



ADDITIONAL DOCUMENTS

Ordinary Meeting of Council

Wednesday, 27 March 2013, 6.00pm

TABLE OF CONTENTS

SUBJECT	PAGE
PSC1303-45 MINOR AMENDMENT - PROPOSED SUBMISSION ON THE DRAFT STATE PLANNING STRATEGY - SUBMITTED MAYOR, BRAD PETTITT	3
SGS1303-3 ALTERNATIVE RECOMMENDATION - PLAY SPACES PLAN AND FORWARD WORKS PROGRAM - SUBMITTED BY MAYOR, BRAD PETTITT	8
SGS1303-3 AMENDED DOCUMENTS - PLAY SPACES PLAN AND FORWARD WORKS PROGRAM - SUBMITTED BY MARISA SPAZIANI, DIRECTOR COMMUNITY DEVELOPMENT	9
SGS1303-3 MINOR AMENDMENT - PLAY SPACES PLAN AND FORWARD WORKS PROGRAM - SUBMITTED BY CR J STRACHAN	10
APPENDIX 1 - SGS1303-3 AMENDED PLAY SPACES PLAN 2013-2016 - MARCH 2013 AND CAPITAL WORKS PROGRAM	12

**PSC1303-45 MINOR AMENDMENT - PROPOSED SUBMISSION ON THE DRAFT
STATE PLANNING STRATEGY - SUBMITTED MAYOR, BRAD
PETTITT**

It is proposed that a minor amendment be made to the item under the heading of 'Further comments' to add a further point 4., and a point 8.as follows (in bold):

Further comments

It is also considered that the strategy should include the following additional outcomes under the relevant strategic directions headings:

4. *Environment* - Increased levels of sustainable building design.

4. Environment – Climate Change Mitigation

While the Strategy does make some mention of climate change mitigation this is very limited in scope and not well integrated into the document not set out as a priority. Climate change is mostly dealt with as a factor WA needs adapt to. However, as the World Bank clearly states its recent report on climate change: "there is also no certainty that adaptation to a 4°C world is possible."

Whilst it is good that the SPS acknowledges that “Minimising Western Australia’s ecological footprint will assist in reducing pressures such as patterns of consumption, loss of biodiversity, air pollution, and impacts upon water and generation of waste.” The Strategy fails to map out a roadmap that minimises Western Australia’s ecological and carbon footprints

Given Western Australia has one of the highest per capital levels of carbon emission in the developed world then central to the strategy should be a clear intent and plan to reduce these emissions to a far more sustainable level.

The section on Environment appears to incorrectly understand the State’s environment in isolation from global environment changes and concerns. The Goal to “conserve the State’s natural assets through sustainable development, clean air, water, light and open spaces” is supportable but must be in addition to enhancing global environmental outcomes where Western Australia’s environment and conservation outcomes are impacted.

The key to the success of any strategy of this nature, however, is to have a strong core of implementation, monitoring and review. While the strategy is comprehensive in its survey and analysis it is vague on the details of implementation and monitoring and review. Specific comments are provided below:

4. *Environment* - Recognition of the State’s built heritage and the importance to conserve and maintain places of cultural heritage significance.

6.1 *Movement of people, resources* -well connected and enhanced rail network in the state, including light rail in urban areas.

8. Land Availability - A stronger focus on identifying land which is required for agricultural and food production needs to be embedded in the document. As the Strategy acknowledges agricultural land is “under constant threat from urban expansion and the fragmentation of rural land into smaller lifestyle holdings” and

“The continued loss of agricultural land close to the cities and towns requires that measures are put in place to secure land for future agricultural and food industry production.”

The Strategy would benefit from a clearer articulation of the process for identifying the buffers required to protect agricultural land as well as bio-diverse and intact bush land from urban encroachment. This needs be linked into other parts of the document of land-use planning including a potential urban growth boundary. These need to be integrated into the document more fully so there is a more integrated view of strategic planning in Western Australia.

ALTERNATIVE RECOMMENDATION

That Council authorise the Chief Executive Officer to submit the following comments to the Minister of Planning as the City of Fremantle’s submission on the Draft State Planning Strategy:

The City of Fremantle is generally supportive of the strategy as a high level state wide document, to guide development and economic growth in Western Australia to 2050 and beyond. The holistic approach to the State Planning Strategy is commended as it is a marked improvement on the previous State Planning Strategy (1997). The comprehensive background material and analysis of issues gives the draft document a good foundation on which to base strategic decisions and direction for the State.

