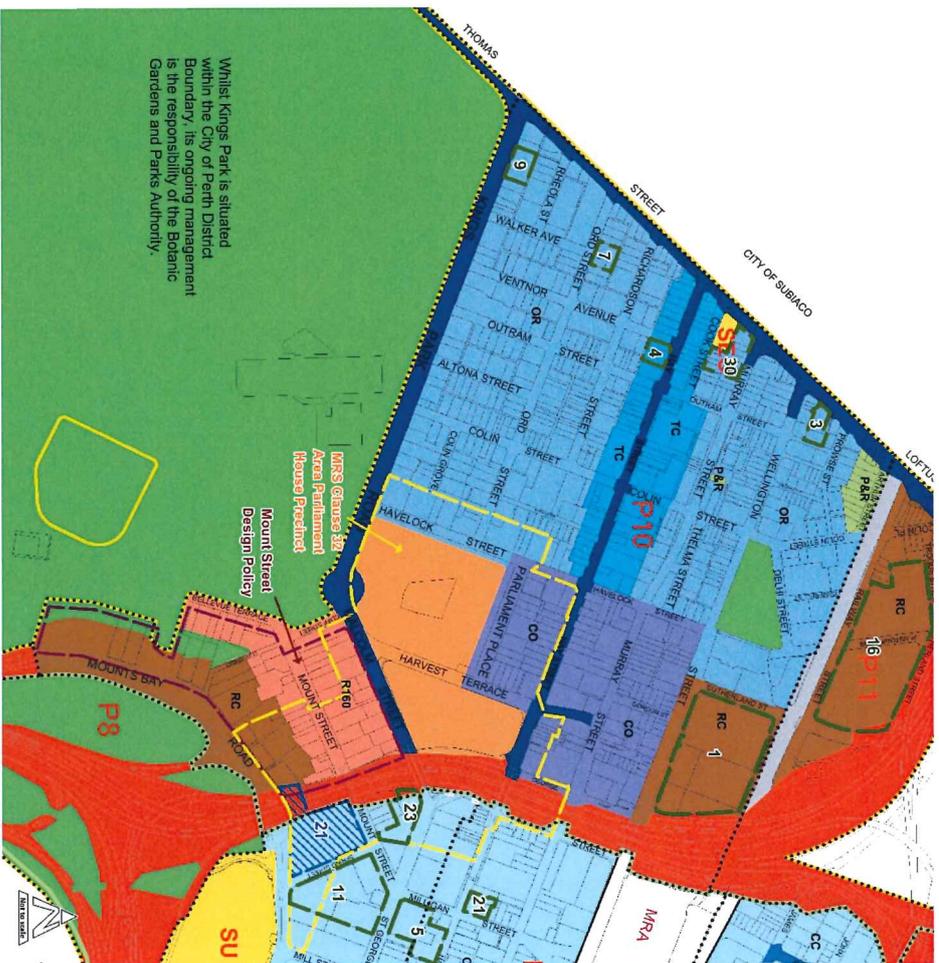
### DEVELOPMENT HEIGHT LIMITS:

In the vicinity of Kings Park, Mt Eliza escarpment and Parliament House, height limits protect the visual impact of the escarpment and views of and from Parliament House and surrounds.

### SPECIAL CONTROL AREAS

Special control areas apply for these areas:

- 1 - Metro Markets
- 3 - West Street
- 4 - 1299-1305 Hay Street
- 7 - 52-58 Ord Street
- 9 - 60-70 Kings Park Road
- 30 - 707 Murray Street, West Perth



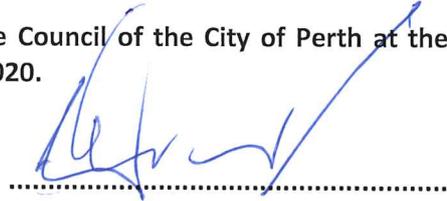
Whilst Kings Park is situated within the City of Perth District Boundary, its ongoing management is the responsibility of the Botanic Gardens and Parks Authority.

LEGEND	
	Scheme Area Boundary
	<b>CITY OF PERTH SCHEME RESERVES</b>
	Parks & Recreation
	Public Purposes - Civic Use
	<b>CITY OF PERTH SCHEME USE AREAS</b>
	City Centre
	Town Centre
	Residential
	Office/Residential
	Residential/Commercial
	Commercial
	<b>OTHER</b>
	Additional Uses
	Normalised
	Redevelopment Area
	Metropolitan Redevelopment Authority Area
	City Centre Boundary
	MMS Clause 32 Area
	Minor town / Local Planning Schemes and Number
	Special Control Areas and Number
	Other Planning Control Areas
	Precinct Boundary
	Precinct Number
	<b>METROPOLITAN REGION SCHEME RESERVES</b>
	Parks & Recreation
	Railways
	Civic & Cultural
	Waterways
	Public Purposes
	Hospital
	Car Park
	University
	SECWA
	Special Uses
	50
	<b>ROADS</b>
	Primary Regional Roads
	Other Regional Roads

NOTE: The Department of Planning should be consulted for all requirements and detailed requirements for all Metropolitan Region Scheme Reserves

**COUNCIL ADOPTION**

This Standard Amendment was adopted by resolution of the Council of the City of Perth at the Ordinary Meeting of the Council held on the 26 day of May, 2020.



CHAIR COMMISIONER



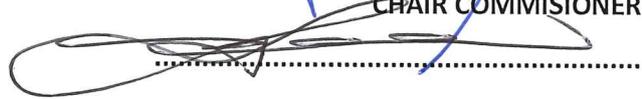
CHIEF EXECUTIVE OFFICER

**COUNCIL RESOLUTION TO ADVERTISE**

by resolution of the Council of the City of Perth at the Ordinary Meeting of the Council held on the 26 day of May, 2020, proceed to advertise this Amendment.



CHAIR COMMISIONER



CHIEF EXECUTIVE OFFICER

**COUNCIL RECOMMENDATION**

This Amendment is recommended [for support/ not to be supported] by resolution of the Council of the City of Perth at the Ordinary Meeting of the Council held on the \_\_\_ day of \_\_\_\_\_, 2020 and the Common Seal of the City of Perth was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....

CHAIR COMMISIONER

.....

CHIEF EXECUTIVE OFFICER

**WAPC ENDORSEMENT (r.63)**

.....

DELEGATED UNDER S.16 OF  
THE P&D ACT 2005

DATE.....

FORM 6A CONTINUED

APPROVAL GRANTED

.....

MINISTER FOR PLANNING

DATE.....

## 11.2 Final Adoption of Amendment No. 44 to City Planning Scheme No. 2 to introduce a Special Control Area over 707 (Lot 14) and 725 (Lot 101) Wellington Street and 482-484 (Lot 2), 486-488 (Lot 1) and Lot 66 Murray Street, Perth

Responsible Officer	Jayson Miragliotta – General Manager, Planning and Economic Development Alliance
Voting Requirement	Simple Majority
Attachments	Attachment 11.2A – Location Plan Attachment 11.2B - Initiated Scheme Amendment Report Attachment 11.2C – Response to Submissions Attachment 11.2D – Perth Parking Policy Allowances Attachment 11.2E – Modifications to Scheme Amendment

### Purpose

The purpose of this report is for Council to consider the outcomes of consultation on Amendment No. 44 to City Planning Scheme No. 2 (CPS 2) located at the corner of Wellington and Elder Streets, Perth. This Amendment will help facilitate an approved office and residential redevelopment of the land.

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### Recommendation

That Council:

1. SUPPORTS Amendment No. 44 to City Planning Scheme No. 2 with modification as per Attachment 11.2E, pursuant to regulation 53(1) of the Planning and Development (Local Planning Scheme) Regulations 2015
  2. ADOPTS the amended Precinct Plan as included in Attachment 11.2B, pursuant to clause 3A of Schedule A (Supplemental Provisions) of City Planning Scheme No. 2, and subject to the gazettal of Amendment No. 44 to City Planning Scheme No. 2
-

## Background

1. On 20 February 2020, the Perth Local Development Assessment Panel granted development approval to a mixed-use development over the subject site, as outlined in Attachment 11.2A. The approved development includes 99 tenant bays to service the proposed office development accessed off Elder Street and 169 residential bays to service the proposed residential development accessed off Murray Street.
2. Condition 9 of the development approval states:  
*“The subject lots being amalgamated into one lot on one Certificate of Title or alternatively a Special Control Area being established over the site to enable the applicable development standards and requirements to be applied to the site as though it was a single lot and being initiated prior to the building permit stage and finalised prior to occupation of the buildings.”*
3. In response to the above condition, the City of Perth (City) received a request on 25 March 2020 from PTS Town Planning on behalf of the landowners to amend City Planning Scheme No. 2 (CPS2) to introduce a Special Control Area (SCA) over 707 (Lot 14) and 725 (Lot 101) Wellington Street, 482-484 (Lot 2) and 486-488 (Lot 1) and Lot 66 Murray Street, Perth.
4. Amendment No.44 to CPS2 (the Amendment) is intended to introduce a SCA over the subject site to facilitate its coordinated redevelopment by allowing the five separate lots to be treated as one site for the purposes of calculating plot ratio and bonus plot ratio as well as the tenant parking allowance under the Perth Parking Policy (PPP).
5. On 26 May 2020, Council resolved to initiate the Amendment. A copy of the initiated Scheme Amendment report is provided in Attachment 11.2B, which includes further details of the SCA provisions and the subject site context.

## Discussion

6. The State Government’s Perth Parking Policy (PPP) provides guidance on commercial tenant parking and public parking within the Perth Parking Management Area. This area covers most of the city (excludes Crawley-Nedlands), as well as small parts of the City of Vincent.
7. Pedestrians and public transport are intended to have priority in the heart of the City and the PPP therefore seeks to reduce the number of parking bays which are accessed via higher priority streets as well as the number of vehicle crossovers. The PPP identifies four categories of streets with Category 1 and 2 streets being higher priority streets.
8. The PPP specifies the maximum number of tenant parking bays that can be located on a single lot based on street priority, type of access (at-grade or integrated) and lot size. It restricts the sharing of tenant bays across different lots.
9. In relation to the subject site, the PPP identifies Wellington Street as a Category 2 street, Murray Street as a Category 3 street and Elder Street as a Category 4 street meaning that a greater number of tenant parking bays are allowed if they are accessed off Elder Street compared to Murray Street,

and likewise, a greater number of tenant bays are allowed if they are accessed off Murray Street compared to Wellington Street. The current tenant parking allowances under the PPP for the subject land are outlined in Attachment 11.2D.

10. A revised development application could be submitted which significantly increases tenant parking beyond the 99 bays currently approved for the subject site, however this could happen under the PPP regardless of Amendment No. 44.
11. Currently under the PPP the parking allowance, which is calculated and distributed on an individual lot basis, could cumulatively total 160 bays across the subject site based on at-grade access and total 210 bays based on integrated access.
12. Whilst the applicant has advised that it is not the intent to maximise the tenant car parking allowance in this manner, and this could occur regardless of the Amendment (if the landowner chose to amalgamate the lots rather than pursue an SCA), modification of the Amendment is recommended to address this issue.
13. The DoT (Department of Transport) has recommended a cap of 160 tenant bays based on at-grade rates, whilst the applicant has recommended a cap of 183 tenant bays based primarily on integrated access rates.
14. Any tenant parking rates applied to the SCA should:
  - a. generally be consistent with the PPP
  - b. not be overly complex
  - c. be flexible so as to not pre-empt what form any future development and associated car parking and access may take.
15. Whilst it is appropriate for the Scheme Amendment to reference the PPP, it should not duplicate the provisions of the PPP. This creates the potential for inconsistency of provisions, particularly if the PPP is amended in future.
16. The City has worked with both the DoT and the applicant to find an acceptable outcome. It is important to note that this scheme amendment is a requirement to enable an existing development approval to proceed.
17. It is recommended that the Amendment be supported subject to clause 31.4 being modified so that it reads as follows:
  - a. *The tenant car parking allowance for the Special Control Area shall be the sum of the allowances calculated on an individual lot basis in accordance with the Perth Parking Policy*
  - b. *The tenant car parking may be distributed across the Special Control Area as if it were one lot*
  - c. *The tenant car parking facilities located on one site/lot within the Special Control Area may be leased or used by the tenants of another site/lot within the Special Control Area.*

Under the current lot configuration this would result in a maximum of 160 or 210 tenant bays depending on the form of access. The provisions would however allow for these tenant parking bays to be shared

and distributed across the SCA rather distributed on an individual lot basis. The modifications are further detailed in Attachment 11.2E.

18. The applicant has advised that they are comfortable with the proposed modifications to the Amendment. The DoT has advised that it still has concerns that the proposed provisions do not prevent the worst-case scenario of up to 246 tenant bays being built anywhere in the SCA, if the existing lots are amalgamated and all access to the tenant bays can be provided from Elder Street. As noted, this could occur regardless of the Amendment.
19. Any future development application which proposes an increase in tenant parking bays or alternative access points would be required to submit a traffic or parking impact statement to determine the impact on the surrounding road network.
20. It is noted that Main Roads WA (MRWA) has indicated that it has no objections to the proposed amendment or SCA. It has not raised any concerns about parking and access off Elder Street or access to the Kwinana Freeway.

## Stakeholder Engagement

21. The Amendment was referred to the Environmental Protection Authority (EPA) for its consideration of the need for formal environmental assessment. On 2 July 2020, the EPA advised that the Amendment would not need to be assessed.
22. Following receipt of the EPA's advice, the Amendment was advertised for comment from 27 July 2020 to 11 September 2020. The method of advertising included:
  - a. A letter being sent to the DoT and subsequently to MRWA upon the DoT's advice
  - b. 201 letters being sent to surrounding landowners and stakeholders
  - c. A notice being published in the local newspaper (Western Suburbs Weekly) on 27 July 2020
  - d. Information being published on the City's website
  - e. Information being made available for viewing at the City Customer Experience Centre.
23. Two submissions were received from the DoT and MRWA.
24. DoT advised that it was generally supportive of the Amendment, however raised concerns regarding possible future parking numbers. Specifically, that the SCA could allow a revised development application to significantly increase tenant parking beyond the 99 bays currently approved for the site, particularly if these are accessed off Elder Street. The DoT stated that this would have significant impacts on the transport network in the vicinity, including access to the Kwinana Freeway. To address this issue, it requested that the Amendment be modified to include a maximum tenant parking cap of 160 bays based on the at-grade rates of the PPP.
25. MRWA advised that it had no objections to the Amendment.
26. The DoT's comments were referred to the applicant for response. The applicant advised that it was not the intent to maximise tenant car parking by accessing all of the parking from Elder Street and that in any case, this would not be practical given the level differences and existing easements across the

site. The applicant advised that it would not object to the Amendment being modified to include a maximum tenant car parking cap as suggested by DoT but that this should be based on the tenant car parking outcomes that would otherwise apply if not for Amendment No. 44 and SCA.

27. The applicant recommended a maximum tenant parking cap of 183 tenant parking bays based primarily on the integrated access rates of the PPP.
28. The DoT provided further comments in relation to the applicant's response expressing continued concerns.
29. A summary of the submissions received, including the applicant's and Administration's responses (discussed below) are provided in Attachment 11.2C.

## Decision Implications

30. Council is required under the relevant planning legislation to pass a resolution to either:
  - a. To support the amendment without modification
  - b. To support the amendment with proposed modifications to address issues raised in the submissions
  - c. Not to support the amendment.
31. Once Council has made a resolution, the Amendment is required to be provided to the Western Australian Planning Commission for its consideration and recommendation to the Minister for Planning.
32. Should Council decide not to support the Amendment, the applicant has no right of appeal.

## Strategic, Legal and Policy Implications

<b>Strategic</b>	
<b>Strategic Community Plan Aspiration:</b>	Place A well-planned and functional built form environment, promoting world class architecture, appreciation of heritage, diversity of land use and sustainable, affordable and accessible integrated transport system.
<b>Strategic Community Plan Objective:</b>	2.9 Land use, transport and infrastructure planning that encourages and facilitates a wide range of public and private sector investment and development.
<b>Issue Specific Strategies and Plans:</b>	Draft City Planning Strategy
<b>Legal and Policy</b>	
<b>Legislation:</b>	<i>Planning and Development Act 2005</i> <a href="#">Section 75(a)(b) – Amending scheme</a> Provides legislative power to the Council to initiate changes to its planning scheme. <a href="#">Section 81(a)(b) – EPA referral</a>

	<p>Requires local government to refer planning scheme amendments to the Environmental Protection Authority for review before commencing consultation.</p> <p><a href="#">Section 84 – Advertising</a></p> <p>Requires local governments to advertise the planning scheme amendment for consultation.</p> <p><i>Planning and Development (Local Planning Schemes) Regulations 2015</i></p> <p><a href="#">Regulations 47 – Advertisement of standard amendment</a></p> <p>Sets out the minimum requirements for how a planning scheme amendment should be advertised for consultation.</p> <p><a href="#">Regulation 50 – Consideration of submissions on standard amendments</a></p> <p>Sets the requirements for considering consultation outcomes and Council’s decision options on the planning scheme amendment.</p> <p><a href="#">Regulation 53 – Information on standard amendment to be provided to the Commission</a></p> <p>Sets the requirements for a schedule of submissions, consideration of each submission, and any proposed modifications and reasoning.</p> <p><a href="#">City Planning Scheme No. 2</a></p> <p>Clause 3A of Schedule A (Supplemental Provisions) refers to amending Precinct Plans whilst Clause 39 refers to Special Control Areas.</p>
Legal advice:	Not applicable
Policy:	<p><a href="#">Perth Parking Policy 2014</a></p> <p>This policy sets out the approach by the State Government, following consultation with the City and other responsible planning authorities to the development and management of parking facilities that fall within the Perth Parking Management Area (PPMA).</p>

## Financial Implications

There are no direct financial implications with this report. The applicant is responsible for the City’s cost in assessing, advertising and finalising the Amendment documentation.

## Relevant Documents

Not applicable.

## Further information

Not applicable.

## Location Plan

707 (Lot 14) And 725 (Lot 101) Wellington Street, 482-484 (Lot 2) And 486-488 (Lot 1) And Lot 66 Murray Street, Perth





**City of Perth**  
**City Planning Scheme**  
**No. 2**

**Amendment No. 44**

*Proposed Special Control Area over the land situated at 707-725 (Lots 14 and 101) Wellington Street and 482-488 (Lots 1, 2 and 66) Murray Street Perth*

**Planning and Development Act 2005****RESOLUTION TO PREPARE AMENDMENT TO LOCAL PLANNING SCHEME****CITY OF PERTH**

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**CITY PLANNING SCHEME NO. 2**

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**AMENDMENT NO. 44**

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Inserting a new Special Control Area under clause 39(1) as follows:

(ee) 707-725 Wellington Street and 482-488 Murray Street Special Control Area.

2. Inserting the following in Schedule 8 Special Control Areas:

**31. 707-725 Wellington Street and 482-488 Murray Street Special Control Area****31.1 Special Control Area**

The following provisions apply to the land marked as Figure 31 being the 707-725 Wellington Street and 482-488 Murray Street Special Control Area.

**31.2 Objective**

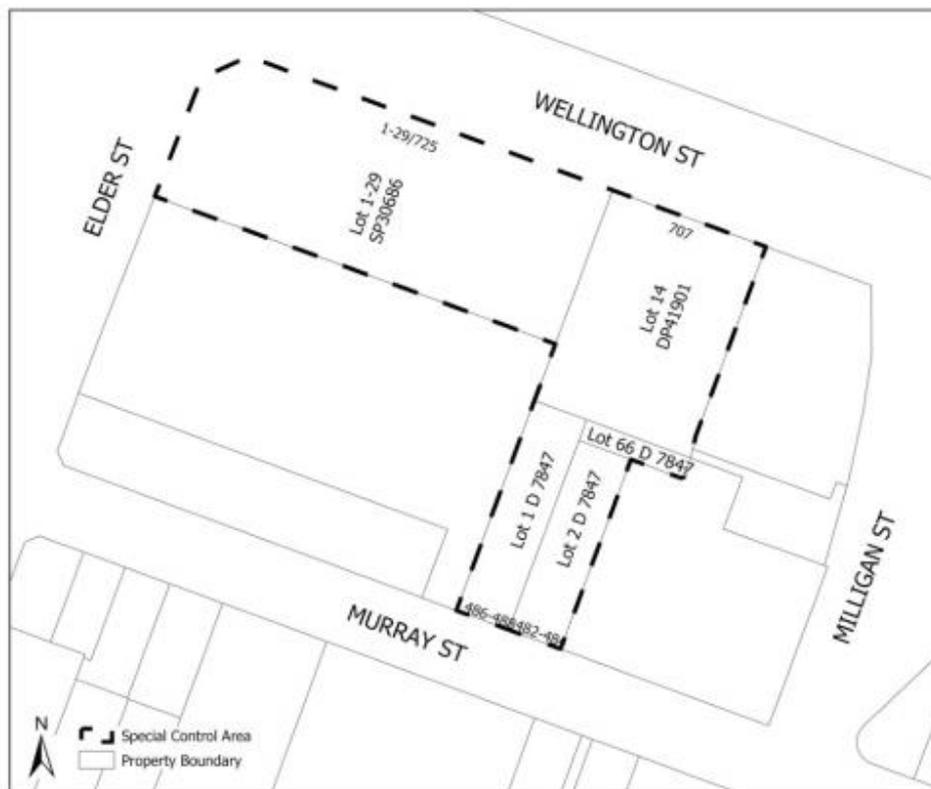
To facilitate the development of the Special Control Area as a whole in a coordinated manner.

**31.3 Plot Ratio**

- a) For the purpose of calculating plot ratio within the Special Control Area, the Special Control Area shall be treated as one site and in accordance with the Plot Ratio Plan.
- b) For the purpose of calculating bonus plot ratio within the Special Control Area, the Special Control Area shall be treated as one site and in accordance with the Maximum Bonus Plot Ratio Plan.

### 31.4 Car Parking

- a) For the purpose of determining the tenant car parking allowance for the Special Control Area under the provisions of the Perth Parking Policy, the Special Control Area shall be treated as one lot.
  - b) The tenant car parking facilities located on one site/lot within the Special Control Area may be leased or used by the tenants of another site/lot within the Special Control Area.
3. Inserting Figure 31 – 707-725 Wellington Street and 482-488 Murray Street Special Control Area into Schedule 8 – Special Control Areas of the Scheme.



**Figure 31:** 707-725 Wellington Street and 482-488 Murray Street Special Control Area

4. Amending the City Centre (CC) Precinct Plan Map (P1 to 8) accordingly.

The amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

- The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment; and

- The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

**Dated this 26<sup>th</sup> day of May 2020**

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**(Chief Executive Officer)**

## 1.0 INTRODUCTION

The purpose of this amendment to City Planning Scheme No. 2 (CPS2) is to introduce a Special Control Area (SCA) over the land situated at 707-725 (Lots 14 and 101) Wellington Street and 482-488 (Lots 1, 2 and 66) Murray Street, Perth.

The proposed SCA will allow the subject site to be treated as one site for the purposes of calculating plot ratio and tenant car parking.

## 2.0 BACKGROUND

### 2.1 Location and Ownership

The subject site is located at No 707-725 Wellington Street and 482-488 Murray Street, Perth, as shown on the location plan included as Figure 1. The site comprises of five lots with a combined area of 9,850m<sup>2</sup>. A summary of the individual lot characteristics has been provided in Table 1.

Table 1: SCA Ownership

Lot	Address	Volume Folio	Area (m <sup>2</sup> )	Landowner
101	725 Wellington St	2957/277	5160	Claridges (Perth) Pty Ltd
14	707 Wellington St	2229/623	2742	Bonaventure (Perth) Pty Ltd
1	486-488 Murray St	1443/962	931	Goldvista (Perth) Pty Ltd
2	482-484 Murray St	1053/729	835	Goldvista (Perth) Pty Ltd
66	No Address	2229/623	182	Goldvista (Perth) Pty Ltd

Figure 1 SCA Aerial Overview



## 2.2 Site Context and Characteristics

The subject site is bound Wellington Street to the north, Elder Place to the west, Murray Street to south and mixed-use developments to the east. The broader area is characterised by a mix of commercial, residential, car parking and entertainment uses (Perth Arena).

The site at 725 Wellington Street was previously occupied by 29 grouped dwellings, however, following approval of a demolition application, the dwellings have been demolished and the site is currently landscaped awaiting development. The site at 707 Wellington Street contains the existing Four Points By Sheraton Hotel. The sites at 482 to 488 Murray Street contain low scale commercial buildings.

The landowner lodged an integrated development over the subject site with the Perth Local Development Assessment Panel (LDP) in 2019. The development includes:

- The refurbishment of the hotel façade and the activation of the pedestrian link on the western site of the hotel;
- The construction of a residential building fronting Murray Street accommodating 155 multiple dwellings and ground level commercial units; and
- The construction of a commercial building fronting Wellington Street accommodating public and commercial tenancies in the podium and office levels above.

As part of the documentation, the applicant identified that it is proposed to create a SCA over the site to address planning, land use and land tenure.

The Perth LDP approved the application at its meeting held on 20 February 2020 subject to a number of conditions. Condition 9 states:

*'The subject lots being amalgamated into one lot on one Certificate of Title or alternatively a Special Control Area being established over the site to enable the applicable development standards and requirements to be applied to the site as though it was a single lot, and being initiated prior to the building permit stage and finalised prior to occupation of the buildings.'*

The application was granted a 20% bonus plot ratio bonus for the provision of residential development and a 10% bonus plot ratio for the provision of a public plaza, childcare centre and public end of trip facilities.

### **3.0 LOCAL PLANNING CONTEXT**

#### **3.1 State & Regional Planning Context**

##### **3.1.1 Metropolitan Region Scheme**

The subject site is zoned 'Central City Area' under the Metropolitan Region Scheme (MRS). The Mitchell Freeway Primary Regional Road Reservation is located to the west of Elder Street. The reservation does not impact on the SCA.

##### **3.1.2 Perth Parking Policy 2014**

The subject site is located within the Perth Parking Management Plan Area and is subject to the Perth Parking Policy 2014 (PPP). The PPP establishes the maximum number of commercial tenant car bays that can be located on a single lot. The PPP also restricts the sharing of commercial tenant bays across different lots.

#### **3.2 Local Planning Strategy**

The City prepared its draft City Planning Strategy (Strategy) in 2019. The Strategy has undergone preliminary community consultation, however, has yet to be adopted by Council or endorsed by the Western Australian Planning Commission (WAPC).

The subject site is located in Central Perth. The Central Perth Strategy map has been provided in Figure 2. A summary of the vision of the Strategy relevant to Central Perth has been provided in Table 2.

Figure 2: Draft City Planning Strategy Map Extract

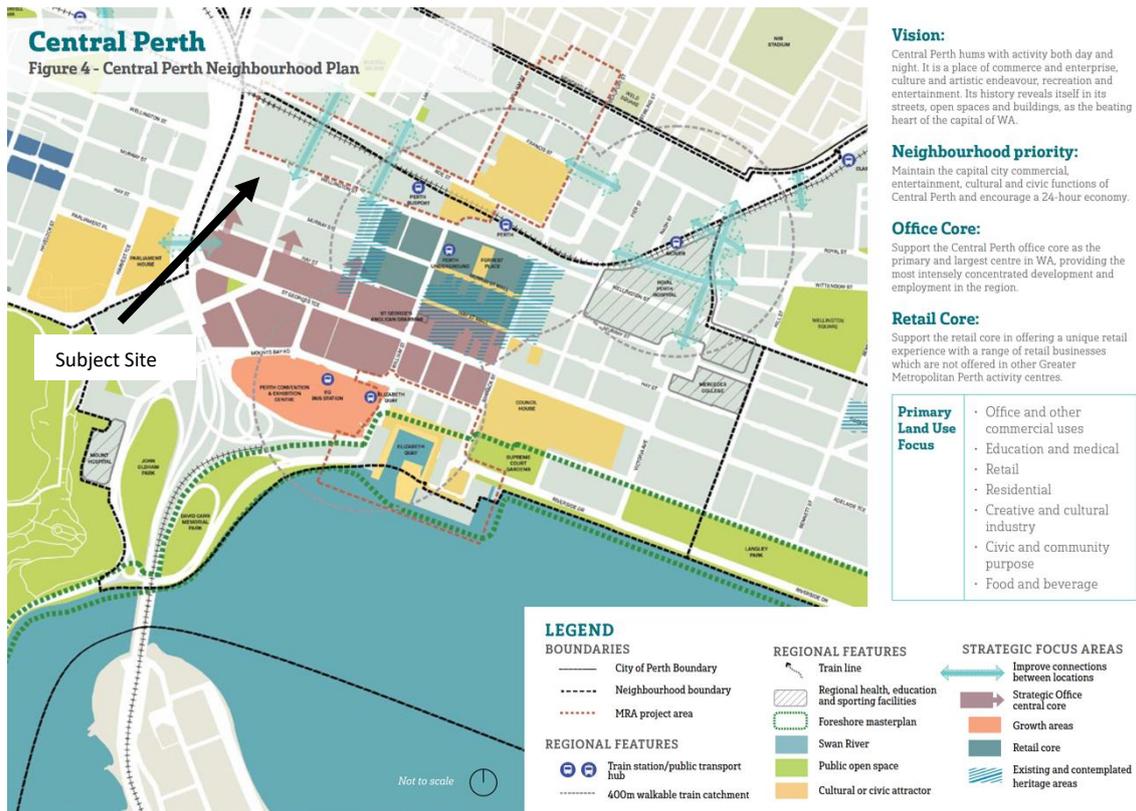


Table 2: Summary of draft City Planning Strategy (Central Perth)

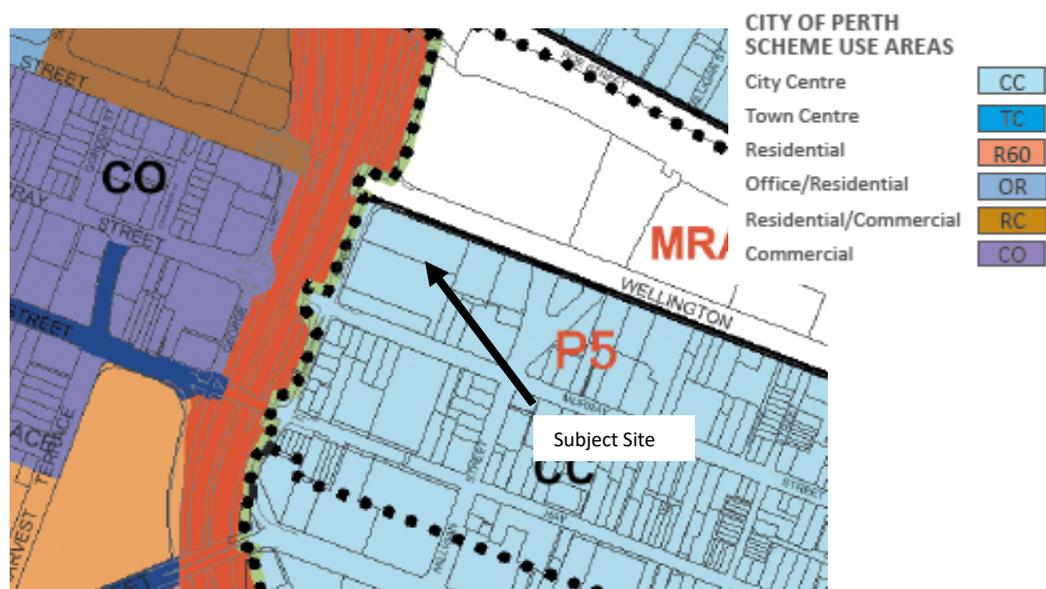
	Provision
<b>Neighbourhood Vision</b>	Central Perth hums with activity both day and night. It is a place of commerce and enterprise, culture and artistic endeavour, recreation and entertainment. Its history reveals itself in its street, open spaces and buildings, as the beating heart of the capital of WA
<b>Neighbourhood Priority</b>	Maintain the capital city commercial, entertainment, cultural and civic functions of Central Perth and encourage a 24-hour economy.

### 3.3 Local Planning Schemes and Policies

#### 3.3.1 City Planning Scheme No. 2

The subject site is located within the City Centre land use area. An extract of the CPS2 Scheme use area map is provided below in Figure 3.

