



CITY OF BAYSWATER

MINUTES

FOR THE

ORDINARY MEETING

OF COUNCIL

23 June 2009

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	OFFICIAL OPENING	1
2	RECORD OF ATTENDANCE, APOLOGIES, LEAVE OF ABSENCE (PREVIOUSLY APPROVED)	1
2.1	Attendance and Apologies	1
2.2	Public Leave of Absence (Previously Approved)	2
3	PUBLIC QUESTION TIME	3
4	APPLICATIONS FOR LEAVE OF ABSENCE	6
4.1	Applicant: The Deputy Mayor, Cr Michael Sabatino.	6
5	CONFIRMATION OF MINUTES	7
5.1	Ordinary Meeting : 9 June 2009	7
6	DISCLOSURE OF FINANCIAL INTEREST SUMMARY.....	8
6.1	Disclosures At Briefing Sessions	8
6.2	Disclosures At Council Meetings	9
7	URGENT BUSINESS.....	10
7.1	Donation - Infant Jesus School - Fundraising Cabaret CR BARRY MCKENNA DECLARED A FINANCIAL INTEREST	10
8	PETITIONS.....	12
8.1	Cr Marlene Robinson tabled a petition containing 11 signatures from the head petitioner Kerry Maughan of 69 Grafton Road, Bayswater re: Issues related to the use of an unsealed laneway that runs from Kitchener Avenue to Mahdi Street, Bayswater.	12

8.2	Cr Marlene Robinson tabled a letter from Pauline Moran and Christopher Havercroft of 59 Slade Street, Bayswater re: Parked Cars on Slade Street, Bayswater at the Guildford Road end.	12
8.3	Cr Michael Sabatino tabled a petition containing 3 signatures from the head petitioner Hong Zhang of 117 Peninsula Road, Maylands re: General aesthetics and function of certain areas in Maylands.	12
9	MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN	13
10	NOTICE OF MOTION FOR CONSIDERATION AT THE FOLLOWING MEETING IF GIVEN DURING THE MEETING	14
11	BUSINESS - ADMINISTRATION & COMMUNITY SERVICES	15
11.1	Aquatic Facilities Report- May 2009	15
11.2	Ranger Services Management Report – May 2009	17
11.3	2009 Parks and Leisure Conference - Darwin	18
12	BUSINESS - TECHNICAL SERVICES	20
12.1	Traffic Management - Clement Street, Bedford	20
CR BARRY MCKENNA DECLARED A FINANCIAL INTEREST		
12.2	Tender No. 13-2009 - Supply, Delivery and Laying of Extruded Concrete Kerbing	23
<i>Confidential Item</i>		
13	BUSINESS – PLANNING & DEVELOPMENT SERVICES	24
13.1	Town Planning Scheme No. 24 - Amendment No. 39 Location: Lot 12, No. 223 Railway Parade, Maylands	24
13.2	Review of Town Planning Regulations 1967 and the Model Scheme Text	41
13.3	Council Ratification of Building Licences under Council's Policy for Single Residential Development	45
13.4	Council Ratification of Planning Determinations under Delegated Authority	46
13.5	Proposed Grouped Dwelling Location: Lot 2, No. 32A McGilvray Avenue, Morley	47

13.6	Proposed Two Storey Grouped Dwelling Location: Lot 2, No. 16A Morrison Street, Maylands	53
13.7	Council Ratification of Subdivisions & Amalgamations under Delegated Authority	61
13.8	Status Report - Planning Complaints/Zoning Breaches <i>Confidential Item</i>	62
13.9	PAW between Fitzpatrick Way and Mayer Close, Noranda Location: PAW between Fitzpatrick Way and Mayer Close, Noranda	63
CR MIKE ANDERTON, JP DECLARED A PROXIMITY INTEREST		
13.10	ICTC Conference – Cities in Transition Location: Deakin University Waterfront Campus Geelong, Victoria	67
13.11	Perth Airport Preliminary Draft Master Plan 2009 Location: Perth Airport	69
13.12	Alteration and Additions to Maylands Sportsman Centre Location: Reserve 9323, No 48 Clarkson Road, Maylands <i>ABSOLUTE MAJORITY REQUIRED.</i>	74
13.13	Lease - Lightning Park Recreation Centre Location: Lot 102, Reid Highway, Noranda	77
14	BUSINESS - FINANCIAL SERVICES	87
14.1	Financial Reports for Period Ending 31 May 2009	87
14.2	Accounts Payable as at 23 June 2009	113
14.3	Investment Portfolio as at 31 May 2009	116
14.4	Donation - Shaun Cechner – Overseas Study Program – Sacramento	119
14.5	Donation - Tom Gatti - World Junior Rowing Championship Regatta, France	120
15	REPORTS OF MANAGEMENT/ADVISORY COMMITTEES	121
15.1	Minutes of the Meeting of the Heritage Development Advisory Committee	121
CR MIKE ANDERTON, JP DECLARED A PROXIMITY INTEREST		
15.2	Minutes of the Meeting of the Trader Group Advisory Committee	124

15.3	Minutes of the Meeting of the YMCA Management Advisory Committee	126
15.4	Minutes of the Security Watch Advisory Committee – June 2009	127
<i>Confidential Attachments</i>		
16	MAYOR’S REPORT.....	128
17	AFFIXING OF COMMON SEAL.....	129
17.1	Authorisation for Affixing of the Common Seal	129
18	DISCUSSION OF MATTERS BEHIND CLOSED DOORS.....	130
19	ORDER OF BUSINESS.....	131
20	CLOSURE.....	132

CITY OF BAYSWATER

Minutes of the Ordinary Meeting of the Bayswater City Council which took place in the Council Chambers, City of Bayswater Civic Centre, 61 Broun Avenue, Morley on Tuesday, 23 June 2009.

MINUTES**1 OFFICIAL OPENING**

The Acting Chairperson, the Deputy Mayor, Cr Michael Sabatino, welcomed those in attendance and declared the meeting open for the ordinary business of Council at 6:00pm.

2 RECORD OF ATTENDANCE, APOLOGIES, LEAVE OF ABSENCE (PREVIOUSLY APPROVED)**2.1 Attendance and Apologies****Members****Central Ward**

Cr Michael Sabatino, Deputy Mayor *Acting Chairperson*

Cr Barry McKenna

Cr Sally Palmer *(From 6:04pm)*

North Ward

Cr Ian McClelland, JP

Cr Mike Anderton, JP

West Ward

Cr Terry Kenyon, JP

Cr Terry Blanchard

South Ward

Cr Sylvan Albert

Sonia Turkington

Officers

Ms Francesca Lefante	Chief Executive Officer
Mr Ted Budzinski	Director of Finance
Mr Des Abel	Director of Planning and Development Services
Mr Andrew Ward	A/Director of Administration and Community Services
Mr Doug Pearson	Director of Technical Services
Mr Martyn Boyle	Public Relations Officer
Ms Debbie Todorovich	Executive Assistant
Mrs Nola Patricia	Minutes & Agenda Coordinator
Ms Deirdre Cooper	PA – Director of Planning and Development Services

Apologies

Cr Lou Magro, Mayor

Observers

2 Press

11 Public

2.2 Public Leave of Absence (Previously Approved)

Cr Mike Anderton, JP	from	3 June 2009	-	15 June 2009 inclusive.
Cr Sally Palmer	from	11 June 2009	-	18 June 2009 inclusive.
Cr Sonia Turkington	from	19 June 2009	-	22 June 2009 inclusive.
Cr Lou Magro	from	21 June 2009	-	25 June 2009 inclusive. (NGALG Conference and ACLG Meeting)

3 PUBLIC QUESTION TIME

In accordance with Section 5.24 of the *Local Government Act 1995*, time is allocated for questions to be raised by members of the public.

Preamble and personal statements are placed on file, but do not form part of the minutes. Only public questions are included.

**Public Question Time commenced at 6:03pm.
The following questions were submitted both in writing and verbally:**

At 6:04pm, Cr Sally Palmer entered the meeting.

1. Mr Alan Radford, 30 Holden Drive, Noranda (Item 13.11)

Question 1:

Just over a month ago the flight paths of planes taking off from Perth Airport has changed dramatically and they now fly over the northern perimeter of the City of Bayswater on a regular basis starting sometimes before 6am and up until after 11pm with a count of up to 50 per day. In the attachment 3, page 1 associated with this item the new flight path is NOT reflected on the diagram. In the core of the item it says in point 6 of the comment “the main runway used at the airport is the north-south runway, which limits aircraft movement directly over the City of Bayswater. Attachments 2 and 3 supplied by the WAC show that the City of Bayswater largely avoids major or continual noise events. Notwithstanding, noise from the airport has been an issue raised by some local residents.” My question is to all Councillors. Will they consider voting against this report as a true record given that it contains wrong diagrams and comments?

Question 2:

Will this Council consider writing a letter of complaint that the flight path has been changed and now creates a lot of continual noise events to residents along its northern boarder?

The Acting Chairperson, the Deputy Mayor, Cr Michael Sabatino advised that these comments are acknowledged and as this matter is due for discussion on tonight’s Agenda that a response would be provided in writing.

A copy of Council’s written response can be located at **Appendix 1**.

2. Mr Chris Bebich, 69 Ninth Avenue, Maylands

Question 1:

My question relates to the item on tonight’s agenda relating to the proposed rezoning of the Peninsula Tavern site. I am the owner and occupier of Pt Lot 296 Ninth Avenue, Maylands which abuts the amendment site to the west. I live in a single story house on a 500m² block zoned R50. I lodged a submission on the amendment outlining my conditional support for the proposal. My main concern expressed in the submission was the proposed two-level commercial car park that is shown on the related development concept along two sides of my property boundary (side and rear). A commercial car park is not a similar use to residential. How is the proposed addition of a Clause that allows a 2 level above ground commercial car park going to protect the amenity of adjacent residential properties?

Question 2:

Can Council please remove the proposed Clause that will allow a 2 level above ground car park adjacent to the abutting residential properties because the amenity of the existing residential area will be adversely affected?

The Acting Chairperson, the Deputy Mayor, Cr Michael Sabatino advised that these comments are acknowledged and as this matter is due for discussion on tonight's Agenda that a response would be provided in writing.

A copy of Council's written response can be located at **Appendix 2**.

3. Mrs Marla Toldo, 7 Hayward Street, Bayswater

Question 1:

The City of Bayswater recently sent to my husband and I a registered letter regarding running a business from our home. My husband did run a business for a few weeks I admit, as he was moving into Maylands. As your Economic Officer stated this is a booming area with Council supporting businesses in the area and if required any help he was only to ask. My husband had leased a building in Maylands to run his business from and was waiting to move in and he has invited your Planning Department to come and view his leased premises on numerous occasions. He has also liaised with your Department and sent an email of which we are told you did not receive. We are not threatened with possible legal action. Why is that when all your officers have to do is to come and view my husband's leased premises to confirm that this is a legitimate business from registered offices and that we are not running a business from home?

The Chief Executive Officer gave a brief outline as to the process for a Home Occupation Licence and advised that she would speak to Mrs Toldo after the meeting regarding this matter.

A copy of Council's written response can be located at **Appendix 3**.

4. Mr John Williams, 54 Matthews Close, Noranda

Question 1: (OCM 9 June 2009 - Appendix 6)

In relation to Appendix 6 tabled at Ordinary council meeting held on 9 June 2009. It refers to a letter sent by a resident of McGilvray Ave regarding the planting of exotic Plain trees such as Maple at the Noranda Shopping Centre and Robert Thompson Oval. I was intrigued by their well founded concerns, especially the planting of Plain trees at Robert Thompson and in support of their concerns these trees do not support any habitat, is not in accordance with recognised best practices for parks and are well known to be aggressive, so it begs the question of why? Presently, I understand a transformation of the oval from active to passive recreational park is presently occurring at a substantial cost and I could be corrected but it had included some sort of qualified consultation. A Council reply following the resident's letter is shown with Appendix and can it be explained what is the detail of the 'Council staff investigation' stated in reply?

Question 2:

Is planting of Plain trees at the Park only to compliment the landscaping appearance of maples thoughtlessly planted in the makeover of Noranda Shopping Centre?

Question 3:

Has any consideration been given to the fact planted Plain trees adjacent to verges will likely damage the Council paths?

Question 4:

What consultation was done in regard to planting appropriate tree species at Robert Thompson?

The Director of Technical Services advised that the City's investigations in regard to the tree species are still ongoing. He further stated that Plain trees have been used quite extensively throughout Australia, principally for their hearty nature in urban environments and their ability to grow and create a vibrant streetscape. He also mentioned that he could not comment on the community consultation for Robert Thompson Reserve as he was not part of that process, however that this would be investigated and reported back to Council at a later date.

The Acting Chairperson, the Deputy Mayor, Cr Michael Sabatino advised that a response to these concerns will be provided in writing.

A copy of Council's written response can be located at **Appendix 4**.

5. Mr Ray Newton, 5 May Street, Bayswater

Mr Newton lodged several photo's to support his question.

Question 1: (Verbal)

How often to you clean these drains here out alongside the roads?

The Director of Technical Services advised that any known trouble spots are done on a regular basis, however typically the City's tries to get to every drain once a year. He further stated that as there had been a back log in this task that Council resolved last year to purchase a Street Sweeper to pick up on this program again, which is currently underway

Mr Newton further added that he had some Photo's (submitted) that show the drains around the corner of Railway Parade and Grand Promenade have not been cleaned in at least three (3) years, where two of the drains have green grass growing out of them, one is full of rubbish, one is three quarter full of water and one that is located in the driveway behind the 'Aquarium City' all the dirt needs to be pushed back up again. So when is all of this going to be fixed up?

The Chief Executive Officer advised that she would have the City's Officer's go out immediately and attend to those drains identified by Mr Newton and have them cleaned.

Public Question Time was closed at 6:15pm.

4 APPLICATIONS FOR LEAVE OF ABSENCE

4.1 Applicant: The Deputy Mayor, Cr Michael Sabatino.

The Deputy Mayor, Cr Michael Sabatino has requested leave of absence from 30 June 2009 through to 4 July 2009 inclusive.

COUNCIL RESOLUTION

CR MARLENE ROBINSON MOVED, CR IAN MCCLELLAND, JP SECONDED that Leave of Absences be granted as follows:

Cr Michael Sabatino 30 June 2009 - 4 July 2009 inclusive.

CARRIED

5 CONFIRMATION OF MINUTES

5.1 Ordinary Meeting : 9 June 2009

CR SYLVAN ALBERT MOVED, CR IAN MCCLELLAND, JP SECONDED that the Minutes of the Ordinary Meeting of Council held on Tuesday, 9 June 2009 which have been distributed, are to be presented for confirmation as a true and correct record.

CARRIED

6 DISCLOSURE OF FINANCIAL INTEREST SUMMARY**6.1 Disclosures At Briefing Sessions****COUNCIL RESOLUTION**

CR TERRY BLANCHARD MOVED, CR MARLENE ROBINSON SECONDED that the following disclosures at Council Briefing Sessions be accepted:

In accordance with Section 5.60A and 5.65 of the *Local Government Act 1995* the following disclosures of financial interest were made at the meeting:-

Date	Name	Item No.
16 June 2009	Cr Barry McKenna	Item 12.1 – Traffic Management - Clement Street, Bedford

In accordance with Section 5.60B and 5.65 of the *Local Government Act 1995* the following disclosures of proximity interest were made at the Briefing Session:-

Date	Name	Item No.
16 June 2009	Cr Mike Anderton, JP	Item 15.1 – Minutes of the Meeting of the Heritage Development Advisory Committee

In accordance with Clause 34C of the *Local Government (Administration) Regulations 1996* the following disclosure of interests affecting impartiality were made at the Briefing Session:-
Nil.

CARRIED

6.2 Disclosures At Council Meetings**COUNCIL RESOLUTION**

CR TERRY BLANCHARD MOVED, CR MARLENE ROBINSON SECONDED that the following disclosures at Ordinary Council Meetings be accepted:

In accordance with Section 5.60A and 5.65 of the *Local Government Act 1995* the following disclosures of financial interest were made at the meeting:-

Date	Name	Item No.
23 June 2009	Cr Barry McKenna	Item 12.1 – Traffic Management - Clement Street, Bedford
23 June 2009	Cr Barry McKenna	Item 7.1 – Infant Jesus Morley Primary School Donation.

In accordance with Section 5.60B and 5.65 of the *Local Government Act 1995* the following disclosures of proximity interest were made at the meeting:-

Date	Name	Item No.
23 June 2009	Cr Mike Anderton, JP	Item 15.1 – Minutes of the Meeting of the Heritage Development Advisory Committee
23 June 2009	Cr Mike Anderton, JP	Item 13.9 – PAW Between Fitzpatrick Way and Mayer Close, Noranda

In accordance with Clause 34C of the *Local Government (Administration) Regulations 1996* the following disclosure of interests affecting impartiality were made at the meeting:-
Nil.

CARRIED

7 URGENT BUSINESS*Council Comment:*

As discussion commenced on Item 7.1 prior to it being declared as an 'Urgent Item' it was necessary to withdraw the Item so that it could first be declared 'Urgent' and then for discussion to take place regarding the recommendation put forth to Council.

COUNCIL RESOLUTION

CR TERRY BLANCHARD MOVED, CR SONIA TURKINGTON SECONDED that this Item be withdrawn in order for it to be declared 'Urgent'.

CARRIED

COUNCIL RESOLUTION

CR IAN MCCLELLAND, JP MOVED, CR SALLY PALMER SECONDED that Item 7.1 be dealt with as Urgent Business.

CARRIED

7.1 Donation - Infant Jesus School - Fundraising Cabaret

**Applicant: Infant Jesus School
Officer: Director of Finance**

CR BARRY MCKENNA DECLARED A FINANCIAL INTEREST

In accordance with Section 5.60A and 5.65 of the Local Government Act 1995, Cr Barry McKenna declared a financial interest in this item as his daughter attends Infant Jesus Primary School and he is involved with this fundraising item, also his wife has worked at this school in the past as a relief teacher.

At 6:17pm, Cr Barry McKenna withdrew from the meeting.

Application

To consider an application for financial assistance towards a raffle which Infant Jesus School will be conducting at its forthcoming fundraising Cabaret.

Background

Infant Jesus School is holding a Cabaret on Saturday 27 June 2009, which will be one of its fundraising events for the year.

At this function, various articles will be raffled to raise money for the school, one of which is a 'flat screen' television which the school has been able to purchase at cost price, i.e. around \$500.

Infant Jesus School has requested financial assistance from Council towards the purchase of this television.

Comment

In the past, Council has granted financial assistance to Infant Jesus School as follows :

<i>Date of Council Resolution</i>	<i>Amount</i>	<i>Event</i>
March 2000	\$300	Infant Jesus School Fete
September 2001	\$300	Infant Jesus School Fete
June 2002	\$395	Infant Jesus Soccer Club
May 2003	\$200	Soccer Club
October 2003	\$250	Infant Jesus Primary School - Mega Fete
March 2004	\$500	Infant Jesus Church – 50 th Anniversary celebrations – Parish Dinner
February 2006	\$250	Bi-annual "Infant Jesus Community Fair".
July 2007	\$150	Bi-annual "Infant Jesus Community Fair".

Voting Requirements

Simple Majority Required.

Council Discussion:

The original Officer's recommendation was to donate \$150 to the Infant Jesus School, however upon Cr Kenyon's request, and with the approval of the mover and seconder of the original recommendation this amount was increased to \$300.

Officer's Recommendation

That Council grants a donation of \$150 to Infant Jesus School towards a fundraising Cabaret which it is holding on Saturday 27 June 2009.

COUNCIL RESOLUTION

CR TERRY BLANCHARD MOVED, CR MARLENE ROBINSON SECONDED that Council grants a donation of \$300 to Infant Jesus School towards a fundraising Cabaret which it is holding on Saturday 27 June 2009.

CARRIED

At 6:21pm, Cr Barry McKenna returned to the meeting.

8 PETITIONS**COUNCIL RESOLUTION**

CR TERRY BLANCHARD MOVED, CR SALLY PALMER SECONDED that the following petitions and tabled letters be accepted:

- 8.1 Cr Marlene Robinson tabled a petition containing 11 signatures from the head petitioner Kerry Maughan of 69 Grafton Road, Bayswater re: Issues related to the use of an unsealed laneway that runs from Kitchener Avenue to Mahdi Street, Bayswater.**

A copy of the petition is at **Appendix 5**.

- 8.2 Cr Marlene Robinson tabled a letter from Pauline Moran and Christopher Havercroft of 59 Slade Street, Bayswater re: Parked Cars on Slade Street, Bayswater at the Guildford Road end.**

A copy of the petition is at **Appendix 6**.

- 8.3 Cr Michael Sabatino tabled a petition containing 3 signatures from the head petitioner Hong Zhang of 117 Peninsula Road, Maylands re: General aesthetics and function of certain areas in Maylands.**

A copy of the petition is at **Appendix 7**.

CARRIED

9 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

**10 NOTICE OF MOTION FOR CONSIDERATION AT THE
FOLLOWING MEETING IF GIVEN DURING THE MEETING**

Nil.

COUNCIL DECISION - EN BLOC RESOLUTION

CR TERRY BLANCHARD MOVED, CR MIKE ANDERTON, JP SECONDED to en bloc the Committee / Officer's recommendations of Item 11.1 through to 11.2, Item 12.2, Item 13.2 through to 13.8, Item 13.13, Item 14.1 through to 14.5 and Item 15.2 through to 15.4.

11 BUSINESS - ADMINISTRATION & COMMUNITY SERVICES**11.1 Aquatic Facilities Report- May 2009**

Attachments: [Aquatic Facilities Report – May 2009](#)

Officer: A/Director of Administration and Community Services

Application

To consider the report of activities at the City of Bayswater aquatic facilities for May 2009.

Background

A copy of the report and operations undertaken in the Month of May 2009 (*refer to Attachment No 1*).

Comment

Extensions to the health club at Bayswater Waves have now commenced and it is anticipated that the works will be completed by the end of October 2009.

Attendance within the aquatic area is higher than the same month last year, it should be noted that the Olympic pool was closed for maintenance/renovations during May 2008.

A swim squad from Perth College has commenced at the aquatic facilities, three times per week from May through to September 2009.

Maylands Waterland has now closed for the summer 2008/2009 season, effective from Monday 27 April 2009.

Policy Implications

Nil.

Financial Implications

Nil.

Voting Requirements

Simple Majority Required.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

CR TERRY BLANCHARD MOVED, CR MIKE ANDERTON, JP SECONDED the Officer recommendation that the report of activities and operations for the City of Bayswater's aquatic facilities for May 2009 be received.

CARRIED BY EN BLOC RESOLUTION

11.2 Ranger Services Management Report – May 2009**Attachments:** [Ranger Services Management Report - May 2009](#)**Officer:** **Manager Rangers and Security**Application

To receive the monthly Ranger Services management report for May 2009.

Background

To keep Council informed on the activities of the Ranger Service section. A monthly summary report is provided (*refer to Attachment No. 1*).

Comment

The City Ranger Services are located at 25 King Street. The office is open to the public Monday to Friday 8:30am to 5:00pm.

Community Rangers are on duty from:
7:00am to 7:00pm Monday to Thursday
7:00am to 7:30pm Friday
8:30am to 5:30pm Saturday
9:30am to 4:30pm Sunday.

Policy Implications

Nil.

Financial Implications

Nil.

Voting Requirements

Simple Majority Required.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

CR TERRY BLANCHARD MOVED, CR MIKE ANDERTON, JP SECONDED the Officer recommendation that the Ranger Services Management Report for May 2009 be received.

CARRIED BY EN BLOC RESOLUTION

11.3 2009 Parks and Leisure Conference - Darwin

Officer: A/Director of Administration and Community Services

Application

Approval is sought for the attendance of a Councillor at the Local Government conference "*Parks and Leisure Australia National Conference*" to be held in *Darwin from 13 to 16 September 2009*.

Background

The Parks and Leisure National Conference is held on an annual basis and is the largest conference for Leisure and Recreational professionals in Australia. Parks and Leisure Australia is the key professional Association which provides a broad range of services to members of the parks and leisure industry.

The theme for the 2009 conference is "Making Connections".

Comment

The Senior Management Group approves the attendance of the Acting Director Administration and Community Services and the Manager of Parks and Gardens at the conference.

It is also recommended that a Councillor attend this conference due to its varied programme and application to the City's commitment to customer service.

Policy Implications

Council policy E0-P05 Travel and Accommodation provides the arrangements for the reimbursement of conference travel and accommodation expenses for elected members and Officers in accordance with the *Local Government Act 1995*. In addition, Council Policy E0-P22 Conference / Seminar Attendance – Elected Members is applicable.

Financial Implications

The early bird registration cost of the conference is \$1,370 (non-member) if registered prior to 8 July 2009 or \$1,560 if registered after 9 July 2009. A late fee will be applied to registrations after 21 August 2009. Additional costs such as airfares and accommodation would also be applicable and funded via respective conference accounts. The cost is approximately \$2,500 per person and will be charged to the Conferences account number 201000-4100-0000.

Officer's Recommendation

That approval be granted for the attendance, and associated costs, of Councillor _____ at the 2009 Parks and Leisure Conference, to be held in Darwin from 13 to 16 September 2009, and that the costs be charged to the Conference account number 201000-4100-0000

COUNCIL RESOLUTION

CR SALLY PALMER MOVED, CR IAN MCCLELLAND, JP SECONDED that no Councillor nominated to attend this conference.

CARRIED

12 BUSINESS - TECHNICAL SERVICES**12.1 Traffic Management - Clement Street, Bedford**

Attachments: [Drawing No. 23/09](#)
Applicant: Mr N Becroft - 194 Salisbury Street, Bedford
Officer: Director of Technical Services

CR BARRY MCKENNA DECLARED A FINANCIAL INTEREST

In accordance with Section 5.60A and 5.65 of the Local Government Act 1995, Cr Barry McKenna declared a financial interest in this item as this traffic is from St Peter's Primary School where his wife is a relief teacher.

At 6:32pm, Cr Barry McKenna withdrew from the meeting.

Application

For Council to consider implementing parking restrictions (as depicted in Drawing No. 23/09) and construction of a new footpath in Clement Street, Bedford.

Background

At the Ordinary Meeting of Council on 12 May 2009, a question was raised by the applicant regarding the safety of pedestrians in Clement Street, Bedford during the school drop off/pickup times.

The applicant stated:

“What can be done to stop parents of children at St Peters Primary School, from walking down the middle of Clement Street, between Rosebery St and Salisbury St, during school pick-up and drop-off times.

It is usual to see mums/dads with prams and children in tow negotiating this narrow and busy street (at this time), to the T intersection at Salisbury Street when it is very congested with cars with either side of the road.

Currently there is free parking anywhere, no parking bays or restrictions, or footpaths.”

Comment

The issue of pedestrian safety and parking in Clement Street has been investigated by Technical Services staff. A recent visit to the location has confirmed vehicles parking on both sides of the road between Salisbury Street and Rosebery Street. The congested parking has resulted in the traffic flow being restricted to one way in the central corridor. Considering this, it is recommended that Council implement “No Standing” restrictions on one side of the road (southern side) as depicted in Drawing No. 23/09 ***attached***. This will maintain two-way traffic flow in the street and parking on the northern side during the school times of 8.00am to 4.00pm and is consistent with the existing restriction that applies on the eastern side of Salisbury Street opposite the school. Consultation has been undertaken with the landowners immediately adjacent to the proposed restrictions and they are supportive of the restrictions.

The issue of pedestrian safety can be addressed by the provision of a footpath in the street. Currently, there is an existing path to the east of Grand Promenade. Construction of a new path to the west would provide continuity and ease of access to the school. Currently, this section of footpath is listed as a Priority One for construction during the 2009/2010 financial year as part of the Council's Footpath Priority Register.

Policy Implications

Nil.

Financial Implications

The cost of the footpath is estimated to be \$16,000 and it is recommended that Council allocate funds for its construction during the 2009/2010 budget deliberations.

ADDENDUM – ORDINARY COUNCIL MEETING – 23 JUNE 2009

Since the completion of the report, additional information has come to hand in relation to the level of support from adjacent residents and accordingly, it is requested that Council consider the following alternative recommendation:

Council Resolution

That Council defer consideration of the Traffic Management – Clement Street, Bedford report pending further investigation of the matter.

Voting Requirements

Simple Majority Required.

Council Discussion:

Council received an addendum to this report advising that since the printing of this item that additional information had been provided in relation to the level of support from adjacent residents and as such Council resolved to defer this item in order for further investigation to take place.

Officer's Recommendation

That the Council:

1. Implement parking restrictions in the section of Clement Street between Salisbury Street and Rosebery Street as depicted in Drawing No. 23/09.
2. Fund \$16,000 for the construction of a new path in Clement Street between Salisbury Street and Grand Promenade, Bedford in the 2009/2010 financial year allocation for footpaths.

COUNCIL RESOLUTION

CR SALLY PALMER MOVED, CR MARLENE ROBINSON SECONDED that Council defer consideration of the Traffic Management – Clement Street, Bedford report pending further investigation of the matter by the Director of Technical Services.

CARRIED

At 6:33pm, Cr Barry McKenna returned to the meeting.

12.2 Tender No. 13-2009 - Supply, Delivery and Laying of Extruded Concrete Kerbing**Officer: Director of Technical Services****CONFIDENTIAL ITEM**Application

To assess and award Tender No. 13-2009 for the Supply, Delivery and Laying of Extruded Concrete Kerbing.

In accordance with Section 5.23(2) of the *Local Government Act 1995*, the meeting is closed to members of the public for this item as the following sub-section applied:

- (e) (ii) A matter that if disclosed, would reveal information that has a commercial value to a person.
- (e) (iii) A matter that if disclosed, would reveal information about the business, professional, commercial or financial affairs of a person where the trade secret or information is held by, or is about, a person other than the local government.

Voting Requirements

Simple Majority Required.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

CR TERRY BLANCHARD MOVED, CR MIKE ANDERTON, JP SECONDED the Officer recommendation that Tender No. 13-2009 - Supply, Delivery and Laying of Extruded Concrete Kerbing be awarded to WA Kerbing for a three year period from 1 July 2009 to 30 June 2012 with annual increases of 5% for year 2 and 8% for year 3.

CARRIED BY EN BLOC RESOLUTION

13 BUSINESS – PLANNING & DEVELOPMENT SERVICES**13.1 Town Planning Scheme No. 24 - Amendment No. 39**

Location: Lot 12, No. 223 Railway Parade, Maylands
Attachments: [No. 1 - Location Plan and Site Photos](#)
[No. 2 - Concept plans](#)
[No. 3 - Submissions Table](#)
[No. 4 - Submissions Map](#)
[No. 5 - Extent of public advertising](#)
Applicant: Cardno BSD
Owner: Compass Hotel Group
Officer: Director of Planning and Development Services
Refer: Item 13.1: OMC 16.12.2008
Item 13.1: OMC 24.01.2009

Application

Council consideration is required for the final approval of Scheme Amendment No 39 to Town Planning Scheme No. 24 to rezone Lot 12, No 223 Railway Parade from “Hotel” to “Medium and High Density Residential R100” with attached ‘Special Control Area’ provisions following the completion of public advertising of the proposal.

Background

Town Planning Scheme No. 24 Zoning:	“Hotel”
Lot Area:	6587 m ²
Existing Land Use:	‘Peninsula Tavern’
Surrounding Land Use:	Residential / Peninsula Cultural and Community Centre / train station
Size/Nature of Proposed Development:	Scheme amendment to facilitate a mix of uses including residential, office, retail and tavern/restaurant.

1. The subject site is located next to the City’s Peninsula Cultural and Community Centre and sits on the corner of Railway Parade and Ninth Avenue, Maylands. The site is immediately adjacent to the Maylands train station. It is commonly known as the ‘Peninsula Tavern’.
2. Council considered the proposal at a strategic level at its meeting of 16 December 2008 where it resolved in part that:

“That:

 - a) Council acknowledge that the proposed Amendment No. 39 to Town Planning Scheme No. 24 aligns with its vision for the Maylands Town Centre.
 - b) Council acknowledge that the proposed Amendment No. 39 to Town Planning Scheme No. 24 aligns with its objectives for the Maylands Town Centre Study.”

