



City of Nedlands

Minutes

Council Meeting

27 September 2016

Attention

These Minutes are subject to confirmation

Prior to acting on any resolution of the Council contained in these minutes, a check should be made of the Ordinary Meeting of Council following this meeting to ensure that there has not been a correction made to any resolution.

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City of Nedlands

Minutes of an ordinary meeting of Council held in the Council chambers, Nedlands on Tuesday 27 September 2016 at 7 pm.

Declaration of Opening

The Presiding Member declared the meeting open at 7 pm and drew 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)

Councillors	His Worship the Mayor, R M C Hipkins (Presiding Member)	
	Councillor G A R Hay	Melvista Ward
	Councillor N W Shaw	Melvista Ward
	Councillor K A Smyth	Coastal Districts Ward
	Councillor I S Argyle (until 9.50 pm)	Dalkeith Ward
	Councillor W R B Hassell	Dalkeith Ward
	Councillor R M Binks	Hollywood Ward
	Councillor J D Wetherall	Hollywood Ward
	Councillor L J McManus	Coastal Districts Ward

Staff	Mr P L Mickleson	Acting Chief Executive Officer
	Mr M Fletcher	Acting Director Corporate & Strategy
	Mr A C Dickson	Acting Director Technical Services
	Mrs N M Ceric	Executive Assistant to CEO & Mayor

Public There were 18 members of the public present.

Press The Post Newspaper representative.

Leave of Absence (Previously Approved) Councillor S J Porter Dalkeith Ward

Apologies Councillor B G Hodsdon Hollywood Ward
Councillor N B J Horley Coastal Districts Ward

Absent Councillor T P James Melvista Ward

Disclaimer

Members of the public who attend Council meetings should not act immediately on anything they hear at the meetings, without first seeking clarification of Council's position. For example by reference to the confirmed Minutes of Council meeting. Members of the public are also advised to wait for written advice from the Council prior to taking action on any matter that they may have before Council.

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1. Public Question Time

Nil.

2. Addresses by Members of the Public

Mr Luke Walker, 161 Broadway Nedlands PD43.16
(spoke in support of the Recommendation)

Mr Brian Reddy, 9 Williamson Avenue, Belmont PD47.16
(spoke in support of recommendation with variation)

Mr Kim Stergio, Keturah Day Spa Group, 133 Stirling Hwy, Nedlands PD48.16
(spoke in opposition to the application)

Mr Wayne Reynolds, 5A Clement Street, Swanbourne PD48.16
(spoke in support of the Administration Recommendation)

Mr Jean-Daniel Ichallalene, Chez Pierre Restaurant,
131 Stirling Hwy, Nedlands PD48.16
(spoke in opposition to the application)

Mr David Donati and Ms Joe-Ann Sinagra,
73 Viking Road, Dalkeith 14.1
(spoke in support of the motion)

Ms Cilla de Lacy, 10 Robinson Street, Nedlands 14.2
(spoke in support of the Recommendation)

Mr Andrew Mangano, 51 Minora Road, Dalkeith 14.2
(spoke in support of the Recommendation)

Ms Caroline Hill, 58 Kirwan Street, Floreat PD44.16
(spoke in support of the recommendation)

3. Requests for Leave of Absence

Nil.

4. Petitions

Nil.

5. Disclosures of Financial Interest

The Presiding Member reminded 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.

There were no disclosures of financial interest.

6. Disclosures of Interests Affecting Impartiality

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

6.1 Councillor Argyle – PD48.16 – No. 135 (Lot 601) Stirling Highway, Nedlands – Extension to Existing Restaurant

Councillor Argyle disclosed an impartiality interest in Item PD48.16 - No. 135 (Lot 601) Stirling Highway, Nedlands – Extension to Existing Restaurant. Councillor Argyle disclosed that he is acquainted with the proponent, and as a consequence, there may be a perception that his impartiality on the matter may be affected. He declared that he would consider this matter on its merits and vote accordingly.

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

Nil.

8. Confirmation of Minutes

8.1 Ordinary Council Meeting 23 August 2016

Moved – Councillor Binks
Seconded – Councillor Hay

The minutes of the Ordinary Council Meeting held 23 August 2016 be confirmed.

CARRIED UNANIMOUSLY 9/-

8.2 Special Council Meeting 16 August 2016

Moved – Councillor Hay
Seconded – Councillor Binks

The minutes of the Ordinary Council Meeting held 16 August 2016 be confirmed.

CARRIED UNANIMOUSLY 9/-

8.3 Special Council Meeting 13 September 2016

Moved – Councillor Binks
Seconded – Councillor Shaw

The minutes of the Ordinary Council Meeting held 13 September 2016 are to be confirmed.

CARRIED UNANIMOUSLY 9/-

9. Announcements of the Presiding Member without discussion

Functions where the Mayor had represented the City since the July Council meeting:

27 July 2016	Western Suburbs View Club	Winter Warmer Lunch
27 July 2016	City of Nedlands	Adam Armstrong Plaque Dedication
28 July 2016	Urban Development Institute of Australia	Our Water Future
2 August 2016	WALGA	Mayors' Policy Forum
3 August 2016	City of Nedlands	Meeting with Hon. Donna Faragher, Minister for Planning
4 August 2016	Local Government Planners Association	Disruptive Technologies Forum
4 – 5 August 2016	WALGA	Local Government Convention
8 August 2016	National Trust WA	Council Meeting
9 August 2016	City of Nedlands	Deputation to WAPC Statutory Planning Committee - Landcorp
10 August 2016	Department of Transport	Transport Plan for 3.5 Million People and Beyond
16 August 2016	City of Nedlands	Captain Stirling Hub Committee Meeting
17 August 2016	City of Nedlands	Meeting with Department of State Development - Chinese Connections
17 August 2016	Town of Claremont	Social Function
19 August 2016	City of Nedlands	Meeting with Local Member Hon. Bill Marmion MLA
19 August 2016	HBF Stadium	Networking Lunch
19 September 2016	National Trust WA	Executive Meeting
19 September 2016	City of Nedlands	Nagal Pass Artwork Completion Event
22 September 2016	Institute of Public Works Engineering Australia	Graffiti Control
22 September 2016	City of Nedlands	Citizenship Ceremony
23 September 2016	Urban Development Institute of Australia	Hon. Minister Donna Faragher and AGM
27 September 2016	Curtin University	Urban Forest Symposium

The Mayor made the following announcement in regards to Aberdare Road.

At the last Council Meeting on 23 August 2016, a two-part notice of motion was approved in relation to Aberdare Road.

In view of the technical and procedural irregularities, I take this opportunity to announce that I will be submitting a motion of revocation in relation to item 14.1 of the meeting of 23 August 2016.

10. Members Announcements without discussion

10.1 Councillor Binks

Councillor Binks advised that he attended the UWA-Nedlands Football Club's 2nd Annual Friends of UWANFC Luncheon on behalf of the Mayor. Very interesting with some very good speakers. Club is growing at a rate of 8.5% pa. Great organisation to have in the City of Nedlands.

10.2 Councillor Shaw

Councillor Shaw advised he attended the Committee for Perth function on Densifying the Suburbs at which 3 speakers and panel gave their views on different infill scenarios, both here and in other States. Most relevant for our considerations in compiling the new Local Planning Scheme No. 3.

10.3 Councillor Smyth

Councillor Smyth advised she attended an Urban Forrest Symposium along with Mayor and the Acting Director of Technical Services. Interesting to hear case studies from other Councils on how they manage their urban forests, streetscapes etc. Learn a lot which may be applied. Innovation & technical support.

10.4 Councillor Hassell

Councillor Hassell advised he attended the Committee for Perth function on Densifying the Suburbs which covered topics such as how to achieve greater density and solve problems of urban sprawl.

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).

Moved – Councillor Shaw

Seconded – Councillor Hassell

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

Arts Committee **15 August 2016**
Circulated to Councillors on 22 August 2016

Audit & Risk Committee **8 September 2016**
Circulated to Councillors on 13 September 2016

Council Committee (received with following amendment) **13 September 2016**
Circulated to Councillors on 16 September 2016

Regulation 11(da) for TS13.16 - Review of Administration Decision to Refuse Nature Strip Development Application – shall be amended to read follows:

Regulation 11(da) – Council approved the NSA application on the grounds it was unreasonable to redesign or amend the development proposal to retain the street tree.

CARRIED UNANIMOUSLY 9/-

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.

En Bloc

Moved - Councillor Shaw

Seconded – Councillor Hassell

That all Committee Recommendations relating to Reports under items 12.2, 12.3, 12.4 and 12.5 with the exception of Report Nos. PD45.16, PD47.16 & PD48.16 are adopted en bloc.

CARRIED UNANIMOUSLY 9/-

12.2 Planning & Development Report No's PD43.16 to PD48.16 (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.

PD43.16	(Lot 735) No. 161 Broadway, Nedlands – Proposed Increase to Seating Area
Committee	13 September 2016
Council	27 September 2016
Applicant	Little Way – Amelia Walker
Owner	Mr Z C & Mrs J J Norman
Officer	Kate Bainbridge – Senior Statutory Planning Officer
Director	Peter Mickleson – Director Planning & Development Services
File Reference	DA16/178
Previous Item	October 2015 – PD13.7
Attachments	<ol style="list-style-type: none"> 1. Site Plan 2. Seating Plan 3. Floor Plan 4. Applicant justification 5. Applicant's response to submissions

Regulation 11(da) – Due to no increase in seating Council agreed there would be no additional adverse effect on the surrounding area.

Moved – Councillor James
Seconded – Councillor Hay

That the Recommendation to Council be adopted.
(Printed below for ease of reference)

CARRIED EN BLOC 9/-

Council Resolution / Committee Recommendation

Council approves the development application to increase the dining area of the restaurant at (Lot 735) No. 161 Broadway, Nedlands, subject to the following conditions and advice:

- 1. This development approval pertains to the extension of the dining area into the rear courtyard area only.**
- 2. The new dining area shall not exceed 65m²;**
- 3. The seating is limited to 120 seats in total, with no more than 24 being in the verge area adjacent to the subject property. Further increases to seating will require further planning approval (refer to Advice Note 1).**
- 4. The operating hours of the restaurant are restricted to Monday to Sunday 7:30am – 12 midnight.**

Advice Notes specific to this approval:

- 1. With regard to condition 3, the landowners/applicants are advised that should any further seats or seating be proposed to the restaurant, there will be a requirement for on-site car bays to be provided.**
- 2. Prior to using the rear dining area, all necessary approvals are obtained from the City's Environmental Health services.**
- 3. Noise from service and/or delivery vehicles should be mitigated and such vehicles should not service the premises before 7.00 am or after 7.00 pm Monday to Saturday, or before 9.00 am or after 7.00 pm on Sundays and Public Holidays in order to meet the *Environmental Protection (Noise) Regulations 1997*.**

Recommendation to Committee

Council refuses the development application to increase the seating area of the Restaurant at (Lot 735) No. 161 Broadway, Nedlands, for the following reasons:

1. The proposal does not comply with Clause 5.4.1.4 and Schedule III (car parking requirements) of the City's Town Planning Scheme No. 2, and as such has potential to exacerbate the car parking problems in the locality.
2. The proposal does not satisfy Clause 5.5.1 of the City's Town Planning Scheme No. 2 as the increase in car parking will have a detrimental impact on the amenity of the locality in terms of traffic congestion and safety.
3. The proposal does not comply with Clause 67 (s) of the *Planning and Development (Local Planning Schemes) Regulations 2015* as there is inadequate access to the site and no arrangements for loading, unloading, manoeuvring and parking of vehicles.
4. Under the provisions of Clause 67 (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the requirement for orderly and proper planning is not observed as the proposal can be considered more holistically once the City has completed the Broadway Parking review to understand the current and future car parking situation of the locality.

PD44.16	(Lot 133) No. 58 Kirwan Street, Floreat – Additions to Dwelling
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Committee	13 September 2016
Council	27 September 2016
Applicant	C and J Hill
Landowner	C and J Hill
Officer	Andrew Bratley – Coordinator Statutory Planning
Director	Peter Mickleson – Director Planning & Development Services
File Reference	DA2016/161 – KI6/58
Previous Item	Nil.
Attachments	<ol style="list-style-type: none"> 1. Site Plan 2. Front Elevation and Floor Plan 3. West and Rear Elevations 4. Photograph of 58 Kirwan Street from primary street

Regulation 11(da) – Council agreed that the applicant’s building bulk and location would have little impact on the streetscape.

Moved – Councillor James
 Seconded – Councillor Hay

That the Recommendation to Council be adopted.
 (Printed below for ease of reference)

CARRIED EN BLOC 9/-

Council Resolution / Committee Recommendation

Council approves the development application to construct a garage, store, bedroom and verandah at (Lot 133) No. 58 Kirwan Street, Floreat, subject to the following conditions and advice:

- 1. The development shall at all times comply with the approved plans.**
- 2. This development approval pertains to the garage, store, bedroom and verandah only.**
- 3. The parapet wall being finished to a professional standard within 14 days from its practicable completion and being maintained thereafter by the landowner to the satisfaction of the City.**
- 4. All footings and structures to retaining walls, fences and parapet walls, shall be constructed wholly inside the site boundaries of the Certificate of Title.**
- 5. All stormwater from the development, which includes permeable and non-permeable areas, shall be contained onsite.**

Advice Notes specific to this approval:

- 1. All downpipes from guttering shall be connected so as to discharge into drains, which shall empty into a soak-well; and each soak-well shall be located at least 1.8m from any building, and at least 1.8m from the boundary of the block.**
- 2. Prior to the commencement of any demolition works, any Asbestos Containing Material (ACM) in the structure to be demolished, shall be identified, safely removed and conveyed to an appropriate landfill which accepts ACM.**
 - a) Removal and disposal of ACM shall be in accordance with *Health (Asbestos) Regulations 1992*, Regulations 5.43 - 5.53 of the *Occupational Safety and Health Regulations 1996*, *Code of Practice for the Safe Removal of Asbestos 2nd Edition*, *Code of Practice for the Management and Control of Asbestos in a Workplace*, and any Department of Commerce Worksafe requirements.**
 - b) Where there is over 10m² of ACM or any amount of friable ACM to be removed, it shall be removed by a Worksafe licensed and trained individual or business.**
- 3. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.**

Recommendation to Committee

Council:

1. Refuses the garage and store component of the development application for (Lot 133) No.58 Kirwan Street, Floreat, received on 7 June 2016, for the following reasons:
 - a) The proposal not satisfying the design principles stipulated under clause 5.1.3 (Lot Boundary Setback) of the Residential Design Codes due to the proposed nil boundary setback of the garage and store not positively contributing to the streetscape and prevailing development context.
 - b) The proposal setting an undesirable precedence in terms of a boundary wall being visible from the primary street on a low density property.

- c) The garage and store boundary wall in the R10 zone does not represent the orderly and proper planning of the City and conflicts with cl. 6.5.1 of Town Planning Scheme No. 2.
 - d) The proposal not satisfying provisions (m) and (n) of the Planning and Development (Local Planning Schemes) Regulations 2015 cl.67, as the proposal for a boundary wall is incompatible with low density zone and will negatively impact the character of the locality.
2. Approves the bedroom and verandah component of the development application for (Lot 133) No.58 Kirwan Street, Floreat, received on 7 June 2016, subject to the following conditions and advice:
 - a) The development shall at all times comply with the approved plans.
 - b) This development approval pertains to the proposed bedroom and verandah only.
 - c) All stormwater from the development, which includes permeable and non-permeable areas, shall be contained onsite.

Advice Notes specific to this approval:

1. All downpipes from guttering shall be connected so as to discharge into drains, which shall empty into a soak-well; and each soak-well shall be located at least 1.8m from any building, and at least 1.8m from the boundary of the block.
2. Prior to the commencement of any demolition works, any Asbestos Containing Material (ACM) in the structure to be demolished, shall be identified, safely removed and conveyed to an appropriate landfill which accepts ACM.
 - a) Removal and disposal of ACM shall be in accordance with *Health (Asbestos) Regulations 1992*, Regulations 5.43 - 5.53 of the *Occupational Safety and Health Regulations 1996*, *Code of Practice for the Safe Removal of Asbestos 2nd Edition*, *Code of Practice for the Management and Control of Asbestos in a Workplace*, and any Department of Commerce Worksafe requirements.
 - b) Where there is over 10m² of ACM or any amount of friable ACM to be removed, it shall be removed by a Worksafe licensed and trained individual or business.
3. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.

PD45.16	Proposed Scheme Amendment No. 210 – Rezone Lot 389 Carrington Street, Nedlands from ‘Service Station’ to ‘Light Industry’
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Committee	13 September 2016
Council	27 September 2016
Applicant	Rowe Group
Landowner	Lot 389 Carrington Street, Nedlands
Officer	Holly White – Strategic Planning Officer
Director	Peter Mickleson – Director Planning & Development Services
File Reference	PLAN-025404
Previous Item	Nil.
Attachments	1. Applicant Submission Scheme Amendment 210 – Carrington Street

Regulation 11(da) – Not Applicable – Recommendation Adopted.