The key to the success of any strategy of this nature, however, is to have a strong core of implementation, monitoring and review. While the strategy is comprehensive in its survey and analysis it is vague on the details of implementation and monitoring and review. Specific comments are provided below:

Implementation

There is no implementation section in the strategy to provide the framework to guide the future growth and development of the state. The strategy also does not allocate resources, timeframes or responsible authorities to each goal or strategic direction. This gives key stakeholders little guidance on how

implementation will be achieved in practice and what their role is in implementation of the strategy.

The vision and strategic goals for Western Australia expressed in the strategy are supported by the City of Fremantle as they focus on a strong and connected economy, sustainable urban and regional communities, coordinated and planned hard (e.g. road and rail) and social (e.g. education and health) infrastructure and the efficient use of resources to enhance environmental conservation. However there is no clear sense of how these goals link to the strategic directions of the document and no overall summary of how they will be achieved. Additionally there is no discussion or direction on how the vision and goals should be reflected in other State, regional or local strategies and policies, whether already adopted or under preparation. The City considers other strategies and policies are the key implementation mechanisms for the goals in the strategy however the linkage between the State Planning Strategy and such other documents is not clear.

The strategy lacks any indication of the relative priority of different Strategic Directions to one another, or how potential conflicts between different Strategic Directions will be resolved. For example, land availability for industrial uses (especially in the mining and energy sectors) to meet the objective of the Economic Development strategic direction may be in conflict with objectives linked to retention of good quality agricultural land (Agriculture and Food) and/or nature conservation (Environment), but the strategy gives no indication of how such conflicts might be resolved or managed. Instead, the strategy tends to treat each of the 10 'Strategic Directions' in a standalone manner with little integration between them.

The Implementation of actions to deliver this strategy would clearly require a 'whole of Government' approach as many of the issues are the responsibility of Government agencies other than Western Australian Planning Commission or Department of Planning. Although the preface to the strategy makes reference to a collaborative approach to planning for infrastructure and economic development, there is no clear sense from the document that there is commitment across all State agencies to supporting implementation of the state wide strategy, or how it will be used to guide decision-making about investment or policy direction by other State agencies.

Monitoring and review

The draft strategy lacks a programme for periodic monitoring and review of the strategic goals and directions to measure the State's social, environmental and economic performance up to 2050 and beyond. This omission should be addressed in the final version of the document.

Further comments

It is also considered that the strategy should include the following additional outcomes under the relevant strategic directions headings:

- **4. Environment – Increased levels of sustainable building design**
- **4. Environment – Climate Change Mitigation**
 While the Strategy does make some mention of climate change mitigation this is very limited in scope and not well integrated into the document not set out as a priority. Climate change is mostly dealt with as a factor WA needs adapt to. However, as the World Bank clearly states its recent report on climate change: "there is also no certainty that adaptation to a 4°C world is possible."
 Whilst it is good that the SPS acknowledges that "Minimising Western Australia's ecological footprint will assist in reducing pressures such as patterns of consumption, loss of biodiversity, air pollution, and impacts upon water and generation of waste." The Strategy fails to map out a roadmap that minimises Western Australia's ecological and carbon footprints
 Given Western Australia has one of the highest per capital levels of carbon emission in the developed world then central to the strategy should be a clear intent and plan to reduce these emissions to a far more sustainable level.
 The section on Environment appears to incorrectly understand the State's environment in isolation from global environment changes and concerns. The Goal to "conserve the State's natural assets through sustainable development, clean air, water, light and open spaces" is supportable but must be in addition to enhancing global environmental outcomes where Western Australia's environment and conservation outcomes are impacted.
 The key to the success of any strategy of this nature, however, is to have a strong core of implementation, monitoring and review. While the strategy is comprehensive in its survey and analysis it is vague on the details of implementation and monitoring and review. Specific comments are provided below:
- **4. Environment – Recognition of the State's built heritage and the importance to conserve and maintain places of cultural heritage significance.**
- **6.1 Movement of people, resources – A well connected and enhanced rail network in the state, including light rail in urban areas**
- **8. Land Availability - A stronger focus on identifying land which is required for agricultural and food production needs to be embedded in the document. As the Strategy acknowledges agricultural land is "under constant threat from urban expansion and the fragmentation of rural land into smaller lifestyle holdings" and "The continued loss of agricultural land close to the cities and towns requires that measures are put in place to secure land for future agricultural and food industry production."**

The Strategy would benefit from a clearer articulation of the process for identifying the buffers required to protect agricultural land as well

as bio-diverse and intact bush land from urban encroachment. This needs be linked into other parts of the document of land-use planning including a potential urban growth boundary. These need to be integrated into the document more fully so there is a more integrated view of strategic planning in Western Australia.

