



City of Nedlands

Agenda

Council Meeting

23 October 2012

Dear Council member

The next ordinary meeting of the City of Nedlands will be held on Tuesday 23 October 2012 in the Council chambers at 71 Stirling Highway Nedlands commencing at 7 pm.

Peter Mickleson
Acting Chief Executive Officer
16 October 2012

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City of Nedlands

Notice of an ordinary meeting of Council to be held in the Council chambers, Nedlands on Tuesday 23 October 2012 at 7 pm.

Council Agenda

Declaration of Opening

The Presiding Member will declare the meeting open at 7 pm and will draw attention to the disclaimer below.

(NOTE: Council at its meeting on 24 August 2004 resolved that should the meeting time reach 11.00 p.m. the meeting is to consider an adjournment motion to reconvene the next day).

Present and Apologies and Leave Of Absence (Previously Approved)

**Leave of Absence
(Previously Approved)**

Councillor W R Hassell

Dalkeith Ward

Apologies

None as at distribution of this agenda.

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1. Public Question Time

A member of the public wishing to ask a question should register that interest by notification in writing to the CEO in advance, setting out the text or substance of the question.

The order in which the CEO receives registrations of interest shall determine the order of questions unless the Mayor determines otherwise. Questions must relate to a matter affecting the City of Nedlands.

2. Addresses by Members of the Public

Addresses by members of the public who have completed Public Address Session Forms to be made at this point.

3. Requests for Leave of Absence

Any requests from Councillors for leave of absence to be made at this point.

4. Petitions

Petitions to be tabled at this point.

5. Disclosures of Financial Interest

The Presiding Member to remind Councillors and Staff of the requirements of Section 5.65 of the *Local Government Act* to disclose any interest during the meeting when the matter is discussed.

A declaration under this section requires that the nature of the interest must be disclosed. Consequently a member who has made a declaration must not preside, participate in, or be present during any discussion or decision making procedure relating to the matter the subject of the declaration.

However, other members may allow participation of the declarant if the member further discloses the extent of the interest. Any such declarant who wishes to participate in the meeting on the matter, shall leave the meeting, after making their declaration and request to participate, while other members consider and decide upon whether the interest is trivial or insignificant or is common to a significant number of electors or ratepayers.

6. Disclosures of Interests Affecting Impartiality

The Presiding Member to remind Councillors and Staff of the requirements of Council's Code of Conduct in accordance with Section 5.103 of the *Local Government Act*.

Councillors and staff are required, in addition to declaring any financial interests to declare any interest that may affect their impartiality in considering a matter. This declaration does not restrict any right to participate in or be present during the decision-making procedure.

The following pro forma declaration is provided to assist in making the disclosure.

"With regard to the matter in item x..... I disclose that I have an association with the applicant (or person seeking a decision). As a consequence, there may be a perception that my impartiality on the matter may be affected. I declare that I will consider this matter on its merits and vote accordingly."

The member or employee is encouraged to disclose the nature of the association.

7. Declarations by Members That They Have Not Given Due Consideration to Papers

Members who have not read the business papers to make declarations at this point.

8. Confirmation of Minutes

8.1 Ordinary Council meeting 25 September 2012

The minutes of the ordinary Council meeting held 25 September 2012 are to be confirmed.

9. Announcements of the Presiding Member without discussion

Any written or verbal announcements by the Presiding Member to be tabled at this point.

10. Members announcements without discussion

Written announcements by Councillors to be tabled at this point.

Councillors may wish to make verbal announcements at their discretion.

11. Matters for Which the Meeting May Be Closed

Council, in accordance with Standing Orders and for the convenience of the public, is to identify any matter which is to be discussed behind closed doors at this meeting, and that matter is to be deferred for consideration as the last item of this meeting.

12. Divisional reports and minutes of Council committees and administrative liaison working groups

12.1 Minutes of Council Committees

This is an information item only to receive the minutes of the various meetings held by the Council appointed Committees (N.B. This should not be confused with Council resolving to accept the recommendations of a particular Committee. Committee recommendations that require Council's approval should be presented to Council for resolution via the relevant departmental reports).

The Minutes of the following Committee meetings (in date order) are to be received:

Council Committee	9 October 2012
Circulated to Councillors on 16 October 2012	
Audit & Risk Committee	11 October 2012
Circulated to Councillors on 16 October 2012	

Note: As far as possible all the following reports under items 12.2, 12.3, 12.4 and 12.5 will be moved en-bloc and only the exceptions (items which Councillors wish to amend) will be discussed.

12.2 Planning & Development Report No's PD40.12 to PD44.12 (copy attached)

Note: Regulation 11(da) of the *Local Government (Administration) Regulations 1996* requires written reasons for each decision made at the meeting that is significantly different from the relevant written recommendation of a committee or an employee as defined in section 5.70, but not a decision to only note the matter or to return the recommendation for further consideration.

PD40.12	No. 20 (Lot 25) Betty Street, Nedlands – Proposed Change of Non-Conforming Use (from Aged Care Facility) to 10 Multiple Dwellings (Aged or Dependant Persons' Dwellings) in a 3-Storey Building
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Committee	9 October 2012
Council	23 October 2012

Applicant	Hawkestone Property Development Pty Ltd
Owner	Aged Persons Homes Trust & Melvista Nursing Home
Officer	Matt Stuart – Senior Statutory Planning Officer
Director	Peter Mickleson – Director Planning & Development
Director Signature	
File ref	BE8/20-02 : DA11/115
Previous Item No's	Nil
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act 1995</i> .

Committee Recommendation

That this matter be referred back to Administration for further discussion with the applicant to address the matters identified in the administration recommendation.

Recommendation to Committee

Council refuses an application for a Change of Non-Conforming Use (from Aged Care Facility) to 10 Multiple Dwellings (Aged or Dependant Persons' Dwellings) in a 3 Storey Building at No. 20 (Lot 25) Betty Street, Nedlands, in accordance with the application dated 31 March 2011 and plans received on 17 July 2012, for the following reasons:


1. the front setbacks of proposed buildings are not in keeping with the existing rhythm of the streetscape and general character of the locality;
2. the proposed residential density (R23/R77) does not conform to the required density coding (R12.5), or existing character of the locality (R10-R12.5);
3. the proposed development is not compatible with the heritage value of the site, in accordance with the listing on the Municipal Heritage Inventory;
4. the excavation in the front setback area adversely affects the streetscape and does not comply with the Acceptable Development standard or Performance Criteria 6.6.1 of the Rcodes;
5. the landscaping (hard surfaces) in the front setback area adversely affects the streetscape and does not comply with the Acceptable Development standard or Performance Criteria 6.4.5 of the Rcodes;
6. rubbish bins are not able to be collected from the street due to safety and convenience, and does not comply with the Acceptable Development standard or Performance Criteria 6.10.3 of the Rcodes;
7. the bin store area is insufficient for the required number of bins, and does not comply with the Acceptable Development standard or Performance Criteria 6.4.5 of the Rcodes;
8. vehicle manoeuvring is not safe or efficient, requiring the southern store room to be truncated; and
9. the proposed development will adversely affect the amenity of the surrounding locality, in accordance with clause 5.5.1 of TPS2.