Moved – Councillor Shaw
 Seconded – Councillor Hay

That the Recommendation to Council be adopted.
 (Printed below for ease of reference)

CARRIED UNANIMOUSLY 9/-

Council Resolution / Committee Recommendation / Recommendation to Committee

Council resolves:

1. In accordance with *Planning and Development (Local Planning Schemes) Regulation 2015 r.35(1)* not to adopt the proposed Scheme Amendment No. 210 to rezone Lot 389 Carrington Street, Nedlands from ‘Service Station’ to ‘Light Industry’.
2. In accordance with *Planning and Development (Local Planning Schemes) Regulation 2015 r.35(2)* the amendment is considered a Complex Amendment because the “(a) amendment is not consistent with a Local Planning Strategy for the Scheme that has been endorsed by the Commission” – cl. 34 *Complex Amendment*.
3. In accordance with *Planning and Development (Local Planning Schemes) Regulation 2015 r.37*, not to proceed to advertise an Amendment to Town Planning Scheme No. 2 to rezone Lots 389 Carrington Street, Nedlands from ‘Service Station’ to ‘Light Industry’ for the following reasons:

- a) Council resolved at its May 2015 Ordinary Meeting not to initiate further amendments to Town Planning Scheme No. 2 due to the preparation of Local Planning Scheme No. 3.**
- b) The proposed amendment is not consistent with the draft Local Planning Strategy.**

PD46.16	Draft Modified Neighbour Consultation Policy and the Revocation of the Inspection of Planning Documents Policy
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Committee	13 September 2016
Council	27 September 2016
Applicant	City of Nedlands
Officer	Andrew Bratley – Coordinator Statutory Planning
Director	Peter Mickleson – Director Planning & Development Services
File Reference	PLAN-LPP-00003
Attachments	<ol style="list-style-type: none"> 1. Existing Inspection of Planning Documents Council Policy (Adopted 22 October 2013) – To be Revoked 2. Existing Neighbour Consultation Council Policy (Adopted 27 May 2014) – To be Modified 3. Draft Modified Neighbour Consultation Council Policy

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor James
 Seconded – Councillor Hay

That the Recommendation to Council be adopted.
 (Printed below for ease of reference)

CARRIED EN BLOC 9/-

Council Resolution / Committee Recommendation / Recommendation to Committee

Council:

- 1. Revokes the Inspection of Planning Documents Council Policy.**
- 2. Adopts the Draft Modified Neighbour Consultation Council Policy.**

PD47.16	Assignment of Lease of Tawarri Reception Centre – National Fine Catering & Cleaning Pty Ltd to UTSAVAM Pty Ltd
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Committee	13 September 2016
Council	27 September 2016
Applicant	National Fine Catering & Cleaning Pty Ltd (Lessee)
Landowner	City of Nedlands
Officer	Rebecca Boley – Leased Assets Coordinator
Director	Peter Mickleson – Director Planning & Development Services
File Reference	CAP- 005623
Previous Item	28 May 1996 – C115.96 Tawarri Tender (Lease to Mr K Higgins) 23 May 2006 – Item 10.1 (Assignment to National Fine Catering & Cleaning Pty Ltd)
Attachments	1. Excerpt from Lease – Cl. 9.03

Regulation 11(da) – Council determined that the additional uses of café and restaurant would be appropriate due to the short term remaining on the lease.

Moved – Councillor Shaw

Seconded – Councillor Hassell

Council Resolution

Council:

- 1. Endorses the Assignment of Lease to UTSAVAM Pty Ltd for the unexpired residue of the term of Lease, until 30 June 2018;**
- 2. Agrees to vary the terms of the Lease to permit operation of a café and restaurant so the ‘Description of Business’ in the Schedule of Lease is “Function and reception centre, catering, café and restaurant”;**
- 3. Requires the condition that any alterations or fit out requirement for the lease premises on Assignment and Variation will be the entire responsibility of UTSAVAM Pty Ltd as assignee. There will be no recourse to the City as lessor for these costs. The terms of the Assignment and Variation will reflect this condition and any expense incurred by the assignee will be with full knowledge of this and on consideration of expiration of the Lease being 30 June 2018.**
- 4. Instructs the Chief Executive Officer to agree the terms of the Deed of Assignment to record the agreement above, and requiring provision for a personal guarantee by the company’s directors to be included in the Deed;**

- 5. Delegates to the Chief Executive Officer and Mayor authority to sign and seal the Deed of Assignment;**
- 6. Requires that prior to execution of the Assignment, in accordance with Section 18 of the Land Administration Act 1997, the Minister for Lands approval is first obtained; and**
- 7. This approval granted is without prejudice to any lease extension.**

CARRIED UNANIMOUSLY 9/-

Committee Recommendation / Recommendation to Committee

Council:

1. Endorses the Assignment of Lease to UTSAVAM Pty Ltd for the unexpired residue of the term of Lease, until 30 June 2018;
2. Does not agree to vary the terms of the lease to include in the Description of the Business “café and restaurant”
3. Instructs the Chief Executive Officer to agree the terms of the Deed of Assignment to record the agreement above, and requiring provision for a personal guarantee by the company’s directors to be included in the Deed;
4. Delegates to the Chief Executive Officer and Mayor authority to sign and seal the Deed of Assignment; and
5. Requires that prior to execution of the Assignment, in accordance with Section 18 of the Land Administration Act 1997, the Minister for Lands approval is first obtained.

PD48.16	No. 135 (Lot 601) Stirling Highway, Nedlands – Extension to Existing Restaurant
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Committee	13 September 2016
Council	27 September 2016
Applicant	Denat Enterprises Pty Ltd and Wenat Pty Ltd
Landowner	Denat Enterprises Pty Ltd and Wenat Pty Ltd
Officer	Andrew Bratley – Coordinator Statutory Planning
Director	Peter Mickleson – Director Planning & Development Services
File Reference	DA2016/147
Previous Item	Council Report Item 11.27 May 2001
Attachments	<ol style="list-style-type: none"> 1. Photograph of the restaurant as seen from Stirling Highway 2. Photograph of the restaurant's car parking area as seen from Weld Street 3. Site Plan 4. Floor Plan 5. Elevations 6. Applicant's Parking Assessment Report dated August 2016 7. Vehicle Movement Plan 8. Main Roads Advice

Councillor Argyle – Impartiality Interest

Councillor Argyle disclosed that he is acquainted with the proponent, and as a consequence, there may be a perception that his impartiality on the matter may be affected. He declared that he would consider this matter on its merits and vote accordingly.

Moved – Councillor Argyle

Seconded – Councillor McManus

That the Recommendation to Council be adopted.
(Printed below for ease of reference)

LOST 2/7

(Against: Mayor Crs. Binks Wetherall Hay
Shaw McManus & Hassell)

Regulation 11(da) – Not Applicable – Recommendation Adopted.

Moved – Councillor Hassell

Seconded – Councillor McManus

Council Resolution

Council refuses the development application to extend the restaurant at No. 135 (Lot 601) Stirling Highway, Nedlands, for the following reasons:

- 1. The proposal does not satisfy Clause 67(s) of the *Planning and Development (Local Planning Schemes) Regulations 2015* as the remaining access and egress is inadequate due to no formalised agreement to ensure legal access to the site via Weld Street;**
- 2. The proposal does not comply with Schedule III (carparking requirements) of the City's Town Planning Scheme No. 2, and as such will adversely impact on the surrounding business and residential properties due to patrons and staff parking on adjoining sites and overflow parking on surrounding streets.**

**CARRIED 7/2
(Against: Crs. Smyth & Argyle)**

Committee Recommendation

Council approves the development application to extend the restaurant at (Lot 601) No. 135 Stirling Highway, Nedlands, subject to the following conditions and advice:

1. The development shall at all times comply with the approved plans.
2. Prior to the lodgement of a building permit for the approved development, an easement or other suitable instrument, to the satisfaction of the City, shall be placed on the Certificate of Titles for (Lot 601) 135 and (Lot 600) 139 Stirling Highway, Nedlands, allowing for shared vehicular and pedestrian access between the properties.
3. This development approval pertains to the extension of the restaurant only.
4. A minimum of 7 car bays being available on the subject property.
5. The car-parking bays, vehicular access way and boundary wall being maintained by the landowner to the City's satisfaction.
6. The proposed boundary wall being finished to a professional standard prior to the extension's practicable completion, to the City's satisfaction.
7. The redundant vehicle crossover is to be removed and the kerbing, verge, and footpath are to be reinstated to the satisfaction of the City.

8. No vehicle access shall be permitted to or from Stirling Highway. Access is to be via Weld Street.
9. The proposed planter boxes and seating furniture are to be removed and relocated from within the 0.6m land requirement as per the Metropolitan Region Scheme (MRS) Major Amendment 1210/41 – drawing number 1.7138/1.
10. All works including footings shall not be located on or within the Stirling Highway road reserve including the 0.6m land requirement under the MRS. The applicant shall make good any damage to the existing verge vegetation within the Stirling Highway road reservation.
11. No development or car parking other than landscaping shall be permitted on the land as shown required for future road purposes on drawing 1.7138/1.
12. No stormwater drainage shall be discharged onto the Stirling Highway road reserve.
13. The ground levels on the Stirling Highway boundary are to be maintained as existing.

Advice Notes specific to this proposal:

1. The applicant and landowner are advised that conditions 8 to 13 are as a result of comments received from Main Roads Western Australia. In addition, the following has been advised:
 - a) Any services, infrastructure or roadside furniture that requires relocation as a result of the applicant's work will be at the applicant's cost.
 - b) The subject property is affected by land reserved for Primary Regional Road in the "current" Metropolitan Region Scheme (MRS).
 - c) The Department of Planning has undertaken a review of Stirling Highway - MRS Major Amendment 1210/41 – Rationalisation of Stirling Highway Reservation. This proposed amendment has not been finalised at this stage. Further information on this amendment is at the following link: <http://www.planning.wa.gov.au/publications/8318.asp>
 - d) Under proposed amendment 1210/41 the road reservation affecting this property is proposed to be reduce as shown on plan 1.7138/ 1.
 - e) The project for widening/upgrading Stirling Highway is not in Main Roads current 4 year estimated construction program. Projects not listed on this program are considered long term. However, Please be

aware project timing is subject to change and Main Roads assumes no liability for any change to the timing information provided.

2. A separate Planning application is required to be submitted to and approved by the City prior to the erection/installation of any signage on the lot.
3. Adequate staff and public sanitary conveniences shall be provided in accordance with the Building Code of Australia.
4. Prior to commencing development, an Application for Food Premises Alteration / Fit-out shall be submitted to and approved by the City.
5. Prior to practicable completion the proprietor shall lodge with the City a *Food Business Registration / Notification Form*.
6. Prior to practicable completion the premises shall receive an inspection from an Environmental Health Officer at the City.
7. All downpipes from guttering shall be connected so as to discharge into drains, which shall empty into a soak-well; and each soak-well shall be located at least 1.8m from any building, and at least 1.8m from the boundary of the block.
8. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.

Recommendation to Committee

Council refuses the development application to extend the restaurant at No. 135 (Lot 601) Stirling Highway, Nedlands, for the following reasons:

1. The proposal does not satisfy Clause 67(s) of the Planning and Development (Local Planning Schemes) Regulations 2015 as the remaining access and egress is inadequate due to no formalised agreement to ensure legal access to the site via Weld Street;
2. The proposal does not comply with Schedule III (carparking requirements) of the City's Town Planning Scheme No. 2, and as such will adversely impact on the surrounding business and residential properties due to patrons and staff parking on adjoining sites and overflow parking on surrounding streets.

12.3 Technical Services Report No's TS13.16 (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.

TS13.16	Review of Administration Decision to Refuse Nature Strip Development Application
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Committee	13 September 2016
Council	27 September 2016
Applicant	City of Nedlands
Officer	Andrew Dickson – Acting Director Technical Services
Director	Andrew Dickson – Acting Director Technical Services
File Reference	PAR-NSDA-00393
Previous Item	Nil

Regulation 11(da) – Council approved the NSA application on the grounds it was unreasonable to redesign or amend the development proposal to retain the street tree.

Moved – Councillor James
 Seconded – Councillor Hay

That the Recommendation to Council be adopted.
 (Printed below for ease of reference)

CARRIED EN BLOC 9/-

Council Resolution / Committee Recommendation

Council approves the Nature Strip Development Application as proposed with the removal of the existing tree as proposed by the applicant which is to be replaced with another tree in consultation with Council staff.

Recommendation to Committee

Council:

1. refuses the Nature Strip Development Application as proposed, comprising the removal of a street tree to allow construction of a new crossover within the road reserve adjacent to No. 33 (lot 120) Browne Avenue, Dalkeith;
2. requests the Applicant investigate alternative design options, prior to re-submitting an application for nature strip development approval, by relocating or reconfiguring the crossover and driveway to enable retention of the street tree; and
3. advises where a re-submitted Nature Strip Development Application is intended, a minimum clearance of 1.0 metre is required between the trunk of the subject street tree and the proposed crossover or any other proposed private development.

12.4 Corporate & Strategy Report No's CPS25.16 to CPS26.16 (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.

CPS25.16	List of Accounts Paid – July 2016
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Committee	13 September 2016
Council	27 September 2016
Applicant	City of Nedlands
Officer	Kim Chau – Manager Finance
Director	Lorraine Driscoll – Director Corporate & Strategy
File Reference	Fin/072-17
Previous Item	Nil.

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor James
 Seconded – Councillor Hay

That the Recommendation to Council be adopted.
 (Printed below for ease of reference)

CARRIED EN BLOC 9/-

Council Resolution / Committee Recommendation / Recommendation to Committee

Council receives the List of Accounts Paid for the month of July 2016 (refer to attachment).

CPS26.16	Corporate Business Plan – Quarter 4 2015/16
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Committee	13 September 2016
Council	27 September 2016
Applicant	City of Nedlands
Officer	Pollyanne Fisher – Policy & Projects Officer
Director	Lorraine Driscoll – Director Corporate & Strategy
File Reference	CS-BP-00002
Previous Item	CPS19.16 (Quarter 3 Report)

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor James
 Seconded – Councillor Hay

That the Recommendation to Council be adopted.
 (Printed below for ease of reference)

CARRIED EN BLOC 9/-

Council Resolution / Committee Recommendation / Recommendation to Committee

Council receives the Quarter 4 2015/2016 report on progress towards “Nedlands 2023 – Making it Happen”, the Corporate Business Plan.

13. Reports by the Chief Executive Officer

13.1 Common Seal Register Report – August 2016

Moved – Councillor Hassell
Seconded – Councillor Shaw

The attached Common Seal Register Report for the month of August 2016 be received.

