

**Ord Con Mins 10 Sept 2002**

# **CITY OF PERTH**

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Minutes of the **Ordinary Meeting** of the Council of the City of Perth held in the Council Chamber, Ninth Floor, Council House, 27 St George's Terrace, Perth, on **Tuesday, 10 September 2002 at 6.03pm.**

**Presiding:** The Rt Hon Lord Mayor, Dr P C R Natrass

**Councillors Present:** McEvoy (arrived 6.05pm), Davidson, MacGill, Scaffidi, Stroud (arrived 6.05pm), Sutherland, Tan and Tudori

**In Attendance:**

<b>Frank Edwards</b>	-	<b>Chief Executive Officer</b>
<b>Noelene Jennings</b>	-	<b>Director Corporate Services</b>
<b>Doug Forster</b>	-	<b>Director Business Units</b>
<b>Garry Dunne</b>	-	<b>Director Service Units</b>
<b>Charlotte Stockwell</b>	-	<b>Director Strategy</b>
<b>Max Hipkins</b>	-	<b>Director Planning</b>
<b>Peter Monks</b>	-	<b>Manager Approval Services</b>
<b>Jamie Parry</b>	-	<b>Manager Corporate Support</b>
<b>Naomi Moylan</b>	-	<b>Administrative Services Team Leader</b>

**620/02 PRAYER**

The Lord Mayor took the Chair and the prayer was read by the Chief Executive Officer.

**621/02 DECLARATION OF OPENING**

The Lord Mayor declared the meeting open.

**622/02 APOLOGIES**

Nil.

**623/02 QUESTION TIME FOR THE PUBLIC**

The Chief Executive Officer advised that no questions had been received.

**624/02 MEMBERS ON LEAVE OF ABSENCE AND APPLICATIONS FOR LEAVE OF ABSENCE**

The Lord Mayor advised that he and the Chief Executive Officer would be absent for the next Ordinary meeting of the Council to be held on 24 September 2002.

**625/02 CONFIRMATION OF MINUTES**

The minutes of the Ordinary Meeting of the Council held on 27 August 2002 were submitted for consideration.

*Moved by Cr Davidson, seconded by Cr Scaffidi*

*That the minutes of the Ordinary Meeting of the Council held on 27 August 2002, be taken as read and confirmed.*

*The motion was put and carried*

As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-

**For:** The Lord Mayor, Crs Davidson, MacGill, Scaffidi, Sutherland, Tan and Tudori

**Against:** Nil

**626/02 ANNOUNCEMENTS BY THE LORD MAYOR WITHOUT DISCUSSION**

The official guests who attended the Council meeting of 10 September 2002 were from the WA Retailers Association Inc as follows:-

- Mr Mal Bennett – President.
- Mr Martin Dempsey – Chief Executive Officer.
- Mr Fred Mallabones – Treasurer.
- Mr Richard Naisbett – Board Member.

**627/02 DISCLOSURE OF MEMBERS' INTERESTS**

The Chief Executive Officer advised that the following Members had disclosed an interest in the following matters.

<b>Member/Officer</b>	<b>Minute No.</b>	<b>Page No.</b>	<b>Nature of Interest</b>
Cr Davidson	646/02	1580	Proximity
Cr MacGill	639/02	1558	Proximity

**628/02 QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN WITHOUT DISCUSSION**

Nil

**629/02 CORRESPONDENCE**

Nil

**Crs McEvoy and Stroud entered the Chamber at 6.05pm**

**630/02 PETITIONS**

Nil

**631/02 134-138 (LOT 201 / Y167) ABERDEEN STREET,  
NORTHBRIDGE - PROPOSED 66 RESIDENTIAL  
DWELLINGS AND COMMERCIAL DEVELOPMENT**

**BACKGROUND:**

SUBURB/LOCATION: 134-138 Aberdeen Street, Northbridge  
DA/BA REFERENCE: 02/308  
FILE REFERENCE: P1001205  
RESPONSIBLE DIRECTOR: Garry Dunne, Director Services Units  
DATE: 22 August 2002  
MAP / SCHEDULE: Map for 134-138 Aberdeen Street, Northbridge

LANDOWNER: Western Australian Planning Commission  
APPLICANT: Australand Holdings Limited  
ZONING: The subject property is located within the  
Redevelopment Area of the East Perth  
Redevelopment Authority and, therefore, is not  
zoned under the City Planning Scheme or the  
Metropolitan Region Scheme.  
APPROXIMATE COST: \$9,500,000

**DETAILS:**

An application to develop 66 apartments and 627m<sup>2</sup> commercial/retail in a mixed use development on the corner of Aberdeen Street and Palmerston Street, Northbridge has been referred by EPRA to the City for comment.

The development is proposed in a 'U' shape, creating a secure communal outdoor area central to the development, including a pool, gym, sauna and changing facilities.

The residential units consist of 7, one bedroom and 59 two bed room units. The on-site parking will include 66 residential bays (one per apartment) and 8 visitor/commercial bays.

The commercial tenancy is proposed fronting Aberdeen Street on the ground floor. Apartments are proposed over the top of the commercial area (2 floors above ground

with a section on the corner 3 floors above ground). The applicant has indicated that separate applications will be sought from the City for canvas awnings to the shopfronts and also identified the hard landscaped area on the street corner, adjacent to the commercial premises, as a possible alfresco eating area.

The apartments on Palmerston Street and on the eastern boundary are raised a half floor above ground level (above the parking basement). Although the apartments extend over 3 floors, only 2 floors are exposed to the street due to a loft design.

**COMPLIANCE WITH PLANNING SCHEME:**

The provisions of the City Planning Scheme do not apply to the subject site.

The 4,536m<sup>2</sup> site is within the Russell Square Precinct of the East Perth Redevelopment Scheme. The preferred land use is mixed use with commercial/retail on the ground floor. The development has been designed within the height restrictions and setbacks determined for Lot 201.

<b>Development Standard</b>	<b>Proposed</b>	<b>Required/Permitted</b>
Residential density	66	72
Maximum coverage	67%	70%

**COMMENTS:**

The proposed development will be the first new major development within the Northbridge Project area and will be on a prominent corner site. It will be of a similar scale to the established residential developments surrounding Russell Square and will satisfy the EPRA Scheme's amenity standards. The streetscape design and building facades provide visual interest and the materials to be used have been selected to reflect the existing character of the precinct. Materials include red brick, render, terracotta and steel.

The potential for noise to impact on the future occupants of the development, given the site's close proximity to night clubs and restaurants and the Northbridge entertainment area, is a factor requiring design attention, particularly as the bedrooms of the apartments face the streets. It is recommended that the residential apartments incorporate appropriate acoustic design features such as double glazing and noise attenuating building materials/methods.

The proposed visitor parking bays (numbers 3-6) from Aberdeen Street and (numbers 7-8) from Palmerston Street are not acceptable due to the loss of street parking required for the additional crossovers. The first mentioned also do not comply with Australian standards in terms of dimensions and the stacked layout is not acceptable for visitors parking and will have an adverse impact on the streetscape.

The commercial tenancy is supported as it will provide an interactive use on the Aberdeen Street frontage. The future alfresco development in front of the commercial tenancies would require separate approval once applications with details have been submitted.



**CONCLUSION:**

The proposed development is appropriate in scale and land use for the Northbridge area and it is recommended that EPRA be advised that the Council supports the proposal subject to the imposition of conditions addressing the above mentioned issues.

***Moved by Cr Sutherland, seconded by Cr Tudori***

***That:-***

- 1. the application to undertake the development of 66 Residential Dwellings and Commercial development at 134-138 (Lot 201/Y167) Aberdeen Street, as detailed on the East Perth Redevelopment Act 1991 Form One and plans dated 11 July 2002, be referred to the East Perth Redevelopment Authority for determination, with a recommendation of approval subject to:-***
  - 1.1 all residential apartments being designed to incorporate appropriate noise attenuation measures, such as double glazing of a minimum of 10mm in width and other noise attenuating building materials, given the site's close proximity to night clubs and restaurants and the Northbridge entertainment area. Details of such attenuation shall be prepared by a recognised Acoustic Consultant and submitted for approval prior to the issue of a building license;***
  - 1.2 the proposed visitor parking bays numbered 3 to 8 being deleted to avoid the loss of street parking required for the additional crossovers and due to the adverse impact on the streetscape of visitor bays within the street setback areas;***
  - 1.3 any signage for the commercial tenancy being subject to a separate application;***
  - 1.4 the proposed alfresco area for the commercial tenancy being subject to a separate application to the City of Perth for an alfresco licence;***
  - 1.5 the submission of a construction management plan for the proposal detailing how it is proposed to manage:-***

***(Cont'd)***

- 1.5.1 the delivery of materials and equipment to the site;**
- 1.5.2 the storage of materials and equipment on the site;**
- 1.5.3 the parking arrangements for the contractors and subcontractors;**
- 1.5.4 other matters likely to impact on the surrounding properties;**

**2. the applicant be advised that:-**

- 2.1 with regard to the potential for noise and disturbances, inner city living should be considered in terms of context of its location. The proximity of existing uses or potential uses which may impact on the amenity of the residential environment and requirements of the City and other organisations to provide services on a 24 hours basis, such as rubbish collection and works in the street, need to be taken into account by developers, landowners and potential occupants;**
- 2.2 the Council will need to be furnished with written confirmation, prior to the issue of the relevant building licence, that potential occupants of the proposed development will be notified of part 1 above.**

**Motion to amend**

**Moved by Cr McEvoy, seconded by Cr MacGill**

**That part 2.3 be added to read as follows:-**

**“2.3 the Council informs EPRA that the design of the building could have been more innovative, considering the prime location.”**

**Motion to defer**

**Moved by Cr Scaffidi, seconded by Cr Tan**

**That the item relating to 134-138 (Lot 201 / Y167) Aberdeen Street, Northbridge – Proposed 66 Residential Dwellings and Commercial Development be deferred.**

**The motion to defer was put and carried**

**As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-**

**For:           The Lord Mayor, Crs McEvoy, Davidson, Scaffidi, Stroud, Tan and Tudori**

**Against:     Crs MacGill and Sutherland**

**632/02   1324 (LOTS 15 AND 16) HAY STREET, WEST PERTH -  
PROPOSED OFFICE AND RESIDENTIAL DEVELOPMENT**

**BACKGROUND:**

SUBURB/LOCATION:	West Perth
DA/BA REFERENCE:	02/294
FILE REFERENCE:	P1000411
RESPONSIBLE DIRECTOR:	Garry Dunne, Director Service Units
DATE:	5 August 2002
MAP / SCHEDULE:	Map – 1324 Hay Street, West Perth
LANDOWNER:	Selera Pty Ltd
APPLICANT:	Bollig Design Group
ZONING:	(MRS Zone) Urban (City Planning Scheme Zone) Office/Residential OR2
APPROXIMATE COST:	\$2 million
SITE HISTORY	The existing use of the site is offices. The Hay Street road widening has been taken and the site area is 833m <sup>2</sup>

**DETAILS:**

Approval is sought for a mixed use office and residential development. The site has frontages to Hay Street and Cook Street with an adjoining park to the west facing Thomas Street.

*Basement Level*

The proposed basement provides 22 car bays and 3 stores with a floor area of 15m<sup>2</sup>. The basement car park will have a single access via a ramp directly to Cook Street.

*Ground Level*

A large entrance lobby, an office tenancy of 205m<sup>2</sup>, and associated amenities are proposed on the ground level. To the rear of the building are 11 parking bays with access from Cook Street.

*First to Third Floors*

Each level comprises of an office tenancy of 530m<sup>2</sup> with associated amenities, and a 25m<sup>2</sup> balcony.

*Fourth Floor*

The top floor comprises three residential units. The northern unit has an enclosed floor area of 115m<sup>2</sup>, the middle one 90m<sup>2</sup> and the southern one 95m<sup>2</sup>. The larger unit has three and the others two bedrooms.

**POLICY/LEGISLATION/STRATEGIC PLAN:**

**Policy**

Policy Name and Number: SU30 Parking Residential Development

The proposal is subject to the Perth Parking Policy. The Policy aims to provide and manage an adequate range of parking facilities throughout the City, having regard to pedestrian movement, public transport, traffic flows, road capacity and land use.

Under the Policy a maximum of 16 commercial tenant bays are permitted on the site (based on 200 car bays per hectare). The application provides for 29 office tenant bays with 4 residential parking bays.

**COMPLIANCE WITH PLANNING SCHEME:**

Offices and multiple dwellings within a mixed use building are both permitted ('P') uses in the Office/Residential OR2 zone. The proposal's compliance with the provisions of the City Planning Scheme is as follows:

<b>Development Standard</b>	<b>Proposed</b>	<b>Required/Permitted</b>
<b>Setbacks</b>		
Hay Street	nil	nil
Cook Street - ground floor 1 <sup>st</sup> floor 2 <sup>nd</sup> floor 3 <sup>rd</sup> floor 4 <sup>th</sup> floor	5.0 metres <b>2.0 metres</b> <b>2.0 metres</b> <b>2.0 metres</b> 5.0 metres	3.0 metres 3.0 metres 3.0 metres 4.0 metres 5.0 metres
East - ground floor 1 <sup>st</sup> floor 2 <sup>nd</sup> floor 3 <sup>rd</sup> floor 4 <sup>th</sup> floor	<b>nil</b> <b>nil</b> <b>nil</b> <b>nil</b> <b>nil</b>	3.0 metres 3.0 metres 3.0 metres 4.0 metres 5.0 metres
West - ground floor 1 <sup>st</sup> floor	<b>1.0 metres</b> <b>1.5 metres</b>	3.0 metres 3.0 metres

<b>Development Standard</b>	<b>Proposed</b>	<b>Required/Permitted</b>
2 <sup>nd</sup> floor 3 <sup>rd</sup> floor 4 <sup>th</sup> floor	<b>1.5 metres</b> <b>1.5 metres</b> <b>1.5 metres</b>	3.0 metres 4.0 metres 5.0 metres
Plot Ratio (property area 833m <sup>2</sup> )		
-Residential	0.36:1(300m <sup>2</sup> )	2.0:1(1844m <sup>2</sup> )
-Office	<b>2.16:1(1795m<sup>2</sup>)</b>	1.33:1(1226m <sup>2</sup> )
-Total	<b>2.52:1(2095m<sup>2</sup>)</b>	2.0:1(1844m <sup>2</sup> )
Carparking	<b>29 commercial bays</b> <b>4 residential bays</b>	36 office bays 6 residential bays

Variations to the setback, car parking and plot ratio provisions for the Office/Residential OR2 zone can be granted by an absolute majority decision of the Council, in accordance with Clause 48 of the City Planning Scheme, provided the Council is satisfied that the development would be consistent with the orderly and proper planning of the locality and the preservation of the amenities of the locality; and the non-compliance will not have any adverse effect upon the site or on the inhabitants of the locality or the likely future development of the locality.

**Draft City Planning Scheme:**

The subject site falls within the Town Centre area of the West Perth Precinct (Precinct10). The Precinct aims to provide a node of shopping and commercial facilities of medium intensity, quite distinct from the primary office district in the city centre. Buildings on Hay Street should have a nil setback, with shop fronts and display windows on street level. Buildings on all other streets should be setback to boundaries consistent with adjoining buildings and those in the immediate locality. The proposal does not comply with the development standards for the West Perth Precinct in regard to land use and plot ratio requirements (which remain unchanged from the current City Planning Scheme).

**COMMENTS:**

**Setbacks:**

The proposed nil setback to Hay Street complies with the requirements of the City Planning Scheme and is consistent with the existing buildings along this section of Hay Street and is therefore supported.

The proposed 2m setback to Cook Street on floors 1 to 3 is measured to the balconies, with the external wall of the building setback to 5m. The setback is

generally consistent with the existing buildings in this section of Cook Street and is acceptable as the balconies are not very prominent features.

The proposed nil setback to the eastern boundary is supported as it corresponds to the adjoining development with a nil side setback and no openings. The proposed parapet wall on the boundary is however not supported as it will present a blank protruding wall towards the city and it will have a detrimental impact on the streetscape.

The proposed setbacks of 1m and 1.5m to the west are supported as there would be no adverse impact on the adjoining properties which are local parks.

**Plot Ratio:**

Clause 99C of the City Planning Scheme states that a building in the Office/Residential OR2 zone, "used for both residential and non-residential purposes may exceed a plot ratio of 1.33 if that portion of the building used for non-residential purposes does not exceed 1.33 and the plot ratio of the building does not in any event exceed 2.0."

The applicant indicated the combined site area to be 933m<sup>2</sup> but, as confirmed with DOLA the street widening has been taken off and the combined lot area is therefore only 833m<sup>2</sup>. The proposed total floor area is 2095m<sup>2</sup> and the commercial floor area is 1795m<sup>2</sup>. The commercial floor area therefore exceeds the permitted 1.33:1 (or 1108m<sup>2</sup>) by 687m<sup>2</sup> (or 62%) and calculates to a plot ratio of 2.16:1. The total floor area exceeds the permitted 2.0:1 (or 1666m<sup>2</sup>) by 429m<sup>2</sup> (25%) and calculates to a plot ratio of 2.52:1.

The applicant is not proposing to provide any new facilities or amenities which would constitute an improvement to the amenities or environment of the area. The applicant requests that the Council award a plot ratio bonus "based upon the unique nature of the Hay Street precinct of West Perth and precedent of other developments."

The applicant contends that the OR2 zoning is more applicable to the inner central West Perth zones where "residential" can be encouraged. The outer areas on Hay Street and James Street are considered by the applicant to be unattractive to residential purchasers in terms of traffic noise factors. This has led to a greater inclusion of commercial floor space rather than residential floor space in the proposed development.

The applicant also refers to an alleged precedent at 1295 Hay Street on the corner of Outram and Cook Streets which he considers represents a plot ratio of 2.41:1 in comparison to the 1.65:1 plot ratio mentioned in the Council's report of **9 April 2002**.

The existing and Draft scheme are both clear that the 1.33 plot ratio is applicable to non-residential uses. The fact that the applicant considers the locality is not suitable for residential purposes does not mean that more non-residential uses should be allowed. The provisions of both the existing Scheme and the draft Scheme No. 2

allow for a substantial increase in plot ratio (from 1.33:1 to 2.0:1) as an incentive for development to be solely residential or to include a residential component. This maintains the mixed use character in West Perth and aims to maintain the area as a secondary business area adjacent to the city centre, complementing rather than detracting from the CBD.

With regard to the precedent mentioned, the development has been investigated and it has been established that the Council approved an increase in commercial plot ratio from 1.58:1 to 1.65:1 on the basis that the overall plot ratio did not exceed 1.98:1. The applicant's suggestion that the plot ratio approved for 1295 Hay Street represents 2.41:1 is not substantiated or correct.

Granting significant bonus plot ratio exceeding the permitted 1.33:1 commercial and 2.0:1 total floor area, will create a built form and intensity of use, that is contrary to the Scheme provisions and objectives and would negate the basis upon which the existing plot ratio incentives are given. A review of plot ratio bonuses granted by the Council in West Perth since 1991 indicates only one development has been granted a plot ratio in excess of 2.0:1 and this was in return for the retention of two buildings listed as being of state heritage significance. The applicant's request for plot ratio provides no public facilities or amenities and is totally without any foundation.

**Parking:**

Under the Perth Parking Policy a maximum of 16 commercial tenant bays are permitted on the site whilst the application provides for 29 commercial tenant bays with four residential parking bays. The City Planning Scheme, however, requires one commercial car bay per 50m<sup>2</sup>, calculating to 36 bays for the proposed office floor area. In terms of the Scheme the R-codes apply to residential development requiring six car bays. The Perth Parking Policy better reflects the Council's recent approach to parking standards and the additional commercial tenant parking is not supported.

**Conclusion:**

The plot ratio applied for is substantial and there are no specific circumstances in favour of this property to merit the relaxation of the planning requirements applicable to the precinct. Approval of the application would therefore be contrary to the planning objectives for the Precinct and it is recommended that the application be refused.

It was therefore recommended that the application submitted by Bollig Design Group for a six level office and residential development at 1324 (Lots 15 and 16) Hay Street, West Perth as indicated on the Metropolitan Region Scheme Form One dated 4 July 2002, and as shown on plans dated 4 July 2002 and 23 July 2002, be refused under the Metropolitan Region Scheme and the City Planning Scheme for the following reasons:-

1. the 2.16:1 plot ratio for the office component of the development exceeds the 1.33:1 plot ratio provision for non-residential development in the Office/Residential OR2 zone under the City Planning Scheme 1985;

2. the 2.52 plot ratio for the total development exceeds the 2.0:1 plot ratio provision for developments in the Office/Residential OR2 zone under the City Planning Scheme 1985;
3. the proposal exceeds the tenant parking allowances in terms of the Perth Parking Policy;
4. the development is not consistent with the orderly and proper planning of the locality and the preservation of the amenity of the locality.

***Motion to defer***

***Moved by Cr Davidson, seconded by Cr Sutherland***

***That the motion relating to 1324 (Lots 15 and 16) Hay Street, West Perth - Proposed Office and Residential Development, be deferred.***

***The motion to defer was put and carried***

**As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-**

**For:           The Lord Mayor, Crs McEvoy, Davidson, MacGill, Scaffidi, Sutherland, Stroud, Tan and Tudori**

**Against:    Nil**

**633/02 2-14 (LOTS 1, 2 AND 3) ELDER STREET, PERTH -  
PROPOSED EIGHT LEVEL PUBLIC CAR PARK**

**BACKGROUND:**

SUBURB/LOCATION:           Elder Street, between Hay and Murray Streets,  
Perth  
DA/BA REFERENCE:         02/337  
FILE REFERENCE:          P1005549  
RESPONSIBLE DIRECTOR:    Garry Dunne, Director Service Units  
DATE:                      22 August 2002  
MAP / SCHEDULE:          Map – 2-14 Elder Street, Perth

LANDOWNER:                Ardross Estates Pty Ltd  
APPLICANT:                 Multiplex Constructions Pty Ltd



ZONING: (MRS Zone): Central City Area  
(City Planning Scheme Zone): General Commercial CC

APPROXIMATE COST: \$3 million

SITE HISTORY: The site is comprised of three lots with a total land area of 1185m<sup>2</sup>. The existing brick building on the site is currently used as a Kung Fu School and Tai Chi Institute and also contains the China Health Centre.

**DETAILS:**

Approval is sought to demolish the existing commercial building on the site and to construct an eight level public car park facility containing 238 car bays. Each level would accommodate between 20 and 33 car bays, including a total of three disabled parking bays on Levels 1 and 2. The facility would include two stairs and a lift shaft, with plant rooms and a staff office and toilet on Level 1. The vehicle and pedestrian access would be from Elder Street. Although not shown on the plans, the supporting documentation indicates that secure bicycle parking can also be provided on the first level adjacent to the stairwell and lift.

The applicant has advised that there is a strong demand for long stay car parking within the Elder Street area. Urban design considerations have been accommodated in the proposal within the design constraints imposed by a multi-storey car park. The design incorporates decorative aluminium security screens, colour anodised aluminium, painted concrete, painted steel columns and colorbond roofing.

The car park will be managed and operated by Secure Parking. The facility will be partially supervised and manned for approximately six hours each day. The hours of operation of the car park have not been provided at this stage.

A Traffic Impact Statement has been submitted to assess the impact of the additional 238 car bays on the surrounding street and intersection network. The Statement recommends that the development be supported in terms of traffic related issues.

