



CITY *of* PERTH

MINUTES

PLANNING COMMITTEE

17 AUGUST 2010

**THESE MINUTES ARE HEREBY
CERTIFIED AS CONFIRMED**

**PRESIDING MEMBER'S
SIGNATURE**

DATE

PLANNING COMMITTEE

INDEX

Item	Description	Page
PL185/10	DECLARATION OF OPENING	1
PL186/10	APOLOGIES	1
PL187/10	QUESTION TIME FOR THE PUBLIC	1
PL188/10	MEMBERS ON LEAVE OF ABSENCE AND APPLICATIONS FOR LEAVE OF ABSENCE	1
PL189/10	CONFIRMATION OF MINUTES	2
PL190/10	CORRESPONDENCE	2
PL191/10	DISCLOSURE OF MEMBERS' INTERESTS	2
PL192/10	MATTERS FOR WHICH THE MEETING MAY BE CLOSED	2
PL193/10	187-193 (LOT 123) ADELAIDE TERRACE AND 82-94 TERRACE ROAD, EAST PERTH - PROPOSED STAGED REDEVELOPMENT OF THE SOUTHERN PART OF THE FORMER ABC SITE	3
PL194/10	19, 21 AND 23 (LOTS 1, 2 AND 3) FITZGERALD STREET, NORTHBRIDGE - PROPOSED DUAL USE OF TENANT PARKING TO ACCOMMODATE A PUBLIC CAR PARK	17
PL195/10	42 - 44 (LOTS 7, 8 AND 51) ORD STREET, WEST PERTH - ADDITIONS AND ALTERATIONS TO EXISTING MEDICAL CENTRE AND OFFICE BUILDINGS	21
PL196/10	GOVERNMENT OFFICE ACCOMMODATION MASTER PLANNING DISCUSSION PAPER - CITY OF PERTH SUBMISSION	29
PL197/10	"WHAT IF" PROJECTS FOR THE CITY OF PERTH	36
PL198/10	PROPOSED MUSIC FESTIVAL ON THE ESPLANADE - ONE MOVEMENT 2010	42
PL199/10	SMOKE FREE LICENSED ALFRESCO DINING AREAS	50
PL200/10	VACANT AND NEGLECTED BUILDINGS - NORTHBRIDGE	53

Item	Description	Page
PL201/10	TENDER 020-10/11 - QUANTITY SURVEYOR AFFORDABLE HOUSING DEMONSTRATION PROJECT	58
PL202/10	MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN	62
PL203/10	GENERAL BUSINESS	62
PL204/10	ITEMS FOR CONSIDERATION AT A FUTURE MEETING	63
PL205/10	CLOSE OF MEETING	63

Minutes of the meeting of the City of Perth **Planning Committee** held in Committee Room 1, Ninth Floor, Council House, 27 St Georges Terrace, Perth on **Tuesday, 17 August 2010.**

MEMBERS IN ATTENDANCE

Cr McEvoy - Presiding Member
Cr Butler
Cr Evangel

OFFICERS

Mr Edwards - Chief Executive Officer
Mr Monks - Director Planning and Development
Mr Stevens - Acting Director Service Units
Ms Stark - Manager Sustainable City Development
Ms Earl - Manager Economic Development
Ms Peters - Acting Manager Approval Services
Mr Bradbrook - Manager Corporate Support
Mr Smith - City Architect
Ms Honmon - Governance Officer

GUESTS

Four members of the public.
One member of the press.

PL185/10 DECLARATION OF OPENING

The Presiding Member declared the meeting open at 5.30pm.

PL186/10 APOLOGIES

Nil

PL187/10 QUESTION TIME FOR THE PUBLIC

Nil

PL188/10 MEMBERS ON LEAVE OF ABSENCE AND APPLICATIONS FOR LEAVE OF ABSENCE

Nil

PL189/10 CONFIRMATION OF MINUTES

Moved by Cr McEvoy, seconded by Cr Butler

That the minutes of the meeting of the Planning Committee held on 27 July 2010 be confirmed as a true and correct record.

The motion was put and carried

The votes were recorded as follows:-

For: Crs McEvoy, Butler and Evangel

Against: Nil

PL190/10 CORRESPONDENCE

Nil

PL191/10 DISCLOSURE OF MEMBERS' INTERESTS

Nil

PL192/10 MATTERS FOR WHICH THE MEETING MAY BE CLOSED

Nil

PL193/10 187-193 (LOT 123) ADELAIDE TERRACE AND 82-94 TERRACE ROAD, EAST PERTH - PROPOSED STAGED REDEVELOPMENT OF THE SOUTHERN PART OF THE FORMER ABC SITE

BACKGROUND:

SUBURB/LOCATION: 187-193 Adelaide Terrace and 82-94 Terrace Road, East Perth (former ABC site)

FILE REFERENCE: 10/2192

REPORTING OFFICER: Mark Close

RESPONSIBLE DIRECTOR: Peter Monks, Director Planning and Development

DATE: 2 August 2010

MAP / SCHEDULE: Map and perspectives of 187-193 Adelaide Terrace, East Perth

LANDOWNER: Ventrade Australia

APPLICANT: SS Chang Architects

ZONING: (MRS Zone) Central City Area
(City Planning Scheme Precinct) Adelaide Precinct (P13)
(City Planning Scheme Use Area) Residential R160 (southern section) and Office/Residential (northern section)
Amendment No. 20 – Special Control Area

APPROXIMATE COST: \$96 million

The site (Lot 123) has an area of 12,874m² and has frontages of approximately 75 metres to both Adelaide Terrace and Terrace Road, East Perth. The site contains the former ABC Broadcasting Studios and a large broadcasting antenna located near the Terrace Road frontage and is included on the State Register of Heritage Places.

In 2009 a request was submitted to the Council to initiate an amendment to the City Planning Scheme No. 2 (Amendment No. 20) to create a Special Control Area over the former ABC site to facilitate the redevelopment and future subdivision of the site.

In order to maximise the development potential of the site, it was proposed to redistribute some of the plot ratio from the northern portion of the site, where development will be constrained by the heritage buildings (and where the maximum plot ratio is 4:1), to the southern portion of the site (where the maximum plot ratio is 2:1). Consequently, the proposed buildings on the southern portion of the site did not comply with some of the requirements of the Terrace Road Design Policy in terms of building heights and setbacks, however, they generally comply with Amendment 20.

At its meeting held on **30 March 2010**, the Council resolved to adopt Amendment No. 20 which has now received Ministerial Approval. At the time of preparing this report the amendment was set to be published in the Government Gazette on Friday, 6 August 2010 and The West Australian on 11 August 2010.

DETAILS:

The subject portion of the site accommodating proposed Stages 1 and 2 is 7,474m² being the southern portion of the former ABC site. The application proposes:-

Stage 1 (Western Tower and Low Rise at 90 Terrace Road, East Perth):-

- Two, four storey mixed-use buildings fronting Terrace Road located either side of the main vehicle entry to the Stage 1 residential tower behind. Both mixed-use buildings contain a single ground floor commercial tenancy and six, three bedroom dwellings.
- A forecourt is provided behind the mixed-use building fronting Terrace Road providing vehicle access to the two basement levels of vehicle parking and the parking provided at ground floor. The total vehicle parking facilities proposed for this stage is 19 commercial and 234 residential tenant parking bays.
- A residential tower of 24 stories including 62 two bedroom, 42 three bedroom, and a four bedroom (penthouse) dwelling. This is serviced internally by a first floor residential theatre, function and meeting rooms, a gymnasium, and lounge area. Externally, the building is set in landscaped surrounds and the first floor podium level within setback areas and serviced by a pool area to the north.
- A total of 117 residential dwellings.

Stage 2 (Eastern Tower and Low Rise at 88 Terrace Road, East Perth):-

- A single mixed-use building fronting Terrace Road contains two ground floor commercial tenancies either side of the main vehicle entry to the Stage 2 residential tower behind. Floors 1 through 3 bridge over the vehicle entry and include nine, three bedroom dwellings.
- The vehicle access located centrally on Terrace Road provides access to two basement levels of vehicle parking, the tower forecourt and ancillary ground floor parking adjacent to the lobby area. The total vehicle parking facilities proposed for this stage are three commercial and 86 residential tenant parking bays.
- A residential tower of 22 stories including 32 three bedroom and three, four bedroom dwellings (including the penthouse). This is serviced internally by a first floor residential theatre, function room, gymnasium, games room, and bar area. Externally the building is set in landscaped surrounds on the first floor landscaped podium within setback areas and serviced by a pool area to the north.
- A total of 43 residential dwellings.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The proposed Stages 1 and 2 are located on land zoned Residential R160 under the City Planning Scheme No. 2. The proposed Residential use is 'P' or preferred in the Adelaide Precinct (P13). The use of the four proposed commercial tenancies will be subject to further applications given the preliminary stage of this proposal. Several commercial uses can be accommodated within this zone and precinct.

Development Requirements

The proposal has been assessed against the City Planning Scheme requirements applicable under Amendment No. 20 and the proposal's compliance with the Scheme's development standards is summarised below:-

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:- (Amendment No. 20)	3.21:1 (24,007m ²)	3.57:1 (26,730m ²)
Density (R160):-	160 dwellings	119 (119.6) dwellings
Bicycle Parking:- - Stage 1 (western tower) - Stage 2 (eastern tower)	42 bays 16 bays	Commercial - 1 bays Residential - 38 bays Commercial - 1bay Residential - 7 bays
Building height:- Stage 1 - Low rise - Western Tower	14 metres 73.7 metres AHD, plus 3 metre lift overrun	Minimum 6 metres - two stories Maximum 14 metres - four stories (Terrace Road Edge) Maximum 73.7 metres AHD, excluding lift overrun to a maximum of 3 additional metres

Development Standard	Proposed	Required / Permitted
<p>Stage 2</p> <ul style="list-style-type: none"> - Low Rise - Eastern Tower 	<p>14 metres</p> <p>68.4 metres AHD plus 3 metre overrun</p>	<p>Minimum 6 metres - two stories Maximum 14 metres - four stories (Terrace Road Edge)</p> <p>Maximum 68.4 metres AHD, excluding lift overrun to a maximum of 3 additional metres</p>
<p>Setbacks:-</p> <ul style="list-style-type: none"> - Front - Rear - Sides - Basement and Ground - Low Rise 1st through 3rd floor - Towers - above 1st floor - Between Towers 	<p>Nil</p> <p>Stage 1 western tower 19.2m - within setback line</p> <p>Stage 2 eastern tower 16.2m - within setback line</p> <p>Nil</p> <p>2 metres</p> <p>Between 6 and 9.75 metres</p> <p>Between 8 and 11.75 metres</p>	<p>Nil</p> <p>75 degree setback line from back boundary</p> <p>Nil</p> <p>Minimum - 6 metres</p> <p>Minimum - 6 metres</p> <p>Minimum - 8 metres</p>
<p>Car Parking:-</p> <ul style="list-style-type: none"> - Residential - Commercial 	<p>320 bays</p> <p>22 bays</p>	<p>Minimum - 160 bays Maximum - 320 bays</p> <p>Maximum - 149 bays Minimum - Nil</p>

Variations to the density and setback provisions applicable to the development can be granted by an absolute majority decision of the Council, in accordance with Clause 47 of the City Planning Scheme and provided the Council is satisfied that:-

'47(3)(d)(i) if approval were to be granted, the development would be consistent with:-

- (A) the orderly and proper planning of the locality;*
- (B) the conservation of the amenities of the locality; and*
- (C) the statement of intent set out in the relevant precinct plan; and*

(ii) the non-compliance would not have any undue adverse effect on:-

- (A) the occupiers or users of the development;*
- (B) the property in, or the inhabitants of, the locality; or*
- (C) the likely future development of the locality'.*

COMMENTS:

Consultation

The application was not referred for comment as it predominantly complies with the Scheme Amendment No. 20 provisions and related concept plan advertised as part of the amendment process. Notwithstanding this, four submissions objecting to the proposal were recently received by the City. The following issues were raised:-

1. Concern about the four level low rise building being inconsistent with adjacent buildings on Terrace Road.
2. The resulting impact on views and the value of apartments adversely impacted by point 1 above.

While the adjacent low rise buildings on Terrace Road are developed to three levels, the proposed four level development complies with the 14 metre and four storey limitation of the Terrace Road Design Policy. Accordingly, objections on this basis relating to loss of views and property values are not relevant planning considerations.

Design Advisory Committee

At its meeting held on 8 July 2010, the Design Advisory Committee (DAC) considered the proposed development submitted by the applicant. The Committee advised that:-

"...the applicant, in discussions with the City Architect, consider modifying the design to address the following issues:-

- 1. articulation of the balconies on the towers as well as possible treatments to the balconies, such as moveable or static screening;*
- 2. greater variety to balcony balustrading;*
- 3. improved landscaping elements to provide greater amenity to the residents;*
- 4. improvements to the roof treatment of the lower levels;*

5. *provision of bicycle storage facilities for all units;*
6. *the detailed design of the northern facades to provide three dimensionality for both towers;*
7. *clarification of the overshadowing impact of Stage 3 on the Stage 1 development, especially on the residential amenity area.”*

The applicant has submitted revised plans to address the concerns raised by the Design Advisory Committee as well as the following submission (extract only):-

1. ***articulation of the balconies on the towers as well as possible treatments to the balconies, such as moveable or static screening; and***
2. ***greater variety to balcony balustrading.***

In relation to both items number 1 and 2 the Developer is reluctant to provide additional screenings and/or any visual barriers to the balconies. It is considered that these elements are a fundamental impediment to the key sales value of the apartment – the view – and subsequently to the success of the project. The Developer has received feedback on similar developments along Terrace Rd with regard to the importance of “uninterrupted” views and the value in removing all obstructions or impediments to the views.... We have included a letter from the Sales and Marketing Director Neil Kay of Knight Frank confirming this.