Figure 3: Scheme Use Map Extract



### 3.3.2 Citiplace Precinct (P5)

The Citiplace Precinct (P5) outlines the City’s vision for the area and provides guidance on future land uses and built form outcomes. The Statement of Intent for the Citiplace Precinct provides the following vision:

*‘The Citiplace Precinct will be enhanced as the retail focus of the State providing a range of retail and related services more extensive than elsewhere in the metropolitan region. It will provide for a metropolitan and state-wide market as well as for the convenience of the city’s residents, as well as the city centre work force. The Precinct will offer a wide range of general and specialised retail uses as well as a mix of other uses such as residential and visitor accommodation, entertainment, commercial, medical, service industry and office. Uses at street and pedestrian level will mainly be shops, restaurants (including cafes), taverns and other uses, that have attractive shop fronts and provide activity, interest and direct customer service. Other uses will be established above or below street level and major pedestrian levels.’*

The use group table of CPS2 that is specific to the development site lists the following preferred, contemplated and prohibited uses within the Citiplace Precinct (P5):

- Preferred uses: ‘Dining’ and ‘Retail (General)’; and
- Contemplated uses: ‘Residential’, ‘Office’, ‘Community and Cultural’, ‘Recreation and Leisure’; and
- Prohibited uses: ‘Residential’ at ground floor where it fronts the street at pedestrian level.

Under the CPS2, the subject site has no prescribed height limit but does have a maximum plot ratio limit of 5.0: 1.0 for all developments. The subject site is eligible to apply for a residential, special residential and public facilities plot ratio bonus.

## **4.0 PROPOSAL**

### **4.1 Overview of Scheme Amendment**

The proposed scheme amendment will introduce a SCA over the subject site. The purpose of the SCA is to facilitate coordinated redevelopment of the subject site. The SCA will introduce the provisions to allow the SCA to be treated as one site (as opposed to five lots) when calculating maximum plot ratio and calculating and distributing car parking.

### **4.2 Scheme Amendment Classification**

The *Planning and Development (Local Planning Schemes) Regulations 2015* include three categories for amending Local Planning Schemes - basic, standard and complex. The proposed amendment will have minimal impact on the CPS2 area outside of the proposed SCA and will not result in any significant environmental, social, economic or governance impacts. Given this, the amendment is considered to be a standard amendment.

### **4.3 Planning Justification**

SCAs allow for the coordinated development of complex sites by treating the area as one site.

A SCA would enable lots to be retained whilst maintaining the intent of the development approval granted and the principles of the CPS2. The SCA will enable the different land uses to be retained on separate green title lots while maintaining the approved plot ratio and tenant car parking allowance over the site. In turn, this would then allow for the proposed redevelopment of the site to proceed in compliance with CPS2.

The approved development includes bonus plot ratio provisions including a public plaza, childcare centre and public end of trip facilities in addition to a requirement for a pedestrian accessway from Murray Street to Wellington Street. The bonus facilities do not need to be included in the SCA as they have been addressed by the development approval and conditions.

The Wellington Street Plaza is subject to an existing easement and the pedestrian access from Murray Street will be provided through an easement required under Condition 10 of the approval. Therefore, the SCA does not need to include these provisions, as they will already be secured through easements.

Condition 9 of the Perth LDP approval supports the provision of a SCA over the site as it states:

*'The subject lots being amalgamated into one lot on one Certificate of Title or alternatively a Special Control Area being established over the site to enable the applicable development standards and requirements to be applied to the site as though it was a single lot, and being initiated prior to the building permit stage and finalised prior to occupation of the buildings.'*

A SCA would ensure that the whole site is developed in the form of a high quality mixed-use development. The SCA will assist the City to meet its objectives in that it will:

- Support short stay accommodation in the city through the refurbishment of the hotel;
- Provide for additional residents within the city;
- Cater for the diversity of demands, interests and lifestyles by facilitating and encouraging the provision of a wide range of choices in housing, business, employment, leisure, visitor accommodation and attractions; and
- Co-ordinate and ensure that development is carried out in an efficient and responsible manner which makes optimum use of the City's growing infrastructure and resources.

## **5.0 CONCLUSION**

The proposed scheme amendment is consistent with the statutory planning framework provided by CPS2, the development approval and the strategic vision for the area under the draft City Planning Strategy. Given this, the proposed scheme amendment is considered suitable for initiation.

# Planning and Development Act 2005

## RESOLUTION TO AMEND LOCAL PLANNING SCHEME

### CITY OF PERTH

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#### CITY PLANNING SCHEME NO. 2

---

#### AMENDMENT NO. 44

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2. Inserting the following in Schedule 8 Special Control Areas:

#### **31. 707-725 Wellington Street and 482-488 Murray Street Special Control Area**

##### **31.1 Special Control Area**

The following provisions apply to the land marked as Figure 31 being the 707-725 Wellington Street and 482-488 Murray Street Special Control Area.

##### **31.2 Objective**

To facilitate the development of the Special Control Area as a whole in a coordinated manner.

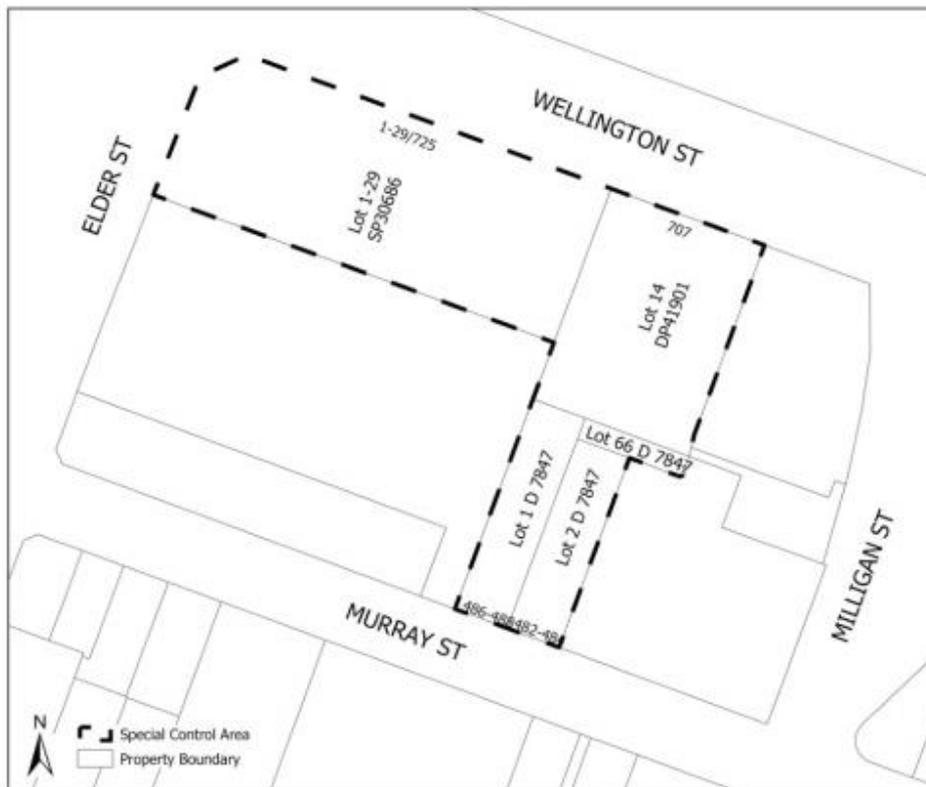
##### **31.3 Plot Ratio**

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##### **31.4 Car Parking**

- a) For the purpose of determining the tenant car parking allowance for the Special Control Area under the provisions of the Perth Parking Policy, the Special Control Area shall be treated as one lot.

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**Figure 31:** 707-725 Wellington Street and 482-488 Murray Street Special Control Area

4. Amending the City Centre (CC) Precinct Plan Map (P1 to 8) accordingly.

**The amendment is standard under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reasons:**

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

# SCHEDULE 1 - EXISTING CITY CENTRE PRECINCTS PLAN (P1-8)



**CITY CENTRE:**

Will continue to develop as the focus of business, retail, civic, cultural and entertainment activities in Western Australia

**PRECINCTS:**

The City Centre contains the following Precincts

- P1 - Northbridge
- P2 - Cultural Centre
- P3 - Stirling
- P4 - Victoria
- P5 - Citipace
- P6 - St Georges
- P7 - Civic
- P8 - Foreshore

**PARLIAMENT HOUSE AND SURROUNDS:**

A Clause 32 area which maintains the visual prominence of Parliament House and the aesthetic quality of development in the area.

**MINOR TOWN / LOCAL PLANNING SCHEMES (TPS / LPS):**

The additional Schemes which apply in the city centre are:

- TPS 11 - Wesley Trust and WA Travel Centre
- TPS 13 - State Government Insurance Office
- TPS 16 - David Jones Site (now Central Park)
- TPS 21 - FAI Site
- TPS 23 - Paragon
- LPS 26 - Normalised Redevelopment Areas

**SPECIAL CONTROL AREAS**

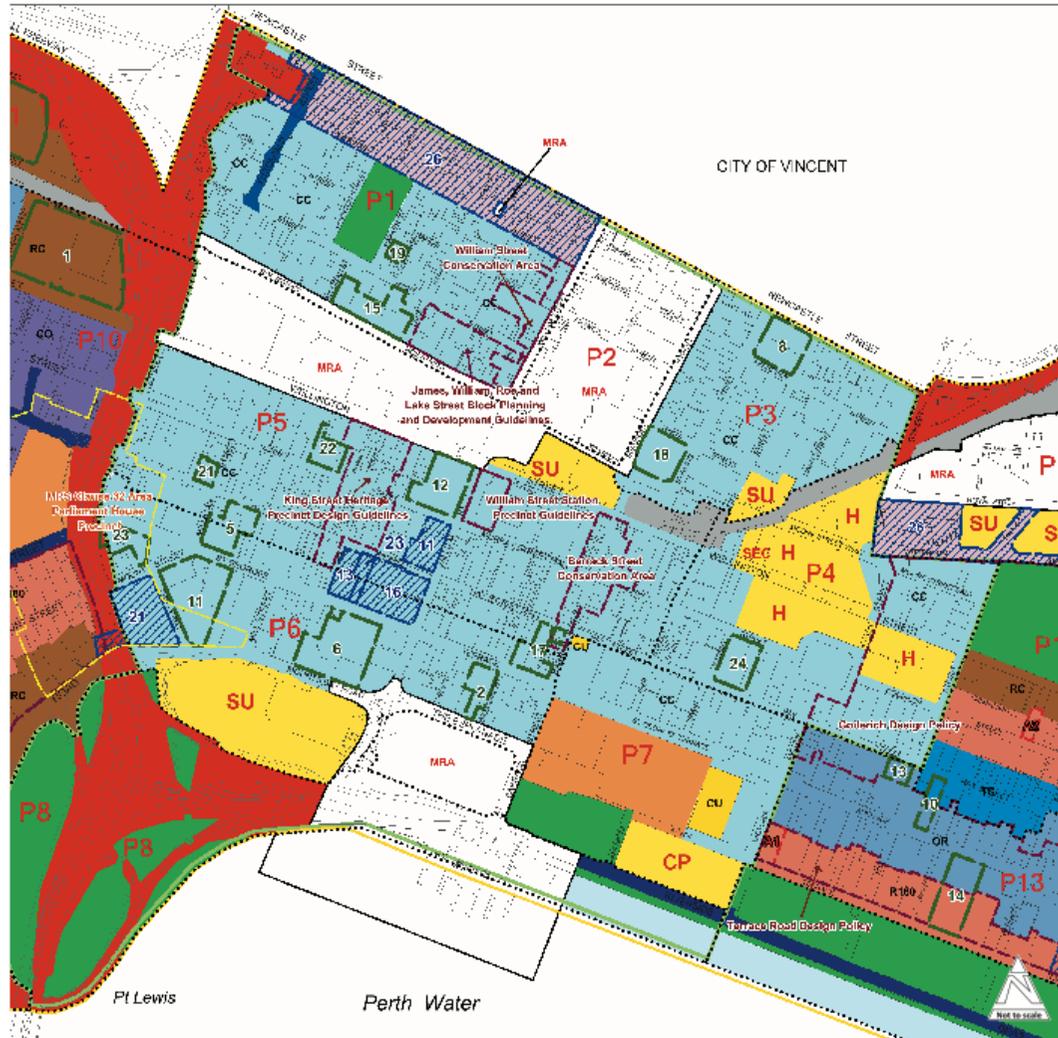
Special control areas apply in the city centre for these areas:

- 2 - CTA Building
- 5 - 240 St Georges Tce & 899-915 Hay St
- 6 - 141 & 125-137 St Georges Tce & 18 Mounts Bay Road
- 8 - 126-144 Stirling Street
- 11 - 225-239 St Georges Tce (Bishops See)
- 12 - 298-316 Murray Street
- 15 - 92-120 Roe Street
- 17 - St Martins
- 18 - 30 Beaufort Street
- 19 - 2-6 (Lot 40) Parker Street
- 21 - Melbourne Hotel
- 22 - 396, 370-372 and 378-392 Murray Street
- 23 - 251 267 (Lots 10, 11 & 412) St Georges Terrace
- 24 - 480 (Lots 23 and 350) Hay Street & 15-17 (Lot 500) Murray Street

**PLANNING POLICIES:**

Planning and design guidelines apply in the city centre for these areas:

- James, William, Roe and Lake Street
- King Street
- Goderich
- William Street Station Precinct



**LEGEND**

- Scheme Area Boundary
  - CITY OF PERTH SCHEME RESERVES**
    - Parks & Recreation
    - Public Purposes - Civic Use
  - CITY OF PERTH SCHEME USE AREAS**
    - City Centre
    - Town Centre
    - Residential
    - Office/Residential
    - Residential/Commercial
    - Commercial
  - OTHER**
    - Additional Uses
    - Normalised Redevelopment Area
    - Metropolitan Redevelopment Authority Area
    - City Centre Boundary
    - MRS Clause 32 Area
    - Minor Town / Local Planning Schemes and Number
    - Special Control Areas and Number
    - Other Planning Control Areas
    - Precinct Boundary
    - Precinct Number
  - METROPOLITAN REGION SCHEME RESERVES**
    - Parks & Recreation
    - Railways
    - Civic & Cultural
    - Waterways
    - Public Purposes
      - Hospital
      - Car Park
      - University
      - SECWA
      - Special Uses
  - ROADS**
    - Primary Regional Roads
    - Other Regional Roads
- NOTE: The Department of Planning should be consulted for full information on the actual land requirements for all Metropolitan Region Scheme Reserves

## SCHEDULE 2 - PROPOSED CITY CENTRE PRECINCTS PLAN (P1-8)



**COUNCIL ADOPTION**

This Standard Amendment was adopted by resolution of the Council of the City of Perth at the Ordinary Council Meeting of the Council held on the 26<sup>th</sup> day of May 2020.



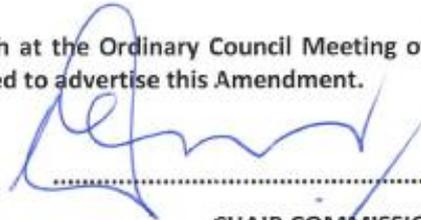
.....  
**CHAIR COMMISSIONER**



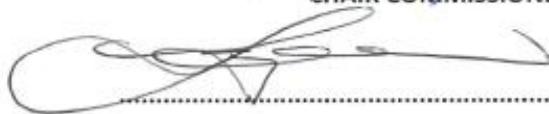
.....  
**CHIEF EXECUTIVE OFFICER**

**COUNCIL RESOLUTION TO ADVERTISE**

by resolution of the Council of the City of Perth at the Ordinary Council Meeting of the Council held on the 26<sup>th</sup> day of May 2020, proceed to advertise this Amendment.



.....  
**CHAIR COMMISSIONER**



.....  
**CHIEF EXECUTIVE OFFICER**

**COUNCIL RECOMMENDATION**

This Amendment is recommended [for support/ not to be supported] by resolution of the City of Perth at the Ordinary Council Meeting of the Council held on the \_\_\_\_ day of \_\_\_\_\_ 2020 and the Common Seal of the City of Perth was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....

**CHAIR COMMISSIONER**

.....

**CHIEF EXECUTIVE OFFICER**

**WAPC ENDORSEMENT (r.63)**

.....

**DELEGATED UNDER S.16 OF  
THE P&D ACT 2005**

**DATE.....**

**APPROVAL GRANTED**

.....

**MINISTER FOR PLANNING**

**DATE.....**

## City of Perth City Planning Scheme No.2 - Amendment No.44

## Summary of Submissions

Organisation		Submission	Applicant's Response	City's Administration Response
1.	Department of Transport	<p>(a) Advised that it is generally supportive of the amendment however is concerned that the Special Control Area (SCA) could allow a revised development application to significantly increase tenant parking beyond the 99 bays currently proposed which would have significant impacts on the transport network in the vicinity, including access to the Kwinana Freeway. As such, requests that the amendment be modified to include a maximum cap on tenant parking within the SCA.</p> <p>(b) The SCA in its current form could, for example, allow a revised office building to take on the tenant parking allowances from the sites of the Wellington Street hotel and the predominantly residential buildings on Murray Street and build up to 246 tenant bays if all access is provided from Elder Street, a Category 4 street under the Perth Parking Policy (PPP). Such an outcome would not support a key component of the Policy in minimising commuter car trips to the CBD core and</p>	<p>(a) It was not the intent of the SCA to maximise tenant car parking through one access to the whole site from Elder Street.</p> <p>(b) The provision of all car parking from Elder Street would not be practical given the level differences and existing easements.</p> <p>(c) Notwithstanding the above, is not against a provision providing a maximum tenant car parking provision on the site. However, if a maximum is put on the site then it should be based on the tenant car parking outcome that would have otherwise applied if not for the SCA.</p> <p>(d) Has reviewed the DoT's submission and agrees with the provision for Lot 101, however, considers that the other lots should be based on</p>	<p>(a) A revised development application could be submitted which significantly increases tenant parking beyond the 99 bays currently approved for the subject site however this could currently occur under the PPP regardless of the Amendment.</p> <p>(b) Currently under the PPP the parking allowance, which is calculated and distributed on an individual lot basis, could cumulatively total 160 bays across the subject site based on at-grade access and total 210 bays based on integrated access.</p> <p>(c) The Amendment could enable a significantly higher number of tenant parking than that currently allowed under the PPP by enabling the tenant parking allowance to be calculated for the whole of the subject site based on a lower priority road. In a worst-case scenario, if the tenant parking calculations were based on Elder Street (a category 4 street) it would allow for</p>

		<p>would increase stress on the road network within this area.</p> <p>(c) While the sharing of parking allowances is an approach often used by mixed use developments, this case is unusual among sites within the CBD core in having Category 4 street access as well as access to Category 2 and 3 streets. This scenario has the potential to lead to excessive car parking provision across a very large combined site.</p> <p>(d) Still supports shared parking facilities, as this can reduce the number of crossovers and provide for more flexible and efficient use of bays. Shared tenant parking would offer significant benefits to this development, for example, allowing parking for the hotel to be provided under the new office building. As such, rather than removing parking matters from the application of the SCA, it is suggested that a clause be inserted into the amendment providing for a maximum cap on tenant parking across the SCA to future proof the transport network in this area.</p> <p>(e) It is suggested that this cap be set at the sum of the maximum parking allowances for each of the SCA's constituent lots, assuming "at-grade"</p>	<p>integrated access for the following reasons:</p> <ul style="list-style-type: none"> <li>• The Hotel (Lot 14) is accessed via a right of carriageway along the eastern boundary, which serves multiple properties and therefore should be considered integrated access.</li> <li>• Lot 66 is itself a right of way and therefore should be considered integrated.</li> <li>• Lots 1 and 2 are to be developed together, and would have been under a separate process, and therefore any access from Murray Street would be provided to service 2 lots and therefore integrated access should be applied.</li> </ul> <p>(e) Considers that the maximum should be 183 tenant bays, as follows:</p> <ul style="list-style-type: none"> <li>• Lot 101, Cat 4, At grade 200 - 103 bays</li> <li>• Lot 14, Cat 2, Integrated 150 – 41 bays</li> <li>• Lots 1 and 2, Cat 3, Integrated 200 – 35 bays</li> <li>• Lot 66, Cat 3, Integrated 200 – 4 bays</li> </ul>	<p>a total of 246 tenant bays across the SCA. Whilst the PPP allows this, it is considered contrary to the objectives of the PPP of reducing the impacts of vehicular traffic on urban form and amenity within the city.</p> <p>(d) Whilst the applicant has advised that it is not the intent to maximise the tenant car parking allowance in this manner, and this could occur regardless of the Amendment (if the landowner chose to amalgamate the lots rather than pursue an SCA), modification of the Amendment is recommended to address this issue.</p> <p>(e) The DoT has recommended a cap of 160 tenant bays based on at-grade rates whilst the applicant has recommended a cap of 183 tenant bays based primarily on integrated access rates.</p> <p>(f) Any tenant parking rates applied to the SCA should generally be consistent with the PPP, should not be overly complex and should be flexible so as to not pre-empt what form any future development and associated car parking and access may take, for example, whether access is at-grade or integrated. Whilst it is considered</p>
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		<p>parking access were to be applied to each lot from their addressed streets. This would result in a total of 160 tenant bays across the SCA.</p> <p>(f) This cap would not affect the current development proposal, as the proposed amount of parking is still within the suggested maximum for the SCA outlined above. The remaining allowance would also allow more tenant bays to be added in future should, for example, the hotel site be more comprehensively re-developed.</p> <p>(g) It is recommended that the clause be worded along the lines of <i>"Within the SCA, a maximum tenant parking cap shall apply of 160 tenant bays, or the number of tenant bays that would otherwise have been allowed within the SCA by the Perth Parking Policy (or other applicable policy) at the time of any development application, whichever is less"</i>.</p> <p>Further comments provided in response to applicant's response:</p> <p>(h) Note that the applicant has accepted the concept of a tenant parking cap but has requested to increase proposed tenant parking cap to 183 bays from</p>		<p>appropriate for the Scheme to reference the PPP, it should not duplicate the provisions of the PPP as this creates the potential for inconsistency of provisions, particularly if the PPP is amended in future.</p> <p>(g) Following discussion with both the DoT and the applicant, it is recommended that the Amendment be supported subject to clause 31.4 being modified so that it reads as follows:</p> <ol style="list-style-type: none"> <li>1. <i>The tenant car parking allowance for the Special Control Area shall be the sum of the allowances calculated on an individual lot basis in accordance with the Perth Parking Policy.</i></li> <li>2. <i>The tenant car parking may be distributed across the Special Control Area as if it were one lot.</i></li> <li>3. <i>The tenant car parking facilities located on one site/lot within the Special Control Area may be leased or used by the tenants of another site/lot within the Special Control Area.</i></li> </ol> <p>Under the current lot configurations this would result in a maximum of 160 or 210 tenant bays depending on the</p>
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		<p>DoT's previously proposed cap of 160 bays (an increase of 23 bays).</p> <p>(i) Believes that the cap of 160 tenant bays is sufficient and should remain for the following reasons.</p> <p>(j) The development is being given significant advantages by being allowed, through the operation of the proposed SCA, to build tenant parking bays on any lot within the SCA (even if the maximum number of tenant bays on any parcel will depend on the total size of each parcel and the street from which they are being accessed, in accordance with the Perth Parking Policy).</p> <p>These advantages include the ability to share tenant parking allowances between (as currently proposed) an office building and an (almost) entirely residential building and hotel that do not require the full tenant parking allowances for their lots.</p> <p>In particular, while the current development proposal is for an office building on Elder/Wellington Street lot with 99 tenant bays, should development plans be revised, the SCA would allow all 160 tenant bays (the entire proposed parking cap) to be built</p>		<p>form of access. The provisions would however allow for these tenant parking bays to be shared and distributed across the SCA rather distributed on an individual lot basis.</p> <p>(h) Any future development application which proposes an increase in tenant parking bays or alternative access points would be required to submit a traffic or parking impact statement to determine the impact on the surrounding road network.</p> <p>(i) It is noted that Main Roads WA has indicated that it has no objections to the proposed amendment or SCA. It has not raised any concerns about parking and access off Elder Street or access to the Kwinana Freeway.</p>
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		<p>on that lot alone. This would be a 60% increase in largely commuter orientated parking for the office building on that lot; as such, the DoT is highly reluctant to support any increase in the proposed cap, not least given sensitivity about effects on access to/from the freeway via Elder Street.</p> <p>(k) One alternative to partially address the DoT's concerns would be to divide up the site to be covered by the SCA (excluding Lot 101 on the corner of Elder Street/Wellington Street for parking purposes), but this would remove the flexibility to allocate bays on Lot 101 to tenants on the rest of the site, which the proponent has indicated is something they want, and which the DoT would consider a good outcome.</p> <p>(l) While the proponent has based their argument for applying the more generous 'integrated access' tenant parking rates on the likelihood of the SCA's constituent lots being developed with integrated tenant parking access, it is not at all guaranteed that access to the second largest lot (Lot 14, the hotel site) will be classed as "integrated" in future. The current right of way only serves the hotel and Murray Street sites, but if seeking to maximise parking</p>		
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		<p>allowances, it would be rational for the Murray Street sites to be accessed from Murray Street (a lower category street) in future. This would leave the hotel site as the right-of way's only user and therefore, given the PPP definition of integrated access, result in "at-grade" access for the hotel site.</p> <p>(m) Whilst acknowledging the current development proposal, there is significant uncertainty about what might be built within the SCA in future (including the potential for access to tenant parking to be shared between different streets) and so applying a cap based on "at grade" access rates is a more cautious approach that DoT is generally more comfortable with.</p> <p>(n) 160 tenant bays would provide just over 60% more bays than what is currently being proposed for the development. Understand that this approved development proposal, including the current proposed tenant parking bay numbers, has formed the basis for the City's support for this planning amendment including the SCA. Given that only 99 bays are currently claimed to be needed for this development, DoT considers that a further allowance of 60% more tenant parking bays is</p>		
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		<p>generous and allows significant freedom for future further (or different) redevelopment of the other sites.</p> <p>(o) DoT suggested and provided its consent to the creation of the SCA with a cap of 160 tenant bays (acknowledging both its flexibility for developers, but also its uncertainty for parking regulation) with the expectation that integrated access would be provided in any case, where possible, as part of general design good practice in this proposed coordinated redevelopment.</p> <p>(p) DoT reiterate that Main Roads WA needs to be closely consulted on this amendment and development proposal, and might also wish to give its views on any changes to the proposed cap.</p> <p>(q) While DoT would not endorse a cap of more than 160 bays, if the City decides to increase this cap regardless, it suggests that the City might consider a possible compromise by calculating the cap using the integrated access only for the lots addressing Murray Street, as these are the most likely to be able to genuinely claim integrated access on redevelopment. This would provide an</p>		
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		additional 10 tenant bays, bringing the total cap to 170 tenant bays.		
2.	Main Roads	(a) Advised that it has no objection to the amendment.	N/A	(a) Noted.

## Perth Parking Policy Allowances

Property	Lot Area (m2)	Category of Street	At-Grade Access		Integrated Access	
			Rate/ha or 10,000m2	Tenant Bays Allowed	Rate/ha or 10,000m2	Tenant Bays Allowed
Lot 101 (725) Wellington Street (cnr Elder Street)	5160	4	200	103	250	129
Lot 14 (7070) Wellington Street	2742	2	100	27	150	41
Lot 1 (486-488) Murray Street	931	3	150	14	200	19
Lot 2 (482-484) Murray Street	837	3	150	13	200	17
Lot 66 Murray Street	182	3	150	3	200	4
<b>TOTAL</b>	<b>9852</b>			<b>160</b>		<b>210</b>

**At grade access** is where there is one or more vehicle crossovers to/from parking on a lot and the access is not integrated access.

**Integrated access** means where—

- vehicle access to parking on a lot is off a Right of Way (ROW) which is used for vehicle access to/from more than one lot or building;
- vehicle access to parking on or in two or more lots or buildings utilises a shared vehicle crossover; or
- there are fewer vehicle crossovers to/from the lot or building than the lesser of the number of buildings or lots that have a minimum area of 250m2 and/or the existing approved number of vehicle crossovers.



8.1.2 Table 1: Tenant parking allowances.

Street priority	Maximum allowance (bays per 10,000m <sup>2</sup> of lot area)*1	
	At grade access	Integrated access
Category 1	80 or replacement of existing licensed tenant parking bays, whichever is less	120 or replacement of existing licensed tenant parking bays, whichever is less
Category 2	100	150
Category 3	150	200
Category 4	200	250

## **Modifications to Amendment No. 44 to City of Perth - City Planning Scheme No. 2**

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Inserting a new Special Control Area under clause 39(1) as follows:

(ee) 707-725 Wellington Street and 482-488 Murray Street Special Control Area.

2. Inserting the following in Schedule 8 Special Control Areas:

### **31. 707-725 Wellington Street and 482-488 Murray Street Special Control Area**

#### **31.1 Special Control Area**

The following provisions apply to the land marked as Figure 31 being the 707-725 Wellington Street and 482-488 Murray Street Special Control Area.

#### **31.2 Objective**

To facilitate the development of the Special Control Area as a whole in a coordinated manner.

#### **31.3 Plot Ratio**

- a) For the purpose of calculating plot ratio within the Special Control Area, the Special Control Area shall be treated as one site and in accordance with the Plot Ratio Plan.
- b) For the purpose of calculating bonus plot ratio within the Special Control Area, the Special Control Area shall be treated as one site and in accordance with the Maximum Bonus Plot Ratio Plan.

#### **31.4 Car Parking**

- a) The tenant car parking allowance for the Special Control Area shall be the sum of the allowances calculated on an individual lot basis in accordance with the Perth Parking Policy.
  - b) The tenant car parking may be distributed across the Special Control Area as if it were one lot.
  - c) The tenant car parking facilities located on one site/lot within the Special Control Area may be leased or used by the tenants of another site/lot within the Special Control Area.
3. Inserting Figure 31 – 707-725 Wellington Street and 482-488 Murray Street Special Control Area into Schedule 8 – Special Control Areas of the Scheme.

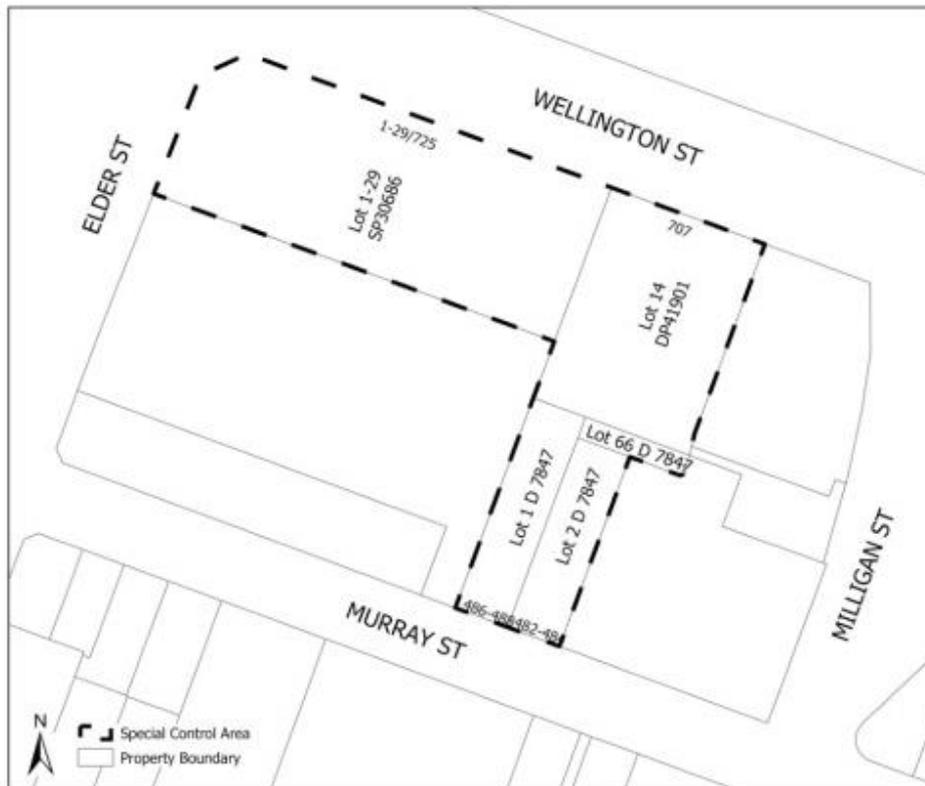


Figure 31: 707-725 Wellington Street and 482-488 Murray Street Special Control Area

4. Amending the City Centre (CC) Precinct Plan Map (P1 to 8) accordingly.

The amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

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

## 12. Community Development Alliance Reports

### 12.1 Christmas Lights Trail Budget Variation

Responsible Officer	Anne Banks-McAllister, General Manager Community Development
Voting Requirement	Simple Majority
Attachments	Not applicable

#### Purpose

To recognise additional external contributions of \$447,500 and an offsetting increase in the expenditure allocated to the Christmas Lights Trail project budget from \$1,000,000 to \$1,477,500.