Advice Notes specific to this proposal

1. Should a subsequent application be approved, the site will require a Section 70 notification on the Certificate of Title, that at least one aged or dependant persons reside in the properties.

PD41.12	No. 64 (Lot 1) Jutland Parade, Dalkeith – Proposed Portico/Carport
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Committee	9 October 2012
Council	23 October 2012

Applicant	Greg Rowe and Associates
Owner	I Budiarto and B Hartono
Officer	Elle O'Connor - Planning Officer
Director	Peter Mickleson - Director Planning & Development
Director Signature	
File ref.	DA12/238 : JU2/64-U1
Previous Item No's	DA09/491
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Committee Recommendation

Council approves an application for a Portico/Carport at No. 64 (Lot 1) Jutland Parade, Dalkeith in accordance with the application received 18 June 2012 and the plans received 17 August 2012.


Recommendation to Committee

Council refuses an application for a Portico/Carport at No. 64 (Lot 1) Jutland Parade, Dalkeith in accordance with the application received 18 June 2012 and the plans received 17 August 2012 for the following reasons:

1. the proposed 4.5 m front setback is inconsistent with Clause 6.4.2(b) of the City's TPS2 and is not in keeping with the general character of the locality;
2. the proposed structure does not comply with Local Planning Policy 6.23; and
3. the steep levels of the driveway do not allow for access in a u-shape fashion as the gradient does not comply with Australian Standard 2890.1 and will cause vehicles to 'bottom out' when exiting.

PD42.12	No. 72 (Lot 51) The Avenue, Nedlands – Proposed Demolition of Single House on Municipal Heritage Inventory
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Committee	9 October 2012
Council	23 October 2012

Applicant	Charles Johnson – Planning Context
Owner	Estate of D E Ransom
Officer	Laura Sabitzer – Planning Officer
Director	Peter Mickleson - Director Planning & Development
Director Signature	
File ref.	DA12/276 : TH1/72
Previous Item No's	Nil
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Committee Recommendation

Council approves an application for the demolition of No. 72 (Lot 51) The Avenue, Nedlands in accordance with the application received 13 July 2012 subject to the following conditions:

- 1. prior to the issue of a demolition permit a comprehensive record of the building and a history of successive occupants, prepared by a heritage professional is to be submitted and approved by the City (refer to Advice Note 2); and**
- 2. prior to the issue of a demolition permit there shall be a development application approved and a building permit issued by the Council for the development of the site.**

Advice Notes specific to this approval:

- 1. The comprehensive record is to include research through Council's Local Studies Collection and other material for details of origins of the building contract, subsequent alterations and/or additions together with measured drawings, plans and elevations and a photographic record in colour of the exterior and interior of the building. Copies of the document shall be lodged in Council's Local Studies Collection for public research.**

Recommendation to Committee

Council approves an application for the demolition of No. 72 (Lot 51) The Avenue, Nedlands in accordance with the application received 13 July 2012 subject to the following conditions:


1. prior to the issue of a demolition license a comprehensive record of the building and a history of successive occupants, prepared by a heritage professional is to be submitted and approved by the City (refer to Advice Note 2); and
2. any additional development, which is not in accordance with the original application or conditions of approval, as outlined above, will require further approval by Council.

Advice Notes specific to this approval:

1. In accordance with Council's Policy and Procedure Listed Heritage Places – Demolition Policy prior to the issue of a demolition license, plans are to be approved by Council for the redevelopment of the site.
2. The comprehensive record is to include research through Council's Local Studies Collection and other material for details of origins of the building contract, subsequent alterations and/or additions together with measured drawings, plans and elevations and a photographic record in colour of the exterior and interior of the building. Copies of the document shall be lodged in Council's Local Studies Collection for public research.

PD43.12	Omnibus Scheme Amendment No. 194
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Committee	9 October 2012
Council	23 October 2012

Applicant	N/A
Owner	Various
Officer	Gabriela Poezyn – Manager Strategic Planning
Director	Peter Mickelson – Director Planning & Development
Director Signature	
File ref.	TPN/A194
Previous Item No's	D03/12 – 28 February 2012 Item 13.5 – 26 October 2010
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Committee Recommendation


Council resolves to discontinue Scheme Amendment No. 194 and requests Administration to advise the Western Australian Planning Commission accordingly.

Recommendation to Committee

Council instructs Administration to advise the Western Australian Planning Commission that its decision in relation to Scheme Amendment No. 194 has been delayed as the outcomes of the North Hollywood Precinct Study have not been completed.

PD44.12	Waratah Avenue Placemaking Strategy – Ratification of Steering Committee members
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Committee	9 October 2012
Council	23 October 2012

Applicant	N/A
Owner	N/A
Officer	Michael Swanepoel - Senior Strategic Planning Officer
Director	Peter Mickleson - Director Planning & Development
Director Signature	
File ref.	TPN/150
Previous Item No's	27 March 2012 - Item 14.1.
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Committee Recommendation

Council resolves:

1. that the membership of the steering committee comprises of:
 - a. the Mayor ex officio;
 - b. the Chief Executive Officer or his nominee ex officio;
 - c. Mr Ken Eastwood, Mr Colin Latchem and Ms Paola Lovi as local resident representatives; and
 - d. two Dalkeith Ward Councillor - Councillor Hassell & Councillor Porter and two other Councillors - Councillor James & Councillor Shaw.

2. to nominate and elect Councillors to the Steering Committee at its Ordinary Meeting scheduled for 23 October 2012 as required for d. above.

Recommendation to Committee

Council resolves:


1. that the membership of the steering committee comprises of:
 - a. the Mayor ex officio;
 - b. the Chief Executive Officer or his nominee ex officio;
 - c. Mr Ken Eastwood, Mr Colin Latchem and Ms Paola Lovi as local resident representatives; and
 - d. two Dalkeith Ward Councillors and two other Councillors.
2. to nominate and elect Councillors to the Steering Committee at its Ordinary Meeting scheduled for 23 October 2012 as required for d. above.

12.3 Technical Services Report No TS20.12 (copy attached)

Note: Regulation 11(da) of the *Local Government (Administration) Regulations 1996* requires written reasons for each decision made at the meeting that is significantly different from the relevant written recommendation of a committee or an employee as defined in section 5.70, but not a decision to only note the matter or to return the recommendation for further consideration.

TS20.12	Tender No. 2012/13.01 – Supply and Installation of Sports Lighting Mt Claremont Oval: Stage 2
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Committee	9 October 2012
Council	23 October 2012

Applicant	City of Nedlands
Owner	City of Nedlands
Officer	Andrew Dickson – Manager Parks Services
Director	Mark Goodlet – Director Technical Services
Director Signature	
File ref.	TEN/371
Previous Item No's	Report CM04.10 – Council Minutes – 23 February 2010 Item 14.4 – Council Minutes – 27 July 2010 Item 12.3 report CM02.12 – Council Minutes – 27 March 2012
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Committee Recommendation / Recommendation to Committee

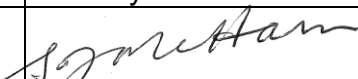
Council accepts the tender submitted by Hender Lee Electrical & Instrumentation Contractors Pty Ltd, for the supply and installation of sports lighting at Mt Claremont Oval in accordance with the submitted price of \$53,977.00 excluding GST.