There have also been additional issues of concern regarding screens in particular maintenance and noise problems (whistling). To these ends we have always endeavoured to maintain a clean and open balcony line which we have incorporated into the general design of the building from the very earliest stages of development. In this context we would consider that the imposition of screens and solid balconies would be detrimental to the simplicity of form of the building and would act as a natural distraction from the building’s principal design elements. Nonetheless the Developer has taken on board some suggestions and comments from the City Architect and Planning Officers and we have been able to make some limited but valuable modifications. Specifically:-

1. *Variation in the depth of the balconies to assist in emphasizing the key visual cues of the building and provide a more “three dimensional” face to the Terrace Rd elevations.*
2. *Nominal increases to the balcony depths to highlight balcony levels to accentuate the building’s visual breakup.*
3. *Provision of visually impermeable (solid) balconies to the First Floor Low Rise levels. This has been implemented on the basis of improved privacy (acoustic, visual, etc) to those Apartments – these being the most affected by vehicle and pedestrian traffic.*

3. Improved landscaping elements to provide greater amenity to residents.

We have improved the detail and design of the deck areas through the landscaping [EPCAD Landscape Architecture and Environmental Planning submission was enclosed].

4. Improvements to the roof treatment of the lower levels.

The roof elements to the low rise have been simplified.... as per Burt Way we note that special care is taken to ensure that the roof tops to the low-rise apartments are clean and not unsightly.

5. Provision of bicycle storage facilities for all units.

We have confirmed with Council Planning Officers that the bicycle parking has been provided in accordance with Council requirements.

6. The detailed design of the northern facades to provide three dimensionality for both towers.

We have attached a North or "rear" perspective to provide greater clarity to the design of the facades. We believe that this imagery will better help to clarify the extent of detailing of the facades - something that may have been unclear to the DAC.

In addition to the perspectives we have made general changes to the arrangements of the Northern Facade of the Stage 1 Tower as part of the ongoing design development process. These changes are intended to provide a more obvious link between the Terrace Rd and Northern Facades and to increase the sense of "three dimensionality" noted by the DAC.

7. Clarification of the overshadowing impacts of Stage 2 on the Stage 1 development, especially on the residential amenity areas.

... the reference above should be as follows "...impacts of Stage 3 on the Stage 1 development...". We refer Council to the previous detailed discussions on overshadowing as part of the SCA [Special Control Area] approval. As part of the SCA approval process extensive overshadowing analysis was conducted and the outcomes were agreed upon by both Council and Owner. These outcomes for overshadowing form an implicit part of the SCA approval through the designated heights, bulk, setbacks and plot ratio. We have adhered to all these requirements.

Further to this, the SCA has had the advantage of reducing the likely impact of overshadowing to Stages 1 and 2 by moving more of the building bulk to the Terrace Rd side of the site than would otherwise have been permitted under the Adelaide Precinct Plan. The SCA also includes the retention of the Low Rise ABC Heritage Building which ensures improved solar access for all sites along Terrace Rd in the immediate vicinity.

In regards to the Amenity areas we note as follows:-

- 1. That the current location on Stage 1 and Stage 2 (to the northern end of the site) is the optimal location as it maximizes the amount of potential solar access by avoiding overshadowing of the Stage 1 and Stage 2 Towers.*
- 2. That Stage 2 (due to ABC Heritage Building in Stage 3) has excellent permanent solar access which is unlikely to be matched in the immediate area given the Adelaide Precinct development guidelines.*
- 3. That the advantages gained by Stage 2 are in part conveyed to Stage 1 by the absence of High Rise development to the Heritage component on Stage 3.*
- 4. We have attached additional imagery showing overshadowing in summer, which we believe clearly demonstrates the high level of solar access achieved to the deck levels. Early morning and midday solar access is almost 100% to the rear decks while in the mid and late afternoon there is some appropriate shading from the towers.*

Having noted the above and following our discussions with the City we have endeavoured to provide greater detail and improved design to the amenities deck area as part of the general landscaping design. Within this process we have incorporated key aspects of solar access to the design to gain maximum benefit for the users (refer to new Landscaping plans and details provided).

As directed by the DAC, in conjunction with the City Architect, the design modifications and further information provided by the applicant as outlined above, are considered to satisfy the design considerations raised for improvement or clarification.

Density

The paramount planning considerations for the comprehensive redevelopment of the ABC site, associated with Amendment No. 20, were plot ratio, height, setbacks, massing, building bulk, and overshadowing issues. The outcome of Scheme Amendment No. 20 was considered by staff, the Council and the Minister to be a beneficial adjustment to the City Planning Scheme No. 2 provisions to address the latter planning issues.

The redistribution of plot ratio approved under Scheme Amendment No. 20 and the related concept plan has resulted in a redistribution of density to the southern (Terrace Road) end of the overall ABC site as proposed under this application. The Residential R160 zoning applicable to Stages 1 and 2 accommodates 119 dwellings, whereby 160 are proposed. However, the overall potential of residential development for Stage 3 on the northern part of the site fronting Adelaide Terrace (subject to the Office/Residential zoning) has been effectively reduced, by the loss of building height and plot ratio potential, to balance the density of residential development over the overall ABC site redevelopment.

Setbacks

The setbacks applied over Stages 1 and 2 as a result of Amendment 20 are intended to address the building bulk and amenity issues, including overshadowing, associated with the main towers. The 1st through 3rd floors of the low rise buildings are set back two metres rather than six metres from the side boundaries as required by the amendment. However:-

- applying a six metre side setback to the low rise development is inconsistent with the Terrace Road Design Policy and the prevailing setbacks demonstrated by adjacent low rise buildings in the locality;
- the concept plan accompanying Amendment 20 clearly demonstrated low rise consistent with that proposed under this development application;
- this concept was advertised for public comment during the amendment process;
- the Terrace Road Design Policy encourages a consistent urban edge for Terrace Road that has been delivered by this application. The variation is minor, consistent with the orderly and proper planning of the locality, the conservation of amenities and the statement of intent for the Adelaide Precinct.

Heritage

The Heritage Council's Development Committee considered the matter on 20 July 2010 whereby the proposal was supported subject to the following conditions:-

1. The Heritage Agreement, currently under negotiation between the Heritage Council of Western Australia and Finbar Group Limited, is to be signed and finalised prior to the issue of the building licence.
2. Whilst the Committee notes the proponent's intention of implementing extensive interpretation in Stage 3, interpretation is also required for Stages 1 and 2. Even though the southern portion of the site is not seen as being as significant as the northern portion, the buildings that will be lost have played a part in the story of the place. An Interpretation Plan is to be prepared for Stages 1 and 2 and submitted to the Office of Heritage for comment and advice. The Interpretation Plan for the entire ABC Sound Broadcasting and Television Studios site is to be prepared with a commitment to implementation prior to the completion of Stages 1 and 2.
3. A Standard Archival Record, as per the Heritage Council's 'Guide to Preparing an Archival Record', is to be prepared and submitted to the Office of Heritage prior to the commencement of Stage 1 and 2 demolition works.

The City is obliged to incorporate the abovementioned conditions into any development approval pursuant to the provisions of the Heritage Act 1990.

Conclusion

This development application provides consideration of detailed design issues only, given the recently adopted Special Control Area associated with Amendment 20 had

already set various design parameters in relation to plot ratio, tower heights, massing and setbacks, which have been complied with.

The variation to the density for Stages 1 and 2 reflects the redistribution of plot ratio and development potential over the overall ABC site associated with Special Control Area. The proposed side setbacks for the low rise on Terrace Road is more compliant with the Terrace Road Design Policy than the adjacent developments and appropriate as addressed in the report above. Pursuant to Clause 47 of the Scheme, the latter variations are considered consistent with the orderly and proper planning of the locality, the conservation of amenities and the statement of intent for the Adelaide Precinct.

The applicant's responses to the issues raised by the Design Advisory Committee have provided pragmatic and appropriate design solutions and information to ensure the detailed design is compliant with both the Special Control Area provisions, and are beneficial to the amenity of the locality. It is recommended that the application be approved.

Moved by Cr Butler, seconded by Cr Evangel

That, in accordance with the provisions of the City Planning Scheme No. 2 and the Metropolitan Region Scheme, the Council APPROVES the application for the proposed redevelopment of the former ABC site including three, four storey mixed-use buildings and two residential towers of 24 and 22 stories containing 160 residential apartments, four commercial tenancies and 342 car parking bays at 187-193 (Lot 123) Adelaide Terrace, East Perth, as detailed on the application form dated 9 June 2010 and as shown on the plans received on 3 August 2010, subject to the following conditions:-

- 1. the development not exceeding a plot ratio of 3.57:1 or 26,730m²;***
- 2. the use of the commercial tenancies being subject to a separate application for approval;***
- 3. final details of the design and a sample board of the materials, colours and finishes for the proposed building being submitted and approved prior to the issue of the relevant building licence;***
- 4. details of the design and materials of the proposed fencing being submitted and approved prior to the issue of the relevant building licence;***

(Cont'd)

5. *all piped, ducted and wired services, air conditioners, hot water systems, water storage tanks, service meters and bin storage areas being located so as to minimise any visual and noise impact on nearby residents and screened from view from the street, with details of the location and screening of any proposed external building plant being submitted and approved prior to the issue of a building licence;*
6. *a detailed landscaping and reticulation plan being submitted and approved prior to the issue of the relevant building licence, with the approved landscaping being installed prior to the occupation of the building and thereafter maintained to a high standard;*
7. *details of privacy screens to the residential balconies being submitted for approval prior to the issue of the relevant building licence;*
8. *the recommendations outlined in the ViPac Wind Assessment Report, dated 5 July 2010, for use of balcony areas being incorporated into any future strata management statement addressing the use of balcony areas subject to high wind conditions;*
9. *the recommendations contained in the ViPac Preliminary Acoustic Report dated 1 July 2010 being implemented in full and on completion of the building construction a test or inspection report, undertaken at the developer's cost, shall be submitted and approved verifying that the building complies with the recommendations, standards and objectives contained in the Acoustic Report, prior to the issue of a Certificate of Classification for the development, with any significant design changes resulting from the test or inspection report being the subject of a separate application for approval;*
10. *a Waste Management Plan, identifying a permanent facility for bins, (including compactor and waste treatment facilities if applicable) and a hard stand area within the property boundary and accessible for normal waste collection (within three metres of the front boundary, with no ramps or steps providing access), being submitted and approved prior to the issue of the relevant building licence;*

(Cont'd)

11. ***a maximum of 342 car parking bays being provided on site, comprising 22 commercial tenant bays and 320 residential car bays, with these bays being for the exclusive use of tenants or occupants of the development and their guests / customers, and not being leased or otherwise reserved for use by tenants or occupants of buildings outside the Special Control Area;***
12. ***a minimum of one car bay being allocated to each multiple dwelling within the development, with all on-site residential car bays being for the exclusive use of residents of the development;***
13. ***a minimum of 12 and five visitor parking bays being provided for the western and eastern stages respectively for the exclusive use of visitors. These bays shall be clearly line marked for visitor use and conveniently located with details being submitted for approval prior to the building licence being issued;***
14. ***the dimensions of all car parking bays, aisle widths and circulation areas complying with Australian Standard AS/NZS 2890.1/2004;***
15. ***the dimensions of all service vehicle bays are to conform with Australian Standard AS/2890.2/2002;***
16. ***bicycle facilities are to be provided for the western and eastern stages at a minimum of 39 and eight bays respectively, designed and located in accordance with the requirements of the City Planning Scheme No. 2 Policy 5.4 - 'Bicycle Parking and End of Journey Facilities', with details of the design, location and access to these facilities being submitted in an amended traffic management statement and approved prior to the issue of the relevant building licence;***
17. ***any existing vehicle crossovers on Terrace Road that are not required to provide access to this development being removed and the verge areas being reinstated by the developer to the City's specifications and at the owner's expense prior to occupation of the building;***

(Cont'd)

18. *in the event of the development not proceeding within six months of the demolition of the existing buildings or structures on the site, the site is to be grassed and landscaped in order to preserve the amenity of the area and to prevent dust and sand being blown from the site and maintained in a clean and tidy state. The full scope of the landscaping or treatment is to be established and approved by the City prior to the issue of the demolition licence for the existing buildings;*
19. *the owners entering into a legal agreement with the City prior to the approval of the relevant demolition licence, being prepared by the City's solicitors at the owner's expense, whereby:-*
 - 19.1 *should the construction of the proposed new building not be commenced within six months of the demolition of the existing buildings, the works outlined under Condition 18 above are to be implemented;*
 - 19.2 *if the landscaping and works specified in Condition 18 above are not completed within 12 months of the demolition of the existing buildings, the legal agreement is to empower the City to enter the relevant land and complete the required works;*
 - 19.3 *the owner submitting a bank guarantee or bond to the City for an amount to cover the full cost of the landscaping and associated works specified in Condition 18 above, in order to secure the City's ability to carry out the works. The bank guarantee or bond is to be lodged contemporaneously with the execution of the legal agreement. The full cost of the landscaping and works is to be determined by an independent Quantity Surveyor at the cost of the owner;*
20. *any air conditioning units on balconies must be located on the floor only so as not to be visible from street level and must be located behind opaque or translucent screening or the like. Details addressing this condition are to be provided for approval prior to the issue of the relevant building licence;*
21. *the Heritage Agreement, currently under negotiation between the Heritage Council of Western Australia and Finbar Group Limited, is to be signed, finalised and provided to the City prior to the issue of the relevant building licence;*