CARRIED UNANIMOUSLY 9/-

Common Seal Register Report

August 2016

SEAL NUMBER	DATE SEALED	DEPARTMENT	MEETING DATE / ITEM NO.	REASON FOR USE
769	9 August 2016	Planning & Development	Delegated Authority	Withdrawal of Caveat and the creation of an Easement in Gross to allow for pedestrian and vehicular access over 87-89 Waratah Avenue, Dalkeith.
770	9 August 2016	Planning & Development	Council Resolution Report CPS21.16 26 July 2016	Standing Orders Amendment Local Law 2016
771	18 August 2016	Planning & Development	Delegated Authority	Withdrawal of Caveat for Lot 96 (No. 61) Aberdare Road, Nedlands due to WAPC refusing final approval to the Amendment No. 203

13.2 List of Delegated Authorities – August 2016

Moved – Councillor Shaw
Seconded – Councillor McManus

**The attached List of Delegated Authorities for the month of August 2016
be received.**

CARRIED UNANIMOUSLY 9/-

Record of Delegations of Authority and Authorisations

Date of use of delegation of authority	Title	Position exercising delegated authority	Act	Section of Act	Applicant / CoN / Property Owner / Other
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August 2016

01/8/2016	(APP) – DA16/20 – 85 Birdwood Pde, Dalkeith – Retrospective Additions (Alfresco)	Manager Planning – Jennifer Heyes	City of Nedlands TPS2	Section 6.7.1	Oasis Patios
02/082016	Approval to write off minor debts – July 2016 - \$8.23	Chief Executive Officer – Greg Trevaskis	Local Government Act 1995	Section 6.12(1)(c)	City of Nedlands
03/08/2016	3021039 – Parking Infringement Withdrawal – Compassionate Grounds	Manager Health & Compliance – Andrew Melville	Local Government Act 1995	Section 9.20/6.12(1)	Les Jackson
03/08/2016	(CANCELLED) – DA16/199 – 13 Cygnet Cr, Dalkeith – Patio	Senior Statutory Planning Officer – Kate Bainbridge	City of Nedlands TPS2	Section 6.7.1	C F Urban & Rural Perspectives
03/08/2016	(APP) – DA16/209 – 91 Thomas St, Nedlands – Extension of time DA14/437	Coordinator Statutory Planning – Andrew Bratley	City of Nedlands TPS2	Section 6.7.1	MR P A Schinazi
08/08/2016	Freedom of Information Application – Lot 28 Stanley Street NEDLANDS	A/Records Coordinator – Lisa Oliver	Freedom of Information Act 1992	Section 100 (1)(b)	Rowe Group
08/08/2016	(APP) – DA16/191 – 104 Adelma Road, Dalkeith – Re Rood to Carmelite Convent	Coordinator Statutory Planning – Andrew Bratley	City of Nedlands TPS2	Section 6.7.1	Solutions 4 Roofing

Record of Delegations of Authority and Authorisations

Date of use of delegation of authority	Title	Position exercising delegated authority	Act	Section of Act	Applicant / CoN / Property Owner / Other
09/08/2016	Seal Certification – Seal No. 669 – Withdrawal of Caveat and the creation of an Easement in Gross to allow for pedestrian and vehicular access over 87-89 Waratah Avenue, Dalkeith	Chief Executive Officer – Greg Trevaskis	Local Government Act 1995		City of Nedlands
09/08/2016	(APP) – DA16/224 – 49 Weld St, Nedlands – Screening to South Dividing Boundary Fencing	Senior Statutory Planning Officer – Kate Bainbridge	City of Nedlands TPS2	Section 6.7.1	C and L Bedford-Brown
10/08/2016	3022848 – Parking Infringement Withdrawal – Compassionate Grounds	Manager Health & Compliance – Andrew Melville	Local Government Act 1995	Section 9.20/6.12(1)	Peter Rutherford
11/08/2016	3017367 – Parking Infringement Withdrawal – Compassionate Grounds	Manager Health & Compliance – Andrew Melville	Local Government Act 1995	Section 9.20/6.12(1)	Angela Clarke
11/08/2016	(APP) – DA16/217 – 6A Odern Cr, Swanbourne – Amendments to DA15/307	Senior Statutory Planning Officer – Kate Bainbridge	City of Nedlands TPS2	Section 6.7.1	Building Lines Approvals Pty Ltd
11/08/2016	(APP) – DA16/203 – 40 Stanley St, Nedlands - Gazebo	Senior Statutory Planning Officer – Kate Bainbridge	City of Nedlands TPS2	Section 6.7.1	S Shelton
11/08/2016	(APP) – DA16/126 – 26 Gallop Road, Dalkeith – Two Storey Single House	Coordinator Statutory Planning – Andrew Bratley	City of Nedlands TPS2	Section 6.7.1	NDP Design

Record of Delegations of Authority and Authorisations

Date of use of delegation of authority	Title	Position exercising delegated authority	Act	Section of Act	Applicant / CoN / Property Owner / Other
16/08/2016	(APP) – DA16/230 – 18 Bostock Rd, Nedlands – Front Fence and Gate to Single House	Senior Statutory Planning Officer – Kate Bainbridge	City of Nedlands TPS2	Section 6.7.1	Ms T Lee-Steere
16/08/2016	(APP) – DA16/166 – 13 Jarrah Lane, Mt Claremont – Carport	Manager Planning – Jennifer Heyes	City of Nedlands TPS2	Section 6.7.1	Great Aussie Patios
17/08/2016	3022928 – Parking Infringement Withdrawal – Compassionate Grounds	Manager Health & Compliance – Andrew Melville	Local Government Act 1995	Section 9.20/6.12(1)	Shirley Cleary
17/08/2016	3017389 – Parking Infringement Withdrawal – Officer Error	Manager Health & Compliance – Andrew Melville	Local Government Act 1995	Section 9.20/6.12(1)	Bob Moors
17/08/2016	3021575 – Parking Infringement Withdrawal – Officer Error	Manager Health & Compliance – Andrew Melville	Local Government Act 1995	Section 9.20/6.12(1)	Michelle Allen
18/08/2016	3017314 – Parking Infringement Withdrawal – Compassionate Grounds	Manager Health & Compliance – Andrew Melville	Local Government Act 1995	Section 9.20/6.12(1)	Maria Legge
18/08/2016	Seal Certification – Seal No. 771 Withdrawal of Caveat for Lot 96 (No. 61) Aberdare Road, Nedlands due to WAPC refusing final approval to the Amendment No. 203	Chief Executive Officer	Local Government Act 1995		City of Nedlands
18/08/2016	3020570 – Parking Infringement Withdrawal – Compassionate Grounds	Manager Health & Compliance – Andrew Melville	Local Government Act 1995	Section 9.20/6.12(1)	Patrick Lucas

Record of Delegations of Authority and Authorisations

Date of use of delegation of authority	Title	Position exercising delegated authority	Act	Section of Act	Applicant / CoN / Property Owner / Other
19/08/2016	(APP) – DA16/239 – 20 Nardina Cr, Dalkeith – Vergola	Senior Statutory Planning Officer – Kate Bainbridge	City of Nedlands TPS2	Section 6.7.1	Vergola WA
22/08/2016	(APP) – DA16/216 – 1 Waroonga Rd, Nedlands - Front Fence and Carport Additions to Grouped Dwelling	Senior Statutory Planning Officer – Kate Bainbridge	City of Nedlands TPS2	Section 6.7.1	Chester Developers Pty Ltd
22/08/2016	(APP) – DA16/237 – 8 Korel Grdns, Swanbourne – Request to Delete Condition 5 of DA16/017	Coordinator Statutory Planning – Andrew Bratley	City of Nedlands TPS2	Section 6.7.1	Allerding & Associates
22/08/2016	3019421 - 3017358 – Parking Infringement Withdrawal – Officer Error	Manager Health & Compliance – Andrew Melville	Local Government Act 1995	Section 9.20/6.12(1)	Grant Cullen
22/08/2016	3023227 – Parking Infringement Withdrawal – Officer Error	Manager Health & Compliance – Andrew Melville	Local Government Act 1995	Section 9.20/6.12(1)	Judith Obbard
22/08/2016	3022218 -3022219 – Parking Infringement Withdrawal – Other Compassionate Grounds	Manager Health & Compliance – Andrew Melville	Local Government Act 1995	Section 9.20/6.12(1)	Stephanie Davis
22/08/2016	3017235 – Parking Infringement Withdrawal – Other Compassionate Grounds	Manager Health & Compliance – Andrew Melville	Local Government Act 1995	Section 9.20/6.12(1)	John Thompson
22/08/2016	3017234 – Parking Infringement Withdrawal – Other Compassionate Grounds	Manager Health & Compliance – Andrew Melville	Local Government Act 1995	Section 9.20/6.12(1)	Josh McDonald

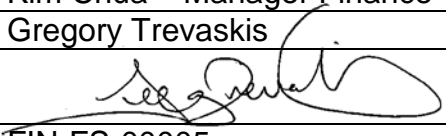
Record of Delegations of Authority and Authorisations

Date of use of delegation of authority	Title	Position exercising delegated authority	Act	Section of Act	Applicant / CoN / Property Owner / Other
23/08/2016	3021180 – Parking Infringement Withdrawal – Other Compassionate Grounds	Manager Health & Compliance – Andrew Melville	Local Government Act 1995	Section 9.20/6.12(1)	Sarah Chevin
23/08/2016	3017249 – Parking Infringement Withdrawal – Other Compassionate Grounds	Manager Health & Compliance – Andrew Melville	Local Government Act 1995	Section 9.20/6.12(1)	Rozlyn Farley
23/08/2016	3019433 – Parking Infringement Withdrawal – Officer Error	Manager Health & Compliance – Andrew Melville	Local Government Act 1995	Section 9.20/6.12(1)	Jack Klein
25/08/2016	(APP) – DA16/214 – 14 Greenberry Cl, Mt Claremont – Street Boundary Fencing	Manager Planning – Jennifer Heyes	City of Nedlands TPS2	Section 6.7.1	Revell Landscaping
25/08/2016	(APP) – DA16/211 – 125 Waratah Ave, Dalkeith – Two Storey Single House	Manager Planning – Jennifer Heyes	City of Nedlands TPS2	Section 6.7.1	M Marshall
26/08/2016	(APP) – DA16/241 – 41 Mountjoy Rd, Nedlands – Conversion of a Garage to a Workshop/ Store room and External Alterations	Manager Planning – Jennifer Heyes	City of Nedlands TPS2	Section 6.7.1	C James
30/08/2016	(APP) – DA16/190 – 118 -120 Monash Ave, Nedlands - Residential Carports & Storage Areas	Coordinator Statutory Planning – Andrew Bratley	City of Nedlands TPS2	Section 6.7.1	TPG Town Planning & Urban Design
31/08/2016	(APP) – DA16/189 – 118 -120 Monash Ave, Nedlands – Temporary Staff Parking	Coordinator Statutory Planning – Andrew Bratley	City of Nedlands TPS2	Section 6.7.1	TPG Town Planning & Urban Design

Record of Delegations of Authority and Authorisations

Date of use of delegation of authority	Title	Position exercising delegated authority	Act	Section of Act	Applicant / CoN / Property Owner / Other
31/08/2016	3019434 – Parking Infringement Withdrawal – Other Compassionate Grounds	A/Manager Health & Compliance – Chris Hammond	Local Government Act 1995	Section 9.20/6.12(1)	Carolyn Stratton
31/08/2016	3019443 – Parking Infringement Withdrawal- Officer Error	A/Manager Health & Compliance – Chris Hammond	Local Government Act 1995	Section 9.20/6.12(1)	Henry Longden
31/08/2016	3017261 – Parking Infringement Withdrawal – Other compassionate grounds	A/Manager Health & Compliance – Chris Hammond	Local Government Act 1995	Section 9.20/6.12(1)	Suzanne Myles

13.3 Monthly Financial Report – August 2016

Council	27 September 2016
Applicant	City of Nedlands
Officer	Kim Chua – Manager Finance
CEO	Gregory Trevaskis
CEO's Signature	
File Reference	FIN-FS-00005
Previous Item	Nil

Regulation 11(da) – Not Applicable – Recommendation Adopted.

Moved – Councillor Binks
 Seconded – Councillor Hassell

That the Recommendation to Council be adopted.
 (Printed below for ease of reference)

Mr Andrew Dickson left the room at 8.45 pm.

CARRIED UNANIMOUSLY 9/-

Council Resolution / Recommendation to Council

Council receives the Monthly Financial Report for August 2016.

Executive Summary

Administration is required to provide Council with a monthly financial report in accordance with *Regulation 34(1) of the Local Government (Financial Management) Regulations 1996*. The monthly financial variance from the budget of each business unit is reviewed with the respective manager and the Executive to identify the need for any remedial action. Significant variances are highlighted to Council in the attached Monthly Financial Report.

Strategic Plan

KFA: Governance and Civic Leadership

This report will ensure the City meets its statutory requirements.

Background

Regulation 34(1) of the Local Government (Financial Management) Regulations 1996 requires a local government to prepare a monthly statement of financial activity reporting on the revenue and expenditure, as set out in the annual budget.

A statement of financial activity and any accompanying documents are to be presented to the Council at the next ordinary meeting of the Council following the end of the month to which the statement relates, or to the next ordinary meeting of the council after that meeting.

In addition to the above and in accordance with *Regulation 34(5) of the Local Government (Financial Management) Regulations 1996*, each year Council is required to adopt a percentage or value to be used in the reporting of material variances. For this financial year the amount is \$10,000 or 10% whichever is the greater.

Consultation

Required by legislation:

Yes No

Required by City of Redlands policy:

Yes No

Legislation / Policy

The monthly financial management report meets the requirements of *Regulation 34(1) and 34(5) of the Local Government (Financial Management) Regulations 1996*.

Budget/Financial Implications

As outlined in the Monthly Financial Report.

Risk Management

The monthly financial variance from the budget of each business unit is reviewed with the respective Manager and the Executive to identify the need for any remedial action. Significant variances are highlighted to Council in the Monthly Financial Report.

Discussion

This report gives an overview of the revenue and expenses of the City for the month of August 2016. As the 2015/16 accounts have not been finalised and audited as yet, the balance sheet has not been rolled over to the new financial year and the Net Assets Statements has not been included in this monthly report.

The operating revenue at the end of August 2016 was \$25.7M which represents a \$0.01M favourable variance compared to the year-to-date Budget.

The total operating expense at the end of August 2016 was \$3.20M, showing a favourable budget variance of \$0.96M.

The attached Operating Statement compares “Actual” with “Budget” by Business Units. Variations from the Budget of revenue and expenses by Directorates are highlighted in the following paragraphs.

Governance

Expenditure:	Favourable variance of	\$ 206,000
Revenue:	Unfavourable variance of	\$ 52,633

The favourable expenditure variance is mainly due to savings in salaries, insurance and special projects which have yet to be allocated or paid.

The unfavourable revenue variance is mainly due to \$56,046 fees which remain receivable from WESROC participating Councils.

Corporate and Strategy

Expenditure:	Favourable variance of	\$104,005
Revenue:	Favourable variance of	\$ 100,725

The favourable expenditure variance is mainly due to timing differences in the software licence and support payments and salaries.

The favourable revenue variance is due to a timing of interest received and general purpose and road grants.

Community Development

Expenditure:	Favourable variance of	\$ 150,247
Revenue:	Favourable variance of	\$ 22,869

The favourable expenditure variance is mainly due to the delay in HACC unit costs, salaries and yet to be organised several community events.

The favourable revenue variance is due to the increased receipt of Trillian Art Centre course fees and HACC grants received.

Planning and Development

Expenditure:	Favourable variance of	\$ 310,169
Revenue:	Favourable variance of	\$ 175,681

The favourable expenditure variance is due to savings in salaries, legal fees in environmental health, environmental conservation and FESA levy.

The favourable revenue variance is mainly due to the profiling of swimming pool fees of \$128,552 which was taken up as income in August when the rate notices were issued.

Technical Services

Expenditure:	Favourable variance of	\$621,493
Revenue:	Unfavourable variance of	\$95,084

The favourable expenditure variance (adjusted net of depreciation) is largely due to delays in receiving of invoices for street lighting, infrastructure and asset maintenance and construction.

The small unfavourable revenue variance is due to profiling of inside service charge which should all be allocated to August when rate notices were issued.

Capital Works Programme

At the end of August the expenditure on capital works were \$0.97M with further commitments of \$2.40M which is 23.6% of a total budget of \$14.38M.

Conclusion

The statement of financial activity to the end of August 2016 indicate that the operating expenses are under the year-to-date Budget by 22.66% or \$1,391,915, while revenue is above the Budget by 0.58% or \$151,558.

Attachments

1. Financial Summary (Operating) by Business Units – 31 August 2016
2. Capital Works & Acquisitions – 31 August 2016

CITY OF NEDLANDS
FINANCIAL SUMMARY - OPERATING - BY BUSINESS UNIT
AS AT 31 AUGUST 2016

Master Account		August Actual YTD	August Budget YTD	Variance	Committed Balance	Annual Budget	Budget Available
Governance							
CEO's Office							
Governance							
Expense							
20420	Salaries - Governance	109,415	134,450	25,035	0	806,700	697,285
20421	Other Employee Costs - Governance	7,259	9,216	1,957	0	46,200	38,941
20423	Office - Governance	4,988	4,916	(72)	1,476	27,000	20,535
20424	Motor Vehicles - Governance	2,065	1,834	(231)	0	11,000	8,935
20425	Depreciation - Governance	37,750	37,750	0	0	226,500	188,750
20427	Finance - Governance	39,640	39,634	(6)	0	237,800	198,160
20428	Insurance - Governance	51,140	56,200	5,060	0	214,000	162,860
20430	Other - Governance	0	3,750	3,750	0	15,000	15,000
20434	Professional Fees - Governance	5,000	12,500	7,500	0	50,000	45,000
20450	Special Projects - Governance / PC93	55,458	106,000	50,542	18,970	424,000	349,572
Expense Total		312,715	406,250	93,535	20,446	2,058,200	1,725,038
Income							
50410	Sundry Income - Governance	(52,794)	(101,112)	(48,318)	0	(390,300)	(337,506)
Income Total		(52,794)	(101,112)	(48,318)	0	(390,300)	(337,506)
Governance Total		259,921	305,138	45,217	20,446	1,667,900	1,387,532
Communications							
Expense							
28320	Salaries - Communications	39,159	45,300	6,141	27,146	271,800	205,496
28321	Other Employee Costs - Communications	1,801	4,600	2,799	0	15,700	13,899
28323	Office - Communications	1,395	5,850	4,455	7,014	80,100	71,692
28327	Finance - Communications	12,240	12,234	(6)	0	73,400	61,160
28330	Other - Communications	174	16,600	16,426	3,250	16,900	13,476
28334	Professional Fees - Communications	600	84	(516)	0	500	(100)
28335	ICT Expenses - Communications	20,000	25,000	5,000	0	48,200	28,200
28350	Special Projects - Communications / PC 90	0	20,332	20,332	12,000	23,000	11,000
Expense Total		75,368	130,000	54,632	49,409	529,600	404,823
Communications Total		75,368	130,000	54,632	49,409	529,600	404,823
Human Resources							
Expense							
20520	Salaries - HR	41,726	50,384	8,658	0	302,300	260,574
20521	Other Employee Costs - HR	14,520	42,173	27,653	0	200,800	186,280
20522	Staff Recruitment - HR	952	5,500	4,548	638	33,000	31,411
20523	Office - HR	862	4,582	3,720	0	19,000	18,138
20524	Motor Vehicles - HR	1,883	1,975	92	0	7,900	6,017
20525	Depreciation - HR	84	84	0	0	500	416
20527	Finance - HR	(106,680)	(106,682)	(2)	0	(640,100)	(533,420)
20530	Other - HR	800	600	(200)	0	2,600	1,800
20534	Professional Fees - HR	20,665	11,834	(8,831)	33,981	69,000	14,354
20535	ICT Expenses - HR	0	17,500	17,500	0	35,000	35,000
Expense Total		(25,188)	27,950	53,138	34,619	30,000	20,570
Income							
50510	Contributions & Reimbursements - HR	(685)	(5,000)	(4,315)	0	(30,000)	(29,315)
Income Total		(685)	(5,000)	(4,315)	0	(30,000)	(29,315)
Human Resources Total		(25,874)	22,950	48,824	34,619	0	(8,745)
Members Of Council							
Expense							
20323	Office - MOC	4,330	6,668	2,338	8,592	40,000	27,079
20325	Depreciation - MOC	150	150	0	0	900	750
20329	Members of Council - MOC	74,495	75,686	1,191	0	454,100	379,605
20330	Other - MOC	0	1,166	1,166	475	7,000	6,525
Expense Total		78,975	83,670	4,695	9,067	502,000	413,958
Members Of Council Total		78,975	83,670	4,695	9,067	502,000	413,958
CEO's Office Total		388,391	541,758	153,367	113,542	2,699,500	2,197,567
Governance Total		388,391	541,758	153,367	113,542	2,699,500	2,197,567