REASON/S FOR CHANGE TO COMMITTEE RECOMMENDATION

The original submission fails to take into consideration climate change mitigation as a key part of future state planning.

SGS1303-3 ALTERNATIVE RECOMMENDATION - PLAY SPACES PLAN AND FORWARD WORKS PROGRAM - SUBMITTED BY MAYOR, BRAD PETTITT

It is proposed the item be deferred until comment from Precinct Groups have been sought.

ALTERNATIVE RECOMMENDATION

- 1. Defer adoption and seek comment from Precinct Groups before being brought back to Council for final adoption**

REASON/S FOR CHANGE TO COMMITTEE RECOMMENDATION

There is likely to be high community interest in these proposed changes. There is benefit in getting community understanding and support before signing off on this direction.

**SGS1303-3 AMENDED DOCUMENTS - PLAY SPACES PLAN AND FORWARD
WORKS PROGRAM - SUBMITTED BY MARISA SPAZIANI,
DIRECTOR COMMUNITY DEVELOPMENT**

The Capital Works program and the Play Spaces Plan have been amended following the March 2013 Strategic and General Services Committee meeting. The documents are found in the Appendix of this document.

REASON/S FOR AMENDMENT

As a result of a meeting with the North Ward Councillors who recommended the amendments.

SGS1303-3 MINOR AMENDMENT - PLAY SPACES PLAN AND FORWARD WORKS PROGRAM - SUBMITTED BY CR J STRACHAN

At the last Strategic and General Services committee meeting adding a point 4. to the Committee and Officer's recommendation was discussed, as follows:

4. *Officers develop a community engagement strategy to aid community consultation on modifications to play spaces*

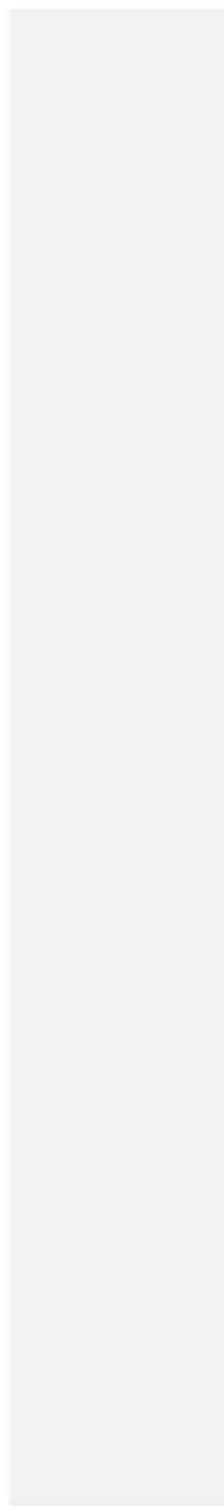
ALTERNATIVE RECOMMENDATION

1. The play spaces plan (attachment 1) is endorsed for adoption.
2. The remaining play spaces reserve of \$400,000 is utilised for play space upgrades identified in 2013/14 capital works program.
3. The capital works program (attachment 2) is adopted and \$790,000 additional funding be allocated in the draft 2014/15 and draft 2015/16 financial year budgets for consideration.
4. Officers develop a community engagement strategy to aid community consultation on modifications to play spaces

REASON/S FOR CHANGE TO COMMITTEE AND OFFICER'S RECOMMENDATION

The need for a community engagement strategy is well highlighted with the community work being undertaken at the pocket park on Gold Street.

APPENDIX 1 - SGS1303-3 AMENDED PLAY SPACES PLAN 2013-2016 - MARCH 2013 AND CAPITAL WORKS PROGRAM



Contents

1.0 DEFINITIONS3
2.0 GOALS.....3
3.0 STRATEGIES AND ACTIONS3

Formatted: Space After: 1.7 line

1.0 Definitions

A **play ground** is "an outdoor area where children can play that usually includes outdoor play equipment (such as swings and slides)"

A **play space** is a space that includes a range of features (natural and built) and recreational opportunities for all age groups and abilities e.g. run-about areas, natural play elements, play equipment, fitness trails, and interpretive trails.

Major Play Spaces: Located in larger parcels of open space and will service the immediate and adjacent suburbs.