(Cont'd)

22. *an Interpretation Plan is to be prepared for Stages 1 and 2 and submitted to the Heritage Council of Western Australia for comment and advice. The Interpretation Plan for the entire ABC Sound Broadcasting and Television Studios site is to be prepared and submitted to the Heritage Council of Western Australia and the City prior to a building licence being issued with a commitment to implementation prior to the issue of a Certificate of Completion for any stage of the development;*
23. *a Standard Archival Record, as per the Heritage Council of Western Australia's 'Guide to Preparing an Archival Record', is to be prepared and submitted to the Office of Heritage prior to the commencement of any demolition works;*
24. *all stormwater being contained on-site;*
25. *the submission of a construction management plan for the proposal detailing how it is proposed to manage:-*
 - 25.1 *the delivery of materials and equipment to the site*
 - 25.3 *the storage of materials and equipment on the site;*
 - 25.3 *parking arrangements for contractors and subcontractors;*
 - 25.4 *noise impact on the adjoining residential properties;*
 - 25.5 *parking of vehicles associated with construction within the subject property or providing details of other off-site parking arrangements made, so as to minimise the need for these vehicles to park within the Terrace Road road reserve;*
 - 25.6 *other matters likely to impact on the surrounding properties.*

The motion was put and carried

The votes were recorded as follows:-

For: Crs McEvoy, Butler and Evangel

Against: Nil

PL194/10 19, 21 AND 23 (LOTS 1, 2 AND 3) FITZGERALD STREET, NORTHBRIDGE - PROPOSED DUAL USE OF TENANT PARKING TO ACCOMMODATE A PUBLIC CAR PARK

BACKGROUND:

SUBURB/LOCATION: 19, 21 and 23 (Lots 1, 2 and 3) Fitzgerald Street, Northbridge
FILE REFERENCE: 10/2188
REPORTING OFFICER: Mark Close
RESPONSIBLE DIRECTOR: Peter Monks, Director Planning and Development
DATE: 3 August 2010
MAP / SCHEDULE: Map - 19, 21 and 23 Fitzgerald Street, Northbridge

LANDOWNER: Eratyra Pty Ltd, Mrs M M Andritos and Mr J Andritsos
APPLICANT: John Andritsos
ZONING: (MRS Zone) Central City Area Zone
(City Planning Scheme Precinct) Northbridge (P1)
(City Planning Scheme Use Area) City Centre
APPROXIMATE COST: \$10,000

SITE HISTORY:

At its meeting held on **28 July 2000**, the Council approved the demolition of the single storey City Milling warehouse and construction of a 29 bay commercial tenant car park on the site.

DETAILS:

The applicant proposes to use the existing 35 licensed tenant bays, a further proposed tenant bay and the existing two ACROD bays (totalling 38 bays) as public car parking between the hours of 6.00pm and 6.00am, seven days a week. The car park has access from both Fitzgerald Street and James Street, and services the adjacent Northbridge Continental Supermarket during business hours as commercial tenant car parking.

LEGISLATION / POLICY:

Legislation Planning and Development Act 2005
Perth Parking Management Act 1999

Policy

Policy No and Name: Perth Parking Policy

COMPLIANCE WITH PLANNING SCHEME:**Land Use**

The site is located within the Northbridge Precinct (P1) of the City of Perth Planning Scheme No. 2. The Precinct statement of intent notes:-

“Adequate short term parking should be provided to service the Precinct. Tenant car parking may be appropriate for use as public car parking outside the normal working hours of that tenancy, provided that the amenity of the locality is not adversely affected. However, car parks will not be visible from streets and other public places.”

The Northbridge Action Plan (2003-2007) identifies concerns regarding the perception of public safety at night, in particular, the safety of staff leaving late night entertainment venues at the end of their shifts. The document includes actions to investigate 'ways of improving parking in Northbridge for both short-term use by patrons and long term use by business operators and staff' and 'safe staff parking, linked to safe night pedestrian routes'.

As a public car park is an unlisted use under the City Planning Scheme No. 2, it is required to be determined by the Council (by absolute majority) pursuant to Clause 46:-

- “(1) Subject to subclause (2), the Council may refuse or approve an application which involves an unlisted use.*
- (2) The Council cannot grant planning approval for a development which involves an unlisted use unless -*
- (a) the advertising procedure set out in clause 41 has been followed;*
 - (b) it is satisfied, by an absolute majority, that the proposed development is consistent with the matters listed in Clause 43(4).”*

Development Requirements**Perth Parking Policy**

The site is located within the 'General Parking Zone' within the Perth Parking Policy. This zone accommodates both long and short stay public car parking. The Policy requires consideration of the following criteria:-

- a) the impact of the proposed parking facility on the amenity of the 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.

Development and Design Policy

Car parking areas are required to be located in undercroft / basement areas of a building or otherwise towards the rear of the site and screened from public view.

COMMENTS:

Consultation

As a public car park forms an unlisted use under the City Planning Scheme No. 2, the application was referred to surrounding landowners for comment for a period of 14 days pursuant to Clauses 41 and 46 of the Scheme. No submissions were received.

The proposal was also referred to the Department of Transport (DOT) which advised that it supports the dual use of these bays. The DOT advised that there is considerable restaurant and late night activities in the area, and a relative undersupply of safe public parking at the western end of Northbridge.

The DOT support was conditional upon adequate signage and management at the car park to ensure smooth transition between uses at 6.00am and 6.00pm with suitable lighting for after hours use. The design of the car park is required to meet Australian Standards in order to qualify for classification of public parking. This matter has been addressed in the conditions in the recommendation section of this report.

Land Use

Subject to appropriate management, landscaping and screening, the proposal conforms with the Northbridge Precinct Statement of Intent. The proposal is consistent with the envisaged dual use to accommodate late night activities in the locality and is conveniently located considering the loss of the former public car park opposite Fitzgerald Street (now being developed as the Northbridge Police Station).

It is both unrealistic and perhaps undesirable that the dual use proposed over the existing parking area generates a requirement for complete screening as noted by the precinct statement of intent given the existing car park's unscreened appearance, the limited space to accommodate complete and attractive screening, and the need for passive surveillance of this space by pedestrians and passing vehicles. A condition requiring landscaping screening as outlined in the City Development Design Guidelines has been recommended, cognisant of these specific site considerations.

Development Standards

The proposal meets the Perth Parking Policy criteria detailed above. Given the limited number of bays and proposed evening use, it is not anticipated that any detrimental impact will occur on pedestrian or vehicle traffic flows in the locality.

While the site is serviced directly by many bus routes, the DOT has supported the proposal noting the need generated for further public parking from the loss associated with the new Northbridge Police complex.

Conclusion

Pursuant to Clauses 43(3) and 46 of the City Planning Scheme No. 2, the proposal for a 38 bay dual tenant and public car park is consistent with both the principles and criteria outlined in the Perth Parking Policy. It is therefore recommended that the application be approved.

Moved by Cr McEvoy, seconded by Cr Butler

That, in accordance with the provisions of the City Planning Scheme No. 2 and the Metropolitan Region Scheme, the Council APPROVES BY AN ABSOLUTE MAJORITY the application for the proposed dual use of 38 bays (including 2 ACROD bays) for both tenant and public parking at 19, 21 and 23 (Lots 1, 2 and 3) Fitzgerald Street, Northbridge, as detailed on the application form dated 4 June 2010 and as shown on the plans received on 10 June 2010, subject to the following conditions:-

- 1. a detailed landscaping and reticulation plan being submitted and approved prior to the commencement of any works on site, to provide appropriate screening and landscaping treatments pursuant to Policy 4.1 - City Development Design Guidelines, acknowledging the need for passive surveillance of the space. The approved landscaping being installed prior to the commencement of metered public parking operations and thereafter maintained to a high standard;***
- 2. a parking management plan to be provided for approval by the City of Perth and the Department of Transport, prior to commencement of works, addressing the layout and management of the facility including:-***
 - 2.1 the transitional arrangements between uses at 6.00am and 6.00pm;***
 - 2.2 the lighting of the facility for after-hours use;***
 - 2.3 that the bays meet the relevant Australian Standards in order to qualify for classification as public parking;***
- 3. the parking bays being used exclusively to service the adjacent Northbridge Continental as commercial tenant parking between 6.00am and 6.00pm.***

The motion was put and carried

The votes were recorded as follows:-

For: Crs McEvoy, Butler and Evangel

Against: Nil

PL195/10 42 - 44 (LOTS 7, 8 AND 51) ORD STREET, WEST PERTH - ADDITIONS AND ALTERATIONS TO EXISTING MEDICAL CENTRE AND OFFICE BUILDINGS

BACKGROUND:

SUBURB/LOCATION: 42-44 Ord Street, West Perth
FILE REFERENCE: 10/2193
REPORTING OFFICER: Lisa Powell
RESPONSIBLE DIRECTOR: Peter Monks, Director Planning and Development
DATE: 3 August 2010
MAP / SCHEDULE: Map and colour perspective for 42-44 Ord Street, West Perth

LANDOWNER: ESF (Australia) Pty Ltd
APPLICANT: MacCormac Architects
ZONING: (MRS Zone) Urban
(City Planning Scheme Precinct) West Perth (P10)
(City Planning Scheme Use Area) Office / Residential
APPROXIMATE COST: \$2 million

SITE HISTORY:

The land parcels located at 42 (Lots 7 and 8) and 44 (Lot 51) Ord Street, West Perth, are rectangular in shape, 779m² and 750m² in area respectively, and each lot has approximately 15 metres of frontage to Ord Street. The properties located at 42 and 44 Ord Street are occupied by a single-storey and three-storey building respectively. Each building has a semi-basement level car park which is accessed from the rear of the property via the public right-of-way which runs parallel to the western boundary of 44 Ord Street, and adjoins the rear of both lots.

The City's records reveal the building at 42 Ord Street was approved for 'Medical / Consulting' use in 1992, and the building at 44 Ord Street was approved for 'Office' use in 1994. The subject site is surrounded predominantly by offices and medical / consulting uses.

DETAILS:

Approval is sought for the physical merger of the two existing buildings located at 42 and 44 Ord Street, West Perth, by way of proposed additions between the two existing buildings. Each building would be subject to an external upgrade, whereby the development will appear as a single building.

However, the buildings will retain the ability to function separately as an office and a medical centre (meeting the short term business requirements of the owner), whilst retaining the option for the owner to undertake a change of use for the office space to 'medical centre' at some time in the future in order to meet the long-term needs of the business. The application also proposes the construction of a second storey addition to the existing building at 42 Ord Street and the internal refurbishment of both buildings.

It is proposed that the ground floor walls, including entry porticos will be finished in a red-brown stone / tile, and the remainder of the front façade will be finished in a white alpolitic tile. The alpolitic tiles will wrap around the side of the building on 44 Ord Street (adjoining the right-of-way) for approximately 10 metres up to the point of the structural bay. The remainder of the side wall and the rear walls of both buildings will be rendered and painted in white gloss acrylic paint. The window frames will be silver anodised and the glass will be clear.

The key elements of the building layout are detailed below:-

Basement Level	A total of 37 car parking bays are provided across the site (11 bays on 42 Ord Street and 26 bays on 44 Ord Street) with access to the parking areas via the right-of-way at the rear of the property for both sites. This level also accommodates an existing service room, a plant room, a lift, and two stairwells to the upper levels.
Ground Level	A centralised entry point, located on 42 Ord Street, provides the main access to the building/s. A colonnaded side entry along the western wall of 44 Ord Street is a secondary access point, whilst a separate office use is retained on the site. The building is set back 4.5 metres from the front boundary with exception of several nib walls (columns) which project into the setback area by 0.7 metres (a 3.8 metre front setback). This level accommodates three laser theatres, 16 post-operation beds spread across two wards, three change rooms, two departure lounges, a waiting room, a nurses station, store rooms, cleaning rooms, toilets, and 285m ² of office space.
First Level	This level accommodates various stores, change rooms, a 30m ² training room, and 415m ² of office space.
Second Level	This level accommodates 300m ² of office space and a 30m ² balcony.

COMPLIANCE WITH PLANNING SCHEME:**Land Use**

The subject property is located within the Office / Residential Area of the West Perth Precinct (P10) under the City Planning Scheme No. 2. This area will provide for a wide range of office and residential activities together with cafes and other uses that serve the immediate needs of the workforce and residents, and add to the area's vitality and attraction.

Valid approvals exist for 'Medical / Consulting' and 'Office' uses at 42 and 44 Ord Street, West Perth, and this application does not propose a change of use to the approved spaces at this time.

Development Requirements

The proposal has been assessed against the City Planning Scheme No. 2 requirements and the proposal's compliance with the Scheme's development standards is summarised below:-

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:-	1.03:1 (1,580m ²)	1.33:1 (2,033.57m ²)
Car Parking:-	37 bays	45 bays (maximum)
Building height:-	13.4 metres	18 metres
Setbacks:-		
- Front	2.5m (to new canopy), 3.8m (to columns) and 4.5m (to remainder of façade) <i>(2.5m to existing porch, 4.5m to existing facades)</i>	4.5 metres
- Side (east)	0.36m (to canopy), and 1.61m (to new second storey wall) <i>(1.61m to existing ground floor wall)</i>	3 metres
- Side (west)	1.56m (to wall) <i>(1.56m to existing wall)</i>	3 metres
- Rear	Nil (to stairwell), 1.15m (to balcony), 1.8m (to canopy) <i>(Nil to existing stairwell, 1.15m to existing balcony)</i>	3 metres

Development Standard	Proposed	Required / Permitted
Landscaping:-	8.1% (123.8m ²) 5.1% (78m ²) existing	25% (382.25m ²)

Variations to the front, side and rear setbacks, and the landscaping provisions applicable to the development can be granted by an absolute majority decision of the Council, in accordance with Clause 47 of the City Planning Scheme No. 2 and provided the Council is satisfied that:-

'47(3)(d)(i) if approval were to be granted, the development would be consistent with:-

- (A) the orderly and proper planning of the locality;*
- (B) the conservation of the amenities of the locality; and*
- (C) the statement of intent set out in the relevant precinct plan; and*

(ii) the non-compliance would not have any undue adverse effect on -

- (A) the occupiers or users of the development;*
- (B) the property in, or the inhabitants of, the locality; or*
- (C) the likely future development of the locality'.*

COMMENTS:

Consultation

The application was not advertised as it predominantly complies with the City Planning Scheme No. 2 provisions, and the variations (setbacks and landscaping) are considered minor and significantly improve the existing situation across the sites.