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#### Recommendation

That Council APPROVES an amendment to the 2020/21 budget to recognise additional external contributions of \$447,500 and an offsetting increase in the expenditure allocated to the Christmas Lights Trail project budget from \$1,000,000 to \$1,477,500.

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## Background

1. Since 2017 the Christmas Lights Trail has continued to grow in scale and excellence through ongoing support from diverse stakeholders, significant visitor attendance and positive community sentiment.
2. The Christmas Lights Trail comprises over 25 unique lighting installations and experiences throughout the CBD and Northbridge with a satellite location in East Perth and for the first time in 2020, a satellite location in West Perth.
3. The Christmas Lights Trail embodies the City of Perth (City) strategic vision: Vibrant, Connected, Progressive. It seeks to connect our diverse community through memorable experiences, adds vibrancy with creative lighting displays, and is fast becoming a staple, iconic Perth event supporting economic growth and enhancing social and cultural capital.
4. The 2019 trail attracted approximately 333,000 local, domestic and foreign visitors over 42 nights through the delivery of 27 creative lighting installations and complimentary roving performances.
5. The City aims to reduce cost to ratepayers and extend the trail by securing grants and financial contributions from third parties. This provides greater economic, social and cultural value to our stakeholders. This is evidenced through year-on-year data analysis, which shows the City's expenditure on the Christmas Lights Trail has increased by 66% from 2017 to 2020, whilst the total project budget including income has increased by 133%.
  - a. For example, in 2019 the City's investment of \$945,631 was augmented by \$222,885 in cash sponsorship from retail centre partnerships and a Lotterywest grant of \$150,000 (total budget of \$1.32M). The total direct economic impact of the event was \$6.82M. This represents a return on investment of \$5.17 per dollar spent overall, and \$7.21 per dollar spent by the City.
5. The City's Commissioners approved a comprehensive \$20,115,000 COVID-19 Economic Rebound Strategy at the Ordinary Council Meeting held on 30 June 2020.
6. This included the annual Christmas Lights Trail as a key project. The total discretionary cost allocation for this project is \$1,000,000.

## Discussion

7. Planning for the 2020 trail has commenced, and the City has negotiated external contributions to the value of \$477,500 from various stakeholders including major retail centres and Lotterywest; a 114% increase on 2019 income. This represents an overall 48% increase to the original 2020/21 project budget, approved at the Ordinary Council Meeting held on 30 June 2020.
8. The expectation of contributing stakeholders is that their funding will add to, and expand the scope of the trail, rather than decrease the direct investment into the project by the City. Specifically:
  - a. Partners' investment generally goes towards an experience near their retail centre/area to encourage visitors to interact in the vicinity. This includes upscaling the installation to bespoke, higher-quality installations chosen by the partners.

- b. Funds go towards increased roving entertainers along the trails.
  - c. Christmas installations will be included in West Perth for the first time in the trail's history due to a West Perth-based partner coming on board.
  - d. COVID-19 has made necessary the review of cleaning and security required for each site to mitigate risks to community health and safety. Part of the Lotterywest grant will go towards sanitizer, increased cleaning regime, distancing decals, signage, COVID-19 Marshalls and other measures to assist with health and safety at each interactive site.
9. This additional project scope creates substantial opportunities for the City and our community. It contributes to realising our aspirations of Partnership and Prosperity by increasing activation in the city and bolstering the economic resilience of the event during the challenging COVID-19 environment.

## Stakeholder Engagement

10. The City commenced partnership negotiations with the property and retail sectors for financial contributions to the 2020 Christmas Lights Trail in February. The value our stakeholders place on the Christmas Light Trail, and industry confidence in the potential economic impact of the event, is evidenced by the significant financial commitment from external sources which has increased year-on-year.
11. At a combined workshop with the Events, Arts and Culture Advisory Committee and Marketing and Promotion Advisory Committee on 17 August 2020, committee members provided their feedback on the Christmas Lights Trail including likes, dislikes and opportunities to add value. The findings of this workshop identified:
  - a. Support for the social value of the Christmas Lights Trail
  - b. Support for the extension of the Christmas Lights Trail dates into the New Year
  - c. Opportunity to increase retail conversion
  - d. Opportunity to theme trail sections to target different audiences
  - e. Opportunity to bolster the trail through complementary events ie. music

## Decision Implications

12. The budget variation will enable the funds to be spent on the Christmas Lights Trail 2020, in line with stakeholder expectation.
14. There is potential to overrun or underspend the project budget due to the complexity of negotiating financial partnerships which vary each year. This is mitigated through commencing partnership discussions as early as possible, and forecasting expenditure based on predicted income with some flexibility in project output to reduce or increase in response to any last-minute changes in income.
15. Stakeholders investing in the Christmas Lights Trail do so on the basis that the City uses these funds to achieve mutually beneficial outcomes.

16. If the recommendation is not adopted and the income is not allocated to the Christmas Lights Trail discretionary project budget, the contributions will go into general revenue instead of being allocated to this project as intended.

#### External Contributing Partners and Sponsors

Partner
Brookfield Commercial Operations Pty Ltd – ABN 86 120 690 940
Western Australian Land Authority - ABN 34 868 192 835 and Metropolitan Redevelopment Authority - ABN 69 902 571142 (Development WA)
The Trust Company (Australia) Limited – ABN 21 000 000 993
The Trustee for Perth Theatre – ABN 73 260 603 839
ISPT Pty Ltd – ABN 28 064 041 283
CBUS Property 140 William Street Pty Ltd – ABN 33 723 480 185
Western Australian Museum - ABN 95 249 517 733
Grant
Lotteries Commission - ABN 78 531 150 466

#### Strategic, Legal and Policy Implications

Strategic	
Strategic Community Plan Aspiration:	People A safe, activated and welcoming city that celebrates its diversity and sense of community, providing unique educational, cultural, sporting and lifestyle offerings
Strategic Community Plan Objective:	1.6 Thriving and sustainable cultural, artistic and heritage industries, activities and events that encourage locals and visitors to come back for more.
Issue Specific Strategies and Plans:	Operating Projects. Christmas Lights Trail/similar significant post COVID-19 Activation Trail.
Legal and Policy	
Legislation:	Not applicable
Legal advice:	Not applicable
Policy:	1.2 Community Consultation Developing a strong sense of community ownership for the initiatives of the City. 9.5 Sponsorship of City of Perth Activities Developing an alternate source of income to facilitate and improve the provision of the City's services. 9.6 Budget Variations Seeking a variation to the Council's budget where new income is received and no estimate of that income is included in the Council's adopted budget.

## Financial Implications

The financial implications of the recommendation will require additional expenditure, as an unbudgeted item.

Account Number	1064 100 50 10365 6301	Operating
Account Description	Christmas Lights Trail	
Current Budget	\$0	
Amendment to Budget	\$477,500	
Revised Budget	\$477,500	
Budget Impact	Favourable	

There will be a requirement for a corresponding amendment to the 2020/21 budget for expenditure as follows:

Account Number	1064 100 50 10365	Operating
Account Description	Christmas Lights Trail	
Current Budget	\$1,000,000	
Amendment to Budget	\$477,500	
Revised Budget	\$1,477,500	
Budget Impact	Unfavourable	

Overall, the impact on the budget is neutral.

The proposed adjustment is funded through external contributions which have been negotiated with relevant stakeholders. The majority of these partnership agreements have been confirmed and expenditure commitments will be subject to receipt of income.

## Relevant Documents

[COVID-19 Economic Rebound Strategy](#)

## Further Information

Not applicable.

## 12.2 COVID-19 Rebound Economic Development Sponsorship – StudyPerth International Education Action Plan Initiatives

Responsible Officer	Anne Banks-McAllister, General Manager, Community Development
Voting Requirement	Simple Majority
Attachments	Not applicable

### Purpose

To recommend Economic Development Sponsorship to Perth Education City Inc. trading as StudyPerth, under the COVID-19 Grants and Sponsorship Program.

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### Recommendation

That Council APPROVES an Economic Development Sponsorship of \$150,000 (ex GST) to Perth Education City Inc. for the StudyPerth International Education Action Plan Initiatives 2020/21.

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## Background

1. As part of the City of Perth's (City) economic development activities, the City seeks to strategically engage with key industry sectors to assist in nurturing a thriving, diverse and competitive business environment. Education and international student services is a key sector of strategic importance for the Perth economy.
2. This request for sponsorship has been considered under the City's COVID-19 Rebound Grants and Sponsorship program which has been developed to support the objectives outlined in the City's COVID-19 Rebound Strategy to *'Reinvent and Revive: Innovate alongside our community and stakeholders to revive Perth as a destination of choice to visit, live, work, invest or study in'*.
3. The StudyPerth project strongly aligns with the City's aspiration of 'Prosperity' by contributing to strategic investment and development driven by key opportunities such as student education and higher education.

## Discussion

### Applicant Details

Entity Name	Perth Education City Inc. (Trading as StudyPerth)
Entity Type	Other Unincorporated Entity
ABN	76842611690
ABN status	Active
ATO Endorsed Charity type	Not endorsed

4. StudyPerth aims to provide a leadership role in building the profile of the international education sector and promote Perth as a world-class study destination in collaboration with government, educational institutions and stakeholders.
5. The objectives of StudyPerth are to:
  - a. coordinate the marketing of Perth's international education brand in priority and emerging markets
  - b. promote collaboration and cooperation between international education providers, government, business and other stakeholders in Perth
  - c. implement initiatives focused on enhancing the experience of international students in Perth.
6. StudyPerth supports a membership base comprising all major universities and a majority of the public and private education providers in vocational training, schools, intensive English language and pathway colleges. StudyPerth receives funding from local, State and Federal grants, as well as from membership contributions.

### The Economic Value of International Education

7. International education has been a growing source of export income for Western Australia in recent years. Export revenue from international education in WA has increased by 51% to \$2.1 billion in 2018-19 from its most recent low in 2012/13.

8. In March 2020, StudyPerth commissioned a report<sup>1</sup> through ACIL Allen on the economic contribution of international education in WA, which included the following findings:
  - a. On average, each international student in 2019 contributed \$39,417 to the State economy
  - b. 53,404 international students contributing an aggregate of \$2.1 billion to WA
  - c. The sector supported 4,144 Full Time Equivalent (FTE) jobs directly, and indirectly created a further 7,790 FTE, equivalent to 1FTE job for every 5 international students
  - d. Of the \$2.1 billion contributed to the economy, \$582.9 million supported the Education & Training sector, while the remaining \$1.522 billion was injected into a variety of other sectors, such as retail, accommodation, food, transport and tourism.

#### International Education – WA Context (pre-COVID-19)

9. WA's share of the international education market in Australia had fallen to 5.3 per cent in 2018/19, from a high of 8.1 per cent in 2009/10.
10. Over the last two years, deliberate and critical changes have been made in response to Western Australia's loss of market share. In 2018, the WA Government launched its first international education strategy, developed in partnership with StudyPerth, to attract international students to Western Australia and grow the State's share of the international education market. This subsequently led to the development of the StudyPerth Action Plan, which is ongoing in its implementation until 2023.
11. The sector ended 2019 strong and optimistic with indicators suggesting the new initiatives were having a positive impact. In March 2020 international student commencements were up 4% year-on-year, whereas nationally there was a 0.8% decrease.

#### Short Term Objectives (COVID-19 Rebound)

12. Since March 2020, the travel restrictions resulting from the COVID-19 pandemic have had a profound impact on the international education sector in Western Australia and have required StudyPerth to review their operations and plans to continue to attract international students in the future, and support the approximate 34,000 international students still residing in Perth.
13. The decisions and actions taken in the short-term are critical and likely to affect the success and sustainability of the international education sector in the long-term. StudyPerth aims to ensure that the international education sector is well positioned to emerge strongly and sustainably from COVID-19 and consolidate its position as an important component of a diversified economy.
14. The City's sponsorship will support StudyPerth to achieve the following in the short-term:
  - a. Increase the number of students studying remotely and build a pipeline of international students who will transition to onshore learning when boarder restrictions are lifted
  - b. Enhance the awareness of Perth as a first-choice study destination (a focus on increasing awareness with potential students while travel and border restrictions are still in place)
  - c. Utilise data gained in campaigns to provide insight into priority market identification in the transition period from COVID-19.

## Strategic Long-Term Objectives

15. The City's ability to attract and retain increased international student numbers is recognised and capitalised upon in the announcement of the Perth City Deal. As part of this deal, by 2025 \$695M will be invested in moving Edith Cowan University's law and business schools, along with the world class Western Australian Academy of Performing Arts into the Perth CBD. In addition to this, \$360M will be invested in establishing new campuses for Curtin University and Murdoch University in the CBD, including an eSports Stadium, and knowledge and innovation precinct. These developments will bring a critical mass of up to 25,000 students and staff and over \$1.5 billion of investment into the Perth CBD which StudyPerth will leverage for additional expenditure and vibrancy for local businesses.
16. These investments increase the attractiveness of Perth as a study destination and will support the work done by StudyPerth to promote and raise awareness of the attractiveness of Perth as a study destination.

## Project Details

Category	Economic Development Sponsorship
Project Title	StudyPerth International Education Action Plan Initiatives (2020/21 Financial Year)
Total project cost	\$3,700,000
Total amount requested	\$150,000 (4% of the total project cost)
Recommendation	Approval
Recommendation amount	\$150,000 (4% of the total project cost)
Assessment score	51.17 out of 65 (79%)

## StudyPerth International Education Action Plan Initiatives

17. In 2020/21, StudyPerth will seek to restore and rebuild a robust student intake to Western Australia using an integrated marketing approach across the entire student journey that emphasises Western Australia's emerging value proposition as a State that prepares international students with the skills, networks, confidence and experience to prosper in their lives.
18. The following three initiatives would be supported by the City of Perth's sponsorship:

### Market Action Plans

Market Action Plans will promote Perth as a first-choice study destination in priority regions. The marketing message will emphasise the safety and security offered by Perth and WA, as well as the value proposition of a WA education.

### StudyPerth ProsPER

- a. ProsPER was developed and launched in the 2019/2020 financial year. It is an online platform to assist international students with the skills, experience, networks, confidence and knowledge needed to prosper in their lives and careers and offers students (prospective and current) a platform for engagement with other students, employers, mentors and other valuable networks.

- b. In the 2020/2021 financial year, ProsPER will continue to be developed and improved with the implementation of new modules, updating of current modules and customisation of the user experience. Ongoing marketing will also be undertaken to increase the reach and uptake of the platform.

#### Sector Engagement and Support

- a. StudyPerth engages and supports its membership, the broader international education sector and other stakeholders including the City in a variety of ways, including market and industry intelligence, production of physical and digital marketing collateral, digital advertising and membership services. StudyPerth also runs industry events and workshops, student engagement, welcome events and (when unaffected by COVID-19) the Airport Welcome Service
- b. StudyPerth is available to provide City staff with specialist advice as required
- c. 95% of engagement activities will be within the City bringing students, business community, community organisations and educational institutions into the City.

#### Previous Support and Acquittals (5-year period)

Year	Amount	Project
2015-16	\$137,000	StudyPerth
2016-17	\$143,000	StudyPerth (Year 1 of 3-year sponsorship)
2017-18	\$198,000	StudyPerth (Year 2 of 3-year sponsorship)
2018-19	\$183,000	StudyPerth (Year 3 of 3-year sponsorship)
2019-20	\$175,000	StudyPerth
<b>TOTAL</b>	<b>\$836,000</b>	

#### Sponsorship Recognition

19. In addition to the broader benefits of the sponsorship outlined above, the applicant will provide the following opportunities for acknowledgement of the City's support:
  - a. The City would be acknowledged as a 'Capital City Sponsor'
  - b. The City logo would be included on any related promotional materials including the Ambassador uniform
  - c. The City would have the opportunity to display signage at any official launches or associated events
  - d. Destination marketing plans would be aligned with branding initiatives in consultation with the City
  - e. A City representative welcome video to be included as part of students' orientation.

Economic Development Sponsorship - Assessment Scorecard

20. The application was assessed in accordance with Policy 18.13 Grants and Sponsorship Policy.

Essential Assessment Criteria	Score (max 5)
<i>All applicants are assessed on the following criteria:</i>	
<b>Alignment with a Key Sector</b>	
To what extent does the project support the growth and development of an established or emerging key sector, that represents strategic importance to the City of Perth's economy?	4.67
To what extent does the project assist the City of Perth in developing a compelling narrative on our unique selling points and raise the profile and reputation of the City of Perth as a premier Capital City to do business within the relevant sector?	4.5
<b>Prestige and Significance</b>	
To what extent does the applicant demonstrate prestige and significance through the quality of proposed speakers, participants, sponsors, media or the involvement or endorsement from international federations and organisations?	4
<b>Project Plan and Other Funding Sources</b>	
Has the applicant provided evidence of a robust project plan?	3.67
Has the applicant included a budget detailing investment through a variety of funding sources, illustrating that the project is not reliant on City of Perth funding to be delivered?	3
Has the applicant demonstrated what specific elements the City of Perth funding is supporting and what extra capacity the funding will enable?	4.17
<b>Sponsorship Benefits</b>	
Please rate the level of benefits and recognition provided to the City	4
<b>Sub-total 28.01 out of 35</b>	
<b>Additional Project Outcomes</b>	Score (max 5)
<i>Applicants must address at least two of the following six outcome areas. Applicants can address as many outcome areas as are relevant to the project or initiative.</i>	
Outcome 1. Investment Attraction	3.5
Outcome 2. International Business Development	4
Outcome 3. Short term Direct Economic Benefits	3
Outcome 4. Long term Economic Development	4.33
Outcome 5. Professional Development, Training and Skill Development	4.33
Outcome 6. Linkages and Knowledge Exchange	4
<b>Sub-total 23.16 out of 30</b>	
<b>TOTAL ASSESSMENT SCORE: 51.17 out of 65 (78.72%)</b>	

21. An Economic Development Sponsorship of \$150,000 is recommended. A one-year sponsorship allows the City and StudyPerth to reassess priorities and adjust to potential future changes within the sector post COVID-19.
22. City funding will enhance existing initiatives to create a clear education destination profile of Perth to better support existing students, promote Western Australia as a safe and secure study destination and restore the inflow of students to Western Australia when borders reopen.

## Stakeholder Engagement

Not applicable.

## Decision Implications

23. If the sponsorship is not approved at the recommended level or declined, this is likely to have a significant impact on StudyPerth's operations.

## Strategic, Legal and Policy Alignment

Strategic	
Strategic Community Plan Aspiration:	Prosperity A city with a diverse and resilient economy capitalising upon its unique competitive advantages and creative reputation, attracting sustainable investment in education, tourism, entertainment, commerce, technology and trade.
Strategic Community Plan Objective:	4.7 Strategic investment and development driven by key opportunities such as direct international flights, student education, higher education and technology research and development.
Issue Specific Strategies and Plans:	COVID-19 Economic Rebound Strategy 6.2 Re-invent and Revive, Table 4
Legal and Policy	
Legislation:	Not applicable
Legal advice:	Not applicable
Policy:	18.13 – Sponsorship and Grants. The policy directs that there be a consistent and transparent assessment process and criteria to guide recommendations to Council. An eligibility check has been conducted on this application to ensure it is compliant with the Policy and the necessary assessment process has been followed.

## Financial Implications

The financial implications of the recommendation are accommodated within the existing budget.

Account Number	SP 1066 100 50 10095 7901	Operating
Account Description	Economic Development Sponsorship	
Total Budget	\$690,000	
Budget – This report	\$150,000	
Existing commitments previously approved by Council	\$235,000	
Remaining Budget	\$305,000	
Budget Impact	Accommodated in existing approved budget	

## Relevant Documents

[COVID-19 Grants and Sponsorship Program Guidelines](#)

## Further information

Not applicable.

## 12.3 Business Improvement Grants 2020/21

Responsible Officer	Anne Banks-McAllister, General Manager Community Development Alliance
Voting Requirement	Simple Majority
Attachments	Attachment 12.3A – Detailed Officer Assessment

### Purpose

To recommend Business Improvement Grants for 2020/21 under the COVID-19 Grants and Sponsorship Program Guidelines.

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### Recommendation

That Council:

1. APPROVES the following 2020-21 Business Improvement Grants totalling \$216,498 (excluding GST), as follows:
  - 1.1 \$20,000 to Arandell Nominees Pty Ltd & J.J Leach to assist in the fit-out for “Perth City Market”, in the Murray Street Mall at 227 Murray Street Perth
  - 1.2 \$20,000 to the Trustee for Scenescape Family Trust to assist in the fit-out for a new food and beverage business called “Gather on Hay” at 1222 Hay Street West Perth.
  - 1.3 \$18,750 to Profligate Pty Ltd to assist in the construction of signage at “Connections Nightclub”, 81 James Street Northbridge.
  - 1.4 \$18,000 to Angiulis Pty Ltd to assist in the activation of an underutilised space and refurbishment of 39/88 Broadway Nedlands.
  - 1.5 \$17,500 to R.E Sarsero & A.J Twaddle to assist in the activation of an underutilised space at “Kings Park Pharmacy and Jacob’s Larder”, 1/140 Mounts Bay Road Perth.
  - 1.6 \$17,250 to the Trustee for TMP Family Trust to assist in the fit-out/refurbishments for “Lunchbox at West Perth”, 1266 Hay Street West Perth.
  - 1.7 \$16,500 to CX Development (Aust) Pty Ltd to assist with the façade/awning repairs and upgrade at “Croissant Express”, at 540 Hay Street Perth.
  - 1.8 \$14,850 to the Trustee for Amberjacks Trust to assist with the façade/awning repairs and upgrade at “Amberjacks Elizabeth Quay”, 25 Geoffrey Bolton Ave Perth.
  - 1.9 \$10,000 to the Trustee for Irineo Unit Trust to assist with the façade/awning repairs and upgrade at “Cocoa N Rose”, 491 Hay Street Perth.
  - 1.10 \$9,878 to the Trustee for Brookwood Trust to assist with the provision of CCTV and upgraded amenity in public/private realm at “Gangemis”, 1288 Hay Street West Perth.
  - 1.11 \$10,000 to the Trustee for Eagle Rock Lobster Trust to assist with the activation of underutilised space at “Badlands Bar”, 1/3 Aberdeen Street Perth.
  - 1.12 \$10,000 to Metaweld Investments Pty Ltd to assist with façade/awning repairs and upgrades at the commercial office property, 86 Barrack Street Perth.

- 1.13 \$10,000 to Adta Pty Ltd to assist with a fit-out for new business at “One-Off”, 5/357-365 Murray Street Perth.
  - 1.14 \$10,000 to West Hospitality Pty Ltd to assist with the fit-out/refurbishment at “Bar Bizu”, 1303 Hay Street West Perth.
  - 1.15 \$5,770 to the Trustee for the Springform Investments Trust to assist with the façade/awning repairs/upgrade at “The Court Hotel”, 50 Beaufort Street Perth.
  - 1.16 \$8,000 to Corona Del Mar Holdings Pty Ltd to assist with the fit-out/refurbishment of “My Place Bar & Restaurant”, 70 Pier Street Perth.
2. DECLINES the awarding of Business Improvement Grants as follows:
- 2.1 \$10,000 to the Trustee for Thirteen Family Trust to assist with the provision of amenity (new stairs) to the public/private realm at “No Mafia” located at 252 William Street Northbridge.
  - 2.2 \$10,000 to Meaghan Erica Leichester to assist with the fit-out/refurbishment of “Fitchs Pharmacy”, 731 Hay Street Mall Perth.
  - 2.3 \$10,000 to Lukman Enterprise & Lime Group Pty Ltd to assist with improvements to the safety and amenity of the commercial office property at 116 Murray Street Perth.
  - 2.4 \$10,000 to Auxilium Partners Pty Ltd to assist with the office fit-out and refurbishment at the commercial office property at “949-951 Wellington Street Perth”.
  - 2.5 \$20,000 to R N Smyth Family Trust & Corporate Equity Trust (CORPORATE EQUITY PTY LTD ATF, THE CORPORATE EQUITY TRUST AND OSUM PTY LTD ATF) to assist with the façade and awning repairs and upgrade at the commercial office property at 938 Hay Street Perth.
  - 2.6 \$10,000 to Makmal Capital Sdn Bhd to assist with the façade and awning upgrades at the commercial office property at 100 Murray Street Perth.
3. APPROVES the following 2019/20 Business Improvement Grants totalling \$53,375 (excluding GST) and an extension of the acquittal time from 1 July 2020 to 30 June 2021 as follows:
- 3.1 \$20,000 to Lazarus Road Pty Ltd to assist with the refurbishment and business fit-out at “Picabar”, 51 James Street Mall, Perth.
  - 3.2 \$15,000 to Mustang Bar Pty Ltd to assist with the refurbishment of the property’s façade and construction of an awning at “Mustang Bar”, 40 Lake Street, Northbridge.
  - 3.3 \$10,000 to the Trustee for Universe Enterprises Unit Trust to assist with the development of an outdoor dining area at “Universal Bar”, 221 William St, Northbridge, and
  - 3.4 \$8,375 to The Trustee for Eau De Vie Trust to assist with the development of an outdoor dining area at “Bright Tank Brewery”, 100 Brown Street, East Perth.
-

## Background

1. The City of Perth (City) holds one funding round for the Business Improvement Grant program each financial year. The Business Improvement Grant Program aims to stimulate and encourage diverse inner-city commerce by supporting new and established local businesses to improve precinct amenity, stimulate business activity and provide direct benefits to the City community.
2. The City's COVID-19 Economic Rebound Strategy was endorsed by Council at the Ordinary Council Meeting held on 26 May 2020 and included a budget of \$1,040,000 for grants for small to medium businesses to help them survive and rebound after the pandemic.
3. \$270,000 of this budget was dedicated to the 2020/21 Business Improvement Grants.
4. COVID-19 Grants and Sponsorship Guidelines were adopted by Council at the Ordinary Council Meeting held on 28 July 2020 to align grant decision-making in accordance with the COVID-19 Economic Rebound Strategy.
5. 22 eligible Business Improvement Grants applications have been received.
6. For the first time in the program's history, the 2020/21 program included a non-match funded category (up to \$10,000) as well as a match funded category (up to \$20,000), to assist small and medium businesses in their COVID-19 recovery.
7. All applicants must meet the general eligibility requirements of the City's Grants and Sponsorships Policy (18.13) as well as additional criterion specific to this program, which includes demonstrating investment in the city by the applicant. Examples include owning a property or having a property lease.
8. Grant funding is paid upon completion of the project as a reimbursement of expenditure. Applicants must provide proof of expenditure through dated invoices and tax receipts, promote the City's support of the project, and provide before and after photographs and detailed testimonials.

### 2019/20 Business Improvement Grant extension

9. The 2019/20 program successfully attracted \$1,728,685 in private investment against a commitment by the City of \$90,000 in program funding. When fully acquitted, this represents a \$19.21 private investment contribution for each dollar committed by the City.
10. Due to the impacts of the COVID-19 restrictions in Perth between March and June 2020, four successful applicants in the 2019/20 Business Improvement Grants round have indicated that they have been unable to finalise their projects by the deadline of end of June 2020. These applicants have requested an extension which now requires their funding of \$53,375 to be funded from the 2020/21 program.
11. As per the terms and conditions of the 2019/20 Business Improvement Grant program, an extension of the grant acquittal time can be made, subject to approval by Council.

## Discussion

12. The City accepted applications for Business Improvement Grants during a five-week period between Tuesday, 29 July until Monday, 31 August 2020. The program was promoted through the following channels during the application period:
  - a. the City's website
  - b. the City's LinkedIn social media account
  - c. direct liaison with business owners by City staff.
  
13. Assessment of 22 eligible applications was undertaken in accordance with Policy 18.13 - Grants and Sponsorship. A minimum score threshold for approval was determined based on available funding. The minimum score required to receive funding in the 2020/21 program is 20 out of 35 (57%).
  
14. To provide funding to as many quality applications as possible, funds were allocated to applications that received higher than 57%, which resulted in some not being recommended for 100% of their requested funding. Generally, higher scoring applicants receive a higher percentage of their requested amount.
  
15. The following applications were considered by the assessment panel:

No.	Business Name	Project	Score (out of 35)	Requested Funding	Recommended
Up to \$20,000 (match-funded)					
1	Arandell Nominees Pty Ltd & J.J Leach	Fit-out for "Perth City Market" located in the Murray Street Mall at 227 Murry Street, Perth	27.77	\$20,000	\$20,000
2	The Trustee for Scenescape Family Trust	Fit-out for café and new restaurant located at 1222 Hay Street, West Perth "Gather on Hay"	23.90	\$20,000	\$20,000
3	Profligate Lty Ltd	Rainbow neon placemaking site at "Connections Nightclub" located at 81 James Street, Northbridge	23.65	\$20,000	\$18,750
4	Angiulis Pty Ltd	Activation of underutilised space and refurbishment of business at "Ciao Italia" located at 39/88 Broadway, Nedlands	23.14	\$20,000	\$18,000
5	R.E Sarsero & A.J Twaddle	Activation of underutilised space at "Kings Park Pharmacy and Jacob's Larder" located at 1/140 Mounts Bay Rd, Peth	22.90	\$20,000	\$17,500
6	The Trustee for TMP Family Trust	Fit out/refurbishments for "Lunchbox at West Perth" located at 1266 Hay Street, West Perth	22.26	\$20,000	\$17,250

7	CX Development (Aust) Pty Ltd	Rebranding & refurbishing of external shop front and internal fit-out of Croissant Express located at 540 Hay Street, Perth	22.14	\$20,000	\$16,500
8	The Trustee for Amberjacks Trust	Façade/awning repairs and installation of decking at "Amberjacks Elizabeth Quay", 25 Geoffrey Bolton Ave, Perth	21.77	\$14,850	\$14,850
Up to \$10,000 (non-match funded)					
9	The Trustee for Irineo Unit Trust	Façade/awning repairs and upgrade at "Cocoa N Rose" located at 491 Hay Street, Perth	23.64	\$10,000	\$10,000
10	The Trustee for Brookwood Trust	Lighting of public mural additional street lighting and CCTV at "Gangemis" located at 1288 Hay Street, West Perth	23.02	\$9,878	\$9,878
11	The Trustee for Eagle Rock Lobster Trust	Increase of security and activation of underutilised space at "Badlands Bar" located at 1/3 Aberdeen Street, Perth	22.52	\$10,000	\$10,000
12	Metaweld Investments Pty Ltd	Façade/awning repairs and upgrade that include the refurbishment of the front entry of the commercial office property located at 86 Barrack Street	22.14	\$10,000	\$10,000
13	Adta Pty Ltd	Fit-out for new business at "One-Off" located at 5/357-365 Murray Street, Perth	21.77	\$10,000	\$10,000
14	West Hospitality Pty Ltd	Improvements to the lighting and signage at "Bar Bizu" located at 1303 Hay Street, West Perth	20.89	\$10,000	\$10,000
15	The Trustee for the Springform Investments Trust	Façade/awning repairs/upgrades at "The Court Hotel" located at 50 Beaufort Street, Perth	20.89	\$5,770	\$5,770
16	Corona Del Mar Holdings Pty Ltd	Sound system update to assist with reducing sound vibration impacts at "My Place Bar & Restaurant" located at 70 Pier Street, Perth (East End)	20.64	\$10,000	\$8,000

Declined					
17	The Trustee for Thirteen Family Trust	Provision of amenity (new stairs) to public/private realm at "No Mafia" located at 252 William Street, Perth	19.39	\$10,000	\$0
18	Meaghan Erica Leichester (Sole Trader)	Fit-out/refurbishment of "Fitchs Pharmacy" located in the Hay Street Mall at 731 Hay Street	19.78	\$10,000	\$0
19	Lukman Enterprise Pty Ltd	Safety and amenity improvements of the commercial office property at located at 116 Murray Street	19.78	\$10,000	\$0
20	Auxilium Partners Pty Ltd	Fit-out/refurbishment of an underutilised area at a commercial office property at 949-951 Wellington Street	19.02	\$10,000	\$0
21	R N Smyth Family Trust & Corporate Equity Trust	Painting of the façade and awning upgrade to the commercial office property located at 938 Hay Street	18.28	\$20,000	\$0
22	Makmal Capital Sdn Bhd	Façade and awning upgrades to the commercial property located 100 Murray Street	17.90	\$10,000	\$0
<b>Total of 2020-21 Recommendations</b>					<b>\$216,498</b>

16. The following businesses have requested an extension of their acquittal for 2019/20 Business Improvement Grant Funding:

Business Name	Project	Grant amount (\$)
Lazarus Road Pty Ltd	Refurbishment of business fit-out at "Pica Bar"	\$20,000
Mustang Bar Pty Ltd	Façade refurbishment at "Mustang Bar"	\$15,000
The Trustee for Universe Enterprises Unit Trust	Development of an outdoor dining area at "Universal Bar"	\$10,000
The Trustee for Eau De Vie Trust	Development of an outdoor dining area at "Bright Tank Brewery"	\$8,375
Total of 2019-20 unacquitted funds		\$53,375

## Stakeholder Engagement

Not applicable.