3. Council resolved to initiate the proposed scheme amendment at its meeting of 27 January 2009.

Public Advertising

4. The proposed amendment was advertised for public comment for a period of forty-two (42) days from 31 March 2009 to 12 May 2009 by way of letters to adjoining property owners, letters to public authorities, signs on the subject site and advertising in *The West Australian* and local newspapers.
5. As a result of the public advertising, three (3) public submissions were received which are summarised in Attachment 3. One (1) submission supported the proposed amendment, one (1) submission conditionally supported the proposed amendment and one (1) submission did not indicate support or an objection to the proposed amendment. The public comments are addressed in Attachment 3 and in the Comment section below.
6. Letters of no objection to the proposal were received from six (6) government agencies including the Public Transport Authority (PTA), Telstra, Fire and Emergency Services (FESA), Water Corporation, Tourism Western Australia and the Heritage Council of Western Australia. The PTA and Heritage Council have provided comments which are contained in Attachment 3.

Comment

1. The amendment seeks to rezone the subject site from “Hotel” to “Medium and High Density Residential R100” with attached ‘Special Control Area’ provisions.

Heritage Considerations

2. The adjoining Peninsula Cultural and Community Centre is listed as “Classification 1” on the City’s Municipal Heritage Inventory and has significant heritage and social importance. Council has leased the site to Dome Coffee for a potential café and offices.
3. The applicant has advised that:

“The proposed redevelopment has been designed to ensure that the character and appearance of the former Peninsula Hotel heritage building are preserved. Proposed buildings have been set back from the boundary with the hotel and the height limited to two storeys immediately adjacent to the heritage building to ensure that the proposal does not have an unacceptable overbearing impact. Important views (to the hotel) from Railway Parade, particularly from Maylands station have been preserved ...”
4. The applicant has proposed a number of measures to address heritage considerations in relation to the Peninsula Cultural and Community Centre site by:
 - a) Increasing setbacks to the Peninsula Cultural and Community Centre site;
 - b) Maintaining sightlines to the Peninsula Cultural and Community Centre site;
 - c) Limiting the height of the Railway Parade frontage to two storeys adjacent to the to the Peninsula Cultural and Community Centre site; and

- d) Proposing architectural features like a balcony, sympathetic scale and bulk, and a complementary dome on the proposed corner building.
5. The scheme amendment also proposes Special Control Area provisions. Special Control Areas have been successfully utilised in the redevelopment of the “Horizon” apartments (old Senses site) on Guildford Road and the Match “Maymont” site on the corner of Eighth Avenue and Whatley Crescent. Special Control Area provisions are an important planning tool to ensure that the broad development outcomes are consistent with Council’s vision for the site and to protect important heritage aspects. Special Control Area provisions are very important for this site given its strategic location. The applicant has worked with the City in drafting the provisions included in this amendment.
6. The proposed amendment was referred to the Heritage Council of Western Australia for comment given that it adjoins the Peninsula Cultural and Community Centre. The Heritage Council is generally supportive of the proposal.
7. The Heritage Council made two suggestions which relate to minor textual changes to the Special Control Area (SCA) provisions. The proposed changes are:
 - a) Adding the word ‘respecting’ into the Purpose section of the SCA provisions, which would read as:

“To allow for mixed use development on the site including office, residential, retail and a tavern/restaurant, whilst preserving the amenity of adjoining residential development and respecting the character and appearance of the former Peninsula Hotel heritage building on the adjacent site”.

The proposed change is considered minor, but provides greater clarity to the Purpose section and is supported. The applicant has verbally stated that they have no objection to this modification.
 - b) Making the location of the 45 degree visual truncation proposed by the applicant to preserve views to the Peninsula Hotel clearer in the SCA provisions. The applicant has verbally stated that they also have no objection to this modification.
8. Both of the above textual modifications have been included in the final amendment.
9. It is considered that the proposed scheme amendment adequately addresses heritage considerations and would enhance the heritage and character of the area. The scale and bulk have been intentionally concentrated on the corner of the site to ensure that it would be sympathetic to the Peninsula Cultural and Community Centre. The total height of the development is not significantly out of proportion with the total height of the Peninsula Cultural and Community Centre. The architectural features of the façade have been generally addressed in the Special Control Area provisions and would be further examined at the development application stage.

Appropriateness of Proposed Rezoning

10. The site is currently zoned “Hotel” in Town Planning Scheme No. 24, which limits the potential uses of the site to include (but not limited to): betting agency, hotel, motel, reception lodge, restaurant, recreation facility and tavern.

11. The site is within the study area of the Maylands Town Centre Study being conducted in cooperation with the Department for Planning and Infrastructure (DPI) and TPG consultants. Some of the objectives of the Study include (but are not limited to):
 - a) To ensure the creation of a vibrant, attractive, safe and desirable place to live, work and socialise.
 - b) To facilitate the establishment of viable, enduring, high quality development in the centre.
 - c) To ensure the optimum and appropriate use of land within the centre, taking into account social, economic and commercial factors for viability, land use compatibility, and the broader urban context.
 - d) To enhance the heritage values and other positive characteristics of the activity centre.
 - e) To create a unique character for the Maylands town centre.
12. The proposed rezoning seeks to facilitate a mix of uses on the site, including:
 - a) Residential (approximately 39 one and two bedroom apartments);
 - b) Office (approximately 900m²);
 - c) Shop (approximately 215m²); and
 - d) A tavern/restaurant (approximately 1100m² including al fresco area).
13. Ninth Avenue is currently characterised by a mixture of dwelling types and styles and is zoned “Medium and High Density Residential R50”. The proposal seeks to introduce a residential buffer of two storey residential dwellings fronting Ninth Avenue, which gradually increase to five storeys at the corner of Railway Parade. The residential uses are considered appropriate as they would enhance the residential streetscape of Ninth Avenue, have been designed to reduce in height along Ninth Avenue and provide a buffer to other commercial uses.
14. It is also good planning practice to increase residential populations around town centres and train stations to improve the centres’ viability and reduce dependence on vehicles. One and two bedroom apartments should be encouraged as initial research into the City’s Draft Local Housing Strategy has identified that there is a particular need for smaller dwellings as 66% of dwellings in the City of Bayswater have only one or two persons households.
15. The proposed office use is considered appropriate and would be confined to first and second floors. Office uses would provide more employment in the area, provide customers for businesses in the area and allow for reciprocal on-site parking arrangements.
16. The proposed retail uses would include a bottle shop (the current site already has a bottle shop) and a retail tenancy on the corner of Railway Parade and Ninth Avenue. Retail uses are considered appropriate in a town centre and would help activate the corner of the development and provide interest for pedestrians.
17. A tavern already exists on the site. The proposed scheme amendment would facilitate a new tavern and restaurant with a front verandah along Railway Parade providing passive surveillance over the train station area and Railway Parade. The rear al fresco area would be largely reserved for dining. This is essentially an upgrade of the existing use of the site.

18. There are a number of planning reasons for some form of rezoning of the site:
- a) The site is located in the Maylands town centre and could contribute greatly to the enhancement of the town centre. The Planning Group (TPG) is currently engaged in a study of the town centre in cooperation with the City and the Department for Planning and Infrastructure. TPG have indicated that it is generally supportive of the proposal.
 - b) The site is located immediately adjacent to Maylands train station and could provide an appropriate site for transit-orientated development (TOD). TOD seeks to concentrate development around public transport nodes to reduce vehicle dependence, provide an appropriate mix of complementary uses and be more economically and environmentally sustainable.
 - c) The current use of the site could be seen to be an underdevelopment of a site in a town centre next to a train station does not have significant heritage value and lacks a residential interface along Ninth Avenue.
 - d) A rezoning may be appropriate to help achieve Council's vision of a vibrant Maylands town centre.
19. It is considered that the proposed rezoning of the site would:
- a) Be consistent with Council's vision for the town centre;
 - b) Be consistent with the Maylands Town Centre Study;
 - c) Complement the heritage of the Peninsula Cultural and Community Centre; and
 - d) Improve the residential amenity of Ninth Avenue which is currently fronted by a bottle shop and extensive parking areas.
20. It is also consistent with State Government strategies to provide for an appropriate mix of uses and development around train stations.

Proposed Concept Plans

21. This report only deals with a scheme amendment rather than a development application however, some comment on the concept development plans is appropriate. The applicant has provided concept development plans to better inform Council of the development potential and also to inform the Special Control Area provisions.
22. The concept plans show a five storey building on the corner of Railway Parade and Ninth Avenue. Five storeys extend along around one third of the Ninth Avenue frontage before stepping down to three and two storeys further along Ninth Avenue. The five storey frontage generally correlates to the length of an adjoining lot which orientates to Railway Parade rather than Ninth Avenue. Residential properties fronting Ninth Avenue would largely see three and two storey facades.
23. It is considered that the proposed concept plans show a high quality, mixed use development that would enhance the local area. The 'stepping' of the facades from five storeys to two storeys is an appropriate way to protect the amenity of adjoining sites whilst maximising the development potential of a strategic town centre site opposite a train station. The corner building is appropriate in scale, is a high quality design and would complement the existing corner feature of the Peninsula Cultural and Community Centre.

24. The City has discussed the possibility with the applicant of making a number of architectural changes to the concept plans (*refer to Attachment 2*). The changes include:
- a) Further detail and articulation to the Railway Parade frontage to break up building bulk and to create a distinctive and varied façade; and
 - b) Adding pitched roofs to residential dwellings facing Ninth Avenue to contribute to the residential amenity of the street, break up building bulk and create a distinctive and varied façade.
25. The applicant has agreed to the first proposed change and this is included in the Special Control Area provisions. The applicant has made a submission requesting that Council consider waiving the requirement for pitched roofs to be provided above residential dwellings facing Ninth Avenue. The reasons stated for this request include:
- a) To minimise the height and bulk of the Ninth Avenue frontage;
 - b) To keep the form of development consistent with the form of the building and the Railway Parade elevation.
26. It is considered that:
- a) Pitched roofs would not unduly increase the height and bulk of the Ninth Avenue frontage and may serve to reduce ‘bulkiness’ by breaking the façade into distinctive, vertically-orientated, individual components; and
 - b) It is preferable that the future development not be consistent with the Railway Parade elevation (see below).
27. From an urban design and streetscape perspective, it is preferable that the development appear as a series of integrated yet individual buildings with distinctive and varied façades. This potentially reduces the dominance that a single building may have, creates a less ‘institutional or corporate’ feel and emphasises the residential nature of the frontage along Ninth Avenue. The same principle to provide distinctive and varied façades has been successfully demonstrated at the “Horizon on Central” and “Horizon on Sixth” apartments on the former Senses Foundation site. Page 5 of Attachment No. 2 shows various examples of multiple dwellings with pitched roofs.
28. It is therefore recommended that the requirement for pitched roofs to be provided above residential dwellings facing Ninth Avenue be maintained.
29. One (1) public submission conditionally supported the proposed mixed use redevelopment of the site but had a number of concerns with some details. The concerns noted in the submission include (but are not limited to):
- a) Concerned with the negative impacts that the proposed two level car park shown on the concept plan will have on the amenity and value of the adjoining residential property;
 - b) Does not support a car park effectively wrapped around the adjoining residential property unless it is lowered to protect the current level of amenity of the property;

-
- c) A two storey car park structure would block existing views, adversely impact amenity and potentially adversely impact property values;
 - d) The submitter requests that Council consider height and setback provisions be included in the Special Control Area (SCA) provisions;
 - e) Noise and light pollution issues for a decked car park would need to be carefully managed and could be ameliorated with solid fencing; and
 - f) The proposed al fresco area for the tavern on may impact residential amenity, particularly in terms of noise.
30. The following is noted on the issues raised above:
- a) The current concept plans show a two level car park proposed for the western corner of the site. The applicant has indicated that the current concept plans are for a ground level car park with an under-croft car park below natural ground level. However, a development application could propose one level of car park at ground level, with a potential second storey parking level above. If such a development were proposed, it is considered likely that the upper level car park deck would be around 4 metres (or less) above ground level. Given that some form of fencing or wall would edge the upper deck car park, it is likely that the car park would appear to the adjoining lot as around 6 metres above ground level. It is noted that a standard residential dwelling could have a wall height of 6 metres and a total roof height of 9 metres as per the Acceptable Development standards of the Residential Design Codes. If this were the case, the car park would potentially be lower than a standard two storey dwelling. If the applicant proceeds (as indicated) with a ground level car park with an under-croft car park below natural ground level, it is considered that the issue would be negated. Notwithstanding, it is proposed to include a new clause in the SCA provisions to address the height of the car park stating that:
The car park structure shall have a maximum external wall height of 6.0 metres and maximum total height of 9.0 metres above natural ground level.
 - b) The submitter would like existing views maintained. Whilst every endeavour is made to accommodate the views of all parties, the orderly and proper planning of an area is not predicated on maintaining existing views from a particular property. Given the site's location in a town centre and as part of a transit orientated development (TOD), it is likely that surrounding lots will develop with more than single storey structures in the future. As already noted above, the car park may be at ground level rather than being raised above ground level, which would largely remove the issue.
 - c) The submitter requests that height and setback provisions for the car park be included in the Special Control Area (SCA) provisions. Height provisions have been previously discussed above. It is proposed to include a new clause in the SCA provisions to address setbacks stating that:
Boundary setback for car parks above ground level
Car park structures above ground level shall be setback a minimum of 1.0 metre from adjoining residential properties.
-

- d) Given that the car park is indicated by the applicant to be at ground level or the height and bulk of the car park is potentially less than that of a two storey dwelling, the primary issue is the treatment and articulation of the car park façade. It is therefore proposed to amend an existing provision on building facades to read as:

Building (including car parks above ground level) facades shall be articulated and roof detail varied to contribute positively to the character of adjacent streetscapes and properties.

- e) It is proposed to address potential noise and light issues from a potential decked car park by adding a new provision to the screening section of the Special Control Area provisions:

“Appropriate screening shall be provided between the car parking areas and adjoining properties.”

- f) It is considered that an existing provision adequately addresses the potential al fresco area for the tavern by stating that:

“Appropriate screening shall be provided between the rear al fresco area to the tavern and the rear of the adjacent residential properties in order to protect the residential amenity of future occupiers of these properties.”

Traffic

31. The proposal was referred to the City’s Technical Services Division for comment. Technical Services have advised that the proposal would not generally unduly affect traffic movements in the area. However, a number of changes were required to the traffic report and issues were raised with potential access and servicing issues. These have been communicated to the applicant who is addressing the matters (see below).
32. One issue was raised in relation to the proposed crossover location on Railway Parade given its proximity to a pedestrian crossing. The applicant was advised that the City would not support this if the pedestrian crossing were in its present location. The applicant has contacted Main Roads WA who advised that it does not object in principle to the pedestrian crossing being moved further towards the corner of Eighth Avenue.
33. Negotiations are continuing between the applicant, Main Roads WA and the City regarding moving the pedestrian crossing further towards the corner of Eighth Avenue and potentially installing pedestrian-activated traffic lights. This would be a significant improvement for the area and is strongly encouraged in order to provide for safer access over Railway Parade immediately outside the train station.

Parking

34. A full development assessment has not been conducted as the proposal involves a scheme amendment rather than a development application. However, parking matters are relevant to the assessment of the rezoning to avoid significant issues arising in the future. The scheme amendment proposes a mixture of uses on the site including residential, office, shop and a tavern/restaurant, each with different parking requirements.

-
35. The residential component has been assessed in accordance with Clauses 6.5.1 and 7.2.1 of the Residential Design Codes. Commercial uses have been assessed against Table 1 of Scheme No. 24 which requires parking to be provided at the ratio of 4 bays/100m² for 'Offices', 6 bays/100m² for 'Shops', 10 bays/100m² for 'Restaurants' (including al fresco area) and 20 bays/100m² for the bar area of a 'Tavern'.
36. Based on these numbers, the Residential Design Codes (R-Codes) and Scheme requirements are for two hundred and thirty-five (235) on site car parking bays. The traffic report for the amendment proposes to provide one hundred and eighty-one (181) car bays, which is an on-site shortfall of fifty-four car bays. The applicant has proposed forty-seven (47) bays be dedicated for residential uses exclusively as well as thirty-six (36) bays for dedicated office use during business hours.
37. In support of the on-site car parking provided, the applicant provided the following justifications:
- The Western Australian Planning Commission's (WAPC) Policy 1.6 "Planning to support Transit Use and Transit Orientated Development" encourages public transport use over car use and flexibility when assessing parking requirements for mixed use developments close to public transport nodes.
 - It is likely that a higher than normal proportion of trips will use public transport instead of cars given its location next to the train station.
 - Clause 8.4.2 of Scheme No. 24 provides flexibility where there may be opportunities for reciprocal use of on-site parking facilities.
 - The different uses could be expected to have differing peak parking demand times.
 - There may be opportunities to provide on-street parking along Ninth Avenue.
38. It is acknowledged that there are some potential reasons in support of the on-site car parking provided including:
- The strategic location of the site in a town centre and next to a train station. It could be expected that this would reduce the need for vehicle use.
 - State Government policy and City of Bayswater practices encourage transit orientated development.
39. Parking issues would be fully explored and analysed at the development application stage. Notwithstanding the above, Council still retains the right to seek a cash-in-lieu of parking contribution at the development application stage.
40. Given the discussion above, it is recommended that Council give final approval to the modified scheme amendment.

Summary

The amendment proposes to rezone the 'Peninsula Tavern' site along Railway Parade, Maylands to facilitate a future mixed use redevelopment including residential, office, shop, tavern and restaurant uses. It is recommended that Council give final approval to the modified scheme amendment given its strategic location in the town centre and next to a train station, the proposal's consideration of surrounding uses and potential to enhance the area.

Policy Implications

Nil.

Financial Implications

Nil.

Voting Requirements

Simple Majority Required.

Council Discussion:

Council held concerns over the level of any proposed pitched roofs and the height of the proposed car park facility. Council resolved to remove the reference to the pitched roofs and that the car park structure shall include an undercroft car park and have a total height of no more than 3m from natural ground level.

Officer's Recommendation

CR SYLVAN ALBERT MOVED, CR SONIA TURKINGTON SECONDED the Officer recommendation that:

1. Council adopt Amendment No. 39 to Town Planning Scheme No. 24 as follows:
 - a) Rezoning Lot 12 No. 223 Railway Parade, Maylands from 'Hotel' to 'Medium and High Density Residential' with an applicable density code of 'R100'; and
 - b) Inserting into Appendix 10 'Special Control Area' provisions applicable to Lot 12 No. 223 Railway Parade, Maylands as follows:

Site of Special Control Area (SCA) 5:

Former Peninsula Tavern, Lot 12 No. 223 Railway Parade, Maylands

Description:

SCA 5 is bounded to the north-east by Ninth Avenue, to the south-east by Railway Parade, to the south-west by Lot 10 Railway Parade and Lot 11 Eighth Avenue and to the north-west by Lot 296 Ninth Avenue.

Purpose:

To allow for mixed use development on the site including office, residential, retail and a tavern/restaurant, whilst preserving the amenity of adjoining residential development and respecting the character and appearance of the Peninsula Cultural and Community Centre heritage building on the adjacent site.

Additional Permitted Uses:

- Office
- Shop
- Tavern
- Restaurant

Additional Discretionary Uses:

- Hotel

Development Requirements:

i) General

- The development shall generally be in accordance with the 'concept' development plan unless otherwise approved by Council.
- The development shall respect the character and appearance of the Peninsula Cultural and Community Centre on the adjacent site.
- Adequate site lines of the former Peninsula Cultural and Community Centre as depicted on the 'concept' development plan shall be maintained from Railway Parade;
- Landscaping shall be of a high standard.
- Retail floor space shall not exceed 1000m² and shall be restricted to the ground floor only.
- Residential uses shall not be included on the ground floor fronting Railway Parade or the ground floor of the building on the corner of Railway Parade and Ninth Avenue.
- The use of reflective glazing is not permitted anywhere on the development.
- Development on the site is to be constructed in such a manner as to ameliorate any railway or tavern noise and vibration.
- Each dwelling unit shall be provided with an outdoor living area or balcony comprising a minimum area of 10m², with a minimum dimension of 3.0 metres.
- Fencing along all street boundaries shall be visually permeable above a height of 1.2 metres above natural ground level.

ii) Building Provisions

a) Height

- The height of any building immediately adjacent to the former Peninsula Cultural and Community Centre building shall not exceed two storeys.
- The height of the building on the corner of Railway Parade and Ninth Avenue shall not exceed five storeys.
- The height of the building(s) fronting Ninth Avenue shall reduce from five storeys on the corner (see above) to two storeys adjacent to adjoining residential properties on Ninth Avenue.
- The car park structure shall have a maximum external wall height of 6.0 metres and maximum total height of 9.0 metres above natural ground level.
- For the purposes of calculating building height, a storey shall not include:
 - i) a full basement or a semi-basement that does not protrude any further than 1.5 metres above ground level;
 - ii) lift overruns, water tanks, or other roof plant.

b) Facades

- Pitched roofs shall be provided above residential dwellings facing Ninth Avenue.
- Building (including car parks above ground level) facades shall be articulated and roof detail varied to contribute positively to the character of adjacent streetscapes and properties.
- Feature elements are encouraged, including variations to colours and building materials.
- Residential dwellings facing Ninth Avenue should have window awnings.
- Footpaths adjacent to the building on the corner of Railway Parade and Ninth Avenue are to be sheltered by awnings. The awnings should be:
 - i) Continuous structures over footpaths;
 - ii) At least 2.0 metres in width as measured from the building facade;
 - iii) Located at least 2.75 metres above ground level; and
 - iv) Cantilevered or suspended wherever possible.

c) Setbacks

Railway Parade frontage

- Generally to have a nil setback;
- No portion of a new building shall be built into a 15 metre visual truncation line drawn from a point on the eastern lot boundary 16.6m north of the south-east corner of the land to a point on the southern lot boundary 20.3m west of the south-east corner of the land as shown on the 'concept' development plan; and
- Notwithstanding the above, open sided verandah(s), awning(s) or open undercroft areas may project into the visual truncation area, but shall not be closer than a 12 metre / 45-degree truncation line from Railway Parade as shown on the 'concept' development plan.

Ninth Avenue frontage

- Setback to progressively increase from south to north with a nil setback in proximity to Railway Parade increasing up to an average setback of 4 metres, with a minimum setback of 2 metres, in proximity to the northern boundary.

Boundary setbacks for car parks above ground level

- Car park structures above ground level shall be setback a minimum of 1.0 metre from adjoining residential properties.

d) Pedestrian interaction

- The frontage to Railway Parade to encourage interactivity between patrons and pedestrians on the footpath;
- Any solid balustrade walls to the veranda fronting Railway Parade shall not extend higher than 0.8 metre above floor level;

- Entrances for pedestrians or customers are to be provided for all ground floor uses to allow access from the street; and
 - Dwellings and other uses shall be designed and orientated to address and provide surveillance over adjacent streets and Maylands train station (where possible).
- e) Screening
- Appropriate screening shall be provided between the rear al fresco area to the tavern and the rear of the adjacent residential properties in order to protect the residential amenity of future occupiers of these properties.
 - Appropriate screening shall be provided between the car parking areas and adjoining properties.
- f) Parking
- Residential uses*
- Provision of a minimum of forty-seven (47) dedicated on-site parking bays for residents and visitors.
- Commercial uses*
- Provision of a minimum of one hundred and thirty four (134) on-site parking bays for commercial uses. Residents and/or visitors may also use these bays outside normal business hours of 8.30am-5.00pm Monday to Friday.
2. Modified amendment documentation to be prepared by the applicant to the satisfaction of the Manager of Planning Services.
3. Authority be granted for the affixing of the Common Seal to the modified amendment documents and the documents be forwarded to the Western Australian Planning Commission for approval.
4. The applicant be advised that:
- a) The proponent is responsible for funding any required traffic modification works associated with the development.
 - b) The proponent is strongly encouraged to liaise with the City of Bayswater to provide appropriate on-street parking associated with the development along Ninth Avenue.

AMENDMENT

CR SYLVAN ALBERT MOVED, CR SONIA TURKINGTON SECONDED that the following point be removed from the Officer's recommendation:

- **Pitched roofs shall be provided above residential dwellings facing Ninth Avenue.**

The Amendment was put and

CARRIED

The Amendment became the Substantive Motion.

AMENDMENT

CR TERRY KENYON, JP MOVED, CR TERRY BLANCHARD SECONDED that the following point of the Officer's recommendation is amended to read as follows:

ii) Building Provisions

a) Height

- **The car parking includes an undercroft carpark and the structure shall have a maximum total height of 3.0 metres from natural ground level.**

The Amendment was put and

CARRIED

The Amendment became the Substantive Motion.

COUNCIL RESOLUTION

CR TERRY KENYON, JP MOVED, CR SONIA TURKINGTON SECONDED that:

- 1. Council adopt Amendment No. 39 to Town Planning Scheme No. 24 as follows:**
 - a) Rezoning Lot 12 No. 223 Railway Parade, Maylands from 'Hotel' to 'Medium and High Density Residential' with an applicable density code of 'R100'; and**
 - b) Inserting into Appendix 10 'Special Control Area' provisions applicable to Lot 12 No. 223 Railway Parade, Maylands as follows:**

Site of Special Control Area (SCA) 5:

Former Peninsula Tavern, Lot 12 No. 223 Railway Parade, Maylands

Description:

SCA 5 is bounded to the north-east by Ninth Avenue, to the south-east by Railway Parade, to the south-west by Lot 10 Railway Parade and Lot 11 Eighth Avenue and to the north-west by Lot 296 Ninth Avenue.

Purpose:

To allow for mixed use development on the site including office, residential, retail and a tavern/restaurant, whilst preserving the amenity of adjoining residential development and respecting the character and appearance of the Peninsula Cultural and Community Centre heritage building on the adjacent site.

Additional Permitted Uses:

- **Office**
- **Shop**
- **Tavern**
- **Restaurant**

Additional Discretionary Uses:

- **Hotel**

Development Requirements:**i) General**

- The development shall generally be in accordance with the 'concept' development plan unless otherwise approved by Council.
- The development shall respect the character and appearance of the Peninsula Cultural and Community Centre on the adjacent site.
- Adequate site lines of the former Peninsula Cultural and Community Centre as depicted on the 'concept' development plan shall be maintained from Railway Parade;
- Landscaping shall be of a high standard.
- Retail floor space shall not exceed 1000m² and shall be restricted to the ground floor only.
- Residential uses shall not be included on the ground floor fronting Railway Parade or the ground floor of the building on the corner of Railway Parade and Ninth Avenue.
- The use of reflective glazing is not permitted anywhere on the development.
- Development on the site is to be constructed in such a manner as to ameliorate any railway or tavern noise and vibration.
- Each dwelling unit shall be provided with an outdoor living area or balcony comprising a minimum area of 10m², with a minimum dimension of 3.0 metres.
- Fencing along all street boundaries shall be visually permeable above a height of 1.2 metres above natural ground level.

ii) Building Provisions**a) Height**

- The height of any building immediately adjacent to the former Peninsula Cultural and Community Centre building shall not exceed two storeys.
- The height of the building on the corner of Railway Parade and Ninth Avenue shall not exceed five storeys.
- The height of the building(s) fronting Ninth Avenue shall reduce from five storeys on the corner (see above) to two storeys adjacent to adjoining residential properties on Ninth Avenue.
- The car parking includes an undercroft carpark and the structure shall have a maximum total height of 3.0 metres from natural ground level.
- For the purposes of calculating building height, a storey shall not include:

- i) a full basement or a semi-basement that does not protrude any further than 1.5 metres above ground level;
 - ii) lift overruns, water tanks, or other roof plant.
- b) **Facades**
- Building (including car parks above ground level) facades shall be articulated and roof detail varied to contribute positively to the character of adjacent streetscapes and properties.
 - Feature elements are encouraged, including variations to colours and building materials.
 - Residential dwellings facing Ninth Avenue should have window awnings.
 - Footpaths adjacent to the building on the corner of Railway Parade and Ninth Avenue are to be sheltered by awnings. The awnings should be:
 - i) Continuous structures over footpaths;
 - ii) At least 2.0 metres in width as measured from the building facade;
 - iii) Located at least 2.75 metres above ground level; and
 - iv) Cantilevered or suspended wherever possible.
- c) **Setbacks**
- Railway Parade frontage*
- Generally to have a nil setback;
 - No portion of a new building shall be built into a 15 metre visual truncation line drawn from a point on the eastern lot boundary 16.6m north of the south-east corner of the land to a point on the southern lot boundary 20.3m west of the south-east corner of the land as shown on the ‘concept’ development plan; and
 - Notwithstanding the above, open sided verandah(s), awning(s) or open undercroft areas may project into the visual truncation area, but shall not be closer than a 12 metre / 45-degree truncation line from Railway Parade as shown on the ‘concept’ development plan.
- Ninth Avenue frontage*
- Setback to progressively increase from south to north with a nil setback in proximity to Railway Parade increasing up to an average setback of 4 metres, with a minimum setback of 2 metres, in proximity to the northern boundary.
- Boundary setbacks for car parks above ground level*
- Car park structures above ground level shall be setback a minimum of 1.0 metre from adjoining residential properties.
-

d) Pedestrian interaction

- The frontage to Railway Parade to encourage interactivity between patrons and pedestrians on the footpath;
- Any solid balustrade walls to the veranda fronting Railway Parade shall not extend higher than 0.8 metre above floor level;
- Entrances for pedestrians or customers are to be provided for all ground floor uses to allow access from the street; and
- Dwellings and other uses shall be designed and orientated to address and provide surveillance over adjacent streets and Maylands train station (where possible).

e) Screening

- Appropriate screening shall be provided between the rear al fresco area to the tavern and the rear of the adjacent residential properties in order to protect the residential amenity of future occupiers of these properties.
- Appropriate screening shall be provided between the car parking areas and adjoining properties.

f) Parking*Residential uses*

- Provision of a minimum of forty-seven (47) dedicated on-site parking bays for residents and visitors.

Commercial uses

- Provision of a minimum of one hundred and thirty four (134) on-site parking bays for commercial uses. Residents and/or visitors may also use these bays outside normal business hours of 8.30am-5.00pm Monday to Friday.

2. Modified amendment documentation to be prepared by the applicant to the satisfaction of the Manager of Planning Services.
3. Authority be granted for the affixing of the Common Seal to the modified amendment documents and the documents be forwarded to the Western Australian Planning Commission for approval.
4. The applicant be advised that:
 - a) The proponent is responsible for funding any required traffic modification works associated with the development.
 - b) The proponent is strongly encouraged to liaise with the City of Bayswater to provide appropriate on-street parking associated with the development along Ninth Avenue.

CARRIED

13.2 Review of Town Planning Regulations 1967 and the Model Scheme Text

Attachments: [Review of Town Planning Regulations 1967 and Model Scheme Text Discussion Paper](#)

Officer: Director of Planning and Development Services

Application

1. Correspondence has been received from the Department for Planning and Infrastructure (DPI) regarding the review of the Town Planning Regulations 1967 and the review of the Model Scheme Text. Comments on the proposed changes to the legislation are required by Monday 29 June 2009.
2. Council consideration is required to:
 - a) Receive the information in this report; and
 - b) Consider comments to the Department for Planning and Infrastructure.

Background

1. The Town Planning Regulations 1967 came into effect pursuant to the *Town Planning and Development Act 1928* and included the first version of the Model Scheme Text (MST). The MST sets out the structure and standard provisions to be used in local planning schemes in Western Australia. The purpose of the MST is to introduce greater consistency in the basic legal and administrative provisions to town planning schemes, and introduce effective measures to deal with land use management. It effectively works as a template for local governments when preparing/updating/amending town planning schemes.
2. The MST was last updated in 1999. Following the introduction of the *Planning and Development Act 2005*, the DPI has undertaken a review of the regulations and MST with a view to overcoming deficiencies in the system and to streamline processes.