12.4 Corporate & Strategy Report No's CP41.12 to CP44.12 (copy attached)

Note: Regulation 11(da) of the *Local Government (Administration) Regulations 1996* requires written reasons for each decision made at the meeting that is significantly different from the relevant written recommendation of a committee or an employee as defined in section 5.70, but not a decision to only note the matter or to return the recommendation for further consideration.

CP41.12	Monthly Financial Report – August 2012
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Committee	9 October 2012
Council	23 October 2012

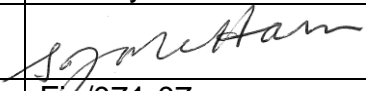
Applicant	City of Nedlands
Owner	City of Nedlands
Officer	Rajah Senathirajah – Manager Finance
Director	Shelley Mettam – A/Director Corporate & Strategy
Director Signature	
File ref.	Fin/072-17
Previous Item No's	Nil
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Committee Recommendation / Recommendation to Committee

Council receives the Monthly Financial Report for August 2012 (refer to attachments).

CP42.12	Investment Report – August 2012
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Committee	9 October 2012
Council	23 October 2012

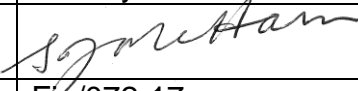
Applicant	City of Nedlands
Owner	City of Nedlands
Officer	Rajah Senathirajah – Manager Finance
Director	Shelley Mettam – A/Director Corporate & Strategy
Director Signature	
File ref.	Fin/071-07
Previous Item No's	Nil
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Committee Recommendation / Recommendation to Committee

Council receives the Investment Report for the period ended 31 August 2012 (refer to attachment).

CP43.12	List of Accounts Paid – August 2012
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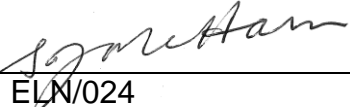
Committee	9 October 2012
Council	23 October 2012

Applicant	City of Nedlands
Owner	City of Nedlands
Officer	Rajah Senathirajah – Manager Finance
Director	Shelley Mettam – A/Director Corporate & Strategy
Director Signature	
File ref.	Fin/072-17
Previous Item No's	Nil
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Committee Recommendation / Recommendation to Committee

Council receives the List of Accounts Paid for the month of August 2012. (refer to attachment)

CP44.12	Local Government Ordinary Election 2013
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Committee	9 October 2012
Council	23 October 2012
Applicant	City of Nedlands
Owner	City of Nedlands
Officer	Mathew Ayre – Rates Officer
Director	Shelley Mettam – Acting Director Corporate Services
Director Signature	
File ref.	ELN/024
Previous Item No's	Nil
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Committee Recommendation / Recommendation to Committee

Council endorses

1. to declare, in accordance with section 4.20(4) of the *Local Government Act 1995*, the Electoral Commissioner to be responsible for the conduct of the 2013 ordinary elections together with any other elections or polls which may be required; and
2. the City of Nedlands 2013 Ordinary Council Election being conducted as a postal election in accordance with provisions under section 4.61(2) of the *Local Government Act 1995*.

Absolute Majority Required

13. Reports by the Chief Executive Officer


13.1 Common Seal Register Report – September 2012

The attached Common Seal Register Report for the month of September 2012 is to be received.

13.2 List of Delegated Authorities – September 2012

The attached List of Delegated Authorities for the month of September 2012 is to be received.

13.3 Town Planning Scheme Amendments

Council	23 October 2012
Applicant	City of Nedlands
Owner	City of Nedlands
Officer	Peter Mickleson – Director Planning & Development
Director	Peter Mickleson – Director Planning & Development
Acting CEO	Michael Cole
Acting CEO Signature	
File ref.	
Previous Item No's	
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Purpose

For Council to consider and determine which changes to Town Planning Scheme No 2 should be initiated through an omnibus amendment.

Recommendation to Council

Council resolves to initiate an “omnibus” amendment to Town Planning Scheme No. 2 covering the following matters:

- 1. Revision of Schedule V – Special Use Zone – Hollywood Master Plan;**
- 2. Revision of Amendment No. 192 – Dalkeith Special Control Area Provisions;**
- 3. Revision of clause 5.3 - Residential Planning Codes;**
- 4. Revision of clause 5.4 – Standards for Development in other than Residential Zones;**
- 5. Additional clause to Part V – General Provisions – introducing a requirement for public art with other than single residential development;**
- 6. Revision of clause 6.1 – Planning Approval – specifying where planning approval is not required;**
- 7. Other miscellaneous minor revisions.**

Strategic Plan

KFA 3: Built Environment

3.3 Promote urban design that creates attractive and liveable neighbourhoods.

3.8 Facilitate appropriate development of existing residential housing to complement the surrounding residential amenity.

KFA 5: Governance

5.1 Manage the City's resources in a sustainable and responsible manner.

Background

Elected members have indicated that amendments to the Town Planning Scheme No.2 should be progressed as a priority, flagging a number of areas where the changes are desirable to achieving the Council's planning objectives.

Some of these appear to be relatively simple while others would be very involved. With all scheme amendments there is a level of risk.

A number of these amendments would also improve the "usability" of the scheme in terms of removing uncertainty for applicants and the wider community and reducing costs in terms of unnecessary development applications.

Proposal Detail

The following areas for possible changes are identified:

Hollywood Aged Care Master Plan

Change the wording in Schedule V of TPS2 to allow that any updated Master Plan provided for this site has the same status in the scheme as the previous one that it supersedes.

Officer Comment

The amendment required is very simple and an updated Master Plan should be advertised concurrently. However the landowner has not supported such a change in the past and therefore a risk exists that this matter would be opposed.

Dalkeith Special Control Area Provisions

Amendment to the scheme to correct conflicting provisions regarding the discretion available to allow variations to the setbacks.

Officer Comment

During a recent DAP hearing relating to this area a conflict in the scheme provisions was identified that has resulted in the need to amend the provisions to provide clarity and certainty.

While clarifying the provisions is a simple process it is likely to attract significant comment from the community during the submission stage and the probability that many submissions will go beyond the scope of the amendment. This will cause significant process costs and possible delays to any “omnibus” scheme amendment

Contributions to Public Art

Levy a development contribution (% of development cost) that applies to non-single residential development for the provision of public art.

Officer Comment

Such provisions are already sitting in Town Planning Scheme No.3 (TPS3) and so could be pulled through into an amendment very easily.

Revisions to clauses 5.3, 5.4 and 6.1 including the following:

Car Parking

A minimum of three (3) parking spaces (covered) be provided for any residential redevelopment involving traditional sized lots (800 m² and above). All other residential units should provide at least two (2) parking spaces.

Officer Comment

The Residential Design Codes specify the provisions in relation to car parking on land zoned residential. No variations to the Residential Design Codes (RCodes Clause. 6.5) are allowable. It is therefore questionable whether the Western Australian Planning Commission (WAPC) would support a proposal in this regard given the State Planning focus on reducing dependence on the private motor vehicle.

Notwithstanding the above impediment in order to progress a scheme amendment staff would need to provide justification for a move away from the prescription set out in the Residential Design Codes (RCodes). This may be possible by focusing on the local context to justify a deviation from the RCodes for example, car ownership levels in the City of Nedlands. Some resource would need to be dedicated to researching this matter in order to justify the amendment.