## Decision Implications

17. If any grants or sponsorships are declined or approved for an amount less than the recommended level, it is likely the projects will be scaled back or not proceed.
18. It is generally not possible to support every application or the total request of each applicant. This may result in unavoidable dissatisfaction from some applicants.
19. The total request by applications in this report represents approximately 139% of the available budget. Approving the full requests of all applicants would result in a Business Improvement Grant budget overrun of approximately 39%. Allowing the budget to be exceeded to this level could also set a precedent for future years that could put significant burdens on discretionary budgets.
20. The City's Corporate Business Plan forecasts a reduction in Operating Expenditure for the Financial Year 2021/22, and the precise implications of this on the available budget for grants and sponsorships in future years has not yet been determined.
21. Approving the recommendations in this report would mean the budget for Business Improvement Grants will be fully allocated for the Financial Year 2020/21. As there is only one round for this grant program in 2020/21, this is acceptable.

## Strategic, Legal and Policy Alignment

<b>Strategic</b>	
<b>Strategic Community Plan Aspiration:</b>	Prosperity A city with a diverse and resilient economy capitalising upon its unique competitive advantages and creative reputation, attracting sustainable investment in education, tourism, entertainment, commerce, technology and trade.
<b>Strategic Community Plan Objective:</b>	4.5 A "can do" reputation that delivers investment and assists small businesses and development generally, through a willingness to assist and encourage.
<b>Issue Specific Strategies and Plans:</b>	COVID-19 Economic Rebound Strategy 6.2 Re-invent and Revive, Table 4.
<b>Legal and Policy</b>	
<b>Legislation:</b>	Section 8(1)(g) of the <u><i>City of Perth Act 2016</i></u>  This section of the Act directs that the City should invest in activities that increase vibrancy, sustainability and innovation; in the case of the Business Improvement Grants, this is through economic means.
<b>Legal advice:</b>	Not applicable
<b>Policy:</b>	18.13 – Sponsorship and Grants The policy directs that there be a consistent and transparent assessment process and criteria to guide recommendations to Council. An eligibility

check has been conducted on this application to ensure it is compliant with the Policy and the necessary assessment process has been followed.

### Financial Implications

The financial implications of the recommendation are accommodated within the existing budget.

Account Number	1066-100-10-10091-7901	Operating
Account Description	Business Improvement Grants	
Total Budget	\$270,000	
Budget – This report	\$269,873	
Remaining Budget	\$127	

### Relevant Documents

- [COVID-19 Economic Rebound Strategy](#)
- [COVID-19 Grants and Sponsorship Program Guidelines](#)

### Further information

Not applicable.

2020/21 Business Improvement Grants Program  
Applications Assessment Summary



*Photo: The Royal Hotel  
(2019/20 Business Improvement Grant recipient)*

**Funding stream: Up to \$20,000 (Matched Funding)**

*Types of Projects Supported:*

- Capital Works
- Improvements to safety and amenity
- Activation of underutilised space
- Accredited acoustic audits

(Further information can be found in the [COVID-19 Rebound Grants and Sponsorship Program Guidelines.](#))

**PERTH CITY MARKET**

**Applicant Details**

Applicant Type ( <i>Organisation, Business or Property Owner</i> )	Property Owner
Name:	Jeff Leach
Industry Type	Commercial Property
Entity Name	Arandell Nominees Pty Ltd & J.J Leach
ABN	91 398 068 691
Entity Type	Other Partnership
ABN Status	Yes
ATO Endorsed Charity Type	Not endorsed
Number of Years Operating in the City	15

**Project Details**

Project Title	Perth City Market
Type of Project	The application for a Business Improvement Grant falls into multiple categories and subcategories: Capital Works: Façade and/or awning (shop front) repairs and upgrades; Fit-out and refurbishments; Fire, service and access upgrades to comply with Building Code of Australia requirements; Activation of underutilised space; Safety and amenity improvements; Adaptive re-use of a property.
Address	Murray Street Mall 227 Murray St Perth WA 6000
Project Start Date	17/08/2020
Project End Date	12/10/2020
Category	Up to \$20,000 (ex GST) - Matched Funding <ul style="list-style-type: none"> <li>• Up to \$10,000 (ex GST) - Non-Matched Funding</li> <li>• Up to \$20,000 (ex GST) - Matched Funding</li> </ul>
Total Project Cost	\$177,322
Total Amount Requested	\$20,000
Recommendation	Approval

<b>Recommended Amount</b>	\$20,000
<b>Assessment Score</b>	27.77 out of 35 (79.3%)

### Project Description

The applicant plans to activate 500m<sup>2</sup> of vacant retail space along the Murray Street Mall as Perth’s first permanent market installation. The daily market will be home to a curated selection of local traders, craftsmen, artists and artisans.

The Perth community and tourists will have the ability to shop sustainably and locally from small businesses right in the centre of the Central Business District.

### Previous City of Perth Funding (last five years)

The applicant has not previously received a grant or sponsorship from the City of Perth.

### Business Improvement Grant | Assessment Score Card

The application has been assessed by a panel of four assessors and the scores have been averaged for each criterion.

<b>ESSENTIAL ASSESSMENT CRITERIA</b>	<b>AVG SCORE (out of 5)</b>
Will the project assist in job retention or creation?	4.13
Will the project improve the streetscape and/or overall desirability of its locality?	3.75
Will the project improve Perth's competitive advantage or provide a strong point of difference, allowing positive publicity and promotion of Perth?	4.38
Will the project improve the built form outcomes relating to one or more of the City's key sectors (retail, food and beverage, tourism, commercial property, placemaking, education, student accommodation, medical research, resources and energy, and innovation)?	4.25
Will the project provide community benefit?	3.75
Does the project or initiative demonstrate strong market potential and realistic planning and budgeting?	3.63
Will the project be completed within the timeframe required to acquit grant funding?	3.88
<b>CULMATIVE TOTALS OF AVERAGE ASSESSMENT SCORE  </b>	<b>27.77 out of 35 (79.3%)</b>

### **Assessment Panel Comments**

- The project will support the revitalisation of Murray Street Mall, support small business, and is a unique offering to the City. There will be clear indirect benefits to businesses who will be able to establish a branding presence in the CBD for little cost due to the support provided by this initiative.
- The project is in strong alignment with program objectives and will be of immense commercial benefit to the City.
- Development Approval is in place and will add a different offering adjacent to Forrest Place.
- The project will provide a use of a large retail space by supplying a different range of products.

## GATHER ON HAY

### Applicant Details

Applicant Type ( <i>Organisation, Business or Property Owner</i> )	Business
Name	Christian Watters
Industry Type	Food and Beverage
Entity Name	The Trustee for Scenescape Family Trust
ABN	15230589984
Entity Type	Discretionary Trading Trust
ABN Status	Active
ATO Endorsed Charity Type	Not Endorsed
Number of Years Operating in the City	2 years

### Project Details

Project Title	Expansion of a café and fit-out of new space for a restaurant at a business called "Gather on Hay"
Type of Project	Capital Works: Fit-out or refurbishments
Address	1222 Hay St West Perth WA 6005
Project Start Date	01/10/2020
Project End Date	31/10/2020
Category	Up to \$20,000 (ex GST) - Matched Funding <ul style="list-style-type: none"> <li>Up to \$10,000 (ex GST) - Non-Matched Funding</li> <li>Up to \$20,000 (ex GST) - Matched Funding</li> </ul>
Total Project Cost	\$50,000
Total Amount Requested	\$20,000
Recommendation	Approval
Recommended Amount	\$20,000
Assessment Score	<u>23.90 out of 35 (68.2%)</u>

### Project Description

The applicant will undertake a conversion into a restaurant space of vacant commercial space adjoining the existing café. A complete makeover of the current alfresco dining area to the rear of the premises including installation of new plantings and shade sails.

The addition of the space will introduce a new high-end day time dining option to the area and by utilising the existing kitchen the extra seating will improve business resilience, by allowing it to better cater for peak times.

The new room will also offer a more sophisticated menu and is aimed to become a destination in itself.

**Previous City of Perth Funding (last five years)**

The applicant has not previously received a grant or sponsorship from the City of Perth.

**Business Improvement Grant | Assessment Score Card**

The application has been assessed by a panel of four assessors and the scores have been averaged for each criterion.

<b>ESSENTIAL ASSESSMENT CRITERIA</b>	<b>AVG SCORE (out of 5)</b>
Will the project assist in job retention or creation?	3.88
Will the project improve the streetscape and/or overall desirability of its locality?	3.38
Will the project improve Perth's competitive advantage or provide a strong point of difference, allowing positive publicity and promotion of Perth?	3.13
Will the project improve the built form outcomes relating to one or more of the City's key sectors (retail, food and beverage, tourism, commercial property, placemaking, education, student accommodation, medical research, resources and energy, and innovation)?	3.38
Will the project provide community benefit?	3.50
Does the project or initiative demonstrate strong market potential and realistic planning and budgeting?	3.38
Will the project be completed within the timeframe required to acquit grant funding?	3.25
<b>CULMATIVE TOTALS OF AVERAGE ASSESSMENT SCORE   23.90 out of 35 (68.2%)</b>	

**Assessment Panel Comments**

- The proposal represents a good opportunity to support businesses in West Perth and create a unique offering for the area, which has the potential to benefit both residents and surrounding businesses.
- The project is in strong alignment with the objectives of the program, with improvements to an existing business and taking over a vacant tenancy interfacing with a neighbourhood main street all extremely positive outcomes.

**PROFLIGATE P/L (CONNECTIONS NIGHTCLUB)**

**Applicant Details**

Applicant Type ( <i>Organisation, Business or Property Owner</i> )	Business
Name	Tim Brown
Industry Type	Food and Beverage (Nightclub)
Entity Name	Profligate Pty Ltd
ABN	84061655776
Entity Type	Australian Private Company
ABN Status	Active
ATO Endorsed Charity Type	Not Endorsed
Number of Years Operating in the City	28

**Project Details**

<b>Project Title</b>	Rainbow Neon Placemaking Sign and Extension of Terrace Licensed Area
<b>Type of Project</b>	Capital Works: The application for a Business Improvement Grant falls into two subcategories; a neon sign on the shop front of 81 James St and the refurbishment of a current storeroom into part of the licensed premises at 81 James St.
<b>Address</b>	81 James St Northbridge WA 6003
<b>Project Start Date</b>	01/10/2020
<b>Project End Date</b>	27/11/2020
<b>Category</b>	Up to \$20,000 (ex GST) - Matched Funding <ul style="list-style-type: none"> <li>• Up to \$10,000 (ex GST) - Non-Matched Funding</li> <li>• Up to \$20,000 (ex GST) - Matched Funding</li> </ul>
<b>Total Project Cost</b>	\$50,000
<b>Total Amount Requested</b>	\$20,000
<b>Recommendation</b>	Approval
<b>Recommended Amount</b>	\$18,750
<b>Assessment Score</b>	<u>23.65 out of 35 (67.5%)</u>

**Project Description**

The applicant will install a neon sign on the north-eastern corner of the property along James Street in Northbridge in the form of a rainbow, illuminated from both sides. Further project works will include the remodelling of what is currently a storeroom into part of the licensed area.

This will be an extension to that area; its primary purpose to be as a dedicated function area for small or mid-sized events when combined with an adjacent outdoor area.

**Previous City of Perth Funding (last five years)**

Year	Amount (\$)	Comment
2015	\$16,000	Development of XL Small Bar concept

**Business Improvement Grant | Assessment Score Card**

The application has been assessed by a panel of four assessors and the scores have been averaged for each criterion.

ESSENTIAL ASSESSMENT CRITERIA	AVG SCORE (out of 5)
Will the project assist in job retention or creation?	3.38
Will the project improve the streetscape and/or overall desirability of its locality?	3.75
Will the project improve Perth's competitive advantage or provide a strong point of difference, allowing positive publicity and promotion of Perth?	3.88
Will the project improve the built form outcomes relating to one or more of the City's key sectors (retail, food and beverage, tourism, commercial property, placemaking, education, student accommodation, medical research, resources and energy, and innovation)?	3.75
Will the project provide community benefit?	2.88
Does the project or initiative demonstrate strong market potential and realistic planning and budgeting?	2.88
Will the project be completed within the timeframe required to acquit grant funding?	3.13
<b>CULMATIVE TOTALS OF AVERAGE ASSESSMENT SCORE  </b>	<b>23.65 out of 35 (67.5%)</b>

**Assessment Panel Comments**

- The proposed project is in line with program objectives, expanding functional space within the venue which will assist with undertaking functions and events, while the lighting installation will add to the vibrancy of the Northbridge neighbourhood.
- A Development Application previously lodged with concept was supported by City's Design Review Group.
- The neon signage would create a signature look for the business and enhance the public realm in a busy part of Northbridge.

## CIAO ITALIA

### Applicant Details

Applicant Type ( <i>Organisation, Business or Property Owner</i> )	Business
Name	Michele Angiuli
Industry Type	Food and Beverage
Entity Name	Angiulis Pty Ltd
ABN	39641888593
Entity Type	Australian Private Company
ABN Status	Active
ATO Endorsed Charity Type	Not Endorsed
Number of Years Operating in the City	0

### Project Details

Project Title	Activation of underutilised space and refurbishment of business at “Ciao Italia”
Type of Project	The application for a Business Improvement Grant falls into two categories: Capital Works: Improvement to the streetscape; Shop front upgrades and repairs; and Activation of underutilised space
Address	39/88 Broadway Nedlands WA 6009
Project Start Date	20/11/2020
Project End Date	27/11/2020
Category	Up to \$20,000 (ex GST) - Matched Funding <ul style="list-style-type: none"> <li>Up to \$10,000 (ex GST) - Non-Matched Funding</li> <li>Up to \$20,000 (ex GST) - Matched Funding</li> </ul>
Total Project Cost	\$40,000
Total Amount Requested	\$20,000
Recommendation	Approval
Recommended Amount	\$ 18,000
Assessment Score	<u>23.14 out of 35 (66.1%)</u>

### Project Description

The applicant will convert an existing space within the business into a dedicated take-away section focusing on fast service pizzas.

The scope of works will also include the installation of approved security devices, improved lighting to achieve a better design outcome and to assist in improving the interface of the Broadway Mall Shopping Centre precinct.

**Previous City of Perth Funding (last five years)**

The applicant has not previously received a grant or sponsorship from the City of Perth.

**Business Improvement Grant | Assessment Score Card**

The application has been assessed by a panel of four assessors and the scores have been averaged for each criterion.

<b>ESSENTIAL ASSESSMENT CRITERIA</b>	<b>AVG SCORE (out of 5)</b>
Will the project assist in job retention or creation?	3.63
Will the project improve the streetscape and/or overall desirability of its locality?	3.63
Will the project improve Perth's competitive advantage or provide a strong point of difference, allowing positive publicity and promotion of Perth?	2.75
Will the project improve the built form outcomes relating to one or more of the City's key sectors (retail, food and beverage, tourism, commercial property, placemaking, education, student accommodation, medical research, resources and energy, and innovation)?	3.50
Will the project provide community benefit?	3.13
Does the project or initiative demonstrate strong market potential and realistic planning and budgeting?	3.25
Will the project be completed within the timeframe required to acquit grant funding?	3.25
<b>CULMATIVE TOTALS OF AVERAGE ASSESSMENT SCORE   23.14 out of 35 (66.1%)</b>	

**Assessment Panel Comments**

- The proposal represents a good opportunity to support activation in the Broadway shopping area.
- The project is in line with program objectives and would result in a good outcome for the area.
- Given success and design of the existing establishment, the modifications should provide additional activation and interest.

## KINGS PARK PHARMACY AND JACOB'S LARDER

### Applicant Details

Applicant Type ( <i>Organisation, Business or Property Owner</i> )	Business
Name	Andrew Twaddle
Industry Type	Other: retail health and food beverage
Entity Name	R.E Sarsero & A.J Twaddle
ABN	98187369238
Entity Type	Other Partnership
ABN Status	Active
ATO Endorsed Charity Type	Not Endorsed
Number of Years Operating in the City	23

### Project Details

<b>Project Title</b>	Kings Park Pharmacy and Jacob's Larder
<b>Type of Project</b>	The application for a Business Improvement Grant falls into three categories: Capital Works (Facade upgrade, fitout); Activation of underutilised space; and Improvements to safety and amenity.
<b>Address</b>	1/140 Mounts Bay Rd Perth WA 6000
<b>Project Start Date</b>	01/11/2020
<b>Project End Date</b>	31/01/2021
<b>Category</b>	Up to \$20,000 (ex GST) - Matched Funding
<ul style="list-style-type: none"> <li>• Up to \$10,000 (ex GST) - Non-Matched Funding</li> <li>• Up to \$20,000 (ex GST) - Matched Funding</li> </ul>	
<b>Total Project Cost</b>	\$250,000
<b>Total Amount Requested</b>	\$20,000
<b>Recommendation</b>	Approval
<b>Recommended Amount</b>	\$17,500
<b>Assessment Score</b>	22.90 out of 35 (65.4%)

### Project Description

The applicant proposes to install a new coffee shop into an underutilised pharmacy dispensary floorplate and refurbish the pharmacy to provide more retail space.

The project will include a refresh to the garden area and create a seating/planted area for office building occupants.

**Previous City of Perth Funding (last five years)**

The applicant has not previously received a grant or sponsorship from the City of Perth.

**Business Improvement Grant | Assessment Score Card**

The application has been assessed by a panel of four assessors and the scores have been averaged for each criterion.

<b>ESSENTIAL ASSESSMENT CRITERIA</b>	<b>AVG SCORE (out of 5)</b>
Will the project assist in job retention or creation?	3.50
Will the project improve the streetscape and/or overall desirability of its locality?	3.25
Will the project improve Perth's competitive advantage or provide a strong point of difference, allowing positive publicity and promotion of Perth?	2.88
Will the project improve the built form outcomes relating to one or more of the City's key sectors (retail, food and beverage, tourism, commercial property, placemaking, education, student accommodation, medical research, resources and energy, and innovation)?	3.38
Will the project provide community benefit?	3.38
Does the project or initiative demonstrate strong market potential and realistic planning and budgeting?	3.38
Will the project be completed within the timeframe required to acquit grant funding?	3.13
<b>CULMATIVE TOTALS OF AVERAGE ASSESSMENT SCORE   22.90 out of 35 (65.4%)</b>	

**Assessment Panel Comments**

- A good submission, with clear benefits to the City and business. A lot of planning has clearly already been undertaken, with significant investment being proposed by the applicant.
- The proposal is in strong alignment with grant program outcomes. The project will provide services and amenity to an under-serviced area.

## LUNCHBOX WEST PERTH

### Applicant Details

Applicant Type ( <i>Organisation, Business or Property Owner</i> )	Business
Name	Sharnee Pannell
Industry Type	Food and Beverage
Entity Name	The trustee for TMP Family Trust
ABN	64077438170
Entity Type	Discretionary Trading Trust
ABN Status	Active
ATO Endorsed Charity Type	Not Endorsed
Number of Years Operating in the City	9 years

### Project Details

Project Title	Rebranding and Refurbishing of “Lunchbox West Perth”
Type of Project	Capital Works: Fit-out or refurbishments
Address	1266 Hay St West Perth WA 6005
Project Start Date	15/05/2020
Project End Date	21/12/2020
Category	Up to \$20,000 (ex GST) - Matched Funding
<ul style="list-style-type: none"> <li>• Up to \$10,000 (ex GST) - Non-Matched Funding</li> <li>• Up to \$20,000 (ex GST) - Matched Funding</li> </ul>	
Total Project Cost	\$250,000
Total Amount Requested	\$20,000
Recommendation	Approval
Recommended Amount	\$17,250
Assessment Score	22.26 out of 35 (63.6%)

### Project Description

The applicant plans to undertake a rebrand for Lunchbox West Perth that will include a new business name, logo, brand strategy and complete interior and exterior refurbishment. The new store will be positioned as an exciting new food marketplace that has a clean, green, inclusive atmosphere, offering a wide range of convenient meal options to dine in or take away.

The project will offer an inviting alfresco dining area designed to boost vibrancy in West Perth and attract people from outside the suburb for business and social occasions.

### Previous City of Perth Funding (last five years)

The applicant has not previously received a grant or sponsorship from the City of Perth.

### Business Improvement Grant | Assessment Score Card

The application has been assessed by a panel of four assessors and the scores have been averaged for each criterion.

ESSENTIAL ASSESSMENT CRITERIA	AVG SCORE (out of 5)
Will the project assist in job retention or creation?	3.25
Will the project improve the streetscape and/or overall desirability of its locality?	3.25
Will the project improve Perth's competitive advantage or provide a strong point of difference, allowing positive publicity and promotion of Perth?	3.00
Will the project improve the built form outcomes relating to one or more of the City's key sectors (retail, food and beverage, tourism, commercial property, placemaking, education, student accommodation, medical research, resources and energy, and innovation)?	2.75
Will the project provide community benefit?	3.13
Does the project or initiative demonstrate strong market potential and realistic planning and budgeting?	3.38
Will the project be completed within the timeframe required to acquit grant funding?	3.50
<b>CULMATIVE TOTALS OF AVERAGE ASSESSMENT SCORE   22.26 out of 35 (63.6%)</b>	

### Assessment Panel Comments

- A significant amount of the funding will support the outdoor dining, which will have a positive impact on the public realm.
- The submission is clear and well considered.
- Project will greatly add to amenity and vibrancy of the local area.

## CROISSANT EXPRESS

### Applicant Details

Applicant Type ( <i>Organisation, Business or Property Owner</i> )	Business
Name	Brett Higgins
Industry Type	Food and Beverage
Entity Name	Cx Development (aust) Pty Ltd
ABN	60642541893
Entity Type	Australian Private Company
ABN Status	Active
ATO Endorsed Charity Type	Not Endorsed
Number of Years Operating in the City	2 Months

### Project Details

Project Title	Rebranding & Refurbishing of External shop front and Internal fit-out of Croissant Express
Type of Project	Capital Works: Façade and/or awning (shop front) repairs and upgrades.
Address	540 Hay St Perth WA 6000
Project Start Date	17/10/2020
Project End Date	25/10/2020
Category	Up to \$20,000 (ex GST) - Matched Funding
<ul style="list-style-type: none"> <li>• Up to \$10,000 (ex GST) - Non-Matched Funding</li> <li>• Up to \$20,000 (ex GST) - Matched Funding</li> </ul>	
Total Project Cost	\$46,200
Total Amount Requested	\$20,000
Recommendation	Approval
Recommended Amount	\$16,500
Assessment Score	22.14 out of 35 (63.2%)

### Project Description

The applicant plans to upgrade the entire external appearance of the shop to a new branding and livery and a new internal fit-out featuring the new logo and brands colours, in an effort to refresh and revive an existing franchise.

### Previous City of Perth Funding (last five years)

The applicant has not previously received a grant or sponsorship from the City of Perth.

**Business Improvement Grant | Assessment Score Card**

The application has been assessed by a panel of four assessors and the scores have been averaged for each criterion.

<b>ESSENTIAL ASSESSMENT CRITERIA</b>	<b>AVG SCORE (out of 5)</b>
Will the project assist in job retention or creation?	3.00
Will the project improve the streetscape and/or overall desirability of its locality?	3.50
Will the project improve Perth's competitive advantage or provide a strong point of difference, allowing positive publicity and promotion of Perth?	2.88
Will the project improve the built form outcomes relating to one or more of the City's key sectors (retail, food and beverage, tourism, commercial property, placemaking, education, student accommodation, medical research, resources and energy, and innovation)?	3.25
Will the project provide community benefit?	2.50
Does the project or initiative demonstrate strong market potential and realistic planning and budgeting?	3.63
Will the project be completed within the timeframe required to acquit grant funding?	3.38
<b>CULMATIVE TOTALS OF AVERAGE ASSESSMENT SCORE   22.14 out of 35 (63.2%)</b>	

**Assessment Panel Comments**

- Rebranding and upgrades to the outdoor dining are well-timed following the City's capital works program as part of the East End Revitalisation works. The proposed works will support vibrancy and street-based activation in the area.
- The corner of Pier and Hay Street is in poor condition and the upgrades are favourable given the negative impact on the area of the Kings Hotel closure, Fresh Made café closure and blank walls of the opposite corner.

## AMBERJACKS ELIZABETH QUAY

### Applicant Details

Applicant Type ( <i>Organisation, Business or Property Owner</i> )	Business
Name	Timothy Wood
Industry Type	Food and Beverage
Entity Name	The Trustee for Amberjacks Trust
ABN	72123524856
Entity Type	Discretionary Trading Trust
ABN Status	Active
ATO Endorsed Charity Type	Not Endorsed
Number of Years Operating in the City	18 months

### Project Details

Project Title	Façade, awning repairs and installation of a decking for a raised alfresco Area
Type of Project	Capital Works: Façade and/or awning (shop front) repairs and upgrades at Amberjacks
Address	25 Geoffrey Bolton Ave Perth WA 6000
Project Start Date	01/05/2021
Project End Date	31/05/2021
Category	Up to \$20,000 (ex GST) - Matched Funding <ul style="list-style-type: none"> <li>Up to \$10,000 (ex GST) - Non-Matched Funding</li> <li>Up to \$20,000 (ex GST) - Matched Funding</li> </ul>
Total Project Cost	\$ 29,700
Total Amount Requested	\$ 14,850
Recommendation	Approval
Recommended Amount	\$ 14,850
Assessment Score	21.77 out of 35 (62.2%)

### Project Description

The applicant plans to construct a raised timber composite decking area at the front of the fish and chips kiosk at Elizabeth Quay.

The decking will be situated under the existing alfresco roof to provide seating to customers who have nowhere to sit when it rains and to assist in creating a better design aesthetic for the business that complements the Elizabeth Quay precinct.

### Previous City of Perth Funding (last five years)

The applicant has not previously received a grant or sponsorship from the City of Perth.

### Business Improvement Grant | Assessment Score Card

The application has been assessed by a panel of four assessors and the scores have been averaged for each criterion.

ESSENTIAL ASSESSMENT CRITERIA	AVG SCORE (out of 5)
Will the project assist in job retention or creation?	3.00
Will the project improve the streetscape and/or overall desirability of its locality?	3.00
Will the project improve Perth's competitive advantage or provide a strong point of difference, allowing positive publicity and promotion of Perth?	3.38
Will the project improve the built form outcomes relating to one or more of the City's key sectors (retail, food and beverage, tourism, commercial property, placemaking, education, student accommodation, medical research, resources and energy, and innovation)?	3.13
Will the project provide community benefit?	3.13
Does the project or initiative demonstrate strong market potential and realistic planning and budgeting?	3.13
Will the project be completed within the timeframe required to acquit grant funding?	3.00
<b>CULMATIVE TOTALS OF AVERAGE ASSESSMENT SCORE   21.77 out of 35 (62.2%)</b>	

### Assessment Panel Comments

- The shade and shelter should help support this business to make it more viable.
- The development will encourage people to stay in Elizabeth Quay in all weather conditions.
- The proposal will enhance the business and provide additional amenity in the precinct.

**Funding stream: Up to \$10,000 (Non-Matched Funding)**

**COCOA N ROSE**

**Applicant Details**

Applicant Type ( <i>Organisation, Business or Property Owner</i> )	Business
Name	Marian Nelson
Industry Type	Other: Café
Entity Name	The Trustee for Irineo Unit Trust
ABN	51357104894
Entity Type	Discretionary Trading Trust
ABN Status	Active
ATO Endorsed Charity Type	Not Endorsed
Number of Years Operating in the City	4

**Project Details**

Project Title	Post Covid-19 Rebound, façade and awning repairs at “Cocoa on Rose”
Type of Project	The application for a Business Improvement Grant falls into two categories: Capital Works: Façade and/or awning (shop front) repairs and upgrades and Improvements to safety and amenity.
Address	491 Hay St Perth WA 6000
Project Start Date	01/11/2020
Project End Date	15/11/2020
Category	Up to \$10,000 (ex GST) - Non-Matched Funding <ul style="list-style-type: none"> <li>• Up to \$10,000 (ex GST) - Non-Matched Funding</li> <li>• Up to \$20,000 (ex GST) - Matched Funding</li> </ul>
Total Project Cost	\$17,032.40
Total Amount Requested	\$10,000
Recommendation	Approval
Recommended Amount	\$ 10,000
Assessment Score	23.64 out of 35 (67.5%)

## Project Description

The project proponent plans to improve the al fresco area by upgrading and installing distinct signage and changing old and dilapidated outdoor furniture to more comfortable tables and chairs.

The project also includes installation of security cameras for safety and security of the property, its customers and staff.

## **Previous City of Perth Funding (last five years)**

The applicant has not previously received a grant or sponsorship from the City of Perth.

## Business Improvement Grant | Assessment Score Card

The application has been assessed by a panel of four assessors and the scores have been averaged for each criterion.

<b>ESSENTIAL ASSESSMENT CRITERIA</b>	<b>AVG SCORE (out of 5)</b>
Will the project assist in job retention or creation?	3.25
Will the project improve the streetscape and/or overall desirability of its locality?	3.63
Will the project improve Perth's competitive advantage or provide a strong point of difference, allowing positive publicity and promotion of Perth?	3.00
Will the project improve the built form outcomes relating to one or more of the City's key sectors (retail, food and beverage, tourism, commercial property, placemaking, education, student accommodation, medical research, resources and energy, and innovation)?	3.63
Will the project provide community benefit?	3.38
Does the project or initiative demonstrate strong market potential and realistic planning and budgeting?	3.50
Will the project be completed within the timeframe required to acquit grant funding?	3.25
<b>CULMATIVE TOTALS OF AVERAGE ASSESSMENT SCORE   23.64 out of 35 (67.5%)</b>	

## **Assessment Panel Comments**

- Clear improvements to a business that will support them rebound following COVID-19 and after the City's East End Revitalisation capital works are complete.
- The proposal is in strong alignment with program objectives and will complement the City's investment in the East End revitalisation.

## GANGEMI'S

### Applicant Details

Applicant Type ( <i>Organisation, Business or Property Owner</i> )	Business
Name	Edward Johnson
Industry Type	Retail
Entity Name	The Trustee for Brookwood Trust
ABN	97450242125
Entity Type	Discretionary Trading Trust
ABN Status	Active
ATO Endorsed Charity Type	Not Endorsed
Number of Years Operating in the City	9 years

### Project Details

Project Title	Lighting of public mural, street lighting and CCTV
Type of Project	Improvement to safety and amenity
Address	1288 Hay St West Perth WA 6005
Project Start Date	02/11/2020
Project End Date	30/11/2020
Category	Up to \$10,000 (ex GST) - Non-Matched Funding
	<ul style="list-style-type: none"> <li>Up to \$10,000 (ex GST) - Non-Matched Funding</li> <li>Up to \$20,000 (ex GST) - Matched Funding</li> </ul>
Total Project Cost	\$ 9,878
Total Amount Requested	\$ 9,878
Recommendation	Approval
Recommended Amount	\$ 9,878
Assessment Score	23.02 out of 35 (65.7%)

### Project Description

The aim of the project is to improve lighting and surveillance along the street and to illuminate the mural located on the western side of the property. To add to the protection of the busy corner additional sensor lights and external CCTV cameras will be installed on the building to provide more security and safety to the area.

### Previous City of Perth Funding (last five years)

Year	Amount (\$)	Comment
2018	\$ 8,500.05	Upgrade to building façade
2019	\$ 3,520.00	Co-funding of mural

### Business Improvement Grant | Assessment Score Card

The application has been assessed by a panel of four assessors and the scores have been averaged for each criterion.