Comment

1. The current MST has a number of deficiencies, including (but not limited to):
 - a) The implementation of the MST is entirely dependent on individual scheme reviews, which can take many years;
 - b) Subsequent amendments to the MST are not reflected in town planning schemes;
 - c) The current system of reflecting standard MST provisions is expensive and repetitive; and
 - d) There is a tension between adopting standardised provisions compared with more localised and innovative planning provisions.
2. The review proposes to split the provisions into two new sets of regulations.
 - a) One set of regulations will deal with the making and amending of schemes and would contain a revised MST (referred to as Local Planning Scheme (LPS) Regulations); and
 - b) The second set of regulations will provide general scheme provisions which will apply to all planning schemes in the State (referred to as General Scheme Provisions (GSP) Regulations). Changes to the *Planning and Development Act 2005* will also be required.

Proposed LPS Regulations

3. The introduction of general scheme provisions will mean that local planning schemes are less complex documents and will deal largely with local matters such as the classification and zoning of land and any development standards that should apply. The proposals for change include:
 - a) The removal of Regulation 25(1) so that no amendment requires consent to advertise from the Western Australian Planning Commission (WAPC);
 - b) Providing a better explanation of the preparation and approval process for local planning strategies; and
 - c) The potential reduction of consultation timeframes for scheme amendments (currently 42 days).
4. The proposed changes are generally seen as positive and will assist the streamlining of the planning system. However, the removal of the requirement to refer major scheme amendments to the WAPC for consent to advertise is an issue. Whilst the majority of scheme amendment applications do not need referral, there are on occasions proposals that have state significance or need consideration against a State Planning Policy. The Coventry's Markets proposal is a good example of this. It is considered that the absence of statutory provisions that provide for the WAPC to have early ownership of major scheme amendment applications could result in greater delays to applications at a later stage, such as re-advertising required by the WAPC due to the significant scale and nature of the amendment.

Proposed GSP Regulations

5. It is proposed to restructure local planning schemes so that all provisions that do not specifically relate to local planning issues are taken out of the MST. These provisions (like administrative procedures) which have application throughout the State would be consolidated into a set of general provisions regulations made pursuant to section 256 of the Planning and Development Act. There are a number of benefits to this approach:
 - a) Greater consistency throughout the State;
 - b) Future amendments to general scheme provisions will have immediate effect in each Scheme rather than when schemes are reviewed (which can take years); and
 - c) Removing the administrative provisions will allow local planning schemes to focus solely on local planning issues. This will reduce the administrative burden and simplify the process for all parties including state and local authorities and developers.
6. The above approach accords with the current National Reform Agenda of the Council of Australian Governments (COAG). The intention is that the GSP Regulations and local planning schemes be read together, as if they formed one document. The changes are seen as positive and will reduce administrative processing time and allow the town planning schemes to focus on planning issues. The reforms will mean that all schemes in the State will be identical in relation to matters of how they are administered, the definition of terms, the process for considering applications and the form of approvals. Local governments will still have discretion to address local planning issues in schemes.

7. It is considered that the proposed reforms will have little impact on Town Planning Scheme No. 24 (TPS 24) as this scheme is relatively new and already contains many of the MST provisions. Any relatively minor changes are not anticipated to effect what can be developed in existing zones or the standards that apply to development.
8. Conversely as Town Planning Scheme No. 23 (TPS 23) is not based on MST provisions, the changes to this scheme may be extensive, particularly in regard the administration of the scheme and procedural matters. Other matters such as the existing precincts, permitted and discretionary uses in each precinct and applicable development standards are not anticipated to be affected by the proposed changes. It is likely that because TPS 23 does not follow the MST, some form of transitional provisions will be required to be written by the WAPC to overcome any discrepancies between the new regime and the current scheme. These provisions may need to be unique to the scheme. Notwithstanding, there is considerable merit in TPS 23 being made more consistent with the MST and TPS 24. For example, having both schemes defining terms the same way is highly desirable.
9. It is considered that the proposed changes have merit and will assist in streamlining schemes and ensure that there is greater consistency in the planning process. Council will still decide on what sort of development can take place in particular zones and the standards for development. The proposal is not anticipated to impact greatly on TPS 24. The changes to TPS 23 may be extensive, but will streamline the scheme and provide more consistency with TPS24. This is considered to be desirable as it will assist with the pending TPS 23 scheme review and may make it possible for both schemes to be amalgamated.
10. The City has been made aware of further changes to the planning framework (not discussed in this discussion paper) including proposed 14 day timeframes for the initiation of public advertising for applications such as Outline Development Plans (ODPs). This may mean that major ODPs such as that for the Coventry's Markets or the CSBP site may be required to be publicly advertised without referral to Council and potentially prior to a full assessment of the application including referrals to governments agencies being undertaken. This is not seen as a positive step and has the potential to create major issues for local communities.

Summary

1. The review proposes to split the provisions into two new sets of regulations.
 - a) One set of regulations will deal with the making and amending of schemes and would contain a revised MST (referred to as LPS Regulations); and
 - b) The second set of regulations will provide general scheme provisions which will apply to all planning schemes in the State (referred to as GSP Regulations). Changes to the *Planning and Development Act 2005* will also be required.
2. The changes are seen as positive and will reduce administrative processing time and allow town planning schemes to focus on planning issues. Local governments will still have discretion to address local planning issues in schemes, while administrative and procedural provisions will be standardised across Western Australia.

3. The proposed changes are not anticipated to impact greatly on TPS 24. The changes to TPS 23 may be extensive, but will streamline the scheme and provide more consistency with TPS 24 and the Model Scheme Text and may make it possible for both schemes to be amalgamated.

Policy Implications

Nil.

Financial Implications

Nil.

Voting Requirements

Simple Majority Required.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

CR TERRY BLANCHARD MOVED, CR MIKE ANDERTON, JP SECONDED the Officer recommendation that:

1. Council receive the information in this report on the Department for Planning and Infrastructure's Review of the Town Planning Regulations 1967 and the Model Scheme Text Discussion Paper, May 2009.
2. The City write to the Department for Planning and Infrastructure stating that it:
 - a) Generally supports the proposed changes to the Model Scheme Text and Town Planning Regulations as outlined in the Review of the Town Planning Regulations 1967 and the Model Scheme Text Discussion Paper, May 2009.
 - b) The Western Australian Planning Commission should continue to provide consent to advertise for major scheme amendment applications with State significance or those that require particular consideration against a State Planning Policy.

CARRIED BY EN BLOC RESOLUTION

13.3 Council Ratification of Building Licences under Council's Policy for Single Residential Development**Attachment:** [Delegated Authority - 01//05/2009 - 31/05/2009](#)**Officer:** Director of Planning and Development ServicesApplication

The following building applications have been issued with a building licence in accordance with the Building Code of Australia, *Residential Design Codes 2008* and Council's policies. (***Refer to attachment***)

Voting Requirements

Simple Majority Required.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

CR TERRY BLANCHARD MOVED, CR MIKE ANDERTON, JP SECONDED the Officer recommendation that the approvals issued through the City's Building Services Section, in accordance with the Building Code of Australia, *Residential Design Codes 2008* and Council's policies, be ratified.

CARRIED BY EN BLOC RESOLUTION

13.4 Council Ratification of Planning Determinations under Delegated Authority

Attachment: [Delegated Authority - 01/05/2009 – 31/05/2009](#)
Officer: Director of Planning and Development Services

Application

The following development applications have been determined in accordance with the Scheme requirements, *Residential Design Codes 2008* and Council's policies (***Refer to attachment***).

Voting Requirements

Simple Majority Required.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

CR TERRY BLANCHARD MOVED, CR MIKE ANDERTON, JP SECONDED the Officer recommendation that the Planning Determinations issued by Council's Director of Planning and Development Services and Manager Planning Services in accordance with Council's Policy – Delegated Authority, be ratified.

CARRIED BY EN BLOC RESOLUTION

13.5 Proposed Grouped Dwelling

Location: Lot 2, No. 32A McGilvray Avenue, Morley
Attachments: [No. 1 - Location Plan and site Photo](#)
[No. 2 - Detailed Plans](#)
Applicant: Devandren Naidoo
Owner: Devandren Naidoo
Officer: Director of Planning and Development Services

Application

1. MRS Form 1 and plans dated 30 April 2009 have been received for a grouped dwelling at Lot 2, No. 32A McGilvray Avenue, Morley.
2. The proposed grouped dwelling consists of three boundary/parapet walls facing the northern, western and southern boundaries.
3. Council consideration is required for the following:
 - a) One (1) objection was received in relation to the proposed southern boundary/parapet wall;
 - b) Variation to the eastern boundary setback; and
 - c) Boundary/parapet walls on the northern, western and southern boundaries.

Background

Town Planning Scheme No. 24 Zoning:	Residential R20/25
Use Class:	Grouped Dwelling – ‘P’
Lot Area:	320 m ²
Existing Land Use:	Grouped Dwelling
Surrounding Land Use:	Residential
Size/Nature of Proposed Development:	Single Storey grouped dwelling

SCHEME PROVISIONS		REQUIRED	PROVIDED
Setbacks	North	1m	0m*
	West	1m	0m*
	East (Rear)	1.5m	1m*
	South	1.5m	0m**
Outdoor Living Area			
Minimum Area		30m ²	32m ²
Minimum Dimension		4m	3m

* Neighbour non-objection received

** Neighbour objection received

PARAPET WALL ACCEPTABLE DEVELOPMENT	REQUIRED	PROVIDED
Parapet Wall South		
Maximum Wall Height	3.0m	3.0m
Max. Average Wall Height	2.7m	3.0m
Max. Wall Length	9.0m	16.5m
Parapet Wall North		
Maximum Wall Height	3.0m	3.5m
Max Average Wall Height	2.7m	3.0m
Max Wall Length	9.0m	4.45m
Parapet Wall West		
Maximum Wall Height	3.0m	3.0m
Max Average Wall Height	2.7m	3.0m
Max Wall Length	9.0m	5.96m

1. Lot 2, No. 32 McGilvray Avenue, Morley was granted clearance for subdivision for a two lot survey strata on 11 May 2007.
2. The development proposes three (3) parapet/boundary walls abutting the northern, western and southern boundaries.
3. The proposed northern, western and southern parapet/boundary walls and eastern boundary setback seek variation from the Acceptable Development requirements of the Residential Design Codes. In accordance with the provisions of Town Planning Scheme No. 24, the applicant requested the adjoining landowners comment.

Submissions

4. Adjoining land owners comment were sought by the applicant in relation to the eastern boundary setback variation, and northern, western and southern parapet/boundary walls. Three (3) letters of non-objection were received from the adjoining affected property owners of the eastern boundary setback, and northern and western parapet/boundary walls.
5. The applicant was unsuccessful in obtaining comment from the adjoining landowner of the southern boundary. Subsequently the City sought comment and one (1) objection was received with regards to the proposed garage and bedroom boundary wall. The main issue raised in the submission was:
 - a) Concern that the proposed boundary walls will significantly impact the look and feel of the property at No. 30A McGilvray Avenue, Morley.

CommentCompliance with Scheme Requirements

1. Assessment of the application indicates that the proposed development meets with the Acceptable Development Standards of the Residential Design Codes with exception to the proposed dwelling setback, parapet/boundary wall height, and minimum dimension for outdoor living area.

Buildings Setback from the Boundary

The proposed eastern boundary setback of 1 metre in lieu of 1.5 metres does not meet Acceptable Development provision for *buildings setback from the boundary*. Where an application does not meet Acceptable Development standard, the development is required to be assessed against the performance criteria of the Residential Design Codes.

2. The Performance Criteria relating to *buildings setback from the boundary* states:

“Buildings setback from boundaries other than street boundaries so as to:

- *provide adequate direct sun and ventilation to the building;*
- *ensure adequate direct sun and ventilation being available to adjoining properties;*
- *provide adequate direct sun to the building and appurtenant open spaces;*
- *assist with protection of access to direct sun for adjoining properties;*
- *assist in ameliorating the impacts of building bulk on adjoining properties;*
and
- *assist in protecting privacy between adjoining properties.”*

3. The proposed grouped dwelling has a north to south orientation and the proposed setback will not unduly impact direct sun and ventilation to the adjoining land owner’s building or affect adequate sun to open spaces.
4. The eastern elevation of the proposed dwelling demonstrates a staggered building design with three indents which reduce the visual impact of building bulk on the adjoining property. In addition there are no major openings opposite the adjoining land owner which ensures protection of privacy of both land owners.
5. The proposed eastern boundary setback of 1 metre has received the neighbour’s non-objection and does not unduly impact the adjoining land owner’s privacy or access to adequate sun light.

Buildings on Boundary

6. The proposed boundary walls are located on the northern, western and southern boundaries and do not comply with Acceptable Development Standards 6.3.2 *Buildings on boundary*. In addition the development application proposes two parapet/boundary walls on the southern boundary.
7. The application has received non-objection from the northern and western boundary walls neighbours. However the southern boundary walls do not meet the Acceptable Development Standard and has received an objection, therefore the proposed southern boundary walls are required to be assessed against the Performance Criteria of the Residential Design Codes.

The Performance Criteria relating to *Buildings on boundary* states:

“Buildings built up to the boundaries other than the street boundary where it is desirable to do so in order to:

- *make effective use of space; or*
- *enhance privacy; or*
- *otherwise enhance the amenity of the development;*
- *not have any significant adverse effect on the amenity of the adjoining property; and*
- *ensure that direct sun to major openings to habitable rooms and outdoor living areas of adjoining properties is not restricted”*

8. The proposed southern boundary walls consist of two walls (garage and bedrooms 2 and 3) separated by a 2.71 metre distance. In accordance with *Figure 2d* of the Residential Design Codes (R-Codes) the two parapet/boundary walls are considered as one wall due to the development unable to meet the required 4 metre separation.
9. The total wall length of 16.5 metres is considered excessive and exceeds the Acceptable Development Standard of 9 metres by 7.5 metres. The combined southern boundary wall presents as building bulk and does not enhance the amenity of the development and has potential to create an undue impact upon the adjacent land owner.
10. The southern boundary wall presents as a 3 metre wall which extends along the adjoining landowners boundary by 16.5 metres. In addition the parapet/boundary wall has a north to south orientation which contributes to overshadowing and has an undue effect on the general amenity of the adjoining property.
11. Although the combined southern boundary wall is considered excessive and detrimental to the adjoining landowner, there is avenue for modification through a 1 metre setback of the garage parapet wall.
12. A 1 metre setback for the garage wall component disrupts the 16.5 metre long parapet/boundary wall and results in the bedrooms 2 and 3 walls meeting the Acceptable Development Standard under the R-Codes. Furthermore a 1 metre setback reduces building bulk and maintains amenity.

Outdoor Living Areas

13. The proposed minimum dimension for the outdoor living area does not meet the requirement of 4 metres. Given the proposed dimension does not meet Acceptable Development provisions, the proposal is required to be assessed against the Performance Criteria of the R-Codes.
14. The Performance Criteria for *outdoor living areas* states:
 - *“An outdoor living area capable of use in conjunction with a habitable room of the dwelling, and if possible, open to winter sun.*
 - *An outdoor living area that takes the best advantage of the northern aspect of the site”.*

15. It is worth noting that the City has consistently allowed the outdoor living areas minimum dimensions to be reduced to 3 metres provided the total required space is not varied.
16. The development application has proposed a 32 square metre outdoor living area and exceeds the required area by 2 square metres and can be used in conjunction with a habitable room.
17. Given the points raised above, the proposal is recommended for conditional approval.

Summary

1. The application complies with the Town Planning Scheme No. 24, Council Policy and acceptable development criteria and performance criteria of the Residential Design Codes with the exception to the boundary setback, parapet/boundary walls, neighbour objection and minimum dimension for outdoor living areas.
2. The boundary setback, western and northern boundary walls, and outdoor living area meet the performance criteria of the Residential Design Codes and are not considered to cause any undue impact on the amenity of the adjoining property.
3. However the proposed southern boundary wall is considered to unduly affect the amenity of the adjoining land owner, therefore the garage parapet/boundary wall requires modification of the proposed setback to 1 metre.
4. On this basis, the proposal is recommended for conditional approval.

Voting Requirements

Simple Majority Required

COUNCIL RESOLUTION **(OFFICER'S RECOMMENDATION)**

CR TERRY BLANCHARD MOVED, CR MIKE ANDERTON, JP SECONDED the Officer recommendation that Planning Approval be granted for the construction for a grouped dwelling at Lot 2, No 32A McGilvray Avenue, Morley in accordance with the plans dated 30 April, 2009 subject to the following planning conditions:

1. **The proposed garage parapet/boundary wall to be setback a minimum of 1 metre from the southern boundary.**
 2. **This approval is valid for a period of two (2) years from the date of this letter. If the development/use, the subject of this approval, is not SUBSTANTIALLY COMMENCED within two years, the approval shall lapse and be of no further effect. Where an approval has lapsed, no development/use shall be carried out without the further approval of the City having first been sought and obtained.**
 3. **The development shall be carried out only in accordance with the terms of the application as approved herein, and any approved plan.**
 4. **The development complying with any details marked in red on the approved plans.**
 5. **In accordance with the *Local Government (Miscellaneous Provisions) Act 1960* and *Building Regulations 1989*, a building licence application must be obtained prior to the commencement of any building works.**
-

6. This approval does not authorise any interference with dividing fences, nor entry onto neighbouring land. Accordingly, should you wish to remove or replace any portion of a dividing fence, or enter onto neighbouring land, you must first come to a satisfactory arrangement with the adjoining property owner. Please refer to the *Dividing Fences Act 1961*.
7. The approved garage parapet/boundary wall and footings abutting the boundary must be constructed wholly within the subject allotment. The external surface of the parapet/boundary wall shall be finished to a professional standard to complement the dwelling on the adjoining lot, to the satisfaction of the City of Bayswater.
8. On completion of construction, all excess articles, equipment, rubbish and materials being removed from the site and the site left in an orderly and tidy condition.
9. The applicant is to make arrangements to the satisfaction of the Water Corporation for the provision of reticulated sewerage to all lots/units within the subdivision/development. Where the Water Corporation reticulated sewer is not available the premises are to be connected to an approved wastewater treatment system which complies with the requirements of the Treatment of Sewage and Disposal of Effluent and Liquid Waste Regulations and the Government Sewerage Policy Perth Metropolitan Region.
10. Any existing septic system is to be decommissioned to the satisfaction of the City of Bayswater and in accordance with the *Treatment of Sewage and Disposal of Effluent and Liquid Waste Amendment Regulations (No.2) 1997*.
11. All stormwater and drainage runoff produced onsite is to be disposed of onsite via the use of soakwells. The size of the soakwells are to be calculated by use of the formula $VOL(m^3) = AREA (m^2) \times 0.0125$, where VOL is total storage volume of soakwells and AREA is total roofed and paved areas. Connection to the City's stormwater system, where available, may be permitted as an overflow only if to the satisfaction of the City of Bayswater.
12. All vehicle crossings being upgraded, designed and constructed to the satisfaction City of Bayswater. Payment for the crossover is required prior to the issue of a building licence.
13. The existing and/or proposed driveways being constructed to the satisfaction of the City of Bayswater.

CARRIED BY EN BLOC RESOLUTION

13.6 Proposed Two Storey Grouped Dwelling

Location: Lot 2, No. 16A Morrison Street, Maylands
Attachments: [No. 1 - Location Plan and Site Photo](#)
[No. 2 - Detailed Plans](#)
Applicant: Gerald Peik
Owner: Gerald Peik
Officer: Director of Planning and Development Services

Application

MRS Form 1 and plans dated 22 December 2008 and revised plans dated 27 February 2009 have been received for a two storey grouped dwelling at Lot 2, No. 16A Morrison Street, Maylands.

1. The proposal comprises a dwelling that will have its frontage facing the Right of Way (ROW) between Morrison and Ferguson Streets.
2. Council consideration is required as the applicant is seeking variation with regard to the following points:
 - a) The setback of the garage from the ROW.
 - b) Variation to the open space requirement under the Residential Design Codes.
3. In support of the application the applicant has advised the following:
 - a) The reduced setback to the garage is being proposed in response to the size constraints presented by the 200m² site.
 - b) The proposed garage setback is consistent with those of surrounding developments.

Background

Town Planning Scheme No. 24 Zoning:	Medium and High Density Residential R50
Use Class:	Grouped Dwelling – ‘P’
Lot Area:	200m ²
Existing Land Use:	Vacant
Surrounding Land Use:	Residential/General Industry
Size/Nature of Proposed Development:	Two Storey Grouped Dwelling

At the time of subdivision in 2005 a 0.49m widening to the ROW was taken from the lot. All frontage setbacks are calculated from the new lot boundaries after the widening.

SCHEME PROVISIONS		REQUIRED	PROVIDED
Setbacks	South East	1.5m/1.2m	0.0m/1.5m*
	North East	2.5m/4.5m	4.0m/2.0m
	North West	1.0m	1.0m/1.5m
	South West	1.0m/1.2m	0.0m/0.0m*
Minimum Lot Area		160m ²	200m ²
Minimum Open Space		45%	41.7%
Parking		2 car bays	2 car bays

* Letters of qualified non-objection from neighbouring landowners supplied.

R CODES PROVISIONS	REQUIRED	SOUTH EAST PARAPET/ BOUNDARY WALL	SOUTH WEST PARAPET/ BOUNDARY WALL
Maximum Wall Height	3.5m	3.1*	5.5m*
Maximum Average Wall Height	3.0m	3.1*	5.5m*
Maximum Wall Length	9.0m	6.0m	4.5m

* Letter of qualified non-objection from neighbouring landowner supplied.

Submissions

1. Comment was sought from the adjoining neighbours in regard to the proposed parapet/boundary walls and a variation to the visual privacy requirements of the R-Codes. The submissions received raised the following issues:
 - a) The existing boundary fence to be maintained.
 - b) That temporary fencing is erected during the construction period;
 - c) The external face of the parapet wall to be rendered in cement render with a black oxide to match the existing brick and tile storage shed at No.16 Morrison Street;
 - d) That the cost of paving the common property pedestrian accessway be shared between the respective landowners; and
 - e) That primary access point for construction workers is from the Right of Way, not the pedestrian accessway.

2. A letter of non-objection has also been received from the adjoining owner from No.14A Morrison Street in regard to the proposed garage (south-east) boundary wall.

CommentCompliance with the Residential Design Codes

1. Assessment of the application indicates that the proposal complies with the Acceptable Development Standards of the Residential Design Codes (R-Codes), the City's Town Planning Scheme No. 24 and Council Policies, with the exception of the proposed setback of the garage 2.0m from the ROW, the nil setback of the two storey wall on the south-west lot boundary, the open space provision of 41.7% and the overlooking from the upper floor bedroom window.

Setback of Garage from Right of Way

2. The Acceptable Development Criteria of the Residential Design R-Codes state that garages should be set back from a primary street in accordance with the following requirements:
 - a) Garages to be set back 4.5m from the primary street;
 - b) Garages can be set back 3.0m from the primary street provided that they are at least 0.5m behind the dwelling alignment; and
 - c) A manoeuvring space of at least 6.0m must be provided in front of the garage and be permanently available.
3. The proposed garage is setback 2.0m from the Right of Way (ROW). A variation of 2.5m to the Acceptable Development Standards is proposed. Given that the garage setback does not meet the Acceptable Development Standards it has been assessed under the Performance Criteria.
4. The proposed garage setback has been assessed under the relevant Performance Criteria which states that:

"The setting back of carports and garages so as not to detract from the streetscape or appearance of dwellings, or obstruct views of dwellings from the street and vice versa."
5. The proposed garage is not considered to detract from the streetscape as the door has been given a timber look treatment that presents sympathetically to the street (ROW). The garage is also not considered to detract from the appearance of the dwelling nor does it obstruct views between the dwelling and the street (ROW). Furthermore there is evidence of reduced similar setbacks in the immediate surrounding area. A nearby grouped dwelling at No. 16 Foundry Street has a garage setback 1.5m from the ROW as its secondary frontage. The neighbouring property at 14A Morrison Street has a carport setback 1.6m from the ROW. Given the above the proposed variation is considered to meet the performance criteria of the R-Codes.
6. The proposal provides a manoeuvring space of 8.5m directly in front of the garage.

Variation to Open Space Requirement

7. Table 1 of the Residential Design Codes requires that dwellings located within areas zoned R50 reserve a minimum 45% of the total lot area as open space.
8. The proposal has provided 41.7% of the site as open space. Given that the proposal does not meet the Acceptable Development Standards, it has been assessed under the Performance Criteria.

9. The proposed open space provision of 41.7% has been assessed under the relevant Performance Criteria of the Residential Design Codes which states that:

“Sufficient open space around round buildings

- *to complement the building;*
- *to allow attractive streetscapes;*
- *to suit the future needs of the residents, having regard to the type and density of the dwelling.”*

10. The proposed dwelling provides an appropriate outdoor living area of 20m². It is considered that the provided open space will meet the future needs of residents of the dwelling.

Nil Setback Parapet Wall on South-West Lot Boundary

11. The applicant has proposed a nil setback two storey parapet/boundary wall on the south-west lot boundary abutting No. 16 Morrison Street. The proposed wall is to be 5.5m in height, 4.5m in length and adjoins the existing storeroom and outdoor living area of the neighbouring property. As the wall does not meet the Acceptable Development Standards of the R-Codes it has been assessed under the Performance Criteria.
12. The performance criteria states that walls on boundaries should:
- a) *make effective use of space, or*
 - b) *enhance privacy; or*
 - c) *otherwise enhance the amenity of the development;*
 - d) *not have any significant adverse effect on the amenity of the adjoining property; and*
 - e) *ensure that direct sun to major openings to habitable rooms and outdoor living areas of adjoining properties is not restricted.*
13. The orientation of the proposed wall will allow northern sunlight to enter the outdoor living area and partially abuts an existing storeroom parapet/boundary wall. Given the above it is considered that although the proposed parapet/boundary wall does not comply with R-Codes it does not unduly effect the amenity of the neighbouring landowner.
14. A letter of qualified non-objection to the proposed wall has been received from the neighbouring landowner. The neighbouring landowner has asked that the following matter be addressed in relation to the proposed wall.
- a) That the parapet wall be finished in a style matching that of the existing storage shed on No 16 Morrison Street.
15. With regard to the above point, Condition 7 of the officer recommendation requires the applicant to finish the proposed parapet wall in a style matching that of the existing storeroom and dwelling to the satisfaction of the City.

Nil Setback Garage Wall on South-East Lot Boundary

16. The applicant has proposed nil setback garage parapet/boundary wall on the south-east lot boundary. The wall is to be 3.1m in height and 6.0m in length. The wall abuts the existing carport of No. 14A Morrison Street. As the proposed wall exceeds the average wall height requirement of the R-Codes it has been assessed under the Performance Criteria.
17. The proposed wall abuts the existing carport of the neighbouring property and it is not considered that it will unduly impact upon the amenity on the outdoor living area of the neighbouring dwelling.
18. The City has received a letter of non-objection from the owner of No. 14A Morrison Street with regard to the proposed garage parapet wall abutting the lot boundary and the overlooking from the upper floor bedroom window. In relation to the parapet/boundary wall the neighbour has stated that although the preference is for the wall to be located further away, the neighbour does not object to the proposal. The submitter has also requested that the following issue be addressed:
 - a) That the parapet wall be finished in a style matching that of the existing storage shed on No 16 Morrison Street.
19. With regard to the above point, Condition 6 of the officer recommendation requires that the proposed garage parapet wall be finished to a professional standard to the satisfaction of the City.

Overlooking from Upper Floor Bedroom Window.

20. The applicant has proposed a major opening to the upper level bedroom window. The window addresses the ROW. There is a 20cm cone of vision projection into the neighbouring property at 14A Morrison Street. A letter of non-objection to the overlooking has been supplied from the neighbouring landowner.
21. The Performance Criteria of the R-Codes states that direct overlooking of habitable spaces such as an outdoor living area should be minimised. As the cone of vision projects 20cm into the neighbouring property within the area of an open sided carport it is considered that the Performance Criteria has been met.

Other Matters

22. The submissions made by the respective neighbouring landowners have also made reference to a number of other issues relating to the proposed development. These are addressed as follows:
 - a) *That the existing boundary fence be maintained.* The City does not have the power to compel proponents to address matters that fall under the provisions of the *Dividing Fences Act*. This is a matter to be resolved through negotiation with the two adjoining owners.

- b) *That temporary fencing is erected during the construction period.* Similar to the previous point, the City cannot legally prescribe actions that fall under the provisions of the Dividing Fences Act, which is administered by the Department of Building Management and Works (formerly the Department of Housing and Works).
- c) *The external face of the parapet wall to be rendered in cement render with a black oxide to match the existing brick and tile storage shed at No.16 Morrison Street.* Condition No.7 of the officer recommendation has been included to require the parapet wall to be finished in a black oxide to match the colour of the existing brick and tile shed at No.16 Morrison Street, Maylands, as requested by the adjoining owner.
- d) *That the cost of paving the common property pedestrian accessway be shared between the respective landowners.* The plans indicate that the pedestrian accessway is owned by both parties. Matters relating to the common property lot and the attribution of the cost of construction, is a Strata Title matter. These issues are administered by Landgate, who are responsible for the administration of the Strata Titles Act and for interpretation of internal strata disputes. Where resolution cannot be reached an owner can make an application to the State Administrative Tribunal (SAT).
- e) *That primary access point for construction workers is from the Right of Way, not the pedestrian accessway.* Given the nature of the site, it is expected that the primary access point for construction workers will be via the rear ROW. The developers are also required to ensure that during construction that the ROW remains free of obstructions that may relate to the construction of the dwelling. Notwithstanding, the usage of common property is again a strata matter to be negotiated between the landowners.
- f) *That the upper floor highlight windows facing the south-east lot boundary contain obscured glass.* The plans presented for consideration show highlight windows with a minimum sill height of 1.65 metres from the finished floor level. In this situation the R-Codes state that highlight windows comply with the visual privacy requirements outlined under the Acceptable Development Standards.

Summary

The proposed dwelling proposes variations to the provisions of the Residential Design Codes with regards to the garage setback from the Right of Way and the provision of open space. It is considered that the proposed variations to the garage setback and open space provisions are acceptable as they do not detract from the appearance of the dwelling from the street (ROW) or inhibit access and egress from the property. Furthermore the City has received letters of qualified non objection in relation to the proposed nil setback parapet walls and the overlooking upper floor bedroom window. Given the above the proposed variations to the R-Codes are considered acceptable and are recommended for approval.