**POLICY/LEGISLATION/STRATEGIC PLAN:**

**Policy**

Policy Name and Number: SU30 Parking Residential Development

The Perth Parking Policy aims to balance vehicle access with the preservation and enhancement of the environment of the city, through establishing a desirable number of car parking bays in the city.

In order to manage public parking, the Policy divides the Perth Parking Management Area into pedestrian priority, short stay, and general parking zones. The site is located within the General Parking Zone, where both short and long stay public parking is permitted. The Policy does not limit the number of public parking bays. The proposal to use the car park for long stay public parking would comply with the Policy.

In considering an application for the development of parking facilities the Council shall take into account the following matters:-

- a) the impact that the proposed parking facility would be likely to have on the amenity of the environment within the Perth Parking Management Area;
- b) the availability of public transport in the vicinity of the proposed parking facility;
- c) the impact of the facility on traffic flows within the area;
- d) the impact that establishing and operating the parking facility would have on pedestrian movement in the vicinity of the facility;
- e) any other relevant matters;

Policy Name and Number: Parliament House Precinct

The Parliament House Precinct was established in order to protect the prominence of Parliament Hill and its relationship to the city centre. The need to maintain views of Parliament House from the city and views over the Swan River and out to the Hills from Parliament House, as well as the need to control the aesthetic aspect of development in the vicinity of Parliament House, was the basis for the preparation of height control and design guidelines for this area.

The subject property is located within the Outer Precinct of the Parliament House Precinct. There are no height controls affecting the subject site and, therefore, the application can be determined by the Council under the City Planning Scheme and Metropolitan Region Scheme.

#### **COMPLIANCE WITH PLANNING SCHEME:**

Under the use class table (Table 2) of the City Planning Scheme, a car park is designated as an 'AA' use, whereby the site shall not be used for a car park unless the Council first approves of the use by the issue of a Town Planning approval.

The proposal's compliance with the Scheme's development standards is summarised as follows:

<b>Development Standard</b>	<b>Proposed</b>	<b>Required - City Planning Scheme 1985</b>	<b>Required - Draft City Planning Scheme No. 2</b>
Maximum Plot Ratio	2.6:1	4.0:1	4.0:1
Maximum Car Parking	<b>238 public car bays</b>	<b>23 bays</b>	No maximum for public parking
Maximum Building Height	20m – <b>24.3m</b>	21 metres	No limit

The variations sought to car parking and building height can be granted by an absolute majority decision of the Council, in accordance with Clause 48 of the City Planning Scheme. The Council is required to be satisfied that the development would be consistent with the orderly and proper planning of the locality, the preservation of the amenities of the locality and that the non-compliance will not have

any adverse effect upon the site or on the inhabitants of the locality or the likely future development of the locality.

**Draft City Planning Scheme:**

The site will be located within the City Centre area of the Citiplace Precinct (P5). This 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. New buildings must be designed to be in harmony with the scale and form of the surrounding buildings.

In the heart of the city pedestrians will have priority; surrounding the pedestrian heart the emphasis will be on the provision of short term parking. New public long term car parks may be located outside of the central area.

A car park is an unlisted use in the Use Group Table for the Citiplace Precinct and would be subject to public advertising in accordance with Clause 41.

**COMMENTS:**

**Land Use and Traffic Impact:**

As stated in the Perth Parking Policy, parking facilities within the city should complement their surroundings and provide a convenient service without causing undue disruption or loss of amenity to surrounding uses. To avoid vehicles unnecessarily traversing the city streets, new long term public car parks should be located on the periphery of the Central Area, linked to the inner areas by public transport. The Council's previous policy relating to parking in the city (Perth Central Area Parking Policy adopted in 1987) identified Elder Street as being within the preferred area for long stay public car parking. Notwithstanding, each parking proposal needs to be assessed according to its traffic impact and surrounding land uses.

The site is located opposite the Mitchell Freeway and is one of the few properties that actually has frontage to Elder Street. The site is surrounded by a mix of commercial land uses, including two car parking facilities, one being the Council's Car Park at 490 Murray Street and the other being the QV1 multi-storey car park to the east. It is considered that the development of a car park in this location would not adversely impact upon the amenity of the surrounding commercial uses or the likely future development of the locality.

In regard to traffic impact, it is acknowledged that the development will generate additional traffic movements along Elder Street and through the intersections of Elder Street and Murray Street and Elder Street and Hay Street during the peak periods. A capacity analysis of the road network and of these intersections has confirmed, however, that the impact during the peak operating conditions would be minimal and would not adversely affect the operation of Elder Street. The entry and exit points of the car park are located far enough away from the intersections to avoid posing any

risk to vehicles approaching or leaving the facility. There is no on-street parking in Elder Street, so the slight relocation of the two existing crossovers on the sight will not impact on street parking. Based on this assessment, the development can be supported on traffic grounds.

**Car Parking Standards:**

The City Planning Scheme sets maximum requirements for car parking within the Central Area and does not make any distinction between tenant, public or residential car parking. A maximum of 200 car bays per hectare (a total of 23 bays) are permitted on the site, which would preclude the development of any multi-storey parking facility in this area. The Perth Parking Policy, gazetted in July 1999, reflects both the Council's and State Governments current approach to managing car parking in the city, and on this basis it is considered appropriate to apply the Policy provisions rather than the more restrictive Scheme requirements. This variation can be supported, in accordance with Clause 48 of the Scheme, as it is assessed that the development will not have any adverse effect upon the site or on the inhabitants of the locality or the likely future development of the locality.

The proposal to use the facility for long stay public parking complies with the Perth Parking Policy. The site is located in the General Zone as described in Figure 1 of the Policy and this would allow the operator to offer long or short stay public parking or a mix of such parking. When first submitted, the application sought approval to use the car park for off-site tenant parking. While the traffic impacts of long stay public parking and tenant parking would be similar, only 23 tenant bays are permitted on the site and the original proposal exceeded this maximum allowance by 215 bays. Furthermore, tenant parking is intended to be utilised by the occupants of that building and off-site tenant parking is generally not supported, other than in exceptional or historical circumstances and if supported would set an undesirable precedent for unjustified variations to the Policy. The Department for Planning and Infrastructure (Transport) confirmed that they would not support the use of the car park solely or predominantly for tenant parking. On the basis that the proposal would not satisfy the parking licensing requirements of DPI (Transport), the application was amended to be a long stay public car park.

DPI (Transport) has advised that this amended application would be acceptable, provided the development is a bona fide public car park and that none of the bays are leased as tenant bays and have recommended that the on-site parking be managed "in such a way to ensure that none of the parking is reserved or leased in any way for the use of tenants, occupants or employees of other buildings or sites in the Perth CBD or near area". DPI (Transport) has requested that the following condition (or similar) be placed on any planning approval:

*"The project proponent develops a parking management plan that will demonstrate to the satisfaction of the Director General for Planning and Infrastructure how conformity to the City of Perth's planning approval and any associated conditions will be achieved. This plan to demonstrate to the Director General's satisfaction that the parking on-site will be public parking, identify the location of disabled parking and any other Special Purpose bays and outline the management strategies proposed for all*

*the on-site parking to ensure that this parking is used for public parking purposes. This plan must be provided to, and agreed by, the Director General before the parking licensor receives their licence."*

**Building Height:**

Under clause 151 of the Scheme, building heights are to be determined as a 2:1 ratio to the horizontal distance between the building line of the site to the building line on the opposite side of the street (usually taken as the road reserve width). In the case of Elder Street, there is no building line on the opposite side of the street, only the freeway reserve. This section of Elder Street, between the front boundary of the site and the freeway reserve, is only 10.5 metres wide, which is approximately half the width of most road reserves in the city. When interpreted this way, the car park will comply with the height requirement at its southern end, but due to the slope of Elder Street it exceeds the height limit by 4.3 metres at its southern end.

The buildings adjacent to the site are predominantly one or two storeys, however, within the street block there is a range of building heights with the QV1 multi storey car park, with frontages to both Hay and Murray Street, being the tallest structure. The new development will be approximately one storey higher than the QV1 car park and will be a dominant structure within the Elder Street streetscape. The height of the building will not impact further upon the vistas from Parliament House, as the Grand Chancellor hotel, located to the north of the site, is a taller building which already obscures the views to the hills.

It is noted that the draft Scheme and the Parliament House Precinct Policy do not impose any height limits on this site. On this basis, and given the context of Elder Street, the minor variation to the building height can be supported in accordance with Clause 48 of the Scheme.

**Urban Design and Streetscape:**

Due to the height of the development, the car park will be visible from both Hay Street and Murray Street in addition to other vantage points around the city, most notably Parliament House. The design of car parks has traditionally been driven by their function, with little regard for the external finishes and appearance. The City requires a high standard of design for car parks, incorporating commercial tenancies at ground level, as demonstrated by the Regal Place and His Majesty's Theatre car parks.

The design incorporates a decorative aluminium security screen across the first two levels to increase pedestrian amenity. It is considered that this treatment does not adequately address the City's concerns about the appearance of the development at the pedestrian level, and that a commercial tenancy should be incorporated at the ground level (Level 2) to provide an interactive use and active shop front facing Elder Street. In response to this design approach the applicant has advised that it would not be viable to include a commercial tenancy at the ground level, as Elder Street has relatively low levels of pedestrian activity (a category 4 road under the Perth parking Policy) and the tenancy would be restricted in size in order to provide

adequate vehicle manoeuvring and circulation space on this level. It is also noted that there is only one other property facing Elder Street (located in the next block between Hay Street and St Georges Terrace). Notwithstanding, such a tenancy is desirable from a planning aspect and would be in the long term interests of the amenity and vitality of Elder Street. This matter could be addressed as a condition of any planning approval.

The upper levels of the Elder Street façade will be treated with a metal mesh screen (1200mm x 1200mm panels), similar to the Regal Place car park, to screen the cars from view and to reduce the horizontal emphasis of the parking decks. The mesh panels have been shown on the elevations as a continuous screen over the majority of the façade. The applicant has agreed that the mesh panelling should be broken by contrasting banding (horizontal and vertical) to provide relief to this treatment. The lift shaft wall will be recessed 1.2 metres from the front boundary and painted in a contrasting colour. The north and south side elevations will be blank concrete panels, which will be painted. Final details of the design, colours and finishes of the facades can be addressed as a condition of any planning approval.

**Conclusion:**

The proposed location of the public car parking facility in Elder Street is considered to be appropriate in terms of traffic impacts and the management of public parking in the central city area. The applicant has attempted to address the aesthetic issues associated with multi-storey parking structures through the use of contrasting colours and decorative screens, however, further modifications to the design of these screens is required and it is considered appropriate to introduce a commercial tenancy on Level 2 to improve the amenity of this section of Elder Street. It is recommended that the application be supported subject to conditions relating to the façade designs and that ensure that the facility is used as a bona fide public parking facility and is not leased to off-site tenants, contrary to the intent of the Perth Parking Policy.

It was therefore recommended that in accordance with the provisions of the City Planning Scheme and the Metropolitan Region Scheme, the Council APPROVES BY AN ABSOLUTE MAJORITY the application submitted by Multiplex Constructions Pty Ltd for the demolition of the existing commercial building and for the development of an eight level car park containing 238 car bays at 2-14 (Lots 1, 2 and 3) Elder Street, Perth as indicated on the Metropolitan Region Scheme Form One dated 19 July 2002 and as shown on the plans received 19 August 2002, subject to:-

1. the car parking facility being used as a public car parking facility only, with the leasing of bays to off-site tenants being prohibited;
2. a parking management plan being submitted by the car park operator for approval prior to the commencement of the operation of the car park. This plan shall demonstrate that the management strategies proposed for all the on-site parking will ensure that this parking is used for public parking purposes only, in accordance with the Perth Parking Policy, and will identify the location of disabled parking and any other Special Purpose bays;

3. all car bays, aisle widths and circulation areas complying with Australian Standard 2890.1;
4. the Elder Street elevation being redesigned to introduce banding of contrasting colours, materials and finishes, between the mesh screen panels;
5. further details of the external design, colours and finishes for the proposed development being submitted for approval prior to the issue of the relevant building licence;
6. the upper Elder Street level (Level 2) being modified to include a commercial tenancy with a 'shop front' and entry facing Elder Street, to provide an interactive use at the street level to improve the pedestrian amenity in this section of Elder Street;
7. secure bicycle parking facilities being provided on the lower Elder Street level (Level 1) adjacent to the stairwell and lift, with details of these facilities and bicycle access to this level being submitted for approval prior to the issue of the relevant building licence;
8. the building being adequately fire rated and ventilated in such a manner so as not to impact upon the adjacent developments/uses;
9. the submission of a construction management plan for the proposal detailing how it is proposed to manage:-
  - 9.1 the removal and delivery of materials and equipment from and to the site;
  - 9.2 the storage of materials and equipment on the site;
  - 9.3 the parking arrangements for the contractors and subcontractors;
  - 9.4 other matters likely to impact on the surrounding properties.

***Moved by Cr Sutherland, seconded by Cr McEvoy***

***That in accordance with the provisions of the City Planning Scheme and the Metropolitan Region Scheme, the Council APPROVES BY AN ABSOLUTE MAJORITY the application submitted by Multiplex Constructions Pty Ltd for the demolition of the existing commercial building and for the development of an eight level car park containing 238 car bays at 2-14 (Lots 1, 2 and 3) Elder Street, Perth as indicated on the Metropolitan Region Scheme Form One dated 19 July 2002 and as shown on the plans received 19 August 2002, subject to:-***

***(Cont'd)***

- 1. the car parking facility being used as a public car parking facility only, with the leasing of bays to off-site tenants being prohibited;**
- 2. a parking management plan being submitted by the car park operator for approval prior to the commencement of the operation of the car park. This plan shall demonstrate that the management strategies proposed for all the on-site parking will ensure that this parking is used for public parking purposes only, in accordance with the Perth Parking Policy, and will identify the location of disabled parking and any other Special Purpose bays;**
- 3. all car bays, aisle widths and circulation areas complying with Australian Standard 2890.1;**
- 4. the Elder Street elevation being redesigned to introduce banding of contrasting colours, materials and finishes, between the mesh screen panels;**
- 5. further details of the external design, colours and finishes for the proposed development being submitted for approval prior to the issue of the relevant building licence;**
- 6. secure bicycle parking facilities being provided on the lower Elder Street level (Level 1) adjacent to the stairwell and lift, with details of these facilities and bicycle access to this level being submitted for approval prior to the issue of the relevant building licence;**
- 7. the building being adequately fire rated and ventilated in such a manner so as not to impact upon the adjacent developments/uses;**
- 8. the submission of a construction management plan for the proposal detailing how it is proposed to manage:-**
  - 8.1 the removal and delivery of materials and equipment from and to the site;**
  - 8.2 the storage of materials and equipment on the site;**
  - 8.3 the parking arrangements for the contractors and subcontractors;**
  - 8.4 other matters likely to impact on the surrounding properties.**

**The motion was put and carried by an absolute majority**



As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-

**For:** The Lord Mayor, Crs McEvoy, Davidson, MacGill, Scaffidi, Sutherland, Stroud, Tan and Tudori

**Against:** Nil

In accordance with Regulation 11(da) of the Local Government (Administration) Amendment Regulations 1999, the reason for the decision made being significantly different to that recommended, is that the Council does not consider that Elder Street lends itself to a retail tenancy.

## **634/02 WITTENOOM STREET AND HILL STREET, EAST PERTH - PARKING RESTRICTIONS**

### **BACKGROUND:**

FILE REFERENCE: P1012138-2  
RESPONSIBLE DIRECTOR: Garry Dunne, Director Service Units  
DATE: 23 August 2002  
MAP / SCHEDULE: Map – Parking Restrictions – Wittenoom Street / Hill Street, East Perth

### **POLICY/LEGISLATION/STRATEGIC PLAN:**

#### **Policy**

Policy Name and Number: SU-52 Parking Restrictions - Kerbside

#### **Legislation City of Perth Local Law 1999**

Section: Part 2 – Stopping and Parking Generally

#### **Strategic Plan**

Key Result Area: Urban Development and Transport

Objective No: 5                      Objective: To ensure that the public transport provision and routes adequately meet the needs of the community and that the City has adequate and appropriately located parking.

Strategy: Develop an integrated public transport and parking strategy.

**DETAILS:**

As a result of the City identifying an unacceptable number of sideswipe crashes occurring at the intersection of Wittenoom and Hill Streets, an application for Blackspot funding was submitted to Main Roads Western Australia (MRWA) to enable to City to modify the intersection so as to reduce the number of crashes occurring.

Apart from altering the road geometry, the proposed modifications required the installation of traffic signals at the intersection. Incorporated in its traffic signal design, MRWA require AM and PM Clearway restrictions on both sides of Hill Street, between Wittenoom and Wellington Streets.

Complementing the MRWA requirement, the City has identified a need to remove on street parking on the south side of Wittenoom Street, between Lord and Hill Streets. Currently parking is permitted along both sides of Wittenoom Street outside the Clearway times.

The proposed introduction of Clearway restrictions and removal of the parking bays will improve traffic flow and road safety by resolving potential traffic conflicts of flowing traffic being confronted by parked vehicles.

**FINANCIAL IMPLICATIONS:**

ACCOUNT NO:	CL 07061210-0000
BUDGET ITEM:	Kerbside Parking
BUDGET PAGE NUMBER:	13
BUDGETED AMOUNT:	\$2,276,649 (\$397,841 this portion)
AMOUNT SPENT TO DATE:	\$54,664
PROPOSED COST:	\$200
BALANCE:	\$2,221,785 (\$342,977 this portion)

All figures quoted in this report are exclusive of GST.

There will be no loss of income by removing the parking as this parking is non-fee paying.

**COMMENTS:**

The MRWA request for additional Clearway restrictions in Hill Street can be supported since it is required to maintain traffic flow during peak traffic periods. The appropriate signage reflecting these restrictions was introduced during the installation of the traffic signals at the intersection of Wittenoom and Hill Streets. Prior to the modifications, an AM Clearway restriction operated on the west kerbside lane and a PM Clearway restriction operated on the east kerbside lane.

The traffic lane configuration of Wittenoom Street, between Lord and Hill Streets, was altered to accommodate the modifications at the intersection of Wittenoom Street and

Hill Street. Motorists using the right hand lane of Lord Street are directed into the right hand lane and on to parked cars on the south side of Wittenoom Street outside Clearway times. To eliminate this hazard the parking bays on this side of the street need to be removed. Removal of the parking on the north side of Wittenoom Street is not required.

Businesses along the south side of Wittenoom Street are accessible from Moore Street. They should not be greatly affected as the parking on the south side of Wittenoom Street is seldom used and alternative on-street parking is available on Moore Street.

Whilst allowing free flowing traffic, adopting the MRWA Clearway restrictions and removing the indicated parking, the likelihood of rear end and sideswipe vehicle crashes occurring will be reduced since vehicles in the kerbside lanes will not be required to change lanes when confronted by parked vehicles.

***Moved by Cr Scaffidi, seconded by Cr Stroud***

***That the Council approves:-***

- 1. an AM Clearway, operative 7:30am till 9:00am, along the east kerbside lane of Hill Street, between Wittenoom Street and Wellington Street, as shown on drawing P6459-03;***
- 2. a PM Clearway, operative 4:15pm till 6:00pm, along the west kerbside lane of Hill Street, between Wittenoom Street and Wellington Street, as shown on drawing P6459-03;***
- 3. a no stopping restriction, operative at all times and in lieu of the existing parking bays operative 8:00am till 5:30pm Monday to Friday and 8:00am till 12:00noon Saturday on the south side of Wittenoom Street commencing 77.0 metres east of Lord Street and extending 76.0 metres eastwards, as shown on drawing P6448.***

***The motion was put and carried***

**As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-**

**For:           The Lord Mayor, Crs McEvoy, Davidson, MacGill, Scaffidi, Sutherland, Stroud, Tan and Tudori**

**Against:    Nil**

**635/02 REVIEW OF ALFRESCO DINING FEES**

**BACKGROUND:**

FILE REFERENCE: P1002146-5  
RESPONSIBLE DIRECTOR: Garry Dunne, Director Service Units  
DATE: 22 August 2002  
MAP / SCHEDULE: N/A

**POLICY/STRATEGIC PLAN:**

**Policy**

Policy Name and Number: SU 16 - Alfresco Dining 2000

**Strategic Plan**

Key Result Area: Urban Development and Transport.

Objective No: 5.2                      Objective: To make Perth an attractive place for major businesses to establish themselves.

Strategy: Foster a vibrant City Centre for enjoyment, living and learning.

**DETAILS:**

*The Council's Alfresco Dining Policy and Local Law 2000 was adopted by the Council in October 2000. Included in the Policy was a schedule of fees, which increased the level of fees in three instalments. Following receipt of concerns from businesses in the Northbridge area concerning the third instalment to take effect from 1 July 2002, the Council resolved to keep the fees at the level established for 2001/2002 whilst a review of the fees was undertaken.*

**COMMENTS:**

**Current fee structure**

The Council's Alfresco Dining Policy, SU16 and Alfresco Dining Local Law 2000 provides the following fees to be charged:- .

<b>ZONE</b>	<b>NAME</b>	<b>Year 1 \$/m<sup>2</sup>/pa</b>	<b>Year 2 \$/m<sup>2</sup>/pa</b>	<b>Year 3 \$/m<sup>2</sup>/pa</b>
1	Central	55	82.50	110
2	Hay Street West	46.75	70.40	93.50
3	Subcentral and Northbridge *Northbridge P.E.	41.80 25.08	61.60 36.96	82.50 49.50
4	General	27.50	41.25	55.00

All new applications are subject to a \$100 application fee. No fee is charged for the annual renewal of licences.

The full fee structure was to be introduced over a three year period as follows:

2000-2001	50% of full fee payment
2001-2002	75% of full fee payment
2002-2003	100% of fee payment

- \*Northbridge PE – use of parking embayments are charged at 60% of the scheduled fees.
- All above fees include a 10% GST component.

The third increment was to be introduced as at 1 July 2002, however, this has now been postponed and the year 2 fees continue at present as indicated below:-

Central:	\$82.50 per m <sup>2</sup>
Hay Street West	\$70.40 per m <sup>2</sup>
Sub-central and Northbridge	\$61.60 per m <sup>2</sup>
Parking Bays, Northbridge	\$39.96 per m <sup>2</sup>
General:	\$41.25 per m <sup>2</sup>

The annual budget has allowed a sum of \$109,398 income from the renewal of existing alfresco licenses, with the renewal fee being based on the above charge. Any lowering of fees will result in a shortfall of income.

It is noted that the fee is intended to cover the Council's costs in assessing and managing the operation of the alfresco activity as well as providing some equity to other commercial operators in terms of an alfresco operator gaining a commercial advantage without having to pay for the rent of commercial floorspace within a shopfront tenancy.

It is estimated that it costs the City between \$1600 to \$2200 per premises in managing the existing alfresco areas (inspection, licensing, cleaning, monitoring insurance). This is an 'average' - the larger alfresco floor areas would be above this figure. This indicates that it mostly costs the Council more to manage the facility than it receives in fees.

Public submissions on the draft alfresco dining policy in 2000 indicated support from organisations such as the Small Business Development Corporation and Hawaiian Management for increasing the alfresco fees because of the competitive advantage the operators received.