ESSENTIAL ASSESSMENT CRITERIA	AVG SCORE (out of 5)
Will the project assist in job retention or creation?	2.13
Will the project improve the streetscape and/or overall desirability of its locality?	4.00
Will the project improve Perth's competitive advantage or provide a strong point of difference, allowing positive publicity and promotion of Perth?	3.25
Will the project improve the built form outcomes relating to one or more of the City's key sectors (retail, food and beverage, tourism, commercial property, placemaking, education, student accommodation, medical research, resources and energy, and innovation)?	3.38
Will the project provide community benefit?	3.50
Does the project or initiative demonstrate strong market potential and realistic planning and budgeting?	3.13
Will the project be completed within the timeframe required to acquit grant funding?	3.63
<b>CULMATIVE TOTALS OF AVERAGE ASSESSMENT SCORE   23.02 out of 35 (65.7%)</b>	

### Assessment Panel Comments

- An easy small-scale project that supports the business and the safety in the public realm in the evening.
- Added surveillance of the public realm covers current gaps in the coverage of the City's safety and security programs in West Perth.
- The City has previously provided Business Improvement Grant Funding to support similar initiatives that have successfully led to improved safety and security outcomes.
- Project is in line with program outcomes and will help improve neighbourhood amenity in West Perth.
- The proposal will enhance street art and urban amenity while providing additional lighting for security.

## BADLANDS BAR

### Applicant Details

Applicant Type ( <i>Organisation, Business or Property Owner</i> )	Business
Name	Mark Partridge
Industry Type	Other: Live Music
Entity Name	The Trustee for Eagle Rock Lobster Trust
ABN	38262358768
Entity Type	Fixed Unit Trust
ABN Status	Active
ATO Endorsed Charity Type	Not Endorsed
Number of Years Operating in the City	4

### Project Details

<b>Project Title</b>	Securing and Gentrifying Eastern Side of Building and providing an activation of underutilised space.
<b>Type of Project</b>	Activation of underutilised space.
<b>Address</b>	1/3 Aberdeen St Perth WA 6000
<b>Project Start Date</b>	02/11/2020
<b>Project End Date</b>	16/11/2020
<b>Category</b>	Up to \$10,000 (ex GST) - Non-Matched Funding
<ul style="list-style-type: none"> <li>• Up to \$10,000 (ex GST) - Non-Matched Funding</li> <li>• Up to \$20,000 (ex GST) - Matched Funding</li> </ul>	
<b>Total Project Cost</b>	\$ 14,755
<b>Total Amount Requested</b>	\$ 10,000
<b>Recommendation</b>	Approval
<b>Recommended Amount</b>	\$ 10,000
<b>Assessment Score</b>	<u>22.52 out of 35 (64.3%)</u>

### Project Description

The applicant aims to provide additional security for staff and patrons through the installation of a 1.2m high fence along the eastern boundary of the property parallel to the cycle path.

This new enclosure will allow for additional space for patrons and as a safety exit. It will feature artificial turf and a mural and be also used as an alfresco area and beer garden.

**Previous City of Perth Funding (last five years)**

Year	Amount (\$)	Comment
2018/19	\$15,000	Business Improvement Grant Activation of underutilised space
2017	\$9,000	Arts grant for City Limits Festival
2018	\$10,000	Arts grant for City Limits Festival
2019	\$10,000	Arts grant for City Limits Festival

**Business Improvement Grant | Assessment Score Card**

The application has been assessed by a panel of four assessors and the scores have been averaged for each criterion.

ESSENTIAL ASSESSMENT CRITERIA	AVG SCORE (out of 5)
Will the project assist in job retention or creation?	2.75
Will the project improve the streetscape and/or overall desirability of its locality?	3.38
Will the project improve Perth's competitive advantage or provide a strong point of difference, allowing positive publicity and promotion of Perth?	3.25
Will the project improve the built form outcomes relating to one or more of the City's key sectors (retail, food and beverage, tourism, commercial property, placemaking, education, student accommodation, medical research, resources and energy, and innovation)?	3.13
Will the project provide community benefit?	3.38
Does the project or initiative demonstrate strong market potential and realistic planning and budgeting?	3.38
Will the project be completed within the timeframe required to acquit grant funding?	3.25
<b>CULMATIVE TOTALS OF AVERAGE ASSESSMENT SCORE   22.52 out of 35 (64.3%)</b>	

**Assessment Panel Comments**

- The proposal supports activation in an area with significant anti-social problems and will improve the area in regard to egress and security. The proposal has strong alignment with the objectives of the program
- City Safety and Security Officers cited that increased protection of public property in this vicinity is encouraged

## METAWALD INVESTMENTS PTY LTD

### Applicant Details

Applicant Type ( <i>Organisation, Business or Property Owner</i> )	Property Owner
Name	Anthony Spinella
Industry Type	Commercial Property
Entity Name	Metaweld Investments Pty Ltd
ABN	28 091 508 842
Entity Type	Australian Private Company
ABN Status	Active
ATO Endorsed Charity Type	Not Endorsed
Number of Years Operating in the City	24 years

### Project Details

<b>Project Title</b>	Façade and awning repairs and upgrades that include a refurbishment of the Front Entry of the property.
<b>Type of Project</b>	Capital Works: Façade and/or awning (shop front) repairs and upgrades.
<b>Address</b>	86 Barrack St Perth WA 6000
<b>Project Start Date</b>	01/12/2020
<b>Project End Date</b>	15/12/2020
<b>Category</b>	Up to \$10,000 (ex GST) - Non-Matched Funding
<ul style="list-style-type: none"> <li>• Up to \$10,000 (ex GST) - Non-Matched Funding</li> <li>• Up to \$20,000 (ex GST) - Matched Funding</li> </ul>	
<b>Total Project Cost</b>	\$ 16,498.90
<b>Total Amount Requested</b>	\$ 10,000
<b>Recommendation</b>	Approval
<b>Recommended Amount</b>	\$ 10,000
<b>Assessment Score</b>	<u>22.14 out of 35 (63.2%)</u>

### Project Description

The project will involve the upgrade of the front entry to the office component of the building, to bring the entry doors in line with the property boundary.

This will enclose the alcove area and provide a better interface with the public realm.

**Previous City of Perth Funding (last five years)**

The applicant has not previously received a grant or sponsorship from the City of Perth.

**Business Improvement Grant | Assessment Score Card**

The application has been assessed by a panel of four assessors and the scores have been averaged for each criterion.

<b>ESSENTIAL ASSESSMENT CRITERIA</b>	<b>AVG SCORE (out of 5)</b>
Will the project assist in job retention or creation?	2.50
Will the project improve the streetscape and/or overall desirability of its locality?	3.75
Will the project improve Perth's competitive advantage or provide a strong point of difference, allowing positive publicity and promotion of Perth?	2.50
Will the project improve the built form outcomes relating to one or more of the City's key sectors (retail, food and beverage, tourism, commercial property, placemaking, education, student accommodation, medical research, resources and energy, and innovation)?	3.25
Will the project provide community benefit?	3.38
Does the project or initiative demonstrate strong market potential and realistic planning and budgeting?	3.38
Will the project be completed within the timeframe required to acquit grant funding?	3.38
<b>CULMATIVE TOTALS OF AVERAGE ASSESSMENT SCORE   22.14 out of 35 (63.2%)</b>	

**Assessment Panel Comments**

- The proposed modifications to the façade will support the owner in finding a tenant. The removal of the alcove will support the visual appearance of the street as a whole.
- The proposal is in line with the City's objectives in addressing design issues and incorporating crime prevention through environmental design and the removal of alcoves along footpaths and building frontages is supported.

## ONE-OFF

### Applicant Details

Applicant Type ( <i>Organisation, Business or Property Owner</i> )	Business
Name	Alioune Diallo
Industry Type	Retail
Entity Name	Adta Pty Ltd
ABN	94642258535
Entity Type	Australian Private Company
ABN Status	Active
ATO Endorsed Charity Type	Not Endorsed
Number of Years Operating in the City	Less than one year

### Project Details

<b>Project Title</b>	Fit-out for new business
<b>Type of Project</b>	Capital Works: Fit-out or refurbishments.
<b>Address</b>	5/357-365 Murray St Perth WA 6000
<b>Project Start Date</b>	02/09/2019
<b>Project End Date</b>	25/09/2020
<b>Category</b>	Up to \$10,000 (ex GST) - Non-Matched Funding
<ul style="list-style-type: none"> <li>• Up to \$10,000 (ex GST) - Non-Matched Funding</li> <li>• Up to \$20,000 (ex GST) - Matched Funding</li> </ul>	
<b>Total Project Cost</b>	\$ 12,450
<b>Total Amount Requested</b>	\$ 10,000
<b>Recommendation</b>	Approval
<b>Recommended Amount</b>	\$ 10,000
<b>Assessment Score</b>	<u>21.77 out of 35 (62.2%)</u>

### Project Description

The applicant aims to undertake a complete fit out for their retail store in the City of Perth. The fit-out will include shelving, display plinths, a counter and unique décor that is consistent with branding, and will provide a unique retail experience in King Street Art Centre precinct.

The store will represent a line of sneakers and fashion that is rare to find and that will complement the fashion history of King Street.

**Previous City of Perth Funding (last five years)**

The applicant has not previously received a grant or sponsorship from the City of Perth.

**Business Improvement Grant | Assessment Score Card**

The application has been assessed by a panel of four assessors and the scores have been averaged for each criterion.

<b>ESSENTIAL ASSESSMENT CRITERIA</b>	<b>AVG SCORE (out of 5)</b>
Will the project assist in job retention or creation?	2.88
Will the project improve the streetscape and/or overall desirability of its locality?	3.25
Will the project improve Perth's competitive advantage or provide a strong point of difference, allowing positive publicity and promotion of Perth?	3.00
Will the project improve the built form outcomes relating to one or more of the City's key sectors (retail, food and beverage, tourism, commercial property, placemaking, education, student accommodation, medical research, resources and energy, and innovation)?	3.13
Will the project provide community benefit?	2.63
Does the project or initiative demonstrate strong market potential and realistic planning and budgeting?	3.25
Will the project be completed within the timeframe required to acquit grant funding?	3.63
<b>CULMATIVE TOTALS OF AVERAGE ASSESSMENT SCORE   21.77 out of 35 (62.2%)</b>	

**Assessment Panel Comments**

- The applicant has provided a good business plan, with sound understanding of the market. The project will support a new business in a vacant shop.
- The project is in line with program objectives and will assist with retention of retail within King Street precinct.
- The proposal is for a unique retail store offering as a niche, high-end sneaker store, which is increasing in popularity, particularly among youth.

## BAR BIZU

### Applicant Details

Applicant Type ( <i>Organisation, Business or Property Owner</i> )	Business
Name	James Durrant
Industry Type	Food and Beverage
Entity Name	West Hospitality Pty Ltd
ABN	18626555502
Entity Type	Australian Private Company
ABN Status	Active
ATO Endorsed Charity Type	Not Endorsed
Number of Years Operating in the City	Almost 2 years

### Project Details

Project Title	Bar Bizu lighting/signage and aesthetic improvement
Type of Project	Fit-out or refurbishments;
Address	1303 Hay St West Perth WA 6005
Project Start Date	19/09/2020
Project End Date	03/10/2020
Category	Up to \$10,000 (ex GST) - Non-Matched Funding
	<ul style="list-style-type: none"> <li>Up to \$10,000 (ex GST) - Non-Matched Funding</li> <li>Up to \$20,000 (ex GST) - Matched Funding</li> </ul>
Total Project Cost	\$ 10,615
Total Amount Requested	\$ 10,000
Recommendation	Approval
Recommended Amount	\$ 10,000
Assessment Score	<u>20.89 out of 35 (59.7%)</u>

### Project Description

The applicant aims to improve the overall ambience and appeal of the venue as well as providing clear signage to the front of the business. It will include improvements to lighting and create a feature above the bar that will improve the visual appeal, create a more comfortable and warmer ambience and improve the lighting in the bar area.

A new sign advertising the name of the bar strategically fixed on the east side of the bar will present to traffic driving west on Hay Street leaving the city will help to identify the location.

**Previous City of Perth Funding (last five years)**

The applicant has not previously received a grant or sponsorship from the City of Perth.

**Business Improvement Grant | Assessment Score Card**

The application has been assessed by a panel of four assessors and the scores have been averaged for each criterion.

<b>ESSENTIAL ASSESSMENT CRITERIA</b>	<b>AVG SCORE (out of 5)</b>
Will the project assist in job retention or creation?	3.13
Will the project improve the streetscape and/or overall desirability of its locality?	3.00
Will the project improve Perth's competitive advantage or provide a strong point of difference, allowing positive publicity and promotion of Perth?	2.75
Will the project improve the built form outcomes relating to one or more of the City's key sectors (retail, food and beverage, tourism, commercial property, placemaking, education, student accommodation, medical research, resources and energy, and innovation)?	3.00
Will the project provide community benefit?	2.63
Does the project or initiative demonstrate strong market potential and realistic planning and budgeting?	3.13
Will the project be completed within the timeframe required to acquit grant funding?	3.25
<b>CULMATIVE TOTALS OF AVERAGE ASSESSMENT SCORE   20.89 out of 35 (59.7%)</b>	

**Assessment Panel Comments**

- The proposal is for a small-scale project that will help support evening activity in West Perth.
- The proposed works will assist in providing clearer signage and increase the quality offering and amenity for patrons to the neighbourhood.

## THE COURT HOTEL

### Applicant Details

Applicant Type ( <i>Organisation, Business or Property Owner</i> )	Business
Name	David Edward
Industry Type	Food and Beverage
Entity Name	The Trustee for the Springform Investments Trust
ABN	93252070504
Entity Type	Fixed Unit Trust
ABN Status	Active
ATO Endorsed Charity Type	Not Endorsed
Number of Years Operating in the City	133

### Project Details

Project Title	Awning upgrades
Type of Project	Capital Works: Façade and/or awning (shop front) repairs and upgrades.
Address	50 Beaufort St Perth WA 6000
Project Start Date	25/08/2020
Project End Date	30/09/2020
Category	Up to \$10,000 (ex GST) - Non-Matched Funding
	<ul style="list-style-type: none"> <li>Up to \$10,000 (ex GST) - Non-Matched Funding</li> <li>Up to \$20,000 (ex GST) - Matched Funding</li> </ul>
Total Project Cost	\$ 5,770
Total Amount Requested	\$ 5,770
Recommendation	Approval
Recommended Amount	\$ 5,770
Assessment Score	20.89 out of 35 (59.7%)

### Project Description

The purpose of this project is to upgrade the awning that hangs over the Beaufort Street and James Street sidewalks outside The Court Hotel. Once this project is complete, the awning will have new acrylic feature lights and new weather resistant framing to hold them in place during winter storms.

The upgrades also include the installation of heaters to the front of the venue to keep staff and patrons warm during the colder months. This project will lead to the completion of the overall upgrade of the façade of the building.

**Previous City of Perth Funding (last five years)**

Year	Amount (\$)	Comment
2018/19	\$10,000	Business Improvement Grant – Lighting project
2020/21	\$5,000	Event and Activation Quick Response grant

**Business Improvement Grant | Assessment Score Card**

The application has been assessed by a panel of four assessors and the scores have been averaged for each criterion.

ESSENTIAL ASSESSMENT CRITERIA	AVG SCORE (out of 5)
Will the project assist in job retention or creation?	2.88
Will the project improve the streetscape and/or overall desirability of its locality?	2.88
Will the project improve Perth's competitive advantage or provide a strong point of difference, allowing positive publicity and promotion of Perth?	2.75
Will the project improve the built form outcomes relating to one or more of the City's key sectors (retail, food and beverage, tourism, commercial property, placemaking, education, student accommodation, medical research, resources and energy, and innovation)?	2.75
Will the project provide community benefit?	2.88
Does the project or initiative demonstrate strong market potential and realistic planning and budgeting?	3.25
Will the project be completed within the timeframe required to acquit grant funding?	3.50
<b>CULMATIVE TOTALS OF AVERAGE ASSESSMENT SCORE  </b>	<b>20.89 out of 35 (59.7%)</b>

**Assessment Panel Comments**

- Whilst the project does not highlight any particular benefits to the wider community, it does support the current patrons during the winter months.
- Maintenance and addition of heater facilities supported.
- Provide comfort to patrons waiting in line and street activity directly opposite the new WA Museum.

## MY PLACE BAR AND RESTAURANT

### Applicant Details

Applicant Type ( <i>Organisation, Business or Property Owner</i> )	Business
Name	David Alexander
Industry Type	Food and Beverage
Entity Name	Corona Del Mar Holdings Pty Ltd
ABN	98611350924
Entity Type	Australian Private Company
ABN Status	Active
ATO Endorsed Charity Type	Not Endorsed
Number of Years Operating in the City	1.5

### Project Details

Project Title	Sound system update to assist with reducing sound vibration impacts of hotel patrons and neighbours
Type of Project	Capital Works; Fit-out or refurbishments.
Address	70 Pier St Perth WA 6000
Project Start Date	05/10/2020
Project End Date	23/12/2020
Category	Up to \$10,000 (ex GST) - Non-Matched Funding
	<ul style="list-style-type: none"> <li>Up to \$10,000 (ex GST) - Non-Matched Funding</li> <li>Up to \$20,000 (ex GST) - Matched Funding</li> </ul>
Total Project Cost	\$ 11,607.98
Total Amount Requested	\$ 10,000
Recommendation	Approval
Recommended Amount	\$ 8,000
Assessment Score	20.64 out of 35 (58.9%)

### Project Description

The project involves amending the installed sound system to reduce vibrations to the neighbouring hotel and output of sound external to the building.

This includes the addition of 'plug and play' technologies for DJs and visiting artists to utilise speakers installed throughout the premises. The current installation is not suitable to be used as it disturbs hotel patrons even with lower decibel levels.

**Previous City of Perth Funding (last five years)**

The applicant has not previously received a grant or sponsorship from the City of Perth.

**Business Improvement Grant | Assessment Score Card**

The application has been assessed by a panel of four assessors and the scores have been averaged for each criterion.

<b>ESSENTIAL ASSESSMENT CRITERIA</b>	<b>AVG SCORE (out of 5)</b>
Will the project assist in job retention or creation?	2.50
Will the project improve the streetscape and/or overall desirability of its locality?	3.00
Will the project improve Perth's competitive advantage or provide a strong point of difference, allowing positive publicity and promotion of Perth?	2.88
Will the project improve the built form outcomes relating to one or more of the City's key sectors (retail, food and beverage, tourism, commercial property, placemaking, education, student accommodation, medical research, resources and energy, and innovation)?	2.88
Will the project provide community benefit?	3.00
Does the project or initiative demonstrate strong market potential and realistic planning and budgeting?	3.00
Will the project be completed within the timeframe required to acquit grant funding?	3.38
<b>CULMATIVE TOTALS OF AVERAGE ASSESSMENT SCORE   20.64 out of 35 (58.9%)</b>	

**Assessment Panel Comments**

- A clear submission, with reasonable budgeting and timeframes. The grant will support a diverse business offering within the East End and complement the works of the City's East End Revitalisation program.
- Noise reduction to the neighbouring premises and hotel patrons (visitors) to the city, will be a positive outcome.
- Measures to support businesses achieve better compliance with sound regulations for entertainment venues are supported.

## APPLICATIONS RECOMMENDED FOR DECLINE

### VINO AND VINO PTY LTD

#### Applicant Details

Applicant Type ( <i>Organisation, Business or Property Owner</i> )	Business
Name	Emma Ferguson
Industry Type	Food and Beverage
Entity Name	The Trustee for THIRTEEN FAMILY TRUST
ABN	62838540670
Entity Type	Discretionary Investment Trust
ABN Status	Active
ATO Endorsed Charity Type	Not Endorsed
Number of Years Operating in the City	6

#### Project Details

<b>Project Title</b>	New staircase entry from William Street
<b>Type of Project</b>	Improvements to safety and amenity
<b>Address</b>	252 William St Perth WA 6000
<b>Project Start Date</b>	01/09/2020
<b>Project End Date</b>	08/09/2020
<b>Category</b>	Up to \$10,000 (ex GST) - Non-Matched Funding
<ul style="list-style-type: none"> <li>• Up to \$10,000 (ex GST) - Non-Matched Funding</li> <li>• Up to \$20,000 (ex GST) - Matched Funding</li> </ul>	
<b>Total Project Cost</b>	\$ 20,669
<b>Total Amount Requested</b>	\$ 10,000
<b>Recommendation</b>	Decline
<b>Recommended Amount</b>	Nil
<b>Assessment Score</b>	<u>19.39 out of 35 (55.4%)</u>

#### Project Description

The proposal is for a new staircase entry direct from William St to improve access between the outdoor garden bar, restaurant and street. To help improve connection between the streetscape making William St. more vibrant and making it easier for the public to access the restaurant.

**Previous City of Perth Funding (last five years)**

Year	Amount (\$)	Comment
2020	\$5,000	Relocation of business

**Business Improvement Grant | Assessment Score Card**

The application has been assessed by a panel of four assessors and the scores have been averaged for each criterion.

ESSENTIAL ASSESSMENT CRITERIA	AVG SCORE (out of 5)
Will the project assist in job retention or creation?	2.88
Will the project improve the streetscape and/or overall desirability of its locality?	3.00
Will the project improve Perth's competitive advantage or provide a strong point of difference, allowing positive publicity and promotion of Perth?	2.25
Will the project improve the built form outcomes relating to one or more of the City's key sectors (retail, food and beverage, tourism, commercial property, placemaking, education, student accommodation, medical research, resources and energy, and innovation)?	2.75
Will the project provide community benefit?	2.75
Does the project or initiative demonstrate strong market potential and realistic planning and budgeting?	2.63
Will the project be completed within the timeframe required to acquit grant funding?	3.13
<b>CULMATIVE TOTALS OF AVERAGE ASSESSMENT SCORE   19.39 out of 35 (55.4%)</b>	

**Assessment Panel Comments**

- The applicant does not clearly show benefit to the community and has not responded well to a number of the criteria resulting in lower scores.
- The applicant has not provided a strong demonstration on how the scope of works will contribute to improving Perth's competitive advantage.
- The application's average score is below the minimum scoring threshold set by the assessment panel to approve or decline applications.

## FITCH'S PHARMACY

### Applicant Details

Applicant Type ( <i>Organisation, Business or Property Owner</i> )	Business
Name	Meaghan Erica Leichester
Industry Type	Retail
Entity Name	Meaghan Erica Leichester (sole trader)
ABN	21509881371
Entity Type	Individual/Sole Trader
ABN Status	Active
ATO Endorsed Charity Type	Not Endorsed
Number of Years Operating in the City	85yrs approx.

### Project Details

Project Title	Refit of Pharmacy
Type of Project	Capital Works: Fit-out or refurbishments.
Address	731 Hay Street Mall Perth WA 6000
Project Start Date	09/11/2020
Project End Date	09/12/2020
Category	Up to \$20,000 (ex GST) - Matched Funding <ul style="list-style-type: none"> <li>Up to \$10,000 (ex GST) - Non-Matched Funding</li> <li>Up to \$20,000 (ex GST) - Matched Funding</li> </ul>
Total Project Cost	\$ 44,000
Total Amount Requested	\$ 20,000
Recommendation	Decline
Recommended Amount	Nil
Assessment Score	<u>19.78 out of 35 (56.5%)</u>

### Project Description

A refit of the pharmacy involving repositioning the business to maximise the viewing from the arcade and to increase security. The proposed works will also include painting the interior and exterior of the pharmacy and increasing lighting to make the store more attractive from the Hay Street Mall.

### Previous City of Perth Funding (last five years)

The applicant has not previously received a grant or sponsorship from the City of Perth.

**Business Improvement Grant | Assessment Score Card**

The application has been assessed by a panel of four assessors and the scores have been averaged for each criterion.

<b>ESSENTIAL ASSESSMENT CRITERIA</b>	<b>AVG SCORE (out of 5)</b>
Will the project assist in job retention or creation?	2.88
Will the project improve the streetscape and/or overall desirability of its locality?	3.13
Will the project improve Perth's competitive advantage or provide a strong point of difference, allowing positive publicity and promotion of Perth?	2.38
Will the project improve the built form outcomes relating to one or more of the City's key sectors (retail, food and beverage, tourism, commercial property, placemaking, education, student accommodation, medical research, resources and energy, and innovation)?	2.88
Will the project provide community benefit?	2.63
Does the project or initiative demonstrate strong market potential and realistic planning and budgeting?	2.75
Will the project be completed within the timeframe required to acquit grant funding?	3.13
<b><u>CULMATIVE TOTALS OF AVERAGE ASSESSMENT SCORE   19.78 out of 35 (56.5%)</u></b>	

**Assessment Panel Comments**

- The applicant did not demonstrate a strong link between the scope of works and how it will contribute to improving Perth’s competitive advantage.
- The project unlikely to get planning approval in time to acquit the grant.
- Did not demonstrate project benefits beyond those to the business to the same extent as other applications for grant funding this round.
- The application’s average score is below the minimum scoring threshold set by the assessment panel to approve or decline applications.

**LUKMAN ENTERPRISE PTY LTD**

**Applicant Details**

Applicant Type ( <i>Organisation, Business or Property Owner</i> )	Property Owner
Name	Verry Lukman
Industry Type	Commercial Property
Entity Name	Lukman Enterprise & Lime Group Pty Ltd
ABN	47 750 465 317
Entity Type	Other Partnership
ABN Status	Active
ATO Endorsed Charity Type	Not Endorsed
Number of Years Operating in the City	32

**Project Details**

Project Title	Security Upgrade & Partial Fit out of the commercial property at 116 Murray Street
Type of Project	Safety and amenity improvements.
Address	116 Murray St Perth WA 6000
Project Start Date	01/11/2020
Project End Date	30/04/2020
Category <ul style="list-style-type: none"> <li>Up to \$10,000 (ex GST) - Non-Matched Funding</li> <li>Up to \$20,000 (ex GST) - Matched Funding</li> </ul>	Up to \$10,000 (ex GST) - Non-Matched Funding
Total Project Cost	\$ 21,245
Total Amount Requested	\$ 10,000
Recommendation	Decline
Recommended Amount	Nil
Assessment Score	<u>19.78 out of 35 (56.5%)</u>

**Project Description**

The applicant plans to upgrade the façade of the building by installing a new compliant roller door to secure the foyer of the tenancy currently occupied by the Good Sammy retail shop. Further works to include a fit-out to the top rear floor to activate the top floor tenancy.

**Previous City of Perth Funding (last five years)**

Year	Amount (\$)	Comment
2018/19	\$20,000	116 Murray Street Fire Safety Upgrade

**Business Improvement Grant | Assessment Score Card**

The application has been assessed by a panel of four assessors and the scores have been averaged for each criterion.

ESSENTIAL ASSESSMENT CRITERIA	AVG SCORE (out of 5)
Will the project assist in job retention or creation?	3.13
Will the project improve the streetscape and/or overall desirability of its locality?	2.88
Will the project improve Perth's competitive advantage or provide a strong point of difference, allowing positive publicity and promotion of Perth?	2.25
Will the project improve the built form outcomes relating to one or more of the City's key sectors (retail, food and beverage, tourism, commercial property, placemaking, education, student accommodation, medical research, resources and energy, and innovation)?	2.63
Will the project provide community benefit?	3.13
Does the project or initiative demonstrate strong market potential and realistic planning and budgeting?	2.88
Will the project be completed within the timeframe required to acquit grant funding?	2.88
<b>CULMATIVE TOTALS OF AVERAGE ASSESSMENT SCORE   19.78 out of 35 (56.5%)</b>	

**Assessment Panel Comments**

- The applicant did not provide a strong demonstration of how the scope of works will improve Perth's competitive advantage.
- The proponent has not commenced any approval processes beyond an initial discussion with the City.
- Did not demonstrate project benefits to the same extent as other applications for grant funding this round.
- The application's average score is below the minimum scoring threshold set by the assessment panel to approve or decline applications.

## AUXILIUM PARTNERS PTY LTD

### Applicant Details

Applicant Type ( <i>Organisation, Business or Property Owner</i> )	Business
Name	Lorilli Jacobs
Industry Type	Other: Insolvency Accountants
Entity Name	Auxilium Partners Pty Ltd
ABN	71613347032
Entity Type	Australian Private Company
ABN Status	Active
ATO Endorsed Charity Type	Not Endorsed
Number of Years Operating in the City	5 years in West Perth

### Project Details

Project Title	Fit-out and refurbishment of underutilised area within a commercial property
Type of Project	Fit-out or refurbishments;
Address	949-951 Wellington St West Perth WA 6005
Project Start Date	10/01/2021
Project End Date	31/03/2021
Category	Up to \$10,000 (ex GST) - Non-Matched Funding
	<ul style="list-style-type: none"> <li>Up to \$10,000 (ex GST) - Non-Matched Funding</li> <li>Up to \$20,000 (ex GST) - Matched Funding</li> </ul>
Total Project Cost	\$ 20,995
Total Amount Requested	\$ 10,000
Recommendation	Decline
Recommended Amount	Nil
Assessment Score	19.02 out of 35 (54.3%)

### Project Description

The applicant plans to undertake a minor internal refit in a space for up to ten employees. It will include capital works involving the partial demolition of two walls, electrical works and the installation of a new glass wall between internal offices.

The grant would also support the purchase and installation of three front mounted LED ceiling panel lights.

**Previous City of Perth Funding (last five years)**

The applicant has not previously received a grant or sponsorship from the City of Perth.

**Business Improvement Grant | Assessment Score Card**

The application has been assessed by a panel of four assessors and the scores have been averaged for each criterion.

<b>ESSENTIAL ASSESSMENT CRITERIA</b>	<b>AVG SCORE (out of 5)</b>
Will the project assist in job retention or creation?	3.50
Will the project improve the streetscape and/or overall desirability of its locality?	2.25
Will the project improve Perth's competitive advantage or provide a strong point of difference, allowing positive publicity and promotion of Perth?	1.75
Will the project improve the built form outcomes relating to one or more of the City's key sectors (retail, food and beverage, tourism, commercial property, placemaking, education, student accommodation, medical research, resources and energy, and innovation)?	2.63
Will the project provide community benefit?	2.38
Does the project or initiative demonstrate strong market potential and realistic planning and budgeting?	3.13
Will the project be completed within the timeframe required to acquit grant funding?	3.38
<b>CULMATIVE TOTALS OF AVERAGE ASSESSMENT SCORE   19.02 out of 35 (54.3%)</b>	

**Assessment Panel Comments**

- The applicant has not clearly demonstrated how the scope of works will assist in improving Perth’s competitive advantage.
- The applicant scored low on demonstrating how the project will provide a community benefit.
- Project does not demonstrate outcomes in comparison to other applications for this year’s grant round.
- The application’s average score is below the minimum scoring threshold set by the assessment panel to approve or decline applications.

**CORPORATE EQUITY PTY LTD ATF, THE CORPORATE EQUITY TRUST AND OSUM PTY LTD ATF THE R N SMYTH FAMILY TRUST**

**Applicant Details**

Applicant Type ( <i>Organisation, Business or Property Owner</i> )	Property Owner
Name	Brad Smyth
Industry Type	Commercial Property
Entity Name	R N Smyth Family Trust & CORPORATE EQUITY PTY LTD ATF, THE CORPORATE EQUITY TRUST AND OSUM PTY LTD ATF
ABN	50 526 647 400
Entity Type	Other Partnership
ABN Status	Active
ATO Endorsed Charity Type	Not Endorsed
Number of Years Operating in the City	32 years

**Project Details**

<b>Project Title</b>	Painting of façade and awning repairs upgrade
<b>Type of Project</b>	Capital Works: Façade and/or awning (shop front) repairs and upgrades.
<b>Address</b>	938 Hay St Perth WA 6000
<b>Project Start Date</b>	01/02/2021
<b>Project End Date</b>	21/02/2020
<b>Category</b>	Up to \$20,000 (ex GST) - Matched Funding
<ul style="list-style-type: none"> <li>• Up to \$10,000 (ex GST) - Non-Matched Funding</li> <li>• Up to \$20,000 (ex GST) - Matched Funding</li> </ul>	
<b>Total Project Cost</b>	\$ 48,780
<b>Total Amount Requested</b>	\$ 20,000
<b>Recommendation</b>	Decline
<b>Recommended Amount</b>	Nil
<b>Assessment Score</b>	<u>18.28 out of 35 (52.2%)</u>

**Project Description**

The applicant is proposing painting of the building exterior facing both Hay and Milligan Streets, Perth. The project will require the installation of scaffolding during the course of the project estimated to take two to three weeks.

**Previous City of Perth Funding (last five years)**

The applicant has not previously received a grant or sponsorship from the City of Perth.

**Business Improvement Grant | Assessment Score Card**

The application has been assessed by a panel of four assessors and the scores have been averaged for each criterion.