Building Height

An amendment is required to address the “centroid” issue that is causing problems in the administration of the scheme. Maximum heights are to remain unchanged. There is a suggestion that the height of smaller blocks should be reduced to the RCode limits.

Officer Comment

The existing provisions regarding the height rule result in poor outcomes on the ground. A scheme amendment is likely to be supported by the WAPC as the height provisions were recently considered by the State Administrative Tribunal (SAT) where it was found that the City’s interpretation of the current provisions was incorrect. However the work is complex in order to draft scheme provisions that will work effectively.

Front setbacks

Confirm the 9 m setback for large Lots (800 m²) with lesser setbacks provided for in specified circumstances. Blocks split in half should also have a 9 m setback. This would not change the provision for no discretion to be available for carport doors within the approved setback.

Officer Comment

While the majority of the lots in the City are 800m² or larger, smaller lots are interspersed between the larger lots. A blanket rule as proposed would therefore not yield the desired streetscape. However Town Planning Scheme No.3 (TPS3) contains maps showing areas where a reduced front setback is appropriate based on the precedent of reduced setbacks created under a current provision of Town Planning Scheme No 2. It would therefore be possible to import these maps into Town Planning Scheme No.2 (TPS2).The amount of work to introduce such a rule change would be relatively minor.

Carport /Garage Doors

Refine the definition of carports and garages and elevate it into the Town Planning Scheme to deal with the “carport door” issue.

Officer Comment

This matter is currently covered by a Local Planning Policy rather than the Town Planning Scheme. The carport issue comes down to a question of consistent decision making. The current rules are clear but not accepted by all and there is a view that some discretion should be available. Specifying the circumstances where discretion could be exercised is likely to generate considerable discussion both at Council and within the community.

Local Planning Policy (LPP) 6.23 contains the definitions of carports and garages with the installation of a solid door on a carport that elevates the structure to a garage. Any changes to the LPP will not override the provisions in the current planning scheme.

Side setbacks

Amend the setbacks to 1.5 m per floor on one side and 2.5 m for the first floor on the other side.

Officer Comment

Side setbacks are currently controlled on a sliding scale in accordance with the R-codes. There will be a need to clearly and carefully justify changes to this rule. This may include researching the origins of the RCode rules (ref 6.3.1). The driver for this change is to do with amenity, bulk and location and day lighting.

Administration's view is that this change would require a lot of work to justify. It is likely the WAPC will not entertain a scheme change to overrule the RCodes for this matter.

Rear setbacks

Allow no discretion to encroach into the current 6 m rear setback except for a one (1) storey garage that can be located 1 m to 1.5 m from the boundary.

Officer Comment

Current rules allow for the exercise of discretion to allow structures, including a garage to be located in the 6 m rear setback. However this is an area where the RCodes do not allow Councils to make a Local Planning Policy and therefore it is expected that any deviations from the provisions of the RCodes are unlikely to be supported by the WAPC.

However there would need to be some clarity around outbuildings, alfresco areas and granny flats and whether these types of uses are to also be allowed in the rear setback. Importantly, is it the effects from these activities that require they are setback or is there a desire to retain open space that is driving the need for the setback.

Landscaping

Introduce a minimum landscaping provision for all development, possibly 30 % for residential and 20 % for commercial/retail.

Officer Comment

TPS3 does not have landscaping provisions requiring 30 % of a residential site to be landscaped, but does have provisions for the 20 % landscaping area for non-residential properties, which could simply be pulled through into a scheme amendment.

Definition of landscape is in the RCodes (but does include hard paving).The R-Codes specify that for Grouped and Multiple dwellings not more than 50% of the common area can be hard surfaces, and in relation to all other residential properties that not more than 40% of the front setback area can be used for driveways.

The main issue with this rule is a question of enforcement over time particularly in relation to single residential property i.e. does 30% landscaping stay that way through changes of ownership and what level and cost of compliance checking is appropriate.

Controlled Development Area

To provide Council with the power to exercise discretion so that structures can be permitted in the 7.5 m setback area required in the Control Development Area.

Officer Comment

This is a simple amendment to a control that provides for a set back from the reserve adjoining the Swan River. It duplicates the setback rules currently in TSP2 and the RCodes and is proving problematic in that it prevents simple developments such as a garden shed being located with the CDA.

Development not requiring planning approval

Specify the circumstances and type of development that does not require planning approval.

Officer Comment

Currently all development within the City of Nedlands requires development approval including simple uses such a small garden sheds and the like. These types of development are usually low risk and the requirement for planning approval achieves nothing other than added costs to the applicant and Council. Specifying development that does not require planning approval will reduce costs for all with little risk.

Miscellaneous Minor Revisions

Minor revisions not covered by clauses 5.3, 5.4 or 6.1.

Officer Comment

Some other minor revisions may be identified that could be easily undertaken.

Consultation

Required by legislation: Yes No
Required by City of Nedlands policy: Yes No

Legislation

Planning and Development Act 2005

Budget/financial implications

Budget:

Within current approved budget: Yes No
Requires further budget consideration: Yes No

Financial:

A number of Planning and Development projects are funded in the current financial year. However depending on which scheme amendments are agreed to be progressed there may be the need for additional resources.

Risk Management

Progressing a number of scheme changes in an omnibus amendment carries with it the risk that more controversial aspects of the proposal would hold up simpler matters.

An additional risk also exists in relation to TPS3 which is with the WAPC awaiting approval to advertise. This is that the WAPC may not entertain substantive amendments such as an omnibus amendment given the stage that development of TPS3 has reached.

However the WAPC has been considering TPS3 for 3 years and Council now has the opportunity to run the argument that urgent changes are required to address issues that cause poor planning outcomes.

Discussion

Based on the Officer comments provided in relation to the proposed areas for change it has been possible to create a table that indicates the complexity of each proposal in terms of anticipated workload and risks as shown below:

	Work load			Risk		
	High	Medium	Low	High	Medium	Low
Car Parking		x		x		
Building Height		x			x	
Front Setback			x			x
Carport/Garage Doors			x		x	
Side Setbacks	x			x		
Rear Setback	x			x		
Public Art			x			x
Landscaping			x			x
Hollywood Aged Care Master Plan			x			x
Control Development Areas			x			x
Dalkeith Development Area			x		x	
Development not requiring approval		x				x

Risk is defined by two components, namely

1. The likelihood of approval from the WAPC. And proposal that is likely not to be supported by the WAPC would be classified as being high risk; and
2. The amount of controversy the proposal is likely to generate.

Possible omnibus amendment

Based on the discussion above Administration recommends that any omnibus scheme amendment should only include matters that do not contain a high level of risk in order to minimize delaying the entire scheme amendment. Any potentially controversial matters should be developed as individual scheme amendments.

Conclusion

A number of amendments to the current town planning scheme could be made in order to improve its clarity and therefore achieve better planning outcomes on the ground. Such changes can also reduce costs for applicants and Council. There are process risks associated with the proposed changes and these are detailed in the report.