Master Account		August Actual YTD	August Budget YTD	Variance	Committed Balance	Annual Budget	Budget Available
Corporate Strategy & Systems							
Customer Services							
Expense							
21320	Salaries - Customer Service	43,817	46,818	3,001	0	280,900	237,083
21321	Other Employee Costs - Customer Service	613	1,700	1,087	0	8,900	8,287
21323	Office - Customer Service	1,110	850	(260)	6,098	5,100	(2,108)
21327	Finance - Customer Service	(49,320)	(49,316)	4	0	(295,900)	(246,580)
21330	Other - Customer Service	0	250	250	0	1,000	1,000
Expense Total		(3,780)	302	4,082	6,098	0	(2,318)
Customer Services Total		(3,780)	302	4,082	6,098	0	(2,318)
ICT							
Expense							
21720	Salaries - ICT	57,077	68,200	11,123	0	409,200	352,123
21721	Other Employee Costs - ICT	4,260	5,500	1,240	0	36,900	32,640
21723	Office - ICT	9,961	8,334	(1,627)	686	50,000	39,352
21724	Motor Vehicles - ICT	3,203	3,500	297	0	21,000	17,797
21725	Depreciation - ICT	46,434	46,434	0	0	278,600	232,166
21727	Finance - ICT	(296,400)	(296,398)	2	0	(1,778,400)	(1,482,000)
21728	Insurance - ICT	0	1,000	1,000	0	3,800	3,800
21730	Other - ICT	0	250	250	0	1,000	1,000
21734	Professional Fees - ICT	0	9,166	9,166	3,120	55,000	51,880
21735	ICT Expenses - ICT	109,493	135,482	25,989	6,608	812,900	696,800
21750	Special Projects - ICT	11,419	18,334	6,915	19,900	110,000	78,681
Expense Total		(54,553)	(198)	54,355	30,314	0	24,239
ICT Total		(54,553)	(198)	54,355	30,314	0	24,239
Records							
Expense							
22020	Salaries - Records	54,973	65,000	10,027	0	390,000	335,027
22021	Other Employee Costs - Records	767	2,167	1,400	964	9,800	8,070
22023	Office - Records	15	234	220	0	1,200	1,186
22027	Finance - Records	(80,420)	(80,416)	4	0	(482,500)	(402,080)
22030	Other - Records	699	3,051	2,352	3,649	18,300	13,952
22034	Professional Fees - Records	19,675	10,666	(9,009)	5,800	64,000	38,525
Expense Total		(4,292)	702	4,994	10,413	800	(5,321)
Income							
52001	Fees & Charges - Records	(60)	(133)	(73)	0	(800)	(740)
Income Total		(60)	(133)	(73)	0	(800)	(740)
Records Total		(4,352)	569	4,921	10,413	0	(6,061)
Corporate Strategy & Systems Total		(62,685)	673	63,358	46,825	0	15,860
Finance							
Rates							
Expense							
21920	Salaries - Rates	13,778	12,850	(928)	0	77,100	63,322
21921	Other Employee Costs - Rates	215	500	285	0	1,800	1,585
21923	Office - Rates	6,518	0	(6,518)	0	0	(6,518)
21927	Finance - Rates	21,488	21,932	444	0	131,600	110,112
21930	Other - Rates	7,728	5,500	(2,228)	1,723	33,000	23,549
21934	Professional Fees - Rates	42,741	44,500	1,759	4,150	67,000	20,109
Expense Total		92,469	85,282	(7,187)	5,873	310,500	212,158
Income							
51908	Rates - Rates	(21,752,123)	(21,739,163)	12,960	0	(22,073,730)	(321,607)
Income Total		(21,752,123)	(21,739,163)	12,960	0	(22,073,730)	(321,607)
Rates Total		(21,659,654)	(21,653,881)	5,773	5,873	(21,763,230)	(109,449)
General Finance							
Expense							
21420	Salaries - Finance	123,733	129,198	5,465	0	775,200	651,467
21421	Other Employee Costs - Finance	4,312	11,416	7,104	491	50,600	45,797
21423	Office - Finance	18,520	17,618	(902)	14,470	104,700	71,710
21424	Motor Vehicles - Finance	1,827	3,850	2,023	0	23,100	21,273
21425	Depreciation - Finance	466	466	0	0	2,800	2,334
21427	Finance - Finance	(81,599)	(80,332)	1,267	6,545	(480,000)	(404,946)
21428	Insurance - Finance	0	0	0	0	0	0
21430	Other - Finance	1,373	500	(873)	614	2,000	14
21434	Professional Fees - Finance	2,614	17,750	15,136	17,686	47,500	27,200

Master Account		August Actual YTD	August Budget YTD	Variance	Committed Balance	Annual Budget	Budget Available
21450	Special Projects - Finance	(6,877)	20,000	26,877	7,063	40,000	39,814
Expense Total		64,370	120,466	56,096	46,868	565,900	454,662
Income							
51401	Fees & Charges - Finance	(26,157)	(10,016)	16,141	0	(60,100)	(33,943)
51410	Sundry Income - Finance	0	(833)	(833)	0	(26,000)	(26,000)
Income Total		(26,157)	(10,849)	15,308	0	(86,100)	(59,943)
General Finance Total		38,213	109,617	71,404	46,868	479,800	394,719
General Purpose							
Expense							
21627	Finance - General Purpose	0	0	0	0	46,800	46,800
21631	Interest - General Purpose	60,051	48,420	(11,631)	0	290,520	230,469
Expense Total		60,051	48,420	(11,631)	0	337,320	277,269
Income							
51602	Service Charges - General Purpose	(4)	0	4	0	0	4
51604	Grants Operating - General Purpose	(185,542)	(92,025)	93,517	0	(368,100)	(182,558)
51607	Interest - General Purpose	(60,345)	(81,758)	(21,413)	0	(490,550)	(430,205)
51610	Sundry Income - General Purpose	(421)	0	421	0	0	421
Income Total		(246,313)	(173,783)	72,530	0	(858,650)	(612,337)
General Purpose Total		(186,262)	(125,363)	60,899	0	(521,330)	(335,068)
Shared Services							
Expense							
21523	Office - Shared Services	3,321	3,666	345	2,884	22,000	15,795
21534	Professional Fees - Shared Services	1,800	4,750	2,950	0	19,000	17,200
Expense Total		5,121	8,416	3,295	2,884	41,000	32,995
Shared Services Total		5,121	8,416	3,295	2,884	41,000	32,995
Finance Total		(21,802,582)	(21,661,211)	141,371	55,626	(21,763,760)	(16,803)
Corporate & Strategy Total		(21,865,267)	(21,660,538)	204,729	102,451	(21,763,760)	(943)
Community Development							
Community Development							
Community Development							
Expense							
28120	Salaries - Community Development	72,445	70,282	(2,163)	0	421,700	349,255
28121	Other Employee Costs - Community Development	2,177	4,725	2,548	241	22,500	20,082
28123	Office - Community Development	125	868	743	0	5,200	5,075
28124	Motor Vehicles - Community Development	2,311	1,316	(995)	0	7,900	5,589
28125	Depreciation - Community Development	584	584	0	0	3,500	2,916
28127	Finance - Community Development	32,640	32,634	(6)	0	195,800	163,160
28130	Other - Community Development	163	584	421	0	3,500	3,337
28134	Professional Fees - Community Development	0	334	334	0	2,000	2,000
28137	Donations - Community Development	1,931	15,466	13,535	0	272,300	270,369
28150	Special Projects - Community Development	0	3,500	3,500	0	7,000	7,000
28151	OPRL Activities - Community Development / PC82-87	1,474	35,441	33,967	37,922	149,700	110,303
Expense Total		113,850	165,734	51,884	38,163	1,091,100	939,087
Income							
58101	Fees & Charges - Community Development	(2,765)	(3,870)	(1,105)	0	(19,500)	(16,735)
58104	Grants Operating - Community Development	0	(7,250)	(7,250)	0	(33,000)	(33,000)
58106	Contributions & Reimbursen - Community Developme	0	0	0	0	(1,000)	(1,000)
58110	Sundry Income - Community Development	0	0	0	0	0	0
Income Total		(2,765)	(11,120)	(8,355)	0	(53,500)	(50,735)
Community Development Total		111,085	154,614	43,529	38,163	1,037,600	888,352
Community Facilities							
Income							
58201	Fees & Charges - Community Facilities	(2,172)	(1,666)	506	0	(10,000)	(7,828)
58206	Contributions & Reimbursen -Community Facilities	0	(834)	(834)	0	(5,000)	(5,000)
58209	Council Property - Community Facilities	(33,866)	(26,036)	7,830	0	(156,200)	(122,334)
Income Total		(36,038)	(28,536)	7,502	0	(171,200)	(135,162)
Community Facilities Total		(36,038)	(28,536)	7,502	0	(171,200)	(135,162)
Volunteer Services VRC							
Expense							
29320	Salaries - Volunteer Services VRC	10,694	13,718	3,024	0	82,300	71,606
29321	Other Employee Cost - Volunteer Services VRC	215	750	535	241	3,300	2,844
29323	Office - Volunteer Services VRC	742	425	(317)	0	6,800	6,058
29327	Finance - Volunteer Services VRC	7,500	7,500	0	0	45,000	37,500

Master Account		August Actual YTD	August Budget YTD	Variance	Committed Balance	Annual Budget	Budget Available
29330	Other - Volunteer Services VRC	842	0	(842)	412	7,300	6,045
Expense Total		19,993	22,393	2,400	653	144,700	124,054
Income							
59304	Grants Operating - Volunteer Services VRC	(7,453)	(7,150)	303	0	(28,600)	(21,147)
Income Total		(7,453)	(7,150)	303	0	(28,600)	(21,147)
Volunteer Services VRC Total		12,540	15,243	2,703	653	116,100	102,907
Volunteer Services NVS							
Expense							
29220	Salaries - Volunteer Services NVS	5,005	4,682	(323)	0	28,100	23,095
29221	Other Employee Costs - Volunteer Services NVS	77	200	123	0	700	623
29223	Office - Volunteer Services NVS	33	808	775	0	3,400	3,367
29227	Finance - Volunteer Services NVS	6,800	6,800	0	0	40,800	34,000
29230	Other - Volunteer Services NVS	76	709	633	379	4,000	3,544
29250	Special Projects - Volunteer Services NVS	0	0	0	0	3,900	3,900
Expense Total		11,990	13,199	1,209	379	80,900	68,530
Volunteer Services NVS Total		11,990	13,199	1,209	379	80,900	68,530
Tresillian Community Centre							
Expense							
29120	Salaries - Tresillian CC	43,801	35,600	(8,201)	0	213,600	169,799
29121	Other Employee Costs - Tresillian CC	598	1,684	1,086	1,186	7,500	5,716
29123	Office - Tresillian CC	1,706	5,666	3,960	2,971	24,000	19,323
29125	Depreciation - Tresillian CC	434	434	0	0	2,600	2,166
29127	Finance - Tresillian CC	16,238	17,732	1,494	0	106,400	90,162
29130	Other - Tresillian CC	1,237	2,168	931	1,214	13,000	10,549
29135	ICT Expenses - Tresillian CC	0	934	934	0	5,600	5,600
29136	Courses - Tresillian CC	22,531	21,684	(847)	28,190	173,300	122,579
29137	Donations - Tresillian CC	500	0	(500)	0	0	(500)
29150	Exhibition	330	1,750	1,420	2,156	7,000	4,514
Expense Total		87,376	87,652	276	35,718	553,000	429,907
Income							
59101	Fees & Charges - Tresillian CC	(27,764)	(71,132)	(43,368)	0	(285,600)	(257,836)
59109	Council Property - Tresillian CC	(7,784)	(4,750)	3,034	0	(28,500)	(20,716)
51906	Contributions & Reimbursement - Tresillian CC	(500)	0	500	0	0	500
Income Total		(36,048)	(75,882)	(39,834)	0	(314,100)	(278,052)
Tresillian Community Centre Total		51,327	11,770	(39,557)	35,718	238,900	151,855
Community Development Total		150,904	166,290	15,386	74,913	1,302,300	1,076,483
Community Services Centres							
Nedlands Community Care							
Expense							
28620	Salaries - NCC	16,027	0	(16,027)	0	0	(16,027)
28626	Utility - NCC	739	0	(739)	0	0	(739)
28664	Hacc Unit Cost - NCC / PC66	176,147	217,798	41,651	13,792	1,306,500	1,116,561
Expense Total		192,913	217,798	24,885	13,792	1,306,500	1,099,795
Income							
58601	Fees & Charges - NCC	(9,884)	(15,836)	(5,952)	0	(95,000)	(85,116)
58604	Grants Operating - NCC	(304,698)	(253,925)	50,773	0	(1,015,700)	(711,002)
Income Total		(314,582)	(269,761)	44,821	0	(1,110,700)	(796,118)
Nedlands Community Care Total		(121,669)	(51,963)	69,706	13,792	195,800	303,677
Positive Ageing							
Expense							
27420	Salaries - Positive Ageing	7,930	7,984	54	0	47,900	39,970
27421	Other Employee Costs - Positive Ageing	123	546	423	0	3,200	3,077
27427	Finance - Positive Ageing	1,660	1,650	(10)	0	9,900	8,240
28437	Donations - Positive Ageing	0	1,334	1,334	1,888	8,000	6,112
28450	Other - Positive Ageing	1,922	2,700	778	360	16,200	13,918
Expense Total		11,635	14,214	2,579	2,248	85,200	71,316
Income							
58420	Fees & Charges - Positive Ageing	(4,415)	(1,334)	3,081	0	(8,000)	(3,585)
58423	Grants Operating - Positive Ageing	0	(84)	(84)	0	(500)	(500)
Income Total		(4,415)	(1,418)	2,997	0	(8,500)	(4,085)
Positive Ageing Total		7,220	12,796	5,576	2,248	76,700	67,232
Point Resolution Child Care							
Expense							
28820	Salaries - PRCC	70,773	76,716	5,943	0	460,300	389,527