<b>ESSENTIAL ASSESSMENT CRITERIA</b>	<b>AVG SCORE (out of 5)</b>
Will the project assist in job retention or creation?	1.88
Will the project improve the streetscape and/or overall desirability of its locality?	3.13
Will the project improve Perth's competitive advantage or provide a strong point of difference, allowing positive publicity and promotion of Perth?	2.25
Will the project improve the built form outcomes relating to one or more of the City's key sectors (retail, food and beverage, tourism, commercial property, placemaking, education, student accommodation, medical research, resources and energy, and innovation)?	3.13
Will the project provide community benefit?	2.88
Does the project or initiative demonstrate strong market potential and realistic planning and budgeting?	2.38
Will the project be completed within the timeframe required to acquit grant funding?	2.63
<b>CULMATIVE TOTALS OF AVERAGE ASSESSMENT SCORE   18.28 out of 35 (52.2%)</b>	

**Assessment Panel Comments**

- The applicant has not clearly demonstrated how the scope of works will assist in job retention or creation.
- Project does not demonstrate as strong outcomes when compared to other applications for this year's grant round.
- The application's average score is below the minimum scoring threshold set by the assessment panel to approve or decline applications.
- To assist in progressing the concept the applicant has been referred to City's Heritage Team.

**MAKMAL CAPITAL PTY LTD**

**Applicant Details**

Applicant Type ( <i>Organisation, Business or Property Owner</i> )	Property Owner
Name	Ross Santa Maria
Industry Type	Commercial Property
Entity Name	Makmal Capital Sdn Bhd
ABN	21 980 029 833
Entity Type	Other incorporated Entity
ABN Status	Active
ATO Endorsed Charity Type	Not Endorsed
Number of Years Operating in the City	20 years

**Project Details**

Project Title	100 Murray Street
Type of Project	Capital Works: Façade and/or awning (shop front) repairs and upgrades.
Address	100 Murray St Perth WA 6000
Project Start Date	02/12/2020
Project End Date	15/12/2020
Category	Up to \$10,000 (ex GST) - Non-Matched Funding
	<ul style="list-style-type: none"> <li>• Up to \$10,000 (ex GST) - Non-Matched Funding</li> <li>• Up to \$20,000 (ex GST) - Matched Funding</li> </ul>
Total Project Cost	\$ 20,000
Total Amount Requested	\$ 10,000
Recommendation	Decline
Recommended Amount	Nil
Assessment Score	17.90 out of 35 (51.1%)

**Project Description**

Installation of weatherproof, European-style awnings to the front facade of 100 Murray Street.

**Previous City of Perth Funding (last five years)**

Year	Amount (\$)	Comment
2017/18	\$10,800	McLean Lane activation

**Business Improvement Grant | Assessment Score Card**

The application has been assessed by a panel of four assessors and the scores have been averaged for each criterion.

ESSENTIAL ASSESSMENT CRITERIA	AVG SCORE (out of 5)
Will the project assist in job retention or creation?	1.88
Will the project improve the streetscape and/or overall desirability of its locality?	2.75
Will the project improve Perth's competitive advantage or provide a strong point of difference, allowing positive publicity and promotion of Perth?	1.88
Will the project improve the built form outcomes relating to one or more of the City's key sectors (retail, food and beverage, tourism, commercial property, placemaking, education, student accommodation, medical research, resources and energy, and innovation)?	3.00
Will the project provide community benefit?	2.88
Does the project or initiative demonstrate strong market potential and realistic planning and budgeting?	2.63
Will the project be completed within the timeframe required to acquit grant funding?	2.88
<b>CULMATIVE TOTALS OF AVERAGE ASSESSMENT SCORE   17.90 out of 35 (51.1%)</b>	

**Assessment Panel Comments**

- The applicant did not demonstrate that the proposed concept could be realistically planned for and successfully acquitted in the current format within the timeframe required.
- The information provided did not provide strong linkages to the works and the impact on Perth's competitive advantage.
- Project does not demonstrate outcomes in comparison to other applications for this year's grant round.
- The application's average score is below the minimum scoring threshold set by the assessment panel to approve or decline applications.

### 13. Infrastructure and Operations Alliance Reports

'Tender EXM000036-19/20 – Roe Street Masterplan Works' is presented under Item 17 as it contains a confidential attachment.

## 14. Corporate Services Reports

Nil

## 15. Chief Executive Officer Reports

### 15.1 Appointment of elected members to committees of Council and external bodies

Responsible Officer	Michelle Reynolds, Chief Executive Officer
Voting Requirement	Absolute Majority
Attachments	Attachment 15.1A – Committee and Board Representation

#### Purpose

To appoint elected members to committees of Council and external bodies, to represent the City of Perth.

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#### Recommendation

That Council:

1. NOTES the membership of the Lord Mayor to the following:
  - 1.1 City of Perth Committee
  - 1.2 Capital City Planning Committee
  - 1.3 Council of Capital City Lord Mayors
  - 1.4 Lord Mayor's Distress Relief Fund
  - 1.5 Western Australia Local Government Association (WALGA) State Council in an ex-officio capacity.
2. NOTES the statutory membership of the Lord Mayor and Deputy Lord Mayor to the City of Perth Committee, in accordance with the *City of Perth Act 2016*
3. APPOINTS three members and two deputy members to the Audit and Risk Committee
4. APPOINTS three members and two deputy members to the Chief Executive Officer Performance Review Committee
5. APPOINTS one member and one deputy member to the Mindarie Regional Council
6. APPOINTS one member and one deputy member to the Tamala Park Regional Council
7. NOMINATES three elected members for the consideration of the Minister to appoint one member to the Central Perth Land Redevelopment Committee
8. NOMINATES two members to the Perth Theatre Trust Board for appointment by the Governor
9. NOMINATES two members and two alternate members for the consideration of the Minister to appoint to the Perth Local Development Assessment Panel (LDAP)

10. APPOINTS one member and one deputy member to the City of Perth Local Emergency Management Committee
  11. APPOINTS one member to the Metropolitan Regional Road Group
  12. APPOINTS two members and one deputy member to the Western Australian Local Government Central Metropolitan Zone
-

## Background

1. Following the election of a new Council, consideration needs to be given to appointing representatives to committees of Council and other external bodies as the terms of the Commissioners ended on Tuesday, 20 October 2020.
2. The City has two committees of Council that require the appointment of elected members, the Audit and Risk Committee and the Chief Executive Performance Review Committee.
3. As outlined in the City's Governance Framework Policy, the nine external bodies that require the appointment of elected members are: the Mindarie Regional Council, Tamala Park Regional Council, Central Perth Land Redevelopment Committee, Perth Theatre Trust Board, Library Board of Western Australia, Perth Local Development Assessment Panel, City of Perth Local Emergency Management Committee, Metropolitan Regional Road Group and the Western Australian Local Government Central Metropolitan Zone.
4. Detailed information on each appointment can be found in Attachment 15.1A.

## Discussion

5. Elected members represent the City's interest on a range of boards, panels and committees. Broadly speaking, there are four types of meeting arrangements where elected members represent the City: committees of Council, regional local governments, statutory boards, panels and non-statutory groups. Further information on each of these is included in Attachment 15.1A.

### Committees of Council

6. Most recently, both committees of Council, the Audit and Risk Committee and the CEO Performance Review Committee, had three elected member positions which were occupied by the three Commissioners. The Audit and Risk Committee has additional membership from an independent member. In accordance with this, it is recommended that the following appointments be made to each Committee:

Name	Type	Elected Member Representation	Meeting Frequency
Audit and Risk Committee	Committee of Council  <i>Local Government Act 1995 Section 7.1A</i>	Three Members Two deputy members	Quarterly  Next meeting: Wednesday 18 November 2020 at 4.30pm
Chief Executive Officer Performance Review Committee	Committee of Council	Three members Two deputy members	As required  No future meeting date scheduled at this time.

7. Both committees have been subject to recommendations contained within the report on the Inquiry into the City of Perth. To give effect to those recommendations, it is suggested the Terms of Reference for the Audit and Risk Committee and the CEO Performance Review Committee be reviewed in consultation with elected members.

#### Lord Mayor Appointments

8. Due to the unique role of the Lord Mayor, the Lord Mayor represents the City at a range of meetings in an ex-officio capacity or as required by State legislation. There are five appointments that fall within this category and are outlined in the table below.

Name	Type	Elected Member Representation	Meeting Frequency
City of Perth Committee	Statutory <i>City of Perth Act 2016</i> Section 12	Lord Mayor Deputy Lord Mayor	At least twice a year  No future meeting date scheduled at this time.
Capital City Planning Committee	Statutory <i>Planning and Development Act 2005</i>	Lord Mayor	Three meetings per year  Next meeting: Thursday 26 November 2020 at 9.30am
Council of Capital City of Lord Mayors	Non-statutory	Lord Mayor	Four meetings per year  Next meeting: Thursday 12 and Friday 13 November
Lord Mayor's Distress Relief Fund	Non-statutory	Lord Mayor	At least twice a year  Next meeting: to be confirmed.
WALGA State Council	Non-statutory	Lord Mayor	Four meetings per year  Next meeting: Wednesday 2 December 2020 at 4.00pm

#### Elected member appointments

9. Appointments and/or nominations of elected members to relevant bodies must be by resolution of Council. To ensure sufficient representation, it is recommended that Council appoint members, and deputy members, to represent the City when the appointed members are not available.
10. The table below summarises the external bodies to which elected members can be appointed/nominated to represent the City. Detailed information on each can be found in Attachment 15.1A.

Name	Type	Elected Member Representation	Meeting Frequency
Mindarie Regional Council	Regional Local Government	One member One deputy member	Every two months on the fourth Thursday  Next meeting: Thursday 17 December 2020 at 6.30pm.
Tamala Park Regional Council	Regional Local Government	One member One deputy member	Every two months on the fourth Thursday  Next meeting: Thursday 10 December 2020 at 6.00pm.
Central Perth Land Redevelopment Committee	Statutory  <i>Metropolitan Redevelopment Authority Act 2011</i> Section 81	One member  Council must nominate three persons; the Minister will then appoint one of the nominated persons to the committee.	Four meetings per year  Next meeting: To be confirmed.
Perth Theatre Trust	Statutory  <i>Perth Theatre Trust Act 1979</i> Section 5	Three members  Council must nominate two members who are appointed by the Governor.	Every two months of the first Thursday  Next meeting: Thursday 3 December 2020 at 12.30pm (pending Governor appointment)
Perth Local Development Assessment Panel	Statutory  <i>Planning and Development (Development Assessment Panels) Regulations 2011</i>	Two members Two alternate (deputy) members  Council is required to nominate two members and two deputies for the consideration of the Minister for Planning for appointment to the Panel.	As required  Next meeting: to be confirmed.
City of Perth Local Emergency Management Committee	Non-statutory  It is a statutory requirement that the City forms an emergency	One member One deputy member	Quarterly, on the third Thursday of the month.  Next meeting: to be confirmed.

	management committee. Elected members representation on the Committee is not a statutory requirement.		
Metropolitan Regional Road Group	Non-statutory	One member	Twice a year Next meeting: March 2021
WA Local Government Association (WALGA) – Central Metropolitan Zone	Non-statutory	Two members One deputy member	Every two months Next meeting: Thursday 26 November 2020, 6.00pm

#### Perth Theatre Trust

11. In accordance with the Perth Theatre Trust Act 1979 Council is required to nominate three elected members for appointment to the Board. In 2016, a third nominee was not nominated. As a consequence, the Minister appointed an independent person to the Board. The independent person's term has not expired and therefore Council can only nominate two elected members to be appointed to the board.
12. Council should be aware that the [Arts and Culture Trust Bill 2020](#) has passed the Legislative Assembly and is currently in the second reading stage before the Legislative Council. The Bill proposes the both the repeal the Perth Theatre Trust Act 1979 and the Perth Theatre Trust. The Bill also provides for how the Arts and Culture Board membership will be constituted, with no provision for City of Perth representation.

#### Library Board of Western Australia

13. Section 5(4) of the *Library Board of Western Australian Act 1951* determines that a person representing the City of Perth is to hold a position on the Board. In 2018, the Minister appointed former Commissioner Andrew Hammond to the Board for a four-year term expiring on 3 July 2022, as per section 5(5) of the *Library Boards of Western Australian Act 1951*. At the request of the Minister, Andrew Hammond has agreed to remain on the Board. As such, no recommendation has been made to nominate an elected member representative to this board.

#### Stakeholder Engagement

14. The meeting arrangements have been confirmed with each external body.

## Decision Implications

15. If Council does not appoint members to committees of Council and external bodies, the City's interests will not be represented on key boards, groups and regional local governments.
16. To ensure compliance with the *Local Government Act 1995*, Council is required to appoint at least three elected members to its Audit and Risk Committee.
17. If the City does not appoint elected members to the entities the consequences are listed below:

Meeting Name	Consequences of no appointment
Audit and Risk Committee	The minimum of three elected members are not appointed to the committee the City will not comply with section 7.1A of the <i>Local Government Act 1995</i> .
Chief Executive Officer Performance Review Committee	The City's Chief Executive Officer Performance Review Committee will not function. Matter considered by the Committee will be considered by Council.
Council of Capital City of Lord Mayors	No statutory consequences.
Lord Mayor's Distress Relief Fund	No statutory consequences.
WALGA State Council	No statutory consequences.
Mindarie Regional Council	The position on the Mindarie Regional Council will remain vacant.
Tamala Park Regional Council	The position on the Tamala Park Regional Council will remain vacant.
Central Perth Land Redevelopment Committee	The position on the Mindarie Regional Council will remain vacant.
Perth Theatre Trust	The Minister will appoint intendent persons to the Board.
Perth Local Development Assessment Panel	The City's position on the panel will remain vacant.
City of Perth Local Emergency Management Committee	No statutory consequences.
Metropolitan Regional Road Group	No statutory consequences.
WA Local Government Association (WALGA) – Central Metropolitan Zone	No statutory consequences.

## Strategic, Legal and Policy Alignment

Strategic	
Strategic Community Plan Aspiration:	Performance A city led by a Council and supported by an administration that is committed to sound strategy and governance, excellence in customer service and effective and sincere engagement with stakeholders.
Strategic Community Plan Objective:	5.6 Decision-making that is informed and inclusive.
Issue Specific Strategies and Plans:	Nil
Legal and Policy	
Legislation:	<a href="#">Section 7.1A of the Local Government Act 1995</a> This section of the Act directs that a local government establishes an audit committee of three or more persons.  <a href="#">Section 5.10 and 5.11 of the Local Government Act 1995</a> These sections of the Act state that members and deputy members must be appointed to committees by an absolute majority decision of Council.
Legal advice:	Not Applicable
Policy:	Governance Framework Policy This Policy details the committees of Council and external bodies that require elected member membership.

## Financial Implications

There are no direct financial implications with this report.

## Relevant Documents

Not applicable

## Further information

Not applicable



# Committee and Board Representation

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# Overview

Elected members represent the City's interest on a range of boards, panels and committees, as guided by the Governance Framework Policy. Appointments will be determined at the Ordinary Council Meeting held on 3 November 2020.

## Committees of Council

The *Local Government Act 1995* (the Act) enables councils to form committees to assist with its functions. Committee members can include elected members, employees and members of the public. Committees can operate with council delegated decision-making powers or solely on an advisory basis.

The City has two committees with elected member representation, the Audit and Risk Committee and the Chief Executive Officer Performance Review Committee.

The City has five advisory committees consisting of members of the public (with no elected member representation) the Design Advisory Committee, the Cultural Advisory Committee and three COVID-19 recovery committees.

## Regional Local Governments

The Act refers to Regional Local Governments in Part 3 (Division 4) as 'two or more Local Governments' who may (subject to the Minister's approval) 'establish a regional Local Government to do things, for the participants, for any purpose for which a Local Government can do things under this Act or any other Act'. Regional Local Governments or Regional Councils (as they are often known) may exist in specialist areas such as waste management and are formed to oversee management of a particular function.

The City is a member of two regional local governments, the Mindarie Regional Council and Tamala Park Regional Council.

## Statutory Appointments

The City is represented on a range of statutory boards, panels and committees convened under state legislation. Typically, Council will nominate elected members for the consideration of the relevant minister, who will subsequently formally appoint the elected member/s.

Elected members are currently appointed to seven entities, the City of Perth Committee, Perth Theatre Trust Board of Trustees, the Central Perth Planning Committee, Library Board of Western Australia, Perth Local Development Assessment Panel and the Central Perth Land Redevelopment Committee.

## Non-Statutory Groups

Elected members represent the City in a number of groups, with the aim to improve services for the community. Such groups include the Western Australian Local Government Association (WALGA) State Council and the Metropolitan Regional Road Group.

## Role of Lord Mayor

Due to the unique role of the Lord Mayor, the Lord Mayor represents the City at a variety of meetings such as the City of Perth Committee.

# Structure

## Council

### Committees of Council

Audit and Risk Committee	CEO Performance Review Committee	Cultural Advisory Committee	Design Advisory Committee
COVID-19 Marketing and Promotion Advisory Committee	COVID-19 City Amenity Advisory Committee	COVID-19 Events, Arts and Culture Advisory Committee	

### External Boards and Committees, Statutory and Regional Appointments

Regional Local Governments	Statutory Appointments	External Boards and Committees
Mindarie Regional Council	City of Perth Committee	Council of Capital City Lord Mayors (CCCLM)
Tamala Park Regional Council	Central Perth Land Redevelopment Committee	Metropolitan Regional Road Group
	Perth Theatre Trust	WALGA – Central Metropolitan Zone
	Capital City Planning Committee	Lord Mayor Distress Relief Fund
	Library Board of Western Australia	WALGA State Council
	Perth Local Development Assessment Panel	City of Perth Local Emergency Management Committee

# Lord Mayor Appointments

## City of Perth Committee

### Appointments

<b>Representatives</b>	Lord Mayor Deputy Lord Mayor	<b>Appointment expiry</b>	October 2023
<b>Remuneration</b>	Nil		

### Committee overview

<b>Type</b>	Statutory
<b>Objectives</b>	<p>The Committee's functions are to:</p> <ul style="list-style-type: none"><li>• facilitate collaboration between the State and the City.</li><li>• identify and promote opportunities and strategies for strengthening the economic, cultural, social, physical and environmental development and growth of the Perth Central Business District and other residential and nonresidential areas of the City.</li><li>• assist in the identification and development of mechanisms that promote greater integration between the State's planning and development processes and those of the City.</li><li>• identify and promote opportunities to improve, simplify and streamline the requirements and processes of the City with respect to development applications under the <i>Planning and Development Act 2005</i>.</li><li>• develop and promote more efficient and effective transitioning arrangements for developments that are undertaken by or on behalf of the State and that are to become wholly or partly the responsibility of the City.</li></ul> <p>Committee Membership is determined under section 12(2) of the <i>City of Perth Act 2016</i> and comprises of the:</p> <ul style="list-style-type: none"><li>• Premier of Western Australia (or Minister nominated by the Premier)</li><li>• Minister for Local Government</li><li>• Lord Mayor</li><li>• Deputy Lord Mayor</li><li>• Chief Executive Officer of the City of Perth</li><li>• Director General, Department of Local Government, Sport and Cultural Industries</li></ul>

### Meetings

<b>Frequency</b>	At least twice per year as stipulated by section 14(1) of the <i>City of Perth Act 2016</i> . The Premier decides when the Committee meets.
<b>Average duration</b>	Two hours
<b>Venue</b>	Dumas House, 2 Havelock Street, West Perth

## Capital City Planning Committee

### Appointments

<b>Representatives</b>	Lord Mayor	<b>Appointment expiry</b>	October 2023
<b>Remuneration</b>	\$200 per meeting		

### Committee overview

<b>Type</b>	Statutory
<b>Objectives</b>	<p>The Committee was established to oversee and provide direction for planning in the Perth central area. It exercises delegated authority to deal with:</p> <ul style="list-style-type: none"><li>• the City of Perth local planning scheme and scheme amendments;</li><li>• the Metropolitan Region Scheme and amendments;</li><li>• subdivisions, strata titles, leases and licences; and</li><li>• development on reserved land in the City of Perth.</li></ul> <p>Formerly known as the Central Perth Planning Committee.</p>

### Meetings

<b>Frequency</b>	Three meetings per year at 9.30am, usually held on a Tuesday.
<b>Average duration</b>	1.5 hours
<b>Venue</b>	Gordon Stephenson House, 140 William Street, Perth

## Council of Capital City Lord Mayors (CCCLM)

### Appointments

<b>Representatives</b>	Lord Mayor	<b>Appointment expiry</b>	October 2023
<b>Remuneration</b>	Nil		

### Committee overview

<b>Type</b>	Statutory
<b>Objectives</b>	To provide national leadership for the effective co-ordination and representation of the special interests of the Capital Cities of the Australian States and Territories, especially in their relations with other spheres of government.

### Meetings

<b>Frequency</b>	As determined by the CCCLM Chair – four times annually on average.
<b>Average duration</b>	1.5 to 2 days
<b>Venue</b>	Various Australian cities, one meeting annually in Canberra during Federal Parliament sitting weeks.

## Lord Mayor's Distress Relief Fund

### Appointments

Representatives	Lord Mayor	Appointment expiry	October 2023
Remuneration	Nil		

### Committee overview

Type	Non-statutory
Objectives	<p>The Lord Mayor's Distress Relief Fund is the State's official fundraising body for disasters occurring within WA. It is a separate entity, governed by a Board and Chaired by the Lord Mayor.</p> <p>The City's involvement is essentially administration support to the fund which is provided in-kind.</p>

### Meetings

Frequency	Twice annually as per the constitution, with special Board Workshops convened if an event has occurred.
Average duration	2.5 hours
Venue	Venues are set and agreed upon at the beginning of each calendar year.

## Western Australian Local Government Association (WALGA) State Council

### Appointments

Representatives	Lord Mayor	Appointment expiry	October 2023
Remuneration	Nil		

### Committee overview

Type	Non-statutory
Objectives	<p>The WALGA State Council is the decision making representative body of all WALGA member councils, who are responsible for sector-wide policy making and strategic planning on behalf of local government.</p> <p>The Lord Mayor attends in an ex-officio capacity, to represent the City and enhance the relationship between the City and WALGA.</p>

### Meetings

Frequency	<p>Scheduled meetings:</p> <ul style="list-style-type: none"><li>• Wednesday, 2 December 2020</li><li>• Wednesday, 3 March 2021</li><li>• Wednesday 2 June 2021 - Budget Adoption and Strategic Planning</li><li>• Wednesday 7 July 2021</li><li>• Wednesday 1 December 2021</li></ul> <p>Regional meetings</p> <ul style="list-style-type: none"><li>• South Metropolitan Zone - Wednesday, 5 May 2021, City of Cockburn</li><li>• Pilbara Country Zone - Thursday &amp; Friday, 2-3 September 2021, Shire of Broome</li></ul>
Average duration	Approximately two hours, followed by dinner.

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<b>Venue</b>	WALGA, Level 1, 170 Railway Parade, West Leederville, and other regional meetings twice annually.
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# Committees of Council

## Audit and Risk Committee

### Elected member appointments

Appointment expiry	October 2021	Remuneration	Nil
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### Committee overview

Membership	Three members Two deputy members One external independent member (Current member - Robert Maurich)
Objectives	To oversee the risk management, internal controls, legislative compliance and external audit processes of the City, including receipt of the auditor's statements and management reports.
Delegated authority	Yes

### Meetings

Frequency	Quarterly and as required
Average duration	Two hours
Venue	Committee Room One, Council House
Open to the public	Yes

### Terms of reference

1. The Audit and Risk Committee's role, in accordance with Regulation 16 of the *Local Government (Audit) Regulations 1996*, is to:
  - a. guide and assist the local government in carrying out:
    - i. its functions under Part 6 of the Act;
    - ii. its functions relating to other audits and other matters related to financial management; and
  - b. functions in relation to audits conducted under Part 7 of the Act. review a report given to it by the CEO under regulation 17(3) (the CEO's report) and is to —
  - c. report to the council the results of that review; and
  - d. give a copy of the CEO's report to the Council.
2. monitor and advise the CEO when the CEO is carrying out functions in relation to a review under —
  - a. regulation 17(1); and
  - b. the *Local Government (Financial Management) Regulations 1996* regulation 5(2)(c);
3. support the auditor of the local government to conduct an audit and carry out the auditor's other duties under the Act in respect of the local government;
4. oversee the implementation of any action that the local government —
  - a. is required to take by section 7.12A(3); and
  - b. has stated it has taken or intends to take in a report prepared under section 7.12A(4)(a); and
  - c. has accepted should be taken following receipt of a report of a review conducted under regulation 17(1); and

- d. has accepted should be taken following receipt of a report of a review conducted under the *Local Government (Financial Management) Regulations 1996* regulation 5(2)(c);
5. perform any other function conferred on the audit committee by these regulations or another written law.
6. The Committee may provide guidance and assistance to the local government regarding:
  - a. other matters to be audited;
  - b. the scope of audits; and
  - c. financial, risk and compliance management functions as prescribed in the *Local Government Act 1995*; as well as
  - d. other matters specified in these Terms of Reference.
7. The Committee may resolve to request the Chief Executive Officer (CEO) to provide any information or make arrangements to provide independent expert advice, as appropriate and required by the Committee in order to fulfil its duties and responsibilities
8. The Committee is to review and make recommendations to the Council regarding:
  - a. Financial Management**
    - i. the annual Financial Statements with a view to being satisfied as to their accuracy and timeliness and the inclusion of prescribed disclosures and information;
    - ii. changes in accounting practices, policies and material changes in accounting treatment, providing advice on the appropriateness of implementation strategies; and
    - iii. the City's financial status and performance.
  - b. Risk Management**
    - i. the City's risk management strategies and policies;
    - ii. the adequacy of the City's risk management systems and practices; and
    - iii. the management of strategic risks, identifying as appropriate, specific risks for more detailed review and response.
  - c. Internal Controls**
    - i. the standard and effectiveness of the City's corporate governance and ethical considerations;
    - ii. the integrity, adequacy and effectiveness of the City's financial and administration policies, systems and controls in providing financial and governance information which:
      - is accurate and reliable;
      - complies with legislative obligations and requirements; and
      - minimises the risk of error, fraud, misconduct or corruption; and
    - iii. the efficiency and effectiveness on achievement of objectives
  - d. Legislative Compliance**
    - i. the integrity, adequacy and effectiveness of the City's systems and controls for legislative compliance;
    - ii. the level of compliance with legislative obligations as well as the City's policies;
    - iii. the CEO's report on the review of the City's legislative Compliance systems, at least once triennially; and
    - iv. the annual statutory Compliance Audit.

**e. Internal and External Audit Planning and Reporting**

- i. the integrity, adequacy and effectiveness of the City’s Internal Audit Plan and External Audit Plan;
- ii. reports, findings and recommendations arising from Internal and External Audits;
- iii. the audit of the City’s Annual financial statements;
- iv. the integrity, adequacy and effectiveness of the management response and any actions proposed to be taken to address issues raised by the Internal or External Auditor; and
- v. the oversight and monitoring of implementation of agreed actions.

Delegated Authority 1.1.3 – Audit and Risk Committee provides authority for the Committee to fulfil the duty of the Council to meet with the City’s External Auditor at least once per year [s.7.12A(2)].

## Chief Executive Officer Performance Review Committee

### Elected member appointments

Appointment expiry	October 2021	Remuneration	Nil
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### Committee overview

Membership	All elected members
Delegated authority	No

### Meetings

Frequency	Quarterly and as required
Average duration	Two hours
Venue	Committee Room One, Council House
Open to the public	No

### Terms of reference

To:

1. undertake an annual review of the performance of the Chief Executive Officer as required by section 5.38 of the *Local Government Act 1995*;
2. establish annual performance objectives for the Chief Executive Officer; and
3. report the outcome of the review referred to in part 1 above to Council.

# External Committees and Boards

## Mindarie Regional Council

### Elected member appointments

<b>Appointment expiry</b>	30 June annually	<b>Remuneration</b>	<b>Sitting fees (per annum)</b> Chair - \$15,450 Deputy Chair and Council Members - \$10,300
			<b>Allowance (per annum)</b> Chair - \$19,570 Deputy Chair - \$4,893 Members - \$1,000

### Committee overview

<b>Type</b>	Regional Local Government
<b>Membership</b>	One member One deputy member
<b>Objectives</b>	<p>The Mindarie Regional Council (MRC) was formed in 1981 and formally constituted in 1987. The purpose of the MRC is to provide effective and cost-efficient waste disposal, consistent with safeguarding all environmental elements, for the benefit of the constituent local governments and their residents.</p> <p>The constituent local governments are the Cities of Joondalup, Wanneroo, Perth, Stirling and Vincent and the Town's of Victoria Park and Cambridge.</p> <p>In accordance with the Amended Schedule Item 2, of the Constitution, the City of Perth is to have one Elected Member representative on the MRC. Historically, the City of Perth has also appointed a deputy in the case where the member is unable to attend.</p>

### Meetings

<b>Frequency</b>	Fourth Thursday, every two months
<b>Average duration</b>	Two hours
<b>Venue</b>	Alternates between the member Local Governments.

# Tamala Park Regional Council

## Elected member appointments

<b>Appointment expiry</b>	October 2021	<b>Remuneration</b>	<b>Sitting fees (per annum)</b> Chair - \$15,839 Deputy Chair and Council Members - \$10,560 <b>Allowance (per annum)</b> Chair - \$20,063 Deputy Chair - \$25% amount paid to Chair
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## Committee overview

<b>Type</b>	Regional council
<b>Membership</b>	One member One deputy member
<b>Objectives</b>	<p>Seven local governments are joint owners of 432 hectares of land immediately south of Neerabup Road, Tamala Park.</p> <p>The purpose of the Tamala Park Regional Council is to undertake the rezoning, subdivision, development, marketing and sale of the Tamala Park land.</p> <p>The objectives of the Tamala Park Regional Council are:</p> <ul style="list-style-type: none"> <li>• to develop and improve the value of the land;</li> <li>• to maximise, within prudent risk parameters, the financial return to the participants;</li> <li>• to balance economic, social and environmental issues; and</li> <li>• to produce a quality development demonstrating the best urban design and development practice.</li> </ul> <p>The constituent local governments are the Cities of Joondalup, Wanneroo, Perth, Stirling and Vincent and the Towns of Victoria Park and Cambridge.</p>

## Meetings

<b>Frequency</b>	Fourth Thursday, every two months at 6.00pm
<b>Average duration</b>	Two hours
<b>Venue</b>	Alternates between the member Local Governments.

# Central Perth Land Redevelopment Committee

## Elected member appointments

<b>Appointment expiry</b>	Period not exceeding two years.	<b>Remuneration</b>	Meetings of four hours or longer - \$400 Meetings of less than four hours - \$270
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## Committee overview

<b>Type</b>	Statutory
<b>Membership</b>	One member  Council must nominate three persons and the Minister will then appoint one of the nominated persons ( <i>Metropolitan Redevelopment Authority Act 2011</i> (MRA Act), s 81(3)).
<b>Objectives</b>	The role of Central Perth Land Redevelopment Committee (CPLRC) is to: <ul style="list-style-type: none"><li>• advise the Development WA Board; and</li><li>• refer matters to the Development WA Board.</li></ul> The CPLRC is responsible for determining significant development applications relevant to the redevelopment area as well as the approval of amendments to planning policies, design guidelines and the heritage inventories, in accordance with Parts 5 and 6 of the MRA Act and the 2012 Central Perth Redevelopment Scheme. The Development WA Board can also refer matters to the Committee.

## Meetings

<b>Frequency</b>	Scheduled monthly but only held if required. Four meetings held per year on average.
<b>Average duration</b>	One to two hours
<b>Venue</b>	40 The Esplanade, Perth

## Perth Theatre Trust

### Elected member appointments

<b>Appointment expiry</b>	Period not exceeding three years.	<b>Remuneration</b>	Meetings of four hours or longer - \$700 Meetings of less than four hours - \$460 <b>Sub-committee meetings</b> Meetings of four hours or longer - \$460 Meetings of less than four hours - \$300
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### Committee overview

<b>Type</b>	Statutory
<b>Membership</b>	Two members Council must nominate two persons who the Governor will then appoint ( <i>Perth Theatre Trust Act 1979, s 5</i> ).
<b>Objectives</b>	<p>To manage and operate theatres vested in or leased to the Perth Theatre Trust.</p> <p>The venues currently managed by the Trust are:</p> <ul style="list-style-type: none"> <li>• His Majesty's Theatre</li> <li>• Subiaco Arts Centre</li> <li>• State Theatre Centre of Western Australia</li> <li>• Albany Entertainment Centre.</li> </ul> <p>The Trust's venues are used by local, national and international performing arts companies, performers and artists, both professional and amateur. School and children's performances and activities are also presented at these venues.</p> <p>Funded arts organisations presenting regular seasons in Trust venues include the Barking Gecko Theatre Company, Black Swan State Theatre Company, Yirra Yaakin Theatre Company, West Australian Ballet and West Australian Opera, as well as the Perth International Arts Festival.</p> <p>The Trust supports the presentation or co-production of some events in its theatres.</p> <p>The Trust operates in Culture and Arts (WA), a division of the Department of Local Government, Sport and Cultural Industries. Culture and the Arts (WA) provides corporate support to the Trust, including human resources, financial and information system support.</p>

### Meetings

<b>Frequency</b>	First Thursday of every second month, usually at 12.00pm. A Strategic Planning Day is held once annually.
<b>Average duration</b>	Three hours
<b>Venue</b>	His Majesty's Theatre. May be held at Subiaco Arts Centre or State Theatre Centre of Western Australia if His Majesty's Theatre is unavailable.