Building Design

The scale and form of the proposed building additions is considered to be appropriate in the context of the Office / Residential use area of West Perth. The existing three-storey building will remain at 13.4 metres in height, whilst the single-storey building will receive a second storey addition to 9.1 metres. Both buildings will be compliant with the 18 metre height maximum applicable to the area.

The proposed use of a dominant red-brown colour of stone appearance at ground floor level, with the upper floor clad or painted in white, is considered to be an appropriate finish for the external façade of the building. A sample board of the materials colours and finishes will be required to be submitted and approved prior to a building licence being issued as a condition of any development approval.

Setbacks

A number of variations are being sought to the setback provisions for this area of West Perth. The main façade of the building is set back 4.5 metres from Ord Street with the exception of the ground floor canopy which is set back 2.5 metres, and several of the ground floor columns which are set back 3.8 metres. The encroaching columns are considered to be features which add interest and articulation to the

elevation and the canopy is an attractive addition which will provide weather protection at the entry to the building.

The intent of the 4.5 metre front setback is to ensure the development reflects the original concept for this area of a garden Office / Residential district. The majority of the ground floor of the building conforms to the required setback, permitting the landscaping of the front setback area in accordance with the Scheme and Policy requirements. It is noted that the proposed works will include the removal of the patio from 42 Ord Street, which exhibits a 2.5 metre front setback, and the removal of the 1.8 metre high solid fence that spans almost the entire length of frontage at 44 Ord Street. These modifications will improve visibility between the public realm and the building and offer increased permeability and openness which would result in a significant improvement to the appearance of the buildings within the streetscape. It is considered that the front setback variations can be supported and will not disrupt the existing pattern of development nor detract from the amenity of the existing street.

The setback from the existing ground floor wall to the eastern boundary is 1.61 metres. The proposed addition of a 1.25 metre wide canopy along the eastern wall to the adjoining boundary will result in a setback of 0.36 metres in lieu of a three metre setback as required. Also, the second storey addition is designed to follow the same lines as the existing building and is therefore proposed to be set back 1.61 metres from the eastern boundary. The eastern wall of the development will face a blank parapet wall located on the adjoining boundary which is approximately three storeys in height. It is considered that the reduced side setback of the canopy addition and the new second storey to the eastern boundary will have no adverse impact on the adjoining property and the proposed setback variation can be supported in accordance with Clause 47 of the City Planning Scheme No. 2.

The 1.56 metre side setback for the entire length of the existing wall of the building at 44 Ord Street to the western boundary (facing the right-of-way) is existing, as is the nil setback for the stairwell and the 1.15 metre setback to the balcony located at the rear of the building at 42 Ord Street.

The canopy addition proposed to the building at 42 Ord Street will wrap around the rear of the building and consequently, a 1.8 metre setback from the canopy to the rear boundary of the property is proposed. However, in view of an existing nil setback for the stairwell and balcony located at the rear of this building, the setback variation for the proposed canopy addition is considered minor and can be supported in accordance with Clause 47 of the City Planning Scheme No. 2.

Once gazetted, Amendment 13 to the City Planning Scheme No. 2 (which amends the setback and height provisions of the West Perth precinct) will require a 4.5 metre setback from the primary street, a three metre setback from the secondary street and a four metre side and rear setback. The proposed development would not comply with the Amendment 13 setback requirements. However, in view of the minor front setback variations which increase the existing setbacks and improves compliance, the existing side and rear setbacks of the existing buildings, and the location of the site which adjoins a right-of-way to the western and rear boundaries, the setbacks

are considered appropriate and will not have a negative impact on the amenity of surrounding developments.

Landscaping

The total landscaping currently provided across both 42 and 44 Ord Street is 5.1% (78m²), which is significantly less than the 25% (382m²) required in accordance with the requirement for the West Perth Precinct. The redevelopment of the site will increase the landscaping provided by 45.8m² to 8.1% (123.8m²), with a significant portion of the proposed landscaping comprising of in-ground planting within the street setback area and along the western boundary which adjoins the right-of-way. This is a marked improvement to the current landscaping situation and supports the "garden suburb" approach to the Office / Residential use area of the West Perth Precinct. A detailed landscaping plan should be required to be submitted for approval as a condition of any approval.

Parking

A review of the City's records and consultation with the Department of Transport has revealed that the existing 17 car parking bays at 42 Ord Street are not approved for commercial use, and only 26 parking bays are approved for commercial use at 44 Ord Street, despite the request for 27 bays. It has also been determined that the parking layouts and a number of bay dimensions across both sites do not comply with the current Australia Standard (AS/NZS 2890.1/2004).

The applicant has subsequently lodged amended plans which demonstrate a reduction from 17 to 11 proposed car bays at 42 Ord Street which are all fully compliant with the requirements. In view of a previous planning approval and valid licence for 26 car bays at 44 Ord Street, the owner and applicant were reluctant to amend the parking layout on this site and 'lose' parking bays. It is considered that the on-going use of these bays could be supported on the condition that the owner/s provide the City with a written statement which indemnifies the City from any action or responsibility relating to parking and associated incidents within the existing car park at 44 Ord Street. This requirement shall be a condition of any development approval.

Bicycle Parking

Policy 5.4 - 'Bicycle Parking and End of Journey Facilities' aims to ensure the provision of adequate bicycle parking facilities in new developments. The proposed development requires a minimum of three bicycle bays for the commercial tenants. No bicycle parking facilities have been indicated within the proposed development. It is considered that any approval should be made subject to a condition that requires the development to comply with the requirements of this policy.

Conclusion

The proposed development will significantly upgrade the existing buildings on the sites, add architectural interest to the streetscape and contribute to the amenity of the immediate locality. The proposed variations to the building setbacks and landscaping provisions of the Scheme are considered to be contributing and improving the

amenity of the streetscape. Having regard to the above, it is recommended that the proposed development be supported subject to relevant conditions.

Moved by Cr Evangel, seconded by Cr Butler

That in accordance with the provisions of the City Planning Scheme No. 2, the Council APPROVES BY AN ABSOLUTE MAJORITY the application for additions and alterations to the existing medical centre and office buildings at 24 (Lots 7, 8, and 51) Ord Street, West Perth, as detailed on the Metropolitan Region Scheme Form One dated 15 June 2010 and plans received 28 July 2010 and 4 August 2010, subject to:-

- 1. the subject lots being amalgamated into one lot on one Certificate of Title prior to the issue of the building licence;***
- 2. final details and a sample board of the materials, colours and finishes of the building, being submitted and approved prior to the issue of the relevant building licence;***
- 3. a detailed landscaping and reticulation plan being submitted and approved, providing in ground landscaping to the front setback, prior to the issue of the relevant building licence, with the approved landscaping being installed prior to the occupation of the building and thereafter maintained to a high standard;***
- 4. any signage for the proposed development being designed as an integral part of the development with details of any signage being subject to a separate application for approval;***
- 5. any proposed external building plant, including air conditioning units, lift overruns, piping, ducting, water tanks, transformers, and fire booster cabinets being located so as to minimise any visual and noise impact on the adjacent developments and being screened from view of the street, with details of the location of such plant and services being submitted for approval prior to the issue of the relevant building licence;***
- 6. the owner providing the City with a written statement which indemnifies the City from any action or responsibility relating to parking and associated incidents within the existing car park at 44 (Lot 51) Ord Street, prior to the issue of the relevant building licence;***

(Cont'd)

7. *the dimensions of all 11 car parking bays, aisle widths and circulation areas within the new car park at 42 (Lots 7 and 8) Ord Street complying with the Australian Standard AS/NZS 2890.1/2004;*
8. *a maximum of 26 car parking bays being provided at 44 (Lot 51) Ord Street, and a maximum of 11 car parking bays being provided at 42 (Lot 7 and 8) Ord Street, with one disabled bay (complying with Australian Standard) being provided across the site/s;*
9. *the parking bays located at 44 Ord Street shall be used for the exclusive use of tenants of the development and marked accordingly. Any guests / customer parking bays are required to be accommodated at 42 Ord Street and shall be marked accordingly. The bays at 42 and 44 Ord Street shall not be leased or otherwise reserved for use by tenants or occupants of other buildings or sites;*
10. *a minimum of three secure bicycle bays being provided, designed and located in accordance with the requirements of the City Planning Scheme No. 2 Policy 5.4 - 'Bicycle Parking and End of Journey Facilities', with details of the design and location of these facilities being submitted and approved prior to the issue of the relevant building licence;*
11. *the submission of a construction management plan for the proposed development detailing how it is proposed to manage:-*
 - 11.1 *the delivery of materials and equipment to the site;*
 - 11.2 *the storage of materials and equipment on the site;*
 - 11.3 *the parking arrangements for contractors and subcontractors;*
 - 11.4 *other matters likely to impact on the surrounding properties and adjacent residents.*

The motion was put and carried

The votes were recorded as follows:-

For: Crs McEvoy, Butler and Evangel

Against: Nil

PL196/10 GOVERNMENT OFFICE ACCOMMODATION MASTER PLANNING DISCUSSION PAPER - CITY OF PERTH SUBMISSION**BACKGROUND:**

FILE REFERENCE: P1003185-02
REPORTING OFFICER: Raeph Cumming
RESPONSIBLE DIRECTOR: Peter Monks, Director Planning and Development
DATE: 4 August 2010
MAP / SCHEDULE: Schedule 1 - Extracted figures from the Government Accommodation Master Planning discussion paper

LEGISLATION / STRATEGIC PLAN / POLICY:

Strategic Plan Business
Continue to focus on the resources sector and the retention of existing City businesses while encouraging diversification of the business economy

DETAILS:

The State Government has released a discussion paper titled 'Government Office Accommodation Master Planning (June 2010)' for comment which sets out a new Cabinet-approved master planning approach for future Government office accommodation.

The paper proposes a number of principles and actions that include:-

- Improving service delivery.
- Reducing lease and operating costs for State Government departments currently based within the Central Business District (CBD).
- Supporting the objectives of the Western Australian Planning Commission's draft 'Spatial Framework Direction 2031'.
- Supporting future mechanisms for Government reform.

Government office accommodation in the CBD and CBD fringe (East Perth and West Perth) is currently scattered across 10 large Government owned buildings and 86 other sites under 148 leases (refer to Schedule 1).

The Master Planning approach will be driven by the following principles:-

1. Decentralise Government office accommodation from the CBD and CBD fringe.

The paper proposes that between 2011 and 2015, 60,000 to 80,000 square metres (15 to 20%) of existing CBD and CBD fringe Government office accommodation will be relocated to metropolitan activity centres and Bunbury.

Government office accommodation is currently split between the Perth CBD and the CBD fringe (58%), Perth suburbs (29%) and country regions (13%). The discussion paper proposes that the CBD and CBD fringe proportion be reduced to 45%, Perth suburbs increased to 41% and country regions increased slightly to 14%.

Only agencies with a 'demonstrable operational requirement' should remain within the CBD. The majority of vacated office space will be from Government owned and leased buildings (or parts of buildings) in East Perth and West Perth.

Decentralisation to metropolitan areas is primarily driven by planned savings in leasing costs which are typically 30% lower outside of the CBD. Government also states a commitment to supporting employment growth in the metropolitan 'activity centres' identified in Directions 2031.

Although rents are lower in the CBD fringe, relocation from the central CBD to fringe locations is not considered appropriate because it does not support the objectives of Directions 2031 in terms of transport savings.

2. Consolidate remaining Perth CBD and CBD fringe Government office accommodation.

Departments which remain in the CBD after decentralisation will be consolidated into 15 to 20 Government leased or owned buildings, including the new development at 140 William Street and the Old Treasury Building.

The report proposes the creation of a number of precincts of similar agencies, Executive Government and central agencies near Parliament House, justice agencies near the Supreme Court, health and education departments in Royal Street (East Perth), agencies with a community interface in central Perth, and State development agencies focused near Westralia Square (refer to Schedule 1).

3. Locate new Government office accommodation in metropolitan activity centres.

New State Government office accommodation will be established within the 10 higher order activity centres identified in Directions 2031 namely Armadale, Cannington, Fremantle, Joondalup, Mandurah, Midland, Morley, Rockingham, Stirling, and Yanchep. Each new building will generally require, as an anchor tenant, the relocation of Government agencies from the CBD, East or West Perth.

4. Co-locate Government agencies in regional towns.

In many regional towns such as Bunbury, Geraldton and Kalgoorlie, a piecemeal approach to Government office accommodation has also occurred. Business cases will be undertaken to consider the potential for co-location of Government agencies in these Cities.

5. Adhere to a policy of 15sqm floor space per person.

Government will continue to implement a standard of 15m² floor space per employee (currently around 19m² per person) to increase the occupancy density of office accommodation and achieve resultant cost savings.