Comments from alfresco licence holders in the Northbridge area, indicate that they consider the fees charged are too high and have requested the Council to review the fees. A survey, conducted by the Restaurant and Catering Industry Association of Western Australia, was circulated to alfresco licensees in Northbridge. Copies of 25 completed surveys have been forwarded to the Council.

As part of the questionnaire the licensees were asked to nominate a figure that they considered reasonable to have to pay for alfresco areas in Northbridge. The consensus from the completed surveys was an annual fee of \$40.00m<sup>2</sup> per year for the footpath areas and \$20.00m<sup>2</sup> per year for the carbays.

**Fees charged by other agencies**

Listed for the Council's consideration are the fee structures of seven Western Australian Local Authorities that have similar alfresco dining areas to the City of Perth and also the fees charged by four major eastern states local authorities.

It is also noted that the current fees charged to lessees of premises on the Barrack Square jetties, for outside dining areas on the jetties, by the Department of Planning and Infrastructure, are \$250.00m<sup>2</sup> per year.

<b>Local Authority</b>	<b>Application</b>	<b>Renewal</b>	<b>Licence Fees</b>
Nedlands	\$100	\$50	\$35m <sup>2</sup> /per annum
Subiaco	\$208		\$104/pa/ per chair (per m <sup>2</sup> )
Fremantle*	\$320	\$103	Primary zone (CBD) \$135/table/pa Secondary zone \$83/table/pa Other \$52/table/per annum
Vincent	\$250 <i>more than 6 chairs \$100</i> 6 chairs/less	\$50 standard	\$50/per chair (more 6 chairs)/pa  \$25/per chair (less 6 chairs)/pa
Victoria Park	\$100	\$50	\$10/ per chair per m <sup>2</sup> /per annum
Claremont	\$150	\$150	\$150/table + \$75 chair/ per annum
Melville	\$100	\$100	\$100m <sup>2</sup> /pa per alfresco dining space, exemptions for establishments providing less than 2 tables

\*The City of Fremantle is proposing a 20% increase in all alfresco dining fees – this has yet to be approved by the Council, however, would increase the fees from \$135per table to \$162per table or approximately \$40 per chair assuming there are 4 chairs per table.

**CAPITAL CITIES**

<b>Local Authority</b>	<b>Application</b>	<b>Renewal</b>	<b>Licence Fees</b>
Adelaide (as of 1 July 2002)	\$250		\$80m2/pa per removable table \$100m2/pa per fixed table (based on tables of 4 chairs)
Melbourne	\$50	\$50	CBD Location \$19.42 per m <sup>2</sup> Carlton Location \$29.20 per m <sup>2</sup> Swanston Street \$40.03 per m <sup>2</sup> Other Areas \$9.04 per m <sup>2</sup>
Sydney (as of 1 July 2002)	\$220-330	\$100	Primary zone (CBD) \$416 per chair per m2/pa  Outer zone \$343.20 per chair per m2/pa
City of Port Philip (St Kilda)	\$50	\$50	\$60.00 per chair/m <sup>2</sup> \$50.00 per table

**Comparative Assessment**

It can be seen from the above information that the existing fees charged by the City of Perth about the middle of the range between those charged by the above listed local authorities in Western Australia. It is also interesting to note that apart from St Kilda the charge for alfresco in Western Australia is higher than that in the eastern states examples.

The City's current fees in the Central and Hay Street West area are more expensive than those charged at Nedlands, Victoria Park, Vincent and Fremantle but not as expensive as Subiaco, Melville or Claremont. The existing fee charged for Northbridge at \$61.60<sup>m<sup>2</sup></sup> is significantly less than that charged by Subiaco, Melville and Claremont but marginally greater than that charged by Vincent and significantly greater than that charged by Fremantle, Nedlands and Victoria Park. Assuming an average alfresco area of 20m<sup>2</sup>, the fee in Northbridge equates to \$1232 per annum or \$22.70 a week or \$3.40 a day for a standard sized alfresco area.

The assessment also indicates that the proposed third increment of the fee in the Council's Local Law would make the central area and the Hay Street West area at \$110m<sup>2</sup> the most expensive alfresco location of those listed in the above examples. The increase in the Northbridge fee to \$82.50 m<sup>2</sup> would rank it around the upper middle of the above charges.

It is also noted that the proposed \$40m<sup>2</sup> fee suggested by the 25 Northbridge Traders would make it significantly cheaper than the fees charged by most of the other Council's although it would align with the fee charges at Fremantle (based on

4 chairs per table at Fremantle) but would be more expensive than Victoria Park and Nedlands.

It is noted that the only stakeholders providing input into this review at present are the alfresco operators in Northbridge. No other parties have made submissions or have been invited to make submissions on the fee structure.

It is considered that retaining the existing fee schedule for the remainder of 2002/2003 is appropriate as set out in the current budget but the third increment should be introduced as part of the 2003/2004 budget. This would effectively give alfresco operators a years grace before the fee is increased.

It is also considered appropriate that a rebate of 30% be offered to those alfresco operators associated with a significant restaurant in recognition of the costs of operating larger restaurant premises in the City. This would mean that for those premises with 50 or more chairs there would be no increase in alfresco fees in 2003/2004 but in fact there would be a slight reduction of 5% in the current fees they are paying.

***Moved by Cr McEvoy, seconded by Cr Tudori***

***That the Council:-***

- 1. keep the current alfresco fees for the remainder of 2002/2003 and introduce the following fees in the 2003/2004 budget:-***

<b><i>Central:</i></b>	<b><i>\$110 per m<sup>2</sup></i></b>
<b><i>Hay Street West</i></b>	<b><i>\$93.50 per m<sup>2</sup></i></b>
<b><i>Subcentral and Northbridge</i></b>	<b><i>\$82.50 per m<sup>2</sup></i></b>
<b><i>Parking Bays, Northbridge</i></b>	<b><i>\$49.50 per m<sup>2</sup></i></b>
<b><i>General:</i></b>	<b><i>\$55 per m<sup>2</sup></i></b>

***Any alfresco operation that is associated with a restaurant that has 50 seats or more within the restaurant premises will be given a 30% reduction in the above mentioned fees;***

- 2. advise all alfresco operators of the proposed changes to the fee structure for 2003/2004.***

***The motion was put and carried***

**As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-**



**For:** The Lord Mayor, Crs McEvoy, Davidson, MacGill, Scaffidi, Sutherland, Stroud, Tan and Tudori

**Against:** Nil

## **636/02 ALFRESCO SURVEY OF JAMES STREET BUSINESSES**

### **BACKGROUND:**

FILE REFERENCE: P108919  
RESPONSIBLE DIRECTOR: Charlotte Stockwell, Director Strategy  
DATE: 20 August 2002  
MAP / SCHEDULE: Map – James Street, Northbridge

A survey of James Street businesses has been conducted seeking local opinion of proposed trial change to the structure of alfresco dining and the introduction of one way traffic along James Street. Thirty-one businesses were surveyed, with the results indicating no clear business opinion of the proposed trial.

At the Briefing Session held on 21 May 2002 the Elected Members suggested that:

- James Street be converted to one-way traffic flow in two lanes from west to east for a trial period of six months;
- The kerbside parking be retained; and
- The alfresco dining be moved to the building line.

At the request of the Elected Members, a survey regarding the proposal was conducted with businesses on James Street that would be impacted. The survey was conducted through face to face interviews. Businesses were shown a diagram of the proposed changes and asked to provide their opinion to the proposal as a whole and its individual components. Thirty-one businesses were interviewed resulting in no clear business community position on the proposed trial.

### **POLICY/LEGISLATION/STRATEGIC PLAN:**

#### **Policy**

Policy Name and Number: SU16 Alfresco Dining Policy 2000

#### **Legislation**

Alfresco Dining Local Law 2000

Section: Part 3.50 of the Local Government Act 1995 permits a Local Authority, by local public notice, to make an order for a change from two-way to one-way traffic flow for a period of up to four years

#### **Strategic Plan**

Key Result Area: Environment

Objective No: E3

Objective: Promote and support the excellent and unique living environment of Perth.

Strategy: Develop effective linkages and partnerships with police and community groups.

Key Result Area: Urban Development and Transport

Objective No: U1

Objective: To create a beautiful City that is both liveable and sustainable

Strategy: Foster a vibrant City Centre for enjoyment, living and learning.

**DETAILS:**

**Survey Results**

Thirty-one businesses along James Street in Northbridge were interviewed as part of the survey. The following results show the variety of opinions that appear to typify area business opinion to the proposed trial changes.

Type of Response to Overall Proposal	Number of Businesses
Positive response to all of the proposal	4
Negative response to all of the proposal	6
Indifferent to the proposal	10
Conditions on supporting proposal	11
<b>Total</b>	<b>31</b>

It is important to note that while the majority of businesses were neither clearly for or against the proposal they did however, indicate support or opposition to particular components. The following table shows respondents opinion of each individual component of the proposal.

Proposal Component	Business Position				Total
	Support	Oppose	Indif.	Cond.	
Alfresco at the building line	9	9	7	6	31
One way traffic	10	9	10	2	31
Reintroduce on-street parking	8	9	12	2	31

The conditional column indicates businesses that were generally supportive of the proposal component, but would like to see it changed in some manner. For example:

- Two businesses provided conditional support to the one-way street and reintroduction of on-street parking. The condition for both businesses was that James Street be reduced to one lane of traffic and angle parking introduced instead of parallel parking.
- The six businesses that provided conditional support to the alfresco against the building line addressed individual concerns including: that the location of alfresco be weather dependent; that alfresco extend from the building line to the parking bays with pedestrians walking in the parking bay area; and that alfresco at the building line be introduced only if it could be maintained in the parking bays.

**Comments Relating to Moving Alfresco to the Building Line**

Two previous reports to Briefing have addressed the current alfresco dining policy and identified implications of the moving of the tables and chairs to the building line. A number of businesses surveyed provided additional concerns including:

- Conflict between smoking patrons and non-smoking patrons during the summer. Smoking patrons often use alfresco dining. With the current trend towards large open windows during the summer months, a business owner raised concerns regarding the close proximity of smoking to non-smoking patrons.
- A number of businesses were concerned about the potential, and in some cases total, loss of alfresco dining that would occur should dining be moved to the building line in addition to the loss of alfresco in the parking bays. Two businesses felt strongly that should this occur the Council should abolish alfresco completely.
- Businesses have asked that, in the event they lose alfresco space due to the movement of alfresco dining from parking bays and the footpath to the building line, they be reimbursed for the fees paid on that lost space. Losses in alfresco space may occur due to the area needed for building entrances at the building line.
- Some non-restaurant businesses were concerned that patrons would no longer be walking close to the building line so reducing the impact of any advertising or window displays they provide.

However, a number of businesses were supportive of the potential improvement of safety for diners. It was felt that maintaining diners in close proximity to two lanes of traffic was hazardous and that patrons would be safer against the building line.

**Comments Relating to Implementing One Way Traffic**

There is no clear opinion regarding the effects of a one-way street on local businesses. Of particular concern to businesses located at the William Street end of James Street, were the number of vehicles that turned off William Street into the east bound lane of James Street believing it to already be one way. This potential hazard was reiterated by numerous businesses. In addition, it was felt by a number of businesses that there was currently too much activity on the street with diners, pedestrians, parked vehicles, cyclists, and two lanes of traffic interacting with each other. It was believed this level of activity increased the chance for driver or pedestrian confusion and was potentially dangerous. The one way street could reduce this perceived danger.

There was however some extremely vocal and adamant opposition to the proposal. A number of businesses felt that one way traffic would reduce access into the area, with one business raising concern for their elderly patrons. A franchise cited corporate research documents that demonstrated that one way traffic resulted in loss of business. The cited research paralleled the concerns of other businesses that felt one way traffic would negatively influence their business activities due to reduced access to parking and the actual business. One business stated that the perceived

access problem to Northbridge was already causing loss of business and felt that this proposal could cause even greater losses to his business.

### **Comments Relating to Reintroduced Street Parking**

While most businesses were indifferent to reintroduction of evening and weekend on-street parking, a number expressed support and opposition for the proposal.

Those businesses that were against the proposal believed that most on-street parking was currently used by the staff of local businesses, who have the advantage of arriving early and leaving late. Likewise, staff as opposed to patrons would use the evening parking. These businesses felt that with the alfresco in the parking bays customers were getting some use of the parking bays. There was also considerable concern for the impact parked cars would have on the visibility of businesses. A number of businesses in the area rely on line-of-sight and visibility to attract walk-in customers, with cars parked in front of the business that visibility would be reduced. Two businesses felt that the reintroduced parking coupled with the loss of alfresco would have a negative impact on the evening atmosphere.

Those that supported the reintroduced parking believed that the additional parking would improve access to the area without having a detrimental impact on their businesses. In general, they believed that there was a lack of parking and that the additional spaces would be beneficial. It should be noted that only one of those businesses maintained alfresco dining in parking-bays.

### **Taxi Council of Western Australia Position**

The Taxi Council of Western Australia has been advocating for the introduction of east bound one-way traffic along James Street believing it to improve the congestion problems experienced in the area during the evenings and reducing the circling behaviour of some local patrons. The Taxi Council believes that two-lanes of one-way traffic will improve access through James Street for emergency vehicles as well as taxis. Concern was raised regarding the introduction of a "Northbridge Block" and its potential impact on taxi ranks. The Taxi Council is asking for further consultation on any "Block" proposal.

The Taxi Council has asked that should street parking be reintroduced in the evening or weekends, that the City consider the introduction of universal access pick-up and set-down spaces for both private vehicles and taxis in place of some of the current long-term parking. The pick-up and set-down spaces will improve access to the area, particularly for those people with disabilities.

The Taxi Council has also advocated for the movement of alfresco to the building line believing it to improve patron safety.

### **Traffic Proposals**

In order to change James Street from two-way traffic flow to one-way traffic flow the City of Perth must in terms of the Local Government Act of 1995:

- *Give local public notice of the proposed order giving details of the proposal, including the location of the thoroughfare and where, when, and why it would be closed, and inviting submissions from any person who wishes to make a submission.*
- *Give written notice to each person who is prescribed for or owns land that is prescribed for the purposes of this section of the Act.*
- *Allow a reasonable time for submissions to be made and consider any submissions made.*
- *Send to the Commissioner for Main Roads appointed under the Main Roads Act 1930 a copy of the contents of the notice.*

Following the closure of the time for submissions, an assessment of the submissions must be made and a decision taken whether not to proceed with the proposed change. If the Council wishes to proceed, the details of the assessment of the submissions and a plan of the signs needed for the proposed change, must be forwarded to the Commissioner for Main Roads with a request to implement the installation of the signs. A reasonable time for submissions is normally five weeks, with a further one-week for analysis of the submissions and two weeks for the Council reporting procedure. Main Roads will require four to six weeks to approve and install the signs.

#### **FINANCIAL IMPLICATIONS:**

If the alfresco dining is to be moved to the building line, the parking signs that currently indicate parking restrictions in relation to the alfresco dining will need to be changed. There will be administrative costs associated with:

- Issuing new licenses and stickers.
- Moving markers.
- Parking signage changes.
- Public notice advertising.

In addition, consideration may be required to the potential business request for reimbursement of any fees already paid and the expenditures on barriers that will no longer be needed.

The cost of changing traffic flow from two-way to one-way, the relocation of the alfresco dining to the building line and changes to the parking signs is estimated to be in the order of \$15,000. This amount has not been provided for in the 2002/2003 budget. The loss of income for the leasing space for alfresco is estimated to be \$21,600 per annum.

#### **COMMENTS:**

Early communication with the alfresco dining operators, businesses and other stakeholders would be appropriate and in line with the conditions of the Local Government Act 1995 to change the direction of traffic flow from two-way to one-way.

The written notice to each person should also include the details of and invite comment on the proposed changes to the alfresco dining.

Legal costs may arise in the event there are difficulties in determining how the proposal is to be implemented, or objections and appeals from licence holders who may not wish to participate in the new arrangements.

Under the current Alfresco Dining Policy 2000 a 2.5 metre wide pedestrian zone must be retained along the footpath. This pedestrian zone provides for a clear pedestrian pathway and assists in meeting the requirements of the disabled.

It should be noted that moving alfresco diners to the building line will be a disadvantage to pedestrians who will be walking in the area of the footpath occupied by obstacles such as bins, street poles and ticket machines.

Maintaining access to alfresco in the parking bays in James Street (two lanes one-way) will expose diners to risks from more quickly moving vehicles. While alfresco space would be maintained from an operator's point of view, it may not solve problems associated with conflict between diners and intoxicated pedestrians. This risk would be reduced if James Street were converted to one lane one-way.

***Moved by Cr Tudori, seconded by Cr McEvoy***

***That the Council advertises its intention to:-***

- 1. allow alfresco dining against the building line in James Street and under what conditions;***
- 2. abolish alfresco dining in James Street parking bays after 5:30pm;***
- 3. advertise its intention to convert James Street to a one-way system in accordance with the requirements of the Local Government Act.***

***Motion to defer***

***Moved by Cr MacGill, seconded by Cr Scaffidi***

***That the item relating to Alfresco Survey of James Street Businesses be deferred.***

***The motion to defer was put and carried***

**As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-**

**For:** The Lord Mayor, Crs McEvoy, MacGill, Scaffidi, Sutherland and Tan

**Against:** Crs Davidson, Stroud and Tudori

## **637/02 CHRISTIAN BROTHERS COLLEGE COMMEMORATIVE PLAQUE**

### **BACKGROUND:**

FILE REFERENCE: P1006693  
RESPONSIBLE DIRECTOR: Garry Dunne, Director Service Units  
DATE: 21 August 2002  
MAP / SCHEDULE: Schedule - Proposed plaque details  
Map - Proposed plaque location

The Council has received a request from the Trinity College/Aquinas College Old Boys Association seeking approval to place a commemorative plaque in the footpath adjacent to the site of the original Christian Brothers College, now occupied by the Duxton Hotel, at 1 St Georges Terrace, Perth.

It is proposed that the plaque be installed on 20 October 2002.

The Christian Brothers College (CBC), Perth, was founded in 1894 and occupied the site on the south west corner of Victoria Avenue and St Georges Terrace until 1961, when the school moved to its present site adjacent to the Causeway and was renamed Trinity College. One of the first schools in the Colony, CBC Perth was also the parent of Aquinas College which was spun off as a boarding and day school in 1938, leaving the CBC Perth as a day school.

In the ensuing decades, CBC Perth provided quality education to a substantial number of young men from the city and the surrounding suburbs, many of whom became prominent in business, politics and other chosen fields. The building was finally demolished in the mid-sixties to make way for the Chevron Hilton Hotel, a project which was aborted, with the site later being developed for the Australian Taxation Office.

### **POLICY/LEGISLATION/STRATEGIC PLAN:**

#### **Policy**

Policy Name and Number: (BU6) Memorial Footpath Plaques – Laying Of

#### **Strategic Plan**

Key Result Area: Social and Cultural

Objective No: SC4                      Objective: Continue to augment and enhance the City's contribution to its cultural

environment and to increase participation in its cultural life.

**DETAILS:**

The proposed plaque is bronze text and image occupying approximately 400mm x 400mm inset into concrete in the same style as existing plaques in St Georges Terrace. It is proposed that the plaque be installed in the footpath outside 1 St Georges Terrace, Perth which is currently the Duxton Hotel.

Details of the plaque's wording, together with a plan of the proposed location, is attached as Schedule 1.

**FINANCIAL IMPLICATIONS:**

There are no financial implications for the City of Perth.

The applicant has stated that they will bear all costs associated with the manufacture and installation of the plaques.

**COMMENTS:**

Christian Brothers College has played a significant role in the lives of many West Australians, and for many years was a prominent feature of the Perth landscape. The former site is of historical significance, therefore it is appropriate that this site be acknowledged.

***Moved by Cr Stroud, seconded by Cr Davidson***

***That the Council approves the installation of a paving plaque, at the expense of the applicant, in the footpath outside of 1 St Georges Terrace, Perth to commemorate the Christian Brothers College site.***

***The motion was put and carried***

**As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-**

**For: The Lord Mayor, Crs McEvoy, Davidson, MacGill, Scaffidi, Sutherland, Stroud, Tan and Tudori**

**Against: Nil**



**638/02 PERTH COLLEGE COMMEMORATIVE PLAQUE**

**BACKGROUND:**

FILE REFERENCE: P1006693  
RESPONSIBLE DIRECTOR: Garry Dunne, Director Service Units  
DATE: 21 August 2002  
MAP / SCHEDULE: Schedule - Proposed plaque details  
Schedule - Proposed plaque locations

The Council has received a request from the Perth College seeking approval to place a commemorative plaque in the footpath at two locations as part of the school's centenary celebrations. The first plaque is proposed to be located outside 14 Bellevue Terrace, Perth (the school's principal location prior to its present location), and the second outside 38-40 Colin Street, West Perth (the location of the school's first classrooms).

It is anticipated that the Bellevue Terrace plaque will be unveiled for the Centenary Year - St Michael's Day Service on 27 September 2002.

The Perth College was founded and developed by the Community of the Sisters of the Church who were instrumental in establishing many charitable as well as educational ventures in Perth and the surrounding area since November 1901.

The first classrooms were in West Perth in 1902, however, with the increased demand for the Sisters to take on boarders, a boarding house with classrooms named 'Hawkesbury' was established in 1903 in Bellevue Terrace. The school remained here until it moved to its current site on Beaufort Street Mt Lawley in 1915.

This year, 2002, sees the Perth College celebrate 100 years of exceptional women's education in Perth.

**POLICY/LEGISLATION/STRATEGIC PLAN:**

**Policy**

Policy Name and Number: (BU6) Memorial Footpath Plaques – Laying Of

**Strategic Plan**

Key Result Area: Social and Cultural

Objective No: SC4

Objective:

Continue to augment and enhance the City's contribution to its cultural environment and to increase participation in its cultural life.

**DETAILS:**

The bronze plaques are proposed to be inset into a 400mm x 400mm paving frame in the footpath outside 14 Bellevue Terrace, Perth which is currently a strata unit complex, and 38-40 Colin Street which is currently a general commercial development.

Details of the plaques wording together with plans of the proposed locations are attached as Schedule 2.

**FINANCIAL IMPLICATIONS:**

There are no financial implications for the City of Perth.

The applicant has stated that they will bear all costs associated with the manufacture and installation of the plaques.

**COMMENTS:**

The Perth College has a well established history for educating young women within the City of Perth and its former sites are of historical significance, therefore it is appropriate that these sites be acknowledged.