## Library Board of Western Australia

### Elected member appointments

<b>Appointment expiry</b>	Four year term or when the member ceases to be an elected member for the City, whichever is sooner.	<b>Remuneration</b>	Reimbursement of travelling and other out of pocket expenses.
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### Committee overview

<b>Type</b>	Statutory
<b>Membership</b>	One member Andrew Hammond will represent the City of Peth on the Board until 5 July 2022. Council must provide a panel of three persons to the Minister, and the Minister will then appoint one of the nominated persons ( <i>Library Board of Western Australia Act 1951</i> (Library Board Act), s 4(b)).
<b>Objectives</b>	The duties of the Board include the control and management of The State Reference Library and the oversight of and provision of assistance to registered public libraries (Library Board Act, s 15). The Board may provide, control and manage libraries and library services; and may provide for the training of persons to carry out the duties of librarians and library assistants, such training to conform to the requirements of the Library Association of Australia.

### Meetings

<b>Frequency</b>	First Thursday of March, May, July, September, November and December at 9.45am.
<b>Average duration</b>	Two to three hours
<b>Venue</b>	State Library, 25 Francis Street Perth

# Perth Local Development Assessment Panel

## Elected member appointments

<b>Appointment expiry</b>	As specified in the Minister's instrument of appointment.	<b>Remuneration</b>	<b>Sitting fees</b> Determination of a Form 1 development application - \$425 Determination of a Form 2 development application - \$100  <b>Training fees</b> New LDAP members - \$400 (one-off) Retraining LDAP members - \$200
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## Committee overview

<b>Type</b>	Statutory
<b>Membership</b>	Two members  Two alternate members  Council must nominate two persons to be members and two persons to be deputy members, and the Minister will then appoint the nominated persons ( <i>Planning and Development (Development Assessment Panel) Regulations 2011, regs 23-24</i> )
<b>Objectives</b>	The Perth Local Development Assessment Panel (LDAP) determines mandatory planning applications with a value over \$20 million. In addition, there is the option for applicants to "opt-in" for assessment by the LDAP on developments greater in value than \$2 million and less than \$20 million.

## Meetings

<b>Frequency</b>	As required
<b>Average duration</b>	One hour
<b>Venue</b>	Committee Room One, Council House

## City of Perth Local Emergency Management Committee

### Elected member appointments

Appointment expiry	October 2021	Remuneration	Nil.
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### Committee overview

Type	Statutory (however elected member representation is not statutorily required).
Membership	One member One deputy member
Objectives	<p>Section 39 of the <i>Emergency Management Act 2005</i> prescribes the functions of the Committee as being to:</p> <ul style="list-style-type: none"><li>• Advise and assist the City in ensuring that local emergency management arrangements are established for the district;</li><li>• Liaise with public authorities and other persons in the development, review and testing of local emergency management arrangements; and</li><li>• Carry out other emergency management activities as directed by the State Emergency Management Committee or as otherwise prescribed by regulations.</li></ul> <p>The Committee is currently chaired by the General Manager Community Development. The Committee consists of City of Perth Officers, the Western Australia Police, Department of Fire and Emergency Services, Department of Communities, the three major Hospitals in the City boundary, Development WA, Utilities, Red Cross and other relevant organisations.</p>

### Meetings

Frequency	Quarterly, on the third Thursday of the month.
Average duration	Two hours
Venue	Committee Room One, Council House

## Metropolitan Regional Road Group

### Elected member appointments

Appointment expiry	October 2021	Remuneration	Nil.
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### Committee overview

Type	Statutory (however elected member representation is not statutorily required).
Membership	One member One deputy member
Objectives	<p>There are 10 Regional Road Groups (RRG) in WA, established under the State Road Funds to Local Government Agreement which is overseen by a State Advisory Committee (SAC). The RRGs make recommendations to the SAC regarding the Annual Local Government Roads Program for their Region and any other relevant issues.</p>

### Meetings

Frequency	Twice annually at 10.00am in March and either October or November.
Average duration	Two hours
Venue	Main Roads WA, Don Aitken Centre, East Perth

## WA Local Government Association (WALGA) – Central Metropolitan Zone

### Elected member appointments

<b>Appointment expiry</b>	October 2021	<b>Remuneration</b>	Nil.
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### Committee overview

<b>Type</b>	Non-statutory
<b>Membership</b>	Two members One deputy member
<b>Objectives</b>	<p>WALGA is the single association for local governments in WA, representing the political and strategic interest of local government at State and Federal levels. Member local governments are regarded as “shareholders” of WALGA and focus activities toward the provision of political advocacy and services to meet collective needs.</p> <p>Zones are groups of geographically aligned Member Councils who are responsible for the direct election of State Councillors, providing input into policy formulation and providing advice on various matters.</p>

### Meetings

<b>Frequency</b>	Once every two months at 6.00pm
<b>Average duration</b>	One hour per dinner
<b>Venue</b>	Venues set and agreed upon at the beginning of each calendar year.

# Committees of Council without Elected Member Representation

## Design Advisory Committee

### Committee appointments

Membership	Members	Deputy members
	<ul style="list-style-type: none"> <li>David Karotkin (Presiding Member)</li> <li>Warren Kerr</li> </ul>	<ul style="list-style-type: none"> <li>Peter Hobbs</li> </ul>
	<ul style="list-style-type: none"> <li>Chris Melsom</li> <li>Andrew Howe</li> </ul>	<ul style="list-style-type: none"> <li>Ben De Marchi</li> </ul>
	<ul style="list-style-type: none"> <li>Stuart Pullyblank</li> </ul>	<ul style="list-style-type: none"> <li>Tony Blackwell</li> </ul>
	<ul style="list-style-type: none"> <li>State Government Architect (or nominee)</li> </ul>	<ul style="list-style-type: none"> <li>Melinda Payne</li> </ul>
	<ul style="list-style-type: none"> <li>General Manager Planning and Economic Development</li> </ul>	<ul style="list-style-type: none"> <li>City Architect</li> </ul>
	<b>Appointment expiry</b>	Biannual (19 October 2021)

### Committee overview

<b>Objectives</b>	To provide independent technical advice and recommendations in respect to applications requesting a plot ratio bonus in the central area and design issues on other applications referred to it for consideration.
<b>Delegated authority</b>	No
<b>Meetings</b>	
<b>Frequency</b>	Every four weeks, Thursday 3.00pm
<b>Open to the public</b>	No

### Terms of Reference

#### Role

The Design Advisory Committee has been appointed by the Council in accordance with the requirements of clause 66A of the Supplemental Provisions to the Deemed Provisions (refer Schedule A of the City Planning Scheme No. 2, as gazetted on 24 February 2017).

The Design Advisory Committee is required to provide independent technical advice and recommendations to the Council in respect to applications requesting Bonus Plot Ratio and design issues on these and other applications referred to it for consideration.

## Referral of Applications to the Design Advisory Committee

The following applications will be referred to the Committee:

1. Applications for development that are seeking bonus plot ratio under clause 28 of City Planning Scheme No. 2.
2. Applications for major developments within the city, including Form 1 Development Assessment Panel applications.
3. Applications for other developments where the advice of the Design Advisory Committee is considered by the Manager Development Approvals to be of assistance in the assessment of the application.
4. Any application referred to the Committee by the Council's Planning Committee or by the Council at a Council meeting.

## Bonus Plot Ratio

The Committee will be guided by the Council's Bonus Plot Ratio Policy adopted pursuant to Clause 4 of the Deemed Provisions. This Policy defines the following considerations in assessing applications for bonus plot ratio:

- The awarding of bonus plot ratio presents an opportunity for the City to encourage development that will assist in realising specific aims and objectives for the future development of the city, having particular regard to the City of Perth Urban Design Framework.
- Plot ratio is a measure of development intensity and is an incentive based mechanism that permits the City to award additional plot ratio, or floor area, to be developed on a site in return for the provision of identified benefits.

Bonus plot ratio will not be awarded "as of right". Bonus plot ratio is an award that must be earned and applicants will be required to demonstrate that the proposed bonus facility, amenity or use will deliver an identifiable strategic need or benefit and that the proposed development will be of an appropriate bulk and scale and a standard of architectural and design quality appropriate within Perth as a capital city.

The policy identifies the following list of categories eligible for bonus plot ratio:

- Public spaces. Maximum 20% bonus;
- Pedestrian links. Maximum 20% bonus;
- Conservation of heritage places. Maximum 20% bonus;
- Provision of specific facilities on private land. Maximum 20% bonus;
- Residential Use: Maximum 20% bonus; and
- Special Residential use: Maximum 40% bonus (20% for special residential use or 40% for high quality hotel use).

Where a bonus is sought for a facility or amenity falling within the Public Facilities and the Heritage categories under clause 28(2) of City Planning Scheme No. 2 and/ or a variation of plot ratio under clause 12 of the Deemed Provisions, or for a minor bonus at street level under clause 28(6) (ii) of City Planning Scheme No. 2, the Design Advisory Committee will be requested to provide advice on the extent of bonus plot ratio which is warranted.

In the case of bonus plot ratio for a residential or special residential development the extent of bonus plot ratio will not be assessed, although for those hotel developments seeking the maximum 40% bonus plot ratio the advice of the Design Advisory Committee will be sought on whether the hotel development meets the criteria of a high-quality hotel as identified in the Bonus Plot Ratio Policy.

Reference should be made to the Bonus Plot Ratio Policy for full details of how applications for bonus plot ratio will be assessed.

#### Design Advisory Matters

The Committee will also consider applications put before it for advice on design elements. In making any recommendation on these applications, the Committee will have due regard to the provisions of the City Planning Scheme No. 2, the Deemed Provisions and any Planning Policy adopted under the Scheme.

#### Register of Decisions of the Design Advisory Committee

In order to ensure that bonus plot ratio is awarded consistently, effectively and equitably and that design advice is similarly provided on a consistent basis, the Committee will establish a register recording the following information:

- Details of the development and facility seeking bonus plot ratio;
- Details of the development and major design issues to be addressed;
- The Committee's recommendation of the proposal; and
- The Council's decision in regard to each application.

# Cultural Advisory Committee

## Committee appointments

Membership	Members	Subcommittee pool
	<ul style="list-style-type: none"><li>• Barbara Bynder</li><li>• Noel Nannup OR Richard Walley</li><li>• Shelagh Magadza</li><li>• Alec Coles</li><li>• Julian Donaldson</li><li>• Jade Balfour</li><li>• Peter Ciemitis</li><li>• Chad Creighton</li><li>• Shaheen Hughes</li><li>• Gemma Weston</li><li>• Helen Munt</li></ul>	<ul style="list-style-type: none"><li>• Ted Snell</li><li>• Alan Kelsall</li><li>• Marc Beattie</li><li>• Natalie Evans</li><li>• Patrick Ford</li><li>• Roz Lipscombe</li><li>• Warren Giddens</li></ul>
Appointment expiry	October 2021	

## Committee overview

Objectives	To oversee the development, implementation and ongoing performance of a City of Perth Cultural Development Plan 2019 - 2029 and to advise Council on major cultural issues, initiatives and opportunities.
Delegated authority	No
Meetings	
Frequency	Quarterly
Open to the public	No

## Terms of Reference

### 1. Introduction

As a part of the implementation of the City of Perth Cultural Development Plan 2019 -2029, a Cultural Advisory Committee has been established to oversee the development, implementation and ongoing performance of a City of Perth Cultural Development Plan 2019 - 2029 and to advise Council on major cultural issues, initiatives and opportunities.

Specifically, the Cultural Advisory Committee provides advice to Council to help ensure that the City's cultural projects, programs and services:

- comply with relevant legislation, support Council policies and endorsed strategic plans; and
- develop the City of Perth's capital city cultural leadership.

## 2. Policy Framework

The Cultural Advisory Committee is established and operates in the context of the following strategic and policy documents:

- Strategic Community Plan: Vision 2029+
- Cultural Development Plan 2019-2029
- Public Art Strategy
- Heritage Strategy (*Draft at 24 September 2019*)
- Policy 18.1 Arts and Culture
- Policy 1.5 Public Art
- Policy 1.6 Commemorative Works
- Policy 18.2 Cultural Collections
- Policy 4.10 Heritage Policy

## 3. Function and Responsibility of Individual Committee Members

### 3.1. Role and Responsibilities of Individual Committee Members

The role of the individual members of the committee includes:

1. Understanding the strategic implications and desired outcomes of activities being pursued through the City of Perth's Cultural Development Plan 2019 -2029 and cultural activities and initiatives being delivered within the City of Perth and Greater Perth by external agencies and organisations.
2. Possessing genuine interest in the City of Perth's Cultural Development Plan 2019 -2029 and in Cultural Development within the City of Perth.
3. Bringing relevant knowledge, specialist expertise, technical proficiency and professional experience in a field of specific relevance to Cultural Development, specifically Arts, Heritage, Festivals, and/or Cultural Institutions, including Libraries.
4. Advocacy for cultural activities and outcomes.
5. Possessing a demonstrated understanding of the broader legislative, operational and political context within which the Cultural Development Plan 2019-2029 is being implemented.
6. Commitment and active involvement in collaboratively pursuing the outcomes of the City of Perth's Cultural Development Plan 2019-2029.

In practice, this means they:

1. Advocate that the needs of the community and cultural stakeholders are met by the outputs of the Cultural Development Plan 2019 - 2029;
2. help balance and provide guidance on managing conflicting priorities and resources;
3. provide guidance to City units involved in implementing the City of Perth's Cultural Development Plan 2019 - 2029 and end users of the plan's outputs;
4. consider and provide advice on ideas and issues raised;
5. review the progress of the City of Perth's Cultural Development Plan 2019 - 2029; and
6. provide guidance and advice on the best way to achieve adherence of cultural activities to standards of best practice, guidelines and relevant legislation.

## 4. Protocols

### 4.1. Membership

Committee membership is to comprise up to eleven highly regarded, diverse and experienced individuals. Cultural and linguistic diversity will be prioritised in the composition of the committee to ensure it is representative of the community it will serve and encourage a diverse range of perspectives, ideas and recommendations. Membership must represent a broad spectrum of the following fields:

- Whadjuk Nyoongar community representatives\*
- Practising artists and creative industry professionals
- Public art consultancy or curation
- Cultural Collection Management
- Audience Development
- Art critics or art history
- History
- Landscape Architecture or Architecture
- Ecology/Natural Environment
- Urban Design or Town Planning
- Cultural Institutions (including libraries)
- State Government
- Major Cultural Events/Festivals
- Cultural Tourism
- Multicultural Interests or International Exchange
- Heritage (which can include, but not limited to: Built heritage; Historical research; Heritage interpretation/curation; Aboriginal heritage; Cultural landscapes; Archaeology)
- Creative Industries (which can include, but not limited to: visual and performing arts; multi-media; technology; economic development of the sector)
- Philanthropy and fundraising

\*The committee must at all times include membership of two Whadjuk Nyoongar community representatives, one male and one female, who must be endorsed by the Elders Advisory Group. These members must report back to the Elders Advisory Group on quarterly basis, or as required.

Nominations for all committee members may be sought by the City of Perth Administration when required. Nominees recommended for committee membership by the Administration will be reviewed, and recommended members will be considered by Council for appointment.

Membership of the committee is for a term of two calendar years, and will be reviewed on a biennial basis.

Committee members at the end of their term may be nominated for a second two-year term, if endorsed by Council.

All members of the Cultural Advisory Committee have equal voting rights.

Where a committee member retires through written notice to the CEO, or a position becomes vacant for any other reason, prior to the end of their term, the Administration will seek nominations for new members with appropriate professional expertise to restore the full capacity of the committee, as required.

Where a committee member does not attend scheduled committee meetings on three consecutive occasions without advising City staff or the Chair, they are deemed to have retired from the committee.

The Council may terminate any committee membership at any time, in writing.

The Manager Arts, Culture & Heritage will resource and attend the meetings of the Cultural Advisory Committee in a non-voting capacity to observe and facilitate proceedings as required. Other City Officers may attend on the invitation of the Manager Arts, Culture & Heritage, or as proxy for the Manager Arts, Culture & Heritage, if required.

Members of the City's Executive, Elected Members and invitees of the Cultural Advisory Committee may attend and observe committee meetings in a non-voting capacity.

Committee members are invited to offer their expertise to the City of Perth in a voluntary capacity, unless there are extraordinary circumstances, to be negotiated with the City.

Details of the membership of the committee are contained in Section 6.

#### 4.2. Chair

The Committee will elect a Chair and Deputy Chair on an annual basis.

The Chair of the Cultural Advisory Committee shall convene the committee meetings.

If the designated Chair is not available, then the Deputy Chair will be responsible for convening and conducting that meeting. If the Chair or Deputy Chair is unavailable then the committee may elect an Acting Chair for that meeting.

The Chair will represent the committee at Council and external forums, other City of Perth committee meetings and events as and where required and deemed appropriate by the City.

In the absence of the Chair, the Deputy Chair will represent the committee.

#### 4.3. Declarations of interest

All members of the committee must act lawfully and with honour, integrity and professionalism.

Members who have a pecuniary or non-pecuniary interest in any matter with which the committee is concerned must disclose the nature of interest as soon as is practicable.

Members with a pecuniary interest or a significant non-pecuniary interest in any matter with which the committee is concerned must excuse themselves from the meeting whilst that matter is being discussed or considered.

All disclosures of interest must be recorded in the minutes of the meeting.

#### 4.4. Agenda items

The committee meeting agenda, with attached meeting papers will be distributed by the Chair at least 7 working days prior to the next scheduled meeting.

Committee members may raise an item under 'Other Business' if necessary and as time permits.

#### 4.5. Minutes and meeting papers

Meetings will be minuted by the City Officers in attendance.

Copies of the minutes, including attachments, shall be provided to all committee members no later than 10 working days following each meeting.

Where requested by the Chief Executive Officer or Council, the committee will provide a written report or advice in relation to any relevant cultural matters.

#### 4.6. Frequency of meetings

The committee shall meet quarterly at Council House, 27 St Georges Terrace, Perth and/or in accordance with an annual schedule determined at the final committee meeting of each calendar year for the subsequent calendar year.

If there is insufficient business to warrant a meeting, and other agenda items can be postponed to a subsequent scheduled meeting, the committee may agree to cancel a scheduled meeting.

The committee, in consultation with the City Administration may at any time review the frequency of committee meetings and negotiate a new schedule, provided the committee is able to perform its role effectively for the City of Perth.

#### 4.7. Decisions of the Committee

The committee does not have any formal decision-making authority. The Cultural Advisory Committee is created for the sole purpose of providing independent, expert advice to inform recommendations of City staff for presentation in reports to City of Perth Committee and Council, or to inform other decisions made in accordance with the City's Delegated Authority Register.

#### 4.8. Proxies to meetings

Members of the committee cannot nominate a proxy to attend a meeting if the member is unable to attend.

#### 4.9. Quorum requirements

At least five of the appointed committee members must be in attendance for the meeting to be recognised as an authorised meeting for the recommendations or resolutions to be valid.

#### 4.10. Out of session

Where possible, all cultural business for an agenda, requiring input and review by the committee should be presented at least 10 days prior to a scheduled meeting for its inclusion on the agenda of a scheduled meeting of the committee. Where this is not possible due the urgent nature of a matter or otherwise be agreement of the committee, Special Meetings of the Cultural Advisory Committee may be convened as required.

#### 4.11. Termination of the Cultural Advisory Committee

Termination of the committee shall be as directed by Council in consultation with the Administration.

#### 4.12. Amendment to the Terms of reference

This document may be altered at any time by Council.

## 5. Subcommittees

### 5.1. Subcommittee general protocols

From the nominations for the committee outlined at 4.1, City Officers will recommend additional nominees to be considered for appointment by Council to a Subcommittee Pool. These will be professionals with specialist expertise relevant to the three subcommittees. The Subcommittee Pool will have no formal engagement in the Cultural Advisory Committee, unless appointed to a subcommittee by the Chair, or acting as a proxy for a member of a subcommittee.

Nominations for members of all subcommittees may be sought by the Chair from the members of the committee and/or from the Subcommittee Pool, as required. There must always be at least one member of the Cultural Advisory Committee on each subcommittee. Nominees recommended for subcommittee membership by the Chair will be appointed by the Cultural Advisory Committee.

Members of the subcommittees can nominate a proxy with relevant specialist expertise from the Subcommittee Pool to attend a meeting if the subcommittee member is unable to attend.

### 5.2. Role, Responsibility and Protocols of the Public Art Subcommittee

The role of the Public Art Subcommittee is to provide expert and independent advice to Council in relation to the following:

1. The ongoing review of Council's strategic plans, policies and operational guidelines in relation to public art being delivered by, or within, the City of Perth.
2. The ongoing development of effective assessment and evaluation criteria for public art proposals and service delivery.
3. Acquisition of high quality public art assets, being through commission, purchase or as contributed assets.
4. Evaluation and development of the City of Perth's Temporary and Ephemeral Public Art programs to ensure quality outcomes.
5. Review of the applications for new memorials and monuments in alignment with the Policy 1.6 Commemorative Works, as required.
6. Deaccessioning, disposal and relocation of the City's public art.
7. Partnership and collaboration with external agencies and organisations involved in delivering public art within the City, including, but not limited to the Metropolitan Redevelopment Authority, Perth Public Art Foundation, and private developers.

Protocols of the Public Art Subcommittee are as follows:

Public Art Subcommittee membership is to comprise up to three highly regarded and experienced individuals representing three of the following fields:

- A public art consultant or curator
- An urban designer
- An architect
- A Town Planner
- A practising artist with extensive experience in public art

The Public Art Subcommittee shall meet every two months, or as required, at Council House, 27 St Georges Terrace, according to an annual schedule set by the subcommittee. The subcommittee, in consultation with the Manager Arts, Culture and Heritage may at any time review the frequency of subcommittee meetings and negotiate a new schedule, including any items for decision by circulation, so long as the subcommittee is able to perform its role effectively for the City of Perth.

### 5.3. Role, Responsibility and Protocols of the Cultural Heritage Subcommittee

The role of the Cultural Heritage Subcommittee is to provide expert and independent advice to Council in relation to the following:

1. The ongoing review of Council's strategic plans, policies, surveys and operational guidelines in relation to cultural heritage being delivered by, or within, the City of Perth.
2. Provide industry feedback and guidance related to the City of Perth's heritage incentives, policies and relevant heritage initiatives.
3. The ongoing development of effective assessment and evaluation of criteria for cultural heritage significance.
4. Evaluation and development of the City of Perth's Temporary and Ephemeral Public Art programs to ensure quality outcomes, where these relate to historic narratives or heritage subjects or places.
5. Review of applications for memorials and monuments in alignment with the Policy 1.6 Commemorative Works, as required.
6. Deaccessioning, disposal and relocation of the City's public art where these may impact matters of cultural heritage significance
7. Proposed or existing partnership and collaboration with external agencies and organisations involved in delivering cultural heritage programs or initiatives with the City, including, but not limited to: the State Government, Tertiary or other education entities, private developers, and neighbourhood/community groups and heritage not-for-profit groups.

Protocols of the Cultural Heritage Subcommittee are as follows:

The functions of this committee do not include any part of the development application process; any advice relating to development applications for heritage-listed properties will continue to be referred to the Design Advisory Committee.

Cultural Heritage Subcommittee membership is to comprise up to three highly regarded and experienced individuals representing three of the following fields:

- Built heritage
- Historical research
- Heritage interpretation/curation
- Aboriginal heritage
- Cultural tourism
- Cultural landscapes
- Archaeology

The Cultural Heritage Subcommittee shall meet every two months, or as required, at Council House, 27 St Georges Terrace, according to an annual schedule set by the subcommittee. The subcommittee, in consultation with the Manager Arts, Culture and Heritage may at any time review the frequency of subcommittee meetings and negotiate a new schedule, including any items for decision by circulation, so long as the subcommittee is able to perform its role effectively for the City of Perth.

#### 5.4. Role, Responsibility and Protocols of the Cultural Collections Subcommittee

The role of the Cultural Collections Subcommittee is to provide expert and independent advice to Council in relation to the following:

1. The ongoing review of the City's policies, plans and operational guidelines in relation to the development, display and management of the Cultural Collections.
2. The ongoing development of the Cultural Collections, in line with Policy 18.2 and the City's delegated authority register, including proposed acquisitions, de-accessions and commissions.
3. The management of the Cultural Collections in line with museum and gallery industry standards, including storage, conservation, collection management practices, maintenance and asset management planning.
4. The City's display practices, exhibition program and facilitation of public access to the Cultural Collections.
5. Review and analysis options / feasibility for the development of a dedicated exhibition space for the Cultural Collections, including the ongoing provision of the History Centre as a public resource centre.
6. The planning, development and resourcing of the City's Arts, Culture and Heritage data portal finding Perth'.
7. The development and support of partnerships and collaboration with external agencies and organisations involved in delivering art and cultural programs or initiatives within the City, including, but not limited to: the Art Gallery of WA, WA Museum, State Library of WA, Perth Institute of Contemporary Art, Museum of Perth and other small museums and private galleries or collections.
8. Awareness of cultural trends and practices in the Galleries Libraries Archives and Museums (GLAM) sector, including knowledge of artists, cultural organisations and other Cultural Collections in WA.

Protocols of the Cultural Collections Subcommittee are as follows:

Cultural Collections Subcommittee membership is to comprise up to three highly regarded and experienced individuals representing three of the following fields:

- Contemporary Art
- Cultural Heritage and History
- Public Art
- Aboriginal Art
- Collection Management
- Audience Development
- Curation/interpretation and programming
- Collections Data Management

The Cultural Collections subcommittee shall meet every four months, or as required, at Council House, 27 St Georges Terrace, according to an annual schedule set by the subcommittee. Time-sensitive advice, such as relating to acquisitions, may be provided via a circular resolution. The subcommittee, in consultation with the Manager Arts, Culture and Heritage may at any time review the frequency of subcommittee meetings and negotiate a new schedule, including any items for decision by circulation, so long as the subcommittee is able to perform its role effectively for the City of Perth.

# COVID-19 Advisory Committees of Council

## Marketing and Promotion Advisory Committee

### Committee appointments

<b>Membership</b>	<ul style="list-style-type: none"><li>• Brooke Boardman (Dexus)</li><li>• Cassandra Monaghan (CBRE)</li><li>• Miri Lackovic (ISPT/JLL)</li><li>• Megan Biddle (Charter Hall)</li><li>• Angela Tham (Brookfield Properties)</li><li>• Kristi Dempster (Assembly + Co)</li><li>• Kylie Taylor (Activate Perth)</li><li>• Andy Freeman (Sneakers and Jeans)</li><li>• Rob Wheedon (Pan Pacific Hotel)</li><li>• Jeff Leach (Leach Group)</li></ul>
<b>Appointment expiry</b>	30 June 2021

### Committee overview

<b>Objectives</b>	To develop partnerships between the City of Perth (the City), community organisations and government agencies to identify relief, recovery and rebound initiatives that ensure the residential and business communities and the City's operations recover quickly from COVID-19 and are positioned to rebound quickly for the future wellbeing, prosperity and sustainability of the city.
<b>Delegated authority</b>	No
<b>Meetings</b>	
<b>Frequency</b>	As required
<b>Open to the public</b>	No

### Terms of reference

#### 1. Aim

Develop partnerships between the City of Perth (the City), community organisations and government agencies to identify relief, recovery and rebound initiatives that ensure the residential and business communities and the City's operations recover quickly from COVID-19 and are positioned to rebound quickly for the future wellbeing, prosperity and sustainability of the city.

#### 2. COVID-19

The COVID-19 virus developed in December 2019 and spread rapidly across the world. The World Health Organisation declared COVID-19 a pandemic on 12 March 2020. A State of Emergency was declared for the whole of Western Australia on 17 March 2020 and continues to the present time.

Government response to the emergency has resulted in:

- Community isolation
- Restrictions on activities
- Closure of business
- Loss and reduction of employment
- Compounded situation for people experiencing homelessness
- Impact on the function, budget and services of the City of Perth Local Government.

The first lifting of restrictions commenced on 28 April 2020 and will continue concurrently into Recovery phase from May 2020 onwards. The city’s Recovery will be guided by the State Government’s staged COVID-19 Roadmap.

### 3. Role of local government

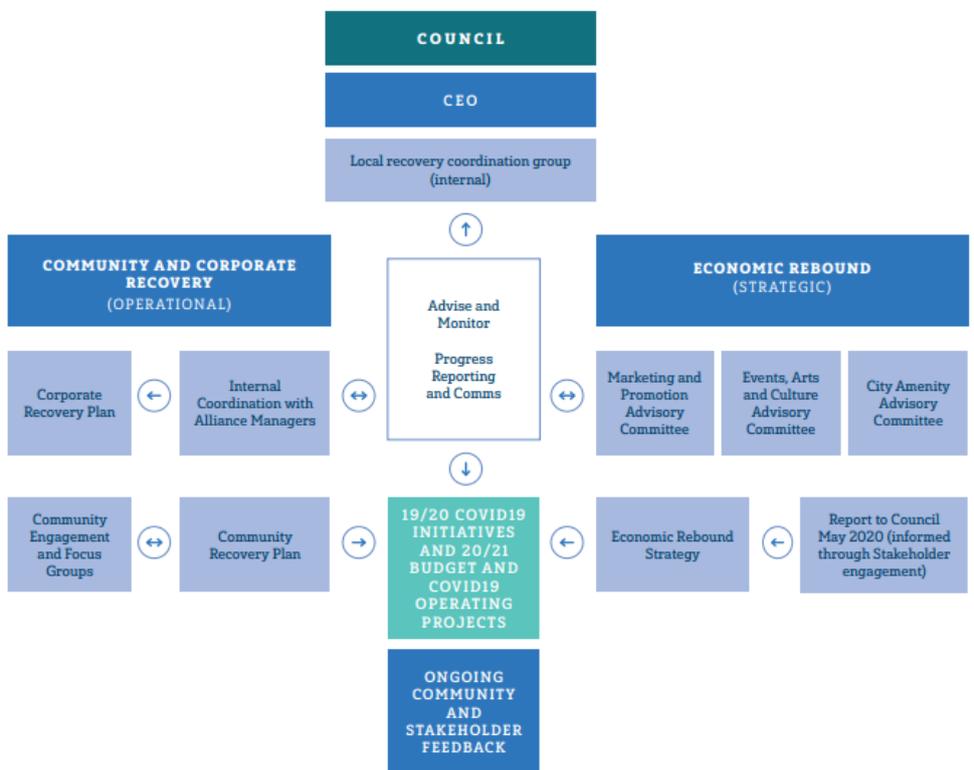
Under Section 36(b) of the *Emergency Management Act 2005* ‘It is a function of local government...to manage recovery following an emergency.’ Through this legislation, recovery is achieved at a local level by the Local Recovery Coordination Group (LRCG) and is part of a structured emergency management response and recovery process, which identifies roles and commitments by various levels of government.

- LRCG has a relationship with the District and State Recovery.
- Three Advisory Committees support the LRCG and the development of Recovery Plans and Strategies - Marketing and Promotions; Events, Arts and Culture; and City Amenity.

### 4. Authority

The Local Recovery Coordinating Group (LRCG) and Advisory Committees will be established by the Local Recovery Coordinator (LRC) and endorsed by the CEO and Commissioners.

### 5. Recovery structure and hierarchy



## 6. Role of Marketing and Promotions Advisory Committee

The roles of the individual members of the committee include:

- Assess and recommend priority projects and support to assist with the recovery process in the short, medium and long term for the City.
- Bring relevant knowledge, specialist expertise, technical proficiency and professional experience in a field of specific relevance to marketing and promotions.
- Provide advice and assist in the coordination of the restoration of businesses and events affected and new opportunities for business development.
- Coordinate and promote financial support from government and corporate / business sector to affected businesses, where practical.
- Represent the views of the communities and agencies they represent and liaise with committee members and the City of Perth.