Master Account		August Actual YTD	August Budget YTD	Variance	Committed Balance	Annual Budget	Budget Available
28821	Other Employee Costs - PRCC	1,640	2,775	1,135	141	17,200	15,419
28823	Office - PRCC	135	1,251	1,116	0	8,000	7,865
28824	Motor Vehicles - PRCC	1,395	1,184	(211)	0	7,100	5,705
28825	Depreciation - PRCC	50	50	0	0	300	250
28826	Utility - PRCC	1,878	1,916	38	0	6,500	4,622
28827	Finance - PRCC	9,960	9,834	(126)	0	59,000	49,040
28830	Other - PRCC	3,087	4,768	1,681	578	26,100	22,435
28835	ICT Expenses - PRCC	470	1,200	730	0	4,700	4,230
28850	Special Projects - PRCC	0	1,250	1,250	0	5,000	5,000
Expense Total		89,388	100,944	11,556	719	594,200	504,093
Income							
58801	Fees & Charges - PRCC	(113,348)	(100,000)	13,348	0	(600,000)	(486,652)
Income Total		(113,348)	(100,000)	13,348	0	(600,000)	(486,652)
Point Resolution Child Care Total		(23,960)	944	24,904	719	(5,800)	17,442
Mt Claremont Library							
Expense							
28523	Office - Mt Claremont Library	1,588	1,534	(54)	395	11,000	9,017
28525	Depreciation - Mt Claremont Library	200	200	0	0	1,200	1,000
28530	Other - Mt Claremont Library	2,692	5,932	3,240	3,624	35,600	29,284
28535	ICT Expenses - Mt Claremont Library	1,747	2,668	921	873	16,000	13,380
Expense Total		6,226	10,334	4,108	4,892	63,800	52,681
Income							
58501	Fees & Charges - Mt Claremont Library	(119)	(84)	35	0	(500)	(381)
58510	Sundry Income - Mt Claremont Library	(109)	(34)	75	0	(200)	(91)
58511	Fines & Penalties - Mt Claremont Library	(118)	(100)	18	0	(600)	(482)
Income Total		(346)	(218)	128	0	(1,300)	(954)
Mt Claremont Library Total		5,880	10,116	4,236	4,892	62,500	51,728
Nedlands Library							
Expense							
28720	Salaries - Library Services	143,880	176,784	32,904	0	1,060,700	916,820
28721	Other Employee Costs - Library Services	5,640	9,925	4,285	141	44,900	39,119
28723	Office - Nedlands Library	4,282	7,250	2,968	1,853	43,500	37,364
28724	Motor Vehicles - Nedlands Library	3,069	3,716	647	0	22,300	19,231
28725	Depreciation - Nedlands Library	1,116	1,116	0	0	6,700	5,584
28727	Finance - Nedlands Library	62,240	62,234	(6)	0	373,400	311,160
28730	Other - Nedlands Library	11,389	17,098	5,709	7,206	102,600	84,005
28731	Grants Expenditure - Nedlands Library	0	334	334	300	2,000	1,700
28734	Professional Fees - Nedlands Library	0	200	200	0	1,200	1,200
28735	ICT Expenses - Nedlands Library	1,740	5,534	3,794	870	33,200	30,590
28750	Special Projects - Nedlands Library	0	516	516	0	3,100	3,100
Expense Total		233,356	284,707	51,351	10,370	1,693,600	1,449,874
Income							
58701	Fees & Charges - Nedland Library	(1,308)	(816)	492	0	(4,900)	(3,592)
58704	Grants Operating - Nedlands Library	(900)	(332)	568	0	(2,000)	(1,100)
58710	Sundry Income - Nedlands Library	(1,649)	(916)	733	0	(5,500)	(3,851)
58711	Fines & Penalties - Nedlands Library	(832)	(668)	164	0	(4,000)	(3,168)
Income Total		(4,688)	(2,732)	1,956	0	(16,400)	(11,712)
Nedlands Library Total		228,667	281,975	53,308	10,370	1,677,200	1,438,163
Community Services Centres Total		96,138	253,868	157,730	32,021	2,006,400	1,878,241
Community Development Total		247,042	420,158	173,116	106,935	3,308,700	2,954,724

Planning & Development Services

Planning Services

Town Planning - Administration

Expense

24820	Salaries - Town Planning Admin	15,354	15,900	546	0	95,400	80,046
24821	Other Employee Costs-Town Planning Admin	8,484	12,867	4,383	141	55,900	47,276
24823	Office - Town Planning Admin	1,192	2,668	1,476	1,663	11,000	8,145
24824	Motor Vehicles - Town Planning Admin	7,882	7,334	(548)	0	44,000	36,118
24825	Depreciation - Town Planning Admin	100	100	0	0	600	500
24827	Finance - Town Planning Admin	62,500	62,500	0	0	375,000	312,500
24830	Other - Town Planning Admin	0	1,333	1,333	686	12,100	11,414
Expense Total		95,512	102,702	7,190	2,490	594,000	495,998

Income

Master Account		August Actual YTD	August Budget YTD	Variance	Committed Balance	Annual Budget	Budget Available
54801	Fees & Charges - Town Planning Admin	(65,582)	(75,250)	(9,668)	0	(451,000)	(385,418)
Income Total		(65,582)	(75,250)	(9,668)	0	(451,000)	(385,418)
Town Planning - Administration Total		29,930	27,452	(2,478)	2,490	143,000	110,580
Statutory Planning							
Expense							
24320	Salaries - Statutory Planning	55,601	76,466	20,865	0	458,800	403,199
24321	Other Employee Costs - Statutory Planning	1,058	1,400	343	1,436	8,400	5,906
24334	Professional Fees - Statutory Planning	248	0	(248)	305	0	(553)
Expense Total		56,906	77,866	20,960	1,742	467,200	408,552
Statutory Planning Total		56,906	77,866	20,960	1,742	467,200	408,552
Strategic Planning							
Expense							
24857	Strategic Projects - Strategic Planning	19,413	27,500	8,087	65,295	168,000	83,292
24920	Salaries - Strategic Planning	64,421	73,986	9,565	0	443,900	379,479
24921	Other Employee Costs - Strategic Planning	2,013	1,267	(746)	141	7,600	5,446
24934	Professional Fees - Strategic Planning	3,481	1,666	(1,815)	942	10,000	5,578
Expense Total		89,328	104,419	15,091	66,377	629,500	473,794
Strategic Planning Total		89,328	104,419	15,091	66,377	629,500	473,794
Planning Services Total		176,165	209,737	33,572	70,610	1,239,700	992,926
Health & Compliance							
Sustainability							
Expense							
24620	Salaries - Sustainability	14,332	15,018	686	0	90,100	75,768
24621	Other Employee Costs - Sustainability	199	1,400	1,201	141	5,400	5,060
24623	Office - Sustainability	0	10,167	10,167	0	11,500	11,500
24624	Motor Vehicles - Sustainability	3,338	0	(3,338)	0	0	(3,338)
24625	Depreciation - Sustainability	284	284	0	0	1,700	1,416
24627	Finance - Sustainability	1,820	1,816	(4)	0	10,900	9,080
24630	Other - Sustainability	0	250	250	0	1,000	1,000
24634	Professional Fees - Sustainability	0	0	0	0	3,000	3,000
24638	Operational Activities - Sustainability / PC79	9,528	13,500	3,972	109	27,500	17,864
Expense Total		29,501	42,435	12,934	249	151,100	121,350
Income							
54610	Sundry Income - Sustainability	0	0	0	0	(2,500)	(2,500)
Income Total		0	0	0	0	(2,500)	(2,500)
Sustainability Total		29,501	42,435	12,934	249	148,600	118,850
Environmental Health							
Expense							
24720	Salaries - Environmental Health	67,836	76,932	9,096	0	461,600	393,764
24721	Other Employee Costs - Environmental Health	5,631	5,125	(506)	99	31,900	26,170
24723	Office - Environmental Health	0	0	0	409	3,600	3,191
24724	Motor Vehicles - Environmental Health	0	3,466	3,466	0	20,800	20,800
24725	Depreciation - Environmental Health	666	666	0	0	4,000	3,334
24727	Finance - Environmental Health	17,200	17,200	0	0	103,200	86,000
24730	Other - Environmental Health	3,160	0	(3,160)	2,685	28,400	22,555
24734	Professional Fees - Environmental Health	332	3,750	3,418	4,991	15,000	9,677
24751	OPRL Activities - Environmental Health PC76,77,78	5,342	34,450	29,108	3,087	77,300	68,871
Expense Total		100,167	141,589	41,422	11,271	745,800	634,362
Income							
54701	Fees & Charges - Environmental Health	(21,299)	0	21,299	0	(51,000)	(29,701)
54710	Sundry Income - Environmental Health	(173)	0	173	0	(5,100)	(4,927)
54711	Fines & Penalties - Environmental Health	(1,750)	0	1,750	0	(35,000)	(33,250)
Income Total		(23,222)	0	23,222	0	(91,100)	(67,878)
Environmental Health Total		76,944	141,589	64,645	11,271	654,700	566,484
Environmental Conservation							
Expense							
24221	Other Employee Costs - Environmental Conservation	0	750	750	0	4,000	4,000
24223	Office - Environmental Conservation	0	0	0	445	1,000	555
24227	Finance - Environmental Conservation	10,620	10,616	(4)	0	63,700	53,080
24230	Other - Environmental Conservation	0	425	425	0	1,700	1,700
24237	Donations - Environmental Conservation	0	0	0	0	1,500	1,500
24251	Operational Activities-Environ Conservation / PC80	57,605	145,500	87,895	135,090	611,500	418,805
Expense Total		68,225	157,291	89,066	135,536	683,400	479,640
Income							

Master Account		August Actual YTD	August Budget YTD	Variance	Committed Balance	Annual Budget	Budget Available
54204	Grants Operating - Environmental Conservation	0	0	0	0	(30,000)	(30,000)
54210	Sundry Income - Environmental Conservation	(8,192)	(6,100)	2,092	0	(6,100)	2,092
Income Total		(8,192)	(6,100)	2,092	0	(36,100)	(27,908)
Environmental Conservation Total		60,033	151,191	91,158	135,536	647,300	451,731
Ranger Services		Expense					
21120	Salaries - Ranger Services	84,107	105,146	21,039	1,984	630,900	544,810
21121	Other Employee Costs - Ranger Services	5,165	8,750	3,585	1,737	29,300	22,398
21123	Office - Ranger Services	1,681	4,576	2,895	3,714	14,300	8,904
21124	Motor Vehicles - Ranger Services	10,175	17,175	7,000	0	68,700	58,525
21125	Depreciation - Ranger Services	7,384	7,384	0	0	44,300	36,916
21127	Finance - Ranger Services	31,196	24,767	(6,429)	0	148,600	117,404
21130	Other - Ranger Services	713	53,583	52,870	7,138	77,000	69,149
21134	Professional Fees - Ranger Services	0	1,750	1,750	4,818	7,000	2,182
21135	ICT Expenses - Ranger Services	0	10,000	10,000	0	20,000	20,000
21137	Donations - Ranger Services	0	0	0	0	1,000	1,000
Expense Total		140,421	233,131	92,710	19,392	1,041,100	881,288
Income		Expense					
51101	Fees & Charges - Ranger Services	(5,431)	(13,625)	(8,194)	0	(83,500)	(78,069)
51106	Contributions & Reimbursements- Rangers Services	0	0	0	0	(27,000)	(27,000)
51110	Sundry Income - Ranger Services	(2,545)	0	2,545	0	0	2,545
51111	Fines & Penalties - Rangers Services	(94,109)	(59,550)	34,559	0	(357,300)	(263,192)
Income Total		(102,085)	(73,175)	28,910	0	(467,800)	(365,715)
Ranger Services Total		38,336	159,956	121,620	19,392	573,300	515,572
Health & Compliance Total		204,815	495,171	290,356	166,448	2,023,900	1,652,638
Building Services		Expense					
24420	Salaries - Building Services	104,239	125,234	20,995	0	751,400	647,161
24421	Other Employee Costs - Building Services	8,416	13,034	4,618	562	46,000	37,022
24423	Office - Building Services	349	1,516	1,167	235	9,100	8,517
24424	Motor Vehicles - Building Services	4,590	4,100	(490)	0	24,600	20,010
24425	Depreciation - Building Services	50	50	0	0	300	250
24427	Finance - Building Services	55,400	55,400	0	0	332,400	277,000
24430	Other - Building Services	0	418	418	686	2,500	1,814
24434	Professional Fees - Building Services	5,913	10,000	4,087	0	60,000	54,087
Expense Total		178,956	209,752	30,796	1,483	1,226,300	1,045,861
Income		Expense					
54401	Fees & Charges - Building Services	(233,102)	(90,668)	142,434	0	(544,000)	(310,898)
54410	Sundry Income - Building Services	(12,777)	(20,084)	(7,307)	0	(120,500)	(107,723)
54411	Fines & Penalties - Building Services	0	(4,000)	(4,000)	0	(16,000)	(16,000)
Income Total		(245,878)	(114,752)	131,126	0	(680,500)	(434,622)
Building Services Total		(66,922)	95,000	161,922	1,483	545,800	611,239
Building Services Total		(66,922)	95,000	161,922	1,483	545,800	611,239
Planning & Development Services Total		314,057	799,908	485,851	238,540	3,809,400	3,256,802

Technical Services

Engineering

Infrastructure Services

Expense

26220	Salaries - Infrastructure Svs	282,236	307,220	24,984	7,254	1,843,300	1,553,810
26221	Other Employee Costs - Infrastructure Svs	25,785	45,934	20,149	12,918	211,300	172,597
26223	Office - Infrastructure Svs	1,255	7,332	6,077	5,718	44,000	37,027
26224	Motor Vehicles - Infrastructure Svs	12,524	14,350	1,826	0	86,100	73,576
26225	Depreciation - Infrastructure Svs	1,850	1,850	0	0	11,100	9,250
26227	Finance - Infrastructure Svs	(202,882)	(377,714)	(174,832)	0	(2,266,300)	(2,063,418)
26228	Insurance - Infrastructure Svs	15,280	22,900	7,620	0	85,900	70,620
26230	Other - Infrastructure Svs	11,112	13,582	2,470	2,778	81,500	67,610
26234	Professional Fees - Infrastructure Svs	61,861	35,834	(26,027)	32,649	215,000	120,490
26235	ICT Expenses - Infrastructure Svs	7,192	2,050	(5,142)	9,083	12,300	(3,975)
Expense Total		216,213	73,338	(142,875)	70,400	324,200	37,587
Infrastructure Services Total		216,213	73,338	(142,875)	70,400	324,200	37,587

Plant Operating

Expense

Master Account		August Actual YTD	August Budget YTD	Variance	Committed Balance	Annual Budget	Budget Available
26525	Depreciation - Plant Operating	81,066	81,066	0	0	486,400	405,334
26527	Finance - Plant Operating	(89,365)	(188,616)	(99,251)	0	(1,131,700)	(1,042,335)
26532	Plant - Plant Operating	106,129	95,900	(10,229)	56,967	579,400	416,304
26533	Minor Parts & Workshop Tools - Plant Operating	2,729	8,666	5,937	1,649	42,000	37,623
26549	Loss Sale of Assets - Plant Operating	0	20,517	20,517	0	123,100	123,100
Expense Total		100,559	17,533	(83,026)	58,616	99,200	(59,974)
Income							
56501	Fees & Charges - Plant Operating	(7,472)	(5,834)	1,638	0	(35,000)	(27,528)
Income Total		(7,472)	(5,834)	1,638	0	(35,000)	(27,528)
Plant Operating Total		93,087	11,699	(81,388)	58,616	64,200	(87,502)
Streets Roads and Depots							
Expense							
26625	Depreciation - Streets Roads & Depots	529,298	529,300	2	0	3,175,800	2,646,502
26626	Utility - Streets Roads & Depots	46,000	83,332	37,332	972	500,000	453,028
26630	Other	3,483	7,118	3,635	0	42,700	39,217
26640	Reinstatement - Streets Roads & Depot	0	1,868	1,868	0	11,200	11,200
26667	Road Maintenance / PC51	56,761	108,332	51,571	102,764	650,000	490,475
26668	Drainage Maintenance / PC52	9,640	83,332	73,692	107,447	500,000	382,913
26669	Footpath Maintenance / PC53	12,589	33,418	20,829	942	200,500	186,969
26670	Parking Signs / PC54	10,661	15,000	4,339	210	90,000	79,129
26671	Right of Way Maintenance / PC55	11,589	14,166	2,577	0	85,000	73,411
26672	Bus Shelter Maintenance / PC56	710	2,500	1,790	0	15,000	14,290
26673	Graffiti Control / PC57	1,932	4,584	2,652	6,964	27,500	18,604
26674	Streets Roads & Depot / PC89	45,072	18,666	(26,406)	2,564	112,000	64,364
Expense Total		727,735	901,616	173,881	221,862	5,409,700	4,460,104
Income							
56601	Fees & Charges - Streets Roads & Depots	(13,296)	(11,916)	1,380	0	(71,500)	(58,204)
56606	Contributions & Reimburse - Streets Roads & Depots	(1,310)	(3,333)	(2,023)	0	(20,000)	(18,690)
56610	Sundry Income - Streets Roads & Depots	0	(1,666)	(1,666)	0	(10,000)	(10,000)
Income Total		(14,606)	(16,915)	(2,309)	0	(101,500)	(86,894)
Streets Roads and Depots Total		713,129	884,701	171,572	221,862	5,308,200	4,373,209
Waste Minimisation							
Expense							
24520	Salaries - Waste Minimisation	31,334	33,116	1,783	1,055	198,700	166,312
24521	Other Employee Costs - Waste Minimisation	521	1,100	579	0	4,400	3,879
24525	Depreciation - Waste Minimisation	15,134	15,134	0	0	90,800	75,666
24527	Finance - Waste Minimisation	22,121	22,116	(5)	0	132,700	110,579
24528	Insurance - Waste Minimisation	0	1,000	1,000	0	3,800	3,800
24538	Purchase of Product - Waste Minimisation	0	2,750	2,750	1,121	5,500	4,380
24552	Residential Kerbside - Waste Minimisation / PC71	255,122	304,498	49,376	679,372	1,827,000	892,506
24553	Residential Bulk - Waste Minimisation / PC72	273	96,250	95,977	869	577,500	576,358
24554	Commercial - Waste Minimisation / PC73	11,996	15,334	3,338	38,914	92,000	41,091
24555	Public Waste - Waste Minimisation / PC74	9,407	22,584	13,177	86,821	135,500	39,272
24556	Waste Strategy - Waste Minimisation / PC75	3,770	0	(3,770)	3,716	100,000	92,514
Expense Total		349,677	513,882	164,205	811,867	3,167,900	2,006,356
Income							
54501	Fees & Charges - Waste Minimisation	(3,275,689)	(3,361,282)	(85,593)	0	(3,374,700)	(99,011)
Income Total		(3,275,689)	(3,361,282)	(85,593)	0	(3,374,700)	(99,011)
Waste Minimisation Total		(2,926,012)	(2,847,400)	78,612	811,867	(206,800)	1,907,345
Building Maintenance							
Expense							
24120	Salaries - Building Maintenance	52,357	55,434	3,077	0	332,600	280,243
24121	Other Employee Costs - Building Maintenance	598	2,877	2,279	636	12,500	11,266
24123	Office - Building Maintenance	0	284	284	0	1,100	1,100
24124	Motor Vehicles - Building Maintenance	6,017	7,650	1,633	0	45,900	39,883
24125	Depreciation - Building Maintenance	358,748	358,748	0	0	2,152,500	1,793,752
24126	Utility - Building Maintenance / PC41,42,43	27,195	44,400	17,205	0	266,400	239,205
24127	Finance - Building Maintenance	25,820	25,816	(4)	0	154,900	129,080
24128	Insurance - Building Maintenance	17,938	12,300	(5,638)	0	93,600	75,662
24130	Other - Building Maintenance	1,227	666	(561)	254	4,000	2,519
24133	Building - Building Maintenance / PC58	68,652	207,762	139,110	219,461	1,211,400	923,287
Expense Total		558,552	715,937	157,385	220,351	4,274,900	3,495,997
Income							
54106	Contributions & Reimbursement - Building Maintenance	(8,853)	(8,333)	520	0	(50,000)	(41,147)