***Moved by Cr Scaffidi, seconded by Cr Davidson***

***That the Council approves the installation of a centenary plaque, at the expense of the applicant, in the footpath outside 14 Bellevue Terrace, Perth and 38-40 Colin Street, West Perth to commemorate the former Perth College sites.***

***Motion to amend***

***Moved by Cr Stroud, seconded by Cr McEvoy***

***That after the word "outside" delete all text and add "one location to mark the commencement of Perth College".***

***The amendment was put and lost***

**As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-**

**For:           The Lord Mayor, Crs McEvoy, Stroud and Tudori**

**Against:     Crs Davidson, MacGill, Scaffidi, Sutherland and Tan**

***Motion that the motion be put***

***Moved by Cr Tudori, seconded by Cr Stroud***

***That the motion be put.***

***The motion that the motion be put was put and lost***

**As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-**

**For: Crs McEvoy, Stroud and Tudori**

**Against: The Lord Mayor, Crs Davidson, MacGill, Scaffidi, Sutherland and Tan**

**Discussion ensued**

***The main motion was put and carried***

**As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-**

**For: Crs Davidson, MacGill, Scaffidi, Sutherland and Tan**

**Against: The Lord Mayor, Crs McEvoy, Stroud and Tudori**

**The Lord Mayor welcomed official guests from the WA Retailers Association Inc. and also Father Jim Fitzpatrick – Australian Ambassador to the Vatican City.**

## **639/02 TENDER 074-2001/2002 SUPPLY AND DELIVERY OF GRANITE PAVING**

### **BACKGROUND:**

**FILE REFERENCE:** P1016830  
**RESPONSIBLE DIRECTOR:** Garry Dunne, Director Service Units  
**DATE:** 12 August 2002  
**MAP / SCHEDULE:** Schedule of rates for preferred granites.

On **12 March 2002** the Council nominated granite as the preferred paving material for Hay Street Mall - stage 1 works of the Malls Action Plan.

On 23 March 2002 tenders were called nationally for the supply and delivery of granite paving units. This tender called for a broad range of granite colours.

On 16 April 2002 tenders were received from 18 companies.

**POLICY/LEGISLATION/STRATEGIC PLAN:**

**Policy**

Policy Name and Number: Public Places Enhancement Strategy

**Strategic Plan:**

Key Result Area: Urban Development and Transport

Objective No: U2 Objective: To make Perth an attractive location for major businesses to establish themselves.

Strategy: Align urban design with economic strategies to attract new businesses to establish in the City.  
Foster a vibrant City Centre for enjoyment, living and learning.

**DETAILS:**

The following table provides an overview of tenders received:-

Number of tenders received	18	Number of different Australian granites	20
Non-conforming tenders	2	Number of different imported granites	50
Conforming tenders	16	Total number of different granites	70
		Number of samples submitted	108

The following table sets out the final ranking of tenderers based on the specified qualitative criteria (**excludes** assessment of prices and the subjective criteria regarding the visual quality of granites submitted):-

<b>Ranking</b>	<b>Name of Tenderer</b>
1	Melocco Stone
2	Tile Factory Group
3	Arca and Interceramics
4	JH Wagner & Sons
5	Artedomus (Perth) Pty Ltd
6	Marble & Cement Work (WA) Pty Ltd
7	Stonex Marble & Granite
8	Midland Brick ( <i>invalid tender</i> )
9	Yorkstone
10	Bam Stone
11	Bernini Stone & Tiles Pty Ltd

<b>Ranking</b>	<b>Name of Tenderer</b>
12	Albany Monumental Masons
13	Unica Pty Ltd
14	Dynasty Stone Pty Ltd
15	Bindoon Tiling
16	Granite Works Pty Ltd
17	Real Granite Tops (WA)
18	Granite Construction Company ( <i>invalid tender</i> )

**FINANCIAL IMPLICATIONS:**

ACCOUNT NO:	CW 04758
BUDGET ITEM:	Transport Streets, Roads, Bridges, Depots - Central City Malls
BUDGET PAGE NUMBER:	22
BUDGETED AMOUNT:	\$4,717,000
AMOUNT SPENT TO DATE:	\$13,860
PROPOSED COST:	ESTIMATES BASED ON RATES
	\$1,399,268 for main paving
	\$79,092 for secondary paving
	\$28,636 for highlight paving
	<b>\$1,506,996 total</b>
BALANCE:	\$3,196,144
ANNUAL MAINTENANCE:	N/A

All figures quoted in this report are exclusive of GST.

**COMMENTS:**

The tender documentation called for a broad range of granite colours to maximise the choice and design options available to the Council. The tenders received responded positively to this and produced a good range to select from. In addition, some of the more visually interesting granites, particularly from Australia, were submitted by more than one tenderer - thereby increasing the competitive environment for their supply.

Elected Members have viewed all the different tendered granites with some of the more visually interesting samples viewed in larger areas. In parallel to this aesthetic assessment, technical assessments have been carried out on all tenders. As a result, the following granites are regarded as the most suitable for the Malls Action Plan and are aesthetically compatible with each other:-

- 'Verde Austral', Fraser Range, Western Australia
- 'Mountain Black', China
- 'Kalta Grey' Albany, Western Australia

The following table provides a summary of these preferred granites and information on the tenders received for their supply:-

<b>Preferred Granite</b>	<b>Proposed use</b>	<b>Number of tenders received</b>	<b>Preferred Tenderer</b>	<i>Estimated value of contract</i>	<b>Comment</b>
<b>Verde Austral</b> Fraser Range, WA	Main paving colour	5	Bernini Stone	\$1,399,268	Lowest tendered prices for this particular granite.
<b>Mountain Black</b> China	Secondary paving – under trees	1	Granite Works	\$79,092	Only one tender received for supply of this granite. Low prices.
<b>Kalta Grey</b> Albany, WA.	Highlight colour only	1	Albany Monumental Masons	\$28,636	Only one tender received for supply of this granite. Small quantities required.

See attached Schedule 3 for prices submitted by all tenderers for the three preferred granites.

The preferred main granite colour '**Verde Austral**' was submitted by 5 different tenderers, making it the most popular green granite out of all tenders. **Bernini Stone & Tiles Pty Ltd** submitted the best prices and ranked 11<sup>th</sup> amongst tenderers under qualitative criteria. The company is considered capable of delivering the required quantities of paving to acceptable standards and timelines.

Only one tenderer **Granite Works Pty Ltd** submitted the preferred secondary granite colour '**Mountain Black**'. The submitted prices for this granite are very low. The company ranked 16<sup>th</sup> amongst suppliers under qualitative criteria and is considered capable of delivering the small quantities required to acceptable standards and timelines.

**Albany Monumental Masons** are the only suppliers to submit a tender for the preferred highlight paving granite '**Kalta Grey**'. The prices for this granite are approximately 15% more expensive than the main granite, however, only very small quantities are required (1% of total paving). Albany Monumental Masons ranked 9<sup>th</sup> amongst suppliers under qualitative criteria and are considered capable of delivering these very small quantities of paving to acceptable standards and timelines.

**(Cr MacGill disclosed an interest, took no part in discussion and did not vote on this item)**

<b>Member</b>	<b>Nature of Interest</b>
Cr MacGill	Proximity

**Cr MacGill departed the Chamber at 6.46pm**

*Moved by Cr Tudori, seconded by Cr Scaffidi*

*That:-*

- 1. the following tenders for the supply and delivery of granite paving units for the enhancement works to Hay Street Mall be accepted:-**
  - 1.1 the schedule of rates (as stated in attached Schedule 3) from Bernini Stone & Tiles Pty Ltd for the supply of 'Verde Austral' as the main granite paving colour;**
  - 1.2 the schedule of rates (as stated in attached Schedule 3) from Granite Works Pty Ltd for 'Mountain Black' as the secondary granite paving colour;**
  - 1.3 the schedule of rates (as stated in attached Schedule 3) from Albany Monumental Masons for 'Kalta Grey' as a highlight paving colour;**
- 2. the expenditure in part 1 above be charged to Budget Item "Central City Malls" account number CW.04758.**

*The motion was put and lost*

As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-

**For: Crs Davidson, Scaffidi and Tudori**

**Against: The Lord Mayor, Crs McEvoy, Sutherland, Stroud and Tan**

In accordance with Regulation 11(da) of the Local Government (Administration) Amendment Regulations 1999, the reason for the decision made being significantly different to that recommended, is that the granite and colour does not fit into the ambience of the area.

*Moved by Cr McEvoy, seconded by Cr Sutherland*

*That the Council rejects all tenders for the supply and delivery of granite paving.*

*The motion was put and carried*

As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-

**For:** The Lord Mayor, Crs McEvoy, Sutherland, Stroud, Tan and Tudori

**Against:** Cr Davidson and Cr Scaffidi

**Cr MacGill returned to the Chamber at 7.13pm**

## **640/02 PARLIAMENT HOUSE PRECINCT POLICY – 2002 REVIEW**

### **BACKGROUND:**

FILE REFERENCE: P1005468  
RESPONSIBLE DIRECTOR: Charlotte Stockwell, Director Strategy  
DATE: 22 August 2002  
MAP / SCHEDULE: N/A

The Parliament House Precinct Policy applies over the MRS Clause 32 area at Parliament Hill and was first published in a Planning Bulletin of the Metropolitan Region Planning Authority in 1971. The Parliament House Precinct Policy area was extended beyond the Clause 32 area to include properties fronting Mounts Bay Road in 1980 and a reviewed policy was published in 1983. All development applications that occur within the inner precinct of the Policy area are referred to the Parliament House Precinct Committee to advise the state planning authority on how they should be determined.

In 1995 the Mount Street Study recommended to the Ministry for Planning that that the Parliament House Precinct Policy be reviewed, especially in relation to the height controls in the Mount Street and Mounts Bay Road areas.

In July 2000 the Central Perth Planning Committee (CPPC) resolved to support a review of the Parliament House Precinct Policy. Hames Sharley were subsequently appointed by the Department of Planning and Infrastructure (DPI) to complete the review of the Parliament House Precinct Policy.

*The study has been managed by a Project Control Group (PCG) comprising officers of the DPI, the City of Perth, the Parliamentary Services Department and the Royal Australian Institute of Architects' (RAIA) representative on the Parliament House Precinct Committee, Mr Denis Silver.*

At the 12 June 2002 meeting the CPPC resolved to accept the final draft report and to request that officers from the City of Perth and the Department for Planning and Infrastructure assess the final draft 'Parliament House Precinct Policy - 2002 Review' and to report back to the Committee. At the meeting of 13 August 2002 the CPPC agreed that the policy be referred to the Elected Members of the City of Perth for their comment.



**Study brief**

The Study Brief outlined the following objectives of the review:

- a) undertake a review of the *Parliament House Precinct Policy* - Planning Bulletin July 1983;
- b) review the objectives of the Precinct in relation to the rationale of the objectives and confirm and, if appropriate, expand the objectives;
- c) review, and if necessary, redefine the Parliament House Precinct boundaries, including the Inner and Outer Precincts having regard to the objectives of the Policy, the draft City of Perth Town Planning Scheme No.2 and the Mount Street Design Policy;
- d) review, and if necessary, recommend changes to the prescribed height limits in the Inner and Outer Precinct including the boundaries of the height limits;
- e) review, and if necessary, recommend changes to the development control mechanisms;
- f) review, and if necessary, recommend changes to the Policy provisions in relation to building design elements including, but not limited to, building form, materials of construction, setbacks, vehicle parking, landscaping and signage; and
- g) review, and if necessary, recommend changes to the Metropolitan Region Scheme Clause 32 Notice of 4 November 1983.

**POLICY/LEGISLATION/STRATEGIC PLAN:**

**Policy**

Policy Name and Number: Parliament House Precinct Policy 1983

**Legislation**

Metropolitan Region Scheme Act

Section:

Town Planning and Development Act

**DETAILS:**

In summary, the brief did not require that the consultants prepare a revised draft policy but simply review the purpose, intent and provisions of the current policy. This involved undertaking a number of tasks, including the following:

“Examine the impact and effects of the following matters in relation to the objectives of the Policy:

- a) the existing natural land form;
- b) the existing mature vegetation in front of Parliament House;
- c) existing and proposed development at the western end of the City;
- d) sites where future development could have an impact on the views to and from Parliament House;

- e) current statutory controls;
- f) the draft City of Perth Town Planning Scheme No.2;
- g) the City of Perth *Mount Street Design Policy*;
- h) the potential impact on views from any building subsequently located on the Parliamentary Reserve.”

The brief also required that the consultants make recommendation to the Commission on the following matters:

- a) any necessary changes to the objectives of the Policy;
- b) any necessary changes to the boundary of the Parliament House Precinct, including the boundaries of the Inner and Outer Precincts;
- c) any necessary changes to the prescribed height limits of the Policy;
- d) any necessary changes to the development control mechanisms of the Policy, including alternative methods of implementation;
- e) any necessary changes to the Clause 32 Notice of 4 November 1983;
- f) any necessary changes to the operation of the Parliament House Precinct Committee to streamline decision making.

### **Review process**

A two-day enquiry-by-design workshop was held within the Parliament House Precinct, at the Constitution Centre on Havelock Street, West Perth on 1 and 2 November 2001. The workshop explored the objectives and limits of the current policy and established a understanding of the current form and function of the Parliament House Precinct and environs. A Workshop Inception Report and a Workshop Outcomes Report have been prepared and form part of the completed review. The draft final report, the '*Parliament House Precinct Policy - 2002 Review*', including the Workshop Inception and Outcomes Reports, is tabled.

### **Review recommendations**

The report confirms that the Parliament House Precinct Policy is a relevant and purposeful planning control document and recommend that the Policy be maintained and updated with eleven changes and additions be made to the existing policy. In addition it has been recommended that four principal implementation actions be undertaken. The recommendations are summarised below.

1. Introducing new objectives.
2. Introducing of a set of principles.
3. Introducing a statement defining the purpose.
4. Redefining the precinct boundaries and view corridors.
5. Keeping the 'Policies' of the Policy but with some modifications and additions.

6. Changing the heading 'policies' to 'policy provisions'.
7. Keeping the height controls, with changes to accord with the City Planning Scheme (CPS).
8. Introducing design guidelines to be devised in close collaboration with the City.
9. Protecting a long-term possible underground rail reservation through the precinct.
10. The formulation of a Strategic Land Use Plan.
11. The preparation of an Inner Precinct Strategic Land Use Plan for the Inner Precinct.
12. Modification of the 'Controls', 'Procedures' and 'Applications' sections of the Policy.
13. Introduction of a revised Committee structure including provision for a 'Place Manager'.
14. Initiation of amendments to the CPS to implement provisions, including height controls.

**FINANCIAL IMPLICATIONS:**

There are no financial implications.

**COMMENTS:**

**1. Proposed New Objectives**

It is recommended that new objectives replace the current policy objectives. New objectives were drafted at the workshop that are concise and have been designed to improve the meaning and intent of the policy.

The recommendation to delete the current objectives and install the drafted new objectives is supported.

**2. Proposed Principles**

In conjunction with the proposed new objectives it was recommended that a new 'principles' section be included in a revised version of the policy. The principles section is intended to permit an expansion of the meaning and intent of the objectives without cluttering the clearly defined conciseness of the draft new objectives.

It is considered that the principles section would be a positive contribution to the policy and is supported.

**3. Proposed Purpose**

As noted in the Workshop Outcomes Report, it was generally agreed at the workshop that the current policy is loosely focused, with no readily apparent purpose. It was

considered useful to insert a section into a revised version of the policy that addressed this issue. The 'purpose' section proposed would include reference to the 'Parliament House Precinct Strategic Land Use Plan'. This element of the review recommendations is addressed below.

It is considered that a purpose section would be a positive contribution to the policy and is supported.

#### **4. Precinct Boundaries and View Corridors**

It was generally agreed at the workshop that the current precinct boundaries are not optimal. It was also noted that users of the current policy, including Council and DPI Officers, elected representatives, developers and architects often found the policy to be ill defined, unclear and generally anomalous. A plan was produced at the workshop that was characterised by modifications to the Inner Precinct (West Perth, Kings Park, Hay Street, QVI) and the Outer Precinct (West Perth, Wellington Street and Barrack Square) boundaries. Three principal view corridors were denoted on the Workshop produced plan as requiring protection, being:-

1. Parliament Hill - Swan River.
2. Parliament House - Darling Range.
3. Parliament House - St Georges Terrace.

The consultant's report recommends that the precinct boundaries be revised as generally agreed at the Workshop. A plan denoting the proposed precinct boundaries and confirming the view corridor to be protected forms part of the review recommendations.

These view corridors vary from the current view corridors in two respects:

- inclusion of a view axis to the north-east, toward the Darling Range, and;
- nominating Parliament Hill, rather than the Parliament House entrance level, as the termination/source of the Swan River vista.

The consultant's recommendation to include a Darling Scarp view axis as part of a revised policy is not considered an essential objective of the Policy and could be deleted from any possible future revised Policy. However nominating the Parliament Hill as the source of the view toward the river, and the point of reference viewed from the river as "Parliament" is generally agreed to be critical to the future success of the Policy.

The principal modifications relative to the current policy boundaries are:  
Expansion of the Outer Precinct to:-

- include the freeway interchange, foreshore Barrack Square (to protect the Parliament Hill - Swan River view corridor from possible future development between the Esplanade and the river foreshore);

- the west with Colin Street as the boundary (to protect the current and possible future Parliament House vista viewed from St Georges Terrace);
- to the north, the rear property boundary between Murray and Hay Streets and part of the Wellington/Elder/Milligan/Murray Street block. (this land essentially forms part of the Parliament Hill and unsympathetic development could significantly impact on its visual prominence).

Expansion of the Inner Precinct to:-

- include a portion of Kings Park directly adjacent to Dumas House(to acknowledge that Kings Park does form part of the Parliament Hill).
- include the land at the foot of Mount Street adjacent to the Freeway( to protect the existing view from Parliament House).
- include the land at the corner of Hay Street and Harvest Terrace ( to Protect the views to Parliament Hill).
- Murray Street( to Complete the Inner precinct and to secure the view from Parliament House toward the Darling Scarp).

The nominated view corridors and the proposed revised precinct boundaries raise the following comments:

- Multiple information on the plan is confusing and illegible.
- It is recommended that separate maps denoting each discrete set of information is necessary and should form part of any revised policy. Also that an additional map demonstrating each view axis with supporting information such as contemporaneous photographs of each vista should form part of any revised policy.
- The proposed extensions to the Inner Precinct to include land adjacent to the freeway on Mount Street, land at the corner of Hay Street and Harvest Terrace and to Murray Street are not supported because it is an unnecessary expansion of the Precinct.
- The proposed extension to the Inner Precinct to include a portion of Kings Park is supported.
- The expansion of the current Clause 32 area to reflect the recommended amendments to the precinct boundaries is not supported. However, incorporation of non-discretionary provisions in the draft City of Perth City Planning Scheme No.2 to address the agreed changes is supported.

## **5. and 6. Policy Provisions**

The current Policy includes a 'Policies' section. The review recommends that this section be re-named 'Policy Provisions' and that a revised set of provisions be

incorporated into a revised policy. The revised provisions recommended address: land uses; development heights; landscape and streetscape; car parking; building form and materials, and; signage. The provisions proposed are generally the same as the current 'policies' with the addition of titles and some modification for clarity.

This recommendation is supported.

## **7. Height Controls**

The review confirmed that a number of buildings within the precinct exceed the height limits prescribed under the current policy. The precinct has been divided into six different height limit areas. In summary, the recommendations forwarded by the consultant would result in the following:

**Area A:** Height limits should **remain** as per the current Policy. The Mount Street Design Policy (City of Perth) should be reviewed to reflect the existing Policy height controls. The buildings that currently exceed the Policy height controls should not be permitted to redevelop to heights exceeding the current prescribed standards.

The recommendation to retain the height limits prescribed under the current policy in 'Area A' conflicts with the Mount Street Design Guidelines (MSDG) adopted by the City of Perth on 25 January 2000. The MSDG promote higher buildings in this locality and generally reflect the existing built form. Since 2000 the City has assessed all development proposal along Mount Street with regard to the MSDG. The Mount Street Design Guidelines were developed by the City in response to the Mount Street Precinct Study 1995. That study advised that the Parliament House Precinct Policy had become less effective over time due to ad hoc variations. Accordingly, the City adopted a Policy that contravenes the current Parliament House Precinct Policy. Several applications have been approved by the Commission on the basis that the MSDG were a recent and detailed examination of appropriate built form for Mount Street. The consultant's recommendation is not supported.

**Area B:** Height limits should be **changed** to coincide with the (City of Perth) Mount Street Design Policy.

The recommendation is supported.

**Area C:** Height limits should **remain** as per the current Policy. Four buildings on this site substantially exceed the prescribed height limit and remain approved, as they form part of a more comprehensive development that has substantially commenced. But, any future buildings on that site should only develop to the current prescribed standards.

The recommendation to retain the existing height limit prescribed in the Policy over this land is considered to be a 'status quo' approach to an issue that

should be addressed in a more thorough and imaginative fashion. Detailed design and planning analysis of this site is needed with the intent to establish if building envelopes can be created that will permit a substantial increase in development whilst complying with the objectives of the Policy.

It is recommended that this proposal not be supported and relevant height and design controls be developed after a careful examination of the site.

**Area D:** Height limits should be **changed** to those prescribed under the draft City Planning Scheme No.2.

The recommendation is supported.

**Area E:** The Policy should be **changed** to prescribe an 18 metre maximum height limit in the block bounded by Havelock Street, Hay Street, Harvest Terrace and Parliament Place.

Under the current and draft City Planning Schemes commercial development in that block is restricted to 18 metres maximum height, but residential and mixed-use buildings may be permitted to be as high as 27 metres. Such buildings may adversely affect the dignity and prominence of the Parliament House. The draft City of Perth City Planning Scheme No.2 should be amended to correlate with the proposed Policy change.

The recommendation is generally supported.

**Area F:** The Policy should be **changed** to prescribe a 38 metre Australian Height Datum (AHD) maximum height limit extending to the north-east.

To protect these views from the Parliament's eastern forecourt towards the Darling Range (also set at around 38 metres AHD).

The recommendation to establish a further view corridor from the Parliament's eastern forecourt towards the Darling Range (also set at around 38 metres AHD) is considered to be an unnecessary objective that would unduly restrict development in the area. It is not supported.

## **8. Design Guidelines**

The recommendation that a set of design guidelines be established in conjunction with the revisions recommended is generally supported. However, there is some possibility for duplication with regard to the Mount Street Design Guidelines.

It is considered appropriate that a design guideline be established, but only for those private properties that directly address Parliament Hill (ie. properties abutting Parliament Place, Harvest Terrace, Havelock Street and Malcolm Street) and that they be prepared in close collaboration with the City of Perth

## **9. Transport Reservation**

The review recommended that consideration be given by the State Government to protecting an underground rail corridor through the Parliament Hill Precinct.

This recommendation is supported as a long-term principle.

## **10. Parliament House Strategic Land Use Plan**

The review recommends that a Strategic Land Use Plan for the Inner Precinct be prepared by the Commission in liaison with the Parliament House Precinct Committee, Parliamentary Services Department, City of Perth, Department for Planning and Infrastructure, Main Roads WA, Department of Housing and Works, Botanic Parks and Gardens Authority, Heritage Council of WA, National Trust of WA and other relevant government agencies and organisations to ultimately be an integral part of the Policy.

The proposal to establish a plan of the type proposed is considered to be critical to the achievement of the Policy objectives. However, it is recommended that such a plan be established only for the Parliament Hill reservations and those private properties that directly address it (that is - properties abutting Parliament Place, Harvest Terrace, Havelock Street and Malcolm Street). Also, it is considered that the label 'Strategic Land Use Plan' is a misnomer and that a more appropriate name that accurately reflects the holistic purpose of the plan should be used, for example 'Design and Development Plan'.

This recommendation is strongly supported and some of the existing scenario development work done by the City in this regard should be used as an input to this plan.

## **11. Inner Precinct Concept Plan**

This Plan was based on work that was done at the workshop and it is recommended that it be accepted by the Commission as input to the formulation of a more detailed Parliament House Strategic Land Use Plan.