Voting Requirements

Simple Majority Required

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

CR TERRY BLANCHARD MOVED, CR MIKE ANDERTON, JP SECONDED the Officer recommendation that Planning Approval be granted for a two storey grouped dwelling at Lot 2 No. 16A Morrison Street, Maylands in accordance with the application dated 22 December 2008 and amended plans received 27 February 2009 subject to the following planning conditions:

- 1. This approval is valid for a period of two (2) years from the date of this letter. If the development/use, the subject of this approval, is not SUBSTANTIALLY COMMENCED within two years, the approval shall lapse and be of no further effect. Where an approval has lapsed, no development/use shall be carried out without the further approval of the City having first been sought and obtained.**
- 2. The development shall be carried out only in accordance with the terms of the application as approved herein, and any approved plan.**
- 3. The development complying with any details marked in red on the approved plans.**
- 4. In accordance with the *Local Government (Miscellaneous Provisions) Act 1960* and *Building Regulations 1989*, a building licence application must be obtained prior to the commencement of any building works.**
- 5. This approval does not authorise any interference with dividing fences, nor entry onto neighbouring land. Accordingly, should you wish to remove or replace any portion of a dividing fence, or enter onto neighbouring land, you must first come to a satisfactory arrangement with the adjoining property owner. The applicant is to offer temporary fencing to the adjoining landowner at 16 Morrison Street, Maylands. Please refer to the *Dividing Fences Act 1961*.**
- 6. The approved garage parapet/boundary wall and footings abutting the south-east boundary must be constructed wholly within the subject allotment. The external surface of the parapet/boundary wall shall be finished to a professional standard to complement the dwelling on the adjoining lot, to the satisfaction of the City of Bayswater.**
- 7. The approved parapet/boundary wall and footings abutting the south-west boundary must be constructed wholly within the subject allotment. The external surface of the parapet/boundary wall shall be finished with a black oxide finish to match the colour of the existing brick and tile shed at No.16 Morrison Street, Maylands to a professional standard to complement the existing storeroom and dwelling on the adjoining lot, to the satisfaction of the City of Bayswater.**
- 8. All stormwater and drainage runoff produced onsite is to be disposed of onsite via the use of soakwells. The sizes of the soakwells are to be calculated by use of the formula $VOL (m^3) = AREA (m^2) \times 0.0125$, where VOL is total storage volume of soakwells and AREA is total roofed and paved areas. Connection to the City's stormwater system, where available, may be permitted as an overflow only if to the satisfaction of the City of Bayswater.**

9. The applicant is to make arrangements to the satisfaction of the Water Corporation for the provision of reticulated sewerage to all lots/units within the subdivision/development. Where the Water Corporation reticulated sewer is not available the premises are to be connected to an approved wastewater treatment system which complies with the requirements of the Treatment of Sewage and Disposal of Effluent and Liquid Waste Regulations and the Government Sewerage Policy Perth Metropolitan Region.
10. Any existing septic system is to be decommissioned to the satisfaction of the City of Bayswater and in accordance with the *Treatment of Sewage and Disposal of Effluent and Liquid Waste Amendment Regulations (No.2) 1997*.
11. The existing and/or proposed driveways being constructed with brick paving to the satisfaction of the City of Bayswater.
12. On completion of construction, all excess articles, equipment, rubbish and materials being removed from the site and the site left in an orderly and tidy condition.

CARRIED BY EN BLOC RESOLUTION

13.7 Council Ratification of Subdivisions & Amalgamations under Delegated Authority

Attachment: [Delegated Authority Subdivisions - 01/05/2009 – 31/05/2009](#)

Officer: Director of Planning and Development Services

Application

The subdivision and amalgamation applications listed below, and which comply with the provisions of the City's District Zoning Scheme No 24, have been processed accordingly, and a recommendation returned to the Western Australian Planning Commission. *(Refer to attachment).*

Voting Requirements

Simple Majority Required.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

CR TERRY BLANCHARD MOVED, CR MIKE ANDERTON, JP SECONDED the Officer recommendation that Council ratify the schedule of subdivisions and amalgamation applications for which comment has been provided to the Western Australian Planning Commission.

CARRIED BY EN BLOC RESOLUTION

13.8 Status Report - Planning Complaints/Zoning Breaches**Officer: Director of Planning and Development Services**

CONFIDENTIAL ITEM

Application

To advise Council of the status of unauthorised planning activities within the City.

In accordance with Section 5.23(2) of the *Local Government Act 1995*, the meeting is closed to members of the public for this item as the following sub-section applied:

- (b) The personal affairs of any person.

Voting Requirements

Simple Majority Required.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

CR TERRY BLANCHARD MOVED, CR MIKE ANDERTON, JP SECONDED the Officer recommendation that the status report on the complaints regarding unauthorised planning activities be received.

CARRIED BY EN BLOC RESOLUTION

13.9 PAW between Fitzpatrick Way and Mayer Close, Noranda

Location: PAW between Fitzpatrick Way and Mayer Close, Noranda
Attachments: [No. 1- Location Plan and Site Photo](#)
[No. 2- Submissions map](#)
[No. 3- Submissions table](#)
Applicant: Charlene Burnie
Owner: The Crown
Officer: Director of Planning and Development Services
Refer: Item 13.16 : OMC 28.4.2009

CR MIKE ANDERTON, JP DECLARED A PROXIMITY INTEREST

In accordance with Section 5.60B and 5.65 of the Local Government Act 1995, Cr Mike Anderton, JP declared a proximity interest in this item as he owns the property next door.

At 7:03pm, Cr Mike Anderton, JP withdrew from the meeting.

Application

1. Council consideration is required to determine the request to install gates across the Pedestrian Access Way (PAW) between Fitzpatrick Way and Mayer Close, Noranda. Council considered the original request to place gates across the PAW at its meeting of 28 April 2009 and resolved to advertise the proposal prior to its further consideration.
2. The options for consideration include:
 - a) Maintain the status quo;
 - b) Provide gates at either end of the PAW; and/or
 - c) Provide extra security features such as lighting or more security patrols.

Background

1. Correspondence dated 28 March, 2009 was received from a landowner adjoining the pedestrian access way (PAW) between Fitzpatrick Way and Mayer Close, Noranda requesting that gates be installed in the PAW to control access at night. The reasons cited for the request are as follows:
 - a) Perceived security issues at night; and
 - b) Graffiti on adjoining fences.
2. Council, at its meeting of 28 April 2009 resolved to advertise the proposal to place gates across the PAW before considering the matter further. Public advertising finished on 3 June 2009.

Submissions

3. A total of twelve (12) submissions were received during the advertising period, comprising of seven (7) submissions supporting the proposed gates, one (1) submission objecting to the gates, and three (3) submissions from service agencies stating no objection to the proposed gates. One (1) petition with eight (8) signatures was received in support of the gates. One (1) submission was also originally received from the applicant requesting the gates be installed.

4. The applicant requested the installation of gates across the PAW due to:
 - a) Perceived security issues at night; and
 - b) Graffiti on adjoining fences.

5. The submissions supporting the installation of gates across then PAW raised the following points:
 - a) The gates would reduce the amount of anti-social behaviour occurring in the area;
 - b) The subject PAW becomes very noisy during the night; and
 - c) Gates should not be installed across every PAW, however PAW's that lead to busy roads should have gates, such as the subject PAW between Fitzpatrick Way and Mayer Close.

6. The submission objecting to the installation of gates across the PAW raised concerns regarding the opening and closing times of the gates, which would prevent access for those who use the PAW early in the morning.

Comment

1. Requests to close or install gates in pedestrian access ways (PAWs) are often made on the grounds of security, safety and amenity. However, PAWs were created to provide improved pedestrian access to services and facilities within a neighbourhood. In considering closure or gate installation requests, a balance needs to be found between pedestrian access and concerns regarding residents' amenity and security.
2. An adjoining landowner has requested gates to be installed at either end of the PAW to improve security during the night. The request states that the PAW becomes noisy and unsafe during the night, and that graffiti has occurred on adjoining fences.
3. The PAW between Fitzpatrick Way and Mayer Close, Noranda is strategically located and considered to form an important part of the pedestrian network in the area. The PAW is located near Fitzpatrick Reserve, Corderoy Reserve and Holden Reserve, and provides access to Widgee Road for residents south of the PAW. An alternative route exists via Holden Drive and Lee Place which would require a walk of an additional 330m to reach Widgee Road. The PAW also provides access to bus stops on Widgee Road. As such, the PAW is considered to be important to the daytime local pedestrian network. Permanent closure is not considered to be the best option and is not requested by the applicant.
4. The installation of gates is considered to be a possible solution to public safety and security concerns in relation to the PAW at night. The gates would allow public access during daylight hours and would be locked between the hours of 10pm and 5am by the City's Security Services, as per Council policy. However, it should be noted that the opening and closing of PAW gates each morning and night has the potential to impact on the efficiency of the City's Security Service. The process of installing gates at either end of the PAW would cost the City approximately \$5000 based on previous examples.

5. Council has previously resolved to install gates across PAWs, as has occurred at the PAW between Widgee Road and Kirkpatrick Crescent, Noranda. However in this instance, the installation of gates across the PAW between Widgee Road and Kirkpatrick Crescent, Noranda has not solved the anti-social behaviour problems experienced in the area, and a request for permanent closure of the PAW has since been received. Further, the continued installation of gates across PAWs within the City has the potential to impact on the resources of the City's Security Services due to the requirements for opening and closing the gates.
6. Based on the experience of the installation of gates in the PAW between Widgee Road and Kirkpatrick Crescent, it is considered that the installation of gates at either end of the PAW between Fitzpatrick Way and Mayer Close be trialled for a period of twelve months. This trial period would allow residents and the City to consider whether the permanent installation of gates would reduce the occurrence of anti-social behaviour in and around the PAW. Following this trial period, the City would readvertise the proposed permanent installation of gates to surrounding residents.

Policy Implications

Nil.

Financial Implications

Approximately \$5000 would be required to supply and install new gates.

Summary

The City has received a request to install gates at either end of the PAW between Fitzpatrick Way and Mayer Close, Noranda. Seven (7) submissions and one (1) petition with eight (8) signatures were received in support of the proposed gates, and one (1) submission was received objecting to the gates. On the basis of previous experience, the installation of gates across PAWs has not reduced the occurrence of anti-social behaviour in and around the PAW. Given this, it is considered that the installation of gates be trialled for a period of twelve months to allow residents and City to consider whether the permanent installation of gates would reduce the occurrence of anti-social behaviour in and around the PAW.

Voting Requirements

Simple Majority Required.

COUNCIL RESOLUTION **(OFFICER'S RECOMMENDATION)**

CR TERRY KENYON, JP MOVED, CR TERRY BLANCHARD SECONDED the Officer's recommendation that in relation to the Pedestrian Access Way (PAW) between Fitzpatrick Way and Mayer Close, Noranda:

1. Submissions be noted by Council.
2. Council resolve to support the request for the installation of gates at either end of the PAW on the basis of a twelve month trial period. Following this trial period, the proposed permanent installation of gates would be readvertised to surrounding residents.
3. Correspondence be sent to all submitters advising them of Council's decision.

CARRIED

At 7:04pm, Cr Mike Anderton, JP returned to the meeting.

13.10 ICTC Conference – Cities in Transition

Location: Deakin University Waterfront Campus Geelong, Victoria
Attachments: [Conference Brochure](#)
Officer: Director of Planning and Development Services

Application

Council is requested to consider attendance of a councillor at the 10th International Cities, Town Centres and Communities Society Conference to be held at Deakin University Waterfront Campus Geelong, Victoria, from Tuesday 27 October to Friday 30 October 2009.

Background

This is the tenth ICTC Conference being held and the aims of the conference are to discuss the latest developments in urban design, planning, development, project management and sustainability on an international and domestic basis with special attention given to cities, town centres and communities in transition.

Comment

1. Conference program will include:
 - a) Renowned invited domestic and international keynote speakers as well as plenary and concurrent sessions, field trips, and special interest group (SIG) sessions.
 - b) A trade exhibition highlighting the latest products and services from leading suppliers.
2. The conference will provide a useful reference tool for the City's key strategic planning projects, such as the Local Housing Strategy, Morley City Centre Masterplan and the Maylands and other Town Centres Studies.
3. The Senior Management Group has endorsed the attendance of the Director of Planning and Development Services at this conference. It is recommended that Council consider nominating an Elected Member to attend also.
4. Elected Member attendance at the conference is in accordance with Council Policies. (Policy No. EO-P22-‘Conference/Seminar Attendance – Elected Members’.)

Policy Implications

Council Policy No.EO-P05 ‘Travel and Accommodation’ provides the arrangements for the reimbursement of conference travel and accommodation expenses for Elected Members and Officers in accordance with the *Local Government Act 1995*.

Financial Implications

Estimated cost of attending the conference is \$3,000 per attendee and there are funds for this in the respective conference accounts.

Summary

1. The aims of the conference would like to:
 - a) Provide access to and hands on experience with domestic and international specialists.
 - b) Provide domestic and international case studies for discussion and analysis.

- c) Mix with professionals from varying backgrounds in a true cross disciplinary event.

Voting Requirements

Simple Majority Required.

Officer's Recommendation

That Council consideration be given for the attendance and associated costs of Cr _____ at the 10th International Cities Town Centres and Communities Society Conference, 'Cities in Transition' to be held at the Deakin University Waterfront Campus Geelong, Victoria between 27 and 30 October 2009 inclusive.

COUNCIL RESOLUTION

CR TERRY BLANCHARD MOVED, CR IAN MCCLELLAND, JP SECONDED that Council consideration be given for the attendance and associated costs of Cr Sylvan Albert at the 10th International Cities Town Centres and Communities Society Conference, 'Cities in Transition' to be held at the Deakin University Waterfront Campus Geelong, Victoria between 27 and 30 October 2009 inclusive.

CARRIED

13.11 Perth Airport Preliminary Draft Master Plan 2009

- Location:** Perth Airport
- Attachments:** [No. 1 - Perth Airport Medium and Long Term Development Plans](#)
[No. 2 - Average Daily Noise Exposure Events 2007](#)
[No. 3 - Australian Noise Exposure Forecast 2009](#)
[No. 4 - Deed of Agreement](#)
[No. 5 – Advertisement - Preliminary Draft Master Plan 2009](#)
- Officer:** Director of Planning and Development Services
- Refer:** Item 13.1 : OCM : 10.02.2009
Item 13.29 : OCM : 16.12.2008

Application

1. To consider the Westralia Airports Corporation's (WAC) 'Perth Airport Preliminary Draft Master Plan 2009'.
2. Council consideration is required to receive the information in this report and consider a response to the WAC on the 2009 Master Plan.

Background

1. The *Airports Act 1996* (Commonwealth) requires that Perth Airport produces a Master Plan to guide the future strategic development and use of airport land. The WAC adopted the Perth Airport Master Plan in 2004, which identified an area of land around the existing international terminal precinct as a site for future consolidated terminal operations.
2. The City entered into an agreement with Westralia Airports Commission on 9 March 1999. The deed of agreement will continue to run for any period during which the runway is owned, used or controlled by Westralia Airports Commission, its successors and assigns (an enduring agreement). As part of this deed, the WAC undertook (in part) that:
 - a) *"The proposal to extend the Runway 06/24 to the north-east will include the adoption and adherence of strict and explicit use procedures such that take-offs to and landings from the south-west would only occur in emergencies, extreme weather conditions or through the loss of the use of the main airport runway or incidental to the planning and or undertaking of essential works to the airport's main runway;*
 - b) *The current runway approach (06) and take-off paths (24) for aircraft greater than 20,000 kilograms in weight will be maintained in the event of the extension to the runway; and*
 - c) *The take-off and approach noise abatement procedures will be reviewed and improved as appropriate for the Runway"*.
3. In return, the City undertook (in part) to:
 - a) Support the Perth Airport Master Plan;
 - b) Support the commercial development by Westralia Airports Commission of all other designated areas of Perth Airport; and

- c) Support the early consolidation by Westralia Airports Commission of the Domestic and International Terminal Buildings.
4. A report was presented to Council at its meeting of 12 December 2008 on the proposed 'Terminal WA Major Development Plan'. The key aspects of Plan included the development of a new terminal for intrastate travel and some other services. The proposed terminal would be connected to the existing international terminal building. The Plan proposes to retain the existing runway system without change.
5. Council further discussed the proposed 'Terminal WA Major Development Plan' and the Commonwealth Government's National Aviation Policy Green Paper at its meeting of 10 February 2009. Council generally considered that the 'Terminal WA Major Development Plan' was consistent with the Perth Airport Master Plan 2004, and the enduring Deed of Agreement signed by the City. Council also resolved to write to the Commonwealth Government advising that it supports in principle the National Aviation Policy Green Paper, and in particular the adoption of measures to reduce noise impacts on local communities.

Comment

1. Perth Airport is Australia's fourth largest airport by passenger numbers and total passenger number are expected to more than double from 9.2 million passengers per annum to 18.9 million per annum by 2029. A large proportion of airport traffic provides intrastate services, which reflects both the dispersed nature of Western Australia's population and the state's economically important fly in/fly out operations servicing the resource sector. Perth Airport is considered central to the prosperity of the economy of Western Australia.
2. The Perth Airport Estate comprises 2105 hectares. The *Airports Act 1996* (Commonwealth) requires that Perth Airport produces a Master Plan to guide the future strategic development and use of airport land. WAC currently has the Perth Airport Master Plan 2004 (2004 Masterplan). The 'Perth Airport Preliminary Draft Master Plan 2009' (Draft 2009 Masterplan) is proposed to replace the 2004 Masterplan. In accordance with the *Airports Act 1996*, the Draft 2009 Masterplan is being publicly advertised for a period of sixty (60) days between 18 May, 2009 and 10 August, 2009.
3. The City undertook to support the 2004 Masterplan as part of the Deed of Agreement signed with Westralia Airports Commission in 1999. The critical point for Council to consider is any differences between the 2004 Masterplan and the Draft 2009 Masterplan, particularly in relation to the matters that are the subject of the Deed of Agreement.

Northeast – southwest runway extension (06/24)

4. The existing northeast-southwest airport runway is 2,163 metres long. The 2004 Masterplan proposed that the runway be extended to 3,000 metres in the future. The runway extension identified in the 2004 Masterplan may be built as a long term project between 2022 and 2029 (*refer Attachment No. 1*). The City agreed to the runway extension in the Deed of Agreement provided that the WAC undertook (in part) that:
 - a) *"The proposal to extend the Runway 06/24 to the north-east will include the adoption and adherence of strict and explicit use procedures ...;*

- b) *The current runway approach (06) and take-off paths (24) for aircraft greater than 20,000 kilograms in weight will be maintained in the event of the extension to the runway; and*
 - c) *The take-off and approach noise abatement procedures will be reviewed and improved as appropriate for the Runway”.*
5. The Draft 2009 Masterplan proposes no changes to the runway lengths and configuration as they were previously approved in the 2004 Masterplan and the Deed of Agreement. However, the 2004 Masterplan specifically referred to the Deed of Agreement between the WAC and the City, but the Deed is not specifically mentioned in the Draft 2009 Masterplan. It is recommended that the City write to WAC requesting that the 2009 Masterplan refer to the Deed of Agreement as previously summarised on Page 25 of the 2004 Masterplan.

Noise

6. Noise abatement procedures restricting the use of the 06/24 Runway (subject of the 1999 Deed of Agreement) have formed the basis of runway usage since the 1980's. The main runway used at the airport is the north-south runway, which limits aircraft movement directly over the City of Bayswater. Attachments 2 and 3 supplied by the WAC show that the City of Bayswater largely avoids major or continual noise events. Notwithstanding, noise from the airport has been an issue raised by some local residents.
7. A Noise Management Consultative Committee has operated at Perth Airport since 1999. The Committee includes representatives from Local Governments, State and Federal Government Departments, airlines and community groups. The City is also a member of the Perth Airports Municipalities Group, which has an ongoing dialogue with the management of Perth Airport on behalf of member Councils.
8. Perth Airport operates under Commonwealth legislation. Accordingly, issues like noise are managed under Commonwealth regulations. Airservices Australia is a government body responsible for a national aircraft noise complaint service. Should complaints regarding airport noise be forthcoming, they are referred to Airservices Australia, which monitors relevant regulations. Airservices Australia also maintains an online tracking system which allows the general public to monitor aircraft movements.

Perth Airport Rail Link

9. WAC is assisting the Public Transport Authority (PTA) in its planning for a rail link to the airport. There are a number of potential routes which are currently being investigated by PTA. WAC has stated that it will incorporate the final preferred alignment into future Masterplans once it has been determined by the Western Australian Government. It is recommended that the City write to the WAC stating that it supports in principle a rail link from the airport to Bayswater Train Station, which would:
- a) Improve public transport linkages for residents, airport employees and visitors between the airport and the City of Bayswater;
 - b) Potentially stimulate economic development and redevelopment proposals within the municipality; and
 - c) Further support efforts by the City to promote Transit Orientated Development (TOD) principles.

10. It is considered that the 2009 Masterplan is generally consistent with the 2004 Masterplan as it relates to the City's interests. The 2009 Masterplan is also considered to have no impact on the Deed Agreement signed with WAC. It is therefore recommended that the City write to the WAC stating that it has no objections in principle to the 2009 Masterplan, subject to the Masterplan 2009 addressing the following matters:
- a) The 2009 Masterplan should explicitly refer to the Deed of Agreement between the City and WAC as previously summarised on Page 25 of the 2004 Masterplan; and
 - b) A rail link from the airport to Bayswater Train Station and develop the train station site as a rail hub.

Summary

1. The City signed a Deed of Agreement with WAC in 1999 stating that it would support the Airport Masterplan provided that certain noise abatement measures were carried out for Runway 06/24 (southwest-northeast runway). It is considered that the 2009 Masterplan is generally consistent with the 2004 Masterplan as it relates to the City's interests. The 2009 Masterplan is also considered to have no impact on the Deed Agreement signed with WAC.
2. It is therefore recommended that the City write to the WAC stating that it has no objections in principle to the 2009 Masterplan, subject to the Masterplan 2009 addressing the following matters:
 - a) The 2009 Masterplan should explicitly refer to the Deed of Agreement between the City and WAC as previously summarised on Page 25 of the 2004 Masterplan; and
 - b) A rail link from the airport to Bayswater Train Station and develop the train station site as a rail hub.

Policy Implications

Nil.

Financial Implications

Nil.

Voting Requirements

Simple Majority Required.

Council Discussion:

A submission was made by a member of the public during Public Question Time regarding the inaccuracy of the maps provided depicting the flight plan over the City of Bayswater and as such Council resolved to defer this Item to allow further clarification regarding this matter to take place.

Officer's Recommendation

That:

1. Council receive the information in this report on the Westralia Airports Corporation's 'Perth Airport Preliminary Draft Master Plan 2009'.
2. The City write to the Westralia Airports Corporation and Perth Airports Municipalities Group stating that it has no in principle objections to the proposed 'Perth Airport Preliminary Draft Master Plan 2009' subject to the Master Plan 2009 addressing the following matters:
 - a) The 2009 Master Plan should explicitly refer to the Deed of Agreement dated 9 March 1999 between the City and WAC as previously summarised on page 25 of the 2004 Masterplan in relation to aircraft noise and activities; and
 - b) A rail link from the Perth Airport to Bayswater Train Station and develop the Bayswater Train Station site as rail hub.

COUNCIL RESOLUTION

CR TERRY KENYON, JP MOVED, CR BARRY MCKENNA SECONDED that this item be deferred for further clarification by the Director of Planning and Development Services in relation to the flight paths used.

CARRIED

13.12 Alteration and Additions to Maylands Sportsman Centre

Location: Reserve 9323, No 48 Clarkson Road, Maylands
Attachments: [No. 1. - Location Map & Site Photo](#)
[No. 2 - Detailed Plans](#)
Owner: City of Bayswater
Officer: Director of Planning and Development Services

Application

To consider the concept designs for the provision of an entry statement, additional toilet and shower facilities and optional storage and meeting area for the Maylands Sportsman Centre situated at No. 48 Clarkson Road, Maylands.

Background

1. Council resolved as part of the 2008/2009 Capital Works Budget to prepare a concept design of the refurbishment of the Maylands Sportsman Centre including upgrades to the existing entry as requested by the current lessee, Maylands Sports and Recreation Club Incorporated.
2. The Maylands Sportsman Centre was built in 1979 by the City of Stirling. The development falls within the area identified as a nodal development which is part of the City of Bayswater River Foreshore Masterplan, as well as the Swan River Trust Management Area.
3. The building is currently tenanted by the Maylands Sports and Recreation Club Incorporated, and in 1998 as part of the realignment of the local government boundaries, the City of Bayswater took over the management of the facility and since then has carried out several minor internal refurbishments of the building.
4. The purpose of the proposed upgrades is to provide a new entry statement via the existing carpark, additional showers and toilets including a unisex toilet for people with disabilities, as well as a storage and meeting area for the shared users of the facility.
5. Currently access to the facility is mainly directed to the side entry doors that lead into the existing bar area or along the verandah area to the main hall. With the increased usage of the facility, the need to provide a designated and focal entry point to the Centre has been highlighted by the Club.

CommentDesign

1. The conceptual designs of the additional facilities and entry is based on a style that is in keeping with the river foreshore and neighbouring residential type surroundings which in turn provides additional toilet/shower facilities that improves the community amenity to the Centre.
2. The design also fits in with the parkland riverside setting of the foreshore and does not intrude on the surrounding residential area.

3. Consultation with the Maylands Sport and Recreation Club Inc. has occurred and favourable comments were received on all of the proposed concepts. Option 3 was the preferred design, as it would provide the club with additional storage, toilet/shower facilities (including unisex toilet for people with disabilities) as well as a meeting room that can be utilised by associated clubs, such as Dragon Boat ladies.
4. Each concept has been designed with an external façade to complement and enhance the existing building with:
 - a) **Concept 1** - Providing a new entry foyer to the northern side of the existing building as well as toilet/shower facilities and minimal additional storage area.
 - b) **Concept 2** - Providing a new narrow entry foyer to the southern side of the existing building as well as toilet/shower facilities with no additional storage area.
 - c) **Concept 3** - Preferred Option - Providing a new central entry foyer to the facility as well as providing additional toilet/shower facilities, store room and an additional meeting room.

Estimated Project Cost

5. The indicative project costs are as follows:-

Works	Option 1	Option 2	Option 3
Demolition	\$2,000	\$2,000	\$2,000
Preliminaries and Consultants	\$7,000	\$7,000	\$7,000
Building Works	\$145,000	\$150,400	\$220,200
Landscaping/Paving	\$5,000	\$5,000	\$5,000
Total	\$159,000	\$164,400	\$234,200

The above costs are m² rates as stipulated by Cordell Building Costs Guide

Indicative Timeframes

6. The project indicative timeframes are as follows:-

2009/2010

- Obtain all necessary approvals;
- Prepare detailed design;
- Obtain quantity surveyors detailed costing; and
- Explore funding options for project.

2010/2011

- Budget allocation for consideration;
- Tender process;
- Construction; and
- Completion

7. The City will need to liaise with the Swan River Trust and Department for Planning and Infrastructure to obtain the necessary approvals.
8. To meet the proposed timeframes, the City needs to finalise the proposed concept which it feels is the best option for the facility and associated users so that the final drawings can be prepared for submission to the relevant authorities for approval.

9. As the design concepts have been prepared by in-house staff, current funds available in the 2008/2009 Budget (Account E15800 \$50,000) are still available to initiate the preparation of detailed construction drawings as well as detailed costing for the preferred option.

Policy Implications

Nil.

Financial Implications

1. As part of the 2008/2009 Budget, Council has allocated \$50,000 for the preparation of concept designs for the Maylands Sports and Recreation Club of which no funds have been expended due to the proposed options being developed by in-house staff.
2. The reallocation of the funds that were originally set aside for this stage of the project can now be utilised for the detailed design and construction drawings so that the development can progress.

Voting Requirements

ABSOLUTE MAJORITY REQUIRED.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

CR SONIA TURKINGTON MOVED, CR SYLVAN ALBERT SECONDED the Officer recommendation that Council:

1. **Support the concept design options for the proposed additions and alterations to the Maylands Sportsman Centre at Reserve 9323, No 48 Clarkson Road, Maylands, and endorse Option 3 being the preferred option.**
2. **Approve the existing funds of \$50,000 (Account E158000) be carried forward to the 2009/2010 Budget for the preparation of detailed design and construction drawings for the project.**
3. **Authorise the Director of Planning and Development Services to obtain all necessary approvals from relevant authorities for the preferred concept.**

CARRIED WITH AN ABSOLUTE MAJORITY

13.13 Lease - Lightning Park Recreation Centre

Location:	Lot 102, Reid Highway, Noranda
Attachments:	<u>No 1. – Correspondence from Noranda Sporting Association</u> <u>No. 2 – Floor Plan.</u> <u>No. 3 – Deputation Submission by Noranda Sporting Association</u> <u>No. 4 – Draft Lease Agreement</u> <u>No. 5 – NSA Management Committee Minutes</u>
Applicant:	City of Bayswater
Owner:	Crown Land Vested in the City of Bayswater
Officer:	Director of Planning and Development Services
Refer:	Item 9.4 : SMC : 3.10.2007 Item 9.2 : SMC : 12.02.2008 Item 13.20 : OCM : 25.11.2008

Application

To consider the comments received from Noranda Sporting Association (Inc) in relation to the proposed lease agreement for the Lightning Park Recreation Centre, at Lot 102 Reid Highway, Noranda, following review of the “Standard Lease”.

Background

1. Council resolved at its meeting held 12 February 2008 that the terms be included in the lease for Lightning Park Recreation Centre outlining the obligations of the Lessee as follows:

“That

- | | |
|---------------------|--|
| a) Lease Term | 10 years |
| b) Rent | Peppercorn rental (\$1/annum) |
| c) Use of Facility | Clubrooms / Community Use |
| d) Hire | Club fully responsible for repairing any damage caused by hiring out the facility |
| e) Outgoings | power, water, gas, cleaning, minor maintenance |
| f) Rubbish payments | Annual rate for rubbish removal |
| g) Cleaning | Responsible for cleaning hall, bar, kitchen, offices, change rooms and toilets to a standard as contained within the City’s standard |
| h) Maintenance | Day to day use including changing light globes |
| i) Locks | The City will maintain the locks on the building |
| j) Insurances | The Club be required to maintain public liability and contents insurance to standards set by the City at all times and provide an annual certificate of currency to the City.” |

2. The Lightning Park Recreation Centre consists of a bar and hall (capable of catering for approximately 130 people), two offices, one meeting room, kitchen and amenities. The City supported shared use of the facility and accordingly only one office is available for the exclusive use of each of the clubs. The exterior of the building consists of 2 sets of changerooms, 2 sets of storerooms and 2 umpires rooms.
3. The City provided loose furniture (ie. filing cabinets, chairs, desks, boardroom table and a stainless steel kitchen work benches) for the Noranda Sporting Association Inc to use.

4. The Noranda Sporting Association Inc (NSA) took up occupancy of the clubrooms on 18 February 2008 while the draft lease agreement was being prepared.
5. The draft lease agreement, based on the City's initial standard lease, was forwarded to NSA for its review and feedback.
6. With regard to the draft lease agreement for the Lightning Park Recreation Centre, the NSA raised numerous comments (*refer to Attachment No 1*).
7. Further to this a meeting was held with representatives from the NSA and the City's Officers on 30 October 2008 to address NSA's comments.
8. The NSA attended a deputation at the Ordinary Council Meeting held on 25 November 2008 (*refer to Attachment No 3*). Council considered the lease for the NSA at this meeting and resolved to refer the item back for further investigation.
9. The City's standard lease agreement has been reviewed in light of the comments and feedback from various sporting clubs, including NSA.
10. Council discussion was held on 3 March 2009 to consider and ascertain the Councillors' views on various provisions of the standard lease agreement directly in relation to comments that were received from sporting clubs.
11. Council at its meeting held on 14 April 2009 reviewed and adopted the standard lease agreement in relation to the specific terms and obligations for sporting groups / clubs.
12. Following this a meeting was held with representatives from the NSA and the City's Officers on 24 April 2009 to discuss the current status of the draft lease agreement.
13. As a result of the above, the following matters relating to the draft lease agreement have been resolved:
 - a) *Lease preparation costs;*
 - b) *Term of the lease; and*
 - c) *Sharing of dispute charges.*
14. The NSA has the following outstanding matters relating to the draft lease agreement:
 - a) ***Leased Area*** - The NSA initially preferred the area to just include the actual building and in particular the internal part of the building. (ie. not verandahs) (*refer Attachment No 2*). NSA has subsequently advised it is prepared to include the verandah area adjacent to the main building as part of the lease area.
 - b) ***Commencement Date*** - The lease to commence on the date the lease agreement is signed or nearly finalised.
 - c) ***Insurance Details and Receipts*** – NSA requested the word “immediately” removed from Clause 6.2 (c) and replaced with “as soon as possible” or similar words.
 - d) ***Notify Lessor of Sewer Pump Alarm*** – NSA requested the word “immediately” be removed from Schedule Item 7 and suggested it be replaced with “immediately upon noticing”.
 - e) ***Management Order*** – NSA have requested a copy of the Management Order be attached to the lease agreement.
 - f) ***Lessor may Permit other user groups to use Allocated Changerooms*** – NSA raised concerns in relation to the cleaning and outgoings generated when the allocated changerooms are hired by the City.
 - g) ***Acknowledgement of State of Repair of Premises*** – NSA requested that this clause be removed from the lease agreement.

