City of Nedlands

AGENDA

Council Meeting Agenda Forum

Tuesday, 13 February 2024

Notice of Meeting

Mayor & Councillors

A Council Meeting Agenda Forum of the City of Nedlands is to be held on Tuesday, 13 Februrary 2024 in the Council chambers at 71 Stirling Highway Nedlands commencing at 7pm.

This meeting will be livestreamed Livestreaming Council & Committee Meetings » City of Nedlands

Tony Free | Acting Chief Executive Officer

7 February 2023

Information

Council Meeting Agenda Forum are run in accordance with the City of Nedlands Governance Framework Policy. If you have any questions in relation to the agenda, procedural matters, addressing the Council or attending these meetings please contact the Executive Officer on 9273 3500 or council@nedlands.wa.gov.au

Public Question Time

Public Questions are dealt with at the Ordinary Council Meeting.

Deputations

Members of the public may make presentations or ask questions on items contained within the agenda. Presentations are limited to 5 minutes. Members of the public must complete the online registration form available on the City's website: Public Address Registration Form | City of Nedlands

Disclaimer

Members of the public who attend Council Meetings Agenda Forum 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. Declaration of Opening

The Presiding Member will declare the meeting open at 7.00pm and will draw attention to the disclaimer on page 2 and advise the meeting is being livestreamed and recorded.

2. Present and Apologies and Leave of Absence (Previously Approved)

Leave of Absence (Previously Approved)	Councillor N R Youngman	Dalkeith Ward
Apologies	None as at distribution of this agenda.	

3. Public Question Time

Public questions will be dealt with at the Ordinary Council Meeting.

4. Deputations

Deputations by members of the public who have completed Public Address Registration Forms.

5. Requests for Leave of Absence

Any requests from Council Members for leave of absence will be dealt with at the Ordinary Council Meeting.

6. Petitions

Petitions will be dealt with at the Ordinary Council Meeting.

7. Disclosures of Financial Interest

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

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

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

8. Disclosures of Interests Affecting Impartiality

The Presiding Member to remind Council Members and Staff of the requirements of Council's Code of Conduct in accordance with Section 5.103 of the Local Government Act 1995.

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

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

"With regard to the matter in item x ….. I disclose that I have an association with the applicant (or person seeking a decision). This association is ….. (nature of the interest).

As a consequence, there may be a perception that my impartiality on the matter may be affected. I declare that I will consider this matter on its merits and vote accordingly."

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

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

This item will be dealt with at the Ordinary Council Meeting.

10. Confirmation of Minutes

This item will be dealt with at the Ordinary Council Meeting.

11. Announcements of the Presiding Member without discussion

This item will be dealt with at the Ordinary Council Meeting.

12. Members Announcements without discussion

This item will be dealt with at the Ordinary Council Meeting.

13. Matters for Which the Meeting May Be Closed

For the convenience of the public, the following Confidential items are identified to be discussed behind closed doors, as the last items of business at this meeting.

Item 22.1 CEO03.02.24 CONFIDENTIAL Final Determination Report (7339/23)
Item 22.2 CEO04.02.24 CONFIDENTIAL Final Determination Report (7146/22)

14. En Bloc Items

This item will be dealt with at the Ordinary Council Meeting.

15. Minutes of Council Committees and Administrative Liaison Working Groups

15.1. Minutes of the following Committee Meetings (in date order) are to be received:

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).

This item will be dealt with at the Ordinary Council Meeting.

16. Divisional Reports - Planning & Development

16.1. PD03.02.24 Consideration of Development Application – Four Grouped Dwellings at 117 Waratah Avenue, Dalkeith

Meeting & Date	Council Meeting – 27 February 2024
Applicant	Developed Property
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff involved in the preparation of this report and the proponents or their consultants.
Report Author	Nathan Blumenthal – A/Manager Urban Planning
Director	Roy Winslow – A/Director Planning and Development
Attachments	1. Zoning Map 2. Development Plans 3. Architectural Perspectives 4. CONFIDENTIAL - Submissions

Purpose

The purpose of this report is for Council to consider a development application for four grouped dwellings at 117 Waratah Avenue, Dalkeith. The proposal is being presented to Council for consideration due to the proposal receiving objections within the consultation period. Council is specifically required to exercise its judgement in considering the merits of the application against the design principles for:

- Communal street setbacks (see report section Street Setback).
- Western lot boundary setback to Lot 1 (see report section Lot Boundary Setback).
- Amount of open space to Lots 2 and 3 (see report section Open Space).
- Outdoor living area within the front setback area to Lot 1 (see report section Outdoor Living Areas).
- Lack of visitor parking (see report section Parking).

Recommendation

That Council in accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 11 January 2024 for four grouped dwellings at 117 Waratah Avenue, Dalkeith (DA23-89886), subject to the following conditions:

1. **This approval relates only to the development as indicated on the approved plans dated 11 January 2024. It does not relate to any other development on this lot and must substantially commence within 2 years from the date of the decision letter.**

2. **All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site.**

3. **Prior to the issue of a building permit, a Demolition Permit and Construction Management Plan shall be submitted and approved to the satisfaction of the City. The approved Demolition Plan and Construction Management Plan shall be observed at all times throughout the demolition and construction process to the satisfaction of the City.**

4. **Prior to occupation, walls on or adjacent to lot boundaries are to be finished externally to the same standard as the rest of the development in:**

   a. **Face brick;**
   b. **Painted render;**
   c. **Painted brickwork; or**
   d. **Other clean finish as specified on the approved plans.**

   And are to be thereafter maintained to the satisfaction of the City of Nedlands.

5. **Prior to occupation, all screening as shown on the approved plans shall be screened in accordance with the Residential Design Codes by either;**

   a. **Fixed and obscured glass to a height of 1.6 metres above finished floor level; or**
   b. **Fixed screening devices to a height of 1.6 metres above finished floor level that are at least 75% obscure and made to a durable material; or**
   c. **A minimum sill height of 1.6 metres above the finished floor level; or**
   d. **An alternative method of screening approved by the City of Nedlands.**

   The required screening shall be thereafter maintained to the satisfaction of the City of Nedlands.

6. **Prior to the issue of a building permit, an amended landscape plan shall be submitted to and approved by the City of Nedlands which includes reticulation details and demonstrates a minimum 50% endemic species. Prior to occupation, landscaping is to be installed and maintained in accordance with that plan, or any modifications approved thereto, for the lifetime of the development thereafter, to the satisfaction of the City of Nedlands.**

7. **The street tree(s) within the verge in front of the lot are to be protected and maintained through the duration of the demolition and construction process to the satisfaction of the City of Nedlands.**

Voting Requirement

Simple Majority.

This report is of a quasi judicial nature as it is a matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications and other decisions that may be appealable to the State Administrative Tribunal.

The decision must be made in a manner that is impartial, free from bias, and in accordance with the principles of natural justice. The decision must be made in having regard to the facts of the matter under consideration, and in accordance with the relevant laws and policies as they apply to that matter.

Discretionary considerations and judgments in the decision must be confined to those permitted to be considered under the laws and polices applicable to the matter and given such weight in making the decision as the relevant laws and polices permit them to be given.

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Residential
R-Code	R40
Land area	Parent Lot: 1164m^2 Strata Lot 1: 250m^2 Strata Lot 2: 210m^2 Strata Lot 3: 210m^2 Strata Lot 4: 250m^2
Land Use	Residential – Grouped Dwellings
Use Class	'P' – Permitted Use

The site is located at 117 Waratah Avenue, Dalkeith. The site features an existing single storey house, which is to be demolished. The site is orientated on a north south axis and is bound by Waratah Avenue to the south and Gerygone Lane to the north. The parent lot is rectangular with a 20m frontage and an area of 1,164m2. The site is relatively flat.

The locality is predominantly characterised by single houses of one to two storeys, reflective of the previous R10 coding under Town Planning Scheme No.2, with some newer development beginning to emerge. The street block between Robert Street and Shrike Lane was up-coded upon the gazettal of Local Planning Scheme No. 3 (LPS3) to R40. As a result, the immediate area is expected to undergo a gradual transition to a higher density and scale of development.

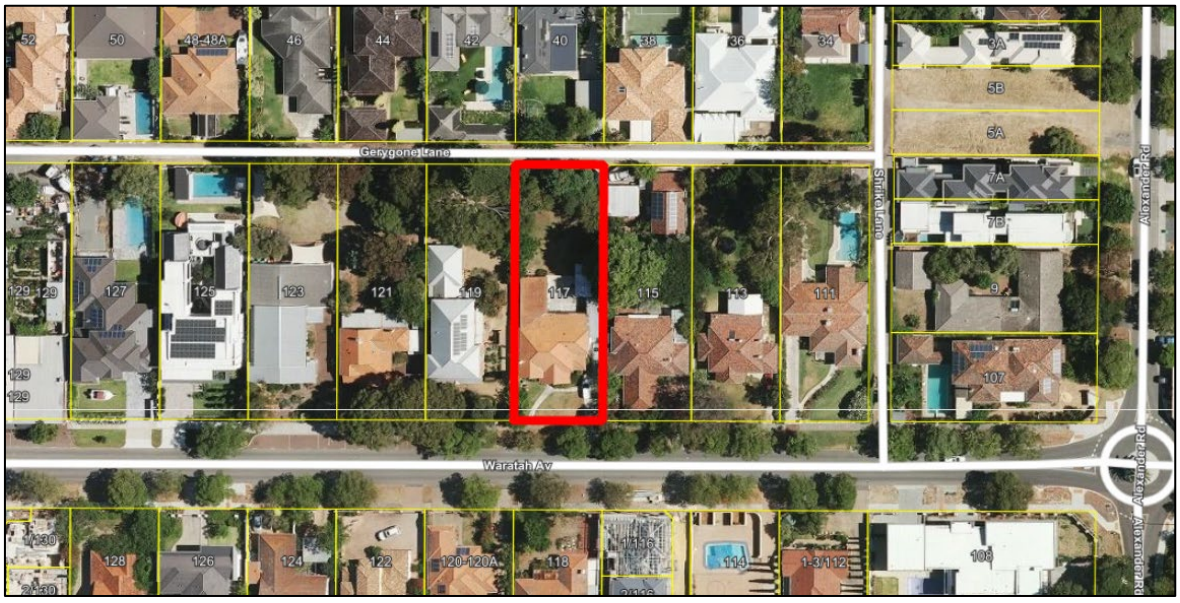


Figure 1: Aerial image of 117 Waratah Avenue, Dalkeith.

Application Details

The application seeks development approval for the construction of four, two-storey grouped dwellings. The development proposes a single vehicle access and communal driveway from Waratah Avenue which connects through to Gerygone Lane.

Following the initial consultation period, the applicant provided amended plans on 11 January 2024 (**Attachment 2**) to address concerns raised by the City and the public submissions.

The changes proposed by the amended plans are summarised as follows:

- Removal of roof terraces to Units 2, 3 and 4 to mitigate impact of building bulk and achieve deemed-to-comply building height provisions.
- Removal of western dining window to Unit 1.
- Unit 1 front elevation adjusted to reduce overlooking from upper floor balcony to western neighbouring property.
- Amendments to street fencing and boundary fencing.

Discussion

Local Planning Scheme No. 3

Schedule 2, Clause 67(2) (Consideration of application by Local Government) – identifies those matters that are required to be given due regard to the extent relevant to the application. Where relevant, these matters are discussed in the following sections. Overall, the development is considered to meet these objectives, particularly in regard to bulk, scale and appearance, and the potential impact it will have on the local amenity.

Design Review Panel

The application was reviewed by the City's Design Review Panel (DRP) on 4 September 2023 and 22 January 2024. A summary of the DRP advice is provided in the table below.

DRP Design Quality Evaluation		
	Supported	
	Further Information Required	
	Not supported	
SPP 7.0 Principles	4 September 2023	22 January 2024
Context and Character		
Landscape Quality		
Built Form and Scale		
Functionality and Built Quality		
Sustainability		
Amenity		
Legibility		
Safety		
Community		
Aesthetics		

Sustainability

Whilst there are no specific sustainability requirements or reports for grouped dwellings, the development proposes sustainability initiatives including solar PV systems, electric vehicle charging points, water saving fixtures, electric dominant services and utilities and passive cooling design.

State Planning Policy 7.3 - Residential Design Codes – Volume 1

The R-Codes apply to all single and grouped dwelling developments. An approval under the R-Codes can be obtained in one of two ways. This is by either meeting the deemed-to-comply provisions or via a design principle assessment pathway.

The proposed development is seeking a design principle assessment pathway for parts of this proposal relating to communal street setback, lot boundary setbacks, open space, outdoor living areas, and parking.

If a proposal does not satisfy the deemed-to-comply provisions of the State Planning Policy 7.3: Residential Design Codes (R-Codes), Council is required to exercise a judgement of merit to determine the proposal against the design principles of the R-Codes. The R-Codes require the assessment to consider the relevant design principle only and to not apply the corresponding deemed-to-comply provisions. It is recommended that the application be approved by Council as it is considered to satisfy the design principles of the R-Codes. Further, it is considered unlikely that the development will have a significant adverse impact on the local amenity and character of the locality.

Communal Street Setbacks (Clause 5.1.2)

The development proposes a 0.9m setback from the communal street at ground floor. At upper floor the development proposes architectural articulations which overhang the common property by a maximum of 0.5m. The remainder of the upper floor setback varies from nil to 2.1m. The design principles for street setbacks consider the contribution to the established streetscape in relation to building mass and form, provision of privacy and open space for dwellings, and provision of site planning features. The proposal is considered to meet the design principles for the following reasons:

- The communal street setbacks are internal to the parent lot and have no adverse impact on any external lots or the streetscape. The development is setback a minimum of 3.5m from the eastern boundary and does not impact on the amenity of the adjoining property.
- The varying setbacks along the driveway allows room for vegetation and for minor projections to break up the building bulk.
- The setbacks do not impede on providing for adequate visual privacy and open space for residents.
- The proposal adequately responds to site planning requirements, including vehicle access, parking, and utility services. These site planning requirements are appropriately screened from the street.

Lot Boundary Setback (Clause 5.1.3)

The development proposes a 1.1m upper floor setback from Lot 1 facing the western lot boundary. The design principles for lot boundary setbacks consider the impact of building bulk on adjoining properties, providing adequate sun and ventilation and minimising overlooking. The proposed northern lot boundary setback is considered to meet the design principles for the following reasons:

- The wall is well articulated with varying setbacks and minor openings to mitigate the impact of building bulk. The setback of the wall ranges from 1.1m to 6.0m, reducing the impact of building bulk by breaking up the mass of built form.
- The setback does not impact on adjoining properties in terms of overlooking or overshadowing.
- The wall abuts the driveway of the adjoining property, and avoids major openings or habitable spaces.
- The setback is sufficient to ensure adequate natural ventilation and access to sunlight for residents.

Open Space (Clause 5.1.4)

Lots 2 and 3 propose 43% open space. The design principles for open space consider the impact of building bulk, provision of adequate sun and ventilation and ability to use external spaces for outdoor pursuits and recreation. The proposed open space is considered to meet the design principles for the following reasons:

- The amount of open space does not have an adverse effect on the streetscape. The design of the proposal considers the surrounding context, including the architectural styles, setbacks, and building heights of other development in the locality. Overall, the two-storey built form and scale complements the existing and future streetscape character.
- All habitable rooms within the dwellings are provided with operable major openings across both floors. This ensures appropriate access to natural light and ventilation for occupants.
- Adequate space is provided on site for external fixtures and essential facilities.

Outdoor Living Areas (Clause 5.3.1)

Lot 1 proposes an outdoor living area located within the front setback area. The design principles for outdoor living areas consider the provision of space which is useable and functional, provides adequate landscaping, and includes the ability to use the space in conjunction with the primary indoor living space. The proposal is considered to meet the design principles for the following reasons:

- Lot 1 contains two outdoor living areas, the north and south yards, with a combined area of approximately 53m2. Both yards are directly accessible from the primary living area of the dwelling via large sliding doors, which promotes usability in conjunction with the indoor space.
- There is sufficient space to provide for landscaping, entertaining and connection to the outdoors. The yards are both functional and usable and consist of paved areas with cantilevered roofs above, along with grassed areas, shrubs and the provision of tree planting.
- The south yard positively contributes to the streetscape and provides passive surveillance to the street. The proposal includes the use of vegetation as privacy screening for the tenants. This increases the interaction between the dwelling and the street.
- The north yard is north-facing and uncovered to allow for winter sunlight exposure and natural ventilation.

Parking (Clause 5.3.5)

The development proposes no visitor parking bays. The design principles for parking consider the type, size and number of dwellings, the availability of street parking, and proximity to public transport. The proposal is considered to meet the design principles for the following reasons:

- The site is located approximately 70m from a bus stop on Waratah Avenue, which is serviced by bus route 24. Bus route 24 provides transit to key destinations including Perth City, QEII Medical Centre, Claremont Train Station, Nicholson Road and Kings Park. In the evening, between 5pm – 7pm, there is an average frequency of a bus servicing the nearest bus stop every 10 minutes. In the morning, between 7am – 9am, there is an average frequency of a bus servicing the nearest bus stop at an average of 15 minutes.

- Within 200m of the site there are 11 on-street car parking bays. The applicant has provided an assessment of the existing street parking which demonstrates that on a typical working day a significant number of the on-site bays are available for use.
- In terms of transport options, the development provides two car parking bays per dwelling, has sufficient availability of on-street parking and proximity to relatively high frequency public transport. The combination of these factors results in sufficient on-site car parking for the proposal.

Landscaping

The proponent has agreed to amend the landscaping plan to include a minimum 50% endemic species in line with Council's recent decisions. A condition has been included in this regard.

Minor Variations

The key elements of the development proposal which require Council consideration have been outlined in this report. The application also involves technical variations to vehicle manoeuvring width (Clause 5.2.1), street walls and fences (Clause 5.2.4) and vehicle access (Clause 5.3.5). These are all technical variations with no adverse impact on the amenity of adjoining properties or surrounding area, or on the amenity of future residents.

Draft Local Planning Policy 5.13 Draft Waratah Precinct Design Response

The draft LPP 5.13 was advertised to the community from 15 August 2022 to 25 September 2022. The intent of the policy is to develop a local planning framework that will respond to the higher densities and changes in zoning that were introduced via LPS3. Post advertising, the draft LPP 5.13 was reviewed, taking into consideration submissions received, as well as the Medium Density Codes, which were to be implemented in September 2023. With the WAPC deferral of the Medium Density Codes, draft LPP 5.13 is currently being re-reviewed. At the time of writing draft LPP 5.13 is scheduled to be presented to Council during 2024 for readvertising.

Consultation

The application is seeking assessment under the design principles of the R-Codes for lot boundary setbacks, open space, outdoor living areas, and parking.

The development application was advertised in accordance with the City's Local Planning Policy - Consultation of Planning Proposals to five adjoining properties. The application was advertised for a period of 14 days from 7 November 2023 to 21 November 2023. At the close of the advertising period, three objections were received.

Following the initial consultation period, the applicant submitted amended plans to address concerns raised by the City and public submissions. Amended plans were sent to the original submitters.

The following is a summary of the concerns/comments raised and the Officer's response and action taken in relation to each issue:

1. Lot boundary setbacks to the western boundary in relation to bulk and visual privacy.

   Officer's support the proposed western setback as the development proposal is unlikely to negatively impact the amenity of future residents or adjoining landowners. Please see the report above for further details.

2. Loss of tree canopy.

   The subject site has seven existing trees which are to be removed and replaced by ten small trees, one medium tree and additional on-structure planting as identified in the landscaping plan. The proposal will improve the overall tree canopy long term when compared to the pre-development condition. A standard condition of approval is recommended to ensure all landscaped areas are installed and maintained on an ongoing basis for the life of the development.

3. Concerns with overlooking and noise from the rooftop terraces.

   The rooftop terraces have been removed as part of the amended plans dated 11 January 2024.

4. Concerns with overall bulk and scale.

   Officers support the proposed scale of the development. The removal of the roof-top terraces has lessened the overall bulk and scale of the development. The proposal meets the deemed-to-comply height provisions and has been supported by the DRP. The development is consistent with the bulk and scale typically expected of the R40 density code.

5. Concerns with vehicle access to laneway and increase in traffic, noise and stormwater run off.

   The application does not propose to take vehicle access from Gerygone Lane. All vehicle access is from Waratah Avenue. The applicant has provided stormwater calculations to the City which demonstrates that stormwater will be retained on site, notwithstanding this is also a standard condition of development approval.

6. Lack of visitor parking.

   Officers support the proposed car parking provision. Please see the report above for further details.

7. Upper floor projections into the communal street setback – impacts to growth of trees and height clearance for larger vehicles coming onto the site.

   Officers support the proposed communal street setback. Please see the report above for further details.

8. Location of utilities

   All utilities are appropriately screened in accordance with Clause 5.4.4 of the R-Codes.

9. Lack of Indigenous species in landscaping plan.

   There is no statutory requirement for grouped dwellings to provide indigenous species within landscaping plans. However, the applicant has agreed to submit revised plans showing a minimum 50% endemic species in accordance with the City's Sustainable Landscaping Advice. A condition has been included in this regard.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision **Sustainable and responsible for a bright future**

Pillar Place
Outcome 6. Sustainable population growth with responsible urban planning.

Budget/Financial Implications

Nil.

Legislative and Policy Implications

Council is requested to make a decision in accordance with clause 68(2) of the Deemed Provisions. Council may determine to approve the development without conditions (cl.68(2)(a)), approve with development with conditions (cl.68(2)(b)), or refuse the development (cl.68(2)(c)).

Decision Implications

If Council resolves to approve the proposal, development can proceed after receiving a Building Permit and necessary clearances.

In the event of a refusal, the applicant will have a right of review to the State Administrative Tribunal. The Tribunal will have regard to the R-Codes as a State Planning Policy. Similarly, should an applicant be aggrieved by one or more conditions of approval, this can be reviewed by the Tribunal.

Conclusion

The application for four grouped dwellings has been presented for Council consideration due to objections being received. The proposal is considered to meet the key amenity related elements of R-Codes Volume 1 and, as such, is unlikely to have a significant adverse impact on the local amenity of the area. The proposal has been assessed and satisfies the design principles of the R-Codes in relation to being consistent with the immediate locality and streetscape character.

Accordingly, it is recommended that the application be approved by Council, subject to conditions.

Further Information

Nil.



City of Nedlands

The City of Nedlands accepts no responsibility for the accuracy of this image or the results of any actions taken when using this image

117 Waratah Zoning Map

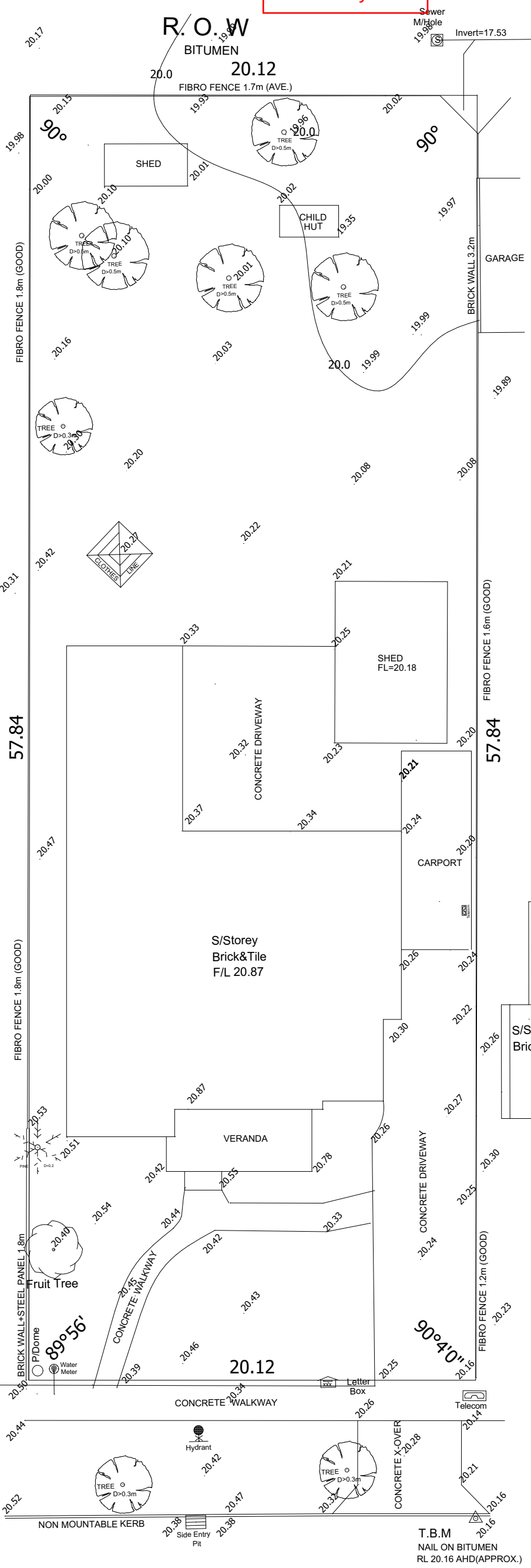
18/01/2024

1:1200

City of Nedlands
Received
11 January 2024

EXISTING SITE PLAN

SCALE @ 1:200 (A3)



IMPORTANT NOTES:

- THIS PLAN IS INTENDED FOR THE DEPT OF PLANNING & INFRASTRUCTURE ONLY.
- SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK WITH APPROPRIATE AUTHORITY BEFORE ADOPTION OF POSITION.
- THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES.
- CHECK TITLE FOR EASEMENTS / COVENANTS ETC.



EXISTING AERIAL PHOTO

SCALE @ NTS



EXISTING STREETSCAPE PHOTO

SCALE @ NTS

WARATAH AVENUE

117 WARATAH AVENUE

LAND AREA: 1163m²

Ausnal Associates
38 Damepattie Drive
Willetton 6155
WA. AUSTRALIA
Tel: (08)93102834 Email: ausnalv@bigpond.net.au Mob: 0402 975 551

FEATURE SURVEY OF LOT 345 (117) WARATAH AVENUE DALKEITH, WA				DATE: 20/04/2023
	PLAN: 2668	C/T: 1998/763	LOCAL AUTHORITY: CITY OF NEDLANDS	DATUM: AHD(APPROX.)

Surveyor: M.S.Van | Drafter: M.S.Van | Drg No: WD 1950 F 01

Site survey only location of boundary pegs or fences in relation to the boundary is not guaranteed

City of Nedlands
Received
11 January 2024

PROPOSED SITE PLAN

SCALE @ 1:200 (A3)

PLANNING LEGEND

PROPOSED SITE COVER
TOTAL SITE = 1153m2
R CODING - R40

WARATH AVE PRECINCT DRAFT POLICY

PART C MEDIUM DENSITY DESIGN CODES

SITE COVER LOT 1
OVERALL SITE - 1153m²

COMMON PROPERTY - 244.851m²

LOT SIZE - 249.826m²
COMMON PROPERTY SLICE - 61.212m²

SITE COVER - 132.98m² / 42.75%

SITE COVER LOT 2
OVERALL SITE - 1153m²

COMMON PROPERTY - 244.851m²

LOT SIZE - 209.560m²
COMMON PROPERTY SLICE - 61.212m²

SITE COVER - 150.67m² / 55.64%

SITE COVER LOT 3
OVERALL SITE - 1153m²

COMMON PROPERTY - 244.851m²

LOT SIZE - 209.560m²
COMMON PROPERTY SLICE - 61.212m²

SITE COVER - 150.67m² / 55.64%

SITE COVER LOT 4
OVERALL SITE - 1153m²

COMMON PROPERTY - 244.851m²

LOT SIZE - 249.709m²
COMMON PROPERTY SLICE - 61.212m²

SITE COVER - 150.67m² / 48.459%

OVERSHADOWING CALCULATIONS:

R40 PERMITS 25% OVERSHADOWING

NEIGHBOURING LOT TO WEST: 1163.5m²

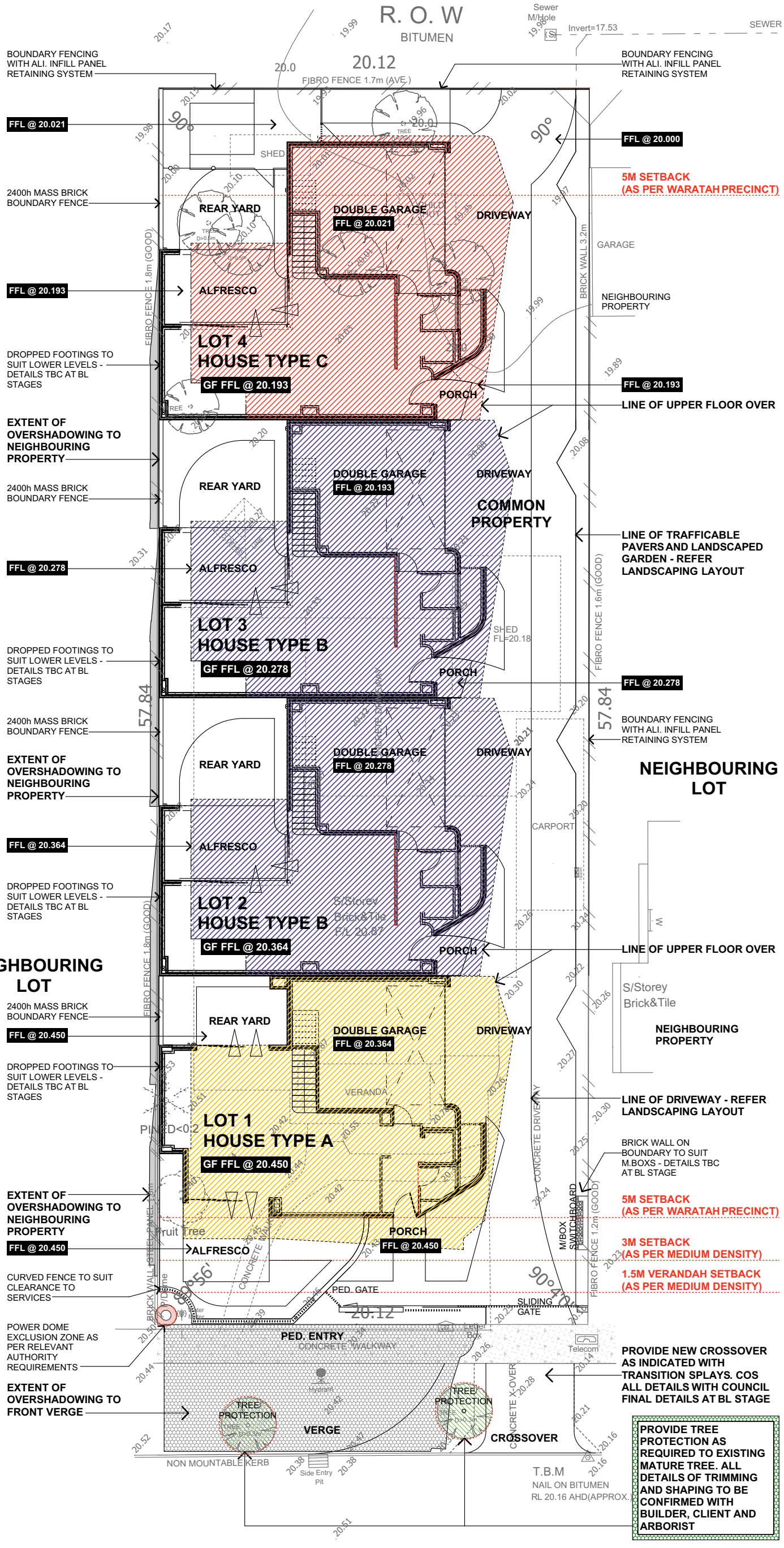
MAX ALLOWED OVERSHADOWING: 290.89m²

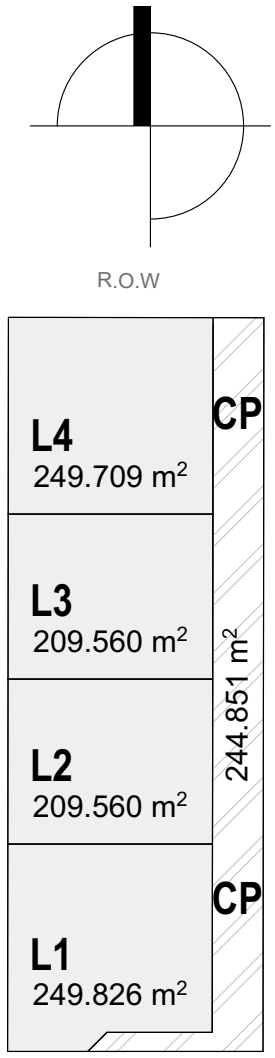
PROPOSED OVERSHADOWING CREATES 14.462m² OF SHADOWS CAST AT MIDDAY ON 21st JUNE = 1.24%

NOTE: EXTENTS INDICATED WITH HATCH AND DOES NOT ALLOW FOR OBSTRUCTIONS OF NEIGHBOURING PROPERTY (IE BOUNDARY FENCES) OR EXISTING BUILDING FOOTPRINTS CURRENTLY ESTABLISHED AND FOLLOWS THE APPROXIMATE NATURAL GROUND LINE ESTIMATED.