## **13. Parliament House Precinct Committee and Structure**

The study recommends that the structure, format and purpose of the Committee be reviewed with a view to expanding its membership and establishing a more proactive focus and that a position be established for a 'Place Manager' to co-ordinate the functioning of the Committee and to project-manage the implementation of the Policy and a Strategic Land Use Plan.

This recommendation is supported as proposed. It is noted, however, that the final composition and future purpose of the Committee is dependent upon associated reforms proposed to the boundaries of the Clause 32 area and additional plans to be developed and introduced.



#### **14. Implementation**

The primary mechanisms for implementing the recommended changes and additions to the Parliament House Precinct Policy are modifications to the 'Controls', 'Procedures' and 'Applications' sections of the Policy, the initiation of amendments to the draft City of Perth City Planning Scheme No.2 and modification to the current clause 32 resolution. In conjunction, it is noted in the review that modification would be necessary to the current delegation and development application procedures.

This recommendation is supported.

***Moved by Cr McEvoy, seconded by Cr Davidson***

***That the Council advises the Central Perth Planning Committee that it has considered the Draft Parliament House Precinct Policy Review 2002 and that it: -***

- 1. supports the proposed new objectives, principles, purpose and policy provisions for the Policy;***
- 2. does not support the proposed expansion of the Inner and Outer Precinct boundaries with the exception of the expansion to incorporate part of Kings Park;***
- 3. does not support the proposed expansion of the Clause 32 area to reflect the recommended boundaries but would consider the incorporation of appropriate provisions in the City Planning Scheme;***
- 4. does not support the proposals relating to height limits except where it is recommended that the height limits accord with those set out in the Mount Street Design Policy and the City Planning Scheme;***
- 5. supports the preparation of design guidelines for the area limited to those private properties that directly address Parliament Hill;***
- 6. supports as a long term principle the reservation for an underground rail corridor along the freeway;***
- 7. strongly supports the preparation of Strategic Land Use, Design and Development Plan but that it be confined to Parliament Hill and the immediate adjacent area;***

***(Cont'd)***

- 8. supports the review of both the Parliament House Precinct committee functions and membership and the mechanisms for the future implementation of the Policy;**
- 9. requests that the Design Guidelines, Strategic Land Use, Design and Development Plan and any further review of any other part of the Policy be prepared in close collaboration with the City of Perth.**

***The motion was put and carried***

**As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-**

**For: The Lord Mayor, Crs McEvoy, Davidson, MacGill, Scaffidi, Sutherland, Stroud, Tan and Tudori**

**Against: Nil**

## **641/02 RAILWAY COMMITTEE – AREA OF INTEREST**

### **BACKGROUND:**

FILE REFERENCE: P1017385  
RESPONSIBLE DIRECTOR: Max Hipkins, Director Planning  
DATE: 22 August 2002  
MAP / SCHEDULE: N/A

At the City of Perth Railway Committee meeting held on 28 August 2002 it was resolved:-

That the Council adds to the Role of the Railway Committee:-

“3. to consider the impacts of sinking the railway on adjoining roads and fronting properties, including the effects of the new underground station at the intersection of William and Wellington Streets.”

*At its meeting held on 13 August 2002, when the Railway Committee was established, the Council resolved not to adopt the administration’s recommendation which specified the role as:*

- 1.1 to monitor and review the progress of the South west Urban Rail Project;
- 1.2 to recommend to the Council issues relevant to the progress of the South West Urban Rail Project.

*An alternative recommendation was adopted, specifying the role as:*

1. To ensure that all endeavours are undertaken by State Government and the Council to sink the railway system from the Horseshoe Bridge to the freeway, so as to allow Northbridge and the City to merge.
2. To allow the co-option of expert advice as committee members from outside sources.

**POLICY/LEGISLATION/STRATEGIC PLAN:**

**Strategic Plan**

Key Result Area:	Urban Development and Transport
Objective No: U1	Objective: To create a beautiful City that is both liveable and sustainable
	Strategy: To develop a structured plan which clearly sets out the Council's intentions for the future development of the City
Objective No. U3	Objective: Ensure vehicular movement in the city is effective and efficient
	Strategy: Develop a road system that will meet the present and future needs of the City.

**DETAILS:**

The proposed addition to the role of the Committee ensures that all impacts involved with the sinking of the railway between the Horseshoe Bridge and the freeway, in so far as they affect surrounding roads and property, be taken into consideration.

**FINANCIAL IMPLICATIONS:**

There are no financial implications.

**COMMENTS:**

The change from the administration's recommendation that the role of the Committee should be general and deal with all aspects of the South West Urban Rail Project within the City, to a focus on sinking the railway between the Horseshoe Bridge and the freeway leaves the coverage of many aspects of the railway uncertain. For example, impacts on the foreshore, railway station design and traffic management in Wellington and Roe Streets and on the foreshore.

There are two options to be covered in the outstanding matters:

slightly broaden the role of the Committee to cover ancillary matters to sinking the railway between the Horseshoe Bridge and the freeway and leave dealing with railway matters on the foreshore to the Foreshore Enhancement Committee.

extend the role of the Committee to cover all railway matters while maintaining the emphasis on the area between the Horseshoe Bridge and the freeway.

The advantage of the first option is that it maintains the focus on the sinking of the railway between the Horseshoe Bridge and the freeway, while taking into account all relevant factors in the vicinity. The impacts of the railway on the foreshore can be considered by the Foreshore Enhancement Committee, which is in the best position to integrate it with other work being done on the foreshore.

***Moved by Cr Tudori, seconded by Cr McEvoy***

***That the Council APPROVES BY AN ABSOLUTE MAJORITY the following addition to the Role of the Railway Committee:-***

***“3. to consider the impacts of sinking the railway on adjoining roads and fronting properties, including the effects of the new underground station at the intersection of William and Wellington Streets.”***

***The motion was put and carried by an absolute majority***

**As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-**

**For:           The Lord Mayor, Crs McEvoy, Davidson, MacGill, Scaffidi, Sutherland, Stroud, Tan and Tudori**

**Against:     Nil**

## **642/02 CITY OF PERTH RAILWAY COMMITTEE – FUNDING AND AUTHORITY FOR SINKING OF THE RAILWAY LINE**

### **BACKGROUND:**

FILE REFERENCE:           P1017385  
RESPONSIBLE DIRECTOR:   Noelene Jennings, Director Corporate Services  
DATE:                        5 September 2002  
MAP / SCHEDULE:           N/A

At the meeting of the City of Perth Railway Committee held on 3 September 2002, it was resolved:-

That the council requests the Minister for Planning and Infrastructure to change the terms of reference of the City Rail Development Committee accordingly, should the City of Perth and the community source additional funding for the sinking of the railway line to the freeway.

*Moved by Cr McEvoy, seconded by Cr Tudori*

*That the Council requests the Minister for Planning and Infrastructure to change the terms of reference of the City Rail Development Committee accordingly, should the City of Perth and the community source additional funding for the sinking of the railway line to the freeway.*

*The motion was put and carried*

As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-

**For:** The Lord Mayor, Crs McEvoy, Davidson, MacGill, Scaffidi, Sutherland, Stroud, Tan and Tudori

**Against:** Nil

## **643/02 CITY OF PERTH RAILWAY COMMITTEE – FUNDING FOR SINKING OF THE RAILWAY LINE**

### **BACKGROUND:**

FILE REFERENCE: P1017385  
RESPONSIBLE DIRECTOR: Noelene Jennings, Director Corporate Services  
DATE: 5 September 2002  
MAP / SCHEDULE: N/A

At the meeting of the City of Perth Railway Committee held on 3 September 2002, it was resolved:-

That the Minister for Planning and Infrastructure be requested to work with the City of Perth and developers to examine the potential for non-State Government funding for the extension of the railway tunnel and the sinking of the Fremantle rail line.

*Moved by Cr Tudori, seconded by Cr Davidson*

*That the Minister for Planning and Infrastructure be requested to work with the City of Perth and developers to examine the potential for non-State Government funding for the extension of the railway tunnel and the sinking of the Fremantle rail line.*

*The motion was put and carried*

As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-

**For:** The Lord Mayor, Crs McEvoy, Davidson, MacGill, Scaffidi, Sutherland, Stroud, Tan and Tudori

**Against:** Nil

## **644/02 RAILWAY (JANDAKOT TO PERTH) BILL 2002 – EXTENT OF AUTHORITY TO CONSTRUCT**

### **BACKGROUND:**

FILE REFERENCE: P1017385  
RESPONSIBLE DIRECTOR: Max Hipkins, Director Planning  
DATE: 29 August 2002  
MAP / SCHEDULE: N/A

*At the meeting of the City of Perth Railway Committee held on 4 September 2002, it was resolved:-*

*That the Council requests the State Government and Opposition to amend the Railway (Jandakot to Perth) Bill 2002 to:-*

- 1. reposition to the west of the termination point of the line described in Schedule 1, sufficiently to allow an underground connection of the proposed William Street tunnel and the existing Roe Street tunnel on the Joondalup line;*
- 2. include authorisation for undergrounding of the Fremantle line, at least between the Horseshoe Bridge and the Mitchell Freeway.*

*The Railway (Jandakot to Perth) Bill 2002 was introduced into the Legislative Assembly on 14 August 2002. The purpose of the Bill is to authorise the construction of a railway from Jandakot to Perth via the Kwinana Freeway. The Bill contains three clauses and a Schedule. Clause 3 gives the authority to construct the proposed railway, as follows:*

- 3. Authority to construct Jandakot to Perth railway**

A railway, and all necessary, proper and usual works and facilities in connection with the railway, may be constructed and maintained along the line described in Schedule 1.

Schedule 1 – Line of Jandakot to Perth Railway

The line of the railway commences at a point near Perth Coastal Grid co-ordinates 53081, 247630 about 29.7 kilometres along the Kewdale to Kwinana railway line, and terminates at a point near Perth Coastal Grid co-ordinates 53293, 264015 about 0.9 kilometres along the Perth to Joondalup line, as described in the Schedule to the *Perth-Joondalup Railway Act 1989*.

**POLICY/LEGISLATION/STRATEGIC PLAN:**

**Strategic Plan**

Key Result Area:

Urban Development and Transport

Objective No: U1

Objective: To create a beautiful City that is both liveable and sustainable.

Strategy: To develop a structured plan which clearly sets out the Council's intentions for the future development of the City.

**DETAILS:**

The requested amendments to the Bill would allow an underground connection of the proposed William Street tunnel and the existing Roe Street tunnel on the Joondalup line, also for the Fremantle line to be undergrounded between the Horseshoe Bridge and the Mitchell Freeway.

**FINANCIAL IMPLICATIONS:**

There are no financial implications for the Council or the Government at this stage.

**COMMENTS:**

The Bill currently specifies the termination of the line of the proposed Jandakot to Perth railway as the lip or edge of the concrete of the permanent way as it descends into the existing Roe Street tunnel. If the proposed William Street tunnel is lengthened and connected underground to the Roe Street tunnel, construction would extend several hundred metres westwards of the termination point described in the schedule. The first requested amendment to the Bill would reposition the termination point of the new railway further to the west, to permit the underground connection of the two rail tunnels.

The Bill at present makes no reference to sinking the Fremantle line. The second requested amendment to the Bill, to authorise undergrounding of the Fremantle line, would permit the sinking of the Fremantle line at the same time as the Jandakot to Perth Railway is constructed.

**Cr Sutherland departed the Chamber at 7.19pm and returned at 7.21pm**

*Moved by Cr MacGill, seconded by Cr McEvoy*

*That the Council requests the State Government and Opposition to amend the Railway (Jandakot to Perth) Bill 2002 to:-*

- 1. reposition to the west of the termination point of the line, described in Schedule 1, sufficiently to allow an underground connection of the proposed William Street tunnel and the existing Roe Street tunnel on the Joondalup line;*
- 2. include authorisation for undergrounding of the Fremantle line, at least between the Horseshoe Bridge and the Mitchell Freeway.*

*The motion was put and carried*

As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-

**For:** The Lord Mayor, Crs McEvoy, Davidson, MacGill, Scaffidi, Sutherland, Stroud, Tan and Tudori

**Against:** Nil

## **645/02 CITY OF PERTH RAILWAY COMMITTEE – FINANCIAL ADVICE**

### **BACKGROUND:**

FILE REFERENCE: P1017385  
RESPONSIBLE DIRECTOR: Noelene Jennings, Director Corporate Services  
DATE: 5 September 2002  
MAP / SCHEDULE: N/A

At the meeting of the City of Perth Railway Committee held on 3 September 2002, it was resolved:-

That the Council requests Mr Les McCarrey to provide financial advice to the City of Perth Railway Committee on a pro-bono basis, with the aim of raising funds for the sinking of the railway from the Central Station to the Freeway.

### **COMMENTS:**

Mr Les McCarrey CMG, BEc(Hons), BSc is a former Under Treasurer of Western Australia and Director General of Economic Development. He is widely experienced



in financial management and was involved in all aspects of Commonwealth and State financial relations for more than 20 years.

Mr McCarrey chaired the Independent Commission to Review Western Australia's Public Sector Finances from February to August 1993. He was State Under Treasurer from 1976 to 1984, having previously occupied the position of Deputy Under Treasurer for five years and Assistant Under Treasurer for a similar period.

It was therefore recommended that the Council requests Mr Les McCarrey to provide financial advice to the City of Perth Railway Committee on a pro-bono basis, with the aim of raising funds for the sinking of the railway from the Central Station to the Freeway.

***Motion to withdraw item***

***Moved by Cr Tudori, seconded by Cr McEvoy***

***That the item relating to City of Perth Railway Committee – Financial Advice, be withdrawn as the person has not been approached yet.***

***The motion to withdraw the item was put and carried***

**As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-**

**For:           The Lord Mayor, Crs McEvoy, Davidson, MacGill, Scaffidi, Sutherland, Stroud, Tan and Tudori**

**Against:     Nil**

**646/02 2002 TELSTRA RALLY AUSTRALIA**

**BACKGROUND:**

FILE REFERENCE:           P1010068-9  
RESPONSIBLE DIRECTOR:   Doug Forster, Director Business Units  
DATE:                        8 July 2002  
MAP / SCHEDULE:           N/A

Rally Australia first took place in WA in 1988 and moved to Langley Park as a 'Superstage' event in 1992. The Council has subsequently given approval to the event each year since. The 2002 Rally is programmed for Thursday 31 October to Sunday 3 November 2002.

**POLICY/LEGISLATION/STRATEGIC PLAN:**

**Policy**

Policy Name and Number: Local Law  
*Parks and Public Reserves* Local Law - Allows for the use of a park or public reserve under certain conditions, with the approval of the Council

**Legislation**

Local Government Act 1995

Section: 3.50

**Delegated Authority**

Delegated Authority No. 3.39 - *Annual Public Events*

**DETAILS:**

An application has been received from Eventscorp to utilise Langley Park for a stage of the 2002 Telstra Rally Australia, the associated road closures and concert performances. Eventscorp has invited the Council to again participate in the event as a sponsor and as such would be recognised as *Official Host City*. As a sponsor the City of Perth would also be entitled to exposure via advertising and promotion material, use of corporate hospitality villas and other benefits. In return it has been requested that reserve hire and various other services as detailed in the report be provided by the City. The support the event organisers are seeking is similar to previous years.

2002 Telstra Rally Australia is a round of the Federation Internationale de l'Automobile (FIA) World Rally Championship. It is run in compliance with international sporting codes of practice and is approved by Confederation of Australian Motor Sports (CAMS).

This year's event will be similar to last year and is proposed to be held from Thursday 31 October to Sunday 3 November 2002.

A Reconnaissance event will also be conducted on the evening of Tuesday 29 October 2002. The Rally event will be held from 6:00pm to 11.00pm on Thursday 31 October and Friday 1 November 2002 and from 4.30pm to 11.00pm on Saturday 2 November 2002. The official finish of the Rally will be held in Forrest Place on Sunday 3 November 2002.

Langley Park will be required for the construction of a gravel track, viewing platforms, sponsorship marquees, administration area, parc ferme and a vehicle service area. Additional entertainment, including a concert performance on each night is also proposed. Ozone Reserve is required to cater for the parking of the large media contingent and VIP guests. Ozone Reserve may be under redevelopment at this time and it may not be possible to provide the total number of bays previously provided. Eventscorp will be responsible for managing the media and VIP parking area and is aware of the proposed construction programme.

Demobilisation and reinstatement of the reserve immediately after the event is expected to be finalised by 20 December 2002. Some remedial work may be required after this period depending on climatic conditions.

A public liability policy of \$50 million will be provided by Eventscorp for the event.

### **Marketing and Publicity**

The City of Perth as the 'Official Host City' for the event will share in signage opportunities located at various parts of the course, will gain exposure via advertising and promotion on official publications and programmes and in selected press advertisements.

The status of this event on the international motoring scene has increased over the past years and has won many national and international awards.

### **Road Closures and Parking**

The organisers have requested the closure of various streets surrounding Langley Park. The road closures are similar to last year's event. The main purpose of the closures is to facilitate rally activities within Terrace Road and to ensure public safety for pedestrians and motorists. The closures are designed to minimise inconvenience to the residents and businesses within Terrace Road, where possible. As the event is totally within Langley Park, Riverside Drive is not required as such for the event. However, it is considered for reasons of safety that it be closed as in previous years.

The road closures will apply from approximately 6.00pm to 11.00pm on Thursday 31 October and Friday 1 November 2002 and from 4.30pm to 11.00pm on Saturday 2 November 2002. A Reconnaissance event will also be conducted on the evening of Tuesday 29 October 2002 from 6.00pm to 9.30pm.

The roads affected by closures during the Rally event are:

- Riverside Drive, between Victoria Avenue and the Causeway
- Terrace Road, between Victoria Avenue and Plain Street
- Plain Street, between Riverside Drive and Adelaide Terrace.

Some of the above roads only require partial road closures. Vehicle parking may have to be banned in certain streets during the event.

Eventscorp will be required to advertise all road closures in The West Australian newspaper. Affected residents will be advised in writing of the event and any alternative parking arrangements.

Approval for the road closures, parking restrictions and associated costs will be sought under separate report approved in accordance with Delegated Authority 3.39 - Annual Public Events.

**FINANCIAL IMPLICATIONS:**

The total cost of provision of various city services for this event has been estimated at \$72,575 (2001/02 was \$68,100). This amount will be offset by the cost of the hospitality services and other sponsorship benefits provided by Eventscorp. Any discrepancies will be finalised during negotiations for the contract for the provision of services and the reinstatement of the reserve.

Loss of parking revenue from road closures is estimated at \$9,560 (excluding GST) for the closure periods. This loss of revenue will, however, be offset by parking income to be received as a result of use of the City's car parks during the event.

Forgone Reserve Hire revenue is \$34,275 (2001/02 was \$35,416).

**EXPENDITURE:**

**1. Direct Costs**

**1.1 Big Screen**

ACCOUNT NO:	CL14 229 000
BUDGET ITEM:	Other Culture/Other Cultural Activities
BUDGET PAGE NUMBER:	12
BUDGETED AMOUNT:	\$627,264
AMOUNT SPENT TO DATE:	\$111,000
PROPOSED COST:	\$28,000
BALANCE:	\$488,264

**1.2 Road Closures, Rubbish/Sanitation, Street Cleaning, Parking Bans and Patrols**

ACCOUNT NO:	CL 07 160 250, CL 25 160 010, CL 28 160 100, CL13 160 000
BUDGET ITEM:	Other Culture/Parades and Festivals
BUDGET PAGE NUMBER:	12
BUDGETED AMOUNT:	\$107,690
AMOUNT SPENT TO DATE:	Nil
PROPOSED COST:	\$34,300
PROPOSED INCOME (CONTRA)	(\$34,300)
BALANCE:	\$107,690

**2. In Kind Support**

**2.1 Forrest Place Hire**

ACCOUNT NO:	GL 136 214
BUDGET ITEM:	Community Amenities / Other Community Amenities

BUDGET PAGE NUMBER:	3
BUDGETED AMOUNT:	\$62,360
AMOUNT RECEIVED TO DATE:	Nil
ACTUAL INCOME:	\$4,000
PROPOSED EXPENDITURE (CONTRA)	(\$4,000)
BALANCE:	\$62,360

## ***2.2 Langley and Ozone Reserve Hire***

ACCOUNT NO:	GL 119 232
BUDGET ITEM:	Other Recreation and Sport / Sports and Playgrounds
BUDGET PAGE NUMBER:	4
BUDGETED AMOUNT:	\$76,775
AMOUNT RECEIVED TO DATE:	\$4,390
ACTUAL INCOME:	\$34,275
PROPOSED EXPENDITURE (CONTRA)	(34,275)
BALANCE:	\$72,385

All figures quoted in this report are exclusive of GST.

### **COMMENTS:**

The benefits of the 2002 Telstra Rally Australia are seen to be:

- economic impact, particularly in the tourism industry;
- extra visitors who would not have otherwise come to Western Australia;
- worldwide media exposure promoting Western Australia as an exciting destination; and
- contributing to choice of entertainment by bringing an international event to the State.

The event which has given an international focus to Perth and Western Australia is constantly under challenge both from international competitors and other States of Australia. Rally Australia is only one of four annual world championship motor sport events to be staged in Australia, the others being the Australian Formula One Grand Prix, the Gold Coast Indy Car Race and Australian 500cc Motorcycle Grand Prix.

Rally Australia each year provides both the City and the State with significant economic benefits together with promoting Perth and Western Australia internationally. The Langley Park 'Superstage' is unique to rallying throughout the world and as a result provides a powerful television product and great exposure for sponsors.

The applicants will be required to comply with the Environmental Protection (Noise) Regulations 1997 and conditions of the noise abatement exemption for the event. They are also required to produce an Emergency Management Plan, which will be assessed against the standards of the Local Emergency Management Advisory Committee Council of which the Council is a member.

Due to the impending construction of the irrigation lakes on Ozone Reserve, anticipated to commence in September 2002, there may be a requirement for VIP parking to flow over into the Plain Street car park and Bowling Club land. Should earthworks not commence prior to Rally, VIP parking will be the same as last year and confined to Ozone Reserve.