15. NSA also has an outstanding matter relating to the building where it advised that there are still no urinals in the changeroom toilets. NSA's previous concerns relating to the entrance doors to the changeroom needing to be rehung and internal privacy walls relocated have been resolved as the subject doors have been rehung, and on 2 April 2009, NSA verbally advised it no longer has concerns relating to the internal privacy walls.
16. On 10 June 2009, NSA provided a copy of the Noranda Sporting Association Management Committee Minutes from its meeting held on 13 May 2009(refer Attachment No. 5) that included the following resolution:

"That:

The NSA will not sign the proposed lease:

 1. *If the leased area included the verandah, viewing steps and the two adjoining landscaped areas.*
 2. *In relation to Clause to 11.10 i.e. structural state, in particular, the four changing rooms if they do comply with the Building Code of Australia."*
17. The subject property is vested in the City, therefore it is the Council's prerogative whether or not to modify any provisions to this lease with NSA.
18. NSA have highlighted that there are still no urinals in the changeroom toilets (against building regulations). The project brief for the building was to design and then project manage the construction of a sports centre building in accordance with the approved concept plan that was adopted by Council in August 2005.
19. The building was designed for the use of mix gender sports; therefore the changerooms were built on the unisex concept (without the provision of urinals). Building approval as designed for the complex was issued by the City of Swan.
20. Each of the four (4) changerooms contains 1 single toilet and three showers and the toilet facilities within the main clubrooms include facilities for male (urinal and one (1) toilet), female (three (3) toilets) and a separate unisex toilet for people with disabilities in accordance with the legislative requirements. The building design can be adapted for the installation of a waterless urinal system to the unisex changerooms. The approximate cost for the supply and installation is \$1200 per urinal.
21. The NSA stated at its deputation to the Council Briefing Session held on 7 April 2009 that a standard stainless steel floor urinal is preferred over a wall mounted waterless urinal system. A 1200mm wide stainless steel floor urinal can accommodate two (2) male persons at any one time, and cost approximately \$2000 each for supply and installation.
22. The provision of stainless steel floor urinals is considered appropriate given the current scale and nature of the changerooms and as such is supported.
23. Funds have been allocated in the Draft 2009/2010 budget for the installation of four (4) 1200mm wide stainless steel floor urinals to the changerooms.
24. Council consideration is sought to finalise the remaining aspects of the lease , which is addressed in the following table:

Lease Obligations	Standard Lease	Noranda Sporting Association Inc	Officers Comments and Recommendation
<p>Leased Area</p>	<ul style="list-style-type: none"> • The leased area includes: <ul style="list-style-type: none"> ➤ Total area of the clubrooms and all changerooms on the left hand and right hand side of the building; ➤ Verandahs immediately surrounding the clubrooms; and ➤ Stadium viewing area. 	<ul style="list-style-type: none"> • NSA believes the leased area should only include the actual building and in particular the internal part of the building. • NSA advises this is totally different to that reflected in Council’s resolution of 12 February 2008 and extends the responsibilities of the NSA beyond what is reasonable for a group of volunteers. • NSA have raised at its deputation to the Council Briefing Session held on 7 April 2009 the issue of obtaining Public Liability Insurance (PLI) to cover the verandah area maybe difficult. • At a meeting with NSA held on 24 April 2009, NSA were prepared to accept the verandah immediately surrounding the clubrooms as part of the leased area, however wish to exclude the planter boxes. • NSA accepted the responsibility of the cleaning of the stadium viewing area; however concerns were raised regarding the liability of the public safety and as such requested that NSA’s public liability insurance excludes the viewing stadium area. 	<ul style="list-style-type: none"> • The verandah immediately surrounding the clubrooms and the stadium viewing area was included in the draft lease, as the verandah is the access point to the building and the activities on the verandah and viewing area is directly associated with the NSA. <p>In the past the City has included the verandahs of all its properties in lease agreements as the expectations of the City is that the club is to clean and maintain the area immediately surrounding the building.</p> <p>This leased area is consistent with the Councillors discussion on the standard lease agreement held on 3 March 2009.</p> • After further discussions with NSA the City’s Officers preference is that the leased area remains as previously stated, however the public liability insurance clause is amended to exclude the stadium viewing area, planter boxes either side of the stadium viewing area and the disability access ramps. <p>This ensures that the viewing stadium area and the disability access ramps are still maintained and kept clean at all times by NSA. The planter boxes are to be kept clean at all times by NSA.</p> <p>This matter was discussed at the Council Briefing Session held on 16 June 2009 and the Councillors were generally of the view given that NSA cleans the viewing stadium area, planter boxes and disability access ramps and as long as the schedule is quite explicit regarding the responsibility, then these areas could be excluded from the leased area.</p> <p>Accordingly this request is supported.</p>

Lease Obligations	Standard Lease	Noranda Sporting Association Inc	Officers Comments and Recommendation
<p>Commencement Date</p>	<ul style="list-style-type: none"> The Commencement Date included in the lease was 18 February 2008. 	<ul style="list-style-type: none"> NSA has questioned this date and advised it should reflect the date the lease is signed and finalised. NSA mentioned that back-dating the date of the lease seems inappropriate. NSA accepts that the condition of the building at the signing of the lease should be agreeable to both parties with the NSA making good any required repairs to damage incurred during the occupation of the building. 	<ul style="list-style-type: none"> The commencement date of 18 February 2008 was included in the draft lease agreement as this is the date that NSA took up occupancy of the building. <p>After further discussions with the club the City's Officers have no objection to the commencement date being the date that the lease is signed and finalised.</p> <p>Accordingly this request is supported.</p>

Lease Obligations	Standard Lease	Noranda Sporting Association Inc	Officers Comments and Recommendation
<p>Insurance Details & Receipts</p>	<ul style="list-style-type: none"> The Lessee must notify the Lessor immediately: <ul style="list-style-type: none"> ➤ When an event occurs which gives rise or might give rise to a claim under or which could prejudice a policy of insurance; or ➤ When a policy of insurance is cancelled. 	<ul style="list-style-type: none"> NSA requested the word “immediately” be removed from this clause and be replaced with “as soon as possible” or similar words. NSA are not located on the site 24/7 and as such do not believe the word immediately is appropriate. 	<ul style="list-style-type: none"> The draft lease agreement includes the clause whereby NSA is required to notify the Lessor/City immediately when an event occurs that may result in a claim or if a policy is cancelled. <p>It is noted that this clause is a standard clause that is included in the City’s standard lease agreement.</p> <p>In consultation with the City’s Solicitors, it is considered reasonable to remove the word “immediately” and the wording of this clause to reflect “once the Lessee becomes aware of, or should reasonably have been aware of”.</p> <p>Accordingly this request is supported.</p>
<p>Sewer Pump Alarm</p>	<ul style="list-style-type: none"> The Lessee must immediately notify the Lessor upon the activation of the sewer pump alarm, a flashing orange light, situated on top of the pump station located at the rear of the pavilion. 	<ul style="list-style-type: none"> NSA advised that they refuse to sign the lease if the word “immediately” remains in this clause. NSA requested for the word “immediately” be removed for changed to reflect “immediately upon noticing”. 	<ul style="list-style-type: none"> The draft lease agreement provides a provision for NSA to notify the City upon activation of the sewer pump alarm. <p>This provision is specific to the premises located at Lightning Park Recreation Centre.</p> <p>In consultation with the City’s Solicitors, it is considered reasonable to remove the word “immediately” and the wording of this clause to reflect “once the Lessee becomes aware of, or should reasonably have been aware of”.</p> <p>Accordingly this request is supported.</p>
<p>Management Order</p>	<ul style="list-style-type: none"> Copy of Management Order not included. 	<ul style="list-style-type: none"> NSA request a copy of the Management Order be attached to the lease agreement 	<ul style="list-style-type: none"> The draft lease agreement states that “under the Management Order the Lessor has the power to lease the Land for any term not exceeding 21 years, subject to the approval of the Minister for Lands first being obtained.” <p>The City’s Officers have no objection with attaching a copy of the Management Order to the lease agreement.</p> <p>Accordingly this request is supported.</p>

Lease Obligations	Standard Lease	Noranda Sporting Association Inc	Officers Comments and Recommendation
<p>Use of Allocated Changerooms</p>	<ul style="list-style-type: none"> • Lessor May Permit other user groups to use Allocated Changerooms. On condition of hire the changerrooms are to be cleaned after use. 	<ul style="list-style-type: none"> • NSA has concerns in relation to the outgoings generated as a result of the City hiring out the Changerooms. • NSA questioned the responsibility for cleaning of the changerrooms after being hired by the City. • NSA requested the lease to include the hirer is to follow the cleaning standard as outlined in Annexure 2. • Furthermore a request was made by NSA to clearly highlight in the lease which Changerooms would be offered for hire. 	<ul style="list-style-type: none"> • This clause has been included in the draft lease agreement to allow user groups that hire the playing grounds of the Reserve to utilise the allocated changerrooms. <p>It was agreed in principle at the meeting held with representatives from the NSA and the City on 30 October 2008 that the City would make a contribution to the costs/outgoings incurred if the City hired out the nominated changerrooms.</p> <ul style="list-style-type: none"> • The City will require user groups, as a condition of hire, to clean the allocated changerrooms after use. The City would cover all cleaning costs and draw upon the hirer's bond if the hirer failed to conduct the appropriate cleaning. <p>The City's Officers have no objection to the lease stating that the hirer of the allocated changerrooms is to adhere to the cleaning standard as outlined in Annexure 2.</p> <p>In addition, Officers agree that the lease should clearly highlight the nominated changerrooms for hire.</p> <p>Accordingly these requests are supported.</p>

Lease Obligations	Standard Lease	Noranda Sporting Association Inc	Officers Comments and Recommendation
<p>Acknowledgement of State of Repair of Premises</p>	<ul style="list-style-type: none"> The Lessee acknowledges that it has inspected the structure of the Premises internally and externally prior to the execution of this Lease and enters into the Lease with full knowledge of the structural state and state of repair of the Premises. 	<ul style="list-style-type: none"> NSA requested for this clause to be removed from the lease agreement, mainly due to inadequate urinal facilities. 	<ul style="list-style-type: none"> The Acknowledgement of State of Repair of Premises is a standard clause in the City’s Lease Agreement which was approved at the Council Meeting held on 14 April 2009. <p>NSA have been provided with the Certificate of Approval, which is to be displayed in a prominent place.</p> <p>This clause deals with the structural condition of the building and does not include fixtures, such as urinals. However the building was designed with unisex changerooms and the provision of urinals was only specified for the main hall area which form part of the total development and such was approved by the City of Swan.</p> <p>The BCA does require additional facilities to be provided if the changerooms are classed as a separate building and this matter will be addressed by the City by providing additional urinal facilities to all four (4) changerooms.</p> <p>The upgrade of the new urinals has been addressed in the comments section of this report.</p> <p>Accordingly this request is not supported.</p>

Summary

1. The Bayswater Noranda Sporting Association (Inc) raised concerns relating to the leased area, commencement date, building modifications, insurance details and receipts, sewer pump alarm, management order, user groups hiring allocated changerooms and the acknowledgement of state of repair of the premises as outlined in the draft lease agreement. These matters are addressed in this report.
2. The requests relating to leased area, commencement date, insurance details and receipts, sewer pump alarm, user groups hiring allocated changerooms, management order and installation of urinals in the changerooms are supported.
3. The request relating to acknowledgement of state of repair of premises is not supported.

Financial Implications

\$8,000 has been allocated in the Draft 2009/2010 budget for the installation of 4 X 1200mm wide stainless steel floor urinals.

Voting Requirements

Simple Majority Required.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

CR TERRY BLANCHARD MOVED, CR MIKE ANDERTON, JP SECONDED the Officer recommendation that Council:

1. **Approves the lease agreement for Noranda Sporting Association (Inc) at Lightning Park Recreation Centre, Lot 102 Reid Highway, Noranda subject to the lease being modified to reflect the following:**
 - a) **Commencement date of the lease agreement be the date of execution of the lease.**
 - b) **Clause 6.2 (c) Details and Receipts - replace the word "immediately" with "once the Lessee becomes aware of, or should reasonably have been aware of".**
 - c) **Schedule – Item 7 (c) Lessee to Notify – Sewer Pump Alarm – replace the word "immediately" with "once the Lessee becomes aware of, or should reasonably have been aware of".**
 - d) **Management Order – copy of Management Order be attached to lease.**
 - e) **Schedule – Item 7 (a) Lessor May Permit other user groups to use Allocated Changerooms to:**
 - i) **include the Allocated Changerooms as shown as "Area A" in Annexure 1.**
 - ii) **include cleaning of the Allocated Changerooms after use, in accordance with Annexure 2 ("the Cleaning and Maintenance Schedule"). If the hirer fails to adhere to the cleaning standards, the Lessor will be responsible for the cleaning costs.**
 - iii) **include the usage costs (electricity, water and gas) incurred as a result of the Lessor hiring the allocated changerooms to be mutually agreed upon and reviewed every 12 months by the Lessor and Lessee.**

-
- f) Public Liability Insurance – all references to public liability insurance to include comments to exclude the stadium viewing area, planter boxes and disability access ramps.**
 - g) Schedule Item 1 Land and Premises – state the stadium viewing area, planter boxes and disability access ramps are excluded from the leased area.**
 - h) Annexure 2 Cleaning and Maintenance – state the stadium viewing area, planter boxes and disability access ramps to be kept clean, tidy and free from litter and rubbish.**
- 2. Declines the request by the Noranda Sporting Association (Inc) to modify the following clauses in the subject lease agreement, and retain the wording of these clauses:**
- a) Clause 11.10 Acknowledgement of State of Repair of Premises.**

CARRIED BY EN BLOC RESOLUTION

14 BUSINESS - FINANCIAL SERVICES**14.1 Financial Reports for Period Ending 31 May 2009****Officer: Director of Finance**Application

To inform Council of the financial statements for the period ending 31 May 2009.

Background

The financial statements for the reporting period are submitted in the form of:

- Financial Activity Statement Report
- Net Current Asset Position
- Reserve Fund Statement
- Summary Schedule of Divisional Financial Activity
- Divisional Summaries

Voting Requirements

Simple Majority Required.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

CR TERRY BLANCHARD MOVED, CR MIKE ANDERTON, JP SECONDED the Officer recommendation that the financial reports for the period ending 31 May 2009 be received.

CARRIED BY EN BLOC RESOLUTION

CITY OF BAYSWATER			
FINANCIAL ACTIVITY STATEMENT REPORT			
FOR THE PERIOD 1 JULY 2008 TO 30 APRIL 2009			
			% OF YEAR 83.56%
REVENUE	ADOPTED BUDGET 2008-2009	ACTUAL	% BUDGET
General Purpose Funding	29,145,567	28,119,040	96.48
Law Order & Public Safety	161,900	114,544	70.75
Health	72,000	114,746	159.37
Welfare & Education	3,006,999	5,071,969	168.67
Housing	65,200	57,688	88.48
Community Amenities	7,535,847	7,104,421	94.28
Recreation & Culture	4,653,049	4,367,018	93.85
Transport	312,500	255,587	81.79
Economic Services	642,000	520,766	81.12
Other Property & Services	393,700	372,153	94.53
LESS	\$45,988,762	\$46,097,932	100.24
OPERATING EXPENDITURE			
(1) General Purpose Funding	498,630	489,581	98.19
Governance/Admin	3,751,530	3,174,250	84.61
Law Order & Public Safety	1,502,669	1,371,889	91.30
Health	935,561	776,450	82.99
Welfare & Education	7,288,057	5,599,327	76.83
(3) Housing	33,719	117,365	348.07
Community Amenities	8,182,727	6,746,310	82.45
Recreation & Culture	19,627,894	16,705,687	85.11
Transport	6,255,142	4,969,402	79.45
Economic Services	1,358,821	993,332	73.10
Other Property & Services	1,100,460	952,787	86.58
	\$50,535,210	\$41,896,380	82.91
ADD			
CONTRIBUTIONS/GRANTS FOR THE DEVELOPMENT OF ASSETS			
Recreation & Culture	200,000	13,312	
Transport	3,021,931	1,132,910	
Welfare	3,374,706		
RLCIP Grants		263,000	
	\$6,596,637	\$1,409,222	
Funding for Operations	\$2,050,189	\$5,610,774	
ADD			
DISPOSAL OF ASSETS	\$431,000	\$270,631	
RESERVES MOVEMENT	\$135,744	\$976,289	
PRINCIPAL LOAN RECOVERIES	\$62,634	\$55,905	
EMPLOYEE PROVISIONS	(\$208,000)		
DEPRECIATION	\$9,664,800	\$8,053,666	
	\$10,086,178	\$9,356,491	
LESS			
CAPITAL EXPENDITURE	\$17,302,191	\$7,510,018	
REPAYMENT OF DEBT	\$392,842	\$54,977	
PROFIT/LOSS ON DISPOSAL OF ASSETS	(\$146,069)		
	\$17,548,964	\$7,564,995	
OPENING BALANCE	\$5,412,597	\$5,297,877	
CLOSING BALANCE	\$0	\$12,700,147	

Explanation of expenditure greater than 10% of the average monthly estimates

(1) Annual Rates Paid on Council Properties

(3) Maintenance costs on Community Housing (Recoverable from restricted surplus funds)

CITY OF BAYSWATER			
FINANCIAL ACTIVITY STATEMENT REPORT			
FOR THE PERIOD 1 JULY 2008 TO 31 MAY 2009			
			% OF YEAR 92.05%
REVENUE	ADOPTED BUDGET 2008-2009	ACTUAL	% BUDGET
General Purpose Funding	29,145,567	28,486,442	97.74
Law Order & Public Safety	161,900	131,853	81.44
Health	72,000	115,534	160.46
Welfare & Education	3,006,999	5,059,458	168.26
Housing	65,200	63,734	97.75
Community Amenities	7,535,847	7,260,918	96.35
Recreation & Culture	4,653,049	4,870,677	104.68
Transport	312,500	304,090	97.31
Economic Services	642,000	568,640	88.57
Other Property & Services	393,700	406,048	103.14
LESS	\$45,988,762	\$47,267,394	102.78
OPERATING EXPENDITURE			
(1) General Purpose Funding	498,630	541,566	108.61
Governance/Admin	3,751,530	3,465,683	92.38
Law Order & Public Safety	1,502,669	1,472,779	98.01
Health	935,561	882,011	94.28
Welfare & Education	7,288,057	6,673,835	91.57
(3) Housing	33,719	120,158	356.35
Community Amenities	8,182,727	7,481,431	91.43
Recreation & Culture	19,627,894	19,195,203	97.80
Transport	6,255,142	4,776,025	76.35
Economic Services	1,358,821	1,112,357	81.86
Other Property & Services	1,100,460	931,167	84.62
	\$50,535,210	\$46,652,215	92.32
ADD			
CONTRIBUTIONS/GRANTS FOR THE DEVELOPMENT OF ASSETS			
Recreation & Culture	200,000	13,312	
Transport	3,021,931	1,675,783	
Welfare	3,374,706		
RLCIP Grants		263,000	
	\$6,596,637	\$1,952,095	
Funding for Operations	\$2,050,189	\$2,567,274	
ADD			
DISPOSAL OF ASSETS	\$431,000	\$289,225	
RESERVES MOVEMENT	\$135,744	\$1,102,246	
PRINCIPAL LOAN RECOVERIES	\$62,634	\$63,262	
EMPLOYEE PROVISIONS	(\$208,000)		
DEPRECIATION	\$9,664,800	\$8,859,033	
	\$10,086,178	\$10,313,766	
LESS			
CAPITAL EXPENDITURE	\$17,302,191	\$8,319,071	
REPAYMENT OF DEBT	\$392,842	\$62,335	
PROFIT/LOSS ON DISPOSAL OF ASSETS	(\$146,069)		
	\$17,548,964	\$8,381,406	
OPENING BALANCE	\$5,412,597	\$5,297,877	
CLOSING BALANCE	\$0	\$9,797,511	

Explanation of expenditure greater than 10% of the average monthly estimates

(1) Annual Rates Paid on Council Properties

(3) Maintenance costs on Community Housing (Recoverable from restricted surplus funds)

NET CURRENT ASSET POSITION AS AT 31 May 2009		
SURPLUS SUMMARY REPRESENTED BY	2008/2009	2007/2008
CASH AT BANK AS AT 31 May 2009	\$16,417,460	\$18,393,682
DEBTORS/INCOME DUE NOT RECEIVED	\$3,097,505	\$3,382,389
STOCK	\$130,801	\$150,846
PREPAID EXPENSES	<u>\$42,999</u>	<u>(\$22,948)</u>
	\$19,688,765	\$21,903,969
G.S.T. CLEARING ACCOUNT (Cleared at time of lodging B.A.S. return)	\$283,903	\$222,206
FIRE & SERVICES LEVY	(\$117,937)	(\$140,789)
CREDITORS	(\$2,376,713)	(\$3,592,885)
Deferred Movement - Pensioners/Other	(\$13,804)	
Aged Persons Homes	\$4,082,702	\$4,553,523
BALANCE AS AT 31 May 2009 As Per Summary of Divisional Activity	\$21,546,916	\$22,946,024
LESS RESTRICTED ASSETS		
RESERVES - GENERAL	\$7,187,001	\$5,836,311
RESERVES - AGED	\$4,562,404	
CLOSING BALANCE AS AT 31 May 2009 AS PER FINANCIAL ACTIVITY REPORT	\$9,797,511	\$17,109,713

**RESERVE FUND BUDGET 2008-2009
PERIOD ENDING 31 MAY 2009**

TITLE	OPENING BALANCE 01-Jul-08		INTEREST EARNED		TRANSFERS TO RESERVES		REQUIREMENTS		BALANCE 30-Jun-09	
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
Property Building & Equipment	68,749	68,844	2,750	3,657			66,500		5,094	72,501
Bore & Reticulation	93,115	92,195	6,885	4,911					99,080	97,106
Grounds Facilities Lighting					195,500				195,500	
Long Service Leave	406,797	194,839	16,272	10,378	100,000		100,000		211,111	205,217
Plant & Equipment										
Building Upgrade	886,257	553,181	35,850	23,667			518,069		70,962	380,035
Workers Compensation	790,717	806,202	31,629	42,945					837,831	849,147
Morley Recreation Centre	63,117	55,667	2,525	1,971			65,000		-6,808	
Major Capital Works	6,797,926	6,402,921	250,000	306,942	3,445,520		2,935,829		7,162,612	5,458,168
Alma Verville Rec Centre	35,301	35,456	1,412	1,888					36,868	37,344
Bayswater Aquatic Centre Replacements	1,509	1,517	61	81					1,578	1,598
Maylands Waterland	12,296	12,351	492	657					12,843	13,008
Gratuity Reserve	65,498	66,074	2,620	3,284					68,694	69,358
Computer, PC, Laptop Replacements										
Total Municipal Operations	\$ 9,231,282	\$ 8,289,247	\$ 350,495	\$ 403,900	\$ 3,741,020	\$ -	\$ 3,685,398	\$ 1,506,146	\$ 8,695,364	\$ 7,187,001

PROJECTS		Property, Building & Equipment		Budget	Actual
Major Capital Works					
Footpaths		Budget	Actual		
Parks development		\$205,530	\$105,437	\$11,500	
Golf Course Development		\$175,000	\$61,376	\$30,000	
Robert Thompson Reserve - Building Design		\$60,000	\$44,928	\$25,000	
Sturt Reserve - Design & Documentation		\$30,000			
Maylands Sportsmans Club (Bowling) - Design & Documentation		\$30,000			
Bayswater Waves - Fence		\$50,000			
Bayswater Waves Alterations Extensioners		\$150,000			
		\$122,394			
Cfwd works 1 July 2008					
Administration Centre - Pond (D12900)		\$86,769	\$7,272		
Footpaths		\$186,119	\$151,025		
Grand Prom Lighting Upgrade (D11400)		\$20,000			
Beaufort Park Redevelopment (D11600)		\$28,295	\$28,295		
Frank Drago Pitch and Lighting Upgrade (D11700)		\$168,834	\$4,023		
Grand Promenade Median (D30100)		\$246,349	\$339		
East Street Jetty (D32600)		\$59,949	\$59,949	\$105,000	
Golf Course Development		\$149,107	\$17,229	\$85,654	
Bayswater Waves - Major Improvements (C40200)		\$383,275	\$83,120	\$18,236	
R.A. Cooke Reserve (C36400)		\$551,229	\$551,229	\$59,142	\$18,236
Maylands Multipurpose Centre (C32200)		\$16,455	\$8,000	\$59,710	\$59,710
Henley Brook - Consulting (C32300)		\$99,876	\$71,087	\$57,210	\$57,210
Town Centre Upgrade (C32400)		\$58,386	\$58,386	\$28,605	\$28,605
Pat O'Hara Lighting Upgrade (D11500)		\$5,000		\$131,753	\$33,052
Houghton Reserve (C36300)		\$51,045			
Foreshore Restoration (C78100)		\$32,217			
		\$2,935,829	\$1,251,695	\$518,069	\$196,813

SUMMARY SCHEDULE OF DIVISIONAL FINANCIAL ACTIVITY

AS AT 31 MAY 2009

FROM 01-Jul-08 TO 31-May-09 92.05%

	BUDGET (Revised)		ACTUAL		% ACT TO BUDGET	
	INCOME	EXPENDITURE	INCOME	EXPENDITURE	INC	EXP
OPERATING						
Administration & Community Services	\$6,392,460	\$12,431,436	\$6,576,706	\$11,251,979	102.88	90.51
Aged Persons Homes	\$4,911,516	\$4,384,392	\$3,568,479	\$4,035,901	72.66	92.05
Planning & Development Services	\$1,412,100	\$3,990,414	\$1,205,683	\$3,435,817	85.38	86.10
Technical Services	\$11,398,513	\$16,625,422	\$9,024,079	\$15,834,486	79.17	95.24
Financial Services	\$29,034,576	\$3,621,135	\$28,844,542	\$3,234,999	99.35	89.34
TOTAL ALL OPERATING	\$53,149,165	\$41,052,799	\$49,219,489	\$37,793,182	92.61	92.06
CAPITAL						
Administration & Community Services		\$2,264,119		\$1,245,334		
Planning & Development Services		\$3,353,762		\$1,474,734		
Aged		\$200,061		\$45,254		
Technical Services		\$11,685,884		\$5,474,567		
Financial Services - Recreation Centres		\$87,500		\$79,182		
Plant Trades		(\$431,000)		(\$289,225)		
TOTAL ALL CAPITAL		\$17,160,326		\$8,029,846		
TOTAL FROM OPERATIONS	\$53,149,165	\$58,213,125	\$49,219,489	\$45,823,028		
					Last Year	
					Income	Expenditure
					\$46,608,138	\$43,658,775
OPENING BALANCE 1 JUL 08	\$13,919,177		\$13,554,150			
OPENING BALANCE 1 JUL 08 - Aged Persons Homes	\$1,860,970		\$4,595,378			
CLOSING BALANCE 31 May 2009				\$21,546,916		
CLOSING BALANCE 30 JUNE 2009		\$8,528,154				
Aged Persons Homes		\$1,857,825				
BORROWINGS						
Principal Loan Repayments - General		\$62,634		\$62,335		
Principal Loan Repayments - Aged Persons Homes		\$330,208				
Principal Loan Recoveries	\$62,634		\$63,262			
	\$62,634	\$392,842	\$63,262	\$62,335		
TOTAL	\$68,991,946	\$68,991,946	\$67,432,279	\$67,432,279		