14. Elected Members Notices of Motions of Which Previous Notice Has Been Given

Disclaimer: Where administration has provided any assistance with the framing and/or wording of any motion/amendment to a Councillor who has advised their intention to move it, the assistance has been provided on an impartial basis. The principle and intention expressed in any motion/amendment is solely that of the intended mover and not that of the officer/officers providing the assistance. Under no circumstances is it to be expressed to any party that administration or any Council officer holds a view on this motion other than that expressed in an official written or verbal report by Administration to the Council meeting considering the motion.

14.1 Councillor McManus – Parking Permits

At the Committee meeting on 9 October 2012 Councillor McManus moved the following Notice of Motion:

Council resolve that parking permits may be issued to small local businesses with a maximum limit of 7 permits per business during the City of Nedlands parking 6 month trial period recently passed by Council in respect to Stirling Hwy.

Committee Recommendation

Council resolve that parking permits may be issued to small local businesses with a maximum limit of 7 permits per business during the City of Nedlands parking 6 month trial period recently passed by Council in respect to Stirling Hwy.

Supporting Comments

The Fair Work Act 2009 defines small business as less than 15 employees. Nedlands is a City that welcomes and encourages businesses but especially small and local businesses.

The City of Nedlands has recently resolved to test changes to the timing of parking 100 meters either side of Stirling Hwy. This is to assist the local community with the parking issues where non residents are using local streets as a park and ride stations.

The impact on the trial will present major difficulties to the employees of small, local businesses of Nedlands and this motion proposed is an attempt to strike a balance between the community and small local businesses while the trial is conducted.

Administration Comment

The recently adopted Parking Local Law has a provision in clause 6.10 which would allow the Council to issue temporary permits to “a specific vehicle” for a specified period. Note that the permit is issued to a specific vehicle rather than a person or business. The permit overrides any signed parking restriction.

The clause also provides for a fee to be collected however the permit could also be issued without a fee being required.

This clause is intended for temporary (undefined in the Local Law) parking so it could be used in this situation for the trial period. As noted any permit would need to be issued to a specific vehicle (specifying the registration plate details may be appropriate) not to any particular business.

15. Elected members notices of motion given at the meeting for consideration at the following ordinary meeting on 27 November 2012

Disclaimer: Where administration has provided any assistance with the framing and/or wording of any motion/amendment to a Councillor who has advised their intention to move it, the assistance has been provided on an impartial basis. The principle and intention expressed in any motion/amendment is solely that of the intended mover and not that of the officer/officers providing the assistance. Under no circumstances is it to be expressed to any party that administration or any Council officer holds a view on this motion other than that expressed in an official written or verbal report by Administration to the Council meeting considering the motion.

Notices of motion for consideration at the Council Meeting to be held on 27 November 2012 to be tabled at this point in accordance with Clause 3.9(2) of Council’s Local Law Relating to Standing Orders.

16. Urgent Business Approved By the Presiding Member or By Decision

Any urgent business to be considered at this point.

17. Confidential Items

Any confidential items to be considered at this point.

Declaration of Closure

There being no further business, the Presiding Member will declare the meeting closed.

A handwritten signature in black ink, appearing to read 'P. Mickleson', with a stylized flourish at the end.

Peter Mickleson
Acting Chief Executive Officer

Attachment to Item 13.1

Council Meeting – 23 October 2012

Common Seal Register Report – September 2012

SEPTEMBER 2012

619	21 September 2012	Planning & Development	Delegated Authority	City of Nedlands Dogs Local Law 2012
620	21 September 2012	Planning & Development	Delegated Authority	City of Nedlands Parking and Parking Facilities Local Law 2012

Attachment to Item 13.2

Council Meeting – 23 October 2012

List of Delegated Authorities – September 2012

**DELEGATED AUTHORITY REPORT**

List of Delegated Authority - September 2012

DEL12/446	35 Hampden Road Nedlands - Certificate of Local Planning Authority - Section 40 - Liquor Licensing Act 1988	Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
		Date Registered	3/9/2012 at 9:48 AM
		Position Exercising Delegated Authority	Manager Statutory Planning
		How Delegation Is Recorded	Approval Letter (Planning D'A/s)
		Applicant	Mangiare Bistro (Addressee)
DEL12/447	48 (Lot 8) Lisle Street Mt Claremont - Additions (Loft) to Single House	Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
		Date Registered	3/9/2012 at 9:50 AM
		Position Exercising Delegated Authority	Senior Statutory Planning Officer
		How Delegation Is Recorded	Approval Letter (Planning D'A/s)
		Applicant	Jennifer & Carl Brauhart (Addressee)
DEL12/448	8a (Lot 888) Alexander Road Dalkeith - Two Storey Single House and Swimming Pool	Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
		Date Registered	3/9/2012 at 9:52 AM
		Position Exercising Delegated Authority	Senior Statutory Planning Officer
		How Delegation Is Recorded	Approval Letter (Planning D'A/s)
		Applicant	Carmen Tutor (Addressee)
DEL12/449	87 (Lot 23) Alfred Road Mt Claremont - Pool to Single House	Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
		Date Registered	3/9/2012 at 9:53 AM
		Position Exercising Delegated Authority	Senior Statutory Planning Officer
		How Delegation Is Recorded	Approval Letter (Planning D'A/s)
		Applicant	Westralia Pools (Addressee)
DEL12/450	108 (Lot 224) Waratah Avenue Dalkeith - Two Storey Single House Front Fencing Secondary Street Fencing & Swimming Pool	Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
		Date Registered	3/9/2012 at 9:54 AM
		Position Exercising Delegated Authority	Senior Statutory Planning Officer
		How Delegation Is Recorded	Approval Letter (Planning D'A/s)
		Applicant	Khalida Popal (Addressee)
DEL12/451	92 (Lot 345) Dalkeith Road Nedlands - Additions (Ground Floor) to Single House	Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
		Date Registered	3/9/2012 at 9:55 AM
		Position Exercising Delegated Authority	Manager Statutory Planning
		How Delegation Is Recorded	Approval Letter (Planning D'A/s)
		Applicant	Jasper & Althea Mahon (Addressee)
DEL12/452	14a (Lot 701) Karella Street Nedlands - Single Storey Single House	Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
		Date Registered	3/9/2012 at 9:58 AM
		Position Exercising Delegated Authority	Manager Statutory Planning
		How Delegation Is Recorded	Approval Letter (Planning D'A/s)
		Applicant	Andrew James Rose (Addressee)
DEL12/453	17 (Lot 129) Townsend Dale Mt Claremont - Use Not Listed (Bed & Breakfast) to Single House	Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
		Date Registered	3/9/2012 at 10:00 AM
		Position Exercising Delegated Authority	Senior Statutory Planning Officer
		How Delegation Is Recorded	Approval Letter (Planning D'A/s)
		Applicant	Mary Keeley (Addressee)

**DELEGATED AUTHORITY REPORT**

List of Delegated Authority - September 2012

Continued...**DEL12/454****1 (Lot 20) Wongin Way Swanbourne - Two Storey Single House & Pool**

Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered	3/9/2012 at 10:01 AM
Position Exercising Delegated Authority	Senior Statutory Planning Officer
How Delegation Is Recorded	Approval Letter (Planning D'A/s)
Applicant	Coastview Australia Pty Ltd (Addressed)

DEL12/455**7a (Lot 2) North Street Swanbourne - Alteration of Ground Levels and Retaining Walls to Grouped Dwelling**

Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered	3/9/2012 at 10:03 AM
Position Exercising Delegated Authority	Senior Statutory Planning Officer
How Delegation Is Recorded	Approval Letter (Planning D'A/s)
Applicant	Ryan Harry (Addressee)

DEL12/456**65 (Lot 148) Alderbury Street Floreat - Additions (Carport & Retaining Wall) to Single House**

Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered	3/9/2012 at 10:16 AM
Position Exercising Delegated Authority	Senior Statutory Planning Officer
How Delegation Is Recorded	Approval Letter (Planning D'A/s)
Applicant	Jandy Lowe (Addressee)

DEL12/457**96 (Lot 2) Stirling Highway Nedlands - Additions (Shed) to Showroom**

Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered	3/9/2012 at 10:18 AM
Position Exercising Delegated Authority	Senior Statutory Planning Officer
How Delegation Is Recorded	Approval Letter (Planning D'A/s)
Applicant	Private Horizons Planning Solutions (A

DEL12/458**21 (Lot 349) North Street Swanbourne - Change of Use (From Consulting Room) to Shop**

Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered	3/9/2012 at 10:19 AM
Position Exercising Delegated Authority	Senior Statutory Planning Officer
How Delegation Is Recorded	Approval Letter (Planning D'A/s)
Applicant	Greg Erskine (Addressee)

DEL12/459**7 (Lot 35) Birrigan Loop Swanbourne - Amendmends (Floor Levels) to Single House**

Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered	3/9/2012 at 10:20 AM
Position Exercising Delegated Authority	Senior Statutory Planning Officer
How Delegation Is Recorded	Approval Letter (Planning D'A/s)
Applicant	Webb & Brown-Neaves (Addressee)

DEL12/460**24-38 (Lot 61) Nidjalla Loop Swanbourne - 5 x Grouped Dwellings within Two Storey Buildings**

Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered	3/9/2012 at 10:21 AM
Position Exercising Delegated Authority	Manager Statutory Planning
How Delegation Is Recorded	Approval Letter (Planning D'A/s)
Applicant	Webb & Brown-Neaves (Addressee)

DEL12/461**31a (Lot 30) The Avenue Nedlands - Two Storey Single House and Swimming Pool**

Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered	3/9/2012 at 10:22 AM
Position Exercising Delegated Authority	Manager Statutory Planning
How Delegation Is Recorded	Approval Letter (Planning D'A/s)
Applicant	Luxus Homes (Addressee)



DELEGATED AUTHORITY REPORT

List of Delegated Authority - September 2012

Continued...

DEL12/462 **71 (Lot 182) Alfred Road Mt Claremont - Two Storey & Three Storey Grouped Dwellings**
 Delegation Type 6A - TPS No 2 - Approval and Refusal of Planning Applications
 Date Registered 3/9/2012 at 10:24 AM
 Position Exercising Delegated Authority Manager Statutory Planning
 How Delegation Is Recorded Approval Letter (Planning D'A/s)
 Applicant Blane Brackenridge (Addressee)

DEL12/463 **12 (Lot 32) Bentley Close Mt Claremont - Additions (Ground Floor) to Single House**
 Delegation Type 6A - TPS No 2 - Approval and Refusal of Planning Applications
 Date Registered 3/9/2012 at 10:25 AM
 Position Exercising Delegated Authority Senior Statutory Planning Officer
 How Delegation Is Recorded Approval Letter (Planning D'A/s)
 Applicant Con-Struct Builders (Addressee)

DEL12/464 **Parking Infringement Withdrawn 21822 - Kerry Roesler**
 Delegation Type 9C - Withdrawal of Infringement Notices
 Date Registered 4/9/2012 at 1:09 PM
 Position Exercising Delegated Authority Chief Executive Officer
 How Delegation Is Recorded Withdrawal Notice
 Applicant Kerry Roesler (Addressee)

DEL12/465 **Parking Infringement Withdrawn 3000623 & 3002434 - Mr Crowley**
 Delegation Type 9C - Withdrawal of Infringement Notices
 Date Registered 6/9/2012 at 3:26 PM
 Position Exercising Delegated Authority Chief Executive Officer
 How Delegation Is Recorded Withdrawal Notice
 Applicant D E Crowley (Addressee)

DEL12/466 **Parking Infringement Withdrawn (22307) replaced with 3002432 - Neve Gibney**
 Delegation Type 9C - Withdrawal of Infringement Notices
 Date Registered 7/9/2012 at 10:00 AM
 Position Exercising Delegated Authority Chief Executive Officer
 How Delegation Is Recorded Withdrawal Notice
 Applicant Neve Gibney (Addressee)

DEL12/467 **Dog Infringement Withdrawn 2000607 & 2000608**
 Delegation Type 9C - Withdrawal of Infringement Notices
 Date Registered 10/9/2012 at 1:15 PM
 Position Exercising Delegated Authority Chief Executive Officer
 How Delegation Is Recorded Withdrawal Notice
 Applicant Bernadette Wescott (Addressee)

DEL12/468 **Parking Infringement Withdrawn 3001263 - Da Luo**
 Delegation Type 9C - Withdrawal of Infringement Notices
 Date Registered 10/9/2012 at 1:29 PM
 Position Exercising Delegated Authority Chief Executive Officer
 How Delegation Is Recorded Withdrawal Notice
 Applicant Da Luo (Addressee)

DEL12/469 **Parking Infringement Withdrawn 3000748 - E & A Bruce**
 Delegation Type 9C - Withdrawal of Infringement Notices
 Date Registered 13/9/2012 at 10:12 AM
 Position Exercising Delegated Authority Chief Executive Officer
 How Delegation Is Recorded Withdrawal Notice
 Applicant E & A Bruce (Addressee)

**DELEGATED AUTHORITY REPORT**

List of Delegated Authority - September 2012

Continued...**DEL12/470****25 (Lot 10629) John XXIII Avenue Mt Claremont - Additions (Fire Water Tanks Pump & Pump Room) to Educational Establishment**

Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered	17/9/2012 at 11:32 AM
Position Exercising Delegated Authority	Manager Statutory Planning
How Delegation Is Recorded	Approval Letter (Planning D'A/s)
Applicant	Broderick Architects (Addressee)

DEL12/471**40 (Lot 312) Dalkeith Road Nedlands - Re-Roof to Single House**

Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered	17/9/2012 at 11:33 AM
Position Exercising Delegated Authority	Senior Statutory Planning Officer
How Delegation Is Recorded	Approval Letter (Planning D'A/s)
Applicant	Robert David Spain (Addressee)

DEL12/472**48 (Lot 263) Mountjoy Road Nedlands - Single Storey Single House & Pool**

Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered	17/9/2012 at 11:34 AM
Position Exercising Delegated Authority	Senior Statutory Planning Officer
How Delegation Is Recorded	Approval Letter (Planning D'A/s)
Applicant	Webb & Brown-Neaves (Addressee)

DEL12/473**24 (Lot 104) Marita Road Nedlands - Front Fence to Single House**

Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered	17/9/2012 at 11:35 AM
Position Exercising Delegated Authority	Senior Statutory Planning Officer
How Delegation Is Recorded	Approval Letter (Planning D'A/s)
Applicant	Dean Bradley Fox (Addressee)