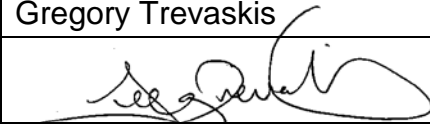
Master Account		August Actual YTD	August Budget YTD	Variance	Committed Balance	Annual Budget	Budget Available
54109	Council Property - Building Maintenance	(34,839)	(48,100)	(13,261)	0	(288,600)	(253,761)
Income Total		(43,692)	(56,433)	(12,741)	0	(338,600)	(294,908)
Building Maintenance Total		514,860	659,504	144,644	220,351	3,936,300	3,201,089
Engineering Total		(1,388,723)	(1,218,158)	170,565	1,383,095	9,426,100	9,431,728
Parks Services							
Parks Services							
Expense							
26360	Depreciation - Parks Services	128,834	128,832	(2)	0	773,000	644,166
26365	Maintenance - Parks Services / PC59	547,479	899,404	351,925	213,864	3,979,000	3,217,657
Expense Total		676,313	1,028,236	351,923	213,864	4,752,000	3,861,823
Income							
56301	Fees & Charges - Parks & Ovals	(104)	0	104	0	0	104
56306	Contributions & Reimbursements - Parks Services	(5,350)	(333)	5,017	0	(2,000)	3,350
56309	Council Property - Parks Services	(8,490)	(10,916)	(2,426)	0	(65,500)	(57,010)
56310	Sundry Income - Parks Services	(2,810)	(1,333)	1,477	0	(8,000)	(5,190)
56312	Fines & Penalties - Parks & Ovals	0	(250)	(250)	0	(500)	(500)
Income Total		(16,753)	(12,832)	3,921	0	(76,000)	(59,247)
Parks Services Total		659,560	1,015,404	355,844	213,864	4,676,000	3,802,576
Parks Services Total		659,560	1,015,404	355,844	213,864	4,676,000	3,802,576
Technical Services Total		(729,163)	(202,754)	526,409	1,596,959	14,102,100	13,234,304
City of Nedlands Total		(21,644,940)	(20,101,468)	1,543,472	2,158,427	2,155,940	21,642,454

**CITY OF NEDLANDS
CAPITAL WORKS & ACQUISITIONS
AS AT 31 AUGUST 2016**

		August Actual YTD	Committed Balance	Annual Budget	Budget Available
2	Footpath Rehabilitation				
	2007 Smyth Road	0	0	50,000	50,000
	2017 Loch Street	0	0	56,700	56,700
	4101 Melvista Reserve	0	55,603	0	(55,603)
	2500 Stirling HWY	52,900	4,630	200,000	142,470
	2452 School Sports Facility	0	0	30,000	30,000
	Footpath Rehabilitation Total	52,900	60,233	336,700	223,567
3	Road Rehabilitation				
	2012 Waratah Avenue	0	37,219	0	(37,219)
	2036 Gallop Road	7,001	657	434,800	427,142
	2037 Elizabeth Street	3,199	1,599	0	(4,798)
	2039 Watkins Road	0	122,036	110,900	(11,136)
	2049 Asquith Street	0	325	75,600	75,275
	2054 Broome Street	5,411	1,021	118,400	111,968
	2113 Loftus St	1,740	281	44,700	42,679
	2119 Kitchener Street	0	325	230,500	230,175
	2150 Circe Circle North	0	325	40,300	39,975
	2167 Swansea Street	2,754	344	102,100	99,002
	2104 Langham Street	(637)	0	0	637
	2174 Sayer Street	1,363	1,363	113,400	110,674
	2106 Boronia Avenue	5,964	1,023	615,900	608,913
	2022 Adelma Rd/PL	455	87,532	75,600	(12,387)
	2035 Edward Street	0	1,855	253,600	251,745
	2044 Leon Road	0	4,320	477,500	473,180
	2065 Hillway	0	3,320	424,300	420,980
	2068 Taylor Road	0	325	520,100	519,775
	2092 Nardina Crescent	0	325	171,400	171,075
	2117 Lyons Street	1,386	82,966	63,000	(21,352)
	2161 School Road	0	0	78,000	78,000
	2407 ITXN - Alfred / Nidjalla	0	0	72,000	72,000
	Road Rehabilitation Total	28,636	347,159	4,022,100	3,646,305
4	Drainage Rehabilitation				
	2024 Carrington Street	0	0	50,400	50,400
	2039 Watkins Road	0	0	25,200	25,200
	2190 Riverview Ct	0	0	450,000	450,000
	2226 Waratah Place	0	0	50,400	50,400
	Drainage Rehabilitation Total	0	0	576,000	576,000
5	Street Furniture / Bus Shelter				
	4057 Beaton Park	0	0	111,500	111,500
	9000 City Wide	0	0	90,400	90,400
	Street Furniture / Bus Shelter Total	0	0	201,900	201,900
6	Grant Funded Projects				
	2019 Princess Road	29,435	312,388	422,400	80,577
	2401 INTXN - Brockway/Brookdale /Underwood	0	2,648	907,700	905,052
	2403 INTXN - Gugeri St/Railway Rd/Loch St	0	4,636	461,500	456,864
	2069 Bulimba Road	21,507	13,607	0	(35,115)
	2072 Barcoo Avenue	356	1,911	0	(2,267)
	2169 Greenville Street	114,574	51,072	160,000	(5,646)
	2070 Waroonga Road	0	812	401,200	400,388
	2071 Rockton Road	0	325	416,000	415,675
	Grant Funded Projects Total	165,872	387,400	2,768,800	2,215,529
11	Building Construction				
	4000 100 Princess Rd - John Leckie Pavilion	0	1,250	0	(1,250)
	4001 Kirkwood Rd - Allen Park Lower Pavilion	157,857	826,819	715,000	(269,676)
	4003 Broome St - Council Depot	517	14,115	123,500	108,869
	4008 60 Stirling Hwy - Nedlands Library	12,496	19,812	64,400	32,092
	4009 53 Jutland Pde - PRCC	0	0	40,000	40,000
	4010 97 Wartah Ave - NCC	0	0	18,900	18,900
	4012 19 Haldane St - MTC Community Centre	7,444	1,632	0	(9,076)
	4018 21 Tyrell St - Tresillian	0	11,582	0	(11,582)

			August Actual YTD	Committed Balance	Annual Budget	Budget Available
	4019	84 Beatrice Rd - Adam A. Pavilion (Collegians AFC)	14,403	4,043	0	(18,446)
	4020	71 Stirling Hwy - Administration Bldg	21,906	20,260	151,200	109,034
	4021	110 Smyth Road - Cottage Bldg	0	24,887	0	(24,887)
	4022	Public Toilets/Changerooms	0	0	56,700	56,700
	4046	Verdun St-Highview Pk Hockey PvlN (Suburban Lions)	560	0	0	(560)
	4052	Allen Park (Master Plan)	0	0	67,500	67,500
	9000	City Wide	0	0	50,400	50,400
	4027	Mt Claremont Changerooms	3,406	69	0	(3,475)
	Building Construction Total		218,589	924,470	1,287,600	144,542
12	Off Street Parking					
	2007	Smyth Road	230,320	85,047	0	(315,367)
	Off Street Parking Total		230,320	85,047	0	(315,367)
14	Parks & Reserves Construction					
	4051	Administration Surrounds	0	0	9,700	9,700
	4052	Allen Park	0	1,184	0	(1,184)
	4057	Beaton Park	13,210	32,987	1,346,300	1,300,103
	4064	Brockman Reserve	0	0	9,700	9,700
	4071	Charles Ct Reserve	0	0	284,300	284,300
	4079	David Cruickshank Reserve	2,088	29,355	424,200	392,757
	4082	Dott Bennett Park	0	0	22,500	22,500
	4096	Lawler Park	0	0	30,800	30,800
	4098	Leura Park	0	2,999	4,500	1,501
	4106	Mount Claremont Ponds	3,156	2,625	135,000	129,219
	4111	Nedlands Library Surrounds	5,218	0	5,000	(218)
	4118	Peace Memorial Rose Garden	4,278	0	9,000	4,722
	4130	St Peters Square Gardens	0	5,950	74,900	68,950
	4131	Street Gardens and Verges	1,668	1,216	27,000	24,116
	4132	Street Tree Maintenance	0	0	18,000	18,000
	4133	Street Tree Replacement	0	150	45,000	44,850
	4137	Swanbourne Beach Reserve	0	0	58,500	58,500
	4154	Hollywood Reserve	0	0	15,300	15,300
	4167	River Foreshore Maintenance	0	0	41,000	41,000
	4169	River Wall Restoration	85	22,764	1,224,000	1,201,151
	Parks & Reserves Construction Total		29,702	99,231	3,784,700	3,655,767
15	Plant & Equipment					
	7500	Technical Svs - Engineering	13,597	151,111	222,800	58,092
	7501	Development Svs - Town Planning	0	36,082	47,100	11,018
	7502	Development Svs - Building Svs	0	0	25,900	25,900
	7505	Development Svs - Ranger Svs	19,786	0	139,500	119,714
	7506	Governance - Governance	0	66,725	70,500	3,775
	7507	Development Svs - Environmental Health	0	0	72,400	72,400
	7509	Technical Svs - Parks Svs	158,518	263,615	539,900	117,766
	7515	Corporate & Strategy - ICT	16,502	0	64,700	48,198
	Plant & Equipment Total		208,404	517,535	1,182,800	456,861
16	ICT Capital Projects					
	6039	Library System Software	8,129	0	70,000	61,871
	6053	Hardware	(1,020)	3,409	26,100	23,711
	6054	Software	0	0	36,000	36,000
	6055	Mobility	2,717	0	27,000	24,283
	ICT Capital Projects Total		9,826	3,409	159,100	145,865
17	Greenway Development					
	4161	Railway Reserve	0	0	54,800	54,800
	4172	Point Resolution Reserve - Greeway	4,745	0	8,500	3,755
	Greenway Development Total		4,745	0	63,300	58,555
18	Furniture & Fixture					
	4003	Broome St - Council Depot	0	4,220	0	(4,220)
	Furniture & Fixture Total		0	4,220	0	(4,220)
19	Public Art					
	9000	City Wide	17,616	0	0	(17,616)
	Public Art Total		17,616	0	0	(17,616)
City of Nedlands Total			966,609	2,428,704	14,383,000	10,987,687

13.4 Investment Report – August 2016

Council	27 September 2016
Applicant	City of Nedlands
Officer	Kim Chua – Manager Finance
CEO	Gregory Trevaskis
CEO's Signature	
File Reference	FIN-FS-00005
Previous Item	Nil

Regulation 11(da) – Not Applicable – Recommendation Adopted.

Moved – Councillor Shaw
 Seconded – Councillor Hassel

That the Recommendation to Council be adopted.
 (Printed below for ease of reference)

CARRIED UNANIMOUSLY 9/-

Council Resolution / Recommendation to Council

Council receives the Investment Report for the period ended 31 August 2016.

Executive Summary

In accordance with the Council's Investment Policy, Administration is required to present a summary of investments to Council on a monthly basis.

Strategic Plan

KFA: Governance and Civic Leadership

This report is in accordance with the Council's Investment Policy and demonstrates the investment of City's surplus cash in a sustainable and responsible manner.

Background

Council's Investment Policy requires a summary of investments to be presented to Council on a monthly basis.

Consultation

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

Legislation / Policy

Investment of Council Funds Policy

Section 6.14 of the *Local Government Act 1995*

Budget/Financial Implications

Investment income is more than the adopted Budget due to a larger portfolio of investments over the same period 12 months ago.

Risk Management

The Investment Policy of the City, which is reviewed each year by the Audit and Risk Committee of Council, is structured so as to minimise any risks associated with the City’s cash investments. The officers adhere to this Policy, and continuously monitor market conditions to ensure that the City obtains attractive and optimum yields without compromising on risk management.

Discussion

The Investment Summary shows that as at the end of August 2016 the City held the following funds in investments:

Municipal Funds	\$ 13,674,796.82
Reserve Funds	<u>\$ 4,100,168.68</u>
Total	<u>\$ 17,685,965.50</u>

The total interest earned from investments as at the end of August 2016 was \$48,841.96 (YTD July - \$22,961.64).

The Investment Portfolio comprises holdings in the following institutions:

Financial Institution	Funds Invested	Interest Rate	Proportion of Portfolio
NAB	\$5,711,328.80	2.96% - 2.60%	32.29%
Westpac	\$5,079,701.79	2.85% - 2.65%	28.72%
ANZ	\$3,325,006.14	2.80% - 1.70%	18.80%
CBA	\$3,569,928.77	2.62% - 1.30%	20.19%
Total	\$17,685,965.50		100.00%

Conclusion

The Investment Report is presented to Council.