Local Play Spaces: Located in smaller parcels of open spaces and will cater for a highly localised catchment, servicing a catchment of up to 1 km radius

2.0 Goals

The play spaces plan aims to:

- Improve facilities at identified major and local play spaces sites by:
 - adding new innovative equipment
 - improving access and amenity.
- Use resources more efficiently by:
 - engaging local communities on play space priorities
 - reducing maintenance costs
 - relocating equipment to identified local or major play space sites
 - removing play equipment that is no longer safe or compliant.

3.0 Strategies and Actions

1. Prioritise the upgrade of major and local play spaces and where possible relocate play equipment from parks not designated as major or local play spaces.
2. Prioritise the development of local play spaces in suburbs with the highest disadvantage and with the greatest number of young families.
3. Deliver one local play space every year and one major play space every three years.

Choose an item:

version

Page 3 of 10

Once printed this document becomes uncontrolled. Refer to electronic copy for controlled copy.

4. Actively pursue external funding opportunities for the first three years of the forward works program.
5. Prioritise the use of cash in lieu funds from developer's contributions where appropriate to fund local and major play spaces.
6. Engage local communities on decision making in relation to the consolidation of local play grounds and development of local play spaces sites.
7. Engage the broader Fremantle community on the development of major play space sites including special needs groups including people with disabilities, people from non-english speaking backgrounds and Aboriginal people.
8. Ensure children and families have opportunities to provide input into the design of local and major play spaces.
9. Utilise the healthy by design principles to guide the design for all local and major play spaces sites.
10. Explore opportunities to increase the amount of public open space in Hilton, O'Connor and eastern end of White Gum Valley.
Conduct environmental impact assessments to mitigate climate change issues

BEACONSFIELD	ACTIONS	TIMEFRAME FOR WORKS
Beacy Park	Consider rationalisation of play ground equipment at end of life.	2013/14
Bruce Lee *(LP)	Develop as a local play space. Take into account the facilities Davis Park and consider rationalising.	2013/14
Davis Park	Consider removal of unsafe and old play equipment.	2013/14
Dick Lawrence *(MP)	Dick Lawrence is part of Hilton Reserve which is a major play space. Continue to maintain swings and combination unit and then dispose of these when new project commences.	2015/16
Salentina Ridge POS	Continue to maintain.	*NA
SOUTH FREMANTLE	ACTIONS	TIMEFRAME FOR WORKS
Coral Park	Remove at end of life.	2013/14
Florence Community Park	Homemade play equipment presents several safety issues. Remove unsafe items and continue to maintain as local playground.	2014/15
Gold Street Park	\$50,000 allocated in 12/13 financial year. Do not continue to upgrade this park at end of life.	NA

Choose an item:

version

Page 5 of 10

Once printed this document becomes uncontrolled. Refer to electronic copy for controlled copy.

Holis Park	Do not replace equipment at end of life.	2015/16
Llydsale Park	Maintain at current level of provision.	NA
Parmelia Park(LP)	Continue to maintain and develop as a local play space. Consider rationalizing fitness equipment.	NA
South Beach (MP)	Continue to maintain and develop as a major play space.	2013/14
WHITE GUM VALLEY	ACTIONS	TIMEFRAME FOR WORKS
Davies Reserve	Maintain at current level of provision.	2014/15
Hazel Orm Park	Where possible relocate equipment to valley park. Investigate options to sell Hazel Orm land and invest funds into Booyeembarra Park.	2014/15
Valley Park	Renew valley park to meet service levels for local park.	2013/14
FREMANTLE	ACTIONS	TIMEFRAME FOR WORKS
Beach Street Skate Park	Remove at end of life (subject to final construction of the Esplanade Youth Plaza).	NA
Booyeembarra Park	Continue to maintain and develop as a major play space.	NA

Choose an item.

version

Page 6 of 10.

Once printed this document becomes uncontrolled. Refer to electronic copy for controlled copy.

Esplanade Park (MP)	Continue to maintain and further develop as a major play space.	NA
Frank Gibson Park	Consider rationalisation of the fitness equipment. Continue to maintain as a local park.	2015/16
Fremantle Leisure Centre	Continue to maintain at current level of provision.	2014/15
Fremantle Park	Consider rationalisation when plans for new sports facilities are approved.	NA
Fremantle Primary School	Continue to maintain at current level of provision.	NA
Holland Park	Continue to maintain at current level of provision.	NA
Horrie Long Reserve (LP)	Continue to maintain and develop as a local play space within next five years.	NA
King Sq (Jean Hobson)	Continue to maintain at current level of provision.	NA
Knutsford Reserve	Consider rationalisation at end of life.	2016/17
Queens Square	Consider rationalisation at end or life.	2013/14
Stevens Reserve (LP)	Continue to develop as a local play space.	2015/16

Choose an item

version

Page 7 of 10

Once printed this document becomes uncontrolled. Refer to electronic copy for controlled copy.