DEL12/474**57 (Lot 377) St Johns Wood Boulevard Mt Claremont - Additions (Antenna) to Single House**

Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered	17/9/2012 at 11:36 AM
Position Exercising Delegated Authority	Senior Statutory Planning Officer
How Delegation Is Recorded	Approval Letter (Planning D'A/s)
Applicant	Jason Reed (Addressee)

DEL12/475**72 (Lot 500) Williams Road Nedlands - Additions (Ground Floor) to Single House**

Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered	17/9/2012 at 11:38 AM
Position Exercising Delegated Authority	Senior Statutory Planning Officer
How Delegation Is Recorded	Approval Letter (Planning D'A/s)
Applicant	Adria Cain (Addressee)

DEL12/476**29 (Lot 157) Bulimba Road Nedlands - Front Gate Secondary Street Gate & Portion of Secondary Street Fencing to Single House**

Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered	17/9/2012 at 11:51 AM
Position Exercising Delegated Authority	Senior Statutory Planning Officer
How Delegation Is Recorded	Approval Letter (Planning D'A/s)
Applicant	Haughty Culture Garden Desing and I

DEL12/477**96 (Lot 100) Victoria Avenue Dalkeith - Three Storey Single House & Garage**

Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered	17/9/2012 at 11:53 AM
Position Exercising Delegated Authority	Senior Statutory Planning Officer
How Delegation Is Recorded	Approval Letter (Planning D'A/s)
Applicant	Building Corporation WA Pty Ltd (Ad

**DELEGATED AUTHORITY REPORT**

List of Delegated Authority - September 2012

Continued...**DEL12/486****42 (Lot 264) Webster Street Nedlands - Pool to Single House**

Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered	17/9/2012 at 1:28 PM
Position Exercising Delegated Authority	Senior Statutory Planning Officer
How Delegation Is Recorded	Approval Letter (Planning D'A/s)
Applicant	BRP WA Pty Ltd (Addressee)

DEL12/487**20 (Lot 780) Nardina Crescent Dalkeith - Front Fence to Single House**

Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered	17/9/2012 at 1:44 PM
Position Exercising Delegated Authority	Senior Statutory Planning Officer
How Delegation Is Recorded	Approval Letter (Planning D'A/s)
Applicant	Escape Garden Design & Construction

DEL12/488**2 (Lot 379) Alexander Road Dalkeith - Three Storey Single House**

Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered	17/9/2012 at 1:46 PM
Position Exercising Delegated Authority	Manager Statutory Planning
How Delegation Is Recorded	Approval Letter (Planning D'A/s)
Applicant	Milankov Designs (Addressee)

DEL12/489**73 (Lot 4120) Vincent Street Nedlands - Additions (Ground Floor & Carport) to Single House**

Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered	17/9/2012 at 1:49 PM
Position Exercising Delegated Authority	Senior Statutory Planning Officer
How Delegation Is Recorded	Approval Letter (Planning D'A/s)
Applicant	Alexandra Grist (Addressee)

DEL12/490**46 (Lot 387) Florence Road Nedlands - Pool & Retaining Wall to Single House**

Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered	17/9/2012 at 1:51 PM
Position Exercising Delegated Authority	Senior Statutory Planning Officer
How Delegation Is Recorded	Approval Letter (Planning D'A/s)
Applicant	Quality Dolphin Pools (Addressee)

DEL12/491**56 (Lot 392) Florence Road Nedlands - Additions (Two Patios) to Single House**

Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered	17/9/2012 at 1:52 PM
Position Exercising Delegated Authority	Senior Statutory Planning Officer
How Delegation Is Recorded	Approval Letter (Planning D'A/s)
Applicant	Nash & Ghersinich Architects (Addressee)

DEL12/492**9 (Lot 1) Strickland Street Mt Claremont - Additions (Ground Floor) to Grouped Dwelling**

Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered	17/9/2012 at 1:53 PM
Position Exercising Delegated Authority	Senior Statutory Planning Officer
How Delegation Is Recorded	Approval Letter (Planning D'A/s)
Applicant	Dale Alcock Home Improvement (Addressee)

DEL12/493**Parking Infringement Withdrawal 3000631 - Rudi Kapiteyn**

Delegation Type	9C - Withdrawal of Infringement Notices
Date Registered	18/9/2012 at 10:10 AM
Position Exercising Delegated Authority	Chief Executive Officer
How Delegation Is Recorded	Withdrawal Notice
Applicant	Rudi Kapiteyn (Addressee)

**DELEGATED AUTHORITY REPORT**

List of Delegated Authority - September 2012

Continued...

DEL12/494	Youth Grant SYIF - WA Schools Bruce Cup Tennis - Simon Ferreira
Delegation Type	10F - Sponsorship of Youth Initiatives Fund
Date Registered	21/9/2012 at 8:46 AM
Position Exercising Delegated Authority	Manager Community Development
How Delegation Is Recorded	Memorandum
Applicant	Simon Ferreira (Addressee)
DEL12/495	Community Grants Fund - International Day of People with a Disability - Westcare
Delegation Type	10E - Community and Cultural Development Fund
Date Registered	21/9/2012 at 9:18 AM
Position Exercising Delegated Authority	Manager Community Development
How Delegation Is Recorded	Memorandum
Applicant	Tanya McDonald (Addressee)
DEL12/498	Youth Grant SYIF - Australian Figure Skating Championships - Imogen Ridout
Delegation Type	10F - Sponsorship of Youth Initiatives Fund
Date Registered	21/9/2012 at 9:34 AM
Position Exercising Delegated Authority	Manager Community Development
How Delegation Is Recorded	Memorandum
Applicant	Imogen Ridout (Addressee)
DEL12/499	Seal Certification - Seal No. 619 City of Nedlands Dogs Local Law 2012
Delegation Type	ID - Use of Council's Common Seal and Authority to Sign Documents
Date Registered	21/9/2012 at 11:35 AM
Position Exercising Delegated Authority	Chief Executive Officer
How Delegation Is Recorded	Seal Register
Applicant	City of Nedlands (Addressee)
DEL12/500	Seal Certification - Seal No. 620 - City of Nedlands Parking and Parking Facilities Local Law 2012
Delegation Type	ID - Use of Council's Common Seal and Authority to Sign Documents
Date Registered	21/9/2012 at 11:36 AM
Position Exercising Delegated Authority	Chief Executive Officer
How Delegation Is Recorded	Seal Register
Applicant	City of Nedlands (Addressee)
DEL12/501	Parking Infringement 3002495 Withdrawn - M Goodger
Delegation Type	9C - Withdrawal of Infringement Notices
Date Registered	24/9/2012 at 9:31 AM
Position Exercising Delegated Authority	Chief Executive Officer
How Delegation Is Recorded	Withdrawal Notice
Applicant	Sharelle Cunnah (Addressee)
DEL12/502	3/52 (Lot 3) Weld Street Nedlands - Home Business Renewal (Office) to Grouped Dwelling
Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered	25/9/2012 at 12:14 PM
Position Exercising Delegated Authority	Senior Statutory Planning Officer
How Delegation Is Recorded	Approval Letter (Planning D'A/s)
Applicant	George & Linda Alexander (Addressee)
DEL12/503	14 (Lot 1) Edna Road Dalkeith - Front Fence to Single House
Delegation Type	6A - TPS No 2 - Approval and Refusal of Planning Applications
Date Registered	25/9/2012 at 12:17 PM
Position Exercising Delegated Authority	Senior Statutory Planning Officer
How Delegation Is Recorded	Approval Letter (Planning D'A/s)
Applicant	Penny Keenan (Addressee)