BUDGET 2008-2009
ADMINISTRATION & COMMUNITY SERVICES
31-May-09

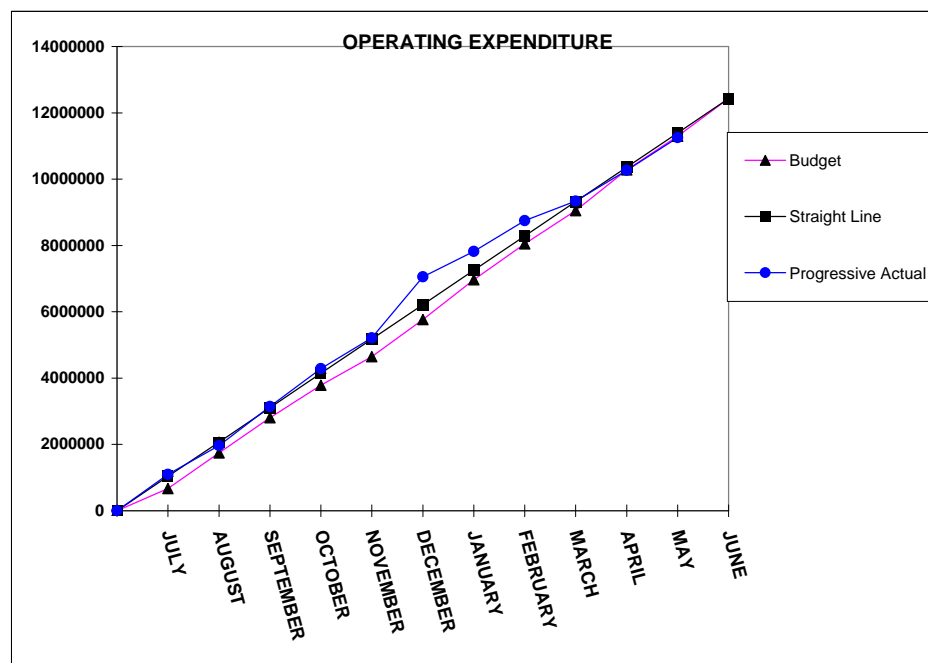
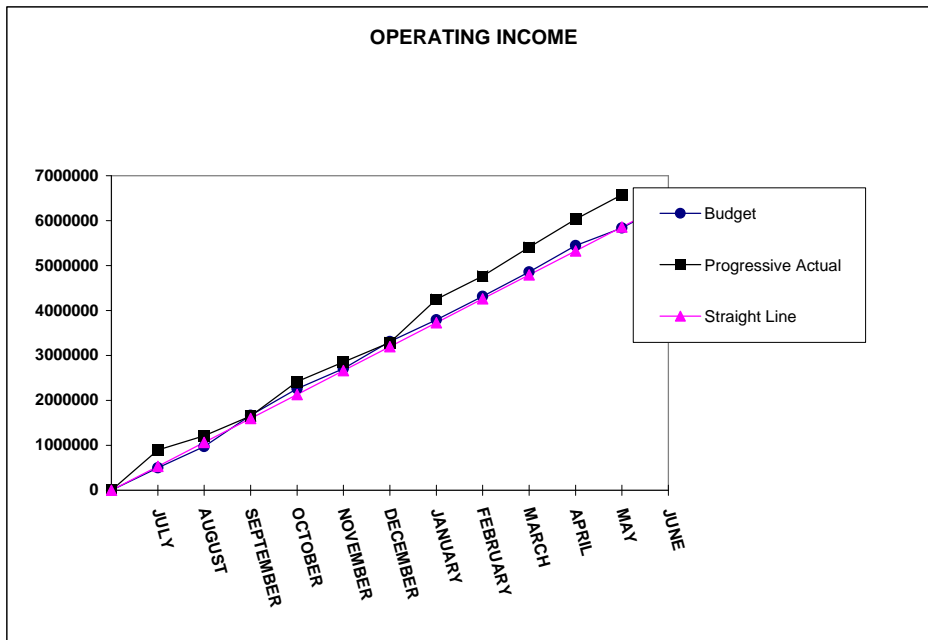
Description	Adopted Budget	Revised Budget 2008/9	Actual	Commitment Period 11	% OF YEAR		92.05%
					Total (Act + Comm)	%	
Operating Income							
SS10100	Members of Council	-\$16,800	-\$16,800	-5,676	0	-5,676	33.78%
SS10120	Chief Executive Officer's Offi	\$0	\$0	-29,809	0	-29,809	
SS10300	General Administration	-\$8,200	-\$39,900	-47,008	0	-47,008	117.81%
SS10301	Records Administration	-\$400	-\$400	-180	0	-180	45.00%
SS10400	Rangers	-\$17,000	-\$17,000	-22,235	0	-22,235	130.79%
SS10405	Security Watch	-\$12,500	-\$12,500	-3,200	0	-3,200	25.60%
SS10410	Animal Control	-\$78,400	-\$78,400	-66,581	0	-66,581	84.93%
SS10420	Parking Facilities	-\$72,000	-\$72,000	-47,214	0	-47,214	65.57%
SS10600	Bayswater Waves	-\$2,649,819	-\$2,649,819	-2,747,444	0	-2,747,444	103.68%
SS10610	Maylands Waterland	-\$130,000	-\$130,000	-121,472	0	-121,472	93.44%
SS10700	Bayswater Library	-\$5,555	-\$5,555	-6,737	0	-6,737	121.28%
SS10705	Maylands Library	-\$9,875	-\$9,875	-12,238	0	-12,238	123.93%
SS10710	Morley Library	-\$23,600	-\$23,600	-26,037	0	-26,037	110.33%
SS10801	Other Recreation & Sport	-\$66,500	-\$66,500	-8,623	0	-8,623	12.97%
SS10805	Embleton Golf Course	-\$320,000	-\$320,000	-383,642	0	-383,642	119.89%
SS10810	Maylands Golf Course	-\$1,007,200	-\$1,012,700	-1,030,684	0	-1,030,684	101.78%
SS11000	Community Programmes	-\$161,700	-\$161,700	-164,716	0	-164,716	101.87%
SS11105	Bayswater Senior Citizens	-\$5,000	-\$5,000	-4,732	0	-4,732	94.64%
SS11106	Morley Senior Cits	-\$1,000	-\$1,000	-4,886	0	-4,886	488.58%
SS11107	Maylands Autumn Ctre	-\$2,100	-\$2,100	-4,662	0	-4,662	222.01%
SS11110	Bayswater Podiatry	-\$15,000	-\$15,000	-16,256	0	-16,256	108.37%
SS11111	Morley Podiatry	-\$26,000	-\$26,000	-29,937	0	-29,937	115.14%
SS11112	Maylands Podiatry	-\$7,500	-\$7,500	-8,246	0	-8,246	109.95%
SS11115	Community Housing	\$0	\$0	-630	0	-630	
SS11130	Community Bus	-\$2,000	-\$2,000	-1,623	0	-1,623	81.15%
SS11145	Other Community Services	-\$7,000	-\$7,000	-7,122	0	-7,122	101.75%
SS11210	Other Admin & Comm Servic	-\$20,000	-\$20,000	-27,668	0	-27,668	138.34%
SS11300	HAAC Program - Administrat	-\$205,545	-\$231,067	-183,193	0	-183,193	79.28%
SS11301	Meals on Wheels	-\$312,111	-\$312,111	-348,717	0	-348,717	111.73%
SS11302	Adult Day Services	-\$325,284	-\$325,284	-226,752	0	-226,752	69.71%
SS11303	Aged in Home Care	-\$262,610	-\$262,610	-199,148	0	-199,148	75.83%
SS11305	BLIS	-\$164,465	-\$164,465	-172,691	0	-172,691	105.00%
SS11306	Social Support Prg	-\$39,500	-\$39,500	-110,736	0	-110,736	280.34%
SS11307	HACC Program Transport	-\$68,074	-\$68,074	-93,271	0	-93,271	137.01%
SS11308	Food Preparation	\$0	\$0	-27,516	0	-27,516	
SS11310	Counselling Support	\$0	\$0	-14,784	0	-14,784	
SS11400	Eric Strauss	-\$20,000	-\$20,000	-9,312	0	-9,312	46.56%
SS10800	Recreation & Sport	-\$176,300	-\$176,300	-271,141	0	-271,141	153.80%
SS11115	Community Housing	-\$56,000	-\$56,000	-53,530	0	-53,530	95.59%
SS11120	Rental Council Properties	-\$9,200	-\$9,200	-9,574	0	-9,574	104.07%
SS11200	Education	-\$25,500	\$0	0	0	0	
SS11201	Pre-Schools	\$0	-\$25,500	-27,083	0	-27,083	106.21%
Total Operating Income		-\$6,329,738	-\$6,392,460	-\$6,576,706	\$0	-\$6,576,706	102.88%

**BUDGET 2008-2009
ADMINISTRATION & COMMUNITY SERVICES**

31-May-09

Description	Adopted Budget	Revised Budget 2008/9	Actual	Commitment Period 11	% OF YEAR		92.05%
					Total (Act + Comm)	%	
<u>Operating Expenditure</u>							
SS10100	Members of Council	\$732,008	\$732,008	\$647,914	\$10,439	\$658,354	89.94%
SS10120	Chief Executive Officer's Offi	\$1,018,683	\$1,018,683	\$597,195	\$3	\$597,198	58.62%
SS10200	Human Resources	\$454,537	\$454,537	\$438,060	\$2,625	\$440,684	96.95%
SS10210	Occupational Health & Safet	\$100,775	\$100,775	\$53,415	\$1,660	\$55,075	54.65%
SS10300	General Administration	\$976,553	\$976,553	\$849,578	\$17,287	\$866,865	88.77%
SS10301	Records Administration	\$375,786	\$375,786	\$321,363	\$1,436	\$322,799	85.90%
SS10400	Rangers	\$282,640	\$282,640	\$333,724	\$4,126	\$337,849	119.53%
SS10405	Security Watch	\$758,554	\$758,554	\$743,734	\$1,418	\$745,153	98.23%
SS10410	Animal Control	\$159,469	\$159,469	\$128,284	\$256	\$128,540	80.60%
SS10420	Parking Facilities	\$133,869	\$133,869	\$102,305	\$0	\$102,305	76.42%
SS10600	Bayswater Waves	\$2,661,917	\$2,661,917	\$2,471,884	\$47,219	\$2,519,103	94.63%
SS10610	Maylands Waterland	\$157,470	\$157,470	\$136,513	\$2,461	\$138,974	88.25%
SS10700	Bayswater Library	\$378,048	\$378,048	\$327,548	\$8,169	\$335,717	88.80%
SS10705	Maylands Library	\$376,259	\$376,259	\$321,942	\$9,156	\$331,098	88.00%
SS10710	Morley Library	\$786,658	\$786,658	\$665,778	\$14,011	\$679,789	86.41%
SS10800	Recreation & Sport	\$2,290	\$2,290	\$16,029	\$0	\$16,029	699.97%
SS10801	Other Recreation & Sport	\$478,448	\$470,448	\$588,600	\$7,990	\$596,590	126.81%
SS10805	Embleton Golf Course	\$31,370	\$31,370	\$64,068	\$1,467	\$65,535	208.91%
SS10810	Maylands Golf Course	\$92,600	\$98,100	\$100,977	\$0	\$100,977	102.93%
SS11000	Community Programmes	\$364,600	\$350,600	\$349,357	\$18,663	\$368,020	104.97%
SS11100	Community Services Admini:	\$174,150	\$174,150	\$202,904	\$26	\$202,930	116.53%
SS11105	Bayswater Senior Citizens	\$44,158	\$44,158	\$36,476	\$0	\$36,476	82.60%
SS11106	Morley Senior Cits	\$42,358	\$42,358	\$39,005	\$155	\$39,160	92.45%
SS11107	Maylands Autumn Ctre	\$41,621	\$41,621	\$38,650	\$0	\$38,650	92.86%
SS11110	Bayswater Podiatry	\$17,400	\$17,400	\$16,134	\$2,389	\$18,523	106.45%
SS11111	Morley Podiatry	\$22,850	\$22,850	\$27,326	\$6,182	\$33,508	146.64%
SS11112	Maylands Podiatry	\$18,400	\$18,400	\$7,988	\$5,771	\$13,758	74.77%
SS11115	Community Housing	\$7,930	\$7,930	\$90,105	\$25,230	\$115,335	1454.42%
SS11125	Youth Services	\$205,950	\$205,950	\$147,006	\$41,023	\$188,028	91.30%
SS11130	Community Bus	\$20,400	\$20,400	\$15,848	\$0	\$15,848	77.69%
SS11140	Community Events	\$86,200	\$86,200	\$75,349	\$0	\$75,349	87.41%
SS11145	Other Community Services	\$7,000	\$7,000	\$11,656	\$0	\$11,656	166.51%
SS11200	Education	\$12,900	\$12,900	\$5,214	\$0	\$5,214	40.42%
SS11210	Other Admin & Comm Serv	\$15,450	\$15,450	\$20,305	\$14,610	\$34,915	225.99%
SS11300	HAAC Program - Administrat	\$205,795	\$205,795	\$263,060	\$159	\$263,220	127.90%
SS11301	Meals on Wheels	\$312,501	\$312,501	\$273,653	\$33,641	\$307,294	98.33%
SS11302	Adult Day Services	\$325,284	\$325,284	\$264,714	\$994	\$265,708	81.69%
SS11303	Aged in Home Care	\$256,610	\$256,610	\$175,798	\$571	\$176,369	68.73%
SS11304	Volunteers	\$17,000	\$17,000	\$9,283	\$4,138	\$13,421	78.95%
SS11305	BLIS	\$164,465	\$164,465	\$171,033	-\$176	\$170,858	103.89%
SS11306	Social Support Prg	\$39,500	\$39,500	\$40,197	\$0	\$40,197	101.77%
SS11307	HACC Program Transport	\$67,480	\$67,480	\$56,226	\$700	\$56,926	84.36%
SS11308	Food Preparation	\$0	\$0	\$5,780	\$0	\$5,780	
SS11400	Eric Strauss	\$20,000	\$20,000	\$0	\$0	\$0	0.00%
<u>Maintenance Costs</u>						0	
Total Operating Expenditure		\$12,447,936	\$12,431,436	\$11,251,979	\$283,800	\$11,535,779	92.80%
Total Admin & Community Services		\$6,118,209	\$6,038,976	\$4,675,273	\$283,800	\$4,959,073	

ADMINISTRATION & COMMUNITY SERVICES



Capital Works Expenditure as at 31 May 2009

C=06/07,D=07/08,E=08/09

Description	Budget	Revised Budget	Actuals	Committments	Total	% Variance
Division: 10 - Administration & Community Services						
SS18000 - Furniture & Equipment						
D10100 - Security Services	0	0	280	0	280	0%
E10200 - Switchboard and telephone upgrade - Depot	8,000	8,000	8,997	0	8,997	112%
Sub Total	8,000	8,000	9,277	0	9,277	116%
SS18010 - Computer Development						
C10300 - Computer Development	37,111	37,111	36,367	0	36,367	98%
D33200 - Computing	50,144	50,144	8,249	0	8,249	16%
E10100 - COMPUTING - Libraries	21,000	21,000	15,905	4,493	20,398	97%
E10300 - COMPUTING	125,000	155,000	90,829	33,057	123,885	80%
Sub Total	233,255	263,255	151,349	37,550	188,899	72%
SS18020 - Recreation Development						
C11300 - BAYS Tennis Club - Synthetic turf courts	20,000	20,000	1,106	0	1,106	6%
C11700 - Equal Access playground at Riverside Gardens	35,000	25,000	6,301	7,193	13,494	54%
D11300 - Playgrounds	40,000	54,644	33,688	0	33,688	62%
D11400 - Grand Prom Lighting Upgrade	20,000	20,000	0	11,280	11,280	56%
D11500 - Pat OHara Lighting Upgrade	5,000	5,000	0	0	0	0%
D11600 - Beaufort Park redevelopment	48,500	79,295	87,131	8,305	95,436	120%
D11700 - Frank Drago Pitch and Lighting upgrade	476,500	475,861	320,688	122,497	443,185	93%
D35200 - Maylands Tennis Club	0	17,530	17,531	0	17,531	100%
D35300 - Hinds Reserve - Boat Store Facade	0	0	1,455	0	1,455	0%
D35800 - Wotton Resv Skate Park - Audit & Security	0	0	102	0	102	0%
E10400 - Cricket pitches	9,000	9,000	9,703	0	9,703	108%
E10500 - Cricket matts	12,000	12,000	13,293	0	13,293	111%
E10600 - Lower Hillcrest Turf Practice Wicket Replacement	10,000	10,000	10,831	2,216	13,047	130%
E10700 - Playgrounds	100,000	100,000	87,118	0	87,118	87%
E10800 - Cricket nets at Lower Hillcrest	15,000	15,000	17,450	0	17,450	116%
E10900 - Tables and chairs (Lightweight)	15,000	15,000	10,282	500	10,782	72%
E11000 - Wotton Reserve lighting	202,000	202,000	2,917	276,195	279,112	138%
***** Additional Funding Provided (Not Shown)						
E11100 - Halliday Reserve upgrade	207,000	207,000	0	0	0	0%
E11200 - Robert Thompson Reserve - Parkland Design	30,000	30,000	54,156	9,433	63,589	212%
***** Funding also provided from RLCIP (E35700)						
E11300 - Skate Park surrounds	15,000	15,000	15,000	0	15,000	100%
E11400 - Dirt Jump Maintenance/Audit	10,000	10,000	0	0	0	0%
E11500 - Fencing for Elstead Reserve	4,000	4,000	3,975	0	3,975	99%
E11600 - 4th long jump pit, Noranda Sports Complex	4,000	4,000	3,213	0	3,213	80%
E11700 - Maylands Bowling Club – green upgrade	31,000	31,000	19,558	4,009	23,567	76%
E11800 - Trim Trail Equipment	50,000	50,000	0	9,960	9,960	20%
E11900 - City of Bayswater Band - Equipment	3,500	3,500	3,500	0	3,500	100%
E12000 - Maylands Playgroup - Equipment	5,000	5,000	1,738	1,525	3,264	65%
E12100 - Riverside Gardens - Exercise Stations	50,000	50,000	0	50,000	50,000	100%
E12200 - Skatepark Development	25,000	25,000	14,724	1,910	16,634	67%
E12300 - Lighting Park - Play Equipment	20,000	20,000	15,459	0	15,459	77%
E12400 - Grand Prom Jnr Cricket - Pitch	10,000	0	0	0	0	0%
E12500 - Bedford Morley Cricket Club - Roller	35,000	35,000	26,664	0	26,664	76%
E33100 - Crimea Reserve Fencing	0	4,500	3,100	0	3,100	69%
E33200 - Noranda Athletics - Power to Track	0	3,000	3,042	0	3,042	101%
E33300 - Fencing on Reserves	0	7,000	6,225	2,080	8,305	119%
E33400 - Soccer Goal Replacements	0	9,000	7,740	0	7,740	86%
E33500 - Bayswater Family Centre Equipment	0	6,650	6,650	0	6,650	100%
E33600 - Beaufort Park BBQ	0	10,000	4,631	0	4,631	46%
E33700 - Petanque Club Furniture	0	10,000	8,384	8,384	16,768	168%
E35200 - Canoeing WA	0	30,000	21,464	0	21,464	72%
E35400 - Noranda Athletics Track Water Fountain	0	2,500	0	1,660	1,660	66%
Sub Total	1,507,500	1,632,480	838,817	517,146	1,355,963	83%

Capital Works Expenditure as at 31 May 2009

C=06/07,D=07/08,E=08/09

Description	Budget	Revised Budget	Actuals	Committments	Total	% Variance
Division: 10 - Administration & Community Services						
SS18030 - Bayswater Waves - Furniture & Equipment						
D12400 - Health Equipment	0	88,000	26,290	0	26,290	30%
E12600 - Lane ropes	9,100	9,100	9,492	0	9,492	104%
E12700 - Lane rope winders	5,000	5,000	5,600	0	5,600	112%
E12800 - Pool blankets	77,000	77,000	74,312	0	74,312	97%
E12900 - Pool blanket powerpacks	18,000	18,000	17,240	0	17,240	96%
E13000 - Pay phone	3,000	3,000	2,600	0	2,600	87%
E13100 - Spinal board rescue	1,000	1,000	921	0	921	92%
E13200 - Cardio bikes	63,000	63,000	62,800	0	62,800	100%
Sub Total	176,100	264,100	199,256	0	199,256	75%
SS18040 - Bayswater Library Furniture & Equipment						
E14000 - Customer service desk (partial replacement)	7,250	7,250	0	6,591	6,591	91%
E14100 - Mobile shelving	1,025	1,025	1,050	0	1,050	102%
Sub Total	8,275	8,275	1,050	6,591	7,640	92%
SS18050 - Morley Library Furniture & Equipment						
E13500 - Newspaper display stand	750	750	0	635	635	85%
E13600 - Security tag desensitiser	1,000	1,000	990	0	990	99%
E13700 - Sevice trolleys - staff use (4)	1,080	1,080	0	873	873	81%
E13800 - Patron trolleys (4)	1,080	1,080	0	927	927	86%
E13900 - DVD/CD repair unit	6,750	6,750	6,000	0	6,000	89%
Sub Total	10,660	10,660	6,990	2,435	9,425	88%
SS18060 - Maylands Library Furniture & Equipment						
E14200 - Chairs - Children area (10)	750	750	749	0	749	100%
Sub Total	750	750	749	0	749	100%
SS18070 - Public Open Space Capital Development						
C17100 - POS Silverwood Reserve	1,029	1,029	0	0	0	0%
C17500 - POS Puntie Cres Reserve	14,024	14,024	0	0	0	0%
C17600 - POS Anchorage Park Resv	524	524	0	0	0	0%
Sub Total	15,577	15,577	0	0	0	0%
SS20150 - Community Services - Capital						
E35000 - HACC - Vehicle	0	20,521	19,961	0	19,961	97%
E35100 - HACC - Computer	0	5,001	4,871	0	4,871	97%
Sub Total	0	25,522	24,832	0	24,832	97%
SS20180 - Security Services						
E25300 - 2 x Bollard camera packs inclusive of installatio	24,000	24,000	1,613	0	1,613	7%
Sub Total	24,000	24,000	1,613	0	1,613	7%
SS20190 - Maylands Waterland - Equipment						
E13300 - Breathing apparatus x two units	4,500	4,500	4,583	0	4,583	102%
E13400 - Shade shelter	7,000	7,000	6,818	0	6,818	97%
Sub Total	11,500	11,500	11,402	0	11,402	99%
Administration & Community Services Total	1,995,617	2,264,119	1,245,334	563,722	1,809,056	80%

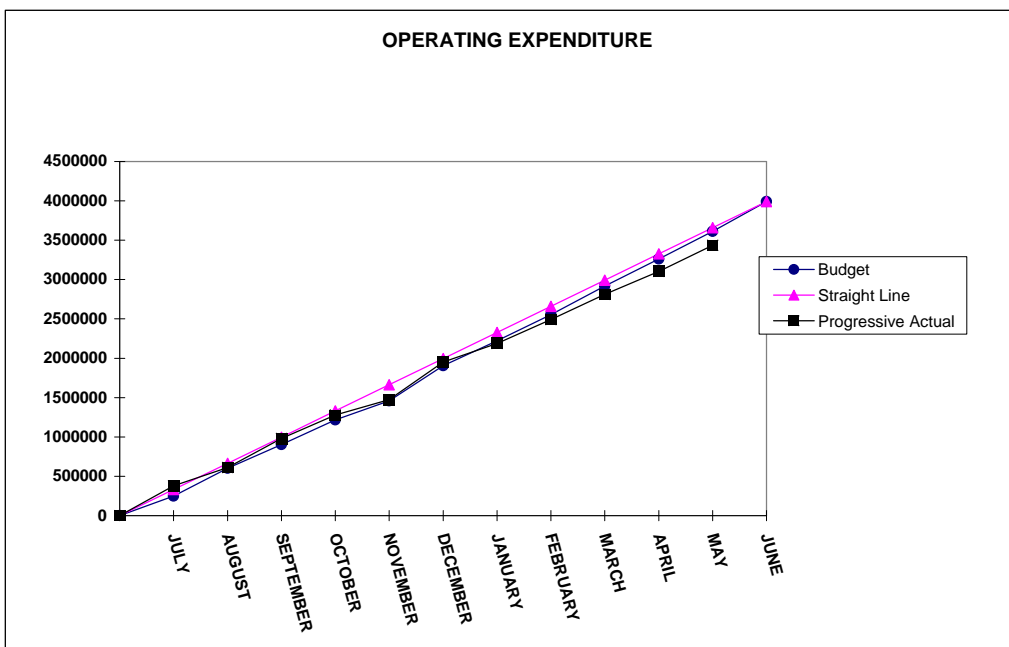
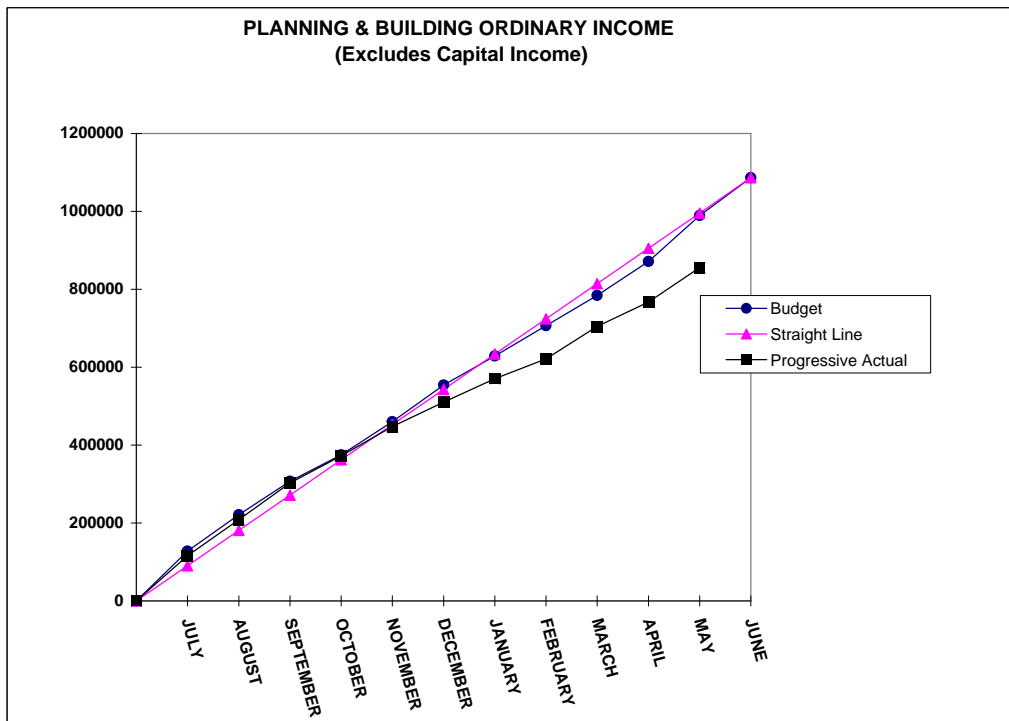
BUDGET 2008-2009
PLANNING & DEVELOPMENT SERVICES

31-May-09

% OF YEAR 92.05%

<i>Description</i>	<i>Revised Budget</i>	<i>YTD Actual</i>	<i>Commitment Period 11</i>	<i>Total (Act + Comm)</i>	<i>% of Revised Budget</i>
Operating Revenue					
SS11700 - Planning & Building Services	-325,800	-349,723	0	-349,723	107.34%
SS13500 - Planning Department	-471,100	-367,130	0	-367,130	77.93%
SS13600 - Building Department	-615,200	-488,830	0	-488,830	79.46%
Revenue Sub Total	-\$1,412,100	-\$1,205,683	\$0	-\$1,205,683	85.38%
Operating Expenditure					
700 - Building Maintenance	298,100	258,935	16,729	275,664	92.47%
750 - Special Building Mntce	212,600	143,879	36,927	180,805	85.04%
800 - Cleaning Maintenance	401,580	435,592	7,375	442,967	110.31%
900 - Preventative Maintenance	440,055	429,764	28,057	457,821	104.04%
4123 - Electricity Charges	436,240	387,885	0	387,885	88.92%
4125 - Water	132,570	132,943	0	132,943	100.28%
4126 - Gas	9,660	8,366	0	8,366	86.61%
SS13500 - Planning Department	1,168,449	894,326	12,429	906,755	77.60%
SS13600 - Building Department	891,270	744,126	2,318	746,444	83.75%
Expenditure Sub Total	\$3,990,524	\$3,435,817	\$103,835	\$3,539,651	88.70%
Total Planning & Development Services	2,578,424	2,230,134	103,835	2,333,968	

PLANNING & DEVELOPMENT SERVICES



Capital Works Expenditure as at 31 May 2009**C=06/07,D=07/08,E=08/09**

Description	Budget	Revised Budget	Actuals	Commitments	Total	Variance	%
Division: 20 - Planning & Development Services							
SS19010 - Bayswater Waves Building Improvements							
C40000	Bayswater Waves - 50m Pool Renovations	23,900	23,900	0	0	0	0%
C40200	Bayswater Waves - Major Improvements	255,562	485,669	83,120	402,549	485,668	100%
E16200	Fence	150,000	150,000	0	129,000	129,000	86%
E16300	New front counter	15,000	15,000	23,893	0	23,893	159%
****	Funding From 50m Pool Renovations Applied						
E16400	New benches in changerooms	10,000	10,000	18,722	0	18,722	187%
****	Funding From 50m Pool Renovations Applied						
E35600	Bayswater Waves Gymn Extensions (Grant)	0	143,000	0	143,000	143,000	100%
Sub Total		454,462	827,569	125,735	674,549	800,283	97%
SS19020 - Building Constructiuon/Upgrades							
C30600	Whitlock Street	0	0	2,261	0	2,261	0%
C42800	Bayswater City Soccer Club - Building Improve	40,247	54,447	55,399	0	55,399	102%
D12200	Turnstiles	16,800	16,800	16,800	0	16,800	100%
D12800	125 King William Street	0	0	1,350	0	1,350	0%
D13500	Bayswater Senior Citizens	105,000	105,000	0	0	0	0%
D14100	Ellis House	6,000	6,000	7,985	0	7,985	133%
D14300	Eric Strauss	25,000	0	0	0	0	0%
D14400	Frank Drago Grandstand	54,200	40,000	5,831	0	5,831	15%
D14600	Hampton Square Scout Hall	72,922	72,922	63,429	8,464	71,893	99%
D14800	Les Hansman	28,200	28,200	1,800	0	1,800	6%
D15100	Morley/Noranda Bowling Club	0	0	1,000	0	1,000	0%
D15200	Morley Sport & Recreation - Upgrade Fascade	57,791	2,746	4,034	0	4,034	147%
D15400	Morley Sport & Recreation - Kiosk Stove	2,500	2,500	0	0	0	0%
D15500	Morley Sport & Recreation - Wellington Room Table	12,555	12,555	0	0	0	0%
D15700	Noranda Netball Club	4,000	4,000	2,536	0	2,536	63%
D15800	Peninsula Hotel	80,000	80,000	0	0	0	0%
D35900	Strutt Way Resv	24,000	24,000	10,909	0	10,909	45%
D36100	Bayswater SES - New Roof	0	0	3,240	0	3,240	0%
D36200	Joan Rycroft Reserve - Toilets	114,420	112,765	59,710	0	59,710	53%
D36300	Grand Prom Reserve - Toilets	114,420	112,764	57,210	0	57,210	51%
D36400	Cloughton Reserve Reserve - Toilets	114,420	112,764	28,605	0	28,605	25%
D36500	Maylands Library - Toilets	123,808	138,096	33,052	45,674	78,726	57%
E14300	Maylands Autumn Centre	10,000	10,000	8,564	0	8,564	86%
E14400	Maylands Autumn Centre	7,000	7,000	3,569	0	3,569	51%
E14500	Maylands Autumn Centre	500	500	60	0	60	12%
E14600	Maylands Autumn Centre	8,000	8,000	7,402	0	7,402	93%
E14700	Morley Training Centre	5,000	5,000	1,288	0	1,288	26%
E14800	Morley Training Centre	5,000	5,000	5,149	0	5,149	103%
E14900	Bayswater Senior Citizens	5,000	5,000	0	0	0	0%
E15000	Bayswater Senior Citizens	500	500	713	0	713	143%
E15100	Bayswater Senior Citizens	3,000	3,000	10	0	10	0%
E15200	Bayswater Senior Citizens	600	600	540	0	540	90%
E15300	Bedford Bowling Club	20,000	20,000	0	0	0	0%
E15400	Bayswater Tennis	10,000	10,000	0	10,000	10,000	100%
E15500	Bedford Bowling Club	5,000	5,000	2,690	0	2,690	54%
E15600	Robert Thompson Reserve	30,000	30,000	0	4,750	4,750	16%
E15700	Strutt Reserve	30,000	30,000	0	0	0	0%
E15800	Maylands Sportsmans (Bowling)	50,000	50,000	0	2,455	2,455	5%
E15900	Bayswater Tennis Club	6,000	6,000	2,130	3,643	5,773	96%
E16000	Building Audit	50,000	50,000	0	0	0	0%
E16100	Maylands Dragon Club	10,000	10,000	9,768	0	9,768	98%
E16500	Morley Public Library	2,000	2,000	0	0	0	0%
E35300	Houghton Reserve -Shelving	0	2,000	1,818	0	1,818	91%
Sub Total		1,253,883	1,185,159	398,849	74,986	473,836	40%

Capital Works Expenditure as at 31 May 2009

C=06/07,D=07/08,E=08/09

Description	Budget	Revised Budget	Actuals	Commitments	Total	% Variance	
Division: 20 - Planning & Development Services							
SS19030 - Major Capital Works							
C30000	Administration Centre Building	0	73,843	98,313	98,313	133%	
C30200	Administration Centre Car Park Landscaping	0	0	1,350	1,350	0%	
C32000	Noranda Regional Sporting Complex	0	0	0	0	0%	
C32100	Foreshore Development	0	0	14,000	14,000	0%	
C32200	Maylands Multipurpose Centre	16,455	16,455	8,000	129,180	137,180	
*****	Budget Consideration 2009/10						
C32300	Henley Brook - Consulting	99,876	99,876	71,087	14,250	85,337	85%
C32400	Maylands Town Centre Upgrade	23,543	58,386	60,476	124	60,600	104%
D12500	Residential Density Review/Hot Study	100,000	100,000	0	0	0	0%
D12600	Town Planning Schemes	100,000	100,000	0	0	0	0%
Sub Total		339,874	448,560	253,225	143,554	396,780	88%
SS19040 - Works Bfwd Planning & Development							
C33700	Bayswater Senior Citizens - Replace Roof	10,000	10,000	0	0	0	0%
C33800	Bayswater Tennis Club - Retaining Wall	17,930	18,580	1,775	17,000	18,775	101%
C35600	Morley/Noranda Sports Club - Clubrooms -	17,918	8,546	8,546	0	8,546	100%
C36300	Houghton Reserve (Upper) Upgrades	62,010	51,045	0	0	0	0%
C36400	RA Cook Reserve - Club Rooms/Changerooms - N	952,615	551,229	600,074		600,074	109%
C38500	Bardon Park Toilets	215,317	190,654	54,111	65,070	119,181	63%
C38700	Wotton Resv Windmill Soccer Club - Entry Stateme	40,000	32,420	32,420	0	32,420	100%
C38900	Hampton Park Scouts - Improvements	30,000	30,000	0	30,795	30,795	103%
Sub Total		1,345,790	892,474	696,925	112,865	809,791	91%
Services Total		3,394,009	3,353,762	1,474,734	1,005,955	2,480,690	74%