**(Cr Davidson disclosed an interest, took no part in discussion and did not vote on this item)**

<b>Member</b>	<b>Nature of Interest</b>
Cr Davidson	Proximity

**Cr Davidson departed the Chamber at 7.29pm**

***Moved by Cr McEvoy, seconded by Cr Stroud***

***That:-***

- 1. the Council notes that approval for the conduct of the event has been granted under delegated authority to Eventscorp for the use of Langley Park between 29 October and 2 November 2002 to conduct the 2002 Telstra Rally Australia subject to Eventscorp entering into an agreement with the City to provide for the reinstatement of Langley Park and associated sponsorship benefits;***
- 2. the Council APPROVES BY AN ABSOLUTE MAJORITY:-***
  - 2.1 part 1 above being subject to Eventscorp providing the following sponsorship benefits, to the value of \$72,575;***
    - 2.1.1 confirmation as the "Official Host City" and "Official Sponsor for the Event";***
    - 2.1.2 the following signage opportunities incorporating the City of Perth Crest:-***

***(Cont'd)***

- **Langley Park Super Stage - two sites off-course;**
  - **Langley Park Super Stage - two sites on Parc Ferme' fence;**
  - **Langley Park Super Stage - one site at Scrutineering;**
  - **exposure via advertising and promotion on official publications, official programmes and on-site video screens;**
  - **selected press advertisements;**
- 2.1.3 provision of two complimentary tickets to the Prize Presentation Dinner;**
- 2.1.4 provision of two Corporate Hospitality Villas for 50 people, inclusive of food and beverage;**
- 2.1.5 staging the Celebrity Rally Show in Forrest Place on Thursday 31 October 2002 and the event to be promoted in a Rally Australia Sunday Times lift-out on the weekend prior to the event;**
- 2.1.6 staging the Official Finish in Forrest Place on Sunday 3 November 2002;**
- 2.1.7 screening of two City of Perth 30 second television commercials by rotation on superscreens in the following locations:**
- **Langley Park special stage**
  - **Forrest Place**
  - **various country stages**
- 2.2 the contribution of the venue hire fee of \$4,000 (excluding GST) for use of Forrest Place on Thursday 31 October 2002 for the Celebrity Rally Show and on Sunday 3 November 2002 for the official finish, and that this expenditure be charged to Budget Item "Other Community Amenities";**
- 2.3 the contribution of services in recognition of the world wide promotion the City receives from this event as follows:-**
- 2.3.1 road closures, estimated to cost \$27,000 (excluding GST), to Budget Item "Parades and Festivals";**

**(Cont'd)**

- 2.3.2 rubbish/sanitation, estimated to cost \$3,000 (excluding GST), to Budget Item "Parades and Festivals";**
  - 2.3.3 street cleaning, estimated to cost \$1,050 (excluding GST), to Budget Item "Parades and Festivals";**
  - 2.3.4 parking bans and patrols, estimated to cost \$3,250 (excluding GST), to Budget Item "Parades and Festivals";**
  - 2.3.5 Langley Park and Ozone Reserve hire, estimated to cost \$34,275 (excluding GST), to Budget Item "Sports and Playgrounds";**
- 2.4 the contribution of a total of \$28,000 (excluding GST) to Eventscorp for use of the Big Screen in Forrest Place for the period 31 October to 3 November 2002 inclusive daily between 9.00am and 4.00pm to allow the event to be viewed by the public, and that this expenditure be charged to Budget Item "Other Cultural Activities".**

***The motion was put and carried by an absolute majority***

**As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-**

**For: The Lord Mayor, Crs McEvoy, MacGill, Scaffidi, Sutherland, Stroud, Tan and Tudori**

**Against: Nil**

**Cr Davidson returned to the Chamber at 7.30pm**

## **647/02 RENT REVIEW – CITY STATION DENTAL CLINIC AND CRAIG’S MENSWEAR – CITY STATION CONCOURSE**

### **BACKGROUND:**

**FILE REFERENCE: P1011831**  
**RESPONSIBLE DIRECTOR: Garry Dunne, Director Service Units**  
**DATE: 15 August 2002**  
**MAP / SCHEDULE: N/A**



All of the commercial leases on the City Station Concourse provide for rent reviews to be undertaken every 18 months. The City Station Dental Clinic is due for a review on 7 December 2002 and Craig's Menswear is due for review on 1 December 2002.

At the Council meeting held on **8 May 2001**, it was resolved:

"That the base rental for;

1. City Station Dental Clinic be increased to fifty seven thousand seven hundred and fifty dollars (\$57,750) per annum (excluding GST) for the period 7 June 2001 to 6 December 2002;
2. Craig's Menswear be increased to twenty five thousand six hundred and fifty dollars (\$25,650) per annum (excluding GST) for the period 1 June 2002 to 30 November 2002".

**POLICY/LEGISLATION/STRATEGIC PLAN:**

**Legislation**

Section: Rent reviews are essentially determined by reference to the covenants of the individual lease, however, Open Market Rental for retail premises is defined by Section 11(2) of the Commercial Tenancy (Retail Shops) Agreements Act 1985 (as amended).

This section provides that:-

*"where a retail shop lease provides for a review during the currency of the lease of the amount of rent payable under the lease having regard to the market rent of the premises, the market rent shall be taken to be the rent obtainable at the time of the review in a free and open market, if the premises were unoccupied and offered for rental for a use permitted by, and on the same terms as contained in the current lease"*

**Strategic Plan**

Key Result Area: Economy

Objective No: E1.3

Objective: A Financially healthy City.

Strategy: Develop strategies for the future through income maintenance, diversity and growth.

**DETAILS:**

Market evidence suggests that there has been no increase in lease rentals in the vicinity of the City Station Concourse since the independent rental determination for both of the subject premises was carried out in April 2001.

The current retail rentals on the City Station Concourse are:-

<b>Tenant</b>	<b>Area (M<sup>2</sup>)</b>	<b>Annual Rent</b>	<b>Net rental (\$/sqm)</b>	<b>Date set</b>
Trackside Bakery	132.7	\$98,500	\$695	Aug 01
City Station Dental Clinic	105.3	\$57,750	\$550	Apr 01
City Station Pharmacy	139.4	\$90,610	\$650	Aug 02
Craigs Menswear	116.2	\$25,650	\$225	Apr 01
City Rail News Kiosk	41.9	\$50,280	\$1,300	Jul 02
Angus and Robertson	104.9	\$40,845	\$378	Aug 02
Medical Centre – Suite 1	508.4	\$78,835	\$155	May 02
Medical Centre – Suite 2	205.1	\$31,804	\$155	May 02
Medical Centre – Suite 3	354.1	\$47,065	\$133	May 02

**FINANCIAL IMPLICATIONS:**

**INCOME:**

ACCOUNT NO: 12406000 6521 and 12407000 6521  
 BUDGET ITEM: Community Amenities - Other Community Amenities. City Station Retail Rental  
 BUDGET PAGE NUMBER: 3  
 BUDGETED AMOUNT: \$522,458 (these components \$57,750 & \$25,650)  
 AMOUNT RECEIVED TO DATE: \$134,366 (these components \$14,371 & \$6,339)  
 ACTUAL INCOME: \$ 57,750 & \$25,650 from these components

**COMMENTS:**

In view of the current stability of the rental market in the city retail environment, it is recommended that the Council agrees to leave the base rental for the City Station Dental Clinic at \$57,750 per annum, (exclusive of GST) and Craig's Menswear at \$25,650 per annum, (exclusive of GST), until they are next reviewed in May 2004.

***Moved by Cr Tudori, seconded by Cr MacGill***

***That the Council agrees to leave the base rental for:-***

- 1. City Station Dental Clinic at \$57,750 per annum (excluding GST) for the rent review period 7 December 2002 to 6 June, 2004;***
- 2. Craig's Menswear at \$25,650 per annum (excluding GST) for the rent review period 1 December 2002 to 31 May 2004.***

***The motion was put and carried***

**As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-**

**For:           The Lord Mayor, Crs McEvoy, Davidson, MacGill, Scaffidi, Sutherland, Stroud, Tan and Tudori**

**Against:    Nil**

**The Lord Mayor departed the Chamber at 7.30pm and the Deputy Lord Mayor, Cr McEvoy, assumed the Chair.**

**648/02   SHORT TERM LEASE OF "THE GASWORKS" 337-345 WELLINGTON STREET, PERTH**

**BACKGROUND:**

FILE REFERENCE:           P1005504  
RESPONSIBLE DIRECTOR:   Gary Dunne, Director Service Units  
DATE:                        19 August 2002  
MAP / SCHEDULE:           Map – 337 – 345 Wellington Street, Perth, The Gasworks.

At the meeting of the Council held on **28 May 2002**, it was resolved:-

*“That the Council authorises the Chief Executive Officer to investigate:-*

- 1.   the possibility of a joint venture development project on the City’s land at 337-345 Wellington Street, Perth;*
- 2.   the possibility of entering into a short term interim lease of the main warehouse with adjoining property owner, Morris and Co, pending redevelopment”.*

**POLICY/LEGISLATION/STRATEGIC PLAN:**

**Legislation** Local Government Act 1995

Section: 3.58 Disposition of Property

**Strategic Plan**

Key Result Area:

Objective No: E1.3

Objective:

A Financially Healthy City.

Strategy:

Develop strategies for the future through income maintenance and growth.

**DETAILS:**

Morris and Co import agents, owners of an adjoining property facing Pier Street, have been interested for some time in leasing the main warehouse, for storage purposes at a rental of \$30,000 per annum (excluding GST), with the City paying all the outgoings. That interest has now been progressed to the point, where Lisa Jayne Pty Ltd, an associated company of Morris and Co, has executed an offer to Lease an area of approximately 500 square metres of the building being the main warehouse and lower level mezzanine floor, for a fixed eighteen month term commencing 1 October 2002, and thereafter subject to one month's notice of termination in writing, by either party.

A rent free period of one (1) month has been requested to allow for fitout of the premises. Acceptance is proposed.

Should the City secure a further short term lease of the shop front portion of the building, the Lessee is to give to the subsequent Lessee, access to the toilets located in the main warehouse.

**FINANCIAL IMPLICATIONS:**

**INCOME:**

ACCOUNT NO:	12181000 6521
BUDGET ITEM:	Parking Facilities - Parking Property Income
BUDGET PAGE NUMBER:	5
BUDGETED AMOUNT:	\$332,425
AMOUNT RECEIVED TO DATE:	\$Nil (this component)
ACTUAL INCOME:	\$22,500 (9 month's rental from this component in 2002/2003)

**COMMENTS:**

The Offer to Lease made by Lisa Jayne Pty Ltd is considered to be a good outcome for the City whilst it considers its options for the future of the property, including the opportunities to redevelop in partnership with an appropriate joint venture partner.

***Moved by Cr Stroud, seconded by Cr MacGill***

***That under section 3.58 of the Local Government Act 1995, the Council advertises its intention to lease an area of approximately 500 square metres in "The Gasworks" 337-345 Wellington Street, Perth, to Lisa Jayne Pty Ltd, on an 18 month tenancy commencing 1 October 2002 at an inclusive rental of \$30,000 per annum (exclusive of GST), on the following terms and conditions:-***

***(Cont'd)***

- 1. approved use: storage of stock from the Lessee's import/export business;**
- 2. the Lessee shall permit any tenant of the front section of the building access to the toilets within the premises during normal business hours;**
- 3. insurance: the Lessee shall hold a public liability insurance policy with a reputable insurer for not less than \$10 million for any one claim, during the term of this lease and any extension;**
- 4. date for commencement of Rent: 1 November 2002;**
- 5. documentation: this lease to be documented in the City's standard lease in letter form, with the stamp duty assessed on the agreement to be paid by the Lessee.**

***Motion to defer***

***Moved by Cr Tudori, seconded by Cr Davidson***

***That the item relating to Short Term Lease of "The Gasworks" 337-345 Wellington Street, Perth, be deferred.***

***The motion to defer was put and carried***

**As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-**

**For: Crs McEvoy, Davidson, Scaffidi, Stroud, Tan and Tudori**

**Against: Crs MacGill and Sutherland**

**649/02 SURRENDER OF LEASE AND NEW LEASES REGAL PLACE CAR PARK, EAST PERTH AND MAYFAIR STREET CAR PARK, WEST PERTH**

**BACKGROUND:**

**FILE REFERENCE: P1014795**

**RESPONSIBLE DIRECTOR: Garry Dunne, Director Service Units**

DATE: 5 August 2002  
MAP / SCHEDULE: N/A

At its meeting held on **13 December 2000**, the Council resolved to finalise a lease over the proposed One.Tel GSM 1800 Mobile Telecommunications facilities at the City of Perth Regal Place Car Park with Lucent Technologies Australia Pty Limited.

The premises were described as:-

*“an area of approximately 14 square metres located on the ground level in the north eastern corner of the “tenant parking area” to accommodate the One.Tel brick equipment room along with an area of approximately 1 square metre located on the roof of the lift shaft situated in the south eastern corner of the car park to accommodate a communications pole, antenna, and microwave antenna, along with an area of approximately 1 square metre located on the roof of the western most lift shaft to accommodate a communications pole, antenna, and microwave antenna along with the right to reticulate cabling (as required) linking the above areas.”*

(The agreed term was “ten (10) years from 1 November 2002 or practical completion of the carpark, whichever is the later”.)

At the Council meeting held on **11 April 2000**, the Council resolved to finalise a lease over portion of the rooftop at the Mayfair Street Car Park with Lucent Technologies Australia Pty Limited.

The premises were described as:-

*“an area of approximately 22 square metres on the top level of the car park, adjacent to the stairwell in the north eastern corner, together with the right to mount three antenna and two microwave dishes on the main lift shaft, above roof level”.*

The agreed term was “ten (10) years from 1 February 2000”.

In the process of the winding up the operations of the failed communications carrier, One.Tel Pty Ltd, Lucent Technologies Pty Ltd (Lucent) assigned its interest in the rooftop lease over the Mayfair Street Carpark to Hutchison 3G Australia Pty Ltd (Hutchison), a carrier under the Telecommunications Act 1997.

At the Council meeting held on **23 July 2002**, it was resolved:

*“That the Council:-*

- 1. agrees to vary the terms of the lease between the City of Perth and Hutchison 3G Australia Pty Ltd for an area of approximately 22 square metres on the top level of the Mayfair Street Car Park by amending the current lease rental from \$15,525 per annum (excluding GST) to \$10,000 per annum plus GST, from 1 July 2002;*

3. *notes that the rental will continue to be reviewed annually to the movement in the Consumer Price Index (All Groups Perth), subject to the rent for each year being not less than the previous year”.*

**POLICY/LEGISLATION/STRATEGIC PLAN:**

**Strategic Plan**

Key Result Area: Economy

Objective No: E1

Objective:

A financially healthy City.

Strategy:

Income maintenance and growth.

Develop strategies for the future through income Maintenance, diversity and growth.

**DETAILS:**

The technical requirements for a Third Generation (3G) mobile telephone network differ from the established Second Generation (2G) network built for Lucent Technologies Australia Pty Ltd. To accommodate the new system requirements, Hutchison 3G (Australia) Pty Ltd (Hutchison) needs its service equipment to be located adjacent to its antennae and microwave dishes.

Specifically, Hutchison is seeking to relocate its antenna on the rooftop of the Mayfair Street Car Park from the top of the lift core to a point on its equipment shelter located on level 15 of the car park. Hutchison also wishes to relocate the electrical compound at the Regal Place carpark from a parking bay on the ground level to a parking bay on the top level.

**FINANCIAL IMPLICATIONS:**

All costs associated with this request are for the Lessee.

**COMMENTS:**

It is considered that the proposal will not affect the City's position, and that they do not represent any aesthetic detriment. Therefore, they would ordinarily be dealt with administratively.

However, as the subject leases are registered on the relevant Certificates of Title, DOLA policy does not permit any variation. The City's solicitors have confirmed that the proposed changes can only be accommodated by surrendering the existing leases and entering into substitute agreements, recording the new locations to be leased.

Approval is recommended.

*Moved by Cr Sutherland, seconded by Cr Stroud*

*That the:-*

- 1. Council agrees to facilitate the relocation of the mobile telephone equipment within the Regal Place and Mayfair Street public carparks by:-**
  - 1.1 executing surrender of Registered Leases H677242 and H764184 between the City of Perth and Hutchison 3G (Australia) Pty Ltd;**
  - 1.2 executing new leases to Hutchison 3G (Australia) Pty Ltd on the same terms and conditions, and for the balance of the term remaining under the original leases, but with suitable alteration to the description of the premises, to record the relocation of antennae and/or electronic equipment;**
- 2. the surrender of lease/s and new lease/s to be prepared by the Solicitor for the Lessee at the Lessees expense with the City's reasonable legal costs incurred in considering these matters including any stamp duties assessed being paid by the Lessee.**

*The motion was put and carried*

As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-

**For: Crs McEvoy, Davidson, MacGill, Scaffidi, Sutherland, Stroud, Tan and Tudori**

**Against: Nil**

## **650/02 RENT RELIEF - SPHINX RESTAURANTS AUSTRALIA PTY LTD**

### **BACKGROUND:**

FILE REFERENCE: P1016295  
RESPONSIBLE DIRECTOR: Garry Dunne, Director Service Units  
DATE: 28 August 2002  
MAP / SCHEDULE: Schedule - Sphinx Restaurant rent relief



At its meeting held on **9 May, 2000** the Council resolved:

*“That the Council:-*

- (i) *notes that no submissions have been received following the 5 April 2000 advertisement of its intention to enter into a lease with Sphinx Restaurants Australia Pty Ltd over tenancies 2 and 3 on the James Street frontage of the City’s Roe Street carpark, on the following terms and conditions:-*

*Premises:*

*Tenancy 2 and 3 on the ground floor, at the north western corner of the City of Perth Roe Street carpark, with a lettable area of approximately 73sqm, subject to final survey, and being the premises cross hatched on the plan attached to this report;*

*Lessee:*

*Sphinx Restaurants Australia Pty Ltd 27 Lyell Grove, Woodvale;*

*Lease Term:*

*Five (5) years from the 16 June 2000 or the date of practical completion, whichever is the later, together with an option to extend for five (5) years;*

*Initial Rental:*

*\$108,000 per annum, payable by monthly instalments of \$9,000, in advance, plus the recovery of GST;*

*Rent Reviews:*

*The annual rental shall increase by 3% on every anniversary of the lease commencement date during the term of the lease and any extension thereto, but there shall be a review to market at the end of Year 5;*

*Possession and Rental Commencement:*

*The tenant shall be given possession of the premises for the purpose of fit out on 1 May 2000 with a rent free period of one month commencing on 16 June 2000 (or practical completion date whichever is the later);*

*Use of Premises:*

*Restaurant;*

*Outgoings:*

*The Lessee is responsible for the payment of all Building Outgoings applicable to the Premises currently estimated at the rate of \$80 per square metre being \$29,840 per annum for the 1999/00 financial year. Subject to Disclosure Statement acceptance by the Lessee;*

*Guarantees*

*Performance of the Lessee’s covenants is to be guaranteed by Sphinx Polska S.A. and local director Leszek Hebda;*

*Lease Documentation:*

*This lease shall be documented in the form of the draft lease prepared by Minter Ellison, and incorporated in the Sale and Development Agreement between the City of Perth and Multiplex Constructions Pty Ltd. The Lessee shall pay the City's solicitors fees and the stamp duty assessed on the lease;*

- (ii) advises Sphinx Restaurants Pty Ltd that its intention to accept the offer to lease tenancies 2 and 3 is conditional upon Sphinx Restaurants Pty Ltd obtaining the Council's planning approval for the use of the tenancies as a restaurant, in accordance with the provisions of the City Planning Scheme, 1985;*
- (iii) advises Multiplex Constructions Pty Ltd that it takes the action set out in (ii) above on the understanding that its intention to accept the offer to lease from Sphinx Restaurants Australia Pty Ltd, dated 10 March 2000 is conditional upon:*
  - (a) acknowledgement by Multiplex Constructions Pty Ltd that any acceptance does not constitute a release from the income guarantee given by Multiplex in the Sale and Development Agreement between the City of Perth and Multiplex Constructions Pty Ltd dated 29 July 1999;*
  - (b) the lessors fit out works detailed in annexure "A" of the offer from the Sphinx Restaurants Australia Pty Ltd are to be undertaken and funded by Multiplex Constructions Pty Ltd in accordance with the Sale and Development Agreement dated 29 July 1999, subject to the normal planning approval requirements;*
- (iv) in accordance with the provisions of Section 3.58 (3) (b) of the Local Government Act, authorises the Lord Mayor and the Chief Executive Officer to finalise the lease described in (i) above".*

A request for rent reduction was made to the Council by Sphinx Restaurants Australia Pty Ltd in December 2001. It was rejected.

**POLICY/LEGISLATION/STRATEGIC PLAN:**

**Strategic Plan**

Key Result Area: Economy

Objective No: E1

Objective:

A financially healthy City. Recognise and acknowledge the City's role in the State's economy. For the City's economic viability to be financially healthy the City needs to develop a financial plan which will take into consideration the following elements.

Strategy: Economic Development. Ensure the long term viability of the business centre of Perth by promoting and facilitating business opportunities within the City.

**DETAILS:**

Sphinx Restaurants Australia Pty Ltd found itself with a significant schedule of outstanding debts and no funds to carry on trading at the end of May 2002. It was forced to close the restaurant, while it sought an injection of funds to clear its debts and to re-start the business, from its European parent company. Funds have now been received and the business will be re-opened as soon as staff are recruited.

At the time the restaurant was closed, Sphinx also requested rent relief on the basis set out in Schedule 4 to this report.

In response to the outcome of the Briefing Session held on 18 June 2002, Sphinx Restaurants Australia Pty Ltd, through Hanson Bridge Property Consultants, submitted a revised request for rent relief.

The new proposal provides for reduced monthly rentals of:

The impact on the City is set out below:

<b>Period</b>	<b>Average Monthly Rent under the Lease (3% increase on 4 October each year)</b>	<b>Proposed Monthly Rent</b>	<b>Percentage Reduction</b>	<b>Dollar Value of Reduction</b>
4.07.02 - 3.01.03	\$9,409	\$7,800	-17.1%	\$9,654
4.01.03 - 3.10.03	\$9,548	\$8,400	-12.0%	\$10,332
4.10.03 - 3.10.04	\$9,835	\$9,000	-8.5%	\$10,020
4.10.04 - 3.10.05	\$10,130	\$10,000	-1.3%	\$1,560
			<b>Total</b>	<b>\$31,566</b>

A representative of the Leasing Agent, Hanson Bridge Property Consultants, who introduced this tenant, has been assisting the restaurant manager with the restructuring of this business.

The agent states that Northbridge businesses generally are all suffering a downturn in their trade. The agent is aware that several restaurants have closed their doors in recent times, with others struggling to survive. The agent has recently assisted one other major restaurant to successfully negotiate rent relief from its landlord in the order of 20% per annum, to allow it to continue to trade.

**FINANCIAL IMPLICATIONS:**

**INCOME:**

ACCOUNT NO:	12430000 - 6521
BUDGET ITEM:	Parking Facilities - Parking Property Income
BUDGET PAGE NUMBER:	5
BUDGETED AMOUNT:	\$332,425 (\$108,000 this component)
AMOUNT RECEIVED TO DATE:	\$ 18,540 ( this component)
ACTUAL INCOME:	To be determined by consideration of this report

**COMMENTS:**

It would not normally be recommended that the Council should agree to rental reductions for existing tenants, as a matter of principle. However, there are two issues which should be noted In this case:

Firstly, the information detailed in Schedule 4 demonstrates that, while the trading position for Sphinx Restaurants Australia Pty Ltd was improving during the last twelve months of operation, it is not commercially viable at current rental levels. However, the financial information provided by its accountants suggests that the Restaurant has the potential to become viable, with some assistance from the City, as its landlord.

Secondly, securing a suitable replacement tenant, prepared to pay the existing rent for these premises could be difficult, should the present restructure of Sphinx ultimately fail.