## 7. Membership

Membership of the Marketing and Promotions Advisory Committee includes people with operational and community expertise and knowledge of the impact of COVID-19 on the events and business community. Members will include officers from the City of Perth and representatives from local business organisations and business community. Members will be invited to participate in the LRCG by the Local Recovery Coordinator.

The members of the committee are to elect a presiding member (Chair) from amongst themselves in accordance with Schedule 2.3, Division 1 of the Local Government Act 1995. Members may be changed or added dependent on needs identified by the Chair and / or the Local Recovery Coordinator. The Marketing and Promotions Advisory Committee will cease to exist from 1 July 2021, unless otherwise directed by Council

## 8. Membership

### Marketing and Promotion Advisory Committee

Brooke Boardman (Dexus)

Cassandra Monaghan (CBRE)

Miri Lackovic (ISPT/JLL)

Megan Biddle (Charter Hall)

Angela Tham (Brookfield Properties)

Kristi Dempster (Assembly + Co)

Kylie Taylor (Activate Perth)

Andy Freeman (Sneakers and Jeans)

Rob Weeden (Pan Pacific Hotel)

Jeff Leach (Leach Group)

## **8.1 City of Perth – Administration Support**

- Communicate with Members, send agenda and minutes.
- Agendas will be provided at least seven days prior to the scheduled meeting and minutes distributed within four days of the meeting.
- Invite members to meetings, manage RSVPs and maintain attendee lists, incorporated into the project stakeholder database.

## **8.2. Marketing and Promotions Advisory Committee Members**

- Understand and have the capacity to voice the issues, concerns and views of the organisations they represent.
- Can represent a relevant perspective of community or business group or organisation.
- Contribute ideas and information to relevant issues in the social, economic and recovery space.
- Be an advocate for the recovery and rebound in the City of Perth.
- Have a broad understanding of the synergies that exist between social issues and economic, and governance/ political elements.

All members of the Marketing and Promotions Advisory Committee agree to the following standards of behaviour and rules:

- Act with honesty, good faith and integrity.
- Abide by the Terms of Reference.
- Respect and be courteous to others and their opinions.
- Actively participate in meetings.
- Let people have their say.
- Accept and embrace differences.
- Declare any actual or perceived conflicts of interest at the commencement of the meeting.
- Resolve issues and differences before leaving meetings or advise the facilitator of issues and concerns.
- Publicly support positions adopted by the Marketing and Promotions Advisory Committee.
- Have no political or vested interests.
- Maintain confidentiality of topics discussed in meetings.
- Provide an RSVP to the Chair for all meetings. Ideally, the Member will be able to remain in the role for the duration of the Marketing and Promotions Advisory Committee's term.
- Inform Chair when leaving roles so they can be exited from the group, and a replacement sought

## **9. Limits of power**

The Marketing and Promotions Advisory Committee has no delegated authority to make decisions or to issue approvals. Recommendations can be made through the Chair to the City, however the role of the Group is predominantly advisory.

## **10. Quorum**

A minimum of 50% of the Committee members are required for a meeting to be recognised as an authorised meeting for any recommendations or resolutions to be valid. The quorum must contain at least the Chair and two other Members.

### **11. Proxies to meetings**

Members may nominate a proxy to attend a meeting if they are unable to attend. Where practical, the Member will notify the Chair of the substitution at least one week prior to the meeting. The nominated proxy shall provide relevant updates, comments and feedback on behalf of the Member they are representing.

### **12. Frequency and duration of meetings**

The Marketing and Promotions Advisory Committee will be active for the duration of the Recovery phase of the COVID-19 Pandemic. Meetings are expected to run for approximately two hours. Timing and frequency will be determined at the initial meeting in consultation with the members. It is anticipated frequency will be reduced the recovery progresses.

### **13. Location of meetings**

Meetings will be held through online media (Zoom or Teams) until face to face meetings can be held at Council House.

# City Amenity Advisory Committee

## Committee appointments

<b>Membership</b>	<ul style="list-style-type: none"><li>• Sandra Brewer (Property Council)</li><li>• Deb Zanella (Ruah Community Services and WAAEH)</li><li>• Mike Keller (Mustang Bar)</li><li>• Robert Mellor (Campus Perth)</li><li>• Inspector Darren Hart (WA Police)</li><li>• Les Wilson (Wilson's Management Solutions)</li><li>• Anna Vanderbom (City of Perth Western Residents Inc.)</li><li>• Anne Maree Ferguson (East Perth Community Group)</li></ul>
<b>Appointment expiry</b>	30 June 2021

## Committee overview

<b>Objectives</b>	To develop partnerships between the City of Perth (the City), community organisations and government agencies to identify relief, recovery and rebound initiatives that ensure the residential and business communities and the City's operations recover quickly from COVID-19 and are positioned to rebound quickly for the future wellbeing, prosperity and sustainability of the city.
<b>Delegated authority</b>	No
<b>Meetings</b>	
<b>Frequency</b>	As required
<b>Open to the public</b>	No

## Terms of reference

### 1. Aim

Develop partnerships between the City of Perth (the City), community organisations and government agencies to identify relief, recovery and rebound initiatives, that ensure the residential and business communities and the City's operations recover quickly from COVID-19 and are positioned to rebound quickly for the future wellbeing, prosperity and sustainability of the city.

### 2. COVID-19

The COVID-19 virus developed in December 2019 and spread rapidly across the world. The World Health Organisation declared COVID-19 a pandemic on 12 March 2020. A State of Emergency was declared for the whole of Western Australia on 17 March 2020 and continues to the present time.

Government response to the emergency has resulted in:

- Community isolation
- Restrictions on activities
- Closure of business
- Loss and reduction of employment
- Compounded situation for people experiencing homelessness
- Impact on the function, budget and services of the City of Perth Local Government.

The first lifting of restrictions commenced on 28 April 2020 and will continue concurrently into Recovery phase from May 2020 onwards.

### **3. Role of Local Government**

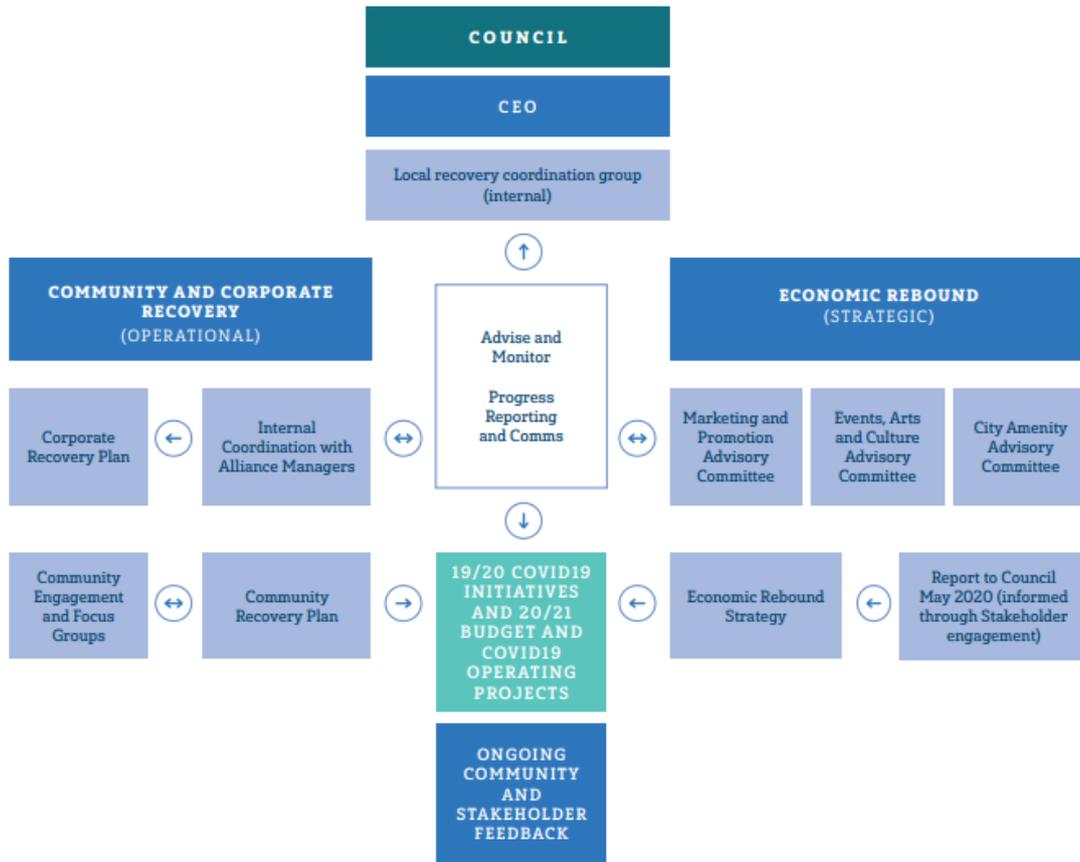
Under Section 36(b) Emergency Management Act 2005 'It is a function of local government...to manage recovery following an emergency.' Through this legislation, Recovery is achieved at a local level by the Local Recovery Coordination Group (LRCG) and is part of a structured emergency management response and recovery process, which identifies roles and commitments by various levels of government.

- LRCG has a relationship with the District and State Recovery.
- Three Advisory Committees support the LRCG and the development of Recovery Plans and Strategies - Marketing and Promotions; Events, Arts and Culture; and City Amenity.

#### 4. Authority

The Local Recovery Coordinating Group (LRCG) and Advisory Committees will be established by the Local Recovery Coordinator (LRC) and endorsed by the CEO and Commissioners.

#### 5. Recovery Structure and Hierarchy



## 6. Role of the City Amenity Advisory Committee

The roles of the individual members of the committee include:

- To assess and recommend priority projects and support to assist with the recovery process in the short, medium and long term for the City.
- To bring relevant knowledge, specialist expertise, technical proficiency and professional experience in a field of specific relevance to amenity of the city's public realm.
- To provide advice and assist in the coordination of the restoration and improvement of the city's public realm and new opportunities for development.
- To coordinate and promote financial support from government and corporate / business sector to fund new initiatives, where practical.
- Represent the views of the communities and agencies they represent and liaise with committee members and the City of Perth.

## 7. Membership

Membership of the City Amenity Advisory Committee includes people with operational and community expertise and knowledge of the impact of COVID-19 on the community and the city's public facilities. Members will include officers from the City of Perth, Government and Community Agencies and community organisations.

Members may be invited to participate in the LRCG by the Local Recovery Coordinator. The members of the committee are to elect a presiding member (Chair) from amongst themselves in accordance with Schedule 2.3, Division 1 of the Local Government Act 1995.

Members may be changed or added dependent on needs identified by the Chair and / or the Local Recovery Coordinator.

The City Amenity Advisory Committee will cease to exist from 1 July 2021, unless otherwise directed by Council.

## 8. Membership

### City Amenity Advisory Committee

Sandra Brewer (Property Council)

Deb Zanella (Ruah Community Services and WAAEH)

Mike Keller (Mustang Bar)

Robert Mellor (Campus Perth)

Inspector Darren Hart (WA Police)

Les Wilson (Wilsons Management Solutions)

Anna Vanderbom (City of Perth Western Residents Inc.)

Anne Maree Ferguson (East Perth Community Group)

### **8.1. City of Perth – Administration Support**

- Communicate with Members, send agenda and minutes.
- Agendas will be provided at least seven days prior to the scheduled meeting and minutes distributed within four days of the meeting.
- Invite members to meetings, manage RSVPs and maintain attendee lists, incorporated into the project stakeholder database.

### **8.2. City Amenity Advisory Committee Members.**

- Understand and have the capacity to voice the issues, concerns and views of the organisations they represent.
- Can represent a relevant perspective of community or business group or organisation.
- Contribute ideas and information to relevant issues in the social, economic and recovery space.
- Be an advocate for the recovery and rebound in the City of Perth.
- Have a broad understanding of the synergies that exist between social issues and economic, and governance/ political elements.

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- Inform Chair when leaving roles so they can be exited from the group, and a replacement sought.

### **9. Limits of power**

The City Amenity Advisory Committee has no delegated authority to make decisions or to issue approvals. Recommendations can be made through the Chair to the City, however the role of the Group is predominantly advisory.

### **10. Quorum**

A minimum of 50% of the Committee members are required for a meeting to be recognised as an authorised meeting for any recommendations or resolutions to be valid. The quorum must contain at least the Chair and two other Members.

## **11. Proxies to meetings**

Members may nominate a proxy to attend a meeting if they are unable to attend. Where practical, the Member will notify the Chair of the substitution at least one week prior to the meeting. The nominated proxy shall provide relevant updates, comments and feedback on behalf of the Member they are representing.

## **12. Frequency and duration of meetings**

The City Amenity Advisory Committee will be active for the duration of the Recovery phase of the COVID-19 Pandemic. Meetings are expected to run for approximately two hours. Timing and frequency will be determined at the initial meeting in consultation with the members. It is anticipated frequency will be reduced as the recovery progresses.

## **13. Location of meetings**

Meetings will be held through online media (Zoom or Teams) until face to face meetings can be held at Council House.

# Events, Arts and Culture Advisory Committee

## Committee appointments

<b>Membership</b>	<ul style="list-style-type: none"><li>• Shelagh Magadza (Chamber of Arts &amp; Culture)</li><li>• Nathan Bennet (Perth Festival)</li><li>• Sharon Burgess (Fringe)</li><li>• Marion Fulker (Committee for Perth)</li><li>• Johnny Doan (Northbridge Common)</li><li>• Kylie Taylor (Activate Perth)</li><li>• Sandy Anghie (Historic Heart)</li><li>• Kym Francesconi (Tourism WA)</li><li>• Julian Donaldson (Cultural Advisory Committee)</li><li>• Peter Ciemitis (RobertsDay)</li><li>• Gemma Weston (Visual Arts, Perth Festival)</li><li>• Bradley Woods (Australian Hotels Association)</li></ul>
<b>Appointment expiry</b>	30 June 2021

## Committee overview

<b>Objectives</b>	To develop partnerships between the City of Perth (the City), community organisations and government agencies to identify relief, recovery and rebound initiatives that ensure the residential and business communities and the City's operations recover quickly from COVID-19 and are positioned to rebound quickly for the future wellbeing, prosperity and sustainability of the city.
<b>Delegated authority</b>	No
<b>Meetings</b>	
<b>Frequency</b>	As required
<b>Open to the public</b>	No

## Terms of reference

### 1. Aim

Develop partnerships between the City of Perth (the City), community organisations and government agencies to identify relief, recovery and rebound initiatives, that helps the residential and business communities and the City's operations recover quickly from the COVID-19 pandemic and are positioned to rebound quickly for the future wellbeing, prosperity and sustainability of Perth.

### 2. COVID-19

The COVID-19 virus developed in December 2019 and spread rapidly across the world. The World Health Organisation declared COVID-19 a pandemic on 12 March 2020. A State of Emergency was declared for the whole of Western Australia on 17 March 2020 and continues to the present time.

Government response to the emergency has resulted in:

- Community isolation
- Restrictions on activities
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- Impact on the function, budget and services of the City of Perth Local Government.

The first lifting of restrictions commenced on 28 April 2020 and will continue concurrently into Recovery phase from May 2020 onwards. The City's Recovery will be guided by the State Government's staged COVID-19 Roadmap.

### **3. Role of Local Government**

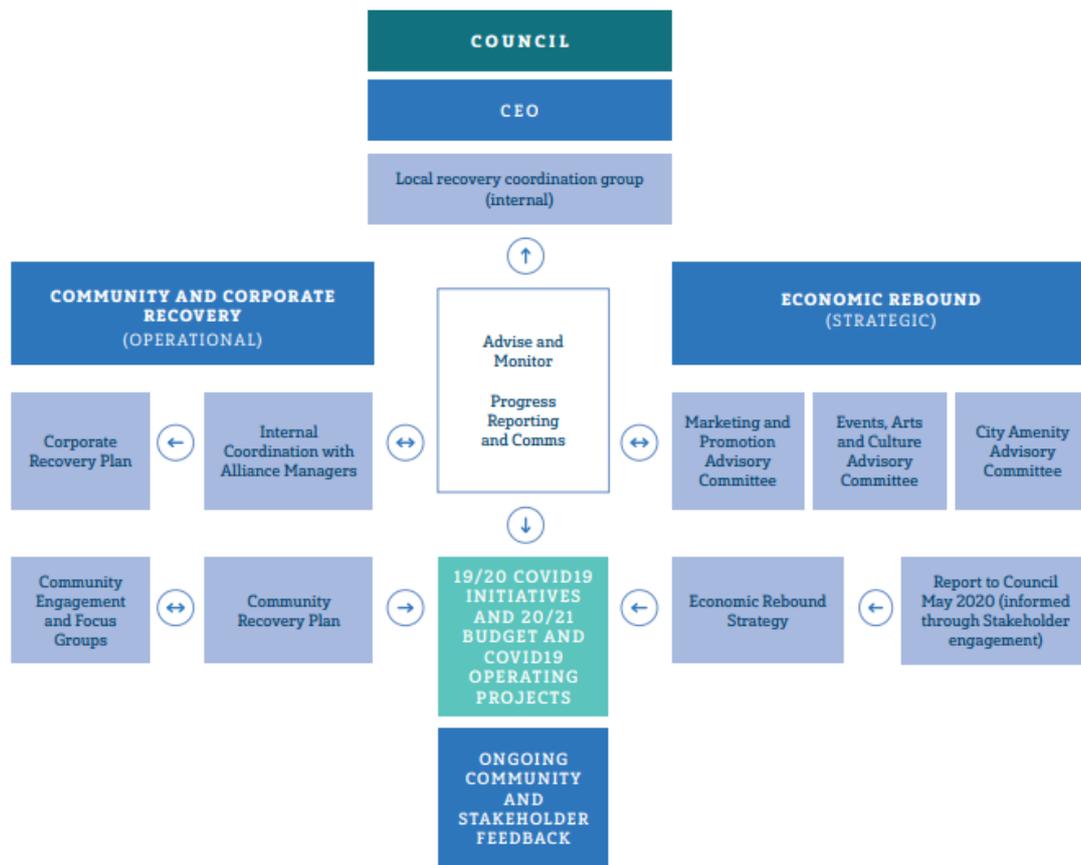
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### **4. Authority**

The Local Recovery Coordinating Group (LRCG) and Advisory Committees will be established by the Local Recovery Coordinator (LRC) and endorsed by the CEO and Commissioners.

## 5. Recovery Structure and Hierarchy



## 6. Role of the Events, Arts and Culture Advisory Committee

The roles of the individual members of the committee include:

- Assess and recommend priority projects and support to assist with the recovery process in the short, medium and long term for the City.
- Bring relevant knowledge, specialist expertise, technical proficiency and professional experience in a field of specific relevance to arts and culture.
- Provide advice and assist in the coordination of the restoration of arts and culture activity and new opportunities for development.
- Coordinate and promote financial support from government and corporate / business sector to the arts and culture sector, where practical.
- Represent the views of the communities and agencies they represent and liaise with committee members and the City of Perth.

## 7. Membership

Membership of the Events, Arts and Culture Advisory Committee includes people with operational and community expertise and knowledge of the impact of COVID-19 on the arts and cultural community. Members will include officers from the City of Perth, government and community agencies and community organisations. Members will be invited to participate in the LRCG by the Local Recovery Coordinator.

The members of the committee are to elect a presiding member (Chair) from amongst themselves in accordance with Schedule 2.3, Division 1 of the Local Government Act 1995. Members may be changed or added dependent on needs identified by the Chair and / or the Local Recovery Coordinator.

The Events, Arts and Culture Advisory Committee will cease to exist from 1 July 2021, unless otherwise directed by Council

## 8. Membership

### Events, Arts and Culture Advisory Committee

Magadza Shelagh (Chamber of Arts & Culture)

Nathan Bennet (Perth Festival)

Sharon Burgess (Fringe)

Marion Fulker (Committee for Perth)

Johnny Doan (Northbridge Common)

Kylie Taylor (Activate Perth)

Sandy Anghie (Historic Heart)

Kym Francesconi (Tourism WA)

Julian Donaldson (Cultural Advisory Committee)

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Gemma Weston (Visual Arts, Perth Festival)

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#### **13. Location of meetings**

Meetings will be held through online media (Zoom or Teams) until face to face meetings can be held at Council House

## 16. Committee Reports

Nil

## 17. Matters for which the matters may be closed

### 17.1 Tender EXM000036 -19/20 – Roe Street Masterplan Works

Responsible Officer	Chris Kopec, General Manager Infrastructure and Operations
Voting Requirement	Simple Majority
Attachments	Confidential Attachment 17.1A – Evaluation Report and Matrix (Distributed under a separate cover)
Reason for Confidentiality	<p>As Confidential Attachment 17.1A – Tender Evaluation Matrix contains the precise weighting of each tender submission against the selection criteria, referee comments, a tenderer's financial assessment and commentary against the section criteria, it is recommended that the meeting be closed for the discussion of this attachment.</p> <p>This is in accordance with Section 5.23(2)(e)(ii) of the <i>Local Government Act 1995</i> which deals with information that has commercial value to a person and Section 5.23(2)(c) which deals with contracts which may be entered into by the local government.</p>

### Purpose

To seek Council approval to accept Civcon Civil & Project Management Pty Ltd (Civcon) as the preferred tenderer for the Roe Street Scheme Services and Masterplan Works based on a schedule of rates estimate from the 50% construction design. This report also seeks to authorise the CEO to award the contract to Civcon following the finalisation of a lump sum price based on 100% construction design.

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### Recommendation

That Council:

1. ACCEPTS the preferred tenderer, being Civcon Civil & Project Management Pty Ltd Package B schedule of rates submission for the Roe Street Scheme Services and Masterplan Works (Tender 2020/08) at a provisional sum price of \$13,432,118 (excluding GST) based on the 50% construction design details.
  2. AUTHORISES the Chief Executive Officer to award the lump sum contract to Civcon, following 100% construction design, provided the lump sum contract does not exceed the \$13,432,118 (excluding GST) schedule of rates price estimate by more than 10%.
-

## Background

1. In 2008, the City of Perth (City) entered into the Link Implementation Deed with DevelopmentWA (formerly Metropolitan Redevelopment Authority) committing the City to an upgrade of Roe Street. The intent of the project was to compliment the Perth City Link development, reconnect the Central Business District with Northbridge, and facilitate regeneration of the area.
2. Stretching from Fitzgerald to Stirling Streets, the Roe Street Enhancement will see this space transformed from an inactive, car dominated space - into an activated, building lined street which will stitch together Northbridge with the Perth City Link and provide a seamless connection to the CBD.
3. The Roe Street design includes:
  - a. Wider footpaths to accommodate increased pedestrian movement and activity, including alfresco dining
  - b. Protected uni-directional cycle lanes to improve the safety of cyclists and pedestrians as well as ensuring integration into the overall cycle network to the city
  - c. A narrower street corridor to encourage lower vehicle speeds and to make it easier for pedestrians to cross
  - d. New street trees to provide shade, urban cooling and greener
  - e. New street lighting and CCTV to improve public safety and support the night-time economy.
  - f. New paving, street furniture and City free public Wi-Fi to support activity.
4. The Roe Street Enhancement Masterplan was adopted by Council on 17 December 2019, as presented in [Item 13.8](#) of that agenda. The Masterplan was adopted with a total estimated project budget of \$20.28m which included the supply of granite kerb and paving, design and construction costs, project management, and contingencies.
5. The approval being sought in this current report relates only to the construction costs within the total estimated project budget.
6. Design work commenced shortly after the masterplan was adopted, as did discussion with DevelopmentWA to understand the scope of their outstanding works program for the Perth City Link area. These discussions resolved that the most efficient procurement model to ensure maximum value for money for both parties, and to minimise disruption to stakeholders, was for the City and DevelopmentWA to consolidate tenders allowing combined work fronts and accelerated construction programs.
6. A consolidated tender for construction was advertised in June 2020 with submissions closing August 2020.

## Discussion

7. The Roe Street Scheme Services and Masterplan Works tender was managed and released by Development WA, as it contained works packages for both agencies; being DevelopmentWA's Scheme Services works (referred to as Package A) and the City's Masterplan works (referred to as Package B). The objective was to test the market to achieve a value for money and less disruptive outcome by combining

both work packages and consolidating the DevelopmentWA and City construction programs (referred to as Package A+B). The benefits would include a reduced overall construction program of up to six months as both agencies' works could be undertaken concurrently, as well as project savings through minimised redundant work, labour and site costs. In a best-case scenario this could lead to savings of up to \$575,000 (ex GST).

8. Under clause 11(2)(e) of the *Local Government (Functions and General) Regulations 1996*, this tender is exempt from requiring public invitation as the goods and services are supplied through the State Government (Development WA). The Invitation for Tender was released to six DevelopmentWA pre-qualified companies on 23 June 2020 and closed on 19 August 2020, with submissions received from the following three companies:
  - a. Civcon
  - b. Densford Civil Pty Ltd (Densford)
  - c. Georgiou Group Pty Ltd (Georgiou)
9. Three companies declined to respond.
10. As the City's construction design documentation is still being finalised, the submitted prices are based on the 50% construction design drawings and pricing schedule. 50% construction design drawings include the details for layouts and materials, sufficient to accurately estimate project costs. Once the construction design is complete, the submitted pricing schedule would be adjusted based on any minor changes to quantities. The summation of items in the revised schedule would result in a lump sum contract value. It is anticipated that this design will be completed in December 2020, which would allow the finalised contract to be awarded shortly after.
11. The project is broken into 10 stages and is anticipated to have construction works commence in the first quarter of 2021 and be completed by mid-2022.
12. The submitted tenders were evaluated by City staff with external expert advice provided from ARUP Pty Ltd (ARUP) and Ralph Beattie Bosworth Construction and Cost Consultants (RBB). A compliance assessment was completed on all tenderers that submitted, with all submissions deemed as conforming.
13. The selection criteria was as follows:
  - a. Project Understanding, Construction Methodology and Programme – 25%
  - b. Team Structure, Personnel and Company Experience – 15%
  - c. WA Industry Participation – 10%
  - d. Price – 50%
14. Civcon provided a strong response and demonstrated they have delivered similar projects in similar inner-city locations, including at Perth City Link. They understood the requirements of the project and the team provided was deemed competent and capable. They provided a compliant WA Industry Participation Plan. The Civcon price was the lowest of the three bids received.
15. Densford provided an adequate response showing they may be able to deliver the project. However, there was a comparative lack of experience in inner-city streets and enhancement

projects and lack of detail in the project understanding, which was considered to be a higher risk in delivering the project. They provided a compliant WA Industry Participation Plan. The Densford price was the second highest of the three bids received.

16. Georgiou provided a sound appreciation and understanding of the scope and listed control measures for potential constraints and outlined a detailed methodology. Georgiou provided a strong response with a competent team delivering similar projects in similar locations, including at Perth City Link. The panel considered that they would be able to deliver this project with only minor concerns. They provided a compliant WA Industry Participation Plan. The Georgiou price was the highest of the three bids received.
17. Based on the panel assessment, Civcon was endorsed as the preferred tenderer. Civcon's Package B price was \$13.43M (ex GST). This is below the pre-tender estimate for the tendered package of \$15.845M (ex GST) provided by RBB.
18. The City, ARUP and RBB have had experience with Civcon and believe they are capable to undertake this project. A Financial Assessment was undertaken on Civcon by the City, which indicated that it has sound financial capacity to undertake the contract.
19. The Tender Assessment Evaluation Report and Matrix is presented in Confidential Attachment 17.1A.
20. In assessing Package B and Package A+B, there was no change to Civcon being evaluated as the preferred tenderer. As the City's construction design documentation is not finalised, it is recommended to accept Civcon's Package B submission. This does not preclude the City and Development WA realising the benefits of the A+B Package when finalising the lump sum contract based on the completed design.

## Stakeholder Engagement

21. A survey was launched on 27 September 2019 and made available on the City's online platform, Engage Perth. The Roe Street Enhancement Masterplan attracted a total of 181 responses (168 through Engage Perth, 8 written submissions and 5 comments through social media) at the close of the consultation process on 31 October 2019. The survey results clearly showed a need and wish by the community for the Roe Street Enhancement project to go ahead and there was overwhelming support for the proposed masterplan.
22. Following this engagement, the Roe Street Enhancement Masterplan was endorsed by Council on 17 December 2019.

## Decision Implications

23. The appointment of Civcon to undertake the civil works will be a key milestone in the delivery of the enhancement of Roe Street. The works will commence the transformation of the area from an inactive, car dominated space into an activated, building lined street which will bind Northbridge with the Perth City Link and provide a seamless connection to the CBD. If Council does not support the recommendation, then works would not commence on the Roe Street Masterplan Works and the City

may lose the opportunity to coordinate the program with DevelopmentWA's Package A works. The City would also fail to comply with the requirements to redevelop Roe Street in accordance with the Link Implementation Deed that the City entered in 2008.

## Strategic Alignment, Legal and Policy Implications

Strategic	
Strategic Community Plan Aspiration:	Place A well-planned and functional built form environment, promoting world class architecture, appreciation of heritage, diversity of land use and a sustainable, affordable and accessible integrated transport system.
Strategic Community Plan Objective:	2.4 A connected and accessible city with well utilised and sustainable non-car transport options.
Issue Specific Strategies and Plans:	Not applicable
Legal and Policy	
Legislation:	<a href="#">Section 3.57 of the Local Government Act 1995</a> requires a local government to invite public tenders before it enters into a certain contract for the supply of goods and services.  <a href="#">Regulation 11(2) of the Local Government (Functions and General) Regulations 1996</a> provides the exemptions to a tender process. This process was exempt from the requirement to publicly tender as DevelopmentWA's panel of pre-qualified suppliers were used.
Legal advice:	Not applicable
Policy:	Not applicable

## Financial Implications

24. The total project budget required for the full Roe Street Enhancement project is \$22.2M. This has increased since the initial total estimated project budget of \$20.28m was provided with the masterplan in 2019.
25. Project funding is fully accommodated within the 2020/21 and 2021/22 years of the Long Term Financial Plan. It is anticipated \$6.3M will be used to deliver the project in 2020/21 and a further \$15.9M will be required to complete the works in 2021/22.
26. A breakdown of the total project budget requirements is included in the table below:

Budget Breakdown	(\$M ex GST)
Construction contractor (the subject of this report)	13.4
Granite	3.2
Other City Supplied Items	1.5
Contingency (10%)	1.8

Project Management, Design, Consultancy	2.0
Internal Staff Costs	0.3
<b>Total Budget</b>	<b>22.2</b>

Account Number	1104.273.80.11967.7268	Capital Project
Account Description	Roe St Enhancement Project	
Current Budget - 2020/21	\$0	
Amendment to Budget	\$6,300,000	
Revised Budget	\$6,300,000	
Transfer from Reserve 2020/21	(\$6,300,000)	
Budget Impact 2020/21	Nil - as offset by \$6,300,000 transfer from Major Capital Projects Reserve.	
LTFP Allocation - 2021/22	\$15,900,000	
City Deal Contribution 2021/22	(\$10,000,000)	
LTFP Reserve Transfer 2021/22	(\$5,230,000)	
Additional Funding 2021/22	\$670,000	
Budget Impact 2020/21 & 2021/22	Fully accommodated within the Long Term Financial Plan 2020/21 - 2029/30 (Post City Deal Revision).	

27. The City's net contribution over two years to this project is \$12.2M after allowing for the City Deal contribution.
28. Currently the City has \$11.53M quarantined in the Major Infrastructure Projects Reserve as noted in the Long Term Financial Plan 2020/21 - 2029/30 (Post City Deal Revision). These funds can be drawn down to the extent needed to fund the portion of the project to be delivered in 2020/21. A further \$10.0M is available in 2021/22 to the City as a contribution received through the CBD Transport Initiative in the Perth City Deal. An additional \$0.67M is accommodated for 2021/22 in the City's Long Term Financial Plan 2020/21 - 2029/30 (Post City Deal Revision).
29. The financial implications of the recommendation(s) for the 2020/21 year will only require project-specific recognition of capital expenditure previously quarantined in the Major Infrastructure Projects Reserve.

## Relevant Documents

Roe Street Tender Evaluation Report and Matrix.

## Further information

Not applicable.



## Confidential Attachment 17.1A

Item 17.1 – Tender EXM000036 – 19/20 –  
Roe Street Masterplan Works

Agenda Briefing Session  
27 October 2020

Distributed to elected members under  
separate cover

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## 18. Motions of which notice has been given

This agenda item will be dealt with at the Ordinary Council Meeting.

## 19. Urgent Business

This agenda item will be dealt with at the Ordinary Council Meeting.

## 20. Closure