**DELEGATED AUTHORITY REPORT**

List of Delegated Authority - September 2012

Continued...**DEL12/504****4 (Lot 778) Viking Road Dalkeith - Frot Fence & Gatehouse to Single House**

Delegation Type 6A - TPS No 2 - Approval and Refusal of Planning Applications

Date Registered 25/9/2012 at 12:18 PM

Position Exercising Delegated Authority Senior Statutory Planning Officer

How Delegation Is Recorded Approval Letter (Planning D'A/s)

Applicant Escape Garden Design & Construction

DEL12/505**11 (Lot 250) Loneragan Street Nedlands - Two Storey Single House**

Delegation Type 6A - TPS No 2 - Approval and Refusal of Planning Applications

Date Registered 25/9/2012 at 12:19 PM

Position Exercising Delegated Authority Manager Statutory Planning

How Delegation Is Recorded Approval Letter (Planning D'A/s)

Applicant Grand View Homes (WA) Pty Ltd (Ad

DEL12/506**14 (Lot 783) Nardina Crescent Dalkeith - Retaining Wall & Dividing Fence to Single Hosue**

Delegation Type 6A - TPS No 2 - Approval and Refusal of Planning Applications

Date Registered 25/9/2012 at 12:21 PM

Position Exercising Delegated Authority Senior Statutory Planning Officer

How Delegation Is Recorded Approval Letter (Planning D'A/s)

Applicant FA & MP Saville (Addressee)

DEL12/507**81 (Lot 269) Philip Road Dalkeith - Cabana to Single House**

Delegation Type 6A - TPS No 2 - Approval and Refusal of Planning Applications

Date Registered 25/9/2012 at 12:23 PM

Position Exercising Delegated Authority Senior Statutory Planning Officer

How Delegation Is Recorded Approval Letter (Planning D'A/s)

Applicant David Reynolds (Addressee)

DEL12/508**74 (Lot 535) Archdeacon Street Nedlands - Additions (Ground Floor) & Re Roof to Single House**

Delegation Type 6A - TPS No 2 - Approval and Refusal of Planning Applications

Date Registered 25/9/2012 at 12:46 PM

Position Exercising Delegated Authority Senior Statutory Planning Officer

How Delegation Is Recorded Approval Letter (Planning D'A/s)

Applicant Pierre Albert Schinazi (Addressee)

DEL12/509**118 (Lot 888) Monash Avenue Nedlands - Signage to Nursing Home**

Delegation Type 6A - TPS No 2 - Approval and Refusal of Planning Applications

Date Registered 25/9/2012 at 12:47 PM

Position Exercising Delegated Authority Senior Statutory Planning Officer

How Delegation Is Recorded Approval Letter (Planning D'A/s)

Applicant Signwave South Melbourne (Addressee)

DEL12/510**66 (Lot 5) Jutland Parade Dalkeith - Retaining Wall & Fill to Single House**

Delegation Type 6A - TPS No 2 - Approval and Refusal of Planning Applications

Date Registered 25/9/2012 at 12:49 PM

Position Exercising Delegated Authority Senior Statutory Planning Officer

How Delegation Is Recorded Approval Letter (Planning D'A/s)

Applicant Barry Turner (Addressee)

DEL12/511**121 (Lot 226) Rochdale Road Mt Claremont - Retrospective Additions (Retaining Wall Decking Spa & Outbuilding) to Single House**

Delegation Type 6A - TPS No 2 - Approval and Refusal of Planning Applications

Date Registered 25/9/2012 at 12:51 PM

Position Exercising Delegated Authority Manager Statutory Planning

How Delegation Is Recorded Approval Letter (Planning D'A/s)

Applicant Patrick Golden (Addressee)

**DELEGATED AUTHORITY REPORT**

List of Delegated Authority - September 2012

Continued...

DEL12/512 **12 (Lot 18) Nidjalla Loop Swanbourne - Two Storey Single House & Swimming Pool**
 Delegation Type 6A - TPS No 2 - Approval and Refusal of Planning Applications
 Date Registered 25/9/2012 at 12:52 PM
 Position Exercising Delegated Authority Senior Statutory Planning Officer
 How Delegation Is Recorded Approval Letter (Planning D'A/s)
 Applicant Karl Woolfitt Architect (Addressee)

DEL12/513 **102 (Lot 237) Rochdale Road Mt Claremont - Additions (Patio) to Single House**
 Delegation Type 6A - TPS No 2 - Approval and Refusal of Planning Applications
 Date Registered 25/9/2012 at 12:53 PM
 Position Exercising Delegated Authority Senior Statutory Planning Officer
 How Delegation Is Recorded Approval Letter (Planning D'A/s)
 Applicant Sunset Outdoor (Addressee)

DEL12/514 **59 (Lot 407) Stanley Street Nedlands - Additions (Patio) to Single House**
 Delegation Type 6A - TPS No 2 - Approval and Refusal of Planning Applications
 Date Registered 25/9/2012 at 12:54 PM
 Position Exercising Delegated Authority Senior Statutory Planning Officer
 How Delegation Is Recorded Approval Letter (Planning D'A/s)
 Applicant Living Environs Pty Ltd (Addressee)

DEL12/515 **110 (Lot 2) Williams Road Nedlands - Additions (Carport) to Grouped Dwelling**
 Delegation Type 6A - TPS No 2 - Approval and Refusal of Planning Applications
 Date Registered 25/9/2012 at 2:46 PM
 Position Exercising Delegated Authority Manager Statutory Planning
 How Delegation Is Recorded Approval Letter (Planning D'A/s)
 Applicant John & Christine Bateman (Addressee)

DEL12/516 **8a & 8b (Lots 1 & 2) Genesta Crescent Dalkeith - 2 x Three Storey Grouped Dwellings**
 Delegation Type 6A - TPS No 2 - Approval and Refusal of Planning Applications
 Date Registered 28/9/2012 at 5:42 PM
 Position Exercising Delegated Authority Manager Statutory Planning
 How Delegation Is Recorded Approval Letter (Planning D'A/s)
 Applicant Luxus Homes (Addressee)

DEL12/517 **81 (Lot 83) Grovedale Road Floreat - Additions (Patio) to Single House**
 Delegation Type 6A - TPS No 2 - Approval and Refusal of Planning Applications
 Date Registered 28/9/2012 at 5:48 PM
 Position Exercising Delegated Authority Senior Statutory Planning Officer
 How Delegation Is Recorded Approval Letter (Planning D'A/s)
 Applicant Brewer Constructions Pty Ltd (Addressee)

DEL12/518 **16 (Lot 239) Lonergan Street Nedlands - Two Storey Single House**
 Delegation Type 6A - TPS No 2 - Approval and Refusal of Planning Applications
 Date Registered 28/9/2012 at 5:50 PM
 Position Exercising Delegated Authority Manager Statutory Planning
 How Delegation Is Recorded Approval Letter (Planning D'A/s)
 Applicant Novus Homes (Addressee)