6. Standardise office fit outs and share facilities in major buildings.

7. Enhance environmental sustainability of Government office buildings.

The paper also provides the following actions, some of which are already underway:-

- Lease new office accommodation in the Herdsman Business Park.
- Commence planning for new Government office accommodation in the northern and southern metropolitan areas of Perth.
- Commence planning for additional office accommodation in country regions.
- Lease additional office accommodation at 140 William Street.
- Retain and refurbish Albert Facey House and Dumas House.
- Use the Dumas House car park site to fully establish an Executive Government and Central Agency Precinct near Parliament House.
- Establish a State Government ‘one stop shop’ service centre at 140 William Street.
- Include a significant office accommodation in the development of the Old Treasury Building.
- Consider a State Development Precinct on St Georges Terrace.

The proposed changes within the CBD, East and West Perth are summarised below:-

Perth CBD (sqm)		
<i>Current Office Portfolio (sqm)</i>		
	Leased	Owned
2010	157,000	9,000
2015	60,000	9,000
Reduction	97,000	Nil

plus

<i>New Office Space (sqm)</i>	
140 William Street	37,000
Old Treasury Building	35,000
Increase	72,000

Total

Net reduction (sqm)	25,000
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West Perth (sqm)		
<i>Current Office Portfolio (sqm)</i>		
	Leased	Owned
2010	14,000	21,000
2015	4,000	21,000
Reduction	10,000	Nil

plus

<i>New Office Space (sqm)</i>	
Dumas House car park	20,000
Increase	20,000

Total

Net increase (sqm)	10,000
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East Perth (sqm)		
<i>Current Office Portfolio (sqm)</i>		
	Leased	Owned
2010	25,000	110,000
2015	Nil	70,000
Reduction	25,000	40,000

(no increase)

Total

Net reduction (sqm)	65,000
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Total net reduction (sqm) – potential relocation to suburban precincts and Bunbury	80,000m²
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Comments on the discussion paper are due by 31 August 2010.

After closure of consultation on the discussion paper, the State Government will prepare and consult on a five year Government Accommodation Implementation Plan (2010-15) which will:-

- Determine several suburban precincts that will have new office buildings.
- Identify agencies that will decentralise to suburban precincts and Bunbury.
- Outline how existing leases will be phased out, and agencies relocated to the relevant suburban precincts, or consolidated into precincts within the CBD and the CBD fringe.
- Identify existing Government owned buildings that will be sold.

FINANCIAL IMPLICATIONS:

There are no financial implications related to this report.

COMMENTS:

At this stage it is difficult to fully consider the likely impacts of the proposed Master Planning approach given the lack of detail with regard to timescales and phasing, the criteria for agencies that will relocate out of the CBD, and any final decision on which agencies will actually relocate. The discussion paper proposes that a more detailed Government Accommodation Implementation Plan be prepared in 2011.

Decentralisation and the role of the Perth Central Area

Decentralisation of Government agencies from the CBD, East Perth and West Perth is intended to stimulate the economies of metropolitan activity centres. However, a significant reduction in workforce could potentially harm the vitality of the city and result in a reduction in economic output. The report proposes a net reduction in office floor space of 80,000 square metres which, using the estimate of current employee density of 19 square metres per person and the intended target of 15 square metres per person, gives an estimated loss of between 4,000 and 5,000 Government employees from the city as a whole. East Perth will be the area worst affected within the city, with a loss of 65,000 square metres of office floor space and an estimated loss of between 3,400 and 4,300 workers.

There are also knock-on effects of vacant offices to consider, such as loss of business to cafes and shops and terminated contracts for cleaning contractors or other indirect services.

It would be undesirable to lose Government agencies from the city as they are stable landowners and leaseholders during 'bust' years or periods of economic uncertainty, generally remaining less susceptible to fluctuations in the economy.

Economic modelling undertaken by the City suggests that a loss of Government employees to metropolitan areas would result in a significant reduction in Gross

Domestic Product within the CBD if offices subsequently remained vacant. Total office floor space vacancies in the CBD are currently at 9.9% (July 2010), having increased from 8.2% in the six months since January 2010. Part A of the City's 2008 Built Form and Plot Ratio Study predicts an oversupply of more than 300,000 square metres of floor space over the next 20 years. These figures would only be exacerbated by the vacation of Government office space.

The City has previously stated support for the principle of highly accessible sustainable activity centres set out in Directions 2031. However, Directions 2031 does not support the decentralisation of services out of the CBD where harm to the vitality and pre-eminent status of the Perth Central Area may result.

Directions 2031 places the Perth Central Area at the top of the activity centres hierarchy. It is intended to be the pre-eminent focus of business, retail, tourism, cultural, civic and administrative activity. In recognition of this, the State Government has and continues to make significant investments in transport infrastructure to service the city making it the most highly accessible employment destination in the metropolitan area and State.

The lower order 'primary centres' of Joondalup and Rockingham, and 'strategic centres' such as Stirling and Fremantle, are intended as secondary locations for investment and employment growth outside of the Perth Central Area. The State Government has a considerable and valuable presence within the central city and its decentralisation will represent a significant loss in terms of workforce and occupied floor space.

Relocation to East Perth and West Perth as an alternative to decentralisation

Despite achieving lower rents, the paper does not advocate the relocation of Government agencies from the CBD out to East and / or West Perth on the basis that it would not result in transport savings (on the assumption that workers would continue to travel into the city from the suburbs). The paper does not recognise that the population of the city of Perth is increasing rapidly and has recently been recorded as the fastest growing local government area in Australia. The resident workforce that State Government can attract from within the city is therefore on the increase. The city population is also highly educated, with over 40% being educated to Bachelor degree or higher.

As an alternative to decentralisation, the City's economic modelling suggests that relocation from the CBD to East and West Perth could actually achieve an increase in economic output due to the flow-on benefits of having a greater overall workforce in and around the CBD.

New office space within the Waterfront and Northbridge Link developments

Demand for new office floor space over the next 20 years will easily be met through the State Government's Perth Waterfront and Perth City Link projects. The State Government should retain existing tenancies within the CBD and CBD fringe within the short term and consolidate agencies into the Waterfront and Link developments

as a means of underpinning their successful occupation. Only once these new developments are completed should decentralisation be considered.

Back-filling / Reusing Government Owned Buildings

The discussion paper does not provide details of which buildings will be vacated but proposes that 132,000 square metres of leased office space in the CBD, East and West Perth will be vacated and agencies instead consolidated into 92,000 square metres of new office space within 140 William Street, the Old Treasury Building and a new development in the car park adjacent to Dumas House. Agencies not moved within the CBD will be relocated to the suburbs. Many of the terminated leases within the city will be across ageing stock that could be difficult to back-fill given the availability of a large quantity of modern office space within new developments.

A lack of any coordinated approach to back-filling this space is a concern. As vacating tenants, the State Government will not have any influence over the re-use of rented office space and it will be up to the individual private owners to attract new tenants.

The Department of Treasury and Finance should produce a strategy to manage the back-filling of any Government owned buildings in the CBD or CBD fringe. Consideration should be given to accommodating uses which are deemed in need in the city such as residential (particularly affordable housing), hotels or social and community facilities.

The proposed retention and refurbishment of Albert Facey House and Dumas House is supported. Redevelopment of the Dumas House car park is also supported as long as it is delivered in accordance with plans for the wider rejuvenation of the Parliament Precinct and managed in partnership with the City.

State Government Agency Precincts

The consolidation of fragmented State Government agencies to deliver a more co-ordinated service is supported. However, the creation of 'Government Agency precincts' raises concerns regarding the mono-functionality of parts of the city. The Public Spaces and Public Life Study produced for State Government and City of Perth by Jan Gehl Architects in 2009 identifies areas of low daytime and evening pedestrian activity caused by their mono-functionality of uses. It would not be desirable to expand these areas or create new ones. A governmental precinct around Parliament House is recognised by the City's draft Urban Design Framework but no other precincts of similar uses (other than retail) are supported.

While it is clearly convenient and efficient to locate similar functions in close proximity, the Master Planning document should consider the need to deliver a diverse mix of uses throughout the city.

Conclusion

Greater consideration should be given to the role of the Perth Central Area (under the State Government's Directions 2031 planning strategy) and the potential harm to its vitality which may result from the current Master Planning approach.

Relocation from the CBD to East Perth and / or West Perth is far preferable to decentralisation as it would achieve cost savings, allow for consolidation and standard office fit outs as desired by Government, while also protecting the economic vitality of the Perth Central Area.

The State Government should commit to occupying office floor space within the Waterfront and Northbridge Link developments and defer decentralisation until both developments are complete.

The State Government should prepare a strategy for back-filling or reusing vacated offices which are retained in its ownership.

Any plans to create State Government agency precincts should consider the need to retain a diverse mix of uses across the city.

Moved by Cr Butler, seconded by Cr Evangel

That the Council forwards a submission to the Department of Treasury and Finance with respect to the Government Office Accommodation Master Planning discussion paper (June 2010) advising that:-

- 1. greater consideration should be given to the potential harm that could result from the current Masterplan approach on the vitality and economic wellbeing of the Perth Central Area and particularly East Perth;***
- 2. the proposed decentralisation of State Government office accommodation is considered contrary to the significant investments it has made and continues to make in transport infrastructure to service the Perth Central Area;***
- 3. relocation from the CBD to East Perth and/or West Perth is far preferable to decentralisation. This approval would achieve cost savings, allow for consolidation and standard office fit outs as desired by Government, while also protecting the economic vitality of the Perth Central Area;***
- 4. the State Government should commit to occupying office floor space within the Perth Waterfront and Perth City Link developments and defer decentralisation until both developments are complete;***
- 5. the State Government should prepare a strategy for back-filling or reusing any vacated offices which are retained in its ownership;***
- 6. any plans to create State Government agency precincts should consider the need to retain a diverse mix of uses across the city.***

The motion was put and carried

The votes were recorded as follows:-

For: Crs McEvoy, Butler and Evangel

Against: Nil

PL197/10 "WHAT IF" PROJECTS FOR THE CITY OF PERTH

BACKGROUND:

FILE REFERENCE: P1024519
RESPONSIBLE DIRECTOR: Peter Monks, Director Planning and Development
DATE: 8 August 2010
MAP / SCHEDULE: N/A

At its meeting held on **27 January 2010**, the Council resolved to invite ten architectural, town planning, and urban design and landscape architecture consultancies to participate in the "What if" Program which involves imagining alternative ways for ten different parts of the city to be presented in the future.

The results of the "What if" Program was launched by the Lord Mayor on Monday, 31 May 2010 and was on public display for a week at the Perth Town Hall.

LEGISLATION / STRATEGIC PLAN / POLICY:

Strategic Plan Leadership
Develop and implement plans to enhance the city in partnership with all stakeholders, including surrounding local governments

DETAILS:

The ten "What If" Projects are as follows:-

1. Reconnecting the City Part 1 - Parliament Freeway Cover.
2. Reconnecting the City Part 2 - Covering the railway east of Barrack Street to the Swan River.
3. Reconnecting the City Part 3 - Covering the railway reserve between Thomas Street and City West.
4. Green City.
5. Populate Perth.
6. Mounts Bay Road between William Street and the Point Lewis Rotary.
7. Langley Park.

8. Central Institute of Technology Precinct.
9. Wellington Square.
10. Kings Park Road and the Parliament House precinct.

Pro-bono consultancies undertook work on Jacobs Ladder as well as alternative investigations into some of the projects detailed above.

The City Architect contributed ideas on the following three projects as part of the program:-

1. Perth Stadium.
2. Pedestrian connection from Stirling Street to the River.
3. Gasworks Building.

FINANCIAL IMPLICATIONS:

The Central Institute of Technology precinct is currently budgeted in the City's Five Year Capital Works Program, however, all other projects are currently unbudgeted and priority projects will need to be identified for inclusion in the next Five Year Capital Works Program to be presented to the Works and Urban Development Committee in November 2010.

COMMENTS:

The "What if" Program achieved its objective of capturing the public and design communities' imagination, and generated significant media interest and community feedback. It is now necessary to prioritise those projects that the Council would like to progress in the short term.

1. Reconnecting the City Part 1 - Parliament Freeway Cover

There was considerable public interest in this option. 169 comments were received on this project with 79% in favour of the covering of the freeway.

The land is all under the control of the State Government so the Council's role in this exercise is to act as an advocate to the State Government that this is a major project worth further consideration. The State Government Architect is coordinating a master planning study of the Parliament Precinct and covering the freeway is part of the study brief. It is appropriate that Council support this planning exercise.

2. Reconnecting the City Part 2 - Covering the railway east of Barrack Street to the Swan River

The suggestion of creating a significant public thoroughfare which will help to provide improved accessibility to the western Swan River foreshore in East Perth created strong public interest. A total of 144 comments were received with 77% in favour of the overall concept.

This project should be pursued by the City in conjunction with the East Perth Redevelopment Authority (EPRA) and the Department of Planning (DOP) as all three agencies assume planning control of various components of this study area.

The delivery of this project will be several years in the making, however, the strategic investigation and preparation of appropriate planning guidelines is worth pursuing in the immediate future.

3. Reconnecting the City Part 3 - Covering the railway reserve between Thomas Street and City West

A total of 139 comments were received on this concept with 70% in favour of the concepts.

The consultant firm demonstrated that it was not economically feasible to cover this section of the railway reserve and that little major public benefit accrued from such a significant public investment in this precinct.

Any future changes to this precinct should be informed by a planning investigation currently being undertaken by the City in conjunction with the City West landowners on the future development potential of this precinct, as well as the Plot Ratio and Built Form Study.

4. Green City and Populate Perth

Green City received 148 comments with 73% support and Populate Perth received a total of 125 submissions with 69% support.