DIVISIONAL BUDGET 2008-2009 TECHNICAL SERVICES

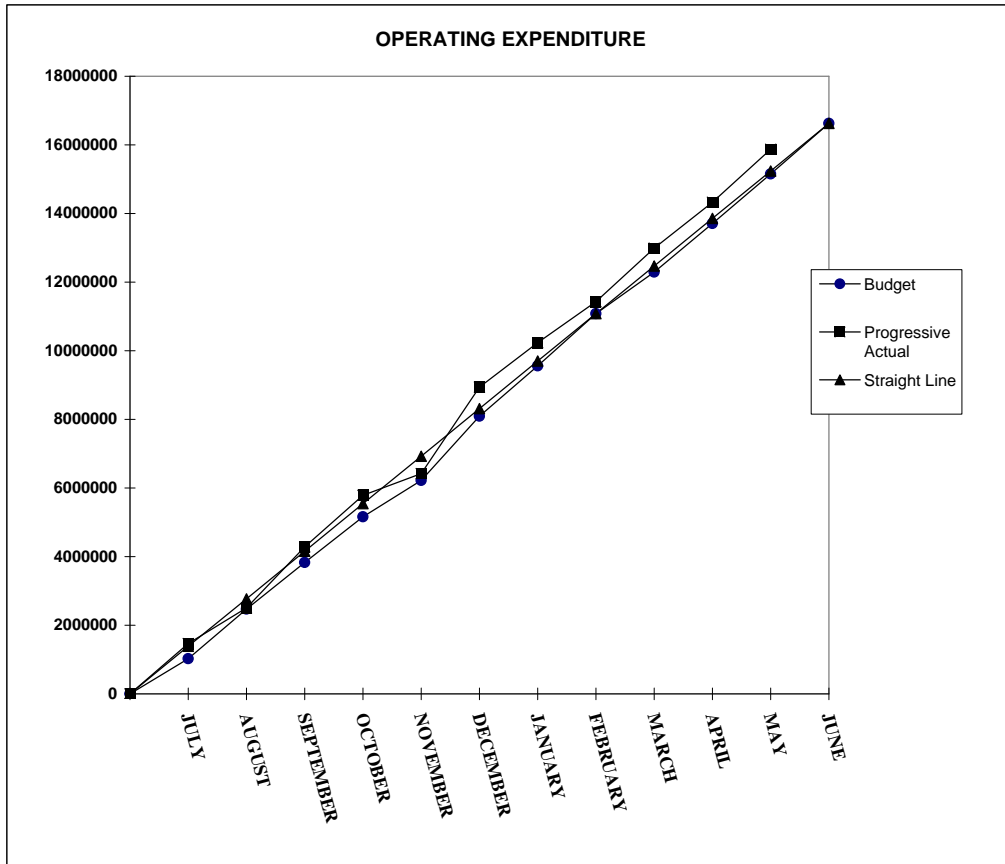
31-May-09

% OF YEAR

92.05%

Description	Revised Budget 08/09	Actual	Commitment Period 11	Total (Act + Comm)	% of Revised Budget
Income					
SS11905 Health - Other	-29,500	-14,326	0	-14,326	48.56%
SS11910 BVES	-61,000	-50,863	0	-50,863	83.38%
SS11915 Prevent SVC. Immunisation	-36,000	-46,011	0	-46,011	127.81%
SS11916 Prevent SVC. Administration	-36,000	-69,523	0	-69,523	193.12%
SS12000 Public Works	0	-2,535	0	-2,535	
SS12100 Tech Serv Administration	-200	-1,500	0	-1,500	750.00%
SS12110 Other Technical Services	-4,192,066	-1,970,346	0	-1,970,346	47.00%
SS13200 Sanitation - Domestic	-6,200,211	-6,142,287	0	-6,142,287	99.07%
SS13205 Recycling	-525,000	-394,690	0	-394,690	75.18%
SS13206 Sanitation - Commercial	-318,036	-331,459	0	-331,459	104.22%
SS13900 GIS	-500	-540	0	-540	108.00%
SUB TOTAL	-\$11,398,513	-\$9,024,079	\$0	-\$9,024,079	79.17%
Expenditure					
100 General Maintenance	3,037,544	2,581,047	151,802	2,732,849	89.97%
300 Median Maintenance	476,200	483,819	8,174	491,992	103.32%
400 Grounds Maintenance	4,232,430	4,191,463	94,413	4,285,876	101.26%
SS10820 Golf Courses - Plant Costs Emb	0	21,180	220	21,400	
SS10825 Golf Course Plant Cost - Maylan	0	29,864	996	30,860	
SS11600 Other	0	3,493	0	3,493	
SS11610 TennisCourt/Wicket	0	7,306	0	7,306	
SS11905 Health - Other	139,800	86,821	8,369	95,190	68.09%
SS11906 Sustainable Environment Servic	179,359	81,184	2,684	83,868	46.76%
SS11910 BVES	58,400	50,526	0	50,526	86.52%
SS11911 Mat&Infant Hlth Ctres	8,500	2,726	0	2,726	32.08%
SS11915 Prevent SVC. Immunisation	55,960	66,788	3,334	70,122	125.31%
SS11916 Prevent SVC. Administration	683,091	648,936	2,132	651,068	95.31%
SS12000 Public Works	-6,480	99,306	8,207	107,513	
SS12001 Plant Operation	6,480	125,800	3,972	129,772	
SS12100 Tech Serv Administration	631,310	760,691	2,393	763,084	120.87%
SS12101 Depot	23,600	28,049	3,092	31,141	131.95%
SS12110 Other Technical Services	125,010	61,808	7,056	68,864	55.09%
SS13100 Other Technical Services Extern	0	274	0	274	
SS13200 Sanitation - Domestic	5,617,247	5,165,982	2,687	5,168,669	92.01%
SS13205 Recycling	450,000	422,522	0	422,522	93.89%
SS13206 Sanitation - Commercial	301,036	283,290	0	283,290	94.11%
SS13207 Litter Control	262,437	352,641	0	352,641	134.37%
SS13208 Environmental Maintenance	35,000	45,836	0	45,836	130.96%
SS13900 GIS	308,498	233,133	8,472	241,605	78.32%
SUB TOTAL	\$16,625,422	\$15,834,486	\$308,001	\$16,142,487	97.10%
Maintenance Costs					
SUB TOTAL	\$16,625,422	\$15,834,486	\$308,001	\$16,142,487	97.10%
Total Net Operations	\$5,226,909	\$6,810,407	\$308,001	\$7,118,408	

TECHNICAL SERVICES



Capital Works Expenditure as at 31 May 2009

C=06/07,D=07/08,E=08/09

Description	Budget	Revised Budget	Actuals	Commitments	Total	% Variance		
Division: 30 - Technical Services								
SS20000 - Arterial Road Construction								
D20000	Whatley Crs	Garrett to Veitch	0	0	1,334	0%		
D20100	Whatley Crs	4th to 8th	92,145	86,296	0	0%		
D20200	Benara Rd	Holden to Millerick	0	0	9,016	0%		
D20300	Coode St	Young to Hester	104,400	104,400	381	0%		
E16800	Crimea St (Morley)	MRRG	184,500	184,500	190,505	747	104%	
E16900	Beaufort St (grand)	MRRG	62,400	62,400	74,658	4,545	127%	
E17000	Beechboro Rd North	MRRG	192,000	192,000	202,310	0	105%	
E17100	Grand Promenade	Direct Grant	100,000	100,000	74,852	5,271	80%	
E17200	Grand Promenade	MRRG	287,550	287,550	253,448	0	88%	
E17300	Whatley Crescent	(Extra Funds)	65,000	65,000	0	0	0%	
Sub Total			1,087,995	1,082,146	806,505	10,563	817,068	76%
SS20010 - Black Spot								
C51000	Whatley Crescent - King William/ Cooc		24,976	24,976	3,097	1,350	4,447	18%
C51100	Walter Road West - Russell Street		25,000	25,000	4,425	0	4,425	18%
E16600	Crimea St (Collier to Walter)		190,000	190,000	9	0	9	0%
E16700	Russell St/Marchant Way		160,000	160,000	0	0	0	0%
Sub Total			399,976	399,976	7,530	1,350	8,880	2%
SS20030 - Base Grant Road Reconstruction								
C55000	Carparks		0	0	197	0	197	0%
D20400	Carparks		0	0	0	0	0	0%
D20500	Renew Kerbing		0	0	0	0	0	0%
D20600	Renew Drainage		0	0	1,494	1,077	2,572	0%
D20800	View St	4th to Central	21,000	21,000	15,989	0	15,989	76%
D20900	Kirkham Hill Tce	East st to Peninsul	94,939	94,916	0	0	0	0%
D21000	Peninsular Rd	Guildford to 6th	50,000	49,198	0	0	0	0%
D21500	Hayden Cl	Clifford to cul de sa	0	0	4,200	0	4,200	0%
E17400	Slade St (Whatley to Guildford)		100,000	100,000	90,096	5,079	95,175	95%
E17500	Aughton St (Slade to Cobden)		12,000	12,000	14,815	0	14,815	123%
E17600	Murray St (Leake to King)		36,000	36,000	22,598	8,119	30,717	85%
E17700	Glyde St		5,000	5,000	0	2,713	2,713	54%
E17800	Hill St (Leake to King)		21,000	21,000	21,778	0	21,778	104%
E17900	Almondbury (Milne to Leake)		20,000	20,000	25,409	0	25,409	127%
E18000	Wills St		16,000	16,000	13,599	1,518	15,117	94%
E18100	Gilbert St (Roshier to Traylen)		14,000	14,000	12,355	0	12,355	88%
E18200	Rowlands St (Whatley to Guildford)		34,000	34,000	28,143	0	28,143	83%
E18300	Caledonian Ave (Whatley to Guildford)		48,000	48,000	38,564	0	38,564	80%
E18400	Foundry St (Caledonian to Charles)		34,000	34,000	26,996	0	26,996	79%
E18500	Morrison St (Foundry to Guildford)		13,000	13,000	13,306	0	13,306	102%
E18600	Charles St (Whatley to Guildford)		51,000	51,000	47,368	0	47,368	93%
E18700	Belgrave St (Whatley to Guildford)		52,000	52,000	45,651	0	45,651	88%
E18800	Wall St		30,000	30,000	30,829	0	30,829	103%
E18900	Carparks		16,000	16,000	14,696	0	14,696	92%
E19000	Renew Drainage		50,000	50,000	57,786	2,544	60,330	121%
E19100	Renew Kerbing		30,000	30,000	27,418	0	27,418	91%
E19200	Coode St (Extra Funds)		60,000	60,000	0	0	0	0%
E19300	Thomas St ROW Lighting		15,000	15,000	0	0	0	0%
Sub Total			822,939	822,114	553,287	21,051	574,338	70%

Capital Works Expenditure as at 31 May 2009

C=06/07,D=07/08,E=08/09

Description	Budget	Revised Budget	Actuals	Commitments	Total	% Variance
Division: 30 - Technical Services						
SS20040 - Roads to Recovery						
C62000	Drynan Street-Langley to Beach	0	0	0	0	0%
C62400	King Street-Beach to John	0	0	699	0	699 0%
C63000	Roberts Street	38,836	14,346	18,986	0	18,986 132%
C63300	Guildford Rd Lights	0	0	2,570	0	2,570 0%
D22700	Wardall Pl Shadwell to cul de :	0	0	169	0	169 0%
D23400	Ninth to Whatley	26,000	26,000	0	2,946	2,946 11%
D23500	Holm/Charles	63,000	63,000	35,964	1,193	37,157 59%
D23600	Charles Street - Ferguson to Holm Stre	59,000	59,000	17,766	18,266	36,032 61%
E19400	Bramwell (Bunuya to Kirkpatrick)	91,000	91,000	86,953	0	86,953 96%
E19500	Davidson Pl	19,000	19,000	21,594	0	21,594 114%
E19600	Barnard Pl	14,000	14,000	11,711	0	11,711 84%
E19700	Aitken Pl	14,000	14,000	11,353	0	11,353 81%
E19800	Quinn Crt	14,000	14,000	7,994	0	7,994 57%
E19900	Kirkpatrick Crs	58,000	58,000	56,600	0	56,600 98%
E20000	Thornbar Pl	7,000	7,000	3,661	0	3,661 52%
E20100	Bellew Way	60,000	60,000	53,063	0	53,063 88%
E20200	Strutt Way	48,000	48,000	37,964	0	37,964 79%
E20300	Turon St (Baileys to Beechboro)	23,000	23,000	35,261	0	35,261 153%
E20400	Olfe St (Hamilton to Slade)	19,000	19,000	6,788	0	6,788 36%
E20500	Cross St	5,000	5,000	3,323	0	3,323 66%
Sub Total		558,836	534,346	412,417	22,405	434,822 81%

Capital Works Expenditure as at 31 May 2009

C=06/07,D=07/08,E=08/09

Description	Budget	Revised Budget	Actuals	Commitments	Total	% Variance
Division: 30 - Technical Services						
SS20050 - Footpath/Slab Replacement Programme						
C68800	Coode-From Walter Road to Crossove	6,030	2,585	0	0	0%
D24000	BEAUFORT From Coode Street	0	0	0	0	0%
D24400	CATHERINE From Leith Place to	7,600	0	17,930	0	17,930 0%
D24500	CHARNWOOD From Boundary 63	3,300	3,300	1,953	0	1,953 59%
D24600	CHARNWOOD From Junction Ashl	700	700	508	0	508 73%
D24700	CHARNWOOD From Junction Ashl	11,300	11,300	13,310	0	13,310 118%
D24800	COODE From Catherine Str	3,400	1,165	3,883	0	3,883 333%
D25200	CRAVEN From Kerblin of C	500	500	0	0	0 0%
D25300	DARBY From Guildford Roa	200	200	0	0	0 0%
D25400	GRAFTON From Guildford Roa	5,000	5,000	5,068	0	5,068 101%
D25600	HOLLET From Junction Lau	6,700	3,727	1,122	0	1,122 30%
D25700	HOLLET From Junction Esh	500	500	0	0	0 0%
D25800	HOLLET From Paine Road t	7,600	0	400	0	400 0%
D26700	NEVILLE From Crossover at	2,900	2,900	998	0	998 34%
D26800	NEVILLE From Milne Street t	7,200	7,200	6,627	0	6,627 92%
D27500	PAW From Compton Wa	8,000	8,000	8,143	0	8,143 102%
D27800	ROBERTS From Almondbury t	800	800	0	0	0 0%
D27900	SALISBURY From Cross over at	14,800	14,800	13,179	0	13,179 89%
D28000	SALISBURY From Crossover at	13,800	13,800	8,593	0	8,593 62%
D28100	STONE From Garratt Road	11,807	7,015	29	0	29 0%
D28200	STUART From Alma Street t	18,500	18,500	13,577	0	13,577 73%
D28300	WALTER From Walter Road	600	600	0	0	0 0%
D28700	Strutt Reserve From Path junction	700	700	0	0	0 0%
D28900	Shaftsbury	0	0	2,980	0	2,980 0%
D29100	Kirkham Hill Tce	8,500	8,500	125	0	125 1%
D29200	Anzac St:Whatley to Cobden	30,000	30,000	23,319	0	23,319 78%
D29300	Lawrence St:Catherine to Craven	15,000	15,000	15,287	0	15,287 102%
D29400	Marchant Way:Dewer-Post	15,000	15,000	0	0	0 0%
D29500	Leak St:Nevile -Bellvue	14,327	14,327	9,820	0	9,820 69%
D29800	Guildford Rd B/Paving	0	0	4,177	0	4,177 0%
D35000	PSP Bayswater Train Stn - Tonkin Higl	549,036	537,971	585,939	148	586,087 109%
D35100	PSP Tonkin Highway - Bassendean Tr	68,784	68,784	6,368	0	6,368 9%
E20600	ARMADA Drake Street	4,770	4,770	5,670	0	5,670 119%
E20700	ARUNDEL Lawrence Street	6,090	6,090	0	0	0 0%
E20800	AUGHTON Slade Street	6,420	6,420	3,094	0	3,094 48%
E20900	BANSTEAD Paine Road	6,880	6,880	0	0	0 0%
E21000	BANSTEAD Bend in Banstead \	1,840	1,840	0	0	0 0%
E21100	BANSTEAD Colwyn Road	12,100	12,100	17,819	0	17,819 147%
E21200	BYFLEET Fitzgerald Road	5,640	5,640	4,780	0	4,780 85%
E21300	CATHERINE Rosebery Street	6,480	6,480	546	0	546 8%
E21400	CHARLES No.27-33 Charles S	13,440	13,440	11,571	0	11,571 86%
E21500	COLLIER Priestley Street	9,480	9,480	12,994	0	12,994 137%
E21600	COOMBE Grafton Road	15,390	15,390	10,128	0	10,128 66%
E21700	Frimley Way Brick Paving	18,000	18,000	7,667	0	7,667 43%
E21800	Guildford Road Brick Paving	50,000	50,000	0	33,175	33,175 66%
E21900	Principle Shared Path Stage II	1,520,131	1,520,131	0	0	0 0%
E22000	Newton Street (Guildford to Cul-de-sac	34,000	34,000	14,365	0	14,365 42%
E22100	McGregor Street (Disabled)	15,000	15,000	16,802	0	16,802 112%
Sub Total		2,558,245	2,518,535	848,768	33,323	882,092 35%

Capital Works Expenditure as at 31 May 2009**C=06/07,D=07/08,E=08/09**

Description	Budget	Revised Budget	Actuals	Commitments	Total	% Variance
Division: 30 - Technical Services						
SS20060 - Parks Development						
C78100	Parks Development-Foreshore Resto	71,296	71,296	0	0	0%
C78900	Parks Development-Gobba Lake 05/0	21,344	27,176	1,654	0	1,654 6%
C92800	Maylands Foreshore	42,101	53,782	0	0	0 0%
C93000	River Area Beautification	9,375	9,375	0	0	0 0%
D29900	General Reserve Emergency Break	0	0	0	0	0 0%
D30100	Grand Promenade Median	248,187	246,349	339	0	339 0%
D30300	Catherine St - Edward to Strand	9,803	5,970	1,458	0	1,458 24%
D30400	Roundabouts	17,922	16,109	17,548	0	17,548 109%
D30500	Halliday House	0	0	128	0	128 0%
D30600	Shade House incl. For horti apprentic	0	0	389	0	389 0%
D35500	Gibbney Resv Rehabilitation	231,290	231,290	229,923	17,306	247,229 107%
D35600	Turbine Pump Replacement Program	346,000	346,000	307,122	46,758	353,880 102%
D36000	Guildford Rd - Ninth & Caledonian	60,000	60,000	57,818	1,013	58,831 98%
E22200	Dakota and Anchorage	35,000	35,000	14,777	2,960	17,737 51%
E22300	Shearn Park Reticulation	70,000	70,000	4,395	0	4,395 6%
E22400	Joan Rycroft (Lawn)	70,000	70,000	39,154	6,480	45,634 65%
E22500	Aviation Park	10,000	10,000	0	0	0 0%
E22600	Kelvin, Swanview Lookout	15,000	15,000	0	0	0 0%
E35700	Robert Thompson Redevelopment (G)	0	60,000	3,726	0	3,726 6%
E35800	Halliday House Landscaping	0	60,000	762	30,531	31,292 52%
Sub Total		1,257,318	1,387,347	679,192	105,048	784,240 57%
SS20070 - Environmental Development						
D31400	Lightning Swamp	75,000	71,121	0	0	0 0%
D31500	Bardon Park	100,000	100,000	32,954	44	32,998 33%
D31600	Eric Singleton	0	0	2,250	0	2,250 0%
D31700	Tranby	78,196	75,139	8,094	8,742	16,836 22%
D36600	Chisolm College Drainage	0	45,455	0	0	0 0%
E23600	Tranby Foreshore Restoration Project	120,000	120,000	5,784	10,367	16,151 13%
E23800	Bayswater Brook Water quality impr	100,000	100,000	6,868	0	6,868 7%
E23900	Lightning Park Environmental Area	30,000	30,000	4,167	10,000	14,167 47%
E24000	Eric Singleton Bird Sanctuary	150,000	150,000	32,364	18,838	51,202 34%
E25400	Swan Lake Restoration Project	55,000	55,000	4,312	1,079	5,391 10%
E33800	Lightning Swamp - Boardwalk	0	60,000	0	0	0 0%
E33900	Claughton Resv - Melaleuca Swamp	0	2,862	0	0	0 0%
E34000	Gobba Lake - Swan Alcoa Landcare I	0	7,273	0	0	0 0%
Sub Total		708,196	816,850	96,793	49,071	145,863 18%

Capital Works Expenditure as at 31 May 2009

C=06/07,D=07/08,E=08/09

Description	Budget	Revised Budget	Actuals	Commitments	Total	% Variance
Division: 30 - Technical Services						
SS20080 - Traffic Management						
D30800	General	0	0	2,750	0	2,750 0%
D30900	TMPaving	9,836	13,596	2,513	0	2,513 18%
D31000	Roadwise	15,833	15,737	0	0	0 0%
D31100	Kirkham Hill Tce/Elizabeth	15,000	15,000	0	0	0 0%
D31200	Catherine St Cul de sacs	14,563	20,861	689	4,060	4,749 23%
D31300	Russell/Catherine R/B	80,000	80,000	0	0	0 0%
D34700	Essex St - May anc Parking Embaymer	0	0	2,934	0	2,934 0%
D35700	Kirkham Hill Tce/Watson Place	30,000	30,000	0	0	0 0%
E23000	Bath Road	80,000	80,000	0	0	0 0%
E23100	Railway/Beechborc07/08 \$20,000	40,000	40,000	0	0	0 0%
E23200	Beaufort St/Nelson Parking	18,000	18,000	0	0	0 0%
E23300	Goldmead /Roshier guardrail	6,000	6,000	5,957	0	5,957 99%
E23400	Peninsula/Swan Bank guardrail	6,000	6,000	5,025	0	5,025 84%
E23500	Puntie Crescent cul-de-sac	20,000	20,000	0	0	0 0%
E30800	General	20,000	20,000	2,278	0	2,278 11%
E30900	TMP Paving	40,000	40,000	25,969	0	25,969 65%
E31000	Roadwise	10,000	10,000	300	0	300 3%
Sub Total		405,232	415,194	48,415	4,060	52,475 13%
Sub Total						
SS20110 - Other Technical Services Capital						
C90200	Street Light Upgrades	0	0	11,459	0	11,459 0%
C90600	Underground Power	76,510	40,112	12,343	0	12,343 31%
C90700	Bayswater Primary School Parking	0	0	24	0	24 0%
C91200	Cloughton Reserve Jetty/Car Park	91,282	89,884	2,289	14,471	16,760 19%
C91400	Whatley/Guildford (Brick Pave Entry ar	55,000	55,000	85	0	85 0%
C91500	Whatley Crescent Lighting	14,952	14,952	0	0	0 0%
D12900	Administration Cen Pond	96,769	96,769	7,272	0	7,272 8%
D32000	Street Light Upgrades	0	0	780	10,236	11,016 0%
D32100	Crossovers	0	0	11,119	0	11,119 0%
D32300	Golf Course Development	0	0	0	0	0 0%
D32500	Street Light Survey	0	0	6,916	0	6,916 0%
D32600	East St Jetty	119,949	59,949	128,990	0	128,990 215%
*****	(Funding Adjustment Outstanding)					
D32700	Guildford rd MRWA	0	0	17,347	0	17,347 0%
D32800	WAAMI	15,000	15,000	3,867	0	3,867 26%
E23700	Entry Statements	65,000	65,000	4,750	5,477	10,227 16%
E24100	Entry Statements - Industrial Areas	25,000	25,000	4,139	0	4,139 17%
E24200	Morley Scout Hall	6,000	6,000	2,707	0	2,707 45%
E24300	Morley Senior Citiz Upgrade landscapi	6,000	6,000	0	0	0 0%
E24400	Bayswater Senior (Upgrade landscapi	3,500	3,500	0	0	0 0%
E24500	Washdown RBFS Maylands Boat Rar	25,000	25,000	0	0	0 0%
E24600	Depot Storage - Asphalt	40,000	40,000	7,410	0	7,410 19%
E24700	Wright Crescent On-Street Parking	15,000	15,000	0	0	0 0%
E24800	PAW Gates and Lighting	15,000	15,000	0	1,350	1,350 9%
E32100	Crossovers	340,000	340,000	258,856	18,728	277,584 82%
E32200	Reinstatements	20,000	20,000	49,148	21,000	70,148 351%
*****	(Fully Recoverable Works)					
E35500	Bike Racks	0	0	4,430	1,450	5,880 0%
E90000	Bus Shelters	26,000	26,000	45,350	0	45,350 174%
*****	(Portion Grant Funded)					
E90100	Sundry Works	20,000	20,000	4,467	0	4,467 22%
E90200	Street Lighting	60,000	60,000	52,523	3,289	55,811 93%
Sub Total		1,135,962	1,038,166	636,274	76,001	712,276 69%

Capital Works Expenditure as at 31 May 2009

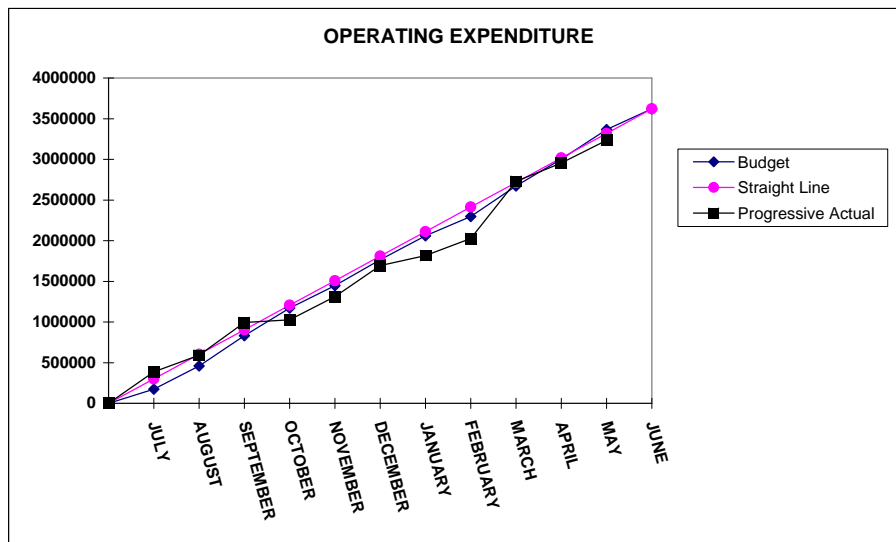
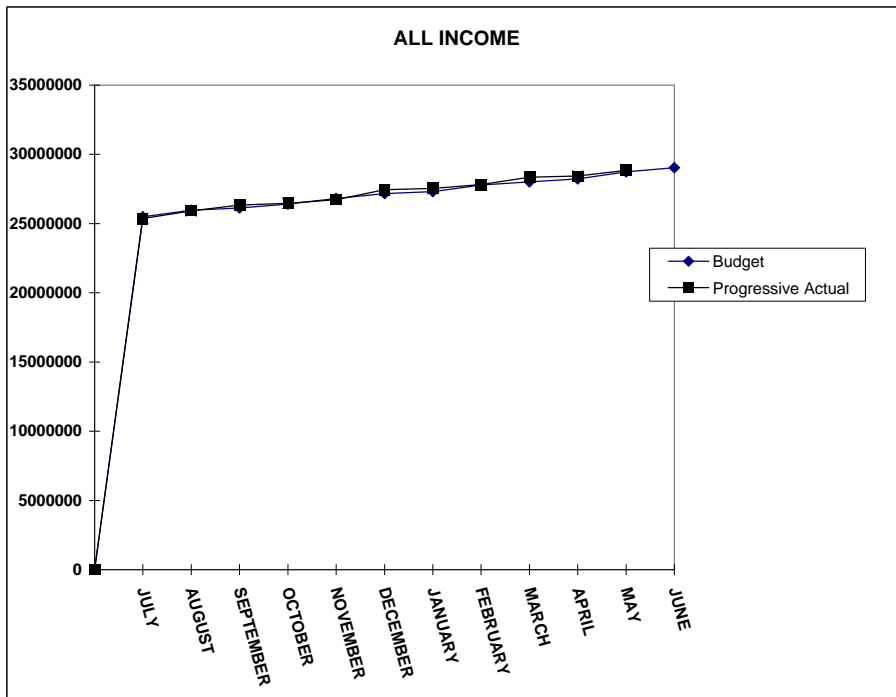
C=06/07,D=07/08,E=08/09

Description	Budget	Revised Budget	Actuals	Committments	Total	% Variance
Division: 30 - Technical Services						
SS20120 - Works Bfwd Technical Services Grants						
C58900	Kelvin ST - Mephan to Swan View Tce	19,111	19,111	1,120	6,356	7,476 39%
C59500	Cloughton Res-Access Rd 05/06	24,506	28,419	2,420	0	2,420 9%
Sub Total		43,617	47,530	3,540	6,356	9,897 21%
SS20130 - Works Bfwd Other Technical Services						
C75100	Path Construction-McKenzie/P 05/06	0	0	159	0	159 0%
C91900	Noranda Regional Sporting Complex -	0	0	0	0	0 0%
C92000	Kataning St - Industrial Area - 05/06	0	0	39	0	39 0%
C92100	Beaufort St Improvement Works - 05/0	41,416	113,870	72,454	0	72,454 64%
C92300	Railway Pde Crossing - 05/06	20,000	20,000	4,100	9,909	14,009 70%
C92400	Riverside Gardens Jetty - 05/06	109,300	109,300	0	0	0 0%
C92500	Transby House Jetty - 05/06	87,295	87,295	0	0	0 0%
C92700	Riverbank Funding Precinct 9 - 05/06	63,767	63,767	0	0	0 0%
Sub Total		321,778	394,232	76,752	9,909	86,661 22%
SS20135 - Golf Course Development - Embleton						
D33400	Replacement Green Keepers Shed	126,179	106,100	704	0	704 1%
D33500	Provision of Concrete Concourse	5,700	0	0	0	0 0%
D33600	Reticulation Upgrade	15,000	15,000	6,017	0	6,017 40%
D33700	Expansion Of Carpark	19,800	19,800	0	0	0 0%
D33800	Refence McGregor Sudlow	9,500	9,500	0	0	0 0%
E32300	Golf Course Development	50,000	50,000	44,928	909	45,837 92%
Sub Total		226,179	200,400	51,648	909	52,557 26%
SS20140 - Health Dept Capital						
E24900	Rion NA -28 Sounc Statutory requirem	16,000	16,000	14,744	0	14,744 92%
Sub Total		16,000	16,000	14,744	0	14,744 92%
SS20160 - Plant & Equipment						
E33000	Plant/Fleet & Equipment	1,742,000	1,742,000	1,127,893	525,218	1,653,111 95%
Sub Total		1,742,000	1,742,000	1,127,893	525,218	1,653,111 95%
SS20165 - Golf Course Development - Maylands Peninsula						
D33900	New Entrance and Portal	49,000	18,925	2,460	2,140	4,600 24%
D34000	Resolve Flooding Issues	11,232	8,000	1,431	0	1,431 18%
D34100	Lift Bottom Tier 5 th Green	18,000	18,000	0	1,840	1,840 10%
D34200	Fence Storage Compound Survey Bou	12,100	12,100	0	0	0 0%
D34300	Reticulation Upgrade	30,000	15,000	0	0	0 0%
D34400	Repair Brickwork Clubhouse	2,900	0	8,752	0	8,752 0%
D34500	Air Condition Pro Shop	7,000	0	0	0	0 0%
D34600	Air Condition Function Room	10,000	0	0	4,920	4,920 0%
Sub Total		140,232	72,025	12,643	8,901	21,544 30%
SS20170 - Public Open Space - Tech Services						
C17800	POS Gobba Lake	90,500	89,023	2,107	0	2,107 2%
Sub Total		90,500	89,023	2,107	0	2,107 2%
SS20200 - GIS Capital						
E25000	Spatial Development	15,000	15,000	14,180	0	14,180 95%
E25100	GSP Fleet Monitoring	70,000	70,000	70,000	0	70,000 100%
E25200	Plant Replacement Survey Equipment	25,000	25,000	11,880	0	11,880 48%
Sub Total		110,000	110,000	96,060	0	96,060 87%
Technical Services Total		11,625,005	11,685,884	5,474,567	874,165	6,348,732 54%

BUDGET 2008-2009
FINANCIAL SERVICES
AS AT 30 APRIL 2008

Description	Revised Budget	Actual	Commitments	Total	% Variance
Operating Income					
RATE INCOME					
1004 Rates Levy	-22,901,243	-22,922,034	0	-22,922,034	100.09
1004 Rates Minimums	-2,369,493	-2,364,390	0	-2,364,390	99.78
1004 Rates Interims	-407,800	-282,414	0	-282,414	69.25
1001 Interest on Instalments	-105,000	-97,984	0	-97,984	93.32
1003 Late Payment Penalty	-100,000	-98,470	0	-98,470	98.47
1002 Instalment Charges	-95,000	-106,610	0	-106,610	112.22
1005 Rates Written Off	5,000	3,970	0	3,970	79.41
	-295,000	-299,094	0	-299,094	101.39
Other Revenue					
SS13300 Other Financial Services	-2,704,940	-2,618,276	0	-2,618,276	96.80
SS12300 Administration Financial	-267,500	-286,641	0	-286,641	107.16
SS12501 Morley Sport and Recrea	-47,000	-39,295	0	-39,295	83.61
SS10129 ED Other	-22,000	0	0	0	0.00
SS12500 Alma Venville Recreation	-19,000	-14,208	0	-14,208	74.78
SS10350 Galleria Office	-600	-792	0	-792	131.94
SS12502 Maylands Waterland-YM	0	-840	0	-840	
1141 LSL Contributions	-5,000	-16,559	0	-16,559	331.18
	-3,066,040	-2,976,610	0	-2,976,610	97.08
Total Financial Services Revenue	-\$29,039,576	-\$28,844,542	\$0	-\$28,844,542	99.33
Operating Expenditure					
4146 Insurance	325,330	292,597	0	292,597	89.94
4428 Workers Comp Premium	15,905	15,035	0	15,035	94.53
	\$341,235	\$307,632	\$0	\$307,632	90.15
SS12300 Financial Services Adm	1,344,266	1,186,634	121	1,186,755	88.28
SS10500 Computer Services	587,655	504,982	14,638	519,620	88.42
SS12301 Rates	293,437	276,263	0	276,263	94.15
SS13300 Other Financial Services	238,753	276,805	2,023	278,828	116.79
SS10350 Galleria Morley Shop	138,601	101,114	198	101,312	73.10
SS10125 EDP - General	122,121	100,141	0	100,141	82.00
SS10129 EDP OTHER	73,000	46,954	5,548	52,501	71.92
SS10127 EDP - Eastern Metro Re	20,707	21,472	0	21,472	103.69
SS10126 EDP - Communication	14,000	6,420	1,045	7,465	53.32
SS12900 Stock Clearing Accounts	0	630	22,738	23,368	
SS13000 Suspense	0	11,718	25,455	37,173	
201501 Contribution To W.A.F.B	68,000	67,895	0	67,895	99.85
SS12501 MorleySprt&RecCentre	189,550	173,411	0	173,411	91.49
SS12500 AlmaVenville RecCtre	180,640	141,725	0	141,725	78.46
SS12502 M'IndsWaterPlaygrnd	9,170	11,202	0	11,202	122.15
	\$3,279,900	\$2,927,367	\$71,765	\$2,999,131	91.44
TOTAL FINANCE Services Expenditure	\$3,621,135	\$3,234,999	\$71,765	\$3,306,764	91.32

FINANCIAL SERVICES



14.2 Accounts Payable as at 23 June 2009

Attachments: [Schedule of Accounts Submitted 23 June 2009 for Treasurer's Advance A/c](#)

Officer: Director of Finance

Application

To consider the schedule of accounts to be paid as at 23 June 2009.