Attachments

1. Investment Report for the period ended 31 August 2016

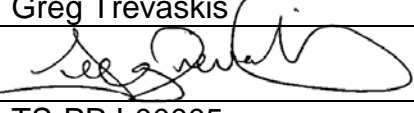
**INVESTMENTS REPORT
FOR THE PERIOD ENDED 31 AUGUST 2016**

Particulars	Interest	Invest.	Maturity	Period	NAB	Westpac	ANZ	CBA	Total	Interest
	Rate	Date	Date	Days	*AA-/Stable/A-1+	*AA-/Stable/A-1+	*AA-/Stable/A-1+	*AA-/Stable/A-1+		YTD Accumulated
RESERVE INVESTMENTS										
Plant Replacement	1.70%	11-Aug-16	11-Feb-17	184			\$147,188.99		\$147,188.99	\$645.34
City Development - Western Zone	2.50%	24-Aug-16	22-Nov-16	90				\$448,924.98	\$448,924.98	\$1,769.53
North Street	2.62%	24-Aug-16	22-Dec-16	120	\$731,649.29				\$731,649.29	\$3,600.37
Welfare - General	2.50%	24-Aug-16	22-Nov-16	90				\$293,333.54	\$293,333.54	\$1,329.91
Welfare - NCC	2.50%	24-Aug-16	22-Nov-16	90				\$162,577.44	\$162,577.44	\$737.08
Welfare - PRCC	1.30%	N/A	N/A	N/A				\$15,216.39	\$15,216.39	\$21.28
Services - Tawarri 1	2.62%	24-Aug-16	22-Dec-16	120	\$62,700.64				\$62,700.64	\$309.98
Services General	2.80%	3-Aug-16	30-Jan-17	180	\$913,252.36				\$913,252.36	\$4,466.92
Services - Tawarri 2	1.70%	11-Aug-16	11-Feb-17	184			\$107,861.77		\$107,861.77	\$472.91
Insurance	1.70%	11-Aug-16	11-Feb-17	184			\$60,039.44		\$60,039.44	\$319.89
Waste Management	2.50%	24-Aug-16	22-Nov-16	90				\$470,592.89	\$470,592.89	\$742.97
City Development - Swanbourne	2.50%	24-Aug-16	22-Nov-16	90				\$123,705.39	\$123,705.39	\$560.85
City Building - General	2.62%	24-Aug-16	22-Dec-16	120	\$448,843.58				\$448,843.58	\$2,196.10
City Building - PRCC - CLOSED					\$0.00				\$0.00	\$79.59
City Building - PRCC	1.30%	N/A	N/A	N/A				\$25,281.99	\$25,281.99	\$22.31
TOTAL RESERVE INVESTMENTS					\$2,156,445.87	\$0.00	\$315,090.20	\$1,539,632.62	\$4,011,168.68	\$17,275.03
MUNICIPAL INVESTMENTS										
Muni Investment NS31	2.75%	31-Aug-16	30-Sep-16	30		\$2,056,008.43			\$2,056,008.43	\$8,135.38
Muni Investment #127 - NAB	2.96%	16-Jun-16	13-Dec-16	180	\$524,945.55				\$524,945.55	\$2,623.23
Muni Investment #131 - ANZ	2.80%	18-Jun-16	18-Oct-16	122			\$507,507.73		\$507,507.73	\$2,016.25
Muni Investment #136 - CBA - CLOSED								\$0.00	\$0.00	\$451.93
Muni Investment #142 - CBA	2.62%	15-Aug-16	14-Oct-16	60				\$1,029,310.40	\$1,029,310.40	\$4,553.58
Muni Investment #146 - NAB	2.80%	5-Aug-16	1-Feb-17	180	\$1,029,652.45				\$1,029,652.45	\$5,151.98
Muni Investment #149 - WBC	2.85%	10-Aug-16	12-Dec-16	124		\$1,023,548.15			\$1,023,548.15	\$4,810.47
Muni Investment #150 - ANZ	2.60%	23-Aug-16	23-Nov-16	92			\$750,427.40		\$750,427.40	\$427.40
Muni Investment #151 - ANZ	2.60%	23-Aug-16	23-Feb-17	184			\$750,427.40		\$750,427.40	\$427.40
Muni Investment #152 - NAB	2.60%	29-Aug-16	30-Jan-17	154	\$1,000,142.47				\$1,000,142.47	\$142.47
Muni Investment #153 - NAB	2.60%	29-Aug-16	28-Nov-16	91	\$1,000,142.47				\$1,000,142.47	\$142.47
Muni Investment #154 - ANZ	2.70%	10-Aug-16	10-Jan-17	153			\$1,001,553.42		\$1,001,553.42	\$1,553.42
Muni Investment #155 - CBA	2.57%	17-Aug-16	17-Oct-16	61				\$1,000,985.75	\$1,000,985.75	\$985.75
Muni Investment #156 - WBC	2.65%	30-Aug-16	30-Nov-16	92		\$1,000,072.60			\$1,000,072.60	\$72.60
Muni Investment #157 - WBC	2.66%	30-Aug-16	28-Feb-17	182		\$1,000,072.60			\$1,000,072.60	\$72.60
TOTAL MUNICIPAL INVESTMENTS					\$3,554,882.93	\$5,079,701.79	\$3,009,915.95	\$2,030,296.15	\$13,674,796.82	\$31,566.93
TOTAL				TOTAL	\$5,711,328.80	\$5,079,701.79	\$3,325,006.14	\$3,569,928.77	\$17,685,965.50	\$48,841.96

* Credit Rating - Source: Standard & Poor's

Proportion Portfolio	32.29%	28.72%	18.80%	20.19%
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13.5 Expressions of Interest for the Future Use of the Tawarri Site

Council	27 September 2016
Applicant	City of Nedlands
Officer	Pollyanne Fisher – Policy & Projects Officer
CEO	Greg Trevaskis
CEO Signature	
File Reference	TS-PRJ-00005
Previous Item(s)	TS01.16, 23 February 2016

Mr Andrew Dickson returned to the room at 8.48 pm.

Regulation 11(da) – Not Applicable – Resolution substantially the same.

Moved – Mayor Hipkins
 Seconded – Councillor Shaw

Council Resolution

Council instructs the CEO to call for Expressions of Interest for the future development of the Tawarri site.

Councillor Binks left the room at 8.51 pm and returned at 8.52 pm.

**CARRIED 8/1
 (Against: Cr. Argyle)**

Recommendation to Council

Council instructs the CEO to call for Expressions of Interest from potential developers for the Tawarri site.

Executive Summary

This report seeks formal Council approval to seek Expressions of Interest from potential developers to assist in determining the potential future use of the Tawarri site.

Strategic Plan

KFA: Natural and Built Environment

This key focus area is for a great natural and built environment. This is to be achieved through well planned and managed development.

The Tawarri site is identified as a prime location in the City's Strategic Community Plan 2013-2023, and listed for further investigation.

Background

The Tawarri site is located in Dalkeith alongside the Swan River between Beaton Park and the Sunset Foreshore, on a portion of land vested to the City of Nedlands. The land is Class A Reserve (Reserve Number 17391), identified as Lot 253 on deposited plan 93218, with a total area of 5560.3m². The land is home to the Tawarri Reception Centre, which is currently leased out from the City to a third party until 30 June 2018.

The neighboring Beaton Park is the location of the new All Abilities Play Space planned to have construction started in 2017. This is anticipated to draw a number of visitors of all ages, abilities and backgrounds to the area.



Figure 1 - Lot 253, 'Tawarri site' Aerial Image

The Department of Lands have indicated that a more appropriate tenure for Lot 253 in the future would be for it to be managed by the City under a 'lease' holding arrangement. This would create more flexibility as to the types of facilities that could be operated on the land in the future. This could be achieved through a land excision process and converting the land from Class A reserve, to an arrangement for lease holding of the land by the City of Nedlands from the State Government. This would enable the City to implement a sub-lease agreed for a commercial operator to develop prime facilities on the land for the benefit and added amenity for the community. This process would require State Parliamentary approval.

A report considered by Council on 23 February 2016 proposed that the City plan to initiate land excision at the Tawarri site in order to facilitate the development of new amenities following the cessation of the current building lease. This report also proposed land excision for the 'Esplanade' road so that it may be gazetted and upgraded in future for improved access to the Tawarri site and surrounding public facilities. Council approved budget to be allocated for assessments and surveys to be completed on the land to inform future planning and road improvements.

It is proposed that an Expression of Interest for the site would be useful in identifying what the future use of the site might eventually be and what amenities it might provide the community. Ultimately the outcome of an Expression of Interest would therefore assist in informing the planning, size of land and applications required for the land excision process to be initiated, and to secure the long term future and viability of the Tawarri site to meet the needs of the community. The overall outcome of the entire process would be to increase community amenity and provide a benefit to City ratepayers by accommodating the development of a prime location for public use and enjoyment that can be safely accessed.

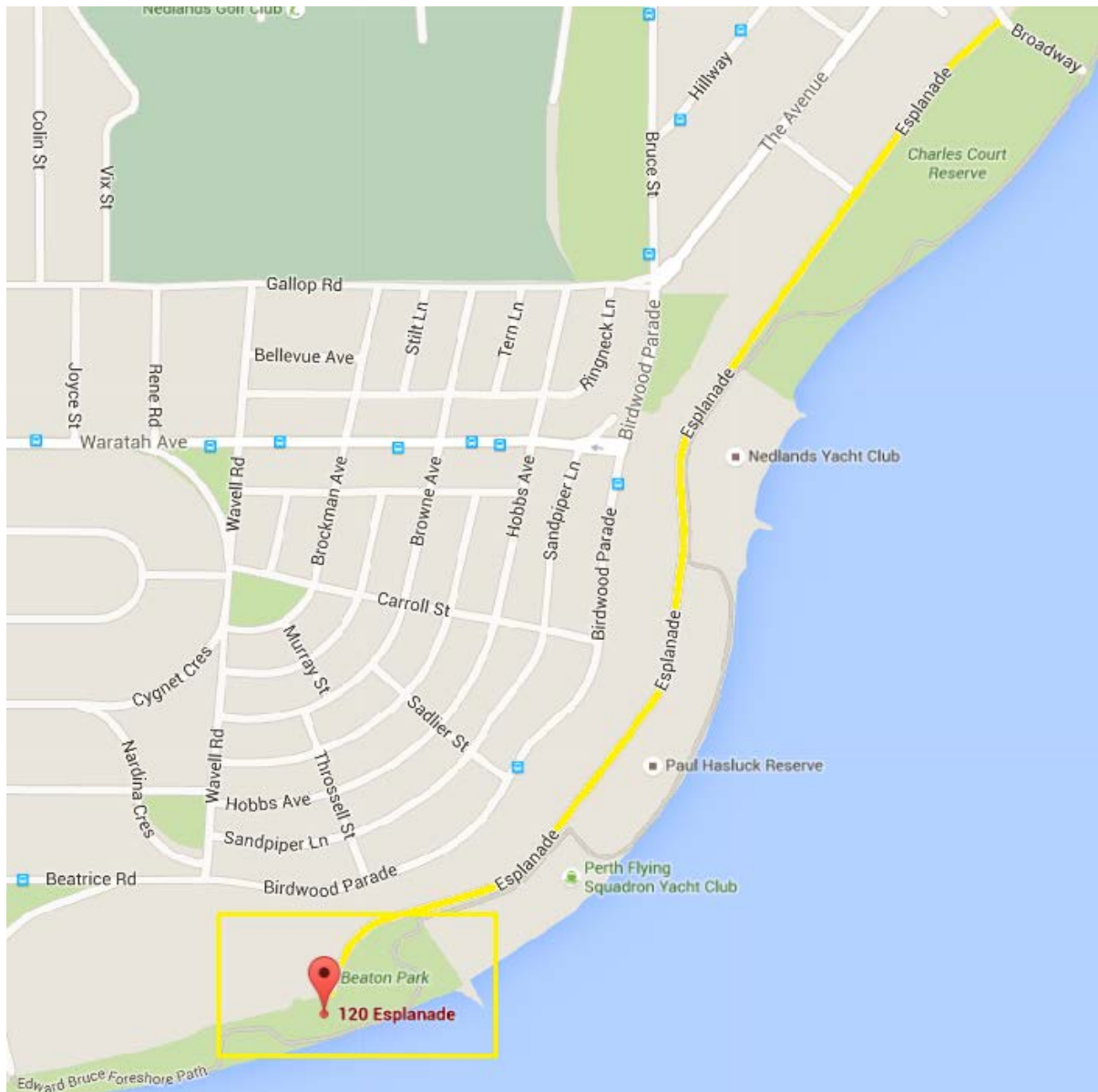


Figure 2 - 'Tawarri Site' Location Map

The site assessments that were commenced following Council approval in February marked the start of a long term project to be carried out over a period of approximately three years, given the accountability and transparency requirements that a Local Government must meet in undertaking projects of this nature. During the course of the project the following outcomes are anticipated:

- Structural and heritage assessments to be undertaken for the existing Tawarri Reception Centre, and a full land survey for the Esplanade;
- Identification of future options for the site and planning for the future;
- Application submitted to the department of lands for the exercising of the Lot from the reserve and conversion to lease holding between the State Government of Western Australia and City of Nedlands;
- Applications to key stakeholders including the Swan River Trust;

- Detailed designs for access and parking improvements to be developed (if needed);
- Preferred lease area to be determined and expressions of interest for future facilities on the site sought;
- Licensed surveys undertaken;
- Resolve dedication issues for the Esplanade;
- Resolve Bruce Trust land issues;
- Development of new lease;
- Tenders for, and construction of, Esplanade improvements and formalised parking (if needed);
- Issue new lease aligned with foreshore management plan suited to the needs of the area; and
- Community consultation and regular reports to Council throughout.

An Expression of Interest will assist with achieving the second item in this list, 'Identification of future options for the site and planning for the future'.

Key Relevant Previous Council Decisions

Earlier this year on 23 February 2016 when considering item TS01.16, Council resolved the following:

Council:

1. *Authorises Administration to commence the investigation into future potential options for the Tawarri site;*
2. *Approves project budget costs of \$30,000 with the funds to be included in the Mid-Year Review in the current 2015/16 financial year, in order to conduct preliminary structural and heritage assessments for the Tawarri Reception Centre and a full land survey along the Esplanade; and*
3. *Instructs Administration to report back to Council further on the matter.*

Consultation

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

Elected members have been kept up to date on the progress of the project with CEO updates that are released weekly following the approval to commence with investigations in February 2016. The topic was also covered at a Councillor Briefing session on 6 September 2016.

A full community and stakeholder engagement plan has been developed for the project and information has been prepared for the public to access through the City's primary community engagement online tool 'Your Voice' on the City's website.

State departments, including the Department for Parks and Wildlife and Department of Lands, have also been involved in discussions regarding the City's proposals to release an Expression of Interest for the site.

Legislation/Policy

Local Government Act 1995

Budget/Financial Implications

Within current approved budget:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Requires further budget consideration:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Risk Management

Failure to plan effectively for the future of the site would be to the detriment of the area and the community. The Tawarri site is a prime area with the potential to generate revenue for the City yielding financial gain to ratepayers and provide exceptional local community facilities. If planned effectively it will ensure that the needs of the community are met and the opportunities of the site are maximised.

Discussion

An Expression of Interest process will assist the City in determining the future of the Tawarri site and making an application to the Department of Lands for land excision.

The Expression of Interest should detail all known site constraints for interested parties to take into consideration, and note that the amount of land that may be excised for the purpose of development cannot be confirmed until an excision of land process has been successfully completed.

Additionally, the river is a public resource that should be readily available to the community, and such public access along the river foreshore past any proposed developments must be maintained at all times. Any proposal for a use or development that may affect the river and its settings should demonstrate a benefit to the community that offsets any detrimental impacts on the environment.

Any proposed future developments for the Tawarri site will need to complement the Swan River and surrounding features and landscape, including the future play space to be constructed at Beaton Park.

Conclusion

Submissions received during an Expression of Interest process will assist the City in determining what land to include in an application made to the Department of Lands for land excision, and for what purpose the land excision will serve. It will also enable the City to consult with the community about any proposals the City wishes to progress for the future on the site and ensure the excision process meets the community's needs and expectations.

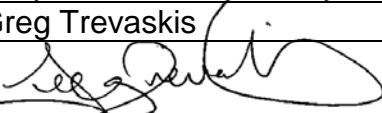
Completing this exercise early in advance of the current lease on the site ending on 30 June 2018 will assist in the land excision process and for a more suitable lease arrangement to be created.

Should Council resolve to instruct the CEO to release an Expression of Interest for the site, this is anticipated to be released in early October seeking submissions over a period of six weeks until mid November. This will enable the submissions to be collated for an update to be provided to elected members before the end of the year, and a further report detailing the specifics of the land excision application to be reported to Council in February 2017.

Attachments

Nil.

13.6 Bruce Trust Land

Council	27 September 2016
Applicant	City of Nedlands
Officer	Pollyanne Fisher – Policy & Projects Officer
CEO	Greg Trevaskis
CEO Signature	
File Reference	TS-PRJ-00005
Previous Item(s)	TS01.16, 23 February 2016

Councillor Hay left the room at 9.10 pm.

Regulation 11(da) – Not Applicable – Recommendation Adopted.

Moved – Councillor Shaw
 Seconded – Councillor Hassell

That the Recommendation to Council be adopted.
 (Printed below for ease of reference)

CARRIED UNANIMOUSLY 8/-

Council Resolution / Recommendation to Council

Council instruct the CEO to prepare and submit a scheme to the Attorney General, seeking approval to combine the ‘Bruce Trust Land’ (Lot 792 on deposited plan 2948) with adjacent Class A Reserve (Lot 5168 on deposited plan 91504), under section 7B of the *Charitable Trusts Act 1962*.

Executive Summary

This report seeks Council approval to progress the resolution of the Bruce Trust Deed through a scheme proposal to combine the Bruce Trust Land with neighbouring Crown land at the Charles Court Reserve.

Strategic Plan

KFA: Natural and Built Environment

This key focus area is for a great natural and built environment. This is to be achieved though well planned and managed development.

Background

The far east section of Swan River foreshore that lies within the City's boundaries is known as the Charles Court Reserve, an area made up of several separate land parcels. One of these land parcels was vested in the City's predecessor, the Claremont Road Board, in June 1909, with the legal responsibility now remaining with the City. This land was vested subject to a number of conditions expressed in a document known as the Bruce Trust Deed, and the land parcel is hereunto referred to as the 'Bruce Trust Land'. As Trustees of the Deed the City of Nedlands is required to apply the conditions within it to any activity affecting the land.

The 'Bruce Trust Land', labelled 3 in the diagram below with the area represented in blue, is identified as Lot 792 on deposited plan 2948 with an area of 19,482.6 m². It sits adjacent to a strip of Crown land, Class A reserve labelled 2 below, which has a management order to the City of Nedlands from the Department for Planning and Infrastructure. In practise, the two parcels of land are utilised as a combined area exclusively used for sports and recreation as playing fields and as a public recreational area. Playing fields are marked out across the two and games are frequently held on the land by the Nedlands Rugby club, who lease a club house from the City labelled 1 below, and informal games are played upon it by various visiting members of the community and recreational user groups.