***Moved by Cr Tudori, seconded by Cr Sutherland***

***That the Council reduces the rental to be paid by Sphinx Restaurants Australian Pty Ltd for Shops 2 and 3 at 129 James Street, Northbridge, to:-***

- \$7,800 per month (excluding GST) for the period 4 July 2002 – 4 January 2003;***
- \$8,400 per month (excluding GST) for the period 4 January 2003 – 3 October 2003;***
- \$9,000 per month (excluding GST) for the period 4 October 2003 – 3 October 2004;***
- \$10,000 per month (excluding GST) for the period 4 October 2004 – 3 October 2005.***

***The motion was put and carried***

As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-

**For:** Crs McEvoy, Davidson, MacGill, Scaffidi, Sutherland, Stroud, Tan and Tudori

**Against:** Nil

**651/02 TENDER 091-2001/2002 – LANDSCAPE MAINTENANCE -  
COUNCIL HOUSE**

**BACKGROUND:**

FILE REFERENCE: P1016942  
RESPONSIBLE DIRECTOR: Garry Dunne, Director Service Units  
DATE: 4 September 2002  
MAP / SCHEDULE: N/A

At its meeting held on **13 August 2002**, the Council did not make a decision to award the landscape maintenance contract for Council House to any of the tenderers, or to refuse all tenders.

The matter is referred back, in order to complete the Council's responsibility to determine the outcome of the tender.

Elegant Landscapes Pty Ltd was the landscape garden contractor employed by the builder in the refurbishment of Council House. Under that contract, they maintained the grounds of Council House for the first 12 months at no additional cost to the City.

Upon expiry of the 12 month maintenance contract with the builder, the grounds maintenance contract was subjected to a public tender. Elegant Landscapes Pty Ltd submitted the lowest tender and they were awarded the contract for the period 1 October 2000 to 30 June 2002.

Under this contract, the cost of this service was \$14,916 per annum, plus GST.

Since 1 July 2002, Elegant has continued to provide this service on a month-to-month basis, pending the outcome of a new tender.

**POLICY/LEGISLATION/STRATEGIC PLAN:**

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

**DETAILS:**

The tender for a new two-year contract to commence on 1 September 2002, with an option to extend for a third year, was advertised in the Local Government Tender section of The West Australian newspaper on Saturday 25 May 2002.

The report to Council of 13 August was rejected on the grounds that Council should consider other options for maintenance of the gardens.

Further consultation has revealed that the most cost effective solution for the City is not to treat the grounds of Council House as a "stand-alone", maintenance project, but to integrate them into the maintenance schedules for Supreme Court Gardens and Stirling Gardens. This integration can be achieved within the current budget allocation.

**FINANCIAL IMPLICATIONS:**

ACCOUNT NO:	CL 06 014 000 000, CL 21 014 000 000, CL 06 015 000 000 & CL 21 015 000 000
BUDGET ITEM:	Parks Gardens and Reserves
BUDGET PAGE NUMBER:	12
BUDGETED AMOUNT:	\$3,765,207 (these component \$312,393)
AMOUNT SPENT TO DATE:	\$20,768 (these components)
PROPOSED COST:	To be absorbed with the existing budget

All figures quoted in this report are exclusive of GST.

**COMMENTS:**

Both the City of Perth General Conditions of Tender and Tender Regulations state a Local Government may decline to accept any tender.

It is therefore recommended that all tenders be refused, and that these grounds be integrated into the maintenance schedules for Supreme Court Gardens and Stirling Gardens, which are adjoining.

***Moved by Cr Stroud, seconded by Cr MacGill***

***That the Council:-***

- 1. declines to accept any of the tenders received for the landscape maintenance contract at the Council House (Tender 091-01/02);***
- 2. notes that it would be more cost effective to the Council for the specifications of the Supreme Court Gardens and Stirling Gardens to be adjusted to include the grounds of Council House with this work being undertaken in-house.***

***The motion was put and carried***

As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-

**For:** Crs McEvoy, Davidson, MacGill, Scaffidi, Sutherland, Stroud, Tan and Tudori

**Against:** Nil

The Lord Mayor returned to the Chamber at 7.34pm and resumed the Chair.

## **652/02 CONCERT HALL PEDESTRIAN UNDERPASS ESCALATORS**

### **BACKGROUND:**

FILE REFERENCE: P1002796  
RESPONSIBLE DIRECTOR: Garry Dunne, Director Service Units  
DATE: 22 August 2002  
MAP / SCHEDULE: Schedule – Perth Concert Hall Pedestrian Count

Escalator No 4 at the Concert Hall pedestrian underpass in St George's Terrace has been out of service for some time due to the step chain in the escalator being worn beyond repair. Escalator No 3 is in a similar condition and is also likely to require replacement within the next year.

The ingress of water and debris, including dust from the brick paving, is responsible for damage to the equipment beyond normal wear and tear. This equipment is 33 years old and replacement with a hydraulic passenger lift is recommended by the maintenance contractor as well as the City's lift consultant.

A sum of \$250,000 was originally listed in the draft capital works budget for 2002/03, for replacement of the escalators at the northern side of the Concert Hall Underpass, subject to a study on the usage of the underpass. Consulting Engineer Norman Disney and Young subsequently provided an independent cost estimate of \$450,000 for the project.

### **POLICY/LEGISLATION/STRATEGIC PLAN:**

**Legislation** Disability Services Act 1993

Section: 28 – disability service plans to be prepared and implemented

### **Strategic Plan**

Key Result Area: Urban Development and Transport

Objective No: U4                      Objective: Promote walking and cycling.

Strategy: Improve the utility and attractiveness of pedestrian thoroughfares.

**DETAILS:**

The results of an electronic pedestrian traffic count in the Concert Hall underpass between 1 January 2002 and 7 February 2002 are shown in Schedule 5.

This survey was undertaken to assist the City to determine whether sufficient use of the underpass is being made to justify the expenditure for replacement of the mechanical vertical travel equipment which provides a measure of universal access to the facility at its northern end.

The survey reveals that:

1. The underpass is lightly used during business hours (7:00am to 6:00pm), with little use outside of those hours.
2. From the small numbers using the underpass between 7:00pm and midnight, it would appear that few Concert Hall patrons use the underpass.
3. Average daily usage during the survey period was 120 people per day, in both directions. That could equate to as few as 60 individuals travelling backwards and forwards each day.
4. Peak usage averaged 13.5 people per hour, between 8:00am and 9:00am each day.

On 4 June 2002, the City surveyed all property owners and occupants of the buildings on both sides of St Georges Terrace, between Victoria Avenue and Irwin Street, to gauge the importance of the underpass to them.

The survey took the form of a questionnaire which was sent out to 105 businesses. 58 of them responded, with the following results:

<b>Question</b>	<b>Response</b>
1. I use the Concert Hall Underpass	<b>Daily = 20 Once a week = 13 Once a month = 10 Once a year = 8 never = 6</b>
2. Members of our staff use the Underpass	<b>Daily = 28 Once a week = 9 Once a month = 3 Once a year = 8 Never = 4 No answer = 6</b>



Question	Response
3. <i>If you ticked one of the boxes at 2 please indicate how many people are involved</i>	Average 7.8
4. Customers of our business have identified the underpass as an advantage to accessing us	<b>Often = 21 Occasionally = 18 Rarely = 6 Never = 9 No answer = 4</b>
5. The Underpass was a factor which influenced our decision to locate in this point of the City	<b>Strongly agree = 3 Agree = 11 Undecided = 15 Disagree = 10 Strongly disagree = 12 No answer = 7</b>
6. The Underpass contributes to public safety in this area	<b>Strongly = 44 A little = 8 Not to any measurable degree = 4 If it was in better shape = 1 No answer = 1</b>
7. Closure of the Underpass would affect me/our business	<b>Seriously inconvenient = 19 Mildly inconvenient = 25 Not at all = 12 No answer = 2</b>

**FINANCIAL IMPLICATIONS:**

ACCOUNT NO:	CL12151000
BUDGET ITEM:	Transport: Overpasses, underpasses, escalators
BUDGET PAGE NUMBER:	13
BUDGETED AMOUNT:	\$144,241 (this component \$24,217 )
AMOUNT SPENT TO DATE:	\$3,260 (this component)
PROPOSED COST:	\$3,000 (gate modifications and signage)
BALANCE:	\$17,957 (this component)

There will be some operating cost savings during the trial, but they are difficult to quantify.

All figures quoted in this report are exclusive of GST.

**COMMENTS:**

No complaints have been received by either the City, or the management at the Concert Hall as a result of one of the escalators at the northern end of the Concert Hall underpass being out of service for many months. That has been interpreted as an indication that the escalators are not an essential service to users of the City.

While the pedestrian count contains some anomalies, the results appear to confirm that assessment. However, under the Disability Services Act 1993, all public

authorities are required to deliver uniform access to facilities under their control. That requirement means that there is no opportunity to simply shut down the escalators.

The City would be obliged to either replace the escalators to preserve universal access in some form, or to close the underpass to all users, if the escalators are not to be replaced.

The possibility of closing the underpass on a semi-permanent basis was raised at a meeting of the City's access working group on 21 March 2002. The Access Working Group:

- Could not identify any known disability access issues that would be compromised by closing off the pedestrian underpass;
- Noted that those with disabilities are reluctant to use underpasses, in general;
- Noted that blind people with guide dogs would be unable to use the existing escalators;
- Observed that the underpass has not previously been wheelchair accessible.

The survey of adjoining property owners and tenants is confusing. It seems to contradict the results of the pedestrian count and the anecdotal evidence, which do not provide the justification for expenditure of the magnitude required to keep the underpass open.

Economic considerations aside, there appear to be three other factors which tend to support the case for closure. They are:

**1. *Planning Trends***

The use of subterranean pedestrian crossings has not been favoured for most of the last 20 years, due to the perceived (and actual) dangers to personal safety, associated with them;

**2. *Proximity of Controlled Intersections***

There are controlled pedestrian crossings at the intersection of Victoria Avenue and St Georges Terrace and the corner of St Georges Terrace and Irwin Street. These controlled crossings facilitate safe pedestrian movements across St Georges Terrace in the vicinity of the underpass.

**3. *Traffic Calming***

The blanket speed limit in the City was reduced to 50km/h from 1 January 2002, which was designed to improve pedestrian safety.

It is therefore proposed that the underpass be closed for a three month trial period in order to assess the impact on pedestrians and other stakeholders, before making a more definite decision on the future of this facility.

*Moved by Cr Sutherland, seconded by Cr Stroud*

*That the Council:-*

- 1. approves a three month trial closure of the Perth Concert Hall pedestrian underpass beneath St Georges Terrace, with appropriate signage to advise users of the trial;*
- 2. requests a further report at the conclusion of the trial.*

*The motion was put and lost*

**As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-**

**For: Crs McEvoy, MacGill, Stroud and Sutherland**

**Against: The Lord Mayor, Crs Davidson, Scaffidi, Tan and Tudori**

**In accordance with Regulation 11(da) of the Local Government (Administration) Amendment Regulations 1999, the reason for the decision made being significantly different to that recommended, is that the City can afford to maintain the facilities that were put in place when the Concert Hall was built and in view of the Performing Arts Precinct Plan that is in place for the area.**

## **653/02 BONUS PLOT RATIO ADVISORY PANEL – MEETING HELD ON 28 AUGUST 2002**

### **BACKGROUND:**

FILE REFERENCE: P1007048-3  
RESPONSIBLE DIRECTOR: Noelene Jennings, Director Corporate Services  
DATE: 2 September 2002  
MAP / SCHEDULE: Schedule – Minutes of the meeting of the Bonus Plot Ratio Advisory Panel held on 28 August 2002.

### **DETAILS:**

#### **Role:**

To provide independent technical advice and make recommendations to the Council concerning development proposals seeking bonuses for additional plot ratio and to consider and advise the Council on the design aspects of development where they interface with and impact on the public domain.

**COMMENTS:**

The unconfirmed minutes of the meeting of the Bonus Plot Ratio Advisory Panel held on 28 August 2002 are detailed in Schedule 6. It is suggested the minutes be noted.

***Moved by Cr McEvoy, seconded by Cr Davidson***

***That the Council notes the unconfirmed minutes of the Bonus Plot Ratio Advisory Panel meeting held on 28 August 2002.***

***The motion was put and carried***

**As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-**

**For:           The Lord Mayor, Crs McEvoy, Davidson, MacGill, Scaffidi, Sutherland, Stroud, Tan and Tudori**

**Against:    Nil**

**654/02 BUDGET AND BUSINESS OPPORTUNITIES COMMITTEE  
MEETING HELD ON 27 AUGUST 2002**

**BACKGROUND:**

FILE REFERENCE:           P1014037-6  
RESPONSIBLE DIRECTOR:   Noelene Jennings, Director Corporate Services  
DATE:                        29 August 2002  
MAP / SCHEDULE:          Schedule – Minutes of Budget and Business Opportunities  
                                  Committee meeting 27 August 2002

**DETAILS:**

The role and function of the Budget and Business Opportunities Committee is to:-

- consider and recommend to the Council the Budget of the City of Perth for the upcoming financial year;
- monitor the progress of the current year's budget and the Principal Activity Plan;
- examine proposals for new business opportunities for the City;
- examine proposals leading to further savings for the City;
- recommend to the Council worthwhile proposals which have the potential to achieve new income or savings for the City.

**COMMENTS:**

The minutes of the meeting of the Budget and Business Opportunities Committee held on 27 August 2002 are detailed in Schedule 7. It is suggested the minutes be noted.

***Moved by Cr McEvoy, seconded by Cr Davidson***

***That the Council notes the unconfirmed minutes of the Budget and Business Opportunities Committee meeting held on 27 August 2002.***

***The motion was put and carried***

**As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-**

**For:           The Lord Mayor, Crs McEvoy, Davidson, MacGill, Scaffidi, Sutherland, Stroud, Tan and Tudori**

**Against:    Nil**

**655/02   CITY OF PERTH RAILWAY COMMITTEE - MINUTES OF THE MEETING HELD ON 28 AUGUST 2002**

**BACKGROUND:**

FILE REFERENCE:           P1017385  
RESPONSIBLE DIRECTOR:   Noelene Jennings, Director Corporate Services  
DATE:                        29 August 2002  
MAP / SCHEDULE:          Schedule – Minutes for the City of Perth Railway Committee meeting held on 28 August 2002

**DETAILS:**

The role of the committee is to:

Role:

1. To ensure that all endeavours are undertaken by State Government and Council to sink the railway system from the Horseshoe Bridge to the freeway, so as to allow Northbridge and the City to merge.
2. To allow the co-option of expert advice as committee members from outside sources.

3. to consider the impacts of sinking the railway on adjoining roads and fronting properties, including the effects of the new underground station at the intersection of William and Wellington Streets.

**COMMENTS:**

The unconfirmed minutes of the City of Perth Railway Committee meeting held on 28 August 2002 is detailed in Schedule 8. It is suggested the unconfirmed minutes be noted.

***Moved by Cr McEvoy, seconded by Cr Davidson***

***That the Council notes the unconfirmed minutes of the City of Perth Railway Committee held on 28 August 2002.***

***The motion was put and carried***

**As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-**

**For: The Lord Mayor, Crs McEvoy, Davidson, MacGill, Scaffidi, Sutherland, Stroud, Tan and Tudori**

**Against: Nil**

**656/02 FACADE COMMITTEE MEETING HELD ON 20 AUGUST  
2002**

**BACKGROUND:**

FILE REFERENCE: P1016034  
RESPONSIBLE DIRECTOR: Noelene Jennings, Director Corporate Services  
DATE: 20 August 2002  
MAP / SCHEDULE: Schedule – Minutes of the meeting of the Façade Committee held on 20 August 2002

**DETAILS:**

The role and function of the Façade Committee is to provide advice to the Council in relation to:-

- a programme to encourage selected property owners to upgrade and light their facades;

- lighting of the facade of one prominent building in the City.

**COMMENTS:**

The minutes of the meeting of the Facade Committee held on 20 August 2002 are detailed in Schedule 9. It is suggested the minutes be noted.

***Moved by Cr McEvoy, seconded by Cr Davidson***

***That the Council notes the unconfirmed minutes of the Facade Committee meeting held on 20 August 2002.***

***The motion was put and carried***

**As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-**

**For:           The Lord Mayor, Crs McEvoy, Davidson, MacGill, Scaffidi, Sutherland, Stroud, Tan and Tudori**

**Against:    Nil**

**657/02 FORESHORE ENHANCEMENT COMMITTEE - MEETING  
HELD ON 27 AUGUST 2002**

**BACKGROUND:**

FILE REFERENCE:           P1015616/3  
RESPONSIBLE DIRECTOR:   Noelene Jennings, Director Corporate Services  
DATE:                        29 August 2002  
MAP / SCHEDULE:          Schedule – Minutes for the Foreshore Enhancement  
                                  Committee meeting held on 27 August 2002

**DETAILS:**

The role and function of the Foreshore Enhancement Committee is to:-

- facilitate the enhancement of the City Foreshore;
- consider the refinement of the Foreshore Action Plan and provide guidance on particular projects in relation to:-
  - key elements and broad character;
  - level of development and associated resources;
  - priority for implementation.

**COMMENTS:**

The unconfirmed minutes of the Foreshore Enhancement Committee meeting held on 27 August 2002 are detailed in Schedule 10. It is suggested these minutes be noted.

***Moved by Cr McEvoy, seconded by Cr Davidson***

***That the Council notes the unconfirmed minutes of the Foreshore Enhancement Committee meeting held on 27 August 2002.***

***The motion was put and carried***

**As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-**

**For:           The Lord Mayor, Crs McEvoy, Davidson, MacGill, Scaffidi, Sutherland, Stroud, Tan and Tudori**

**Against:    Nil**

**658/02 HERITAGE ADVISORY COMMITTEE - MINUTES OF THE MEETING HELD ON 13 AUGUST 2002**

**BACKGROUND:**

FILE REFERENCE:           P1 002847-7  
RESPONSIBLE DIRECTOR:   Noelene Jennings, Director Corporate Services  
DATE:                        14 August 2002  
MAP / SCHEDULE:          Schedule – Minutes for the Heritage Advisory Committee meeting held on 13 August 2002

**DETAILS:**

The role of the committee is to:

1. compile and recommend to the Council the Municipal Inventory as required under section 45 of the Heritage Act;
2. review the partial Municipal Inventory adopted by the Council on 13 March 2001 in accordance with Part 1 above;



3. commence the process of compiling a draft list of places for possible inclusion in the Register of Places of Cultural Heritage Significance referred to in the draft City Planning Scheme No 2;
4. determine the future management of places referred to in Part 3 above taking into account:-
  - cultural heritage significance of a place
  - financial implications
  - the streetscape
  - planning Scheme No. 2 provisions
- 5 to consider and recommend to the Council incentives for owners of properties identified in Part 3 above.

**COMMENTS:**

The unconfirmed minutes of the Heritage Committee meeting held on 13 August 2002 is detailed in Schedule 11. It is suggested the unconfirmed minutes be noted.

***Moved by Cr McEvoy, seconded by Cr Davidson***

***That the Council notes the unconfirmed minutes of the Heritage Advisory Committee held on 13 August 2002.***

***The motion was put and carried***

**As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-**

**For:           The Lord Mayor, Crs McEvoy, Davidson, MacGill, Scaffidi, Sutherland, Stroud, Tan and Tudori**

**Against:    Nil**

**659/02 HOUSE/SPONSORSHIP AND DONATIONS COMMITTEE -  
MEETING HELD ON 20 AUGUST 2002**

**BACKGROUND:**

FILE REFERENCE:           P1011874/7  
RESPONSIBLE DIRECTOR:   Noelene Jennings, Director Corporate Services  
DATE:                        21 August 2002  
MAP / SCHEDULE:          Schedule – Minutes for the House/Sponsorship and  
                                      Donations Committee meeting held on 20 August 2002

**DETAILS:**

The role and function of the committee will be to make recommendations to the Council on:-

- investigation and determination of protocols and procedures for Elected Members including the Dining Room, Civic Receptions and Precinct Committees and making recommendations to the Council on Elected Members' benefits and allowances.
- assessing requests for donations and sponsorship made to the Council;
- approving or declining donation or sponsorship requests of \$10,000 or less.

**COMMENTS:**

The unconfirmed minutes of the meeting of the House/Sponsorship and Donations Committee held on 20 August 2002 are detailed in Schedule 12. It is suggested the unconfirmed minutes be noted.

***Moved by Cr McEvoy, seconded by Cr Davidson***

***That the Council notes the unconfirmed minutes of the House/Sponsorship and Donations Committee meeting held on 20 August 2002.***

***The motion was put and carried***

**As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-**

**For:           The Lord Mayor, Crs McEvoy, Davidson, MacGill, Scaffidi, Sutherland, Stroud, Tan and Tudori**

**Against:    Nil**

**660/02 PAYMENTS TO CREDITORS – JULY 2002**

**BACKGROUND:**

FILE REFERENCE:           P1014149  
RESPONSIBLE DIRECTOR:   Noelene Jennings, Director Corporate Services  
DATE:                        28 August 2002  
MAP / SCHEDULE:           N/A

At the Budget and Business Opportunities Committee Meeting held on 27 August it was resolved:-

*That in accordance with Regulation 13 (1) of the Local Government, (Financial Management) Regulation 1996 the list of payments made under delegated authority for the month ended July 2002 as laid on the table be received and recorded in the Minutes of the Council, the summary of which is as follows:-*

<i>FUND</i>	<i>PAID</i>
<i>Municipal Fund</i>	<i>\$9,003,524.96</i>
<i>Trust Fund</i>	<i>\$38,763.17</i>
<i>TOTAL:</i>	<i>\$9,042,288.13</i>

**POLICY/LEGISLATION/STRATEGIC PLAN:**

**Legislation**

Section: Regulation 13(1) Financial Management Regulation 1996

***Moved by Cr Sutherland, seconded by Cr McEvoy***

***That in accordance with Regulation 13 (1) of the Local Government, (Financial Management) Regulation 1996 the list of payments made under delegated authority for the month ended July 2002 as laid on the table be received and recorded in the Minutes of the Council, the summary of which is as follows:-***

<b><i>FUND</i></b>	<b><i>PAID</i></b>
<b><i>Municipal Fund</i></b>	<b><i>\$9,003,524.96</i></b>
<b><i>Trust Fund</i></b>	<b><i>\$38,763.17</i></b>
<b><i>TOTAL:</i></b>	<b><i>\$9,042,288.13</i></b>

***The motion was put and carried***

**As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-**

**For:           The Lord Mayor, Crs McEvoy, Davidson, MacGill, Scaffidi, Sutherland, Stroud, Tan and Tudori**

**Against:    Nil**

**661/02 BUSINESS PLAN – PURCHASE OF LOT 61 CORNER  
JAMES STREET AND LAKE STREET, NORTHBRIDGE**

**BACKGROUND:**

FILE REFERENCE: P1010749-2  
RESPONSIBLE DIRECTOR: Garry Dunne, Director Service Units  
DATE: 10 September 2002  
MAP / SCHEDULE: Business Plan, Lot 61 Cnr James and Lake Streets

The Council Meeting on **27 August 2002** resolved that it:

1. *progresses the preparation of a business plan for the purchase of Lot 61 Lake Street, Northbridge;*
2. *advises the vendors of the intention to prepare a business plan as a precursor to the City of Perth formulating a possible offer to purchase;*
3. *seeks an independent valuation of the property.*

At the Budget and Business Opportunities Committee Meeting held on 10 September 2002 it was resolved:-

That the Council authorises the advertising of a business plan dated 2 September 2002, pursuant to Section 3.59 of the Local Government Act 1995, disclosing details of the City's interest in the purchase of Lot 61 corner James and Lake Streets, Northbridge.

**POLICY/LEGISLATION/STRATEGIC PLAN:**

**Policy**

Policy Name and Number: CS24 Budget Policies

**Legislation** Local Government Act 1995

Section: 3.59 - Commercial enterprises by Local Governments.