Neither of these two projects are geographically based but presented ideas on their respective themes which are both of great significance to the city. Many of the ideas represented in these two projects will be examined as part of the Plot Ratio and Building Heights Study which will propose amendments to the City Planning Scheme as a way of implementing some of the ideas in the short term. Other aspects of the Green City and Populate Perth studies will significantly contribute to sustainable development within the city, such as the Community Growth Strategy within the short to medium term.

5. Mounts Bay Road between William Street and the Point Lewis Rotary

A total of 136 comments were received on this concept with 81% support.

The consultants on this project extended the investigation to incorporate a complete redesign of the foreshore precinct around Mounts Bay, including the sinking of the freeway. This larger overview is more suited to a second stage of the Perth Waterfront and should be postponed until that time.

Some of the ideas in the two submissions for more practical improvements to Mounts Bay Road around the Convention Centre are worth further investigation in the medium term as part of the City's two way streets program.

6. Langley Park

The big picture ideas proposed for Langley Park attracted a total of 155 responses with 63% in support of the ideas. The Council's priority for the Perth foreshore should be facilitating the delivering of the Perth Waterfront Project and the Perth Concert Hall Precinct, therefore, this project should be considered for a review as a medium term project rather than doing further work on it at present. A long term view of how the park might respond to a growing city population should be pursued at a later date.

7. Central Institute of Technology Precinct

119 comments were made on this project with 73% in support of revitalising this area.

The project has attracted the interest of EPRA and has strong support from the Central Institute of Technology (CIT). The Council has committed funds in its Five Year Capital Works Program to streetscape enhancements in the area and these enhancements could be expanded to consider the broader urban design principles for development in the precinct in conjunction with EPRA.

Given the number of additional students being attracted into the city through the expansion of the CIT, it is appropriate that immediate attention is paid to improving the appearance and function of this precinct, and better defining its connection to the cultural precinct and the city centre.

8. Wellington Square

A total of 116 comments were made on this project with 63% in support of the concepts.

A number of useful concepts were raised by the consultants, the most important being that this is an important land asset in the city and any proposal to redevelop parts of it for private development should not be supported.

The consultant report comprehensively schedules the functions and issues associated with a community park in the middle of the city.

It is considered that this is a medium term project for the Council to pursue as various studies in the area such as the Royal Perth Hospital Precinct Plan and the community facilities study being carried out jointly with EPRA are finalised.

9. Kings Park Road and the Parliament House Precinct

A total of 120 comments were received on this project with a total of 60% in support.

This was one of the less well defined and difficult to interpret submissions made by a consultant team in the overall program and although individual aspects are worthy of consideration, is not considered to be a project worth further investigation at this time.

The suggestion made in the student submission concerning the creation of a broader roundabout at the Edith Cowan memorial is a good idea and has been presented for consideration in the current Parliament House Precinct Masterplan study.

10. Jacob's Ladder

157 comments were received on this project, the second highest of all the projects considered, with 72% in support of the concept.

The recent closure of Jacob's Ladder following storm damage highlighted the importance of this facility and also the opportunity that the facility could be improved from its current form.

The ladder is under the care and control of the City of Perth and the upgrade could be progressed by the City immediately.

11. Perth Stadium

This in house project attracted 146 comments with 63% in support. The State Government has indicated that it has no intention of looking at any other sites for the multipurpose sports stadium than the current Subiaco option and accordingly, this project can not be progressed in isolation. Nevertheless, the project has helped raised public debate about the future timetable for the provision of a major sports stadium in Perth and remains as a suggestion should circumstances concerning the Subiaco option change at any time in the future.

The stadium project also demonstrates that a project like this in the city can provide impetus to enable revitalisation in a way that isolated or suburban sites cannot.

12. Pedestrian connection from Stirling Street to the River

A total of 105 comments were received on this project with 57% in support, which is a reflection of the very practical nature of a specific solution to improve pedestrian accessibility in this part of the city.

Given that it is practical and desirable and helps to unlock the potential of the carparking areas at the Perth Concert Hall and the Fire Station site in Hay Street, as well as build on the potential redevelopment of Royal Perth Hospital, it is considered that this project should be pursued in house as a priority and appropriate amendments made to the City Planning Scheme to ensure the project can be delivered.

13. Gasworks Building

A total of 136 comments were received on this project with a total of 76% in support of the concept.

Ever since the Perth Fashion Festival used the building in 2009 there has been growing interest in utilising the existing building to create a fashion business incubator and the "What If" submission indicated some of the potential of this space.

The Council has considered a variety of uses and potential redevelopment opportunities for this site in recent years. The upgrade of the building to create business opportunities associated with the fashion industry will help to diversify the economic base of this part of the central city and help to unlock the potential of the area including the upgrade of McLeans (Gaswork) Lane.

This project should be pursued as a priority.

Conclusion

The "What If" program has provided a number of potential ideas for the city, some of which the Council can deliver on its own (such as Jacob's Ladder and the Gasworks building) and others that can be delivered through working together with other parties such as the East Perth Redevelopment Authority and the Department of Planning.

Moved by Cr Evangel, seconded by Cr McEvoy

That the Council:-

1. progresses the following "What If" projects as priorities:-

1.1 Reconnecting the City Part 2 - Covering the railway east of Barrack Street to the Swan River as a joint planning exercise with the East Perth Redevelopment Authority and the Department of Planning;

1.2 Central Institute of Technology Precinct as a joint planning and design exercise with the East Perth Redevelopment Authority;

1.3 Jacob's Ladder;

1.4 the Gasworks Building;

1.5 pedestrian connections from Stirling Street to the river;

1.6 incorporating ideas from the Green City and Populate Perth projects into the Plot Ratio and Building Heights Study proposing amendments to City Planning Scheme No. 2 and other ongoing strategic town planning investigations being undertaken by the City;

2. encourages the State Government to progress the Master Planning for the Parliament House Precinct with the aim of finding an economically feasible way of covering the freeway between the city and Parliament House;

(Cont'd)

3. *supports the following projects being considered at a later stage once the priority projects detailed above have been progressed for implementation:-*

- 3.1 *Reconnecting the City Part 3 - Covering the railway reserve between Thomas Street and City West;*
- 3.2 *Mounts Bay Road between William Street and the Point Lewis Rotary;*
- 3.3 *Wellington Square;*
- 3.4 *Langley Park;*
- 3.5 *Kings Park Road;*
- 3.6 *Perth Stadium.*

The motion was put and carried

The votes were recorded as follows:-

For: Crs McEvoy, Butler and Evangel

Against: Nil

PL198/10 PROPOSED MUSIC FESTIVAL ON THE ESPLANADE - ONE MOVEMENT 2010

BACKGROUND:

FILE REFERENCE: P1025406
REPORTING OFFICER: Ashlee Buck
RESPONSIBLE DIRECTOR: Peter Monks, Director Planning and Development
DATE: 22 July 2010
MAP / SCHEDULE: N/A

At its meeting held on **17 February 2009**, the Council resolved to approve the One Movement Festival to be held on 16, 17 and 18 October 2009 in the Supreme Court Gardens and the Esplanade Reserve.

The One Movement Festival is the result of a global partnership between Sunset Events, Chugg Entertainment and A&R Worldwide. The event is based on A&R Worldwide's existing industry events, MUSEXPO America and MUSEXPO Europe. A&R Worldwide recognised the need for a music industry event in Asia and Perth was chosen as the location due to its proximity to major Asian markets and its existing prominent and vibrant music industry.

More than 200 artists representing 16 countries, 100 speakers, hundreds of delegates and thousands of patrons attended the first One Movement Music Festival held in Perth in October 2009. The organisers plan to expand on the 2009 Perth event with the aim of increasing the duration of visitation by delegates.

At its meeting held on **14 July 2009**, the Council resolved to approve the hire and use of the Esplanade Reserve and / or the Supreme Court Gardens for up to five music festivals for duration of between five and ten hours, in any 12 month period, subject to the submission of a satisfactory Noise Management Plan, with one of the five festivals being the Perth International Arts Festival - Beck's Music Box.

At its meeting held on **22 June 2010**, the Council approved in-principle cash sponsorship of \$200,000 for the One Movement Festival Perth 2010. This is the second of a three year sponsorship commitment.

To date, this music festival application will be the third of its kind to be held at Supreme Court Gardens or the Esplanade Reserve within the financial year of 2010/11.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation	Environmental Protection (Noise) Regulations 1997 Regulation 18 - approval of non-complying event Health (Public Building) Regulations 1992
Strategic Plan	City Vibrancy Support tourism, the retail trade and entertainment through a vibrant program of campaign advertising, sponsorships and promotions and encourage and support initiatives, festivals and events which showcase the diversity of people and lifestyles in Perth

DETAILS:

An application has been received from a local event organiser Andrew Chernov, of Sunset Events, to hold the One Movement Music Festival at the Esplanade Reserve on the following days:-

- Friday, 8 October 2010 from 5.00pm to 10.00pm.
- Saturday, 9 October 2010 from 2.00pm to 10.00pm.
- Sunday, 10 October 2010 from 2.00pm to 10.00pm.

The festival will incorporate a number of functions to be held at various venues in Perth on the same weekend. In addition to the proposed music festival on the Esplanade Reserve, there will be an International Music Industry Conference held at the Parmelia Hilton Hotel (estimated 800 delegates) and Musical Performance Showcases at other venues in the city such as Amplifier Bar, Capitol and Tiger Tiger. A Fringe Festival will also be held in the city utilising laneways and building forecourts, and offering free performances by local and international emerging artists.

These events will be assessed separately following consultation with adjoining properties.

The objective of the festival is to produce a world-class music industry event, bringing together people from all over the world. It is intended for Perth to be recognised by the national and international music industry as being a significant contemporary music location, supporting the development of new music and artists, and providing an invaluable platform to raise the international awareness of new bands.

The three day festival will feature up to 60 acts from local, interstate and overseas emerging artists. Approximately 40 acts will be Australian and 20 from overseas. The music will be diverse, catering for all genres. The organisers have indicated that ticket prices will be 50% lower than the industry standard to encourage public participation in the event. Ticket prices are estimated at:-

- One day ticket is \$45 for Friday and \$65 for Saturday or Sunday.
- Three day pass is \$125.
- Gold Pass is \$150. This allows access to each day of the Festival and all Musical Performance Showcases.

Sunset Events has indicated that it proposes to erect multiple stages, a big top, information stalls, and catering facilities, on the Esplanade Reserve. The reserve will be fenced to secure the site with the area being licensed for the sale of alcohol. Children will be permitted to attend the event if accompanied by a parent or legal guardian.

The organisers are expecting approximately 10,700 people will attend the Festival over the three days and once a final site plan has been submitted to the City, the exact number of patrons able to attend the venue will be established. The 2009 event attracted just over half the number of interstate and international attendees originally estimated. The organisers have estimated this will double in 2010.

To assist with the dispersal of crowds, it is proposed to close The Esplanade, Barrack Street, Howard Court, Sherwood Court, and a section of William Street, at the conclusion of each night's performance to ease the egress of patrons from the venue. Closures would be implemented from approximately 9.30pm. Roads would re-open when deemed safe, usually within 45 minutes after the conclusion of the event.

FINANCIAL IMPLICATIONS:

INCOME:

ACCOUNT NO:	GL 1192306523
BUDGET ITEM:	Recreation and Culture - Other Recreation and Sport - Parks, Gardens and Reserves
BUDGET PAGE NUMBER:	3
BUDGETED AMOUNT:	\$ 250,000.00
AMOUNT RECEIVED TO DATE:	\$ 231,646.00
ACTUAL INCOME:	\$ 71,495.45

Whilst the applicant will be responsible for covering all costs associated with cleaning and repairing any damage to the reserves, a \$20,000 refundable bond will be necessary as a standard requirement to repair any damage that may be caused by the event. The 2009 event caused approximately \$5,000 damage which was deducted from the bond.

The applicant will also be responsible for covering all other costs associated with this event including provision of additional City services such as noise management plan assessment and monitoring, road closure advertisement, and traffic and parking management.

All figures quoted in this report are exclusive of GST.

COMMENTS:

Impact of the Event:

Sunset Events' application to utilise the Esplanade Reserve from 5.00pm on Friday, 8 October 2010, must not conflict with the operations of the Supreme Court. The Regulation 18 Noise approval will ensure noise from the event does not impact the Supreme Court. Conditions would include:-

- Start and finish times.
- Duration of the event.
- Limiting time frames for rehearsals and sound checks.
- Establishment and notification of a dedicated noise complaints line by the event organiser.
- And any other conditions applicable to the approval.

As alcohol will be on sale to the patrons at the venue, the organisers will be required to provide adequate security personnel to ensure the safety of patrons and must obtain approval from the WA Police and the Department of Racing, Gaming and Liquor.

Environmental Protection (Noise) Regulations 1997

The event will require approval as a non-complying event under the provisions of Regulation 18 of the Environmental Protection (Noise) Regulation 1997.

Regulation 18 allows for approval of a non-complying event to be granted when it is considered that the event would lose its character or usefulness if it had to meet the assigned levels. Any such approval is subject to strict management conditions including a noise management plan, community notification and complaint handling procedures by the applicant.

Agreement as to the noise management conditions will also be required from any adjoining local governments whose residents may be affected by the sound levels from the event. The City of South Perth is likely to receive moderate noise levels that

may exceed the normal regulation assigned noise levels and they may be requested to indicate its agreement.

An approval can be issued subject to whatever conditions are considered appropriate including designated sound levels that cannot be exceeded at certain positions inside and outside the venue, limiting the duration of the Event, setting start and finish times for the Event and rehearsals, setting times for when bump in and bump out can occur, and any other requirements needed to contain the noise impact.