Virginal Ryan Park	Maintain at current level of provision.	NA
Warrawee Centre	Recently upgraded. Maintain at current level of provision.	NA
HILTON / OCONNOR	ACTIONS	TIMEFRAME FOR WORKS
Collick Reserve	Continue to maintain at current level of provision. Consider rationalising small combination unit at end of life.	2014/15
Griffiths Park (LP)	Develop Griffiths park as the main local play space for the Hilton suburb.	2014/15
Grigg Park	Continue to maintain at current level of provision. Consider rationalising basketball court at end of life and reinstall at Grigg Park.	2014/15
Moorni Boorne	\$75,000 allocated in 2012/13 to upgrade playground. Continue to maintain but do not add equipment. The main local play space for Hilton is Griffiths.	NA
Plane Tree Grove Res.(LP)	Develop as a local play space within five years.	NA
Lookout Park	Continue to maintain current level of provision. Consider rationalisation of small combination unit at end of life.	2015/16

Choose an item.

version

Page 8 of 10

Once printed this document becomes uncontrolled. Refer to electronic copy for controlled copy.

SAMSON	ACTIONS	TIMEFRAME FOR WORKS
Sir Frederick Samson Park (LP)	Continue to maintain and develop as a local play space.	
NORTH FREMANTLE	ACTIONS	TIMEFRAME FOR WORKS
Alfred Road	Continue to maintain	2015/16
Burford Place West	Consider rationalizing at end of life.	2015/16
Burford Place East	Consider rationalizing equipment at end of life	2014/15
Gordon Dedman Park (LP)	Develop into a local play space including adjacent McCabe public open space within next five years.	NA
Gilbert Fraser Reserve (LP)	Continue to maintain current level of provision.	NA
Leighton Beach (MP)	Develop new major play space facilities.	NA
McCabe Park	Develop into a local play space to complement Gordon Dedman park.	NA
State Engineering Works	Continue to maintain current level of provision.	NA
Everybody's Park	Consider rationalizing at end of	2013/14

Choose an item.

version.

Page 9 of 10

Once printed this document becomes uncontrolled. Refer to electronic copy for controlled copy.

	life. Investigate land use issues.	
Sorrel Park	Consider removal of some play equipment at end of life.	2014/15

*Local Play Space

*Major Play Space

*NA – Not Applicable within the life of this plan

Draft Capital Works Program – Play Spaces Plan 2013 - 2016

Play Spaces Plan Capital Works Program 2013 – 2016

Beaconsfield

Asset No.	Play space	Classification	2013/14	2014/15	2015/16	Comment
	Beacy Park	Local Reserve				Consider rationalisation of play ground equipment at end of life.
	Bruce Lee *(LP)	District Reserve	\$200,000			Develop as a local play space. Take into account the facilities at Davis Park and consider rationalising.
	Davis Park	Local Reserve				Consider removal of unsafe and old play equipment.
	Dick Lawrence *(MP)	District Reserve			\$500,000	Dick Lawrence is part of Hilton Reserve which is a major play space. Continue to maintain swings and combination unit and then dispose of these when new project commences.
	Salentina Ridge POS	Local Reserve		\$15,000		Continue to maintain.

Draft Capital Works Program – Play Spaces Plan 2013 - 2016

North Fremantle

Asset No.	Play space	Classification	2013/14	2014/15	2015/16	Comment
	Alfred Road	Local Reserve			\$50,000	Continue to maintain current level of provision.
	Burford Place West	Pocket Park				Consider rationalising play equipment or relocate equipment to Gordon Dedman or McCabe Park. Ensure the removal of play equipment is staged over two years.
	Burford Place East					
	Gordon Dedman Park (LP)	District Reserve				Develop into a local play space including adjacent McCabe public open space within next five years.
	Gilbert Fraser Reserve (LP)	District Reserve				Continue to maintain current level of provision.
	Leighton Beach Foreshore (MP)	Regional Reserve				Develop into a major play space.
	McCabe Park	Local Reserve				Develop connections with Gordon Dedman Park and develop as a local play space within five years.
	State Engineering Works	Local Reserve				Continue to maintain current level of provision.
	Everybody's Park	Pocket Park				Consider rationalisation at end of life. Investigate land use issues.
	Sorrel Park	Local Reserve				Consider rationalisation of some equipment at end of life.