Under the provisions of this section of the Act, before a Local Government enters into any land transaction with a value greater than \$500,000, it must prepare a business plan disclosing an overall assessment of the proposed transaction, including details of:

- a) its expected effect on the provision of facilities and services by the Local Government;
- b) its expected effect on other persons providing facilities and services in the district;
- c) its expected financial effect on the Local Government;

- d) its expected effect on matters referred to in the Local Government's current plan prepared under Section 5.56;
- e) the ability of the Local Government to manage the undertaking or the performance of the transaction; and
- f) any other matter prescribed for the purposes of subsection 3.59 (3) of the Act.

State wide public notice must then be given, inviting public submissions on the business plan, over a period of not less than six weeks. After the close of the public submission period, the Local Government must consider any submissions and it may decide to proceed with the transaction, or a transaction which is not significantly different to that proposed. An absolute majority is required for this decision.

No contract can be entered into until this process has been completed.

**Strategic Plan**

Key Result Area: Economy

Objective No: E1.3

Objective: A financially health City

Strategy: Income maintenance and growth

**DETAILS:**

Lot 61 corner James and Lake Streets Northbridge (the Pallas Hotel) is for sale. The Council has expressed interest in acquisition of the site for redevelopment as a public square for Northbridge, including shops and restaurants facing the square on two sides.

The property is being marketed at \$5.6 million to \$7 million.

The property is leased to a private company.

It is proposed that discovery of the legal status of the lease, and the commercial terms of the agreement, will be pursued by the City's legal and property consultants while the attached business plan is open for comment.

It is not intended that the details of the lease will be publicly disclosed, as they are confidential matters between the vendors and their lessee.

**FINANCIAL IMPLICATIONS:**

The Budget and Business Opportunities Committee at its meeting of 23 July 2002 requested a report on the status of financial reserves in order to consider the purchase of Lot 61, James Street, Northbridge.

No decision has been made on the particular reserve to be accessed to fund this purchase, however the draft business plan identifies the Asset Replacement Reserve as the most likely source of funds. No decision is required on this matter until any submissions on the business plan are reported to the Council and a decision is required on implementation of the business plan.

In the interim, it is intended to fund the advertising of the business plan from the operating budget for the Property Management Unit.

ACCOUNT NO:	131 319
BUDGET ITEM:	PPM Administration – Public Notices and Tenders
BUDGET PAGE NUMBER:	15
BUDGETED AMOUNT:	\$939,009 (\$7,500 this component)
AMOUNT SPENT TO DATE:	\$60,925
PROPOSED COST:	\$1,000 (two newspaper advertisements)
BALANCE:	\$877,084 (\$6,500 this component)

**COMMENTS:**

The following timetable is envisaged. It assumes that no sustainable objection will be raised as a result of advertising the business plan, and that the Council will elect to progress an offer to the vendors, upon completion of the business plan process:

Issue request for valuation fee proposals	2 September 2002
Obtain signed and stamped copies of lease and the deed of assignment and variation from Hanson Bridge	5 September 2002
Instruct valuer	5 September 2002
Council Resolution to advertise the business plan	10 September 2002
First Newspaper advertisement	14 September 2002
Second Newspaper advertisement	28 September 2002
Close of public submission period	30 October 2002
Receipt of the independent valuation report	30 October 2002
Council gives consideration to any submission and adopts the business plan, or resolves not to progress this matter	12 November 2002
Submission of a written offer to purchase	20 November 2002

*Moved by Cr McEvoy, seconded by Cr Tudori*

*That the Council authorises the advertising of a business plan dated 2 September 2002, pursuant to Section 3.59 of the Local Government Act 1995, disclosing details of the City's interest in the purchase of Lot 61 corner James and Lake Streets, Northbridge.*

*The motion was put and carried*

As stipulated under the City of Perth Policy No.CS28 the votes were recorded as follows:-

**For:** The Lord Mayor, Crs McEvoy, Davidson, MacGill, Scaffidi, Sutherland, Stroud, Tan and Tudori

**Against:** Nil

## **662/02 MOTION OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

### **RE-UNITING NORTHBRIDGE WITH THE CITY**

Cr Davidson withdrew this motion so that it could be presented to the City of Perth Railway Committee first.

## **663/02 REPRESENTATION ON STATUTORY AUTHORITIES AND PUBLIC BODIES**

**A. VACANCY FOR: W.A. LOCAL GOVERNMENT ASSOCIATION MEMBERS - LOCAL GOVERNMENT HOUSE TRUST BOARD OF MANAGEMENT -ONE METROPOLITAN BENEFICIARY MEMBER - ONE METROPOLITAN STATE COUNCILLOR MEMBER - ONE COUNTRY MEMBER BENEFICIARY MEMBER - ONE COUNTRY STATE COUNCILLOR MEMBER**

Member Councils are invited to submit nominations for this appointment. All serving State Councillors are eligible to apply for the State Councillor positions. Elected Members or Serving Officers that wish to apply for the beneficiary positions must come from a Council that is listed as a beneficiary of the Trust. (i.e. Council that holds units in the Trust of the Local Government House Deed)

### **NOMINATION PROCESS:**

Nominees are asked to complete the attached Nomination Form and email to [nominations@walga.asn.au](mailto:nominations@walga.asn.au) by 4pm on Friday 20 September 2002. Completed

forms may also be faxed or posted. Late nominations will not be accepted. Please ensure that you address the Selection Criteria in full.

**QUALIFICATIONS:**

Applications are invited to fill the vacancies for the following:

- One Metropolitan Beneficiary Member
- One Metropolitan Member (State Councillor)
- One Country Beneficiary Member
- One Country Member (State Councillor)

**TERM:**

The term of the appointment is for 2 years.

**COMMENCES:**

Upon appointment.

**CURRENT REPRESENTATIVE AND REASON FOR VACANCY:**

These are new positions emerging from a review of the Local Government House Trust Deed.

- MEETINGS:** To coincide with State Council meetings where possible  
**LOCATION:** Local Government House, Altona Street, West Perth  
**DAY/TIME:** First Wednesday of the month at a time to be advised  
**DURATION:** 1 – 2 hours  
**MEETING FEE:** No meeting fees or travelling allowances available for this position

**SELECTION CRITERIA:**

Nominee to address the following Selection Criteria:

- To be a current Elected Member/Serving Officer
- (Nominees must be beneficiaries of the Trust and the State Councillor positions must be currently State Councillor)
- Availability of the applicant to undertake the responsibility
- Relevant skills in the area
- Demonstrated interest in the position
- Capacity of the applicant to represent the interests of beneficiaries of the Local Government House Trust
- Relevant experience and qualifications that are applicable to the position

**TERMS OF REFERENCE:**

The Local Government House Trust Board of Management oversees the day to day safe and profitable operation of the building on behalf of the beneficiaries.



**BOARD MEMBERSHIP:**

The Board will have representation from:

- Two State Councillor representatives (one Metropolitan and one Country)
- Two Elected Members or Serving Officers (one Metropolitan and one Country that are beneficiaries)
- President of the WA Local Government Association
- Deputy President of the WA Local Government Association
- Chief Executive Officer of the WA Local Government Association (ex-officio)

**FOR FURTHER PARTICULARS ABOUT THE COMMITTEE PLEASE CALL:**

Mr Ray Smith  
Administration Services Co-ordinator  
WA Local Government Association  
Ph: 08 9213 2076

**FOR FURTHER PARTICULARS ABOUT THE NOMINATION PROCESS PLEASE CALL:**

Marianne Carey  
WA Local Government Association  
Ph: 08 9213 2013 or email [nominations@walga.asn.au](mailto:nominations@walga.asn.au)

**VOTING INFORMATION**

At the close of the nomination period the Selection Committee will meet and make recommendations to the State Council Meeting scheduled for 2 October 2002.

**GENDER EQUALITY:**

It should be noted that the Government is committed to providing equal selection opportunity for both genders and the W.A. Local Government Association encourages nominations accordingly.

**No nominations were received.**

**B. VACANCY FOR W.A. LOCAL GOVERNMENT ASSOCIATION REPRESENTATIVE - ONE MEMBER FOR THE EXECUTIVE RESPONSE GROUP (STATE COMMITTEE FOR COMBATING MARINE OIL POLLUTION)**

Member Councils are invited to submit nominations for this appointment.

**NOMINATION PROCESS:**

Nominees are asked to complete the attached Nomination Form and email to [nominations@walga.asn.au](mailto:nominations@walga.asn.au) by 4pm on Friday 20 September 2002. Completed forms may also be faxed or posted. Late nominations will not be accepted. Please ensure that you address the Selection Criteria in full.

**QUALIFICATIONS:**

A Serving Officer with a knowledge of and interest in marine oil pollution.

**TERM:**

There is no set length of term.

**COMMENCES:**

Upon appointment.

**CURRENT REPRESENTATIVE AND REASON FOR VACANCY:**

This is a new committee.

**MEETINGS:** Quarterly  
**LOCATION:** DPI Marine Safety, 1 Essex St, Fremantle  
**DAY/TIME:** 2pm Thursdays  
**DURATION:** 2-3 hours  
**MEETING FEE:** Nil

**SELECTION CRITERIA:**

Nominee to address the following Selection Criteria:

- To be a current Serving Officer
- Availability of the applicant to undertake the responsibility
- Relevant skills in the area
- Demonstrated interest in the position
- Capacity of the applicant to represent the interest of Local Government and the Association
- Relevant experience and qualifications that are applicable to the position.

**TERMS OF REFERENCE:**

The State Committee for Combating Marine Oil Pollution addresses issues concerned with off shore spills and the containment thereof and the clean up and disposal of materials.

**BOARD MEMBERSHIP:**

The Board will have representation from:

- DIP CALM
- ASA DOCEP
- DEP FESA
- Water Police GPA
- BP DMPR
- WA Local Government Association

**FOR FURTHER PARTICULARS ABOUT THE COMMITTEE PLEASE CALL:**

Ms Glenda Gallipo or Patrina Raitt  
Department for Planning and Infrastructure  
Marine Safety  
1 Essex Street  
FREMANTLE WA 6160  
Ph: 92168999

**FOR FURTHER PARTICULARS ABOUT THE NOMINATION PROCESS PLEASE CALL:**

Marianne Carey  
W.A. Local Government Association  
Ph: 08 9213 2013 or email [nominations@walga.asn.au](mailto:nominations@walga.asn.au)

**VOTING INFORMATION**

At the close of the nomination period the Selection Committee will meet and make recommendations to the State Council Meeting scheduled for 2 October 2002.

**GENDER EQUALITY:**

It should be noted that the Government is committed to providing equal selection opportunity for both genders and the W.A. Local Government Association encourages nominations accordingly.

**No nominations were received.**

**C. VACANCY FOR -W.A. LOCAL GOVERNMENT ASSOCIATION MEMBER WORKING TEAM FOR THE REVIEW OF THE MANUAL FOR MANAGING URBAN STORMWATER QUALITY IN WESTERN AUSTRALIA ONE METROPOLITAN MEMBER**

Member Councils are invited to submit nominations for this appointment.

**NOMINATION PROCESS:**

Nominees are asked to complete the attached Nomination Form and email to [nominations@walga.asn.au](mailto:nominations@walga.asn.au) by 4pm on Friday 20 September 2002. Completed forms may also be faxed or posted. Late nominations will not be accepted. Please ensure that you address the Selection Criteria in full.

**QUALIFICATIONS:**

A Serving Officer or Elected Member with an interest in and/or experience in managing urban stormwater quality.

**TERM:**

The term of the appointment is until the completed of the review of the manual.

**COMMENCES:**

Upon appointment.

**CURRENT REPRESENTATIVE AND REASON FOR VACANCY:**

This is a new committee so there are no outgoing members

**MEETINGS:** TBA

**LOCATION:** TBA

**DAY/TIME:** TBA

**DURATION:** TBA

**MEETING FEE:** No sitting fee offered. Travelling allowance will be advised.

**SELECTION CRITERIA:**

Nominee to address the following Selection Criteria:

- To be a current Elected Member/Serving Officer
- Availability of the applicant to undertake the responsibility
- Relevant skills in the area
- Demonstrated interest in the position
- Capacity of the applicant to represent the interest of Local Government and the Association
- Relevant experience and qualifications that are applicable to the position.
- Ability to consider and make strategic decisions.

**TERMS OF REFERENCE:**

The Working Team for the review of the manual for Management Urban Stormwater Quality in WA will oversee sub teams in updating and revising the manual to reflect current trends and also to present it in a more user-friendly format. The Team will also be required to provide advice on the community consultation process and facilitate adoption of the manual within their organisations.

**TEAM MEMBERSHIP:**

The Team will have representation from:

- Water Corporation
- Department Planning and Infrastructure
- Urban Development Institute of Australia
- Institute of Public Works Engineering Australia
- Conservation Council
- Community Catchment Groups
- Local Government
- HIA

**FOR FURTHER PARTICULARS ABOUT THE COMMITTEE PLEASE CALL:**

Sharon Grey or Bill Till  
Stream & Stormwater WManagement  
Department Environment, Water and Catchment Protection  
PO Box 6740  
Hay Street  
EAST PERTH WA 6892  
Ph: 92780300

**FOR FURTHER PARTICULARS ABOUT THE NOMINATION PROCESS PLEASE CALL:**

Marianne Carey  
W.A. Local Government Association  
Ph: 08 9213 2013 or email [nominations@walga.asn.au](mailto:nominations@walga.asn.au)

**VOTING INFORMATION**

At the close of the nomination period the Selection Committee will meet and make recommendations to the State Council Meeting scheduled for 2 October 2002.

**GENDER EQUALITY:**

It should be noted that the Government is committed to providing equal selection opportunity for both genders and the W.A. Local Government Association encourages nominations accordingly.

**No nominations were received.**

**D. VACANCY FOR -W.A. LOCAL GOVERNMENT ASSOCIATION MEMBERS  
SUB GROUP OF THE WORKING TEAM FOR THE REVIEW OF THE  
MANUAL FOR MANAGING URBAN STORMWATER QUALITY IN  
WESTERN AUSTRALIA - NINE METROPOLITAN SUB TEAM MEMBERS**

Member Councils are invited to submit nominations for the seven available positions in the following areas:

- Principles and Objectives
- Stormwater Management Planning
- Planning Controls
- Urban Design
- Retrofitting
- Source Controls
- Education and Awareness
- Structural Controls
- Performance Monitoring

**NOMINATION PROCESS:**

Nominees are asked to complete the attached Nomination Form and email to [nominations@walga.asn.au](mailto:nominations@walga.asn.au) by 4pm on Friday 20 September 2002. Completed

forms may also be faxed or posted. Late nominations will not be accepted. Please ensure that you address the Selection Criteria in full.

**QUALIFICATIONS:**

A Serving Officer or Elected Member with an interest in and/or experience in managing urban stormwater quality.

**TERM:**

The term of the appointment is until the completed of the review of the manual.

**COMMENCES:**

Upon appointment.

**CURRENT REPRESENTATIVE AND REASON FOR VACANCY:**

This is a new committee so there are no outgoing members

**MEETINGS:** TBA

**LOCATION:** TBA

**DAY/TIME:** TBA

**DURATION:** TBA

**MEETING FEE:** No sitting fee offered. Travelling allowance will be advised.

**SELECTION CRITERIA:**

Nominee to address the following Selection Criteria:

- To be a current Elected Member/Serving Officer
- Availability of the applicant to undertake the responsibility
- Relevant skills in the area
- Demonstrated interest in the position
- Capacity of the applicant to represent the interest of Local Government and the Association
- Relevant experience and qualifications that are applicable to the position.

**TERMS OF REFERENCE:**

The Sub Teams for the Working Team for the review of the manual for Management Urban Stormwater Quality in WA will be responsible for updating and revising the manual to reflect current trends and also to endeavour to present it in a more user-friendly format.

**SUB TEAMS:**

The Sub Teams are as follows:

- Principles and Objectives
- Stormwater Management Planning
- Planning Controls
- Urban Design
- Retrofitting
- Source Controls
- Education and Awareness

- Structural Controls
- Performance Monitoring

You are asked to nominate for one of the Sub Teams that reflect your expertise in the area.

**FOR FURTHER PARTICULARS ABOUT THE SUB TEAMS PLEASE CALL:**

Sharon Grey or Bill Till  
Stream & Stormwater WManagement  
Department Environment, Water and Catchment Protection  
PO Box 6740  
Hay Street  
EAST PERTH WA 6892  
Ph: 92780300

**FOR FURTHER PARTICULARS ABOUT THE NOMINATION PROCESS PLEASE CALL:**

Marianne Carey  
W.A. Local Government Association  
Ph: 08 9213 2013 or email [nominations@walga.asn.au](mailto:nominations@walga.asn.au)

**VOTING INFORMATION**

At the close of the nomination period the Selection Committee will meet and make recommendations to the State Council Meeting scheduled for 2 October 2002.

**GENDER EQUALITY:**

It should be noted that the Government is committed to providing equal selection opportunity for both genders and the W.A. Local Government Association encourages nominations accordingly.

**No nominations were received.**

**E. VACANCY FOR - W.A. LOCAL GOVERNMENT ASSOCIATION MEMBER -  
WA LOCAL GOVERNMENT SUPANNUATION PLAN - DEPUTY DIRECTOR  
(OFFICER POSITION)**

Member Councils are invited to submit nominations for this appointment.

**NOMINATION PROCESS:**

Nominees are asked to complete the attached Nomination Form and email to [nominations@walga.asn.au](mailto:nominations@walga.asn.au) by 4pm on Friday 20 September 2002. Completed forms may also be faxed or posted. Late nominations will not be accepted. Please ensure that you address the Selection Criteria in full.

**QUALIFICATIONS:**

A metropolitan based Serving Officer with substantial interest and experience in the financial industry is required for this position.

**TERM:**

The term of the appointment will expire of 28 February 2004.

**COMMENCES:**

Upon appointment.

**CURRENT REPRESENTATIVE AND REASON FOR VACANCY:**

The position is vacant due to the expiration of the resignation of Mr John Turkington from local government.

**MEETINGS:**

Monthly

**LOCATION:**

WA Local Government Superannuation Board, St Georges, Terrace, Perth

**DAY/TIME:**

9.30am

**DURATION:**

4-5 hours

**MEETING FEE:**

\$200 meeting attendance fee and travelling in accordance with Public Sector Standards

**SELECTION CRITERIA:**

Nominee to address the following Selection Criteria:

- To be a current Serving Officer
- Availability of the applicant to undertake the responsibility
- Relevant skills in the area
- Demonstrated interest in the position
- Capacity of the applicant to represent the interest of Local Government and the Association
- Relevant experience and qualifications that are applicable to the position
- Tertiary qualifications in finance, economics or business
- Substantial experience in the financial industry, including share markets and investments
- Previous experience as a Company Director would be highly desirable
- Eligible to be a member of the WA Local Government Superannuation Plan.

**TERMS OF REFERENCE:**

The W.A. Local Government Superannuation Plan Pty Ltd is the Corporate Trustee for the W.A. Local Government Superannuation Plan (WALGSP). The WALGSP provides superannuation coverage for the employees of every Local Government in Western Australia.

**BOARD MEMBERSHIP:**

The Board will have representation from:

- An independent Chairman
- Three employer Directors and Deputy Directors comprising:
  - One metropolitan elected Director and Deputy Director
  - One country elected Director and Deputy Director
  - One Local Government Officer with eligibility to be a Plan Member and one Deputy with the same qualifications



**FOR FURTHER PARTICULARS ABOUT THE COMMITTEE PLEASE CALL:**

Mr Ross Taylor  
Manager Member Services  
WA Local Government Superannuation Plan  
Ph: 94815510

**FOR FURTHER PARTICULARS ABOUT THE NOMINATION PROCESS PLEASE CALL:**

Marianne Carey  
W.A. Local Government Association  
Ph: 08 9213 2013 or email [nominations@walga.asn.au](mailto:nominations@walga.asn.au)

**VOTING INFORMATION**

At the close of the nomination period the Selection Committee will meet and make recommendations to the State Council Meeting scheduled for 2 October 2002.

**GENDER EQUALITY:**

It should be noted that the Government is committed to providing equal selection opportunity for both genders and the W.A. Local Government Association encourages nominations accordingly.

**No nominations were received.**

**F. VACANCY FOR - W.A. LOCAL GOVERNMENT ASSOCIATION MEMBERS  
- LOCAL GOVERNMENT WORKING GROUP OF THE SWAN CATCHMENT  
COUNCIL - 7 MEMBERS**

Member Councils are invited to submit nominations for the above positions.

**NOMINATION PROCESS:**

Nominees are asked to complete the attached Nomination Form and email to [nominations@walga.asn.au](mailto:nominations@walga.asn.au) by 4pm on Friday 20 September 2002. Completed forms may also be faxed or posted. Late nominations will not be accepted. Please ensure that you address the Selection Criteria in full.

**QUALIFICATIONS:**

Elected Member or Serving Officer located within the Swan Catchment area.

**TERM:**

The term of the appointment is two years.

**COMMENCES:**

Upon appointment.

**CURRENT REPRESENTATIVE AND REASON FOR VACANCY:**

Expiration of the term of Cr Jack Fox.

**MEETINGS:** TBA – Previously bi-monthly  
**LOCATION:** Middle Swan  
**DAY/TIME:** TBA  
**DURATION:** 9.30am to 1pm (half a day)  
**MEETING FEE:** Half a day fee is \$110.00 and whole day fee is \$167.00. Travelling allowance will be in accordance with Public Sector Standards.

**SELECTION CRITERIA:**

Nominee to address the following Selection Criteria:

- To be a current Elected Member/Serving Officer
- Availability of the applicant to undertake the responsibility
- Relevant skills in the area
- Demonstrated interest in the position
- Capacity of the applicant to represent the interest of Local Government and the Association
- Relevant experience and qualifications that are applicable to the position
- Good knowledge of natural resource management, catchment management , coastal management and/or environmental issues.
- To reside or work within the Swan Catchment area.

**TERMS OF REFERENCE:**

The Local Government Working Group will provide local government representation to the Swan Catchment Council. The Council has established working groups whose focus will be to initiate and manage strategic projects and consider strategic issues and partnerships.

The seven members of the Local Government Working Groups will elect a representative from their group to be the local government representative on the Swan Catchment Council and attend their meetings.

**FOR FURTHER PARTICULARS ABOUT THE COMMITTEE PLEASE CALL:**

Ms Karen O'Hehir  
Swan Catchment Council  
PO Box 2206  
MIDLAND WA 6936  
Ph: 93743309 or email at karen.ohehir@wrc.wa.gov.au

**FOR FURTHER PARTICULARS ABOUT THE NOMINATION PROCESS PLEASE CALL:**

Marianne Carey  
W.A. Local Government Association  
Ph: 08 9213 2013 or email nominations@walga.asn.au

**VOTING INFORMATION**

At the close of the nomination period the Selection Committee will meet and make recommendations to the State Council Meeting scheduled for 2 October 2002.

**GENDER EQUALITY:**

It should be noted that the Government is committed to providing equal selection opportunity for both genders and the W.A. Local Government Association encourages nominations accordingly.

**No nominations were received.**

**664/02 URGENT BUSINESS**

Nil

The Lord Mayor declared the meeting closed at 7.50pm with Councillors McEvoy, Davidson, MacGill, Scaffidi, Stroud, Sutherland, Tan and Tudori in attendance.