Background**CERTIFICATE OF TREASURER****SUMMARY OF SCHEDULE OF ACCOUNTS PAID**

FUND	VOUCHER NO.	AMOUNT	CANCELLED CHEQUES FROM PREVIOUS MONTH
ELECTRONIC FUND TRANSFERS		\$5,423,741.23	
TREASURER'S ADVANCE ACCOUNT FUND	150190 – 150840 EF000093 EF000095 EF000096	\$5,192,734.89	149445 149566 149653 149748 149823 149886 150149

which was submitted to each member of the Council on 19 June 2009 has been checked and is fully supported by vouchers and invoices which are submitted herewith and which has been duly certified as to the receipt of goods and the rendition of services and as to prices, computations, and costings and the amounts shown are due for payment.

TOTAL OF ALL OTHER ACCOUNTS OUTSTANDING AS AT 31 MAY 2009

TREASURER'S ADVANCE ACCOUNT FUND	\$336,608
----------------------------------	-----------

DIRECTOR OF FINANCE

CERTIFICATE OF MAYOR**SUMMARY OF SCHEDULE OF ACCOUNTS PAID**

FUND	VOUCHER NO.	AMOUNT	CANCELLED CHEQUES FROM PREVIOUS MONTH
ELECTRONIC FUND TRANSFERS		\$5,423,741.23	
TREASURER'S ADVANCE ACCOUNT FUND	150190 – 150840 EF000093 EF000095 EF000096	\$5,192,734.89	149445 149566 149653 149748 149823 149886 150149

which was submitted to each member of the Council on 19 June 2009 has been checked and is fully supported by vouchers and invoices which are submitted herewith and which has been duly certified as to the receipt of goods and the rendition of services and as to prices, computations, and costings and the amounts shown are due for payment.

TOTAL OF ALL OTHER ACCOUNTS OUTSTANDING AS AT 31 MAY 2009

TREASURER'S ADVANCE ACCOUNT FUND	\$336,608
----------------------------------	-----------

MAYOR**Voting Requirements**

Simple Majority Required.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

CR TERRY BLANCHARD MOVED, CR MIKE ANDERTON, JP SECONDED the Officer recommendation that the Schedule of Accounts be passed for payment.

CARRIED BY EN BLOC RESOLUTION

ELECTRONIC FUND TRANSFERS			
01 May 2009		to	31 May 2009
<u>Date</u>	<u>Amount</u>	<u>Details</u>	
MUNICIPAL FUND			
01-May-09	107,000.00	To Advance Account	
04-May-09	138,000.00	To Advance Account	
05-May-09	805,000.00	To Advance Account	
06-May-09	0.00	To Advance Account	
07-May-09	0.00	To Advance Account	
08-May-09	800,000.00	To Advance Account	
11-May-09	0.00	To Advance Account	
12-May-09	0.00	To Advance Account	
13-May-09	0.00	To Advance Account	
14-May-09	0.00	To Advance Account	
15-May-09	0.00	To Advance Account	
18-May-09	700,000.00	To Advance Account	
19-May-09	0.00	To Advance Account	
20-May-09	500,000.00	To Advance Account	
21-May-09	0.00	To Advance Account	
22-May-09	0.00	To Advance Account	
26-May-09	1,000,000.00	To Advance Account	
Total	<u>\$ 4,050,000.00</u>		
RATES - DIRECT DEPOSITS CLEARING ACCOUNT			
01-May-09	7,470.09	Transfer to Municipal Fund	
04-May-09	3,668.62	Transfer to Municipal Fund	
05-May-09	4,013.31	Transfer to Municipal Fund	
06-May-09	5,848.34	Transfer to Municipal Fund	
07-May-09	0.00	Transfer to Municipal Fund	
08-May-09	16,803.08	Transfer to Municipal Fund	
11-May-09	0.00	Transfer to Municipal Fund	
12-May-09	12,792.93	Transfer to Municipal Fund	
13-May-09	7,785.16	Transfer to Municipal Fund	
14-May-09	5,787.40	Transfer to Municipal Fund	
15-May-09	4,744.70	Transfer to Municipal Fund	
18-May-09	5,372.00	Transfer to Municipal Fund	
19-May-09	6,683.96	Transfer to Municipal Fund	
20-May-09	3,395.18	Transfer to Municipal Fund	
21-May-09	4,550.23	Transfer to Municipal Fund	
22-May-09	3,831.86	Transfer to Municipal Fund	
25-May-09	4,115.83	Transfer to Municipal Fund	
26-May-09	15,286.04	Transfer to Municipal Fund	
27-May-09	2,085.22	Transfer to Municipal Fund	
28-May-09	5,136.37	Transfer to Municipal Fund	
29-May-09	4,989.89	Transfer to Municipal Fund	
Total	<u>\$ 124,360.21</u>		
TREASURER'S ADVANCE ACCOUNT			
06-May-09	505,185.47	Net Payroll - City of Bayswater/Waves	
20-May-09	487,690.55	Net Payroll - City of Bayswater/Waves	
12-May-09	131,711.00	ATO - PAYG Taxation - CV150393	
27-May-09	124,794.00	ATO - PAYG Taxation - CV	
Total	<u>\$ 1,249,381.02</u>		
TOTAL	\$ 5,423,741.23		

14.3 Investment Portfolio as at 31 May 2009**Officer: Director of Finance**Application

To present the investment portfolio as at 31 May 2009 for Council consideration.

Background

Comparison of Council's investments with previous year:

	31 May 2009			31 May 2008		
	\$	Average Rate %	%	\$	Average Rate %	%
General Funds	23,463,767	4.71	89.16	21,908,352	7.70	88.90
Trust	2,853,342	4.00	10.84	2,735,430	7.92	11.10
	\$26,317,109		100.00%	\$24,643,782		100.00%

Council's investments are currently placed with financial institutions as follows :

Westpac	7,077,322	26.89
Bendigo Bank	4,010,653	15.24
Bank West	10,349,208	39.33
ANZ Bank	<u>4,879,926</u>	<u>18.54</u>
Total	\$26,317,109	100.00%

Voting Requirements

Simple Majority Required.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)**CR TERRY BLANCHARD MOVED, CR MIKE ANDERTON, JP SECONDED the Officer recommendation that the report on the investment portfolio as at 31 May 2009 be received.****CARRIED BY EN BLOC RESOLUTION**

INVESTMENT REGISTER							
Maturity from 31 May 09							
Invest.No.	Lodged through - date Borrower	%	Term Month/Day	Mature	Inv.Amount	Inv. Yield	Curr.Yield
AGED PERSONS - CARRAMAR RESERVE							
40636	221749 27Feb09 WESTPAC	4	4m	30-Jun-09	1,462,513.15	19,667.94	15,247.71
TOTAL AGED PERSONS - CARRAMAR RESERVE					1,462,513.15	19,667.94	15,247.71
AGED PERSONS - MUNICIPAL							
61711	726608 27Feb09 BENDIGO	3.57	4m	30-Jun-09	2,584,388.13	30,578.28	23,695.28
71601	2211554 23Feb09 WESTPAC	4	127	30-Jun-09	500,000.00	6,946.12	5,434.19
71700	742574 06Apr09 BANK WEST	4.3	85	30-Jun-09	800,000.00	7,893.56	5,408.73
TOTAL AGED PERSONS - MUNICIPAL					3,884,388.13	45,417.96	34,538.20
AGED HOMES - MERTOME CAPS							
61607	221589 23Feb09 WESTPAC	4	127	30-Jun-09	146,773.35	2,039.01	1,595.19
TOTAL AGED HOMES - MERTOME CAPS					146,773.35	2,039.01	1,595.19
MERTOME RESERVE							
40337	221757 27Feb09 WESTPAC	4	4m	30-Jun-09	132,270.94	1,778.78	1,379.01
TOTAL MERTOME RESERVE					132,270.94	1,778.78	1,379.01
AGED PRUDENTIAL RESERVE							
40436	221570 23Feb09 WESTPAC	4	127	30-Jun-09	369,508.60	5,133.30	4,015.97
TOTAL AGED PRUDENTIAL RESERVE					369,508.60	5,133.30	4,015.97
AGED UNIT VILLAGES RESERVE							
40236	221765 27Feb09 WESTPAC	4	4m	30-Jun-09	36,730.29	493.95	382.94
TOTAL AGED UNIT VILLAGES RESERVE					36,730.29	493.95	382.94
CITY OF BAYSWATER HOSTEL RESERVE							
62505	221722 26Feb09 WESTPAC	4	4m	30-Jun-09	431,712.29	5,853.62	4,548.68
TOTAL CITY OF BAYSWATER HOSTEL HOSTEL RESERVE					431,712.29	5,853.62	4,548.68
AGED LEAVE LIABILITY RESERVE							
40132	700949 24Sep08 BENDIGO	7.65	9M	30-Jun-09	278,534.68	16,535.02	14,876.52
TOTAL AGED LEAVE LIABILITY RESERVE					278,534.68	16,535.02	14,876.52
GENERAL							
71202	222389 16Mar09 WESTPAC	4.2	90	13-Jun-09	1,002,884.38	10,092.15	8,930.30
70101	222565 23Mar09 WESTPAC	4.2	91	21-Jun-09	1,013,961.65	10,321.09	8,206.66
70201	222573 23Mar09 WESTPAC	4.2	91	21-Jun-09	556,836.91	5,668.03	4,506.85
63802	755041 20May09 BANK WEST	3.6	41	29-Jun-09	2,017,293.15	7,762.43	2,785.52
70805	757520 29May09 BANK WEST	3.6	31	29-Jun-09	1,016,751.25	3,007.24	501.41
25520	11AM AT CA 12May09 BENDIGO	2.95	12m	30-Jun-09	1,147,729.87	4,482.51	2,040.76
71102	743556 09Apr09 BANK WEST	4.2	82	30-Jun-09	563,168.77	5,210.54	3,513.26
TOTAL GENERAL					7,318,625.98	46,543.99	30,484.77
MUNICIPAL - RESTRICTED CASH							
70501	44039 30Mar09 ANZ BANK	4	92	30-Jun-09	64,319.38	642.1	454.07
TOTAL MUNICIPAL - RESTRICTED					64,319.38	642.1	454.07
PRUDENTIAL RESERVE - ILU							
62603	221562 23Feb09 WESTPAC	4	127	30-Jun-09	914,245.60	12,700.92	9,936.37
TOTAL PRUDENTIAL RESERV - ILU					914,245.60	12,700.92	9,936.37
RESERVE							
71301	44055 31Mar09 ANZ BANK	4	91	30-Jun-09	2,472,149.65	24,542.88	17,179.75
71401	740514 31Mar09 BANK WEST	4.3	91	30-Jun-09	1,000,000.00	10,578.75	7,375.66
71501	740516 31Mar09 BANK WEST	4.3	91	30-Jun-09	4,951,994.91	52,385.91	36,524.24
TOTAL RESERVE					8,424,144.56	87,507.54	61,079.65
TRUST - GENERAL							
41020	036-073 22 27Feb09 WESTPAC	4	3M	29-Jun-09	60,604.84	810.28	637.6
41220	036-073 22 27Feb09 WESTPAC	4	3M	29-Jun-09	74,974.04	1,002.39	788.77
59308	036-073 22 27Feb09 WESTPAC	4	3M	29-Jun-09	374,306.07	5,004.42	3,937.90
70703	44012 30Mar09 ANZ BANK	4	92	30-Jun-09	2,343,457.21	23,394.72	16,543.94
TOTAL TRUST - GENERAL					2,853,342.16	30,211.81	21,908.21
TOTAL INVESTMENTS					26,317,109.11	274,525.95	200,447.27
					WESTPAC	7,077,322.11	26.89%
					BENDIGO BANK	4,010,652.68	15.23%
					BANK WEST	10,349,208.08	39.32%
					ANZ BANK	4,879,926.24	18.54%
					Total	26,317,109.11	100.00%

INTEREST EARNINGS FOR YEAR 2008/2009						
	Date:	31-May-09				
MONTHLY PROGRESSIVE INTEREST EARNINGS						
				Percentage of year elapsed:		91.78
Month		Municipal	Reserve	Trust	Total	Progressive % of Budget
Jul-08		161,001	58,647	20,828	240,476	17.86
Aug-08		201,146	111,604	31,595	344,345	25.58
Sep-08		376,438	160,116	35,152	571,706	42.46
Oct-08		488,679	204,053	24,059	716,791	94.05
Nov-08		598,558	244,692	30,087	873,337	64.87
Dec-08		775,467	276,000	-	1,051,533	78.10
Jan-09		801,282	303,830	20,173	1,125,285	83.58
Feb-09		916,540	327,522	22,125	1,266,187	94.05
Mar-09		920,781	352,330	2,670	1,275,781	94.76
Apr-09		978,691	376,296	13,543	1,368,530	101.65
May-09		1,004,686	403,900	21,908	1,430,494	106.25
Jun-09						
FULL YEAR BUDGET ESTIMATES						
		Municipal	Reserve	Trust	Total	
BUDGET	\$	\$ 925,818	\$ 350,495	\$ 70,000	\$ 1,346,313	

14.4 Donation - Shaun Cechner – Overseas Study Program – Sacramento

Applicant: Shaun Cechner
Officer: Director of Finance

Application

To consider a request for financial assistance towards travelling and accommodation expenses which has been received from Shaun Cechner who has been selected to participate in an overseas student exchange program in Sacramento, California.

Background

Shaun Cechner is 25 years of age and a resident of the City. He is a student at Edith Cowan University studying Primary Education with a keen interest in working with children with special needs. His specific area of interest within this field is music and music therapy.

Shaun has recently been gaining extra experience each week working with children with special needs at Durham Road and Embleton Primary Schools.

Edith Cowan University, Joondalup has confirmed that Shaun has been accepted to participate in the exchange program between ECU and California State University – Sacramento.

He will fly to Sacramento in early August and will be studying there for at least six months, staying on the university campus.

Costs associated with the exchange program include flight \$1,700 and \$8,400 for accommodation, etc. He would be grateful for any financial assistance which Council could give.

Comment

Shaun Cechner has not sought financial assistance from Council in the past.

Voting Requirements

Simple Majority Required.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

CR TERRY BLANCHARD MOVED, CR MIKE ANDERTON, JP SECONDED the Officer recommendation that Council grants a donation of \$150 to Shaun Cechner, a resident of the City, towards travelling and accommodation expenses that he will incur when he visits Sacramento California where he will continue his Primary Education studies as a participant in the Edith Cowan Exchange Student Program.

CARRIED BY EN BLOC RESOLUTION

14.5 Donation - Tom Gatti - World Junior Rowing Championship Regatta, France

Applicant: Tom Gatti
Officer: Director of Finance

Application

To consider an application for financial assistance towards travelling costs which has been received from Tom Gatti who has been selected to participate in the World Junior Rowing Championship Regatta to be held in France.

Background

Tom Gatti is 18 years of age and a resident to the City.

He has been selected in the 2009 Australian Junior Rowing Team to compete in the Junior Men's 4-boat class. The team will compete in the World Junior Rowing Championship regatta to be held in Brive la Gaillarde, France between 5 and 8 August 2009.

Rowing Australia has confirmed his selection in the team.

The cost of this event is approximately \$8,000 per participant and Tom is seeking financial assistance from Council towards these costs.

As he is currently training twice per day and participating in the sport and exercise science course at ECU, he is unable to work.

Comment

Tom Gatti has not sought financial assistance from Council in the past.

Voting Requirements

Simple Majority Required.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

CR TERRY BLANCHARD MOVED, CR MIKE ANDERTON, JP SECONDED the Officer recommendation that Council grants a donation of \$150 to Tom Gatti towards the travelling and accommodation expenses which he will incur when he participates in the World Junior Rowing Championship regatta to be held in Brive la Gaillarde, France between 5 and 8 August 2009.

CARRIED BY EN BLOC RESOLUTION

15 REPORTS OF MANAGEMENT/ADVISORY COMMITTEES**15.1 Minutes of the Meeting of the Heritage Development Advisory Committee****Attachments:** [Minutes of the Meeting held on 15 June 2009](#)**Officer:** Director of Planning and Development Services***CR MIKE ANDERTON, JP DECLARED A PROXIMITY INTEREST***

In accordance with Section 5.60B and 5.65 of the Local Government Act 1995, Cr Mike Anderton, JP declared a proximity interest in this item as he owns a nearby property.

At 7:09pm, Cr Mike Anderton, JP withdrew from the meeting.

Application

To inform the Council of the minutes of the Heritage Development Advisory Committee which was held on Monday 15 June 2009.

Background

A copy of the minutes of the meeting of the Heritage Development Advisory Committee which was held on Monday 15 June 2009 is attached (*refer Attachment*).

Comment

Councillors Michael Sabatino and Sylvan Albert were apologies for the Heritage Development Advisory Committee meeting. Councillor Mike Anderton, JP declared a proximity interest on Item 1.4 (Proposed Roof Cladding Tranby House) and withdrew from the meeting, therefore the item lapsed as there was not a quorum. The following Officer's Recommendation is presented to the Council as Point 2 of the recommendation for its consideration and remains the same as presented to the Heritage Development Advisory Committee:

Officer's Recommendation

That in relation to the proposed re-roofing of Tranby House, at Lot 11547, No. 2C Johnson Road, Maylands:

- 1. The City of Bayswater advise the Swan River Trust that it supports the application subject to the following conditions:*
 - a) This approval is valid for a period of two (2) years from the date of this letter. If the development, the subject of this approval, is not SUBSTANTIALLY COMMENCED within two years, the approval shall lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further approval of the City having first been sought and obtained.*
 - b) In accordance with the Local Government (Miscellaneous Provisions) Act 1960 and Building Regulation 1989, a building licence application must be obtained prior to the commencement of any building works.*
 - c) The development shall be carried out only in accordance with the terms of the application as approved herein, and any approved plan.*
- 2. The National Trust of Australia (WA) be advised of Council's resolution.*

ADDENDUM – ORDINARY COUNCIL MEETING – 23 JUNE 2009

Following discussion at the Heritage Development Advisory Committee meeting held on 15 June 2009 a second quote was requested from the applicant. The applicant has advised that a second quote was unable to be obtained in time. The applicant has however provided the City with some cost guidelines in accordance with industry guidelines which demonstrates that the quote is reasonable. The applicant has also confirmed that the funding request is not for any demolition works.

The City has previously only required one reasonable quote to be provided with Heritage Grant applications. The main rationale behind this was to simplify the application process to encourage the maintenance, conservation and improvement of heritage places. Further, it was considered that one quote would be sufficient as the applicant is required to pay for the works upfront, and only 50% of this cost (to a maximum of \$4000) will be reimbursed by the Council. In this regard it was considered that it would be unlikely that an applicant would not seek to have works undertaken that were not value for money as they were making an equal or larger contribution to the works than Council. Also the lowest price may not be the most advantageous, particularly when heritage works may require specialist services.

Voting Requirements

Simple Majority Required.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

CR SONIA TURKINGTON MOVED, CR SALLY PALMER SECONDED the Officer recommendation that:

- 1. The minutes of the meeting of the Heritage Development Advisory Committee which was held on Monday 15 June 2009 be received and the recommendations contained therein be approved:**

1. GENERAL**1.1 Heritage Fund Application**

Approve the allocation of \$1,650 from the 2008/2009 Heritage Fund for the proposed repainting of the heritage listed dwelling at Lot 10, No 13 Hill Street Bayswater.

1.2 Proposed Conservation And Repair Works

This item in relation to the conservation and repair works at Lot 19, No. 9 Warnes Street, Maylands be deferred pending further information; including:

- 1. A second quote to be provided by the applicant on the proposed works; and**
- 2. Clarification that the quote(s) and Heritage Fund application do not include demolition works.**

1.3 Proposed Bayswater and Maylands Town Centre Heritage Trails

1. Council receive the information in this report on the proposed Bayswater and Maylands Town Centre Heritage Trails.
2. A further report be prepared for the implementation of Stage 1 of the Heritage Trails plaques project for Bayswater Town Centre with Stage 2 Maylands Town Centre to be further considered.
3. Further funding be considered at the Draft 2009/2010 budget meeting for this project.

1.5 Proposed Classrooms - Bayswater Primary School

Council upon receipt of a formal referral the City advise the applicant of the proposed two new classrooms to Bayswater Primary School at Reserve No. 4747, No. 17 Murray Street, Bayswater that Council has no objection to the proposal subject to:

1. The approval is valid for period of two (2) years from the date of this letter. If the development/use, the subject of this approval, is not **SUBSTANTIALLY COMMENCED** within two years, the approval shall lapse and be of no further effect. Where an approval has lapsed, no development/use shall be carried out without the further approval of the City having first been sought and obtained.
 2. The development shall be carried out only in accordance with the terms of the application as approved herein, and any approved plan.
 3. All staff parking to occur on site.
 4. Upon completion of development a final copy of the construction plans to be forwarded to the City for its records.
2. In relation to the proposed re-roofing of Tranby House, at Lot 11547, No. 2C Johnson Road, Maylands:
 1. The City of Bayswater advise the Swan River Trust that it supports the application subject to the following conditions:
 - a) This approval is valid for a period of two (2) years from the date of this letter. If the development, the subject of this approval, is not **SUBSTANTIALLY COMMENCED** within two years, the approval shall lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without the further approval of the City having first been sought and obtained.
 - b) In accordance with the *Local Government (Miscellaneous Provisions) Act 1960* and *Building Regulation 1989*, a building licence application must be obtained prior to the commencement of any building works.
 - c) The development shall be carried out only in accordance with the terms of the application as approved herein, and any approved plan.
 2. The National Trust of Australia (WA) be advised of Council's resolution.

CARRIED

At 7:10pm, Cr Mike Anderton, JP returned to the meeting.

15.2 Minutes of the Meeting of the Trader Group Advisory Committee

Attachments: [Minutes of the Meeting held on 8 June 2009](#)
Officer: Director of Finance

Application

To inform the Council of the minutes of the Trader Group Advisory Committee which was held on Monday 8 June 2009.

Background

A copy of the minutes of the meeting of the Trader Group Advisory Committee which was held on Monday 8 June 2009 is attached (refer Attachment 1).

Voting Requirements

Simple Majority Required.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

CR TERRY BLANCHARD MOVED, CR MIKE ANDERTON, JP SECONDED the Officer recommendation that the minutes of the meeting of the Trader Group Advisory Committee which was held on Monday 8 June 2009 be received and the recommendations contained therein be approved:

1. OUTSTANDING BUSINESS**1.1 Update on Outcomes from the Antisocial Behaviour Meeting**

1. That the report on the actions carried out to date in relation to the Antisocial Behaviour meeting held 23 March 2009 be received.
2. In the event that a response to the letter to the Minister of Transport (refer Attachment 1) is not received within 30 days, a further letter be sent.

2. GENERAL BUSINESS**2.1 Location and Effectiveness of CCTV Units**

That the report on the current locations of CCTV units installed within the City of Bayswater and their effectiveness be received.

2.2 Bayswater Village Retail Traders Association Report

That the report on the recent activities of the Bayswater Village Retail Traders Association be received.

2.3 Maylands Business Group Report

That the minutes of the meetings of the Maylands Business Group held on 1 and 29 April 2009 be received and the brief overview of recent activities be received.

2.4 Morley Business Group Report:

That the report on the recent activities of the Morley Business Group be deferred to the next meeting of the Trader Group Advisory Committee.

2.5 Industrial Group Report:

That the report on the recent activities of the Industrial Business Group be received.

2.6 Update on the City of Bayswater's Major Project in Maylands

That the deputation by the Director of Finance be noted.

CARRIED BY EN BLOC RESOLUTION

15.3 Minutes of the Meeting of the YMCA Management Advisory Committee

Attachments: [Minutes of the Meeting held on 10 June 2009](#)
[Agenda of the Meeting held on 10 June 2009](#)

Officer: Director of Finance

Application

To inform the Council of the minutes of the meeting of the YMCA Management Advisory Committee which was held on 10 June 2009.

Background

A copy of both the minutes (*refer Attachment 1*) and agenda (*refer Attachment 2*) of the meeting of the YMCA Management Advisory Committee, which was held on 10 June 2009, (*are attached*).

Voting Requirements

Simple Majority Required.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

CR TERRY BLANCHARD MOVED, CR MIKE ANDERTON, JP SECONDED the Officer recommendation that the minutes of the meeting of the YMCA Management Advisory Committee which was held on Wednesday, 10 June 2009 be received and the recommendations contained therein be approved:

5 Financial/Manager's Reports (April 2009)**5.1 Morley Sport and Recreation Centre**

That:

- 1. That the financial/management reports for April 2009 for the Morley Sport and Recreation Centre be received.**
- 2. YMCA provide the community with responses generated from survey.**

5.2 Alma Venville Recreation Centre

That the financial/management report for April 2009 for the Alma Venville Recreation Centre be received.

CARRIED BY EN BLOC RESOLUTION

15.4 Minutes of the Security Watch Advisory Committee – June 2009

Attachments: [Minutes of the Security Watch Advisory Committee](#)
Officer: A/Director of Administration and Community Services

Application

To inform the Council of the minutes of the meeting of the Security Watch Advisory Committee, which was held on 8 June 2009.

Background

Attached is a copy of the minutes of the meeting of the Security Watch Advisory Committee, which was held on 8 June 2009 (refer to Attachment No. 1).

Voting Requirements

Simple Majority Required.

COUNCIL RESOLUTION
(COMMITTEE RECOMMENDATION)

CR TERRY BLANCHARD MOVED, CR MIKE ANDERTON, JP SECONDED the Committee recommendation that the minutes of the meeting of the Security Watch Advisory Committee which was held on 8 June 2009 be received, and the recommendations contained therein and listed hereunder be approved:

1.1 Security Watch Services Report -May 2009

That the Security Watch Services Report for the month of May 2009 be received.

1.2 Police Crime Statistics April 2008/09

- 1. The Verbal reports by the Officers in charge of the Bayswater Police Station for the month of May 2009 be received.**
- 2. The Crime statistics reports for the month of April 2008/2009 be received.**

1.3 Graffiti Programme Status – April 2009

That the Graffiti Programme Status Report for the period 1 April 2009 to 30 April 2009.

1.4 City of Bayswater CCTV Report – June 2009

- 1. The information contained within the City of Bayswater CCTV Report be received.**
- 2. The City approach the Office of Crime Prevention to ascertain if the funding that has been allocated to the City of Bayswater with the percentage that's been allocated in the guidelines of the funding application be increased relative to the CCTV allocation which correctly states 40%, be increased to 100%.**

CARRIED BY EN BLOC RESOLUTION

16 MAYOR'S REPORT

**CENTRAL EASTERN BUSINESS ASSOCIATION & CITY OF BAYSWATER
2009 SMALL BUSINESS AWARDS**

On Friday night, 19 June 2009, the Central Eastern Business Association in association with the City of Bayswater held their inaugural Small Business Awards.

The City of Bayswater was delighted to have been given the opportunity to support this inaugural event and sponsor the prestigious City of Bayswater Business of the Year Award.

Small business make a vital contribution to our community and any initiative that recognises that contribution celebrates outstanding achievement and encourages business excellence is an initiative to be welcomed and applauded.

MAYLANDS MULTIPURPOSE CENTRE

On Friday, 19 June 2009, the City of Bayswater took the next step in relation to the Maylands Multipurpose Centre and signed the formal agreement with the Federal Government.

This agreement binds the Council in progressing forward with this project and the Federal Government to expend the \$10 million granted to the City of Bayswater.

I would like to take this opportunity to thank my fellow Councillors for attending functions on behalf of the City of Bayswater.

17 AFFIXING OF COMMON SEAL**17.1 Authorisation for Affixing of the Common Seal****COUNCIL RESOLUTION**

CR IAN MCCLELLAND, JP MOVED, CR SYLVAN ALBERT SECONDED that approval be granted for affixing of the common seal to the following documents:

Document Details	No. of Documents	Council Resolution	For Approval or Ratification
Contract Agreement Tender No. 08-2009 Supply and delivery of crushed screened limestone 75mm material	2	N/A	Ratification
Acceptance Form - Graffiti Prevention Fund for \$20,000	1	N/A	Ratification

CARRIED

18 DISCUSSION OF MATTERS BEHIND CLOSED DOORS

Nil.

19 ORDER OF BUSINESS

Nil.

20 CLOSURE

**THERE BEING NO FURTHER BUSINESS TO DISCUSS, THE ACTING
CHAIRPERSON, THE DEPUTY MAYOR, CR MICHAEL SABATINO
DECLARED THE MEETING CLOSED AT 7:12PM.**