Draft Capital Works Program – Play Spaces Plan 2013 - 2016

Hilton and O'Connor

Asset No.	Play space	Classification	2013/14	2014/15	2015/16	Comment
	Collick Reserve	Local Reserve				Continue to maintain basic playground in line with local park level of service.
	Griffiths Park (LP)	Local Reserve		\$100,000		Develop Griffiths park as the main local play space for the Hilton suburb.
	Grigg Park	Local Reserve	\$20,000			Continue to maintain at current level of provision. When basketball court reaches end of life relocate to Griffith Park.
	Moorni Boorne	Local Reserve				\$75,000 allocated in 2012/13 to upgrade playground. Continue to maintain but do not add equipment. The main local play space for Hilton is Griffiths.
	Plane Tree Grove Res.(LP)	Local Reserve				Develop as a local play space within five years.
	Lookout Park	Local Reserve				Continue to maintain current level of provision. Consider rationalisation of small combination unit at end of life.

Draft Capital Works Program – Play Spaces Plan 2013 - 2016

Samson Ward

Asset No.	Play space	Classification	2013/14	2014/15	2015/16	Comment
	Sir Frederick Samson Park (LP)	Regional Reserve	\$10,000			Continue to maintain and develop as a local play space.

South Fremantle

Asset No.	Play space	Classification	2013/14	2014/15	2015/16	Comment
	Coral Park	Pocket Park				Remove at end of life.
	Florence Community Park.	Pocket Park		\$15,000		Homemade play equipment presents several safety issues. Remove unsafe items and continue to maintain as local playground.
	Gold Street Park	Pocket Park				\$50,000 allocated in 12/13 financial year. Do not continue to upgrade this park at end of life.
	Hollis Park	Pocket Park				Do not replace equipment at end of life.
	Lilydale Park	Local Reserve				Maintain at current level of provision.
	Parmelia Park (LP)	Local Reserve				Continue to maintain and develop as a local play space.
	South Beach (MP)	Regional Reserve	\$100,000			Continue to develop as a major play space. Demand for outdoor exercise is sufficient to include a fitness trail as part of South Beach.

Draft Capital Works Program – Play Spaces Plan 2013 - 2016

White Gum Valley

Asset No.	Play space	Classification	2013/14	2014/15	2015/16	Comment
	Davies Reserve	Local Reserve				Maintain at current level of provision.
	Hazel Orm Park	Pocket Park				Where possible relocate equipment to valley park. Investigate options to sell Hazel Orm land and invest funds into Booyeembarra Park.
	Valley Park	Local Reserve	\$50,000			Renew valley park to meet service levels for local park.

Fremantle

Asset No.	Play space	Classification	2013/14	2014/15	2015/16	Comment
	Beach Street Skate Park	Local Reserve				Remove at end of life (subject to final construction of the Esplanade Youth Plaza).
	Boyeembarra Park (MP)	Regional Reserve				Continue to maintain and develop as a major play space.
	Esplanade Park (MP)	Regional Reserve				Continue to maintain and further develop as a major play space.
	Frank Gibson Park	District Reserve				Consider rationalisation of the fitness equipment. Continue to maintain as a local park.
	Fremantle Leisure Centre	District Reserve		\$35,000		Continue to maintain at current level of provision.
	Fremantle Park	District Reserve				Consider rationalisation when plans for new sports facilities are approved.
	Fremantle Primary School	Local Reserve				Continue to maintain at current level of provision.
	Holland Park	Local Reserve				Continue to maintain at current level of provision.

5

Prepared by Play Spaces Project Team March 2013

Draft Capital Works Program – Play Spaces Plan 2013 - 2016

	Horrie Long Reserve (LP)	Local Reserve				Continue to maintain and develop as a local play space within next five years.
	King Sq (Jean Hobson)	Regional				Continue to maintain at current level of provision.
	Knutsford Reserve	Pocket Park				Consider rationalisation at end of life.
	Queens Square	Pocket Park				Consider rationalisation at end of life.
	Stevens Reserve (LP)	District Reserve			\$75,000	Continue to develop as a local play space.
	Virginia Ryan Park	Local Reserve				Maintain at current level of provision.
	Warrawee Centre	Local Reserve				Recently upgraded. Maintain at current level of provision.