Health (Public Building) Regulations 1992:

The applicants will be required to submit a Form 1 'Application to Construct, Alter or Extend a Public Building' under the Health (Public Buildings) Regulations 1997 and any other requirements of the Health Act 1911 and Food Act 2008.

Public health, safety and security of patrons will be addressed in consultation with other agencies to the satisfaction of the City and in consultation with the WA Police.

Public Transport Plan

In previous years, Transperth has met the cost of additional servicing for some special events, however, it claims that this position is no longer sustainable and believes that where extra public transport is required to meet demand, it is only reasonable that the organisers of commercial events should contribute to the cost of providing these additional services. Joint ticketing provides additional transport services for the event and entitles ticket holders to free travel on any Transperth service to and from the event. It is therefore considered that it should be a condition of approval that the event promoter comes to some arrangement with Transperth to provide joint ticketing.

Patrons will be encouraged to use public transport to attend the venue and with the event organisers required to enter into a joint ticketing agreement with the Public Transport Authority, it is envisaged that the majority of people will utilise the Esplanade Train Station or alternatively people can travel by bus, utilising the Perth City Busport. Parking in the nearby public car parks will also be available, however, parking on Friday afternoon will be an issue until city commuters vacate the various parking stations.

Copyright Act 1968

Pursuant the Copyright Act 1968, any public event involving the use of music or film may require licenses from the Australian Performing Rights Association (APRA) and / or the Phonographic Performance Company of Australia (PPCA). The APRA licence applies to performers of live music to protect the rights of the world's composers, songwriters and publishers. It is a standard condition of approval of any event incorporating music performances that the applicant seeks the appropriate licence.

Conclusion

International outdoor concerts and festivals provide interest, vitality and vibrancy in the city. The One Movement Music Festival has been organised with a good understanding of the city's needs and with adequate consultation among affected residential stakeholders to ensure that the potential for disruption or conflict with surrounding uses are minimised.

Although the 2009 event did not achieve the anticipated attendance that was predicted, the organisers have expanded some components of the festival for 2010. This event is intended to be held annually and it is expected to grow and showcase the city to a national and international audience and assist in promoting Perth as a destination for international cultural and entertainment events.

Therefore, despite the extended hours of the event over the three day period, the diversity of activities and venues will add to the city's vibrancy and vitality, and it is considered that the event should be approved.

ADMINISTRATION RECOMMENDATION:

That the Council:-

1. approves the One Movement Music Festival 2010 to be held at the Esplanade Reserve, Perth, on Friday, 8 October 2010 to 10 October 2010, subject to:-
 - 1.1 the applicant agreeing to:-
 - 1.1.1 accept the reserve hire fees in accordance with the adopted Fees and Charges within the 2010/11 Budget and the payment of a \$20,000 damage repair bond;
 - 1.1.2 cover all costs associated with the event including any associated traffic and parking management, road closure advertisements, the assessment of noise management plans and public building requirements, the provision of any Council services including noise monitoring and cleaning of the reserve and repairing any damage to the reserve resulting from the event;
 - 1.1.3 submit security, noise, event and risk management plans complying with Australian Standard AS4360:2004 not less than 30 days prior to the event, together with any other requirements of the Health Act 1911, to the satisfaction of the City and Western Australia Police;
 - 1.1.4 submit a universal access plan in accordance with the Disability (Access to Premises -Buildings) Standards;
 - 1.1.5 submit an application to the City for a Non-complying Event under Regulation 18 of the Environmental Protection (Noise) Regulations 1997 not less than 60 days prior to the event;

- 1.1.6 submit a Form 1 application to construct, extend or alter a public building under the Health (Public Buildings) Regulations 1992 not less than 30 days prior to the event;
 - 1.1.7 consult in writing with owners and occupiers of adjacent and near by properties to the satisfaction of the City, in relation to noise related issues at least 30 days prior to the event;
 - 1.1.8 submit a pedestrian and transport management plan to the satisfaction of the City, including evidence of joint ticketing arrangements with Transperth;
 - 1.1.9 provide evidence that music licences have been obtained from Australian Performing Rights Association and the Phonographic Performance Company of Australia;
- 1.2 the City of South Perth being advised of the noise management conditions for the event;
2. notes that the Chief Executive Officer may issue an approval for the non-complying event subject to requirements contained in Regulation 18 of the Environmental Protection (Noise) Regulations 1997;
 3. advises the Director of Racing Gaming and Liquor that the City would have no objection to the consumption of alcohol within the designated area on the Esplanade Reserve during the event;
 4. approves the closure of Howard Street, Sherwood Court, The Esplanade between William Street and Barrack Street, William Street between St Georges Terrace and Riverside Drive, and Barrack Street between St Georges Terrace, and The Esplanade from 9.30pm until 11.00pm each night of the event.

The Administration Recommendation was amended at the Planning Committee meeting held on 17 August 2010.

Moved by Cr Evangel, seconded by Cr Butler

That the Council:-

1. ***approves the One Movement Music Festival 2010 to be held at the Esplanade Reserve, Perth, on Friday, 8 October 2010 to 10 October 2010, subject to:-***

1.1 the applicant agreeing to:-

(Cont'd)

- 1.1.1 accept the reserve hire fees in accordance with the adopted Fees and Charges within the 2010/11 Budget and the payment of a \$20,000 damage repair bond;**
- 1.1.2 cover all costs associated with the event including any associated traffic and parking management, road closure advertisements, the assessment of noise management plans and public building requirements, the provision of any Council services including noise monitoring and cleaning of the reserve and repairing any damage to the reserve resulting from the event;**
- 1.1.3 submit security, noise, event and risk management plans complying with Australian Standard AS4360:2004 not less than 30 days prior to the event, together with any other requirements of the Health Act 1911, to the satisfaction of the City and Western Australia Police;**
- 1.1.4 submit a universal access plan in accordance with the Disability (Access to Premises -Buildings) Standards;**
- 1.1.5 submit an application to the City for a Non-complying Event under Regulation 18 of the Environmental Protection (Noise) Regulations 1997 not less than 60 days prior to the event;**
- 1.1.6 submit a Form 1 application to construct, extend or alter a public building under the Health (Public Buildings) Regulations 1992 not less than 30 days prior to the event;**
- 1.1.7 consult in writing with owners and occupiers of adjacent and near by properties to the satisfaction of the City, in relation to noise, traffic and access related issues at least 30 days prior to the event;**
- 1.1.8 submit a pedestrian and transport management plan to the satisfaction of the City, including evidence of joint ticketing arrangements with Transperth;**
- 1.1.9 provide evidence that music licences have been obtained from Australian Performing Rights Association and the Phonographic Performance Company of Australia;**

(Cont'd)

- 1.2 *the City of South Perth being advised of the noise management conditions for the event;*
2. *notes that the Chief Executive Officer may issue an approval for the non-complying event subject to requirements contained in Regulation 18 of the Environmental Protection (Noise) Regulations 1997;*
3. *advises the Director of Racing Gaming and Liquor that the City would have no objection to the consumption of alcohol within the designated area on the Esplanade Reserve during the event;*
4. *approves the closure of Howard Street, Sherwood Court, The Esplanade between William Street and Barrack Street, William Street between St Georges Terrace and Riverside Drive, and Barrack Street between St Georges Terrace, and The Esplanade from 9.30pm until 11.00pm each night of the event.*

The motion was put and carried

The votes were recorded as follows:-

For: Crs McEvoy, Butler and Evangel

Against: Nil

PL199/10 SMOKE FREE LICENSED ALFRESCO DINING AREAS

BACKGROUND:

FILE REFERENCE: P1015923-2 and P1023666
REPORTING OFFICER: Elaine Clucas
RESPONSIBLE DIRECTOR: Dennis Stevens, Acting Director Service Units
DATE: 9 August 2010
MAP / SCHEDULE: N/A

At its meeting held **2 June 2009**, the Council adopted the revised City of Perth Alfresco Dining Local Law 2009. Although largely unchanged, of significance was the inclusion of a requirement that from 1 July 2009 alfresco dining areas licensed by the City would have to be 100% smoke free.

The Tobacco Products Control Amendment Act 2009 proclaimed on 22 September 2009 amends the Act to implement new restrictions including the allowance of

smoking zones in some outdoor eating areas. The new restrictions commence on 22 September 2010.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation

Local Government Act 1995
Alfresco Dining Local Law 2000
Tobacco Products Control Amendment Act 2009
Tobacco Products Control Act 2006
Liquor Control Act 1988

Strategic Plan

Reduce Regulations
Systematically review regulations which apply to people and organisations in the city to ensure they are required and that they operate efficiently and effectively

Policy

Policy No and Name: 14.1 - Alfresco Dining Policy 2001

DETAILS:

The Tobacco Products Control Amendment Act 2009 (Amendment Act) was proclaimed on 22 September 2009 and amends the Tobacco Products Control Act 2006 (the Act) to implement a ban on the display of tobacco products and smoking implements in retail premises and a ban on smoking in the following places:-

- public outdoor eating areas;
- between the flags at patrolled beaches;
- within 10 metres of children's playground equipment at public places;
- in private vehicles if children under 17 years of age are in the vehicle.

The new restrictions commence on 22 September 2010.

Section 107B of the Act prohibits smoking in outdoor eating areas as follows:-

“(1) A person must not smoke in an outdoor eating area unless the place in which the person is smoking is a smoking zone.

Penalty: a fine of \$2,000.

“(2) If a person commits an offence under subsection (1) the occupier of the outdoor eating area commits an offence.

Penalty: a fine of \$2,000.”

An outdoor eating area is defined in Section 13 of the Amendment Act as follows -

Outdoor eating area means a public eating place or part of a public place -

“(a) that is provided, on a commercial basis, as an area where food or drink may be consumed by people sitting at tables; and

(b) that is not an enclosed public place.”

Section 107B (1) allows an exemption if the area is a ‘smoking zone’ defined in Section 107B (4) of the Amendment Act as -

“(3) A responsible person in relation to licensed premises may allocate as a smoking zone for the premises one or more places in one or more outdoor eating areas to which a restaurant licence does not apply, but the total area of all the smoking zones for the premises must not exceed 50% of the total area of all the outdoor eating areas to which a restaurant licence does not apply.”

Of significance to the City, Section 107E provides -

“Nothing in section 107A, 107B or 107C is intended to limit the power conferred on a local government by the Local Government Act 1995 or any other Act to make local laws about matters mentioned in those sections.”

The City of Perth Alfresco Dining Local Law 2009 requires all alfresco dining areas licensed by the City to be 100% smoke free. Section 107E of the Amendment Act allows the Council to choose to maintain this status or to revert to the allowance of smoking zones as defined in the Tobacco Controls Amendment Act 2009.

FINANCIAL IMPLICATIONS:

There are no financial implications related to this report.

COMMENTS:

The overall changes to state legislation are not expected to have any great impact on the City’s management of smoking issues. However, the issue of allowing smoking zones may cause some confusion and perhaps controversy.

The Act now provides an allowance for some premises under specific circumstances to have a smoking zone. The smoking zone can be up to 50% of the premise’s outdoor eating area. At this stage there is no direction on how this area is determined other than it can only be applied for by premises that do not have a ‘restaurant’ licence under the Liquor Control Act 1988. For the City this would apply to 22 of the 159 existing alfresco dining areas licensed by the City.

Section 107E of the Act provides for situations where a local government local law or other legislative instrument already applies. In these cases, the local government’s powers should not be affected unless it attempts to reduce the restrictions imposed by the Act, for example, a local law allowing smoking in 75% of outdoor eating areas.

The inclusion of smoke free alfresco dining areas in the amendment of the Alfresco Dining Local Law 2001 has now been in effect for 12 months with little complaint, and compliance action has not been required. The rationale for Council introducing a 100% smoke free licensed alfresco dining area policy has not changed.

It is therefore recommended that the Council maintains the requirement for alfresco dining areas for which a licence is required from the City to be 100% smoke free.

Moved by Cr McEvoy, seconded by Cr Evangel

That the Council maintains the requirement for alfresco dining areas for which a licence is required from the City to be 100% smoke free.

The motion was put and carried

The votes were recorded as follows:-

For: Crs McEvoy, Butler and Evangel

Against: Nil

PL200/10 VACANT AND NEGLECTED BUILDINGS – NORTHBRIDGE

BACKGROUND:

FILE REFERENCE: P1021810-5 and P1023848
REPORTING OFFICER: Dennis Martin
RESPONSIBLE DIRECTOR: Peter Monks, Director Development and Planning
DATE: 5 August 2010
MAP / SCHEDULE: Map - Vacant buildings in Northbridge

At its meeting held on **16 February 2010**, the Council resolved that it:-

- “1. notes the vacant properties in Northbridge that are considered to be neglected and unsightly and the status of those properties in regard to approved and pending redevelopment, as detailed in the report dated 20 January 2010;*
- 2. notes the City’s intent to write to the owners of the vacant properties identified in part 1 above and request that remedial works be undertaken immediately or an undertaking be given from the owner in regard to the commencement of approved redevelopment works, so as to avoid any further action by the Council;*
- 3. notes that a two month review of the vacant, neglected properties identified in part 1 above will be conducted to consider what action can and should be taken to compel the renovation or removal of the buildings should there be no substantial commencement of the redevelopment of the sites or other improvement made.”*

At its meeting held on 25 May 2010, the Planning Committee resolved that it:-

1. *notes that responses have been received from the majority of owners of properties identified in the report dated 16 February 2010 in relation to vacant and neglected buildings in Northbridge and that discussions are being undertaken in relation to the future development of these properties;*
2. *notes that the Administration is continuing in its efforts to seek improvement and redevelopment of these properties and a further review of vacant and neglected buildings in Northbridge will be undertaken in three months time to consider any further action that may be taken against any owner who has failed to cooperate in this matter.*

In accordance with this resolution, further contact has been made with the relevant landowners or landowner's representatives and details of the responses received are summarised in this report.