The Bruce Trust Deed put in place from 1909 (in which, the Bruce Trust Land is referred to as the 'Nedlands Park Estate') has a primary purpose of vesting the land for use as a 'Reserve and Recreational Ground'. Whilst the land is currently used exclusively as a reserve and recreational ground under the conditions of the trust, the specific conditions applied within the deed are presenting issues to the City for effectively managing it. These issues are adversely impacting on the City's ability to maintain the land for the purpose to which the Trust was put in place for, impacts on the maintenance of reserve amenities, restricts heights of infrastructure, limits the provision of parking and restricts the City being able to design safe and compliant public access to the area for recreational use.



Key Relevant Previous Council Decisions

Earlier this year on 23 February 2016 when considering item TS01.16, Council resolved the following:

Council:

- 1. Authorises Administration to commence the investigation into future potential options for the Tawarri site;*
- 2. Approves project budget costs of \$30,000 with the funds to be included in the Mid Year Review in the current 2015/16 financial year, in order to conduct preliminary structural and heritage assessments for the Tawarri Reception Centre and a full land survey along the Esplanade; and*
- 3. Instructs Administration to report back to Council further on the matter.*

This report item references the Bruce Trust Land and the requirement to resolve the issues on it. The full land survey along the Esplanade approved under (2) of this recommendation extends past the Bruce Trust Land and has identified the extent of some encroachments of the existing carriageway onto the Trust land, and the need for resolving the Trust in order to upgrade the road for access and parking improvements for recreational visitors.

Consultation

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

This report proposes that a scheme be put forward to the Attorney General to combine the Bruce Trust Land with neighbouring Crown land. Should the Attorney General approval approve the scheme, with or without proposed amendments, statutory public notice and consultation would later be required.

Legislation/Policy

Local Government Act 1995
Charitable Trusts Act 1962
State Planning Policy 2.10 Swan Canning River System

Section 7B and Section 9 of the Charitable Trusts Act 1962 states:

7B. Combining property held for similar purposes

(1) Where —

- (a) any property or income is given or held upon trust, or is to be applied, for any charitable purpose; and*
- (b) the charitable purpose could be more effectively carried out if the property and income were combined with other property and income given or held on trust, or to be applied, for a similar purpose, then the property and income may be combined, and jointly administered and applied, with that other property and income in accordance with a scheme approved under this Part.*

(2) This section extends to cases where the charitable purpose affecting any property or income is defined by a scheme approved under this Part.

(3) The provisions of this section apply with respect to trusts created, and to schemes approved, before or after the commencement of the Charitable Trusts Amendment Act 1998 1.

[Section 7B inserted by No. 7 of 1998 s. 5.]

9. Trustees may prepare scheme

(1) Where the trustees of any property or income to which the provisions of this Part apply wish it to be dealt with in accordance with a scheme approved under this Part, the trustees may prepare, or cause to be prepared, a scheme —

- (a) if section 7 applies, for the disposition of the property and income; or*
- (b) if section 7A applies, for the disposition of the property and the termination of the trust; or*

- (c) *if section 7B applies, for the combining, and joint administration and application, of the property and income; or*
 - (d) *if section 8 applies, for the extension or variation of the powers of the trustees, or the prescription or variation of the mode of administering the trust.*
- (2) *Where section 7B applies, the trustees of all of the property and income sought to be combined, and jointly administered and applied, shall jointly prepare, and seek approval for, the scheme.*
- (3) *Where the consideration by the Court or the Attorney General, as the case requires, of 2 or more schemes will involve consideration of substantially similar issues, the trustees of all of the property and income concerned may jointly prepare, and seek approval for, the schemes.*

[Section 9 inserted by No. 7 of 1998 s. 7.]

Budget/Financial Implications

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

Risk Management

There is a risk that failing to resolve the Bruce Trust Deed will prevent the City from providing improved public access to the facilities in the area that are safe and compliant without encroachment onto the Bruce Trust Land. There is also a risk that failure to resolve the Deed will prevent the City from being able to manage the reserve areas effectively to provide for sport and recreation, and in a cost effective manner that makes best use of City funds and resources.

Discussion

Under section 7B of the *Charitable Trusts Act 1962* the City is able to put forward a scheme proposal that the Bruce Trust Land be combined with adjacent Crown land. This in effect will transfer the land in ownership from the City to the Crown and for it to be subjected to a management order vested to the City of Nedlands, combining the two parcels of land into one to be jointly administered as a managed public resource for recreation. It is proposed that such a scheme is required to enable the City to more effectively manage and provide for the charitable purpose of the land, being as a reserve and recreational grounds.

This scheme proposal is consistent with the State Planning Policy 2.10 Swan Canning River System, with both land parcels to be combined falling within the Swan Canning River Management Development Control Area. Local governments are required to take this policy statement into account when preparing and amending local planning schemes and shall take it into account when determining proposals that may affect uses of land in close proximity to the river.

Recreational Requirements – Lighting Upgrades

It has been identified that a lighting upgrade is needed to facilitate evening recreational games held across the Bruce Trust Land and the neighbouring Crown land. The City currently has budget approval for a lighting upgrade and has developed a design that best suits the recreational needs of the reserve and doesn't impact of on adjoining residential properties.

However, three of the lighting towers in the design the City has prepared are not currently legally allowed to be erected, as they would be required to be placed on the Bruce Trust Land which does not allow for structures to be erected on it that exceed thirty feet in height (9m). Further evaluations indicate there is likely no design solution that could provide sufficient upgraded evening lighting for recreational activities, such as the games of rugby that are regularly held there, whilst the Bruce Trust conditions are in place. Whilst the Bruce Trust Deed is in place specifically to provide the land to be used as reserve and recreational grounds, it's conditions are now in conflict with the purpose for which they were created by limiting the City's ability to improve the recreational uses of the land and effectively managing the land for charitable purpose for which it was vested. This issue of the conditions preventing the installation of lighting towers to provide for recreation, would never have been anticipated 107 years ago when the deed was put in place.

Combining the land parcels under section 7B of the *Charitable Trusts Act 1962* to merge the Bruce Trust with the adjacent Crown land will enable the City to upgrade the lighting over the reserve for improved recreational use.

Electricity Services

Western Power place constraints on electrical infrastructure 'crossing' a lot. This creates various complications with the provision of electrical services to the foreshore around the area of the Bruce Trust Land, affecting the City's ability to cost effectively provide or upgrade public bollard lighting for footpaths, power for irrigation upgrades and sports lighting.

These complications increase the costs and complexity for the City in having to run electrical services around the Bruce Trust, and having to set up separate supply lines and meters for any infrastructure within the separate lots. Combining the lots resolves these issues and in doing so, reduces costs for the provision of electrical infrastructure installed for the community use of the area for reserve and recreation, and in turn returns a cost savings to the City's ratepayers and improves the efficiency by which the City can manage the land.

Safe Public Access to Recreational Areas

The Esplanade provides access to the recreationally used Charles Court Reserve that is inclusive of the Bruce Trust Land. With the exception of a small number of residential properties that front the road, some parking facilities, and a small function centre at the far end, this road leads only to recreational facilities and a large area of public reserve. As such, this road may be considered to primarily service recreation and reserve.

In summer months, based on the City's current data, approximately 1,070 vehicles travel along the Esplanade on average each day past the Bruce Trust Land. The City has issues with the Esplanade currently that it wishes to resolve, so that the road can effectively facilitate safe and compliant access for these road users to access the recreational reserves and facilities in alignment with the Australian standards for road design and construction. Combining the land parcels under section 7B of the *Charitable Trusts Act 1962* to merge the Bruce Trust with the adjacent Crown land will enable the City to better manage the charitable purpose of the land, through resolving these issues to provide safe and compliant access to these public spaces. It will also allow the City to improve parking in the area and minimise the impact on residents.

One issue is that the gazetted section of Esplanade road reserve is half the required width of 20m between the cadastral boundaries of adjacent private properties and the Bruce Trust Land. The Esplanade carriageway itself is constructed to inconsistent widths and currently encroaches onto the Bruce Trust Land by differing amounts along a length of approximately 140m. A total approximate stretch of 190m of the Bruce Trust Land lies in such close proximity to the boundary of the Esplanade that the Esplanade road reserve could not be extended to the full width of 20m without encroaching further onto the Bruce Trust Land. Resolving the Bruce Trust would provide the opportunity to transfer the land back to the Crown for consistent management under an order, and also provide the opportunity for the City to negotiate for an extension of road reserve to be allocated to the Esplanade to resolve encroachment issues and improve access to, and safe parking in, the area for recreational use.

The other issue is that the much of the Esplanade is not currently gazetted as a road, however the stretch adjacent to the Bruce Trust Land is, with the gazetted section ending in line with the Bruce Trust south west boundary line. The remainder of the Esplanade from that point is un-gazetted road base that was historically constructed on Class A reserve. The City wishes to resolve this issue and excise land to be dedicated as road reserve and be gazetted, improving access to facilities at the far end of the Esplanade to the Tawarri site, Beaton Park and Yacht Clubs. Resolving the road width issue along the entire length of the Esplanade would be required to ensure safe and compliant access along the entire road, and requires the resolution of the Bruce Trust to upgrade the Esplanade effectively for both the gazetted and un-gazetted section of road.

Conclusion

Should a scheme proposal for the Bruce Trust Land (Lot 792 on deposited plan 2948) to be combined with adjacent Class A Reserve (Lot 5168 on deposited plan 91504) under the applicable conditions of the *Charitable Trusts Act 1962* section 7B, it would enable the City to more effectively manage and provide for the charitable purpose of the land, being as a reserve and recreational grounds. It will also allow the City to upgrade the Esplanade, resolving gazettal and encroachment issues for the entire length and ensure safe and compliant access to facilities in the area for the public.

The final decision will require statutory public notice and consultation prior to finalisation. A decision to instruct the CEO to prepare and submit a scheme to the Attorney General will enable the process to commence.

Attachments

Nil.

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 Hassell – Verge Trees & Driveways, 73 Viking Road, Dalkeith

At the Council meeting on 23 August 2016 Councillor Hassell gave notice of his intention to move the following at this meeting.

Moved – Councillor Hassell
Seconded – Councillor Wetherall

Council Resolution

Council:

- 1. agrees to the removal of two large Sheoak trees on the verge at 73 Viking Road, Dalkeith and their replacement with two trees of 90 litres each in size from the Council's tree list, in consultation as to variety with the owners of the adjacent property; and**
- 2. the removal and replacement will be undertaken by the Council at the expense of the owners of the adjacent property in accordance with usual procedures and policies.**

Councillor Hay returned to the room at 9.12 pm.

**CARRIED 5/4
(Against: Mayor Crs. Hay Shaw & Smyth)**

Justification

1. The two trees are of a species not generally planted by the City as verge trees in Dalkeith. It seems likely they were not planted by the Council.
2. This is reinforced because the trees are only a couple of metres apart.
3. The trees have grown vigorously and are apparently responsible for breaking up a brickwork driveway, not currently in use, on the west side. The driveway in use, on the east side, is in good condition.
4. The broken up driveway leads to double gates and the owners contend it was part of an approved 'loop' driveway going in and around inside the property when the house was constructed. They wish to restore that driveway, but that is a separate issue which may require a Nature Strip Development Approval approval.
5. An owner contends the Council is responsible to restore the broken up driveway but that is also a separate issue and administration has not accepted Council has responsibility in the matter.

Administration Comment

Removal of Trees

Wherever an issue can be remediated by arboricultural techniques (as is possible in this instance) policy does not permit approval of removal. Council has discretion to re-consider the implications of policy in individual instances. Where removal of trees is requested by a landowner it is usual practice that those works are at the owner's cost. Whilst it is usual practice to replace at a ratio of two for one, to allow for the loss of mature canopy that results, in this instance one replacement tree would be appropriate, due to space constraints.

Crossover Standards and Approval

With respect to the crossover, it has not been built to specification. This is clear from its condition compared to the adjacent road and the crossover still in use, both of which are in good condition despite the root activity. This is a historical issue. This crossover is currently not in use, due to planting on the property side that prevents its ongoing use as a crossover. It should therefore be considered to be "informal verge parking". There is an adjacent and fully operating primary crossover in good condition.

Due to the City procedures in place at the time that the development was approved (development and building approval) a number of properties such as this one did not seek or receive approval for works in the nature strip, as required under the Local Government Act. This is a common historical issue. Administration's approach in these instances is to require an application for retrospective approval either when there is any change of purpose or when an issue arises. This is necessary to effectively manage the City's liability for third party works on City land. A Nature Strip Development Application should therefore be sought by the owner's for this crossover.

The conditions that would apply to any retrospective approval in this instance would include: a requirement to construct to the required standards and the owner taking ongoing responsibility for maintaining against root damage. Should the paving remain as informal parking with no access to the property there would also be the requirement for the provision of semi-mountable kerbs (i.e. no apron). (It is understood that the owner may return the paving to use as a crossover during a retrospective approval.

Liability

Administration has no objection to the secondary crossover remaining in place, but the City does not take responsibility for maintaining it. Damage caused by roots of trees planted by the current or previous owners remain the responsibility of the property owner. Where an issue has been inherited from a previous owner it is a common practice to offer to carry out the root works at our cost, but to require crossover reinstatement to be undertaken by the owner. This is generally accepted as a fair resolution.

Allocation of Costs

In this instance the owners clearly feel strongly that the City should bear the full costs in this instance. The City however cannot take city-wide responsibility for crossover construction and maintenance within the current budget constraints and administration is concerned that it would be a significant precedent to set. It would also open concerns over equity with regard to previous and future decisions. Should removal of the trees be approved, then it is recommended that the City undertake the tree removal and replacement, and the property owner should undertake the replacement of the crossover to standards. This would align with the usual arrangements in such instances.

14.2 Councillor Wetherall – Underground Power

On the 11 September 2016 Councillor Wetherall gave notice of his intention to move the following at this meeting.

Moved – Councillor Wetherall

Seconded – Councillor Hay

Council Resolution

Council resolves to direct the CEO to continue seeking options for the provision of underground power in the City of Nedlands where this has not been completed and provide an updated report to Council at the December Council meeting.

Councillor Hassell left the room at 9.33 pm and returned at 9.35 pm.

CARRIED UNANIMOUSLY 9/-

Justification

Provision of underground power where this has not been completed remains one of the City's more important unfinished programs. Many benefits will accrue to ratepayers and the City itself when this is complete, including direct savings from more efficient use of the energy grid.

It appears unlikely that the City will be offered WA Government funding in the present round.

There is much support from ratepayers for provision of underground power and a willingness to share in costs so long as the total cost is reasonably affordable and special circumstances are taken into account.

The present low interest rate environment provides a once in a lifetime window of opportunity to secure fixed low interest Government loans over an extended period.

Administration Comment

The City will continue to pursue alternative options for the delivery of Underground Power to the outstanding properties within the City of Nedlands.

15. Elected members notices of motion given at the meeting for consideration at the following ordinary meeting on 25 October 2016

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 25 October 2016 to be tabled at this point in accordance with Clause 3.9(2) of Council's Local Law Relating to Standing Orders.

Nil.

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


Nil.

17. Confidential Items

A confidential attachment with the details of the nominees and supporting argument has been separately circulated for Councillors information and is proposed to be discussed behind closed doors in accordance with Section 5.23(2)(b), *Local Government Act 1995*.

17.1 Freeman of the City of Nedlands

A confidential attachment with the details of the nominees and supporting argument has been separately circulated for Councillors information and is proposed to be discussed behind closed doors in accordance with Section 5.23(2)(b), *Local Government Act 1995*.

Committee	13 Sept 2016
Council	27 Sept 2016
Applicant	City of Nedlands
Officer	Robyn Forrest - Community Development Officer (Volunteering) Marion Granich - Manager Community Development
Director	Lorraine Driscoll – Director Corporate and Strategy
Director Signature	
File Reference	CD 007187
Previous Item	CM04.14

Councillor Argyle retired from the meeting at 9.50 pm.

Regulation 11(da) – Not Applicable – Recommendation Adopted.

Moved – Councillor McManus
Seconded – Councillor Hassell

That the Recommendation to Council be adopted.

(Printed below for ease of reference)

CARRIED UNANIMOUSLY 8/-

Council Resolution / Committee / Recommendation to Committee

Council:

- 1. offers the Status of Freeman of the City of Nedlands to the nominated candidates listed in the confidential report;**
- 2. arrangements be made to convene a suitable ceremony and presentation to all recipients; and**
- 3. grants approval to affix the Common Seal to the Freeman certificates**

The Mayor advised that the following three nominees would be offered the Status of Freeman of the City of Nedlands:

- 1. Ruth Reid OAM*
- 2. Mary McCall AM*
- 3. Sue Morey OAM FRCNA*

Declaration of Closure

There being no further business, the Presiding Member declared the meeting closed at 9.52 pm.