REFER SHEET DA2.03 FOR ALL BUILDING SETOUTS AND SETBACKS

REFER SHEET DA2.04 FOR LANDSCAPING LAYOUT AND DETAILS





117 WARATAH AVENUE

DA3.02	designed AB/DT	drawn CH/AB	checked AB	scale AS SHOWN ON DRAWINGS	project # X372-22	revision F	11.01.24 AMENDED PLANNING APPROVAL #117 WARATAH AVENUE, DALKEITH (CITY OF NEDLANDS)

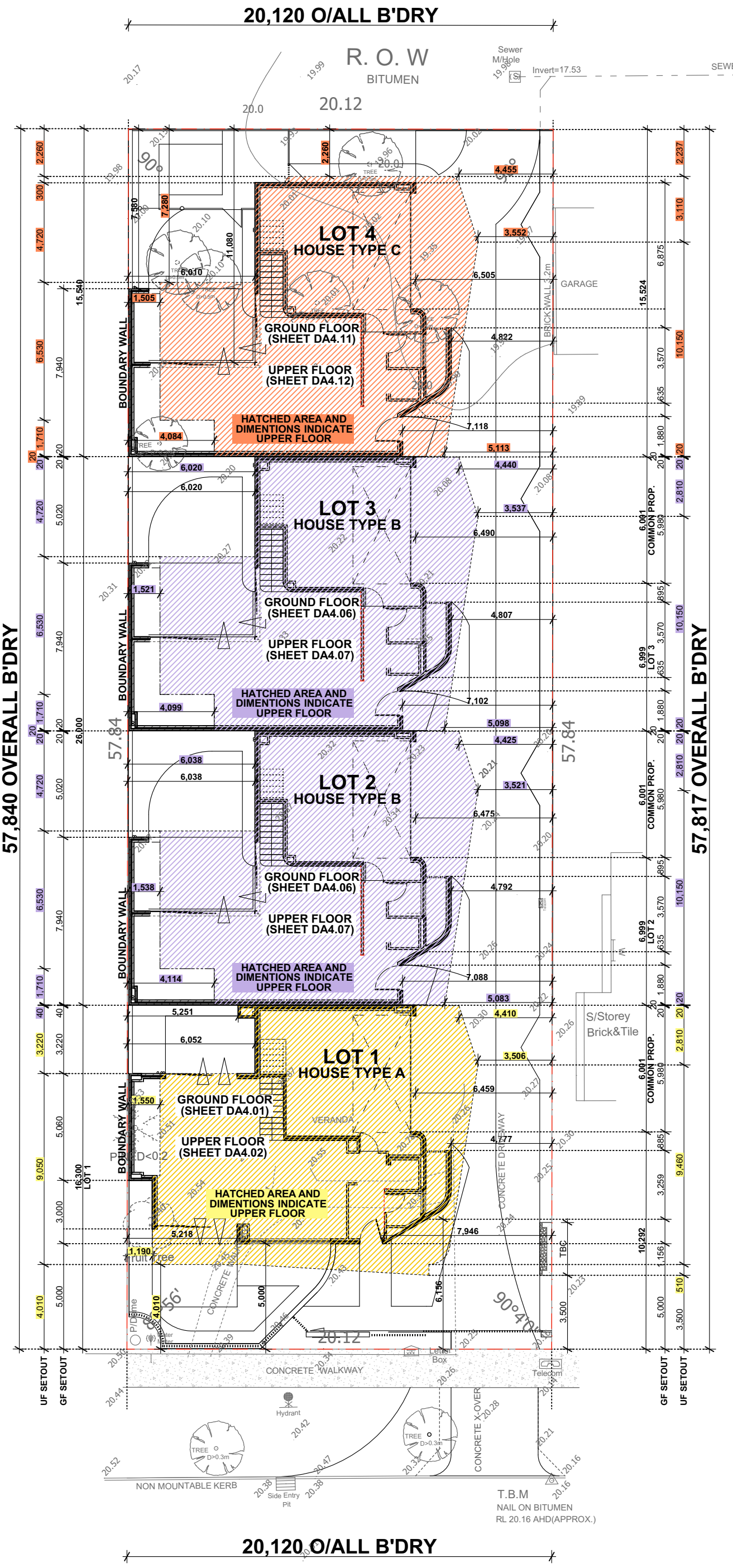
DEVMAC PROPERTY GROUP

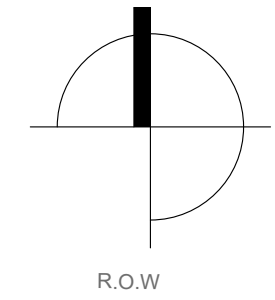
DARKLIGHTDESIGN©

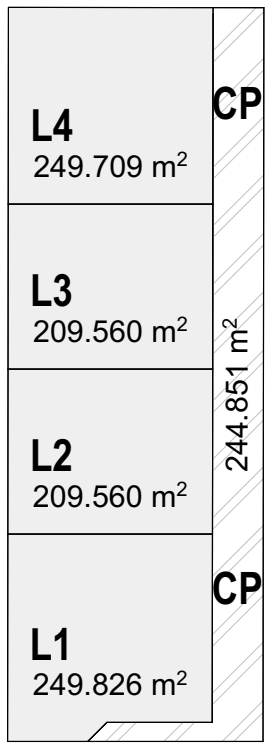
SITE SETBACK LAYOUT

SCALE @ 1:200 (A3)

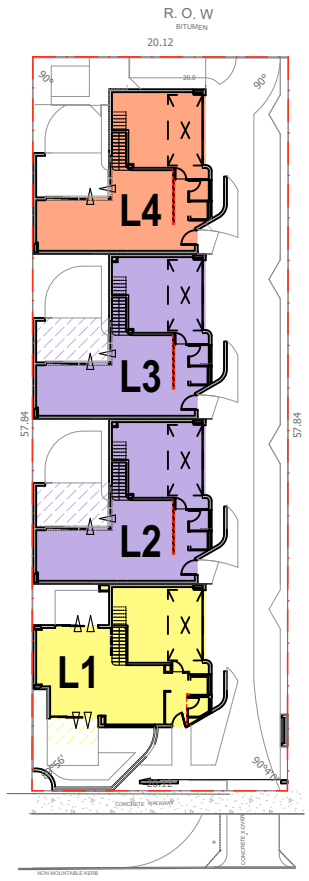
City of Nedlands
Received
11 January 2024







WARATAH AVENUE



WARATAH AVENUE

117 WARATAH AVENUE

DA3.03	designed AB/DT	drawn CH/AB	checked AB	scale AS SHOWN ON DRAWINGS	project # X372-22	revision E	11.01.24 AMENDED PLANNING APPROVAL #117 WARATAH AVENUE, DALKEITH (CITY OF NEDLANDS)

DEVMAC PROPERTY GROUP

DARKLIGHTDESIGN©

SITE ELEVATIONS NORTH & SOUTH

SCALE @ 1:100 (A3)

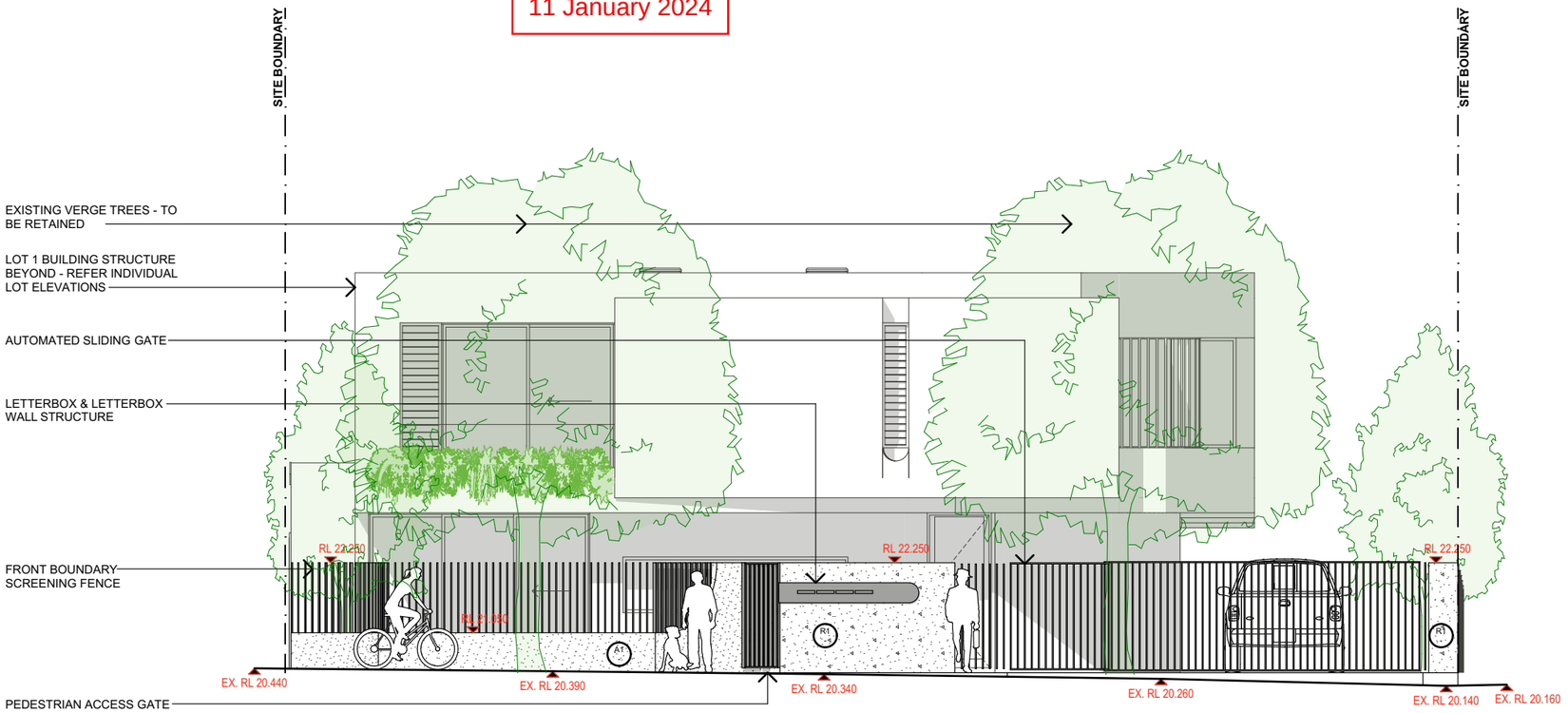
City of Nedlands
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REFER INDIVIDUAL UNIT SHEETS FOR FURTHER DETAILS

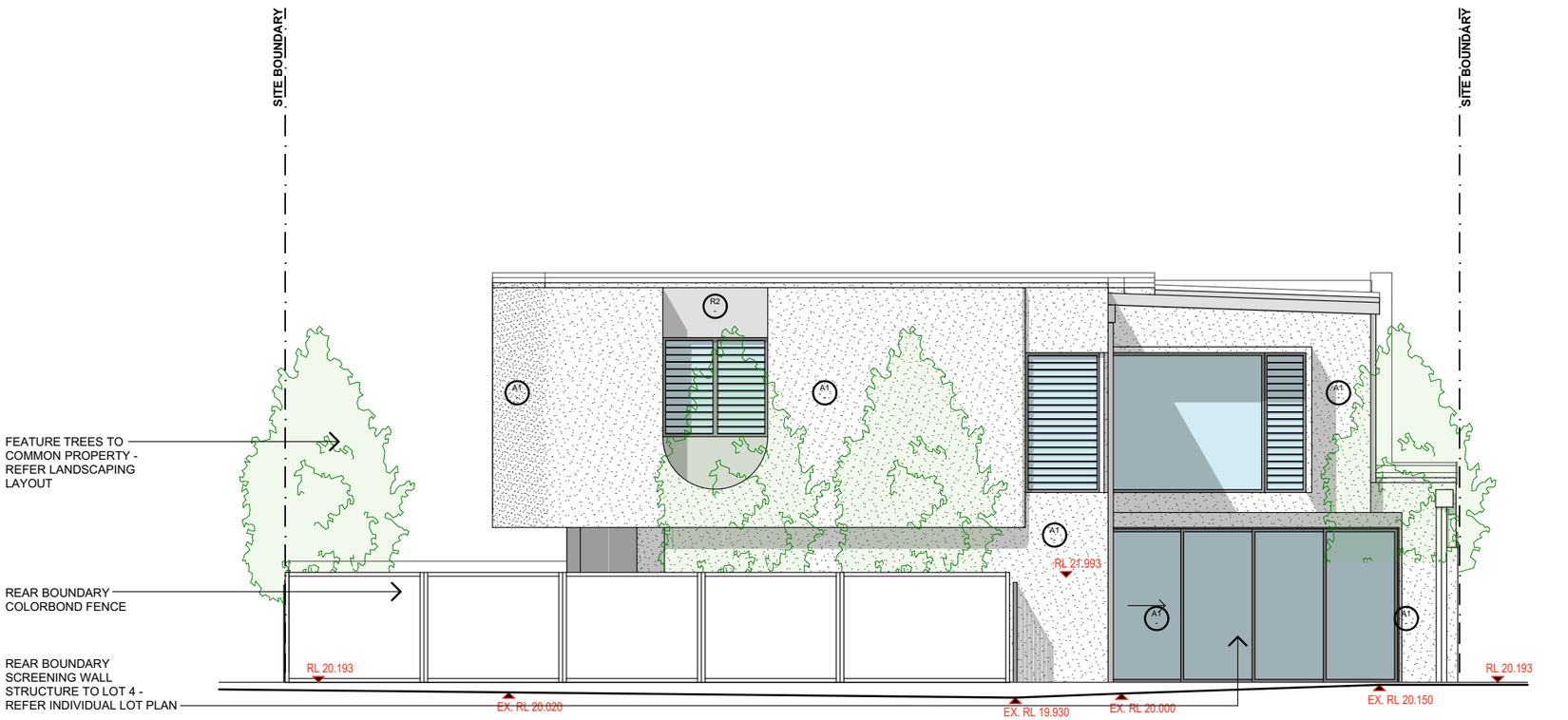
UNIT 1:
REFER SHEETS DA6.01-6.05

UNIT 2&3:
REFER SHEETS DA6.05-6.10

UNIT 4:
REFER SHEETS DA6.011-6.15



E01 - OVERALL ELEVATION (SOUTHERN) / WARATAH AVE.



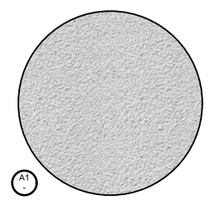
E03 - OVERALL ELEVATION (NORTHERN) / RIGHT OF WAY



WHITE ROUGH STUCCO RENDER



DARK ROUGH STUCCO RENDER



WHITE ACRYLIC RENDER

117 WARATAH AVENUE

DA3.04	designed AB/DT	drawn CH/AB	checked AB	scale AS SHOWN ON DRAWINGS	project # X372-22	revision E	11.01.24 AMENDED PLANNING APPROVAL #117 WARATAH AVENUE, DALKEITH (CITY OF NEDLANDS)

DEVMAC PROPERTY GROUP

DARKLIGHTDESIGN©

SITE ELEVATIONS 02 & 04

SCALE @ 1:200 (A3)

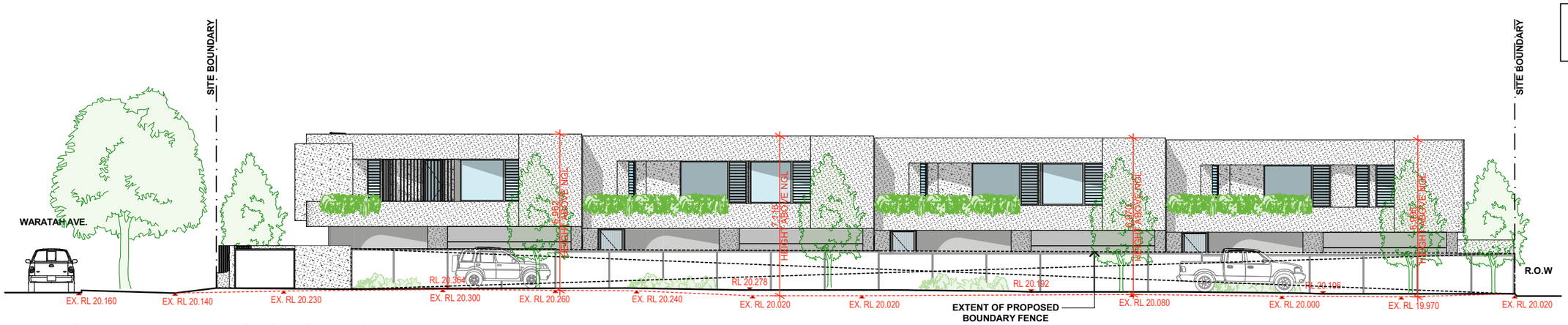
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REFER INDIVIDUAL UNIT SHEETS FOR FURTHER DETAILS

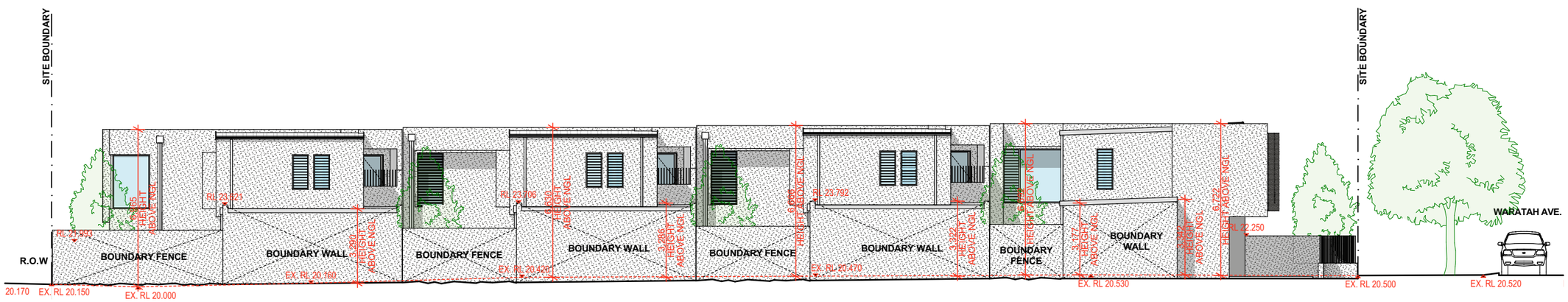
UNIT 1:
REFER SHEETS DA6.01-6.05

UNIT 2&3:
REFER SHEETS DA6.05-6.10

UNIT 4:
REFER SHEETS DA6.011-6.15



E02 - OVERALL ELEVATION (EASTERN)



E04 - OVERALL ELEVATION (WESTERN)

R1 WHITE ROUGH STUCCO RENDER

R2 DARK ROUGH STUCCO RENDER

A1 WHITE ACRYLIC RENDER

117 WARATAH AVENUE

DA3.05	designed AB/DT	drawn CH/AB	checked AB	scale AS SHOWN ON DRAWINGS	project # X372-22	revision E	11.01.24 AMENDED PLANNING APPROVAL #117 WARATAH AVENUE, DALKEITH (CITY OF NEDLANDS)

DEVMAC PROPERTY GROUP

DARKLIGHTDESIGN©

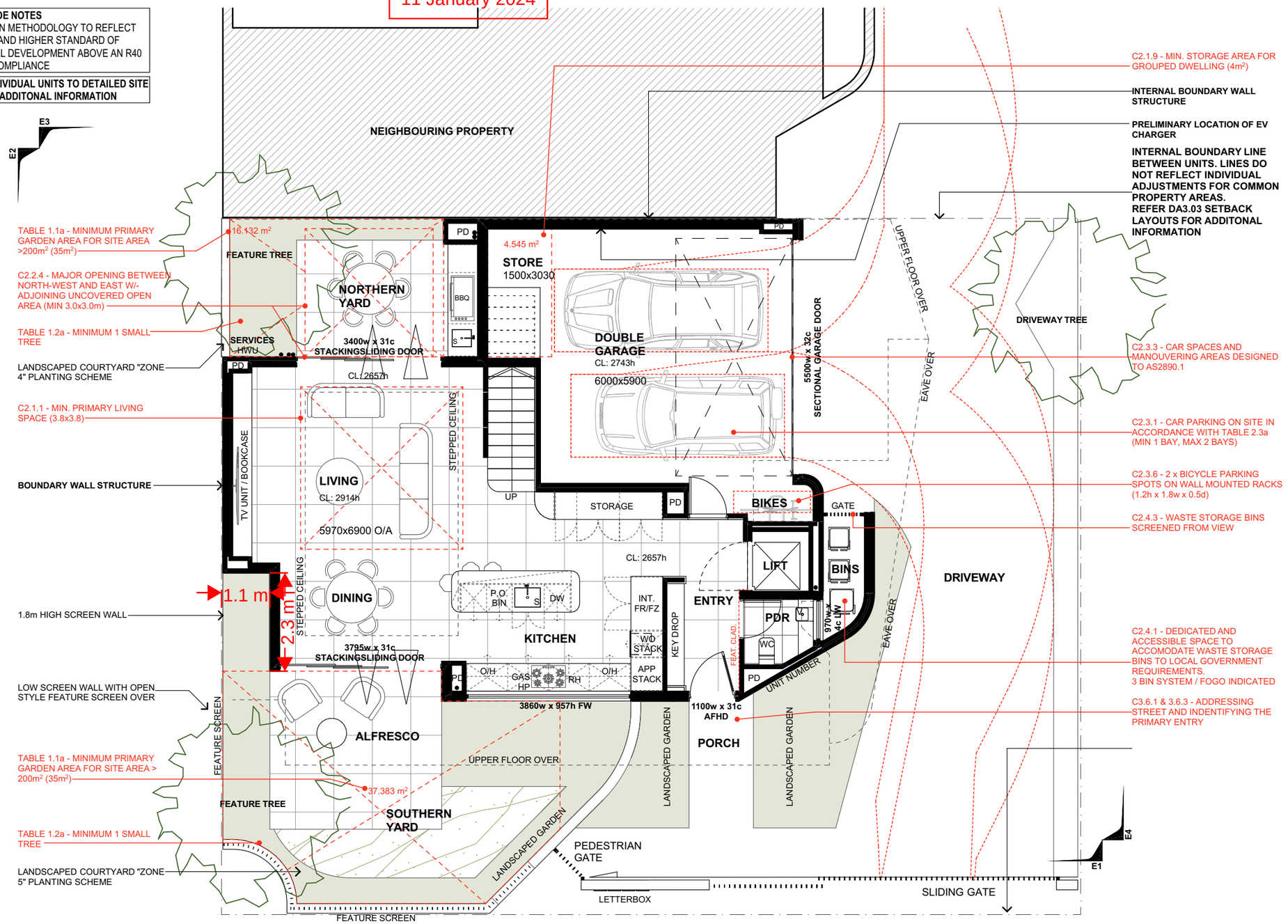
UNIT 1 - GROUND FLOOR PLAN

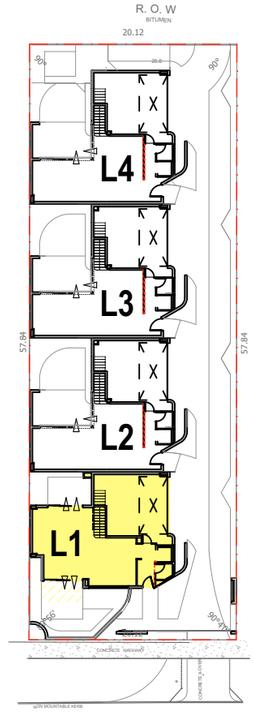
SCALE @ 1:100 (A3)

City of Nedlands
Received
11 January 2024

M.D. CODE NOTES
DOCUMENTS INDICATE DESIGN METHODOLOGY TO REFLECT MEDIUM DENSITY CODES AND HIGHER STANDARD OF EXCELLENCE FOR THE OVERALL DEVELOPMENT ABOVE AN R40 ZONING COMPLIANCE

FINISHED FLOOR LEVELS OF INDIVIDUAL UNITS TO DETAILED SITE PLAN SHEET DA3.02 FOR ADDITONAL INFORMATION





UNIT 1

AREAS

PORCH	2.297 m²
GF HOUSE AREA	83.799 m²
ALFRESCO	8.855 m²
GARAGE/STORE	45.852 m²
NORTHERN YARD	19.483 m²
SOUTHERN YARD	41.681 m²
GF TOTAL	**140.803 m²**
UF HOUSE AREA	142.360 m²
COURTYARD	7.349 m²
BALCONY	9.280 m²
UF TOTAL	**158.990 m²**
TOTAL LIVING	**226.159m³**
TOTAL O/ALL	**299.793m³**

117 WARATAH AVENUE

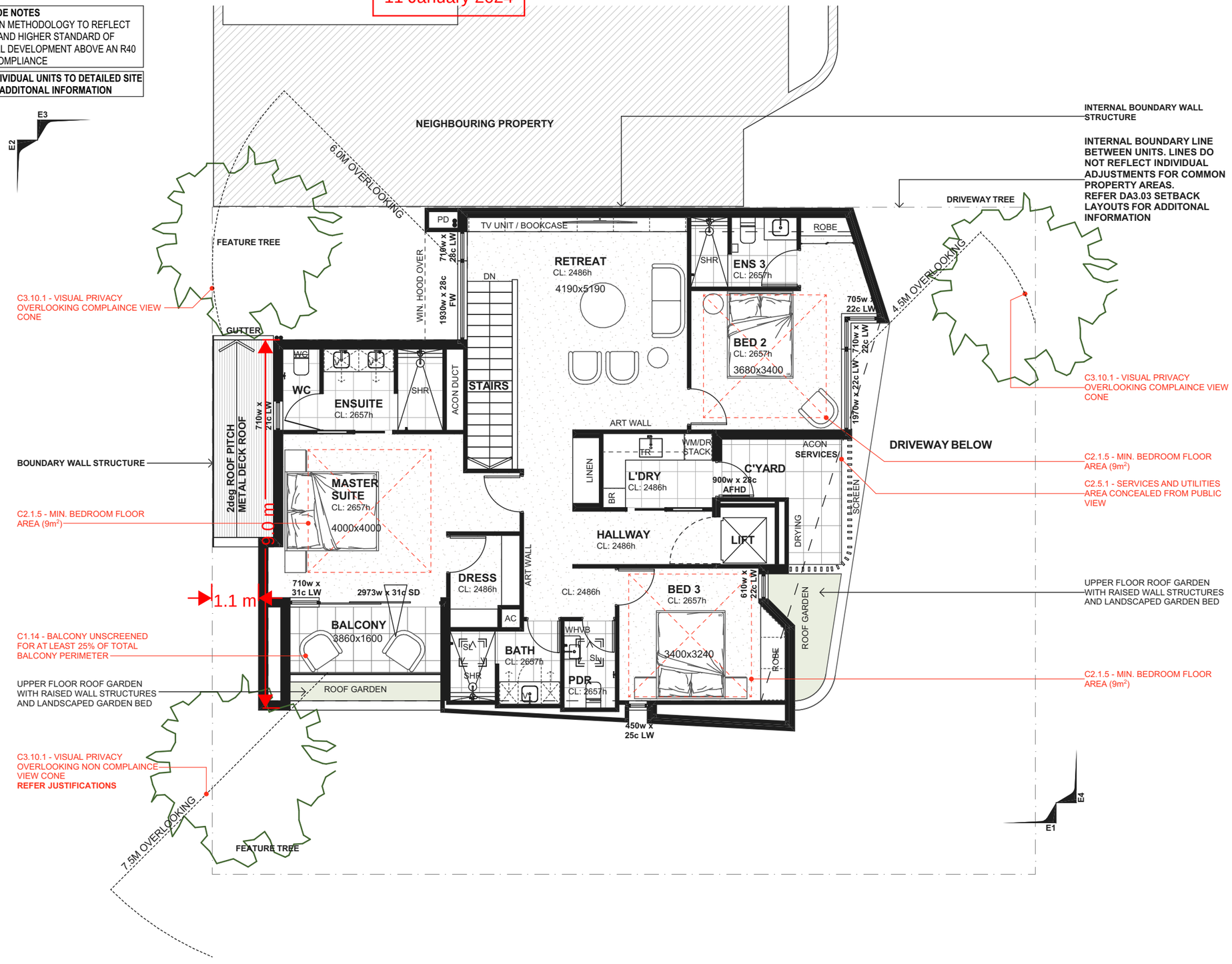
UNIT 1 - UPPER FLOOR PLAN

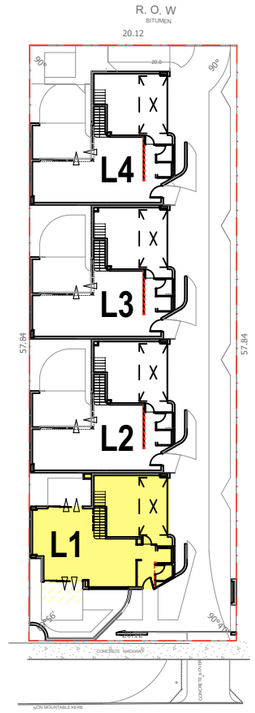
SCALE @ 1:100 (A3)

M.D. CODE NOTES
DOCUMENTS INDICATE DESIGN METHODOLOGY TO REFLECT MEDIUM DENSITY CODES AND HIGHER STANDARD OF EXCELLENCE FOR THE OVERALL DEVELOPMENT ABOVE AN R40 ZONING COMPLIANCE

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City of Nedlands
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11 January 2024





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117 WARATAH AVENUE

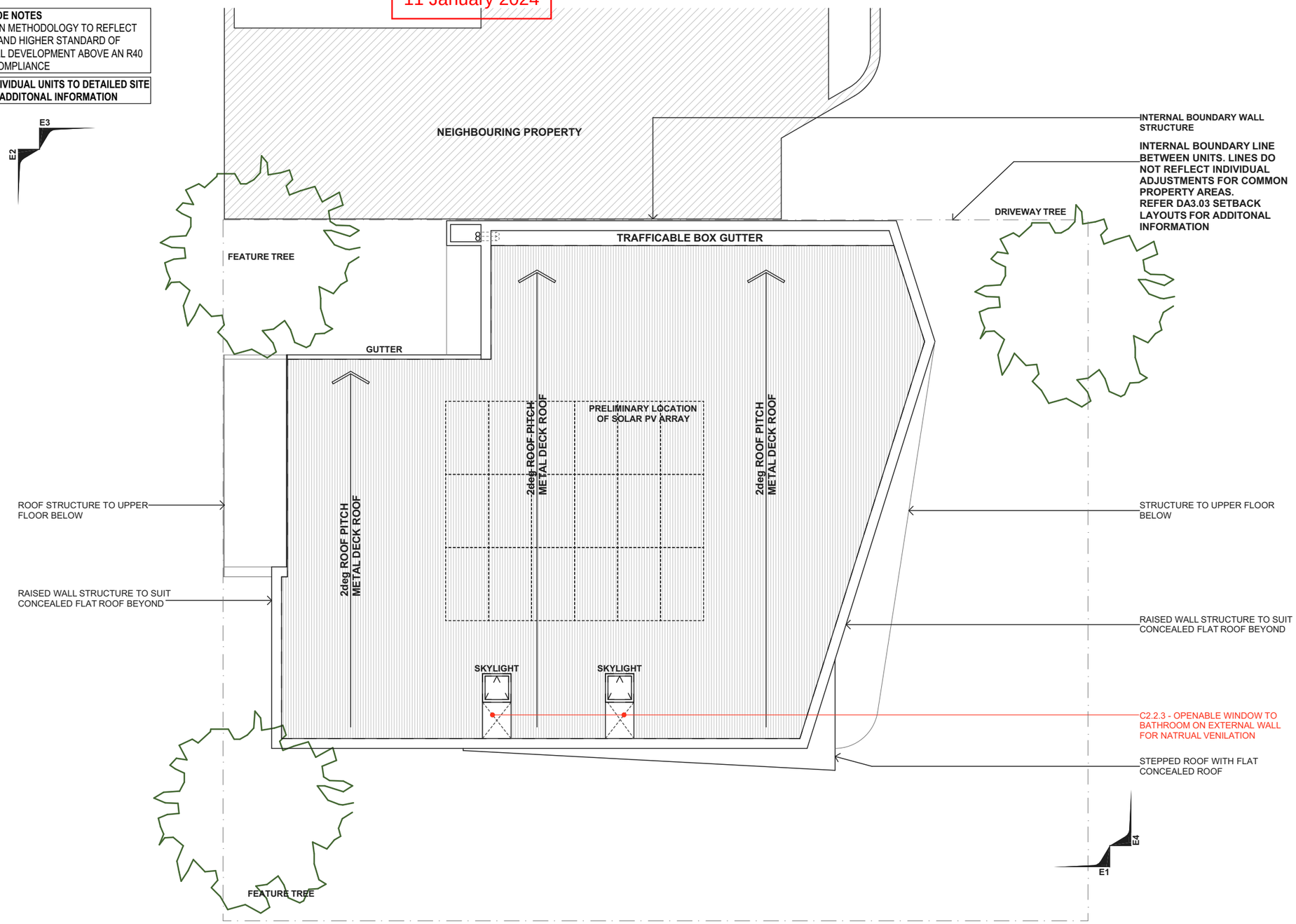
City of Nedlands
Received
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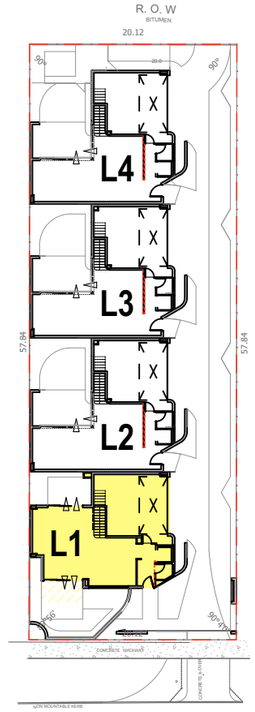
UNIT 1 - ROOF PLAN

SCALE @ 1:100 (A3)

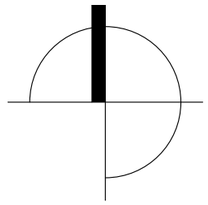
M.D. CODE NOTES
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FINISHED FLOOR LEVELS OF INDIVIDUAL UNITS TO DETAILED SITE PLAN SHEET DA3.02 FOR ADDITONAL INFORMATION





WARATAH AVENUE



UNIT 1

AREAS

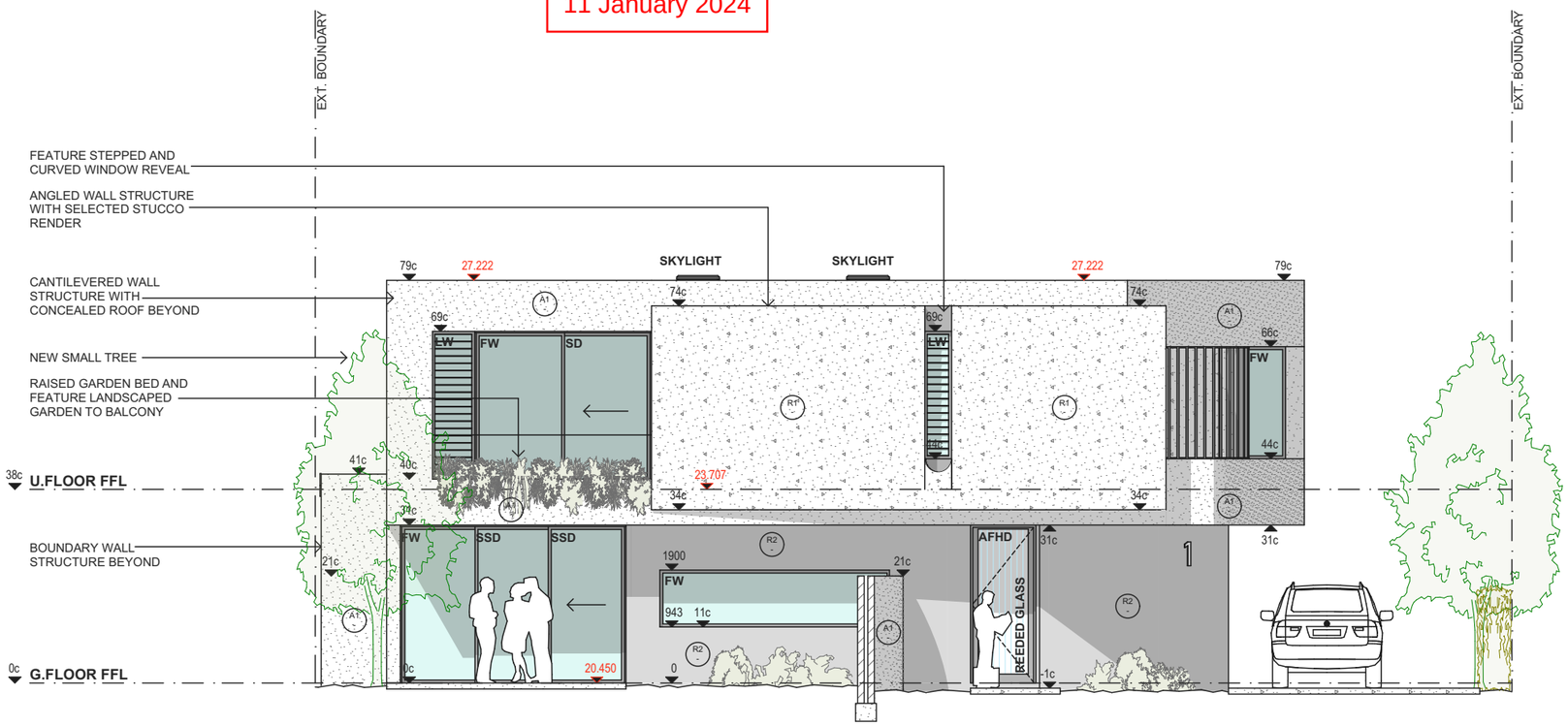
PORCH	2.297 m²
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117 WARATAH AVENUE

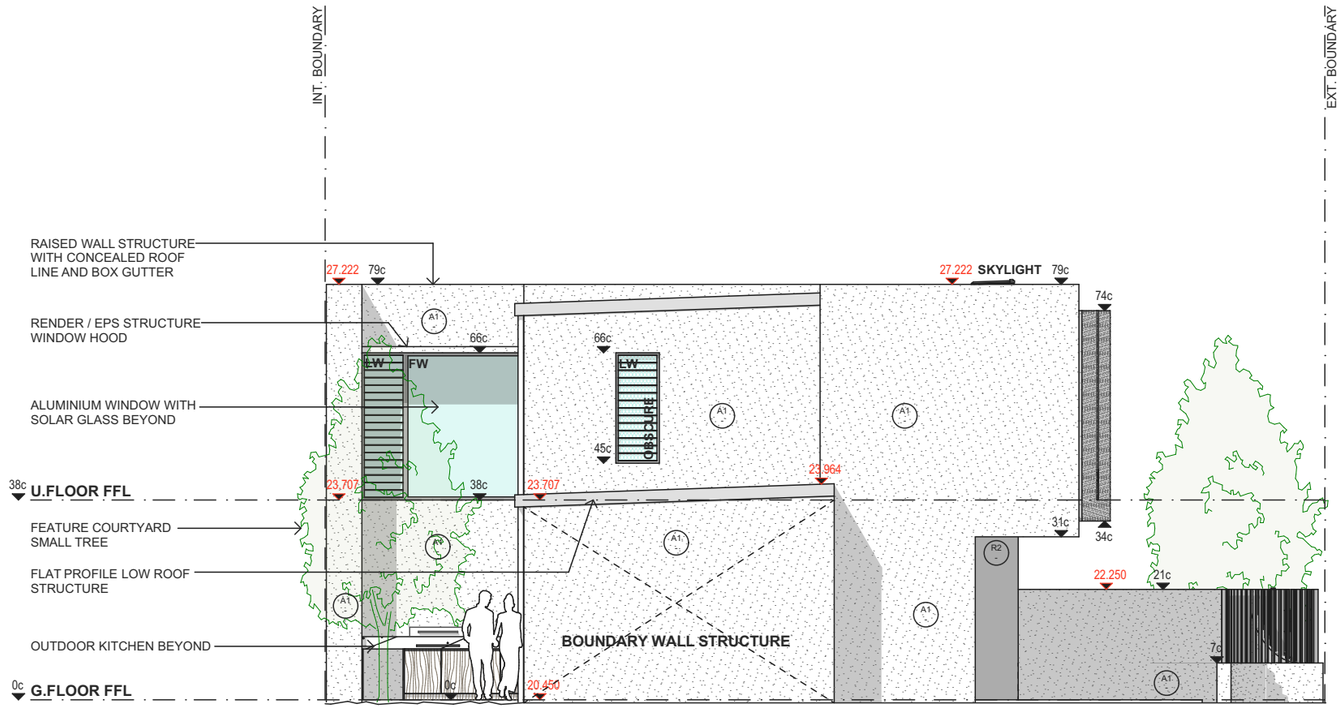
UNIT 1 - ELEVATIONS 01 & 02

SCALE @ 1:100 (A3)

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11 January 2024

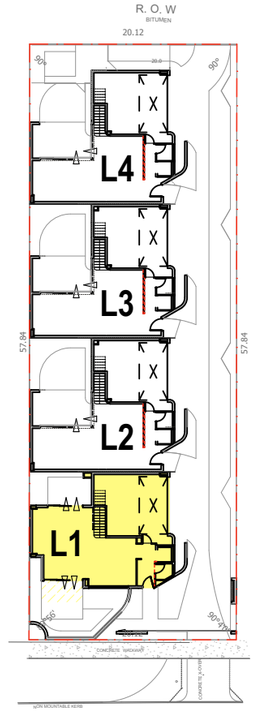


E01 - SOUTHERN ELEVATION



E02 - WESTERN ELEVATION

117 WARATAH AVENUE



R1 WHITE ROUGH STUCCO RENDER

R2 DARK ROUGH STUCCO RENDER

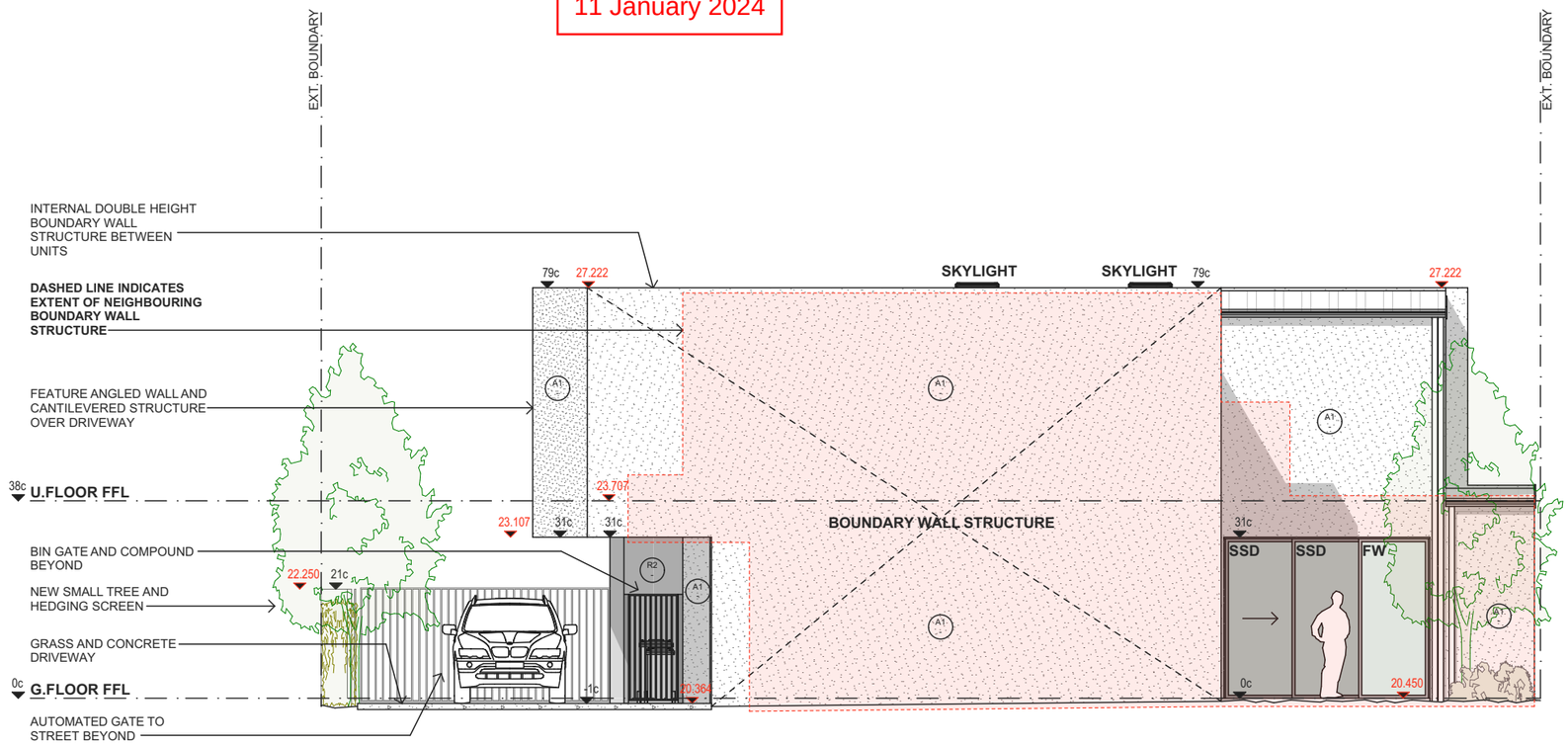
A1 WHITE ACRYLIC RENDER

EXISTING LEVELS AND BOUNDARY FENCING / RETAINING WALLS REFER TO DETAILED SITE PLAN SHEET DA3.02 FOR ADDITONAL INFORMATION ON EXISTING LEVELS, FENCING AND RETAINING WALL HEIGHTS

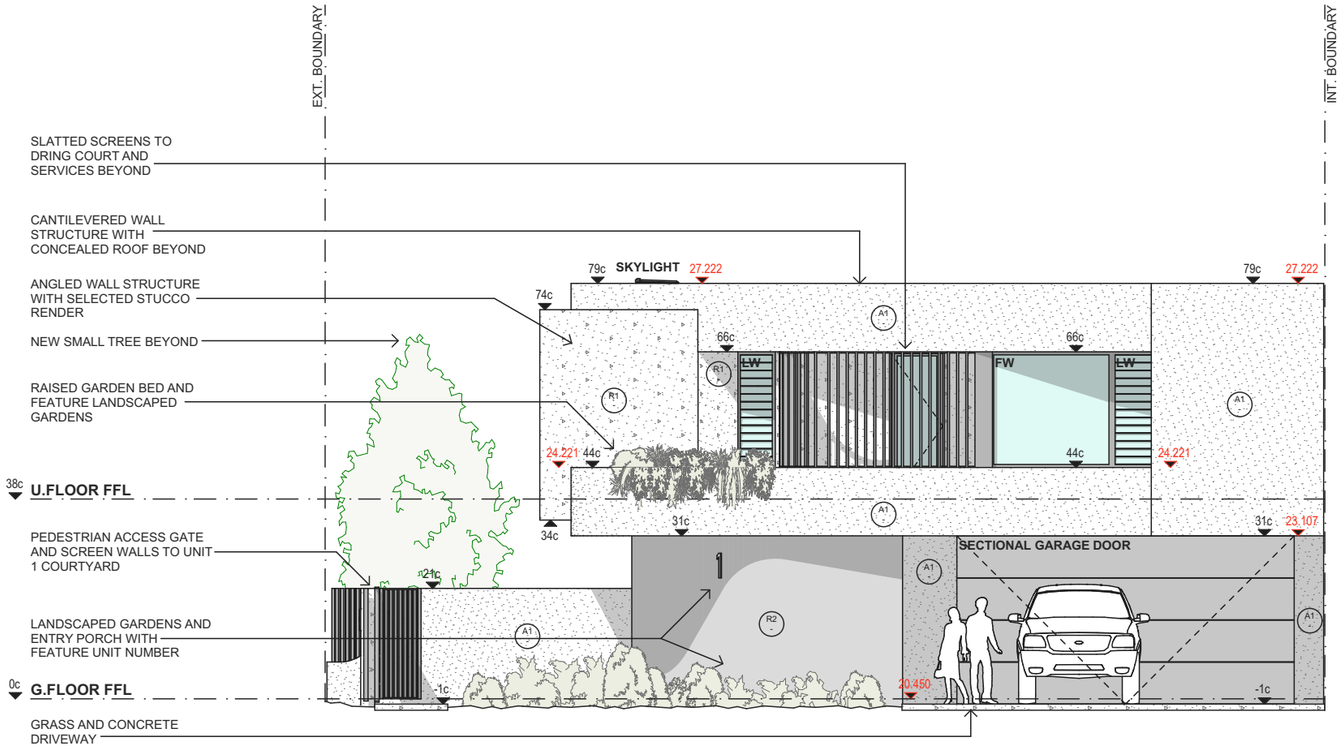
UNIT 1 - ELEVATIONS 03 & 04

SCALE @ 1:100 (A3)

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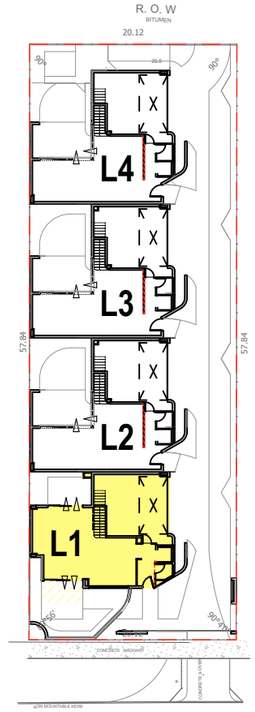


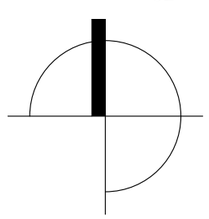
E03 - NORTHERN ELEVATION



E04 - EASTERN ELEVATION

EXISTING LEVELS AND BOUNDARY FENCING / RETAINING WALLS REFER TO DETAILED SITE PLAN SHEET DA3.02 FOR ADDITONAL INFORMATION ON EXISTING LEVELS, FENCING AND RETAINING WALL HEIGHTS

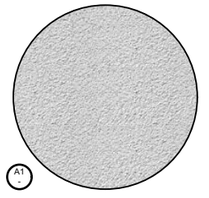




R1 WHITE ROUGH STUCCO RENDER



R2 DARK ROUGH STUCCO RENDER



A1 WHITE ACRYLIC RENDER

117 WARATAH AVENUE

DA6.05	designed AB/DT	drawn CH/AB	checked AB	scale AS SHOWN ON DRAWINGS	project # X372-22	revision E	11.01.24 AMENDED PLANNING APPROVAL #117 WARATAH AVENUE, DALKEITH (CITY OF NEDLANDS)

DEVMAC PROPERTY GROUP

DARKLIGHTDESIGN©

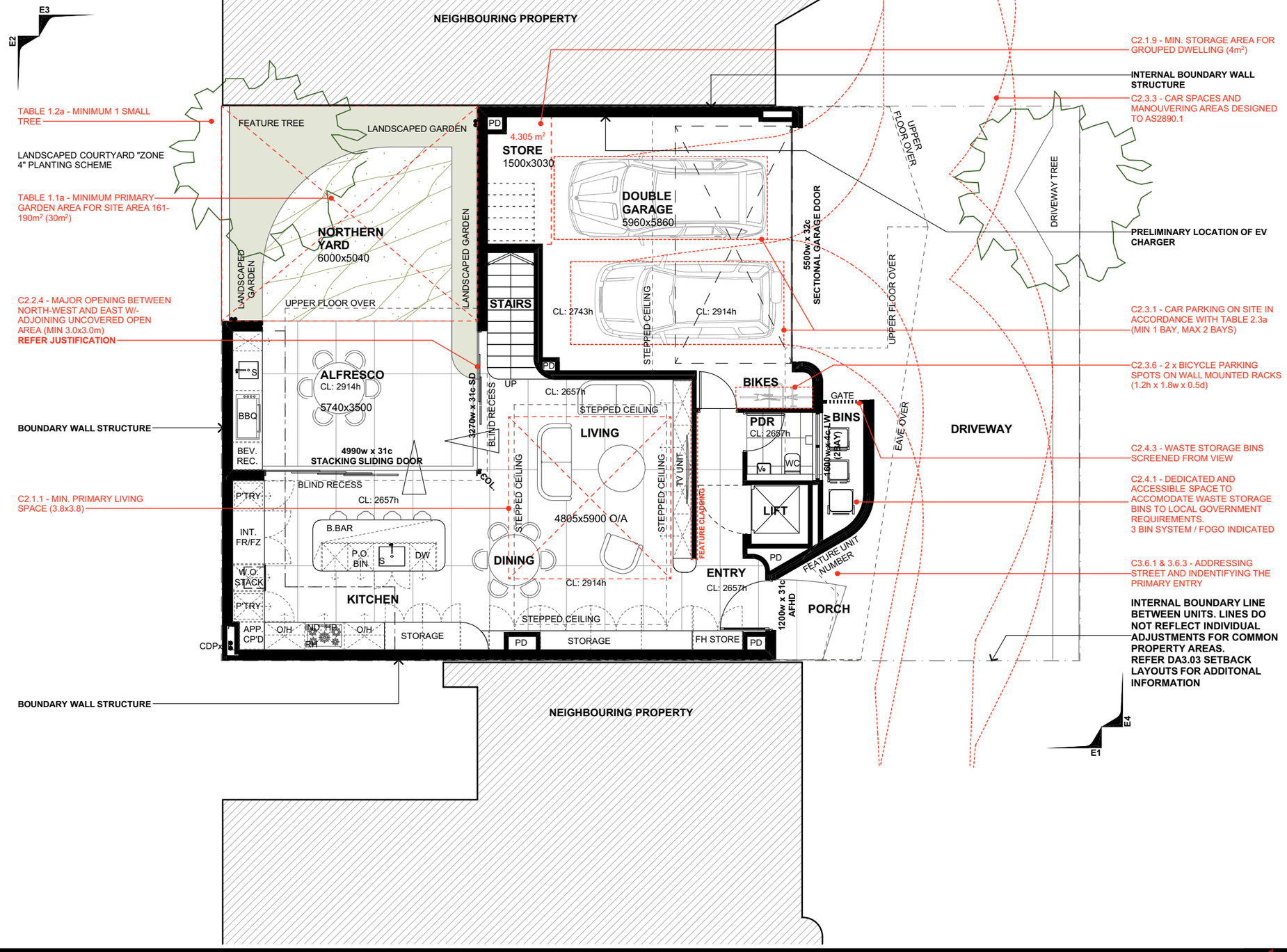
UNIT 2 & 3 - GROUND FLOOR PLAN

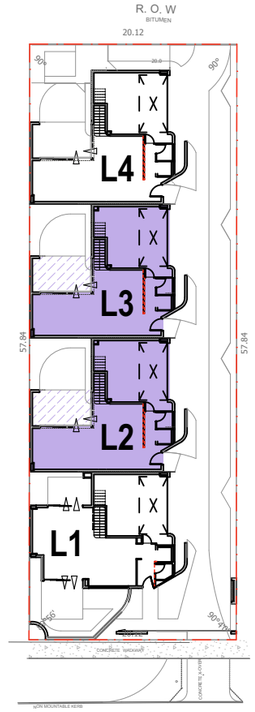
SCALE @ 1:100 (A3)

City of Nedlands
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11 January 2024

M.D. CODE NOTES
DOCUMENTS INDICATE DESIGN METHODOLOGY TO REFLECT MEDIUM DENSITY CODES AND HIGHER STANDARD OF EXCELLENCE FOR THE OVERALL DEVELOPMENT ABOVE AN R40 ZONING COMPLIANCE

FINISHED FLOOR LEVELS OF INDIVIDUAL UNITS TO DETAILED SITE PLAN SHEET DA3.02 FOR ADDITONAL INFORMATION





UNIT 2&3

AREAS

PORCH	2.417 m²
GF HOUSE AREA	80.734 m²
ALFRESCO	20.895 m²
GARAGE/STORE	45.252 m²
OUTDOOR LIVING	29.970 m²
GF TOTAL	**149.299 m²**
UF HOUSE AREA	138.322 m²
COURTYARD	6.769 m²
UF TOTAL	**145.092 m²**
TOTAL LIVING	**219.056m²**
TOTAL O/ALL	**294.391m²**

117 WARATAH AVENUE

DEVMAC PROPERTY GROUP
DARKLIGHTDESIGN©

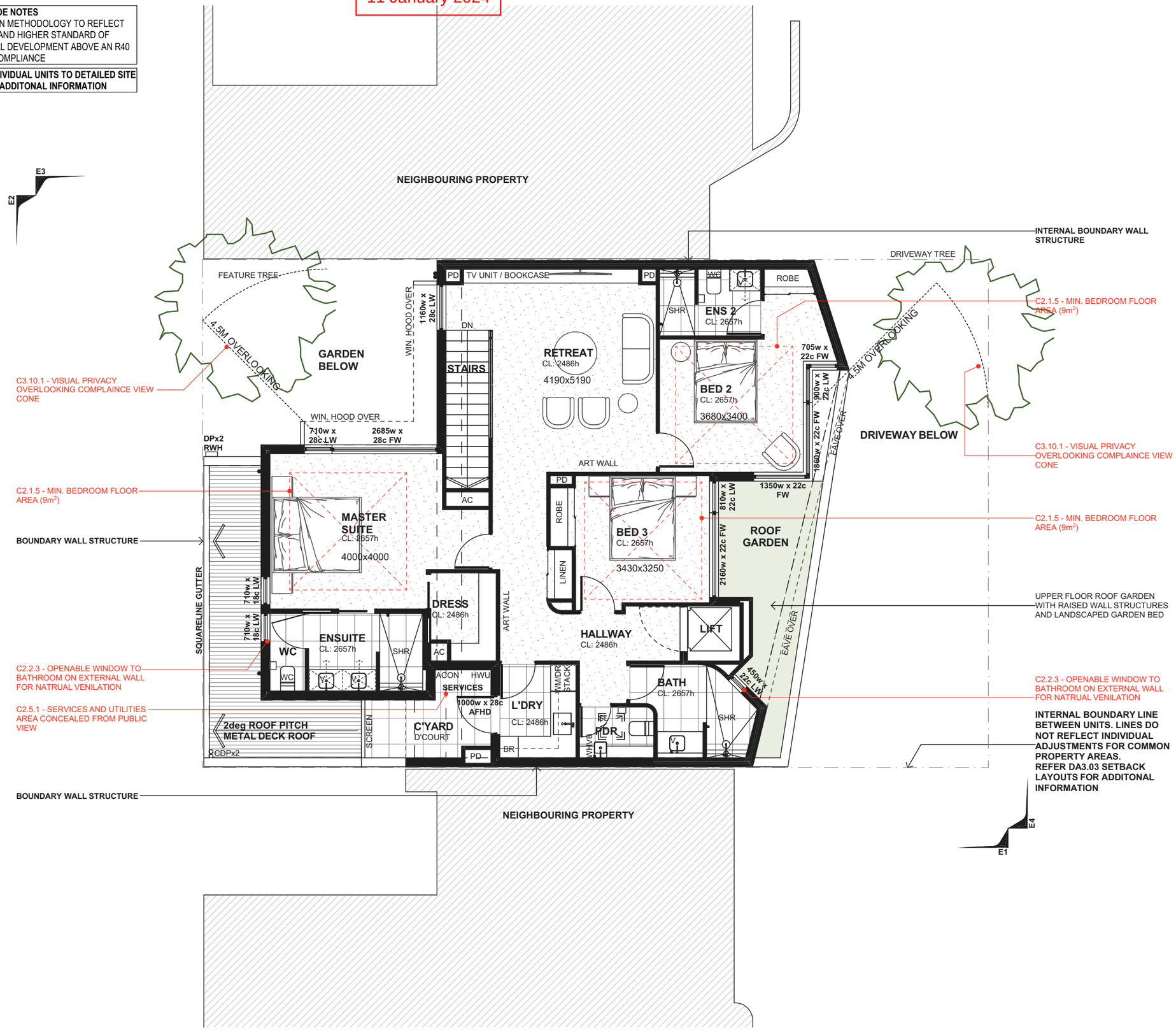
UNIT 2 & 3 - UPPER FLOOR PLAN

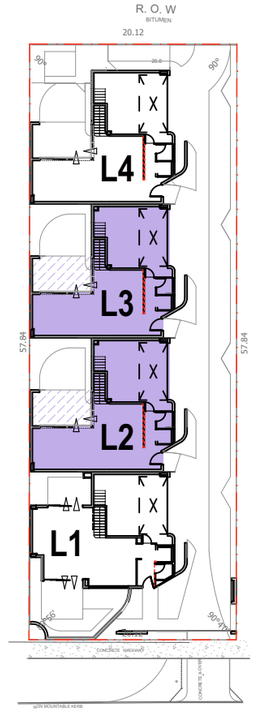
SCALE @ 1:100 (A3)

M.D. CODE NOTES
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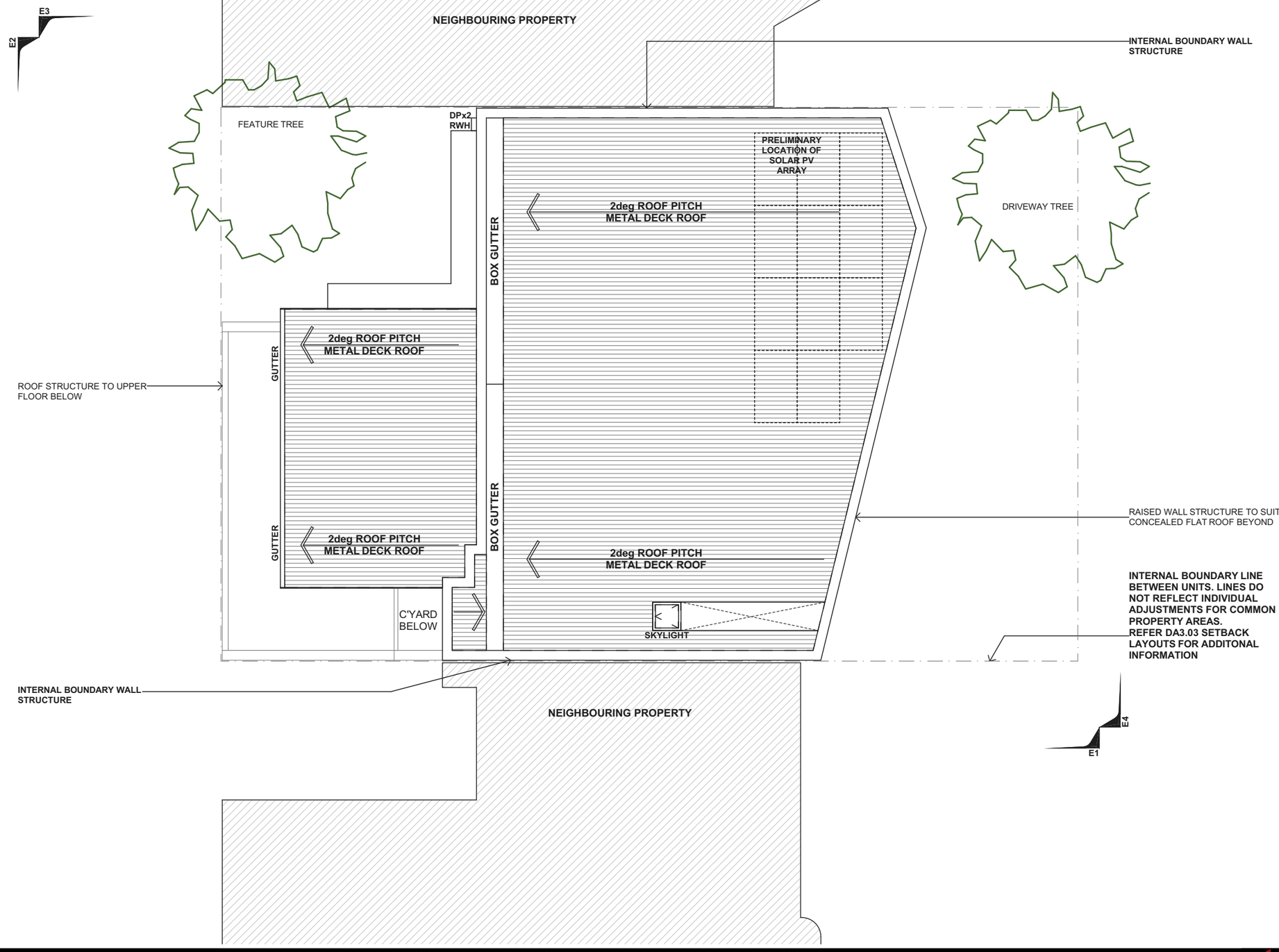
UNIT 2 & 3 - ROOF PLAN

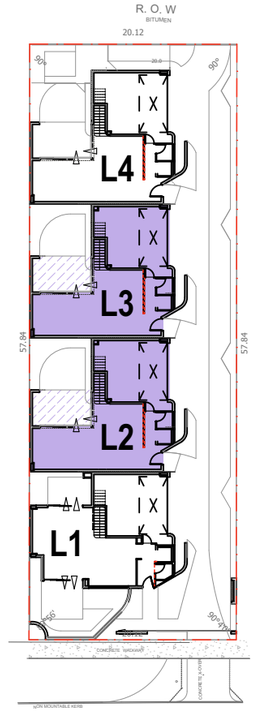
SCALE @ 1:100 (A3)

M.D. CODE NOTES
DOCUMENTS INDICATE DESIGN METHODOLOGY TO REFLECT MEDIUM DENSITY CODES AND HIGHER STANDARD OF EXCELLENCE FOR THE OVERALL DEVELOPMENT ABOVE AN R40 ZONING COMPLIANCE

FINISHED FLOOR LEVELS OF INDIVIDUAL UNITS TO DETAILED SITE PLAN SHEET DA3.02 FOR ADDITONAL INFORMATION

City of Nedlands
Received
11 January 2024





UNIT 2&3

AREAS

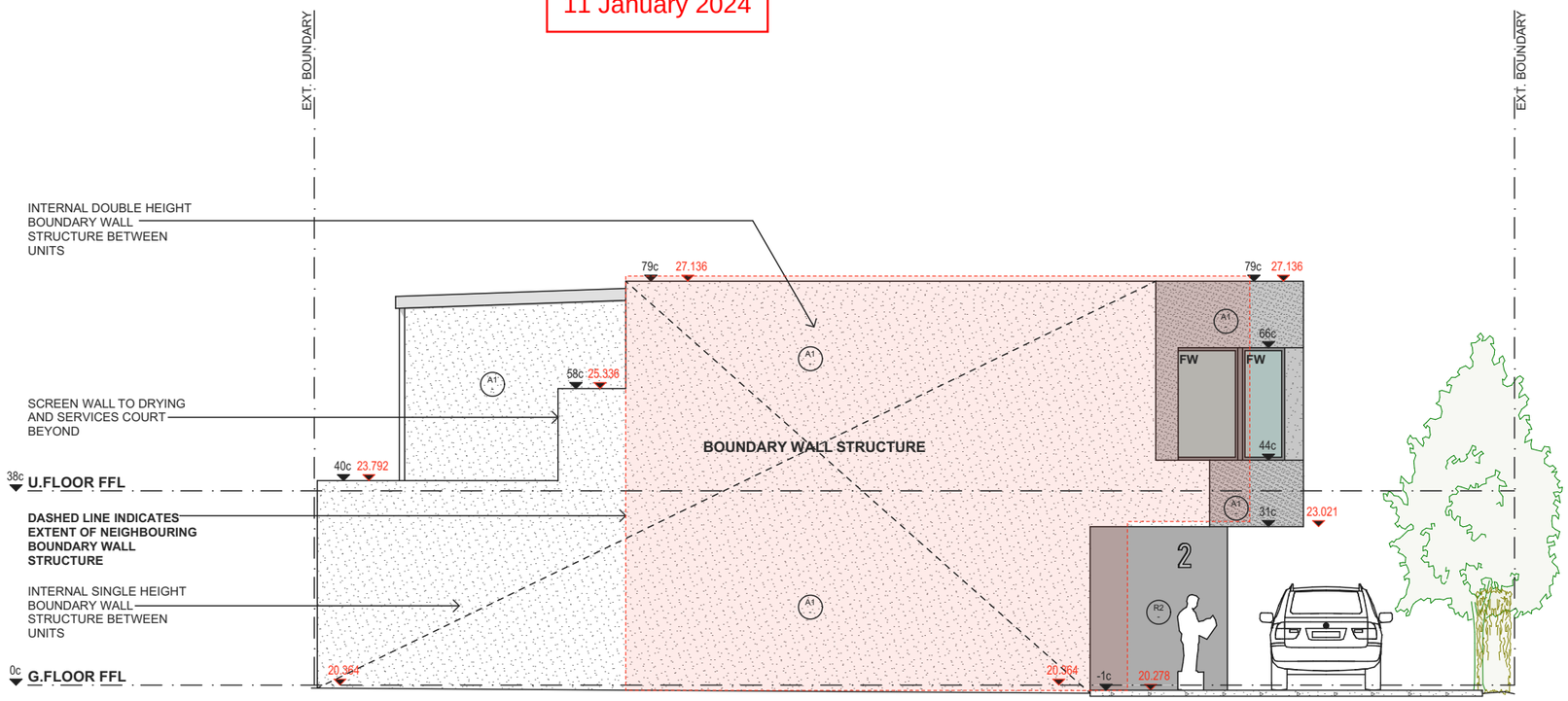
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TOTAL O/ALL	**294.391m²**

117 WARATAH AVENUE

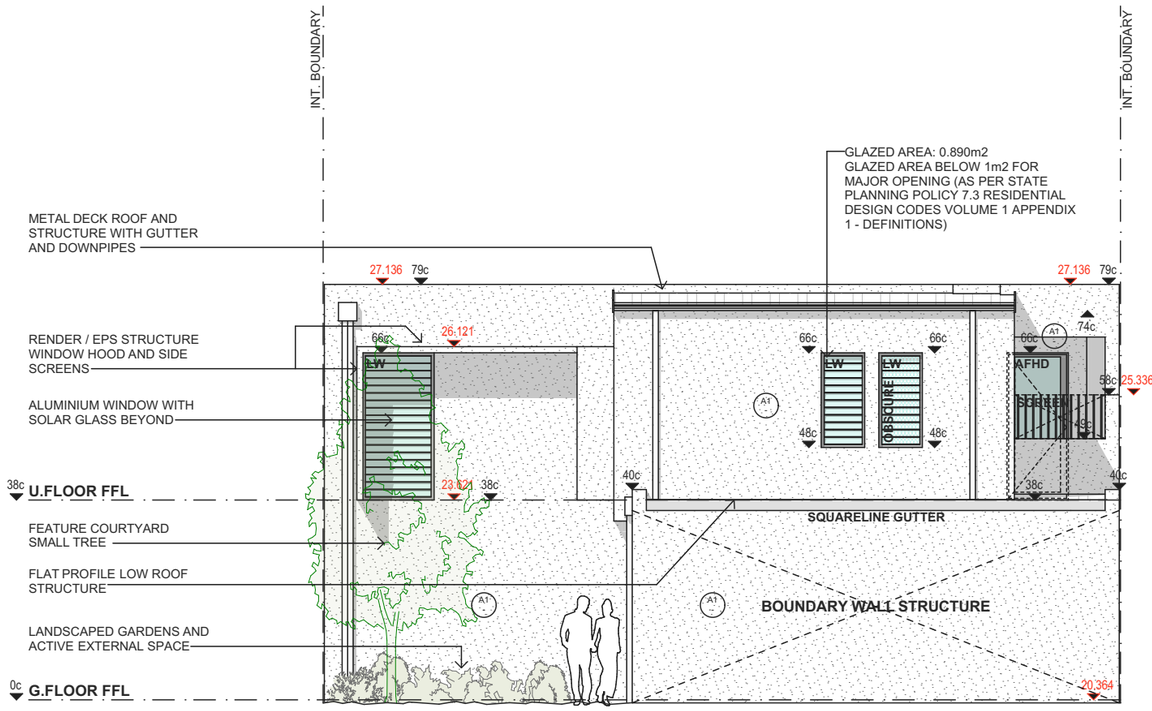
UNIT 2&3 - ELEVATIONS 01 & 02

SCALE @ 1:100 (A3)

City of Nedlands
Received
11 January 2024

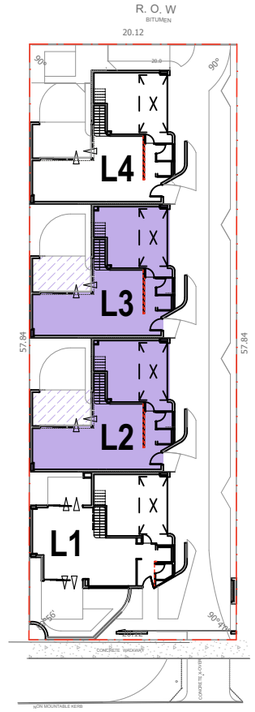


E01 - SOUTHERN ELEVATION



E02 - WESTERN ELEVATION

117 WARATAH AVENUE



R1 WHITE ROUGH STUCCO RENDER

R2 DARK ROUGH STUCCO RENDER

A1 WHITE ACRYLIC RENDER

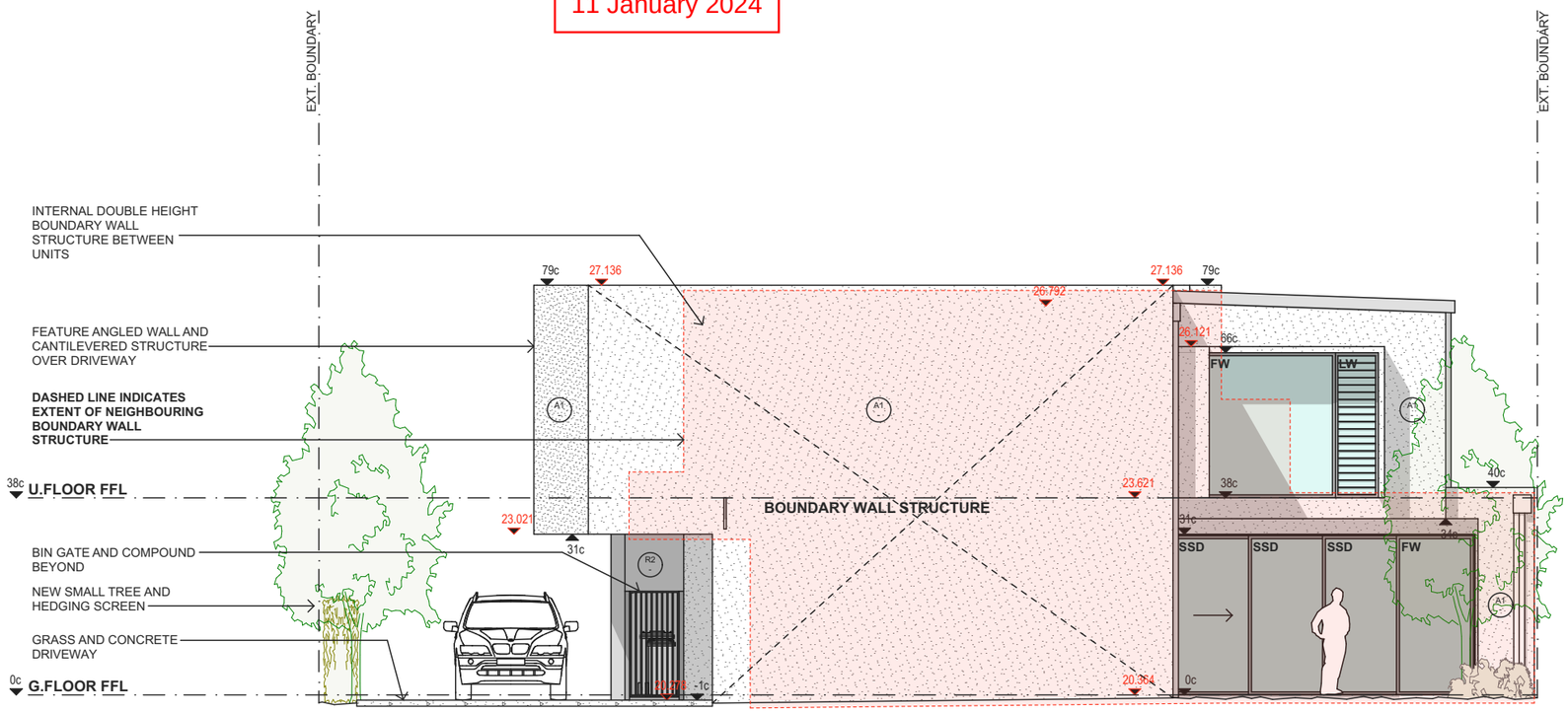
LEVELS SHOWN ON ELEVATIONS ARE REFLECTIVE ON UNIT OF UNIT 2 / LOT 2 AS PER KEY PLAN - REFER SITE PLAN DA3.02 FOR ADDITIONAL DETAILS ON PROPOSED FINISHED FLOOR LEVELS FOR UNIT 2 / LOT 3

EXISTING LEVELS AND BOUNDARY FENCING / RETAINING WALLS REFER TO DETAILED SITE PLAN SHEET DA3.02 FOR ADDITONAL INFORMATION ON EXISTING LEVELS, FENCING AND RETAINING WALL HEIGHTS

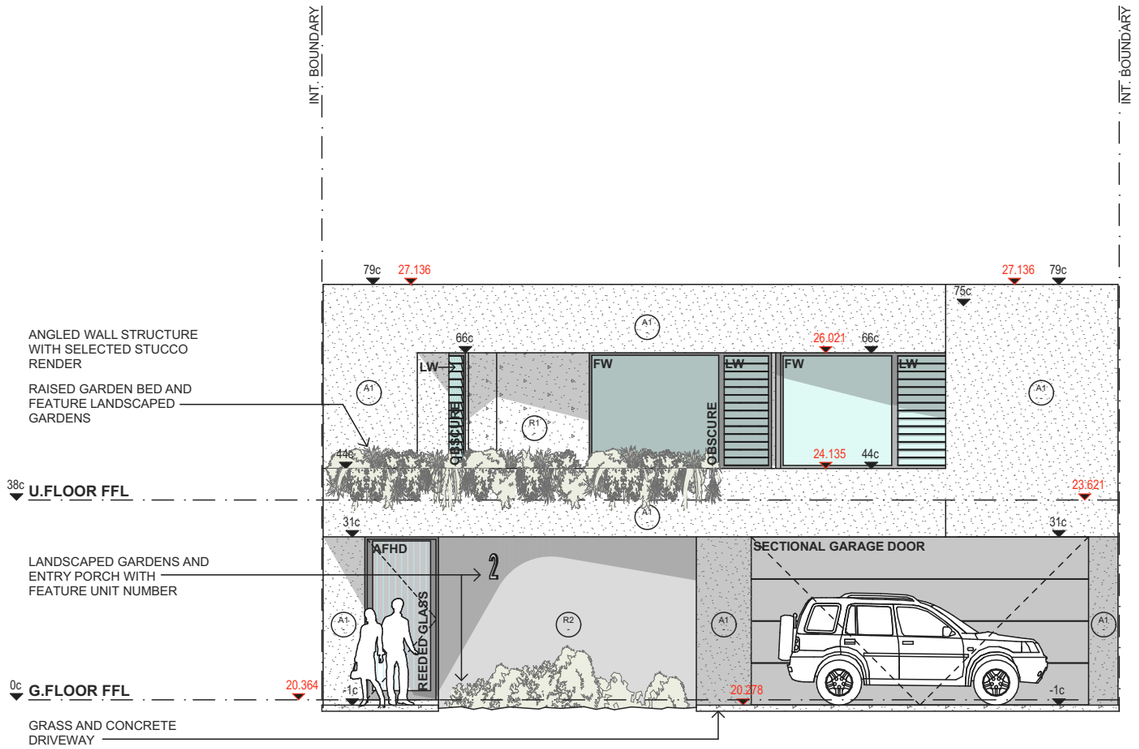
UNIT 2&3 - ELEVATIONS 03 & 04

SCALE @ 1:100 (A3)

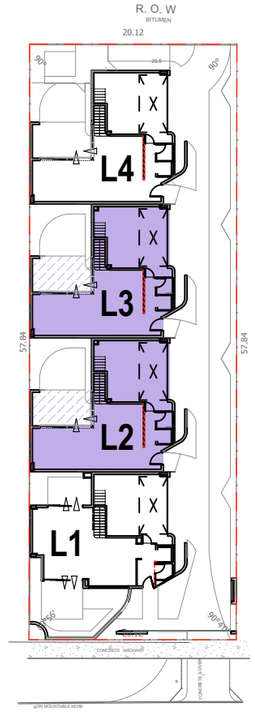
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E03 - NORTHERN ELEVATION



E04 - EASTERN ELEVATION



R1 WHITE ROUGH STUCCO RENDER

R2 DARK ROUGH STUCCO RENDER

A1 WHITE ACRYLIC RENDER

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117 WARATAH AVENUE

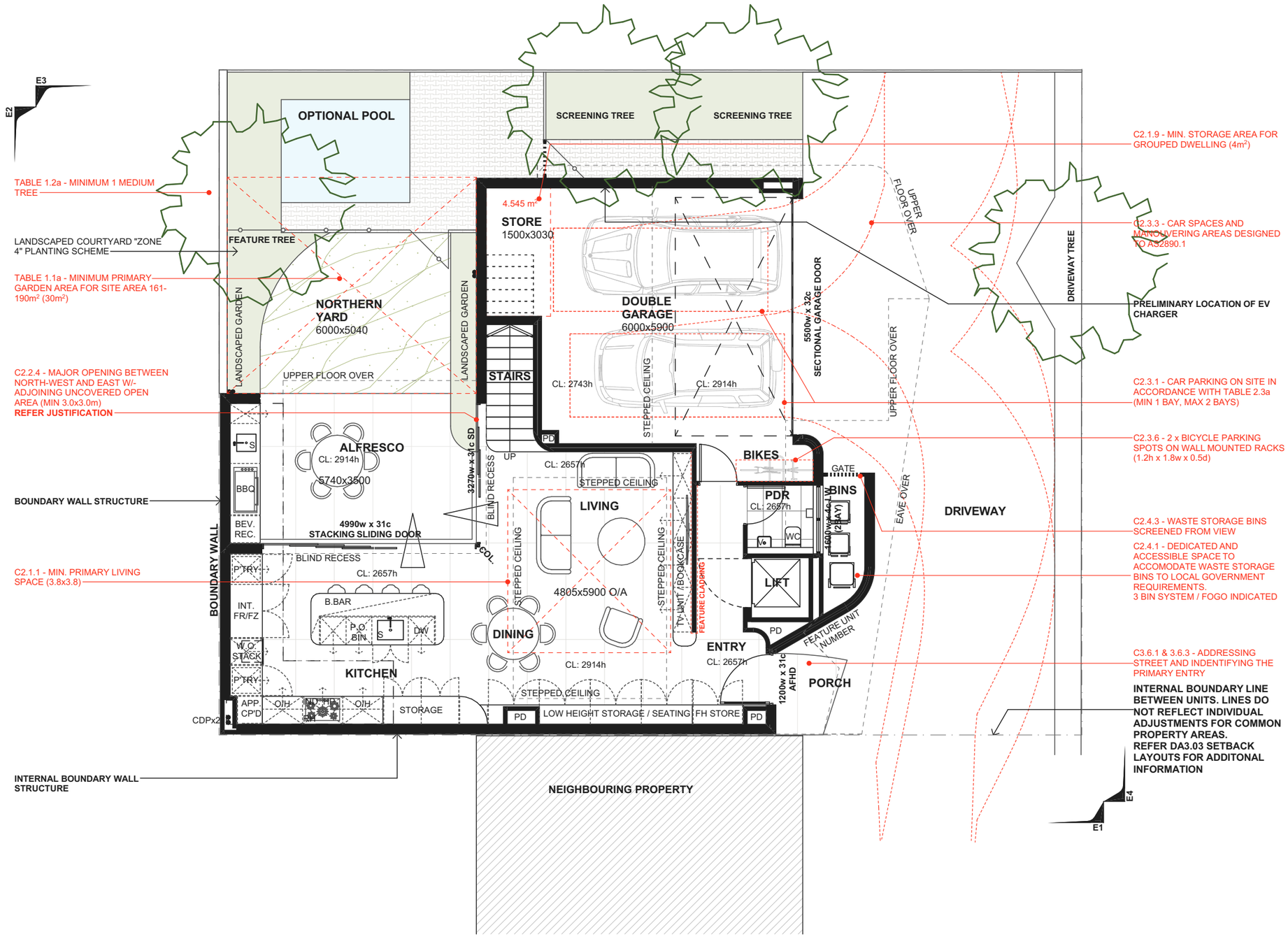
UNIT 4 - GROUND FLOOR PLAN

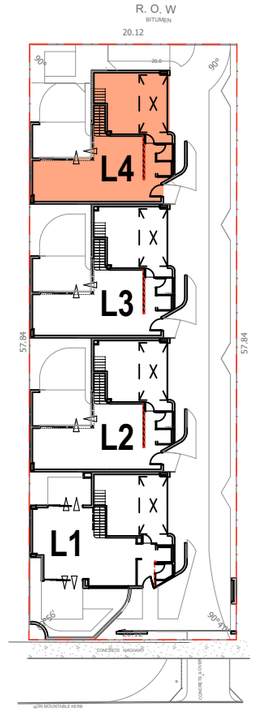
SCALE @ 1:100 (A3)

M.D. CODE NOTES
DOCUMENTS INDICATE DESIGN METHODOLOGY TO REFLECT MEDIUM DENSITY CODES AND HIGHER STANDARD OF EXCELLENCE FOR THE OVERALL DEVELOPMENT ABOVE AN R40 ZONING COMPLIANCE

FINISHED FLOOR LEVELS OF INDIVIDUAL UNITS TO DETAILED SITE PLAN SHEET DA3.02 FOR ADDITONAL INFORMATION

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11 January 2024





UNIT 4

AREAS

PORCH	2.417 m²
GF HOUSE AREA	80.734 m²
ALFRESCO	20.895 m²
GARAGE/STORE	45.252 m²
OUTDOOR LIVING	44.716 m²
GF TOTAL	**149.299 m²**
UF HOUSE AREA	139.591 m²
COURTYARD	6.769 m²
UF TOTAL	**146.360 m²**
TOTAL LIVING	**220.325m²**
TOTAL O/ALL	**295.659m²**

117 WARATAH AVENUE

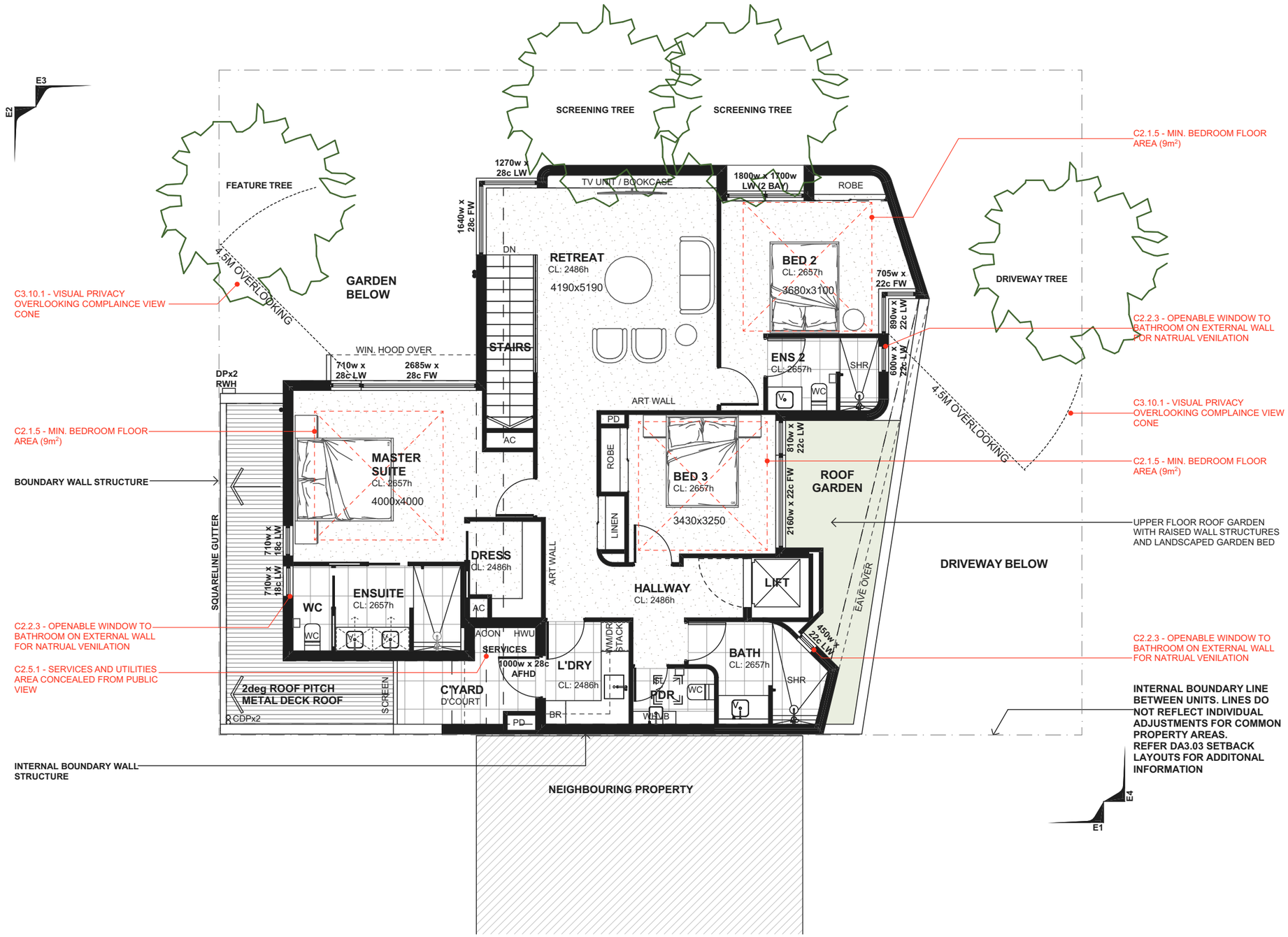
UNIT 4 - UPPER FLOOR PLAN

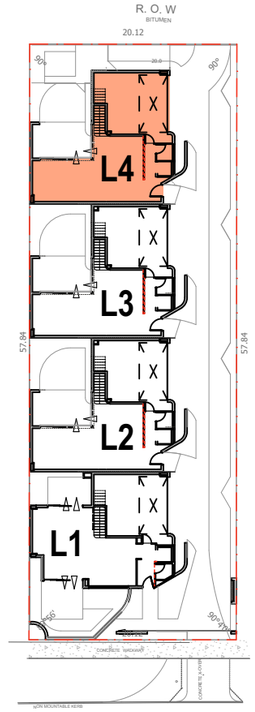
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M.D. CODE NOTES
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11 January 2024





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117 WARATAH AVENUE

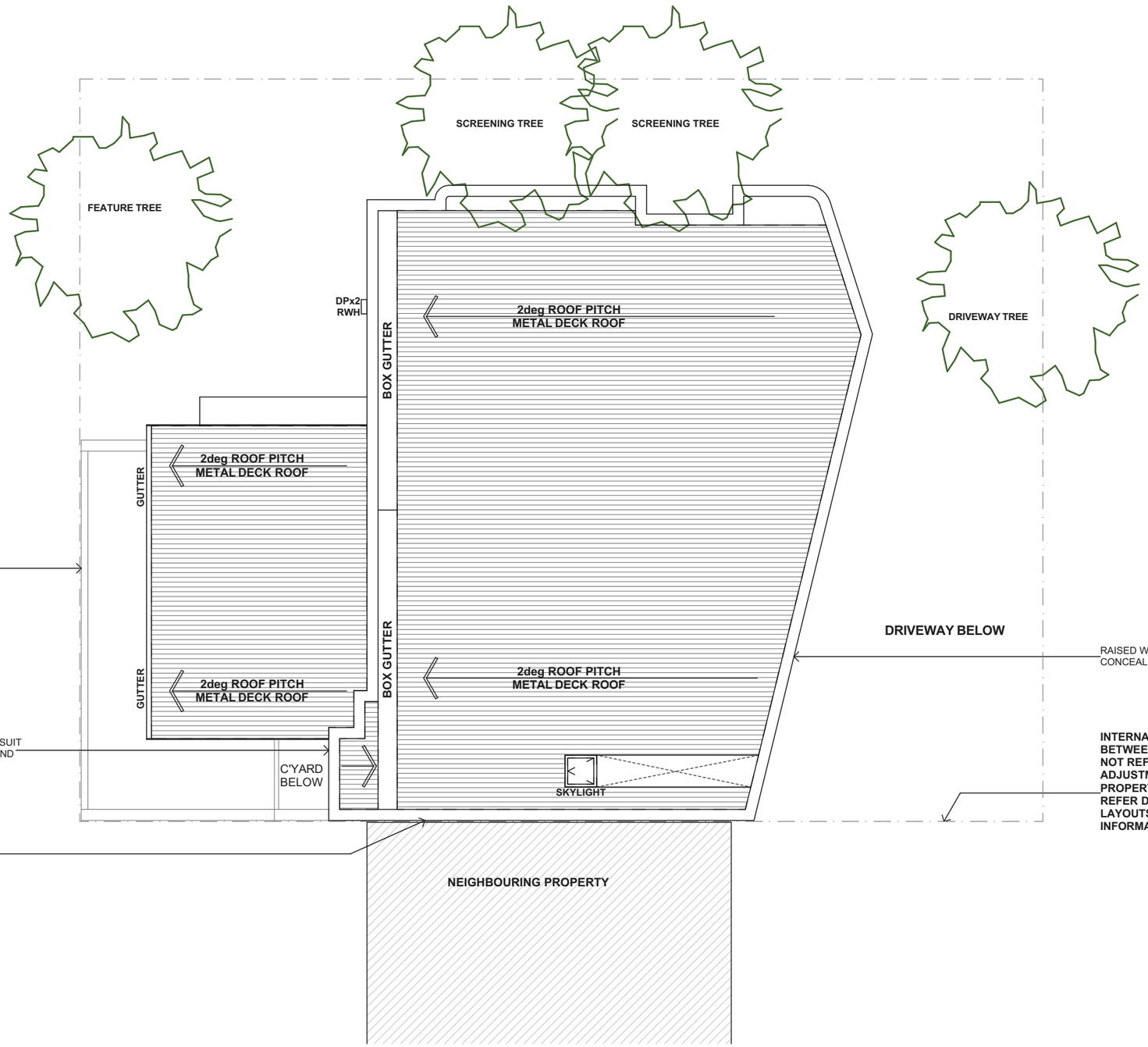
UNIT 4 - ROOF PLAN

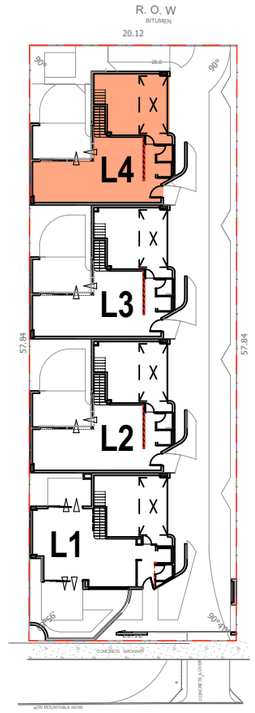
SCALE @ 1:100 (A3)

M.D. CODE NOTES
DOCUMENTS INDICATE DESIGN METHODOLOGY TO REFLECT MEDIUM DENSITY CODES AND HIGHER STANDARD OF EXCELLENCE FOR THE OVERALL DEVELOPMENT ABOVE AN R40 ZONING COMPLIANCE

FINISHED FLOOR LEVELS OF INDIVIDUAL UNITS TO DETAILED SITE PLAN SHEET DA3.02 FOR ADDITONAL INFORMATION

City of Nedlands
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UNIT 4

AREAS

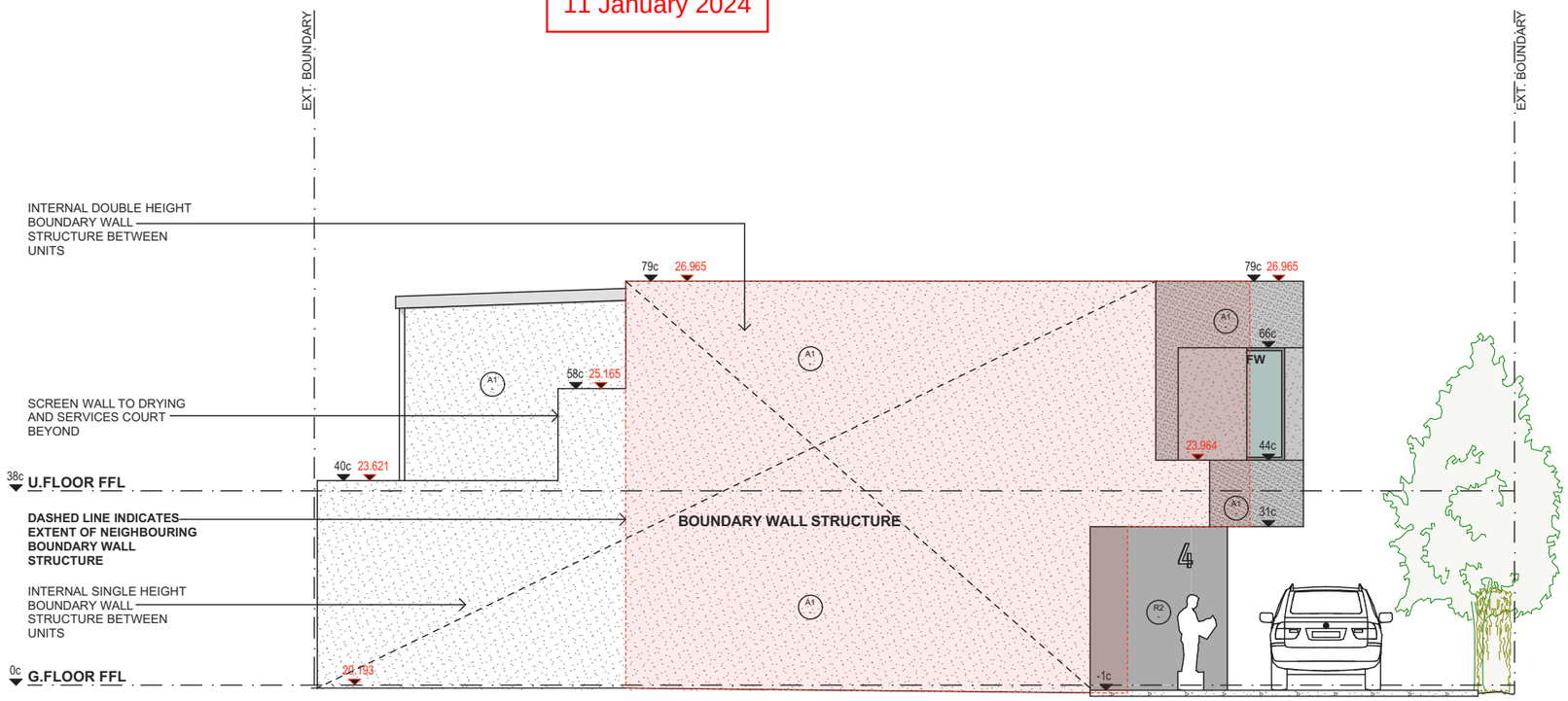
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117 WARATAH AVENUE

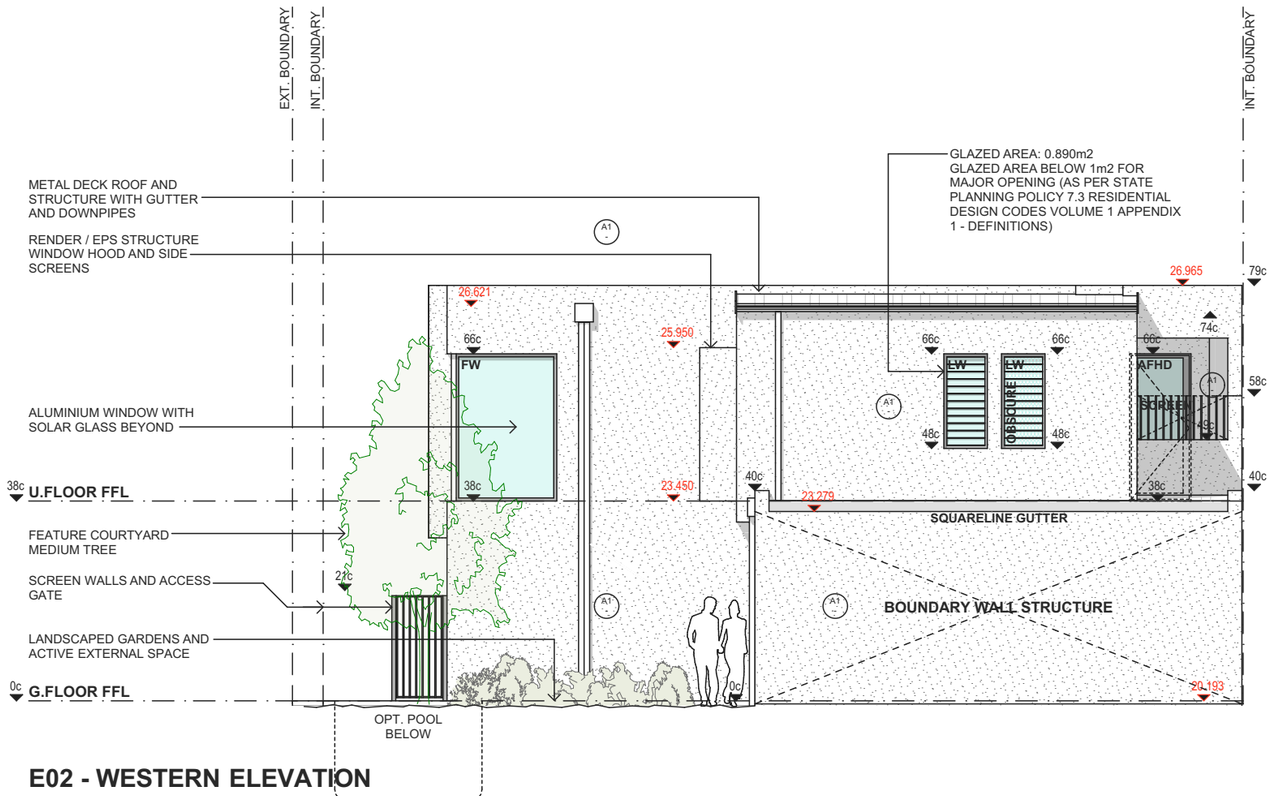
UNIT 4 - ELEVATIONS 01 & 02

SCALE @ 1:100 (A3)

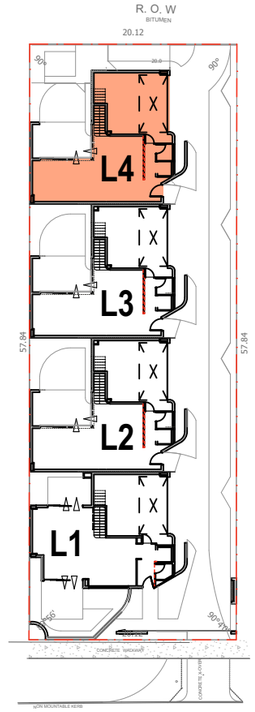
City of Nedlands
Received
11 January 2024



E01 - SOUTHERN ELEVATION



E02 - WESTERN ELEVATION



R1 WHITE ROUGH STUCCO RENDER

R2 DARK ROUGH STUCCO RENDER

A1 WHITE ACRYLIC RENDER

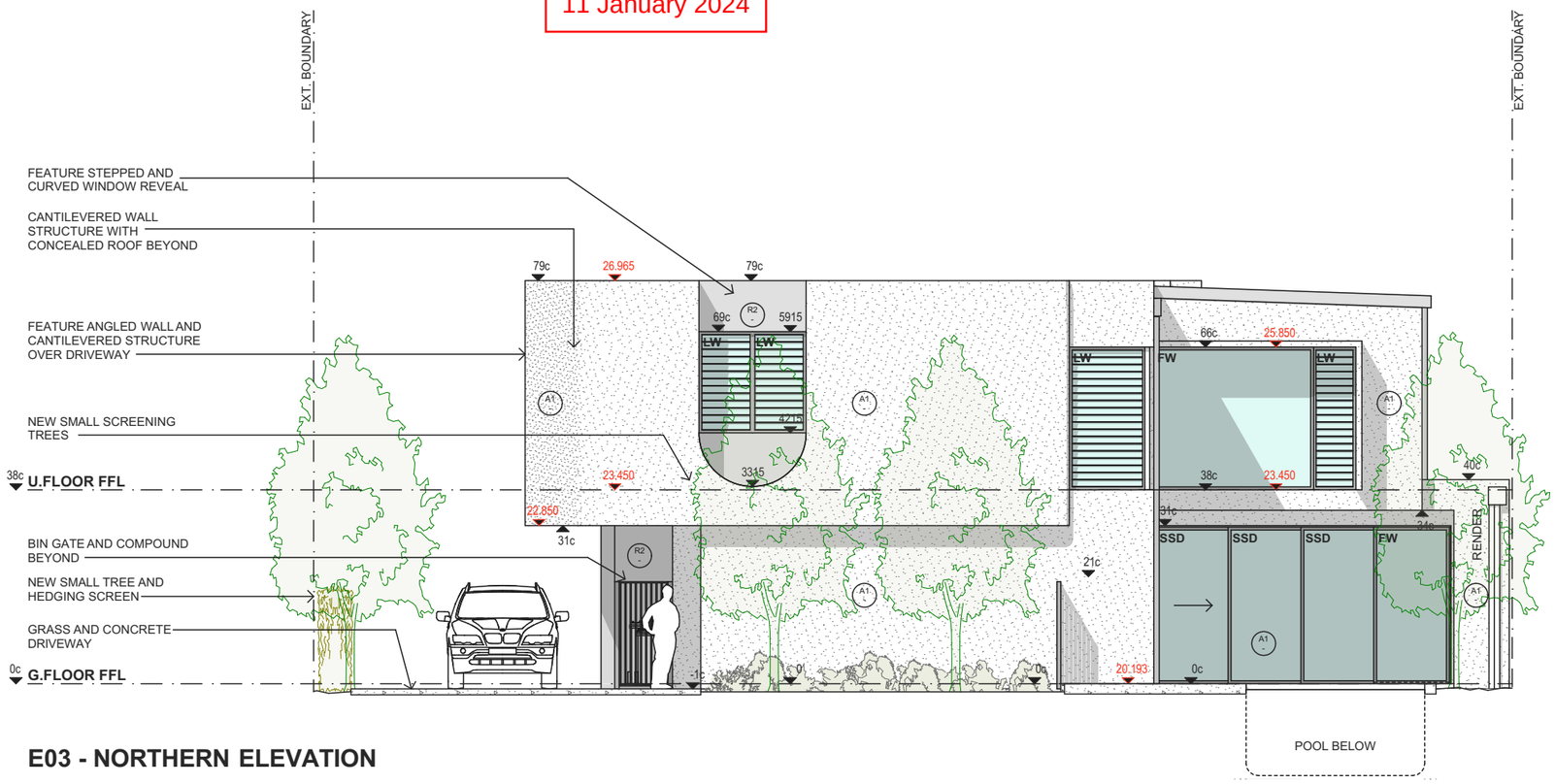
EXISTING LEVELS AND BOUNDARY FENCING / RETAINING WALLS REFER TO DETAILED SITE PLAN SHEET DA3.02 FOR ADDITONAL INFORMATION ON EXISTING LEVELS, FENCING AND RETAINING WALL HEIGHTS

117 WARATAH AVENUE

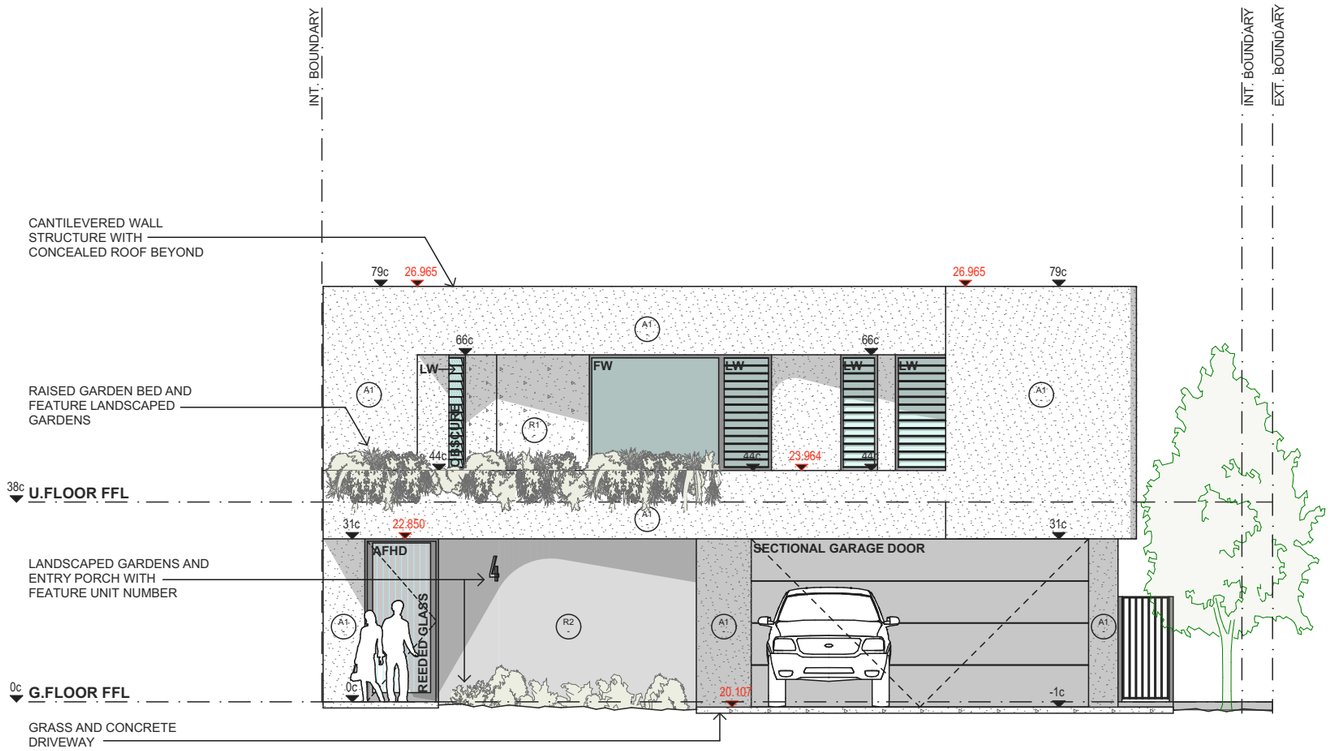
UNIT 4 - ELEVATIONS 03 & 04

SCALE @ 1:100 (A3)

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11 January 2024

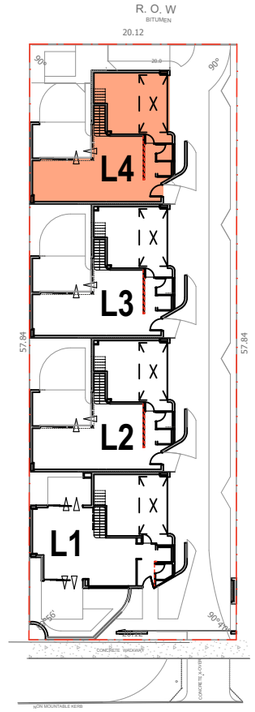


E03 - NORTHERN ELEVATION



E04 - EASTERN ELEVATION

117 WARATAH AVENUE



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EXISTING LEVELS AND BOUNDARY FENCING / RETAINING WALLS REFER TO DETAILED SITE PLAN SHEET DA3.02 FOR ADDITONAL INFORMATION ON EXISTING LEVELS, FENCING AND RETAINING WALL HEIGHTS

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LANDSCAPING LAYOUT

SCALE @ 1:200 (A3)

DEEP SOIL EXTENT

SMALL TREE = 9m² MIN DIM. 1.5m WIDE
MEDIUM TREE = 36m² MIN DIM. 3.0m WIDE

SOFT LANDSCAPING (C1.2.1)

SITE AREA:	**1153m²**
MIN SOFT L'SCAPING (15%):	**173m²**
TOTAL SOFT L'SCAPING:	**213.495m²(18.5%)**

NOTE: TOTAL SOFTSCAPING IS NOT INCLUSIVE OF UPPER FLOOR GARDEN BEDS OR AREAS LESS THEN 1m WIDE

DRAINAGE NOTES:

1. Volumes are in cubic metres & Areas in square meters.
2. Volume to be stored is calculated as per city of Nedlands Soakwell capacity calculator
3. Down pipes to be located so each tank fills at same rate (i.e.. Roof Area to each tank is proportional to its Volume).
4. Plumber to confirm Run Layout & location of soak wells. Drawings are indicative only.

DRAINAGE CALCULATIONS.

Impervious Area - UNIT 1

Area A. (GF Roof Area)	=7.08m².
Volume to Store	=0.15m³.
Area B. (UF Roof Area)	=143.88m².
Volume to Store	=2.99m³
Area C. (Alfresco)	=14.89m².
Volume to Store	=0.31m³
Area D. (Courtyard & Balcony)	=11.50m².
Volume to Store	=0.24m³
UNIT 1: TOTAL TO STORE	**3.69m³**

Impervious Area - UNIT 2&3

Area A. (GF Roof Area)	=13.73m².
Volume to Store	=0.29m³.
Area B. (UF Roof Area)	=75.92m².
Volume to Store	=1.58m³
Area C. (Courtyard)	=5.87m².
Volume to Store	=0.12m³
UNIT 2: TOTAL TO STORE	**1.99m³**
UNIT 3: TOTAL TO STORE	**1.99m³**

Impervious Area - UNIT 4

Area A. (GF Roof Area)	=13.73m².
Volume to Store	=0.29m³.
Area B. (UF Roof Area)	=81.62m².
Volume to Store	=1.69m³
Area C. (Courtyard)	=5.87m².
Volume to Store	=0.12m³
Area D. (Pool Hardstand)	=15.149m².
Volume to Store	=0.32m³
UNIT 4: TOTAL TO STORE	**2.42m³**

Impervious Area - COMMON AREA

Area A. (Driveway Hardstand & Grass pavers)	=308.51m².
Volume to Store	=6.42m³.
COMMON AREA: TOTAL TO STORE	**6.42m³**
GRAND TOTAL VOLUME TO STORE:	**16.51m³**

DIAM	DEPTH	No of TANKS	VOLUME
1800	1500	8	22.9m³.

TOTAL: 22.9m³

ALL OTHER PAVED AREAS RUN OFF INTO GARDEN BEDS

TANK VOLUME

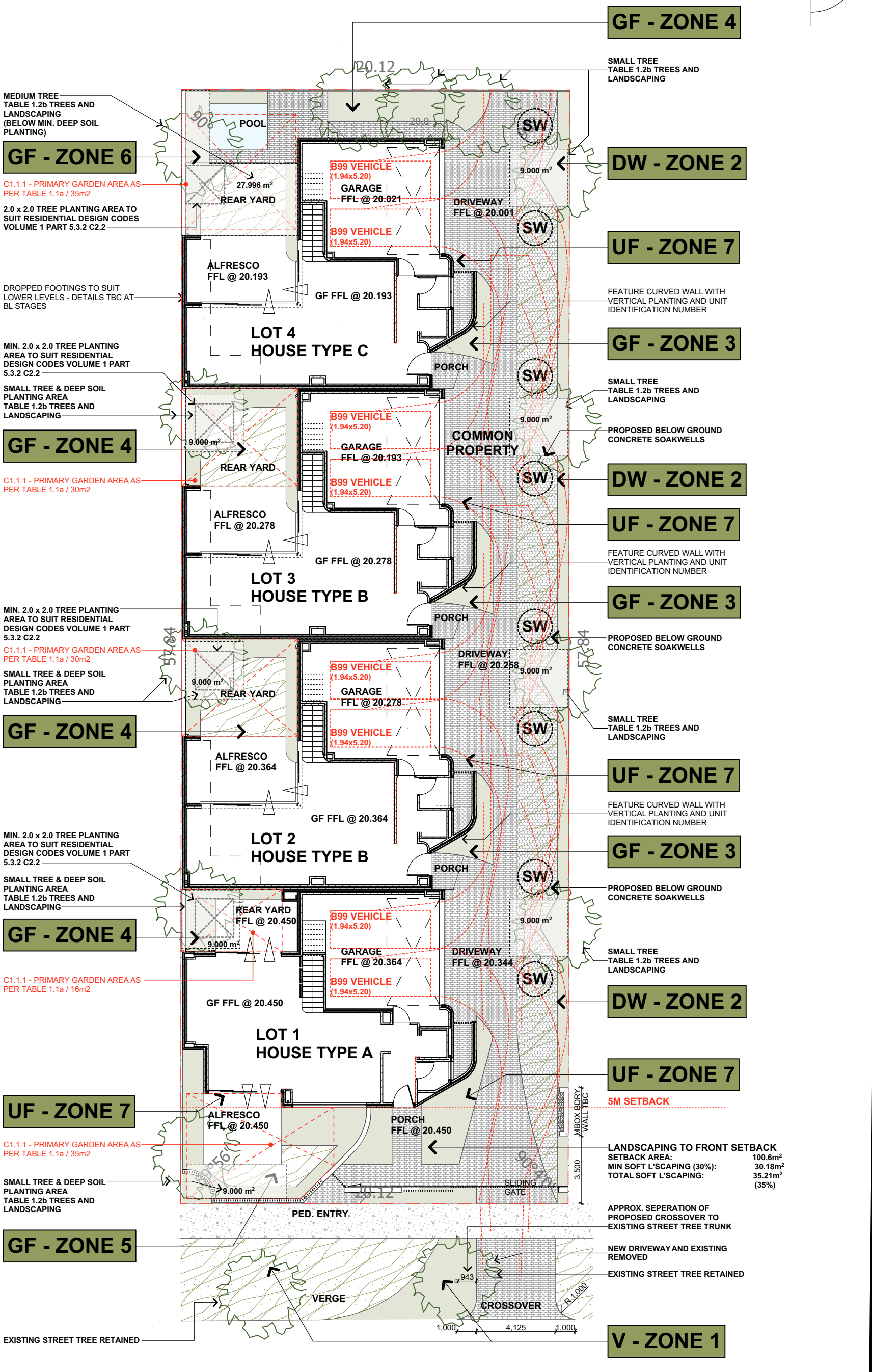
DIAM	DEPTH	VOLUME
1800	900	2.29
	1200	3.05
	1500	3.82
	1800	4.58
1500	900	1.59
	1200	2.12
1200	900	1.02
	1200	1.36
900	600	0.38
	1200	0.76

WHERE REQUIRED BUILDER TO REPLACE WITH PLASTIC SOAKWELLS WRAPPED IN GEOFABRIC WITH SIZES TO SUIT ACCESS ISSUES DOWN SIDE OF HOUSE - VOLUME TO MATCH REQUIREMENTS INDICATED

LANDSCAPING LEGEND

- LANDSCAPED GARDEN BED
- PAVING
- NATURAL GRASS / LAWN
- TRAFFICABLE GRASS PAVERS OR PERMEABLE PAVING
- CHLORINATED WATER (POOL)

REFER LANDSCAPE PLANTING SCHEMES FOR INDIVIDUAL PLANTING ZONES (SHEETS DA04.01-DA04.10)



117 WARATAH AVENUE

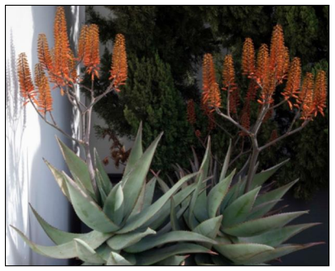
LANDSCAPE PLANTING SCHEME ZONES 1-3

City of Nedlands
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Robert Finnie Design

ZONE 1

ALOE 'OUTBACK ORANGE'
ALOE



HIBBERTIA SCANDENS
SNAKE VINE



RHAPHIOLEPIS ORIENTAL PEARL
ORIENTAL PEARL



ZONE 2

PYRUS 'NIVALIS'
SNOW PEAR



ALOE 'OUTBACK ORANGE'
ALOE



TRACHELOSPERMUM JASEMENOIDS
STAR JASMINE



VIBURNUM SUSPENSUM
SANDANKWA VIBURNUM



STEPHANOTIS FLORIBUNDA
MADAGASCAR JASMINE



DICHONDRA REPENS
KIDNEY WEED



CRASSULA CV. 'GOLLUM'
TRUMPET JADE



LOMANDRA LIME TUFF
LIME TUFF



RHAPHIOLEPIS ORIENTAL PEARL
ORIENTAL PEARL



KALANCHOE BEHRENSIS 'OAKLEAF'
OAKLEAF KALANCHOE



ZAMIA FURFURACEA
CARDBOARD PALM



DYMONDIA MARGARETAE
SILVER CARPET



ZONE 3

ALOE 'BIG RED'
ALOE 'BIG RED'



ALOE 'IVORY DAWN'
ALOE 'IVORY DAWN'



ALOE 'SOUTHERN CROSS'
ALOE 'SOUTHERN CROSS'



ASPIDISTRA ELATIOR 'VARIEGATA'
VARIEGATED CAST IRON PLANT



KALANCHOE SILVER TEASPOONS
SILVER TEASPOONS



117 WARATAH AVENUE

LANDSCAPE PLANTING SCHEME ZONES 4-5

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ZONE 4

LAGERSTROEMIA NATCHEZ
CREPE MYRTLE



PYRUS 'NIVALIS'
SNOW PEAR



LOMANDRA TANKIA
HONEY REED



STEPHANOTIS FLORIBUNDA
MADAGASCAR JASMINE



VIBURNUM SUSPENSUM
SANDANKWA VIBURNUM



CRASSULA CV. 'GOLLUM'
TRUMPET JADE



PITTOSPORUM MISS MUFFET
WHEELERS DWARF



HIBBERTIA SCANDENS
SNAKE VINE



ARTHROPODIUM CIRRATUM
MATAPOURI BAY ROCK LILY



ZONE 5

LAGERSTROEMIA NATCHEZ
CREPE MYRTLE



RHAPHIOLEPIS ORIENTAL PEARL
ORIENTAL PEARL



FATSIA JAPONICA
JAPANESE ARALIA



VIBURNUM SUSPENSUM
SANDANKWA VIBURNUM



HIBBERTIA SCANDENS
SNAKE VINE



DICHONDRA REPENS
KIDNEY WEED



PHILODENDRON 'XANADU'
PHILODENDRON



ASPIDISTRA ELATIOR 'VARIEGATA'
VARIEGATED CAST IRON PLANT



SALVIA LEUCANTHA 'RED HARRY'
DWARF MEXICAN SAGE



117 WARATAH AVENUE

LANDSCAPE PLANTING SCHEME ZONES 6-8

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ZONE 6

BAUHINIA BLAKEAN
HONG KONG ORCHID TREE



HIBBERTIA SCANDENS
SNAKE VINE



KALANCHOE BEHRENSIS
OAKLEAF KALANCHOE



VIBURNUM SUSPENSUM
SANDANKWA VIBURNUM



CRASSULA CV. 'GOLLUM'
TRUMPET JADE



RHAPHIOLEPIS ORIENTAL PEARL
ORIENTAL PEARL



TRACHELOSPERMUM JASEMENOIDS
STAR JASMINE



MISCANTHUS SINESIS 'ADAGIO'
DWARF MAIDEN GRASS



ZONE 7

ALOE 'BIG RED'
ALOE 'BIG RED'



ALOE 'IVORY DAWN'
ALOE 'IVORY DAWN'



ALOE 'SOUTHERN CROSS'
ALOE 'SOUTHERN CROSS'



ASPIDISTRA ELATIOR 'VARIEGATA'
VARIEGATED CAST IRON PLANT



RHAPIS EXCELSA
LADY PALM



CYCAS REVOLUTA
SAGO PALM



MYOPORUM PARVIOFOLIUM ' YAREENA'
WHITE FLOWERED BOOBIALLA



ROSMARINUS OFFICINALIS 'PROSTRATUS'
ROSEMARY CHEFS CHOICE



VIOLA HEDERACEA
NATIVE VIOLET



MONSTERA TAUERII
FRUIT SALAD PLANT



PHIPSALIS MICRANTHA
BIRDS FOOT CACTUS



117 WARATAH AVENUE

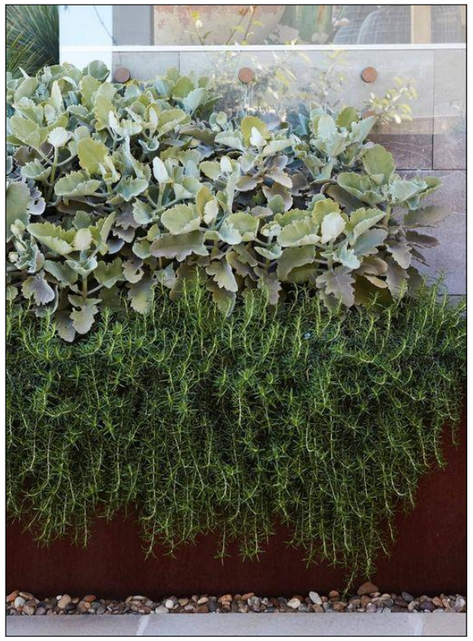
LANDSCAPE PLANTING SCHEME (SUGGESTIVE STYLES AND COMPOSITES)

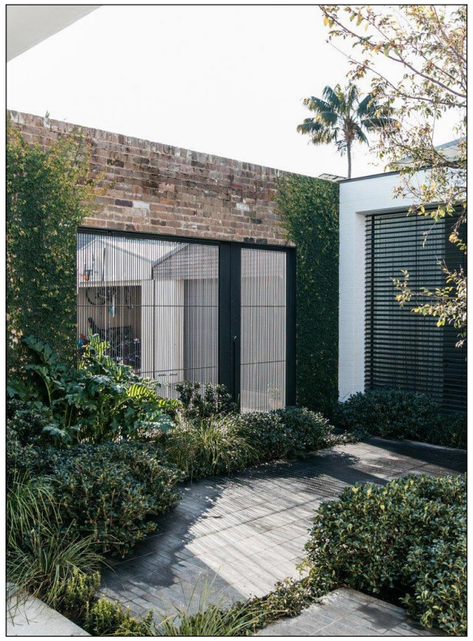
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117 WARATAH AVENUE

DA4.05	designed AB/DT	drawn CH/AB	checked AB	scale AS SHOWN ON DRAWINGS	project # X372-22	revision E	11.01.24 AMENDED PLANNING APPROVAL #117 WARATAH AVENUE, DALKEITH (CITY OF NEDLANDS)

DEVMAC PROPERTY GROUP

DARKLIGHTDESIGN©

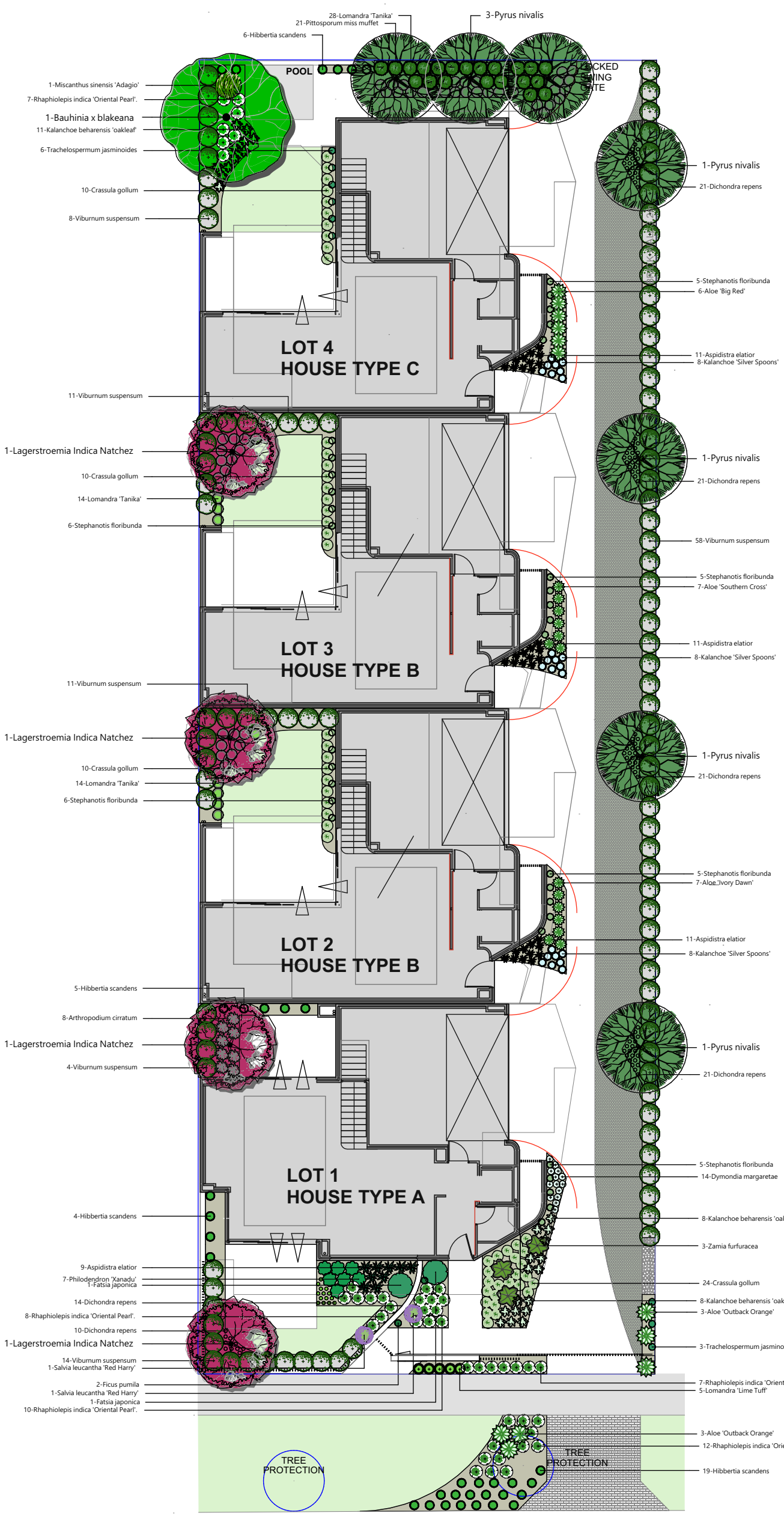
PD03.02.24 – Attachment 2

LANDSCAPE PLANTING PLAN (ZONES 1-6)

SCALE @ 1:200 (A3)

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Robert Finnie Design



NOTES
This drawing is for design guidance only. Final details must meet site conditions, relevant authorities and applicable building standards.
Do not scale from this drawing.
Contractors to check all dimensions on site prior to work commencing.
Any discrepancies to be reported to designer.
Subcontractors to verify all dimensions on site prior to commencing shop drawings and/or manufacture/fabrication.
All structural items to structural engineers specifications and approved documentation.
It is incumbent upon the contractor to confirm suitability of the proposed design against site conditions and to develop/design construction details in compliance with all relevant construction codes (NCC) and Australian standards. The contractor shall, in consultation with the owner and designer make design changes if and as necessary to accommodate existing site conditions and/or consultant certifications as may be necessary.
All required council approvals and permits are to be attained prior to onset of applicable works.

LANDSCAPE NOTES:
Please note that the plant graphic dimensions indicated are indicative sizes at plant maturity only and not actually stock sizes

All plant images presented are indicative only and do not represent actually plant specimens to be installed.

117 WARATAH AVENUE

DEVMAC PROPERTY GROUP

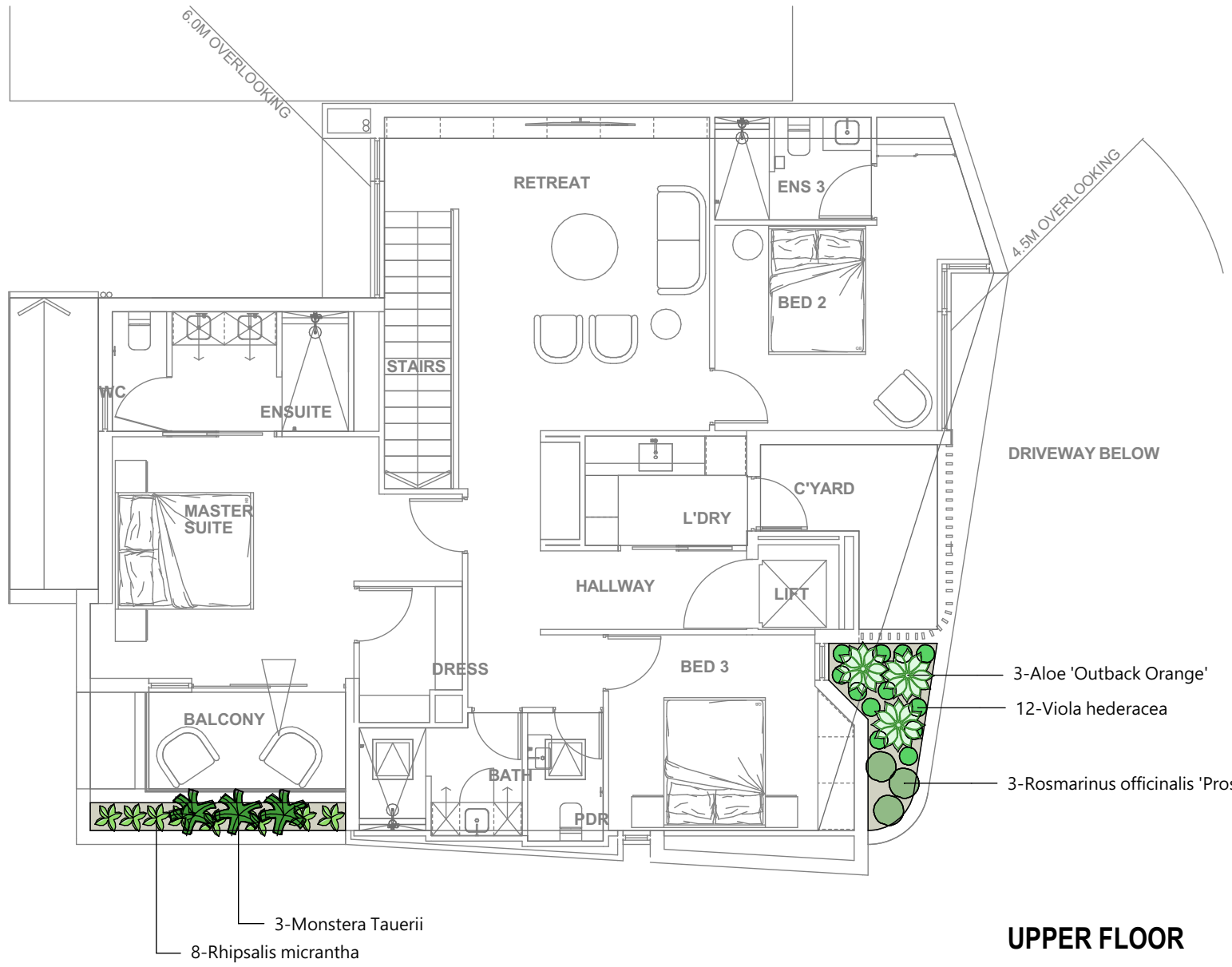
DARKLIGHTDESIGN©

UNIT 1 LANDSCAPE PLANTING PLAN (ZONE 7)

SCALE @ 1:100 (A3)

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UPPER FLOOR



117 WARATAH AVENUE

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Do not scale from this drawing.
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Any discrepancies to be reported to designer.
Subcontractors to verify all dimensions on site prior to commencing shop drawings and/or manufacture/fabrication.
All structural items to structural engineers specifications and approved documentation.
It is incumbent upon the contractor to confirm suitability of the proposed design against site conditions and to develop/design construction details in compliance with all relevant construction codes (NCC) and Australian standards. The contractor shall, in consultation with the owner and designer make design changes if and as necessary to accommodate existing site conditions and/or consultant certifications as may be necessary.
All required council approvals and permits are to be attained prior to onset of applicable works.

LANDSCAPE NOTES:
Please note that the plant graphic dimensions indicated are indicative sizes at plant maturity only and not actually stock sizes

All plant images presented are indicative only and do not represent actually plant specimens to be installed.

UNIT 2 & 3 LANDSCAPE PLANTING PLAN (ZONE 7)

SCALE @ 1:100 (A3)

City of Nedlands
Received
11 January 2024

Robert Finnie Design



UPPER FLOOR



117 WARATAH AVENUE

NOTES
This drawing is for design guidance only. Final details must meet site conditions, relevant authorities and applicable building standards.
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Any discrepancies to be reported to designer.
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UNIT 4 LANDSCAPE PLANTING PLAN (ZONE 7)

SCALE @ 1:100 (A3)

City of Nedlands
Received
11 January 2024

Robert Finnie Design



UPPER FLOOR



117 WARATAH AVENUE

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LANDSCAPE NOTES:
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LANDSCAPE LEGEND & NOTES

SCALE @ 1:100 (A3)

City of Nedlands
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Robert Finnie Design

PLANT SCHEDULE

ID	Botanical Name	Common Name	Size	Qty	Remarks
Trees					
Apb	Lagerstroemia Indica Natchez	White Crepe Myrtle 'Natchez'	150 LTR	4	
Bxb	Bauhinia x blakeana	Hong Kong orchid tree	200 LTR	1	
Pn-1	Pyrus nivalis	Snow Pear	200 LTR	7	
Po	Plumeria obtusa	Singapore Frangipani	MT	4	Min height / spread 2m
Palms - Cycads					
Cr	Cycas revoluta	Dwarf Sago Palm	300mm	6	
Re-1-1	Rhapis excelsa	Lady Palm	300mm	2	
Zf	Zamia furfuracea	Cardboard Plant	300mm	3	
Shrubs					
Pmm	Pittosporum miss muffet	Miss muffet Pittosporum	200mm	21	
Ro	Rosmarinus officinalis 'Prostratus	Rosemary	200mm	19	
Rop	Rhaphiolepis indica 'Oriental Pearl'.	Indian Hawthorn	200mm	44	
Vs	Viburnum suspensum	Sandankwa viburnum	300mm	106	
Perennials					
Aci-1	Arthropodium cirratum	Renga Lily	200mm	8	
Ae-1	Aspidistra elatior	Cast Iron Plant	200mm	126	
Mt1	Monstera Tauerii	Split-leaf philodendron	250mm	3	
Px	Philodendron 'Xanadu'	Philodendron	200mm	7	
Slrh	Salvia leucantha 'Red Harry'	Mexican Sage - 'Red Harry'	150mm	2	
Grasses					
Fj	Fatsia japonica	Japanese Aralia	200mm	2	
Llt*	Lomandra 'Lime Tuff'	'Lime Tuff'	150mm	5	
Llt**	Lomandra 'Tanika'	Spiny-headed mat rush	150mm	56	
Msa	Miscanthus sinensis 'Adagio'	Dwarf Maiden Grass	200mm	1	
Groundcovers					
Dm	Dymondia margaretae	Silver Carpet	150mm	14	
Dr	Dichondra repens	Kidney Weed	150mm	108	
Mpy	Myoporum parvifolium 'Yareena'	White flowered Boobialla	140 mm	18	
Tsa	Thymus serpyllum 'Albus'	White Creeping Thyme	150mm	18	
Vh-1	Viola hederacea	Native Violet	140mm	12	
Succulents					
Abr	Aloe 'Big Red'	'Big Red' Aloe	300mm	9	
Abr-1	Aloe 'Outback Orange'	'Outback Orange' Aloe	300mm	9	
Aid	Aloe 'Ivory Dawn'	'Ivory Dawn' Aloe	300mm	10	
Am-2	Aloe 'Southern Cross'	Southern Cross Aloe	300mm	7	
Co-2	Crassula gollum	Jade Plant	200mm	54	
Kb	Kalanchoe beharensis 'oakleaf'	Oak Leaf Kalanchoe	200mm	47	
Kcs-1	Kalanchoe 'Silver Spoons'	Silver Spoons	200mm	24	
Climbers					
Fp	Ficus pumila	Creeping fig	200mm	2	self clinging climber on masonry wall
Hsc	Hibbertia scandens	Snake Vine	200mm	34	use as groundcover + as vertical trellis detail
Rm	Rhipsalis micrantha	Rhipsalis	200mm	8	
Sf	Stephanotis floribunda	Madagascar Jasmine	200mm	32	Trained on vertical trellis detail
Tj	Trachelospermum jasminoides	Chinese Star Jasmine	200mm	9	Trained on post + mesh frame along Eastern boundary fence + vertical detail to LOT 4
Ferns					
Aquatic Plants					
Other					
Total:				**842**	

GENERAL NOTES

1. THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.
2. ALL DISCREPANCIES SHALL BE REFERRED TO THE SUPERINTENDENT FOR A DECISION BEFORE PROCEEDING WITH THE WORK.
3. DO NOT SCALE FROM THE DRAWINGS.
4. USE REFERENCED AUSTRALIAN OR OTHER STANDARDS (INCLUDING AMENDMENTS), AND THE BCA INCLUDING STATE AND TERRITORY VARIATIONS WHICH ARE CURRENT THREE MONTHS BEFORE THE DATE OF THE CONTRACT EXCEPT WHERE OTHER EDITIONS OR AMENDMENTS ARE REQUIRED BY STATUTORY AUTHORITIES. ANY LOCAL AUTHORITY REQUIREMENTS TAKE PRECEDENCE.

LANDSCAPE NOTES

SOILS & SURFACES

1. FINAL GRADING SHALL PROVIDE SURFACES FREE FROM DEPRESSIONS, IRREGULARITIES AND NOTICEABLE CHANGES IN GRADE. GENERALLY, GRADES SHALL DEVIATE IN LEVEL NO GREATER THAN 20MM IN ONE LINEAR METRE.
2. SITE AND IMPORTED TOPSOIL: TO AS 4419.
3. POTTING MIXES: TO AS 3743.
4. COMPOSTS, SOIL CONDITIONERS AND MULCHES: TO AS 4454.
5. TURF AREAS TO BE CLEARED OF ALL ROOTS ROCKS AND BUILDERS RUBBLE AND 30mm OF 'QUAD C' COMPOST SUPPLIED BY SCREENING TREES WA SHALL BE CULTIVATED THROUGH THE EXISTING SOIL TO A DEPTH OF 100MM WITH A ROTARY HOE. WHERE ACCESS FOR A ROTARY HOE IS LIMITED, THE SOIL CONDITIONER CAN BE DUG IN TO THE SAME DEPTH. NOTE - THE SOIL CONDITIONER IS A CONCENTRATE AND THE MIX CANNOT EXCEED 30% OF QUAD C.
5. PLANTED AREAS TO BE CLEARED OF ALL ROOTS ROCKS AND BUILDERS RUBBLE AND A MIN 150mm OF 'GENERAL GARDEN MIX' SUPPLIED BY GREEN LIFE SOIL COMPANY - MIDDLE SWAN SHALL BE CULTIVATED THROUGH THE EXISTING SOIL TO A DEPTH OF 200MM WITH A ROTARY HOE. WHERE ACCESS FOR A ROTARY HOE IS LIMITED, THE SOIL CONDITIONER CAN BE DUG IN TO THE SAME DEPTH.
6. PLANTED AREAS SHALL BE MULCHED WITH 'SANDGROPER' MULCH AS SUPPLIED BY RURAL STONE COMPANY - O'CONNOR UNLESS OTHERWISE STATED AND APPROVED TO A MINIMUM DEPTH OF 75MM.

PLANTING & TREES

1. TREES SHALL BE STAKED WITH 3no. 50mm x 50mm x 1800mm JARRAH STAKES. STAKES SHALL BE PAINTED BLACK AND INSTALLED TO A MIN DEPTH OF 600MM. TREES SHALL BE SECURED TO POLES W/ 3 X RUBBER TIES IN FIGURE 8.
2. TREES PLANTED WITH IN 1000MM OF WALLS SHALL BE INSTALLED WITHIN 600MM DEPTH NYLEX ROOT BARRIER MEMBRANE. MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS
3. PLANTS TO BE SETOUT IN OFFSET ROWS WITH CONSISTENT SPACING TO FILL DESIGNATED AREAS.
4. SUPPLY AND DELIVERY: SUPPLY PLANTS FROM A NURSERY WITH NURSERY INDUSTRY ACCREDITATION SCHEME AUSTRALIA (NIASA) ACCREDITATION AND DELIVER TO SITE WITH A LABEL DISPLAYING THE BOTANICAL NAME.
5. HEALTH: SUPPLY PLANTS WITH FOLIAGE SIZE, TEXTURE AND COLOUR AT TIME OF DELIVERY CONSISTENT WITH THE SIZE, TEXTURE AND COLOUR SHOWN IN HEALTHY SPECIMENS OF THE NOMINATED SPECIES.
6. VIGOUR: SUPPLY PLANTS WITH EXTENSION GROWTH CONSISTENT WITH THAT EXHIBITED IN VIGOROUS SPECIMENS OF THE SPECIES NOMINATED.
7. DAMAGE: SUPPLY PLANTS FREE FROM DAMAGE AND FROM RESTRICTED HABIT DUE TO GROWTH IN NURSERY ROWS.
8. PESTS AND DISEASE: SUPPLY PLANTS WITH FOLIAGE FREE FROM ATTACK BY PESTS OR DISEASE.

TURF

1. TURF SHALL BE INSTANT 'SOFT LEAF BUFFALO' AS SUPPLIED BY COMPLETE TURF SUPPLIES UNLESS OTHERWISE NOTED.
2. TURF SHALL BE CULTIVATED TURF OF EVEN THICKNESS, FREE FROM WEEDS AND OTHER FOREIGN MATTER.
3. SUPPLY: DELIVER THE TURF WITHIN 24 HOURS OF CUTTING, AND LAY WITHIN 36 HOURS OF CUTTING. PREVENT TURF FROM DRYING OUT BETWEEN CUTTING AND LAYING. IF NOT LAID WITHIN 36 HOURS OF CUTTING, ROLL OUT ON A FLAT SURFACE WITH THE GRASS UP, AND WATER AS REQUIRED TO MAINTAIN A GOOD CONDITION.
4. LAYING: LAY THE TURF AS FOLLOWS:
   4.1. STRETCHER BOND PATTERN WITH THE JOINTS STAGGERED AND CLOSE BUTTED.
   4.2. PARALLEL WITH THE LONG SIDES OF LEVEL AREAS, AND WITH CONTOURS ON SLOPES.
   4.3. FINISH FLUSH, AFTER TAMPING, WITH ADJACENT FINISHED SURFACES OF GROUND, PAVING EDGING, OR GRASS SEEDED AREAS.
5. TAMPING: LIGHTLY TAMP TO AN EVEN SURFACE IMMEDIATELY AFTER LAYING. DO NOT USE A ROLLER.
6. FERTILISING: APPLY LAWN FERTILISER AT THE COMPLETION OF THE FIRST AND LAST MOWINGS, AND AT OTHER TIMES AS REQUIRED TO MAINTAIN HEALTHY GRASS COVER.
7. WATERING: WATER IMMEDIATELY AFTER LAYING UNTIL THE TOPSOIL IS MOISTENED TO ITS FULL DEPTH. MAINTAIN MOISTURE TO THIS DEPTH.
8. LEVELS: IF LEVELS HAVE DEVIATED FROM THE DESIGN LEVELS AFTER PLACING AND WATERING, LIFT TURF AND REGRADE TOPSOIL TO ACHIEVE DESIGN LEVELS.

STEEL EDGING

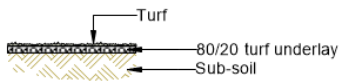
ALL TURF AREAS TO BE EDGED BY 100MM HIGH STRAIGHTCURVE EDGING AS SUPPLIED BY CREATION LANDSCAPES - NORTH FREMANTLE

FERTILISER

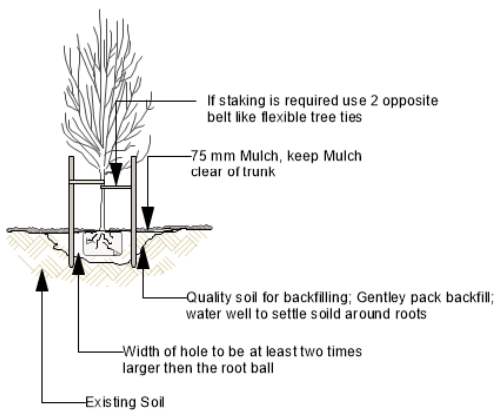
1. DESCRIPTION: PROVIDE PROPRIETARY FERTILISERS, DELIVERED TO THE SITE IN SEALED BAGS MARKED TO SHOW MANUFACTURER OR VENDOR, WEIGHT, FERTILISER TYPE, N:P:K RATIO, RECOMMENDED USES AND APPLICATION RATES.

IRRIGATION

1. WATER SOURCE - MAINS
2. IRRIGATION SLEEVES BENEATH PAVED SURFACES TO BE PROVIDED BY BUILDER
3. IRRIGATION TO BE DESIGNED TO SUIT WATER PRESSURE.
4. IRRIGATION SYSTEM TO BE HARD WIRED AND FULLY AUTOMATIC WITH CONTROLLER LOCATED ON EXTERNAL WALL.
5. PLANTING TO BE IRRIGATED WITH NETAFIM TECHLINE TO MANUFACTURERS SPECIFICATION.
6. TREES BE IRRIGATED BY 3 X TORO FLOOD BUBBLERS WITH SUITABLE SPRINKLER BODIES AND RISERS ON A DEDICATED STATION.
7. TURF TO BE IRRIGATED BY MP ROTATORS AND OVERLAP SUFFICIENTLY TO MAINTAIN CONSISTENT GROWTH.
8. AS CONSTRUCTED DRAWINGS, MANUALS AND 12 MONTH WARRANTY SHALL BE SUPPLIED TO CLIENT UPON PRACTICAL COMPLETION.



01 TYPICAL LAWN INSTALL
Scale: 1:100



02 TYPICAL TREE INSTALL
Scale: 1:100

117 WARATAH AVENUE

UNIT 1 DRIVEWAY 3D PRESENTATION

SCALE @ NTS

City of Nedlands
Received
11 January 2024



117 WARATAH AVENUE

UNIT 2 DRIVEWAY 3D PRESENTATION

SCALE @ NTS

City of Nedlands
Received
11 January 2024



117 WARATAH AVENUE

DA5.02 | designed AB/DT | drawn CH/AB | checked AB | scale AS SHOWN ON DRAWINGS | project # X372-22 | revision E | 11.01.24 AMENDED PLANNING APPROVAL #117 WARATAH AVENUE, DALKEITH (CITY OF NEDLANDS)

DEVMAC PROPERTY GROUP

DARKLIGHTDESIGN©

UNIT 3&4 DRIVEWAY 3D PRESENTATION

SCALE @ NTS

City of Nedlands
Received
11 January 2024



117 WARATAH AVENUE

FRONT VERGE 3D PRESENTATION

SCALE @ NTS

City of Nedlands
Received
11 January 2024



117 WARATAH AVENUE

DA5.04 | designed AB/DT | drawn CH/AB | checked AB | scale AS SHOWN ON DRAWINGS | project # X372-22 | revision E | 11.01.24 AMENDED PLANNING APPROVAL
#117 WARATAH AVENUE, DALKEITH (CITY OF NEDLANDS)

DEVMAC PROPERTY GROUP

DARKLIGHTDESIGN©

PEDESTRIAN GATE 3D PRESENTATION

SCALE @ NTS

City of Nedlands
Received
11 January 2024



117 WARATAH AVENUE

LANDSCAPED COURTYARD 3D PRESENTATION

SCALE @ NTS

City of Nedlands
Received
11 January 2024



117 WARATAH AVENUE

16.2. PD04.02.24 Consideration of Development Application – Four Multiple Dwellings and Additions and Alterations to a Single House at 8 Kingsway, Nedlands

Meeting & Date	Council Meeting – 27 February 2024
Applicant	Allerding and Associates
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff involved in the preparation of this report and the proponents or their consultants.
Report Author	Nathan Blumenthal – A/ Manager Urban Planning
Director	Roy Winslow – A/ Director Planning and Development
Attachments	1. Zoning Map 2. Development Plans 3. R-Codes Volume 2 Assessment 4. Landscape Concept Report 5. Applicant's Response to RFI 6. CONFIDENTIAL - Submissions

Purpose

The purpose of this report is for Council to consider a development application for a residential development comprising of four multiple dwellings and additions and alterations to a single house at 8 Kingsway, Nedlands. This application is being presented to Council as the proposal received objections within the consultation period. The matters below have been identified as key considerations for the determination of this application.

- Rear Setback (see report section Side and rear setbacks).
- Internal building separation between existing single house and proposed multiple dwellings (see report section Building Separation).
- Visual Privacy to east and south (see report section Visual Privacy).
- Landscape concept (see report section Landscape Design)
- Carport Setback from street (see report section Street Setback).

Recommendation

That Council in accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 6 February 2024 for Four Multiple Dwellings and Additions and Alterations to an existing Single House at 8 Kingsway, Nedlands, subject to the following conditions:

1. **This approval relates only to the development as indicated on the approved plans dated 6 February 2024. It does not relate to any other development on this lot and must substantially commence within 2 years from the date of the decision letter.**

2. All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site.

Engineering and Design

3. All stormwater discharge from the development shall be contained and disposed of on-site unless otherwise approved by the City of Nedlands. Prior to the issue of a building permit, detailed stormwater calculations and design are to be submitted to the satisfaction of the City.

4. Prior to the issue of a building permit, a Construction Management Plan shall be submitted and approved to the satisfaction of the City. The approved Construction Management Plan shall be observed at all times throughout the construction and demolition processes to the satisfaction of the City.

5. Prior to the issue of a building permit, a minimum of 20% units (1 unit) are to be designed at building permit stage to the Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia) and implemented prior to occupation to the satisfaction of the City of Nedlands.

6. Prior to occupation, walls on or adjacent to lot boundaries are to be finished externally to the same standard as the rest of the development in:

    a. Face brick;
    b. Painted render;
    c. Painted brickwork; or
    d. Other clean finish as specified on the approved plans.

    And are to be thereafter maintained to the satisfaction of the City of Nedlands.

7. Prior to occupation, the kitchen and dining room windows located on the south elevation on the approved plans shall be screened in accordance with the Residential Design Codes by either;

    a. fixed and obscured glass to a height of 1.6 metres above finished floor level; or
    b. fixed screening devices to a height of 1.6 meters above finished floor level that are at least 75% obscure and made of a durable material; or
    c. a minimum sill height of 1.6 metres above the finished floor level; or
    d. an alternative method of screening approved by the City of Nedlands.

    The required screening shall be thereafter maintained to the satisfaction of the City of Nedlands.

Landscaping

8. **Prior to the issue of a building permit, an amended landscape plan shall be submitted to and approved by the City of Nedlands. Prior to occupation, landscaping is to be installed and maintained in accordance with that plan, or any modifications approved thereto, for the lifetime of the development thereafter, to the satisfaction of the City of Nedlands.**

9. **The Jacaranda in the northwest corner of the lot as shown on the approved plans forms part of this approval and is to be retained for the life of the development.**

10. **Prior to the issue of a demolition permit and/or building permit, a suitably qualified arborist is to submit a plan to be approved by the City of Nedlands outlining tree protection measures to be undertaken to conserve the Jacaranda tree identified for retention as shown on the plans. The approved measures are to be monitored by the arborist and implemented for the duration of the demolition and construction process to the satisfaction of the City of Nedlands.**

11. **The street tree(s) within the verge in front of the lot are to be protected and maintained through the duration of the demolition and construction processes to the satisfaction of the City of Nedlands. Should the tree(s) die or be damaged, they are to be replaced with a specified species at the owner's expense and to the satisfaction of the City of Nedlands.**

12. **Prior to occupation, all communal and private open space areas with landscaping shall include a tap connected to an adequate water supply for the purpose of irrigation.**

Acoustics and Sustainability

13. **Prior to the issue of a building permit, the applicant is to lodge with the City of Nedlands an amended acoustic report prepared by a suitably qualified and licensed acoustic consultant demonstrating compliance of mechanical plants with the requirements of the Environmental Protection (Noise) Regulations 1997 to the satisfaction of the City of Nedlands.**

14. **Prior to occupation, the recommendations and specifications contained within the Emergen Sustainable Design Assessment Report dated 24 July 2023, or any approved modifications, are to be carried out and maintained for the lifetime of the development to the satisfaction of the City of Nedlands.**

Waste

15. **The development shall comply with the approved Waste Management Plan date stamped 24 July 2023 to the satisfaction of the City of Nedlands. Any modification to the approved Waste Management Plan will require further approval by the City.**

Parking

16. **Prior to occupation of the development, all car parking bays and visitor bicycle bays are to be clearly line marked, drained and with visitor car parking clearly marked or signage provided, and maintained thereafter by the landowner to the satisfaction of the City of Nedlands.**

17. **All car parking dimensions (including associated wheel stops and headroom clearance), manoeuvring areas, ramps, crossovers and driveways shall comply with Australian Standard 2890.1-2004 - Off-street car parking and Australian Standard 2890.6:2009 - Off-street parking for people with disabilities (where applicable) to the satisfaction of the City of Nedlands.**

18. **Prior to occupation, all bicycle racks shall be provided and installed to the satisfaction of the City of Nedlands and maintained for the lifetime of the development.**

Voting Requirement

Simple Majority.

This report is of a quasi judicial nature as it is a matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications and other decisions that may be appealable to the State Administrative Tribunal.

The decision must be made in a manner that is impartial, free from bias, and in accordance with the principles of natural justice. The decision must be made in having regard to the facts of the matter under consideration, and in accordance with the relevant laws and policies as they apply to that matter.

Discretionary considerations and judgments in the decision must be confined to those permitted to be considered under the laws and polices applicable to the matter and given such weight in making the decision as the relevant laws and polices permit them to be given.

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Residential
R-Code	R60
Land area	880m2
Land Use	Residential
Use Class	'P' – Permitted Use

The site is located at 8 Kingsway, Nedlands, within the block bound by Edward Street to the north and Elizabeth Street to the south. The site is located on the eastern side of Kingsway. The lots on the western side of Kingsway are zoned R12.5 and the lots immediately behind the subject site on Broadway are zoned R-AC3 (**Attachment 1**). The lot has a 20m frontage, an area of 880m² and features a natural slope of 3.2m from east to west.

The locality is predominantly characterised by single residential houses between one to two storeys. This street block of Kingsway acts as a transitional corridor between the mixed-use, high-density development on Broadway and the low-density residential development further west. As a result, the immediate area is expected to undergo a gradual transition to a higher density and scale of development.



Figure 1: Aerial Image of 8, Kingsway, Nedlands

Application Details

The site features an existing single storey house which is to be retained. The application seeks development approval for a three-storey residential development to the east of the site, and additions and alterations to the existing single dwelling. Parking for the multiple dwellings is provided in an undercroft space via a ramped driveway from Kingsway. A separate crossover and single carport is proposed to service the single house.

Following the initial consultation period, the applicant provided additional information on 18 January 2024 to address concerns raised by the City, Design Review Panel (DRP) and the public submissions.

The additional information provided is summarised as follows:

- **Further justification provided in relation to the proposed rear setback, building separation, visual privacy and landscaping.**

- **Further information detailed on plans in relation to vehicle access, stormwater and vehicle sightlines.**
- **Further detail provided on proposed landscaping and tree retention.**

Further amended plans were provided on 6 February 2024 (**Attachment 2**) to show the window to bedroom 1 for Units 1 and 3 on the eastern elevation as obscure in response to neighbour concerns. The demolition plan was also updated to provide clarity on the northern limestone dividing fence.

Discussion

Design Review Panel

The application was reviewed by the City's Design Review Panel (DRP) on 17 October 2022 and 6 November 2023. A final review of revised plans was conducted by the DRP A/Chair on 18 January 2024. A summary of the DRP advice is provided in the table below.

DRP Design Quality Evaluation			
	Supported		
	Further Information Required		
	Not supported		
	Yet to be addressed		
SPP 7.0 Principles	17 October 2022 - DRP 1	6 November 2023 - DRP 2	18 January 2024 – A/Chair
1. Context and Character			
2. Landscape Quality			
3. Built Form and Scale			
4. Functionality and Built Quality			
5. Sustainability			
6. Amenity			
7. Legibility			
8. Safety			
9. Community			
10. Aesthetics			

In relation to Built Form and Scale, the final DRP A/Chair comments stated "the DRP generally supports this proposal given it has many positive aspects however encourages the applicant to increase the rear setback as suggested in both previous DRP meetings in order to achieve all greens."
In response to DRP comments the application has provided additional justification relating to the rear setback (**Attachment 5**). On balance the rear setback is considered to meet the element objectives as discussed in this report under Element 2.4 Side and Rear Setbacks.

Assessment of Statutory Provisions

The proposal has been assessed against all relevant legislative requirements including Local Planning Scheme No.3 (LPS3), Residential Design Codes Volume 1 (R-Codes Volume 1), Residential Design Codes Volume 2 – Apartments (R-Codes Volume 2), and Local Planning Policies. The matters below have been identified as key considerations for the determination of this application.

- Rear Setback.
- Building Separation.
- Visual Privacy.
- Landscape Design.
- Carport Setback from street.

The development meets the Element Objectives for the above matters subject to conditions of approval and is supported. Please refer to the assessment provided below and as attached at **Attachment 3**.

Local Planning Scheme No. 3

Schedule 2, Clause 67(2) (Consideration of application by Local Government) identifies those matters that are required to be given due regard to the extent relevant to the application. Where relevant, these matters are discussed in the following sections. Overall, the development is considered to meet these objectives, particularly in regard to height, scale, bulk and appearance, and the potential impact it will have on the local amenity.

State Planning Policy 7.3 - Residential Design Codes – Volume 2 – Apartments

The proposal has been assessed against all relevant design elements of the Residential Design Codes Volume 2 – Apartments (R-Codes) which provides a comprehensive basis for the control of residential development. Those elements which require key consideration are detailed below.

Element 2.4 Side and Rear Setbacks

To the east (rear), the development proposes a minimum setback of 1.4m and an average setback of 4.3m. Whilst the average setback achieves the provisions of the Broadway Design Response Local Planning Policy 5.10, consideration of the minimum setback against the element objectives is required. The setback is considered to achieve the element objectives for the following reasons:

- The portions of development setback at 1.4m are short in length (3.4m each) and form part of an articulated façade, thereby breaking up the perception of building bulk. A deep soil zone is provided within the rear setback area with screening plants and an existing large Jacaranda tree which will further provide a visual buffer between the adjoining property.
- The orientation of the multiple dwellings has been designed to face all activity internally to the subject site, with any overlooking to the east being oblique. This further keeps any noisy areas to the centre of the site to protect the amenity of

adjoining properties. On balance the rear setback provides for adequate separation between neighbouring properties.

- The multiple dwelling development is located at the rear of the existing single house and thereby the proposed rear setback will have minimal impact on the existing streetscape pattern or the desired streetscape character.
- The development includes the retention of the existing large Jacaranda tree to the north-east boundary. The proposed setback of the development from side and rear boundaries is sufficient to ensure the protection of this tree and reinforce the landscape character of the area. Further, a recommended condition of approval will ensure that protection measures are undertaken during the construction to protect the root zone of the existing tree.
- The rear setback adequately responds to sites of differing intensity of development. The lots to the east on Broadway are zoned Mixed Use R-AC3 which allows for an indicative height envelope of 6 storeys. Given the steep slope of the land, typical Broadway developments, including 79 Broadway to the south-east of the subject site, have been approved with six storeys to the street, but present as approximately four storeys to the rear. The proposed development being three storeys at the rear provides for an appropriate transition from the R-AC3 down to the R60 zones. The interface with the rear lot is well articulated and does not inhibit the R-AC3 lots from redeveloping to their density code in the future.
- It is further noted that the existing development on 77 Broadway is setback between nil and 5.2m from the western boundary abutting 8 Kingsway, with an average setback of 2.0m. This minimum and average setback is comparable to the proposal, thereby reflecting the established pattern of development.

Element 2.7 Building Separation

A minimum 4.1m building separation distance is proposed on site between the new apartments and the existing single house. The separation distance ensures there is sufficient residential amenity and adequate landscaping and outdoor space for the following reasons:

- The design of the multiple dwellings takes into consideration the privacy of both the residents in the proposed development and the adjacent single-storey house. Privacy screens and landscaping are provided to minimise direct overlooking, and any overlooking within the site is oblique. The separation distance provided is sufficient to allow for proper airflow and the incorporation of landscaping and greenery. The design considers the orientation of the building to provide a north-south separation corridor that minimises overshadowing and allows for natural light.
- The separation area is a paved and landscaped space that is distinctly separate from the apartment terrace. This space acts as a buffer between the existing house and the new building. The proposed separation distance does not compromise the provision of private outdoor space for the existing dwelling, which has access to two outdoor living areas including a pond, courtyard and landscaping approximately 96m2 in area.
- The proposal achieves an appropriate setback from adjoining buildings as viewed from the street. The setbacks proposed reflect both the existing and desired future streetscape.

Element 3.5 Visual Privacy

The north facing windows to bedroom 1 within the multiple dwellings are setback 2.7m within the cone of vision from the eastern boundary with 77 Broadway. The orientation of these windows minimises direct overlooking of habitable rooms and private outdoor living areas of neighboring properties and meets the element objectives for the following reasons:

- **Any overlooking is indirect due to the northern orientation of the windows. All directly eastern facing windows are setback in accordance with the acceptable outcomes. Further, given the change in ground levels between the two sites, any potential overlooking will primarily fall upon the roof of the adjoining dwellings and the patio to the outdoor living area of the subject site.**
- **From Units 1 and 3 the cone of vision only impacts a narrow 1m side setback area. The adjacent wall contains no major openings.**
- **From Units 2 and 3 the cone of vision only impacts an area of dense vegetation which obscures any overlooking to the dwelling beyond.**

The south facing windows to the Units 2 and 4 kitchen/dining area are setback 3.2m within the cone of vision from the southern boundary with 10 Kingsway. These windows will directly impact the outdoor living area on 10 Kingsway. It is acknowledged that the two adjoining properties are currently under the same ownership and are broadly designed to be used in conjunction with one another. Notwithstanding, it is recommended that a condition be imposed to screen these windows to protect the amenity of 10 Kingsway should the owners decide to sell in the future.

Element 4.12 Landscape Design

The applicant has provided a landscape concept plan prepared by Place Lab. Landscaping is provided within the front setback area which features a reflection pond, native plants and feature pots and decorations. This reflects the front yard typology present within the existing streetscape and enhances local amenity. Landscaping is also provided to the rear of the multiple dwellings and in the courtyard space between the multiple dwellings and single house to provide for an attractive outlook from habitable rooms.

As a concept plan this has been endorsed by the DRP, however it is acknowledged that it includes limited information on plant species, reticulation details and soil depths. The applicant has advised in writing that the minimum soil depths will be in accordance with the requirements of Table 4.12 of the R Codes Volume 2, and that a species list and reticulation details will be provided as part of a comprehensive Landscape Plan, to be submitted for approval by the City, prior to lodgement of the building permit. The applicant has further agreed to include a minimum 50% endemic species. All of the above have been recommended as a condition of approval.

Local Planning Policy 5.10 – Broadway Precinct (LPP 5.10)
Street Setback (Carport)

The Acceptable Outcome street setback in the City's LPP 5.10 for lots facing Kingsway is 5m. The bulk of the development achieves the street setback provisions of LPP 5.10 thereby reinforcing and complementing the existing and proposed landscape character of the street. The apartment component is setback over 25m from the street thereby having minimal impact on the existing or proposed streetscape character. The setback to the existing single house is 7.5m.

The development proposes a single carport setback 2m from the primary street. This carport replaces an existing double carport which has a 2.3m street setback to the posts and nil setback to the roof line. The proposed carport is open framed in design allowing views through to the existing dwelling. The pitched roof form complements the existing dwelling. In considering the pre-development condition, the single carport is an improvement to the streetscape as it reduces the width of the frontage taken up by the carport and parking. The inclusion of the carport maintains the single house scale as viewed from the public realm thereby complementing the existing character of the street.

Sustainability

The following sustainability initiatives are incorporated in the development:

- 5kW solar PV array to single house and 10kW solar PV array to apartments.
- A 6.5 Star NatHERS rating for the single house and an average 6 star NatHERS rating for the apartments.
- Infrastructure for future EV charging stations to apartments.
- Waterwise, native plants.
- Natural cross-ventilation.
- Water efficient plumbing fixtures and fittings
- Re-use of existing building materials from partial demolition of single house.

A condition is recommended that requires the implementation of the sustainability initiatives in the sustainable design assessment report prepared by EMERGEN dated received 24 July 2023

Consultation

The application was advertised for a period of 28 days from 20 October 2023 to 17 November 2023 by the following:

At the close of the advertising period, five objections were received.
The following is a summary of the concerns/comments raised and the Administration's response and action taken in relation to each issue:

1. **Bulk and Scale – concerns with cumulative impact from surrounding development, and impact on natural light and ventilation to habitable areas.**

The development has a maximum height of three storeys and 10.4m. The proposed height is consistent with the City's Broadway LPP which has an acceptable outcome of 3 storeys and 12m. The proposed plot ratio of 0.53 is less than the acceptable outcome of 0.8. All setbacks meet the element objectives as discussed in this report and ensure that adequate access to light and ventilation is maintained. The locality is expected to undergo a gradual transition to a higher density and scale of development. On balance the development proposes a bulk and scale which is within the expectations of the R60 density code and is supported.

2. **Side and Rear Setbacks do not provide for adequate separation.**

   Officers support the proposed side and rear setbacks. Please see the report above for further details.

3. **Visual Privacy – concerns with overlooking to adjoining north, south and east properties.**

   Officers support the proposed visual privacy setbacks. Please see the report above for further details.

4. **Insufficient provision of parking**

   The proposal meets the acceptable outcomes in relation to both residential and visitor parking. The car parking provision is considered appropriate to the site's location within an Activity Centre and proximity to high frequency bus routes.

5. **Concerns with increase in traffic**

   Given that the application is for four new dwellings only, the amount of traffic likely to be generated by the new development is comparatively low, considering the R60 density, and the existing road network is capable of accommodating the increase in vehicle numbers.

6. **Pedestrian safety concerns**

   The proposal is designed so that vehicles from the multiple dwellings enter and exit in forward gear. Further Kingsway footpath is located on the opposite side of the road thereby the new crossover should not impact on pedestrian safety.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2022-23 vision and desired outcomes as follows:

Vision **Sustainable and responsible for a bright future**

Pillar Place
Outcome 6. Sustainable population growth with responsible urban planning.

Budget/Financial Implications

Nil.

Legislative and Policy Implications

Council is requested to make a decision in accordance with clause 68(2) of the Deemed Provisions. Council may determine to approve the development without conditions (cl.68(2)(a)), approve with development with conditions (cl.68(2)(b)), or refuse the development (cl.68(2)(c)).

Decision Implications

If Council resolves to approve the proposal, development can proceed after receiving a Building Permit and necessary clearances.

In the event of a refusal, the applicant will have a right of review to the State Administrative Tribunal. The Tribunal will have regard to the R-Codes as a State Planning Policy. Similarly, should an applicant be aggrieved by one or more conditions of approval, this can be reviewed by the Tribunal.

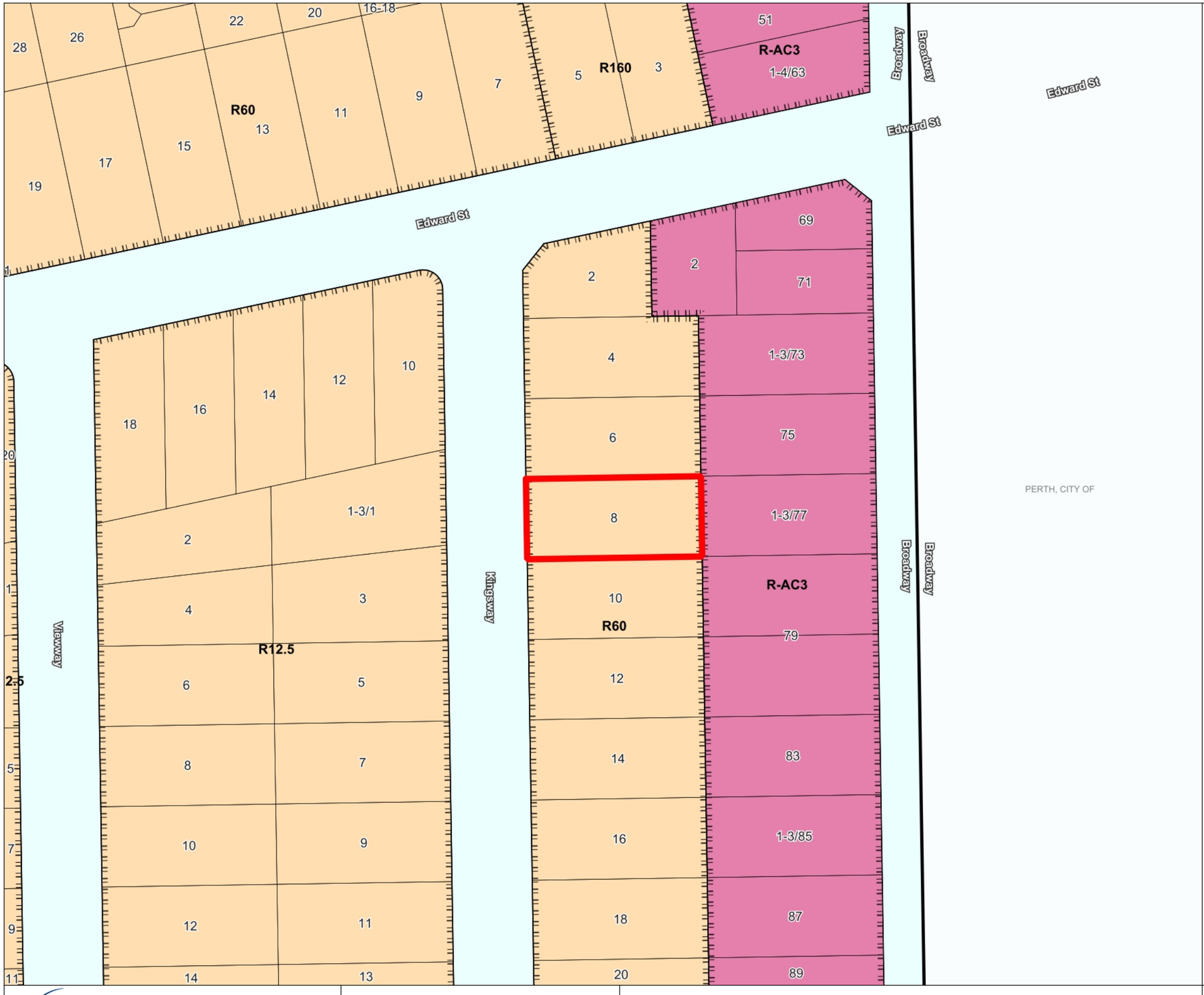
Conclusion

The application for a residential development at 8 Kingsway, Nedlands has been presented for Council consideration due to objections being received. The proposal is considered to meet the key amenity related elements of R-Codes Volumes 1 and 2 and, as such, is unlikely to have a significant adverse impact on the local amenity of the area. The proposal has been assessed and satisfies the design principles of the R-Codes in relation to being consistent with the immediate locality and streetscape character.

Accordingly, it is recommended that the application be approved by Council, subject to conditions of Administration's recommendation.

Further Information

Nil



Labels
- House Numbers
- Road Names

Boundaries
- Nedlands LGA Boundary
- Surrounding LGAs

LPS3 RCodes

Property Boundaries

LPS3 Zones
- Local Centre
- Mixed Use
- Residential

City of Nedlands

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8 Kingsway Zoning Map

19/01/2024

1:1000

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KINGSWAY
8 KINGSWAY, NEDLANDS



- ARCHITECTURAL SET -

A000	Cover Sheet
A001	Site Context
A002	Site Plan
A003	Ventilation, Solar Analysis & Overshadowing Diagrams
A005	Demolition Plan
A099	Lower Ground Plan
A100	Ground Floor Plan
A101	First Floor Plan
A105	Roof Plan
A300	Elevations & Section
A301	Elevations & Section

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Kingsway
21093
Cover Sheet

A000 **Rev. D**

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LOCATION PLAN



KINGSWAY STREET ELEVATION



SITE CONTEXT

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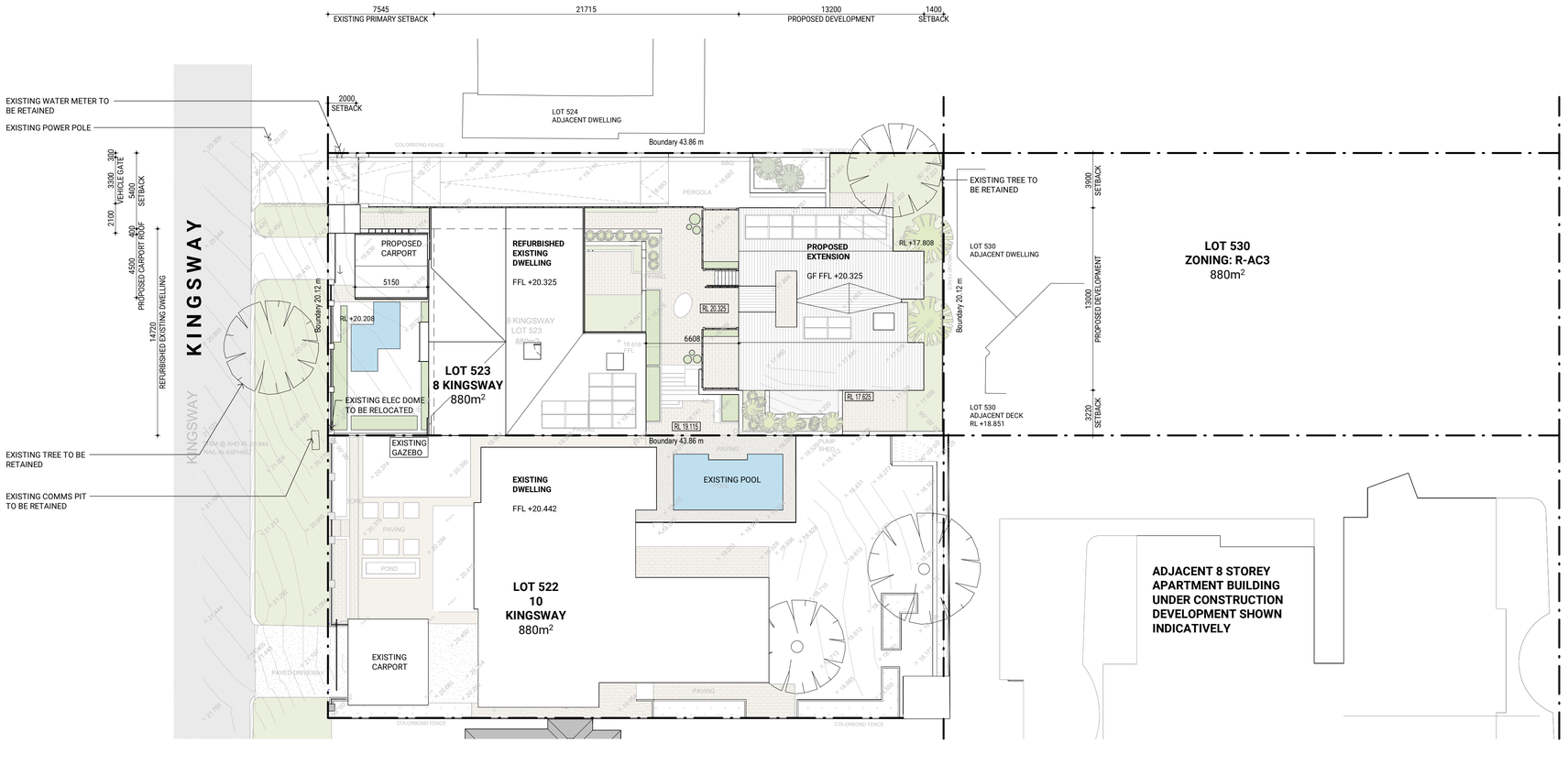
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Kingsway
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Site Context
A001 **Rev. C**

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1 Proposed Site
1 : 200

PLANNING BRIEF

ADDRESS	8 KINGSWAY, NEDLANDS
LOCAL AUTH.	CITY OF NEDLANDS
ZONING	R60
LPS	CITY OF NEDLANDS LOCAL PLANNING SCHEME NO. 3
HEIGHTS	3 STOREYS PERMITTED
SETBACKS	PRIMARY - 2m, SIDE - 3m, REAR - 3m

GENERAL PROVISIONS

8 KINGSWAY	
LOT SIZE TOTAL	880sqm
DWELLING MIX	PROVIDED: 2 BED - 5
PLOT RATIO PERMITTED	704sqm (0.8)
PLOT RATIO PROPOSED	452sqm (0.51)

	MAIN HOUSE	UNIT 1	UNIT 2	UNIT 3	UNIT 4		TOTAL
AREA	148	63	65	63	65		
G	1	1	1				3
1				1	1		2
TOTAL	1	1	1	1	1		**5**
TOTAL AREA	148	63	65	63	65		**404**

RESIDENTIAL DWELLING SCHEDULE

NOTE:
AREAS SHOWN ARE STRATA AREAS (TO INSIDE OF EXTERIOR WALL)

LANDSCAPING

COMMUNAL OPEN SPACE	NOT REQUIRED (<10 DWELLINGS) 52sqm PROVIDED

REFER ALSO LANDSCAPE AREA CALCULATIONS ON LANDSCAPE DRAWINGS

CAR & BICYCLE PARKING

LOCATION A (HIGH FREQUENCY BUS ROUTE)
RESIDENTS: 1 CARBAY/2+ BED UNIT
VISITORS: 1 CARBAY/4 UNITS (UP TO 12 UNITS)
BICYCLE SPACES RESIDENTS: 0.5/UNIT, VISITORS: 1/10 UNITS

8 KINGSWAY PARKING REQD	5 RESIDENT BAYS, 2 VISITOR BAYS = 7 BAYS TOTAL
8 KINGSWAY PARKING PROVIDED	7 BAYS
8 KINGSWAY BICYCLE SPACES	4 SPACES REQD, 4 SPACES PROVIDED

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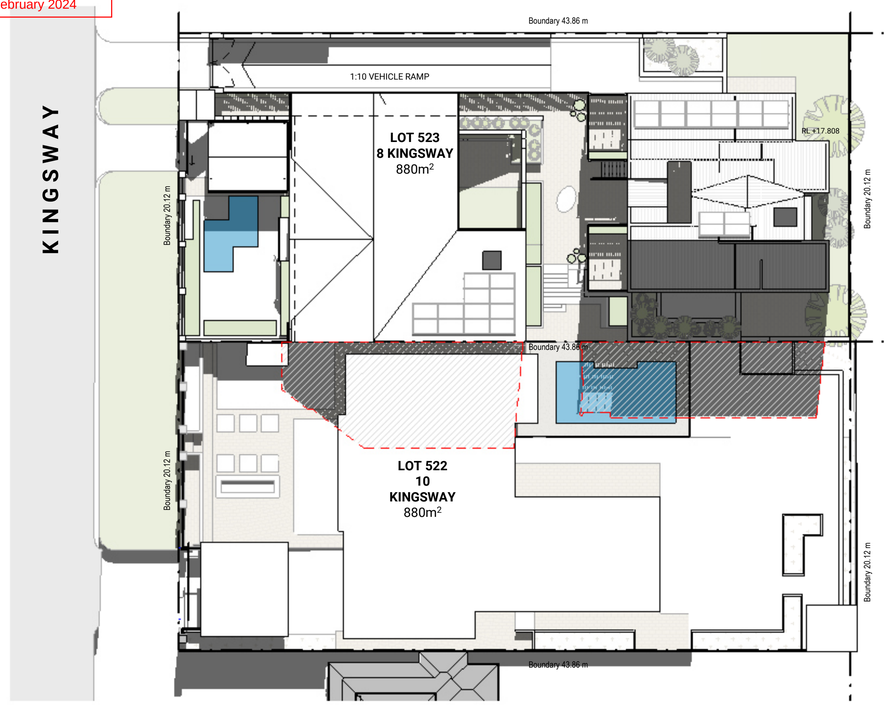
Kingsway
21093
Site Plan

A002 **Rev. E**

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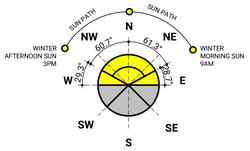
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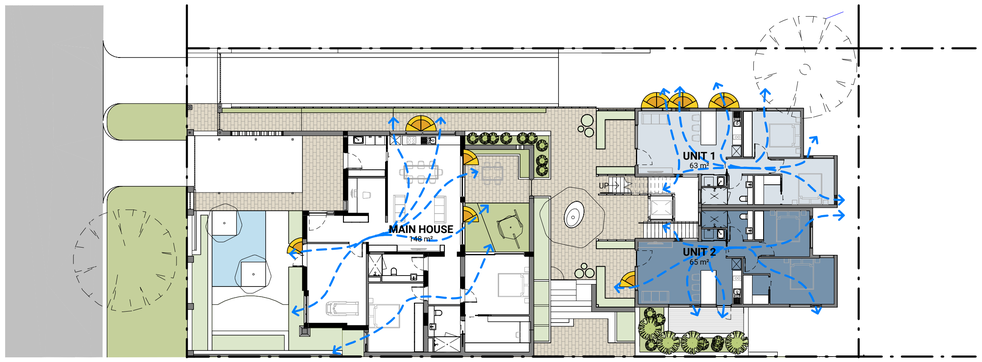


1 OVERSHADOWING DIAGRAM
1 : 200

OVERSHADOWING:
APPROX. SHADOW CAST AT MIDDAY 21 JUNE FROM LOT 523 (8 KINGSWAY) ONTO ADJOINING LOT 522 (LOT 10) ILLUSTRATED
50% OVERSHADOWING OF ADJOINING PROPERTY SITE AREA PERMITTED (R60)
SHADOW CAST APPROX. 174sqm (20% OF 880sqm LOT 10 SITE AREA)



WINTER SOLSTICE SUN ORIENTATION



2 GROUND - VENTILATION & SOLAR ACCESS
1 : 200



3 FIRST FLOOR - VENTILATION & SOLAR ACCESS
1 : 200

CROSS VENTILATION SUMMARY

UNIT NUMBER	FLOOR	ASPECT	CROSS-VENTILATION
MAIN HOUSE	GROUND	TRIPLE	**ACHIEVED**
UNIT 01	GROUND	DUAL	**ACHIEVED**
UNIT 02	GROUND	TRIPLE	**ACHIEVED**
UNIT 03	LEVEL 01	TRIPLE	**ACHIEVED**
UNIT 04	LEVEL 01	TRIPLE	**ACHIEVED**

100% OF DWELLINGS ARE CAPABLE OF BEING NATURALLY CROSS VENTILATED IN ALL STOREYS OF THE DEVELOPMENT (MIN. 60% AS PER 4.2 NATURAL VENTILATION ACCEPTABLE OUTCOMES IN SPP 7.3 RESIDENTIAL DESIGN CODES VOL 2 APARTMENTS).
THE DEVELOPMENT IS CONSIDERED TO COMPLY.

HOURLY SOLAR ACCESS ANALYSIS SUMMARY

UNIT NUMBER	FLOOR	HOURS	SOLAR ACCESS
MAIN HOUSE	GROUND	5-6	**PASS**
UNIT 01	GROUND	5-6	**PASS**
UNIT 02	GROUND	2-3	**PASS**
UNIT 03	LEVEL 01	5-6	**PASS**
UNIT 04	LEVEL 01	2-3	**PASS**

100% OF DWELLINGS HAVE LIVING ROOMS AND PRIVATE OPEN SPACE THAT OBTAIN AT LEAST 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM ON 21 JUNE (MIN. 70% AS PER 4.1 SOLAR AND DAYLIGHT ACCESS ACCEPTABLE OUTCOMES IN SPP 7.3 RESIDENTIAL DESIGN CODES VOL 2 APARTMENTS).
THE DEVELOPMENT IS CONSIDERED TO COMPLY.

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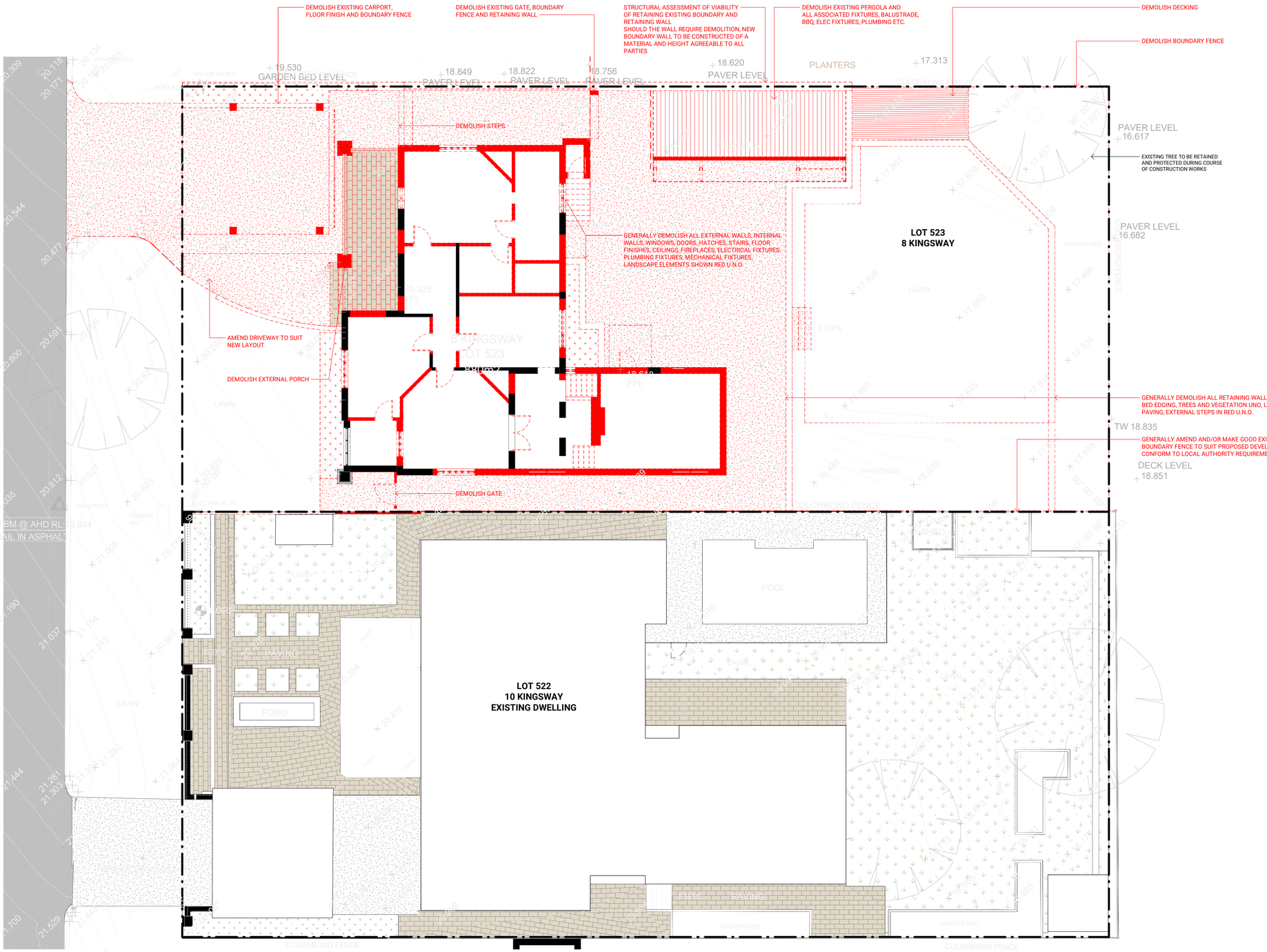
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Kingsway
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Ventilation, Solar Analysis & Overshadowing Diagrams

A003 **Rev. C**

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1 DEMOLITION PLAN
1 : 100

NOTE: DRAWING TO BE READ IN COLOUR

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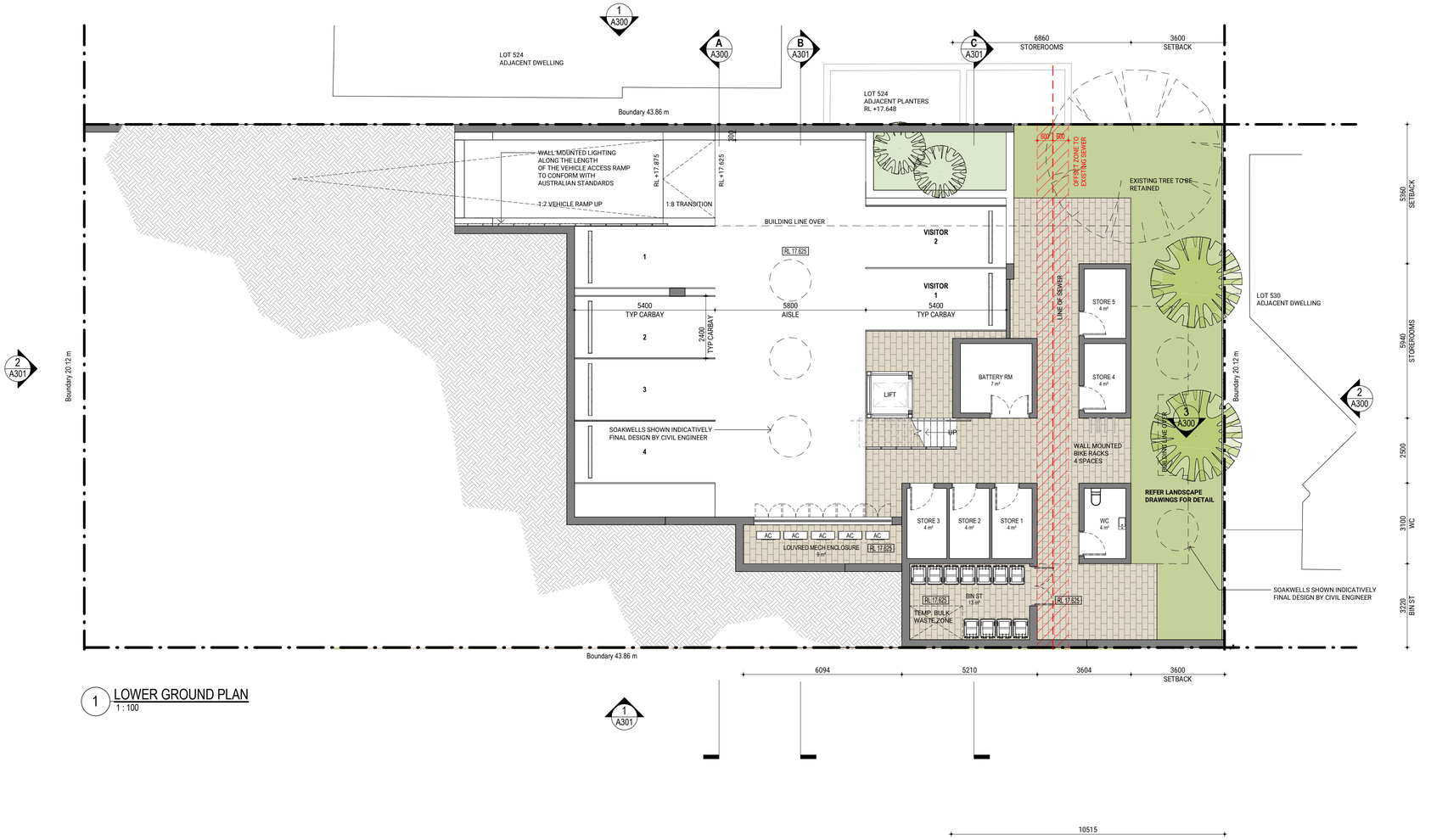
Kingsway
21093
Demolition Plan

A005 **Rev. E**

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1 LOWER GROUND PLAN
1 : 100

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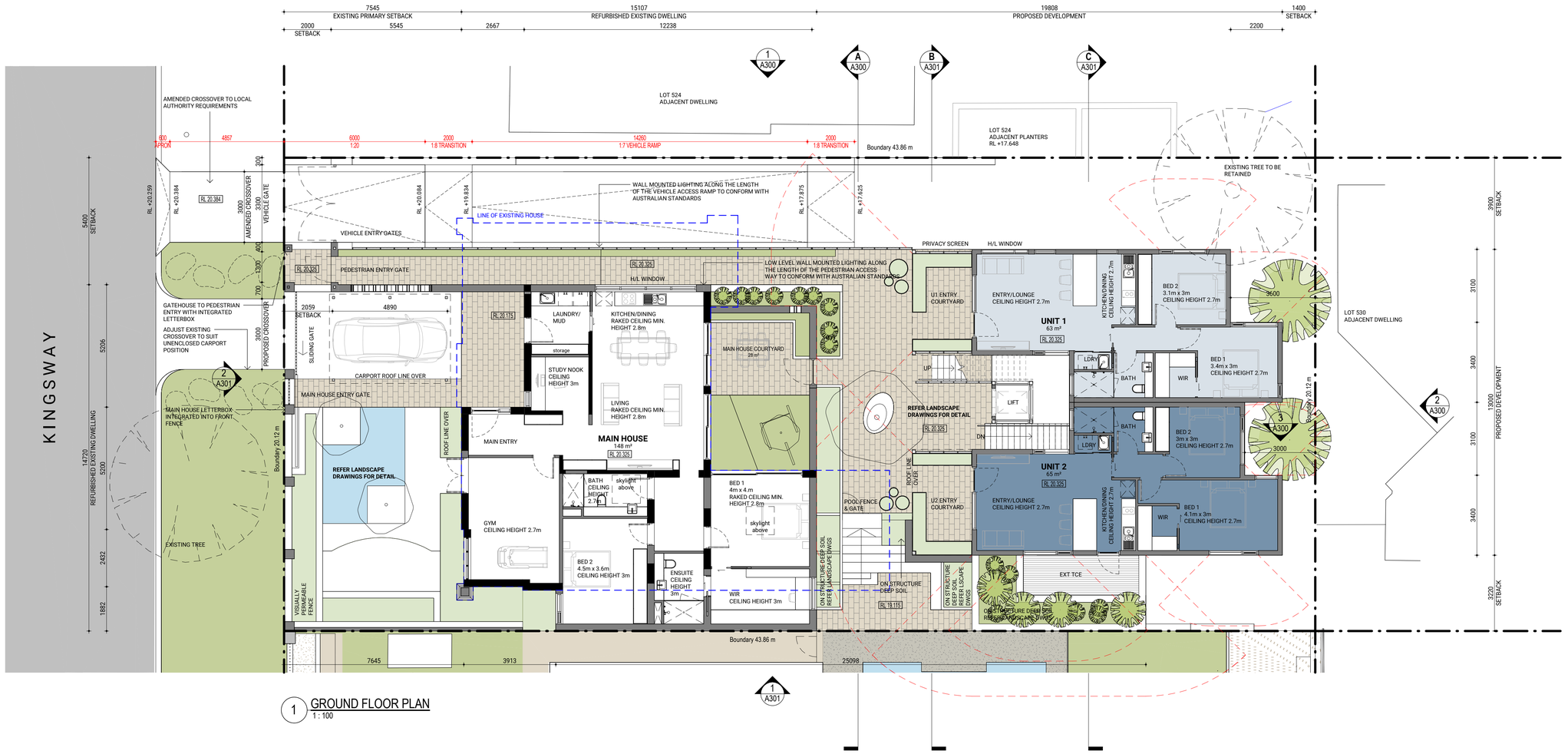
Kingsway
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Lower Ground Plan

A099 **Rev. G**

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1 GROUND FLOOR PLAN
1 : 100

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Kingsway
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Ground Floor Plan
A100 **Rev. H**

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1 FIRST FLOOR PLAN
1 : 100

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Kingsway
21093
First Floor Plan

A101 **Rev. H**

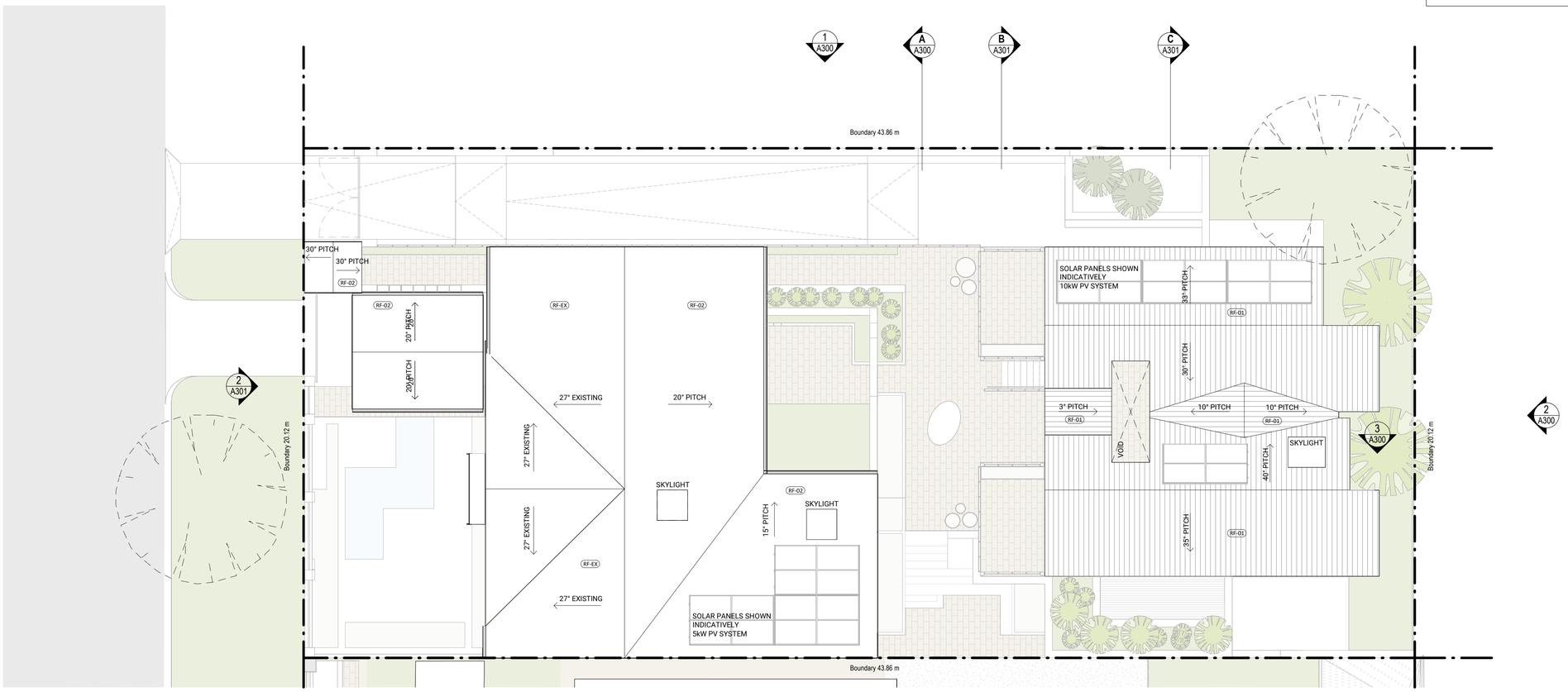
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MATERIAL LEGEND

BA-01	VERTICAL FIXED TIMBER BOARD BALUSTRADE WITH MAX 125MM SPACING. TIMBER SPECIES TBC
BA-02	GLAZED POOL FENCE AND SWING DOOR TO AS1926.1 REQUIREMENTS
BW-01	MASONRY WALL WITH RENDER TO EXT FACE. FINISH TO MATCH EXISTING
BW-02	MASONRY WALL WITH RECYCLED TERRACOTTA ROOF TILE FIXED TO WALL
RF-01	PROFILED METAL ROOF SHEETING. ZINCALUME FINISH
RF-02	TERRACOTTA ROOF TILE. RE-USE REMOVED ROOF TILES WHERE POSSIBLE FINISH TO MATCH EXISTING NO. 8 ROOF TILE
RF-EX	EXISTING TERRACOTTA ROOF TILE
TB-01	TIMBER BOARD CLADDING WITH SHIPLAP JOINTS - TYPE 1. VERTICAL DIRECTION. TIMBER SPECIES TBC
TB-02	TIMBER BOARD CLADDING WITH SHIPLAP JOINTS - TYPE 2. VERTICAL DIRECTION. TIMBER SPECIES TBC
SCR-01	VERTICAL FIXED TIMBER BOARD PRIVACY SCREEN. TIMBER SPECIES TBC
SCR-02	RECYCLED TERRACOTTA ROOF TILED SCREEN & GATE



1 ROOF PLAN
1 : 100

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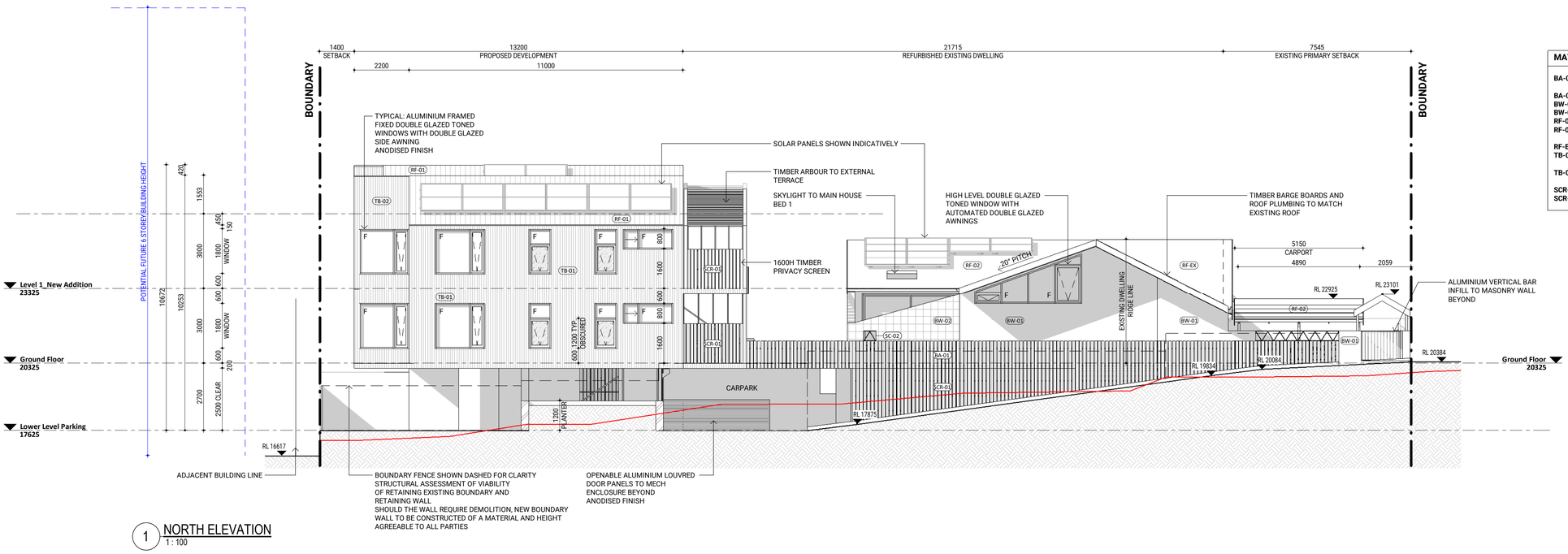
Kingsway
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Roof Plan

A105 **Rev. E**

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