LEGISLATION / STRATEGIC PLAN / POLICY:

Legislation Section 408 and 409 of the Local Government (Miscellaneous Provisions) Act 1960

Strategic Plan Urban
The city is functional, accessible, diverse and attractive for all residents, workers and visitors to participate in and enjoy. It is a city leading in high-quality design and an improved standard of architecture

Vibrancy
The city's built form, which is reflected in its architecture and urban design, creates places which by their very nature enliven the space and attract positive human activity

DETAILS:

The Former DV 8 Nightclub - 78 James Street Northbridge

The City has been advised that substantial expense has been outlaid by the owner of this property regarding drawings and engineering design works for the future development of the building. The owner has advised that the cost of engineering works has proven to be too excessive to implement all of the plans the owner had originally hoped to incorporate within the proposed development. The owner is committed to pushing ahead with revised plans and is hopeful to submit these to the City within the next six to eight weeks.

Chinatown - 60-66 Roe Street, Northbridge

Strata Lot 8 has now opened and is trading as a restaurant. This has had a transforming effect on the appearance of the building from Roe Street, however,

there are still issues of compliance regarding the issue of the building of a masonry wall on common property. The City has been advised that negotiations are underway between Strata Lot owners so that this matter may be resolved. The City has been advised that, if consent cannot be obtained from all Strata Lot owners for the wall on common property, it will be removed.

The owner of the adjoining tenancy (Strata Lot 10) has been in discussion with the City with regards to a fit-out and provision of a disabled ramp to enable the tenancy's use as a restaurant. A development application has been lodged for the disabled ramp but as the ramp is proposed to be located within common property the approval of the strata body is required before it can be considered as a valid application. The City is awaiting written confirmation of this approval and has been advised that negotiations are continuing between Strata Lot owners in this regard.

68 Roe Street, Northbridge

Formerly used as a restaurant and then as an internet gaming establishment, this property has been vacant for some time. The owner of the building has advised that he intends to extensively renovate the property, however, he has issues with the City with regard to the storage and removal of rubbish from the subject property and the adjoining property to the east (60-66 Roe Street, Northbridge). He is currently negotiating with the owners of 60-66 Roe Street, Northbridge, regarding the construction of a shared bin store and the City has been advised that it has been agreed that a shared bin store will be constructed on a shared cost basis with the strata lot owners of Chinatown.

92-100 and 116-120 Roe Street, Northbridge

At its meeting held on **10 November 2009**, the Council granted conditional approval to construct an eight level retail and office development on the site and at its meeting held on **27 January 2010**, the Council agreed to initiate an amendment to City Planning Scheme No. 2 to establish a Special Control Area to accommodate the approved development. The owner has submitted an application to the Western Australian Planning Commission to amalgamate two of the lots on the site to contain the approved development. The amendment was approved by the Council at its meeting held on **13 July 2010**. It has now been referred to the Department of Planning for final approval.

2-6 Parker Street, Northbridge

The owners of this property have given a commitment to take steps to improve the appearance of the building. In the short term, the owners are considering seeking approval to change the use of the building to an office in order to avoid further deterioration.

The long term plans involve the development of a residential / hotel / backpacker complex on the site. Officers have met with the owners' architect and discussed the different options and it is expected that an application may be received in the short term.

50 Francis Street, Northbridge

The owner of this property reports that as well as an old canvas awning, graffiti has been removed from the building. This has improved the building's appearance. The owner also reports that the building is in fact used as a warehouse for the storage of goods for local businesses. The owners advise that discussions have been held in the past with the City regarding development options, however, these discussions went no further at that time. The owners further advise that it is still their intention in the long term, to redevelop the site incorporating the adjoining vacant block.

64-66 Lake Street, Northbridge

The exterior of the property has been cleaned up to a large extent and it was expected that a new Indian restaurant, the 'Taj Mahal' would commence business from the premises. Additionally, approval has been granted to change the use of the premises from 'Dining' to 'Dining' and 'Education 2' to accommodate a training kitchen within the proposed 'Taj Mahal' restaurant. A second kitchen within the restaurant now operates as a hospitality training facility. The City has been advised by the property owner's solicitors that the current tenants are in default of their obligations under their lease and that a notice of demand has been forwarded to the tenants. The solicitors advise that should a default of the lease occur the owners will complete any further remedial works so that the property may be re-leased.

FINANCIAL IMPLICATIONS:

There are no financial implications related to this report.

COMMENTS:**Enforcement Options**

Neglected buildings are addressed under Sections 408 and 409 of the Local Government (Miscellaneous Provisions) Act 1960. It is important to note that the definition of a "neglected building" as defined in s407 of the above Act states:-

"neglected building means a building which is ruinous, or so dilapidated as to be unfit for use or occupation, or which is from neglect or otherwise in a structural condition prejudicial to property in, or to inhabitants of, the neighbourhood in which it is situated".

Section 408 deals with the removal of neglected buildings and states that where a local government is of the opinion that a building in its district is a neglected building, a notice may be served on the owner of the building requiring him to:-

"put the building or part into such state of repair and good condition as is to the satisfaction of the local government... or take the building down".

Section 409 deals with the power to compel owners to renovate dilapidated buildings. It is largely similar to Section 408, however, it provides that where an owner does not

pay any costs or expenses incurred by the local government, the local government may cause the building to be sold, and so recover these costs.

Buildings in Northbridge

Although unsightly and in some cases in a state of dilapidation, the buildings identified above are not what could be described as unsafe or unfit for habitation in accordance with the definition under the Local Government (Miscellaneous Provisions) Act 1960, with the exception of the former DV 8 Nightclub (78 James Street) and the former food hall at 2-6 Parker Street, in their current state. Positive responses from these owners have been received and in both cases a development application is expected in the short, rather than long term.

The City is continuing to discuss development options with all of the owners of the properties identified. Although unattractive these buildings are not what could be defined as to be "ruinous, or so dilapidated as to be unfit for use or occupation". That being the case enforcement action under Section 408 and Section 409 of the Local Government (Miscellaneous Provisions) Act 1960 is not considered appropriate at this time.

Consideration should also be given to the financial implications of any enforcement action as it is likely to be quite burdensome to the City. Further, the City must be able to prove that the buildings are "in a structural condition prejudicial to property in, or to inhabitants of, the neighbourhood". Additional costs would be incurred by the City should the matter be referred to the State Administrative Tribunal.

Conclusion

At this time it is not proposed that any formal legal action be taken against any owner of the properties identified as vacant and neglected. The City will continue its dialogue with all owners of properties identified, in an effort to obtain cooperation in resolving this matter. Although the Council has previously required that progress reports be provided on a two monthly basis, it is submitted that this interval gives insufficient time for any meaningful response. This being the case a further review is recommended to be undertaken in six months time to monitor the status of each property and to determine appropriate action in those cases where no improvements have been made.

Moved by Cr McEvoy, seconded by Cr Evangel

That the Council:-

- 1. notes that responses have been received from the owners of all properties of vacant and neglected buildings in Northbridge and that discussions are being undertaken in relation to the future development of these properties;***

(Cont'd)

2. *notes that the City continues in its efforts to seek improvement and redevelopment of these properties and a further review of the situation be undertaken in six months time to consider any further action that should be taken against any owner who has failed to cooperate in this matter.*

The motion was put and carried

The votes were recorded as follows:-

For: Crs McEvoy, Butler and Evangel

Against: Nil

**PL201/10 TENDER 020-10/11 - QUANTITY SURVEYOR
AFFORDABLE HOUSING DEMONSTRATION PROJECT**

BACKGROUND:

FILE REFERENCE: P1026284
REPORTING OFFICER: Lesley Murray
RESPONSIBLE DIRECTOR: Peter Monks, Director Planning and Development
DATE: 4 August 2010
MAP / SCHEDULE: N/A

At its meeting held on **19 February 2008**, the Council adopted an Affordable Housing Policy as a framework for encouraging more affordable housing in the City of Perth.

On 16 March 2009, a high level Affordable Housing Working Group was established, chaired by the Lord Mayor, with members drawn from government, industry and academia with the following terms of reference:-

“To deliver an affordable housing demonstration project in the City. In the next 12 months the Affordable Housing Working Group will facilitate the planning and financing of at least one affordable housing project with the intention to deliver a project on the ground by 2012.”

The Affordable Housing Working Group has been responsible for guiding the Affordable Rental Housing Demonstration Project through preliminary planning and design stages including short listing potential sites and development of options for a preferred site on an existing City of Perth car park at 111-133 Goderich Street. The proposal is for a 48 unit affordable rental housing development with 24 car spaces and a decked public car park to the rear.

Quantity Surveying Firm	Total Price of Services (excl GST)
Altus Page Kirkland	\$92,500
Davis Langdon	\$124,200
Donald Cant Watts Corke	\$83,500
McGarry Associates	\$136,300
Rawlinsons WA	\$131,000
RLB Rider Levett Bucknall	\$95,500
Turner and Townshend	\$134,500

The following selection criteria was used to assess the tender:-

- Appreciation and methodology to demonstrate ability to undertake the task within the required time frame.
- Key personnel and their proposed role on the project, including a summary of their commitment to other projects.
- Experience with similar projects of the organisation, and in particular key personnel.
- Fee structure and schedule of payments.

All tenders were conforming and were scored against the selection criteria with the exception of price. A combination of these scores and prices quoted were used to determine the best value for money.

The top three scoring firms in terms of their submissions and response to the selection criteria (but excluding price) were as follows:-

Rank	Tenderer
1	Donald Cant Watts Corke
2	Altus Page Kirkland
3	Davis Langdon

Donald Cant Watts Corke demonstrated an excellent understanding of the tasks and timeframe for the project. The role of the team members, the company's availability to the project and commitments to other projects was clearly defined. The senior members of the team have indicated they will dedicate a significant amount of time to this project. Team members have good experience in some major developments projects in Western Australia.

Altus Page Kirkland made a good submission and its team has relevant housing experience. Whilst there was a clear breakdown of proposed team roles, the commitment of these staff to other projects was not adequately addressed.

Davis Langdon also provided a sound response to the selection criteria and its key team members have relevant experience. The company's commitment to other projects was not clearly identified.

In terms of price, Donald Cant Watts Corke provided the most competitive tender at \$83,500 and was the top ranked firm based on selection criteria and price. Consequently they are clearly the preferred firm to undertake the quantity surveying for the affordable housing and public car park development.

FINANCIAL IMPLICATIONS:

ACCOUNT NO:	CW 020300
BUDGET ITEM:	Housing - Other Housing - Affordable Rental Housing Demonstration Project
BUDGET PAGE NUMBER:	17
BUDGETED AMOUNT:	\$2,800,000
AMOUNT SPENT TO DATE:	\$ 464,170
PROPOSED COST:	\$ 83,500
BALANCE:	\$2,252,330

All figures quoted in this report are exclusive of GST.

COMMENTS:

The Quantity Surveying tender for the Affordable Rental Housing Demonstration project and public car park attracted a good response from seven consultancies. All seven submissions demonstrated the companies had the skills and experience to do provide the quantity surveying services for the project. The highest scoring tender also provided the most competitive price and it is recommended that Donald Cant Watts Corke be awarded the tender.

Moved by Cr McEvoy, seconded by Cr Butler

That the Council:-

- 1. accepts the most suitable tender, being that submitted by Donald Cant Watts Corke, for Quantity Surveying services for the Affordable Housing Demonstration Project at 111-133 Goderich Street, East Perth, for the lump sum of \$83,500 (excluding GST);***
- 2. notes the expenditure in part 1 above being charged to Budget Item 'Housing - Other Housing - Affordable Rental Housing Demonstration Project'.***

The motion was put and carried

The votes were recorded as follows:-

For: Crs McEvoy, Butler and Evangel

Against: Nil

PL202/10 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

PL203/10 GENERAL BUSINESS**1. Perrine Pods in the Cultural Centre, Northbridge**

Cr Butler queried the use of the perrine pods located in the Cultural Centre, Northbridge. The Chief Executive Officer advised that the East Perth Redevelopment Authority has plans in place for the use of the pods.

2. Signage for Café Café, 996 Hay Street, Perth (adjacent to QVI Building)

Cr Butler advised that access to Café Café located at 996 Hay Street is being obscured by the streetscape works currently taking place on Hay Street and queried whether signage options could be considered to assist proprietors of the Café. The Director Planning and Development advised that the matter will be investigated.

3. Tenant Car Parking Bays located at 9 Delhi Street, West Perth

Cr McEvoy advised that various tenants have received correspondence from a private company requesting to lease the residential car parking bays located at 9 Delhi Street . The Director Planning and Development advised that the matter will be investigated.

4. The Riverside Masterplan

The Director Planning and Development advised that the Riverside Masterplan has been approved and that the City has submitted comments to EPRA for consideration.

5. Development Assessment Panel (DAP)

The Director Planning and Development advised that the legislation in regards to the Development Assessment Panels has been approved by the State Government and should come into effect by early 2011.

6. Sapphire Clock

The Director Planning and Development advised that alternative locations are being considered for the Sapphire Clock.

7. Plot Ratio Study

The Director Planning and Development advised that the Plot Ratio study is being finalised and will be presented at a future meeting of the Planning Committee.

8. Waste Management and Planning Issues

The Director Planning and Development advised that a report will be presented at a future meeting of the Planning Committee in regard to the assessment of waste management for proposed developments.

PL204/10 ITEMS FOR CONSIDERATION AT A FUTURE MEETING

Nil

PL205/10 CLOSE OF MEETING

There being no further business the Presiding Member declared the meeting closed at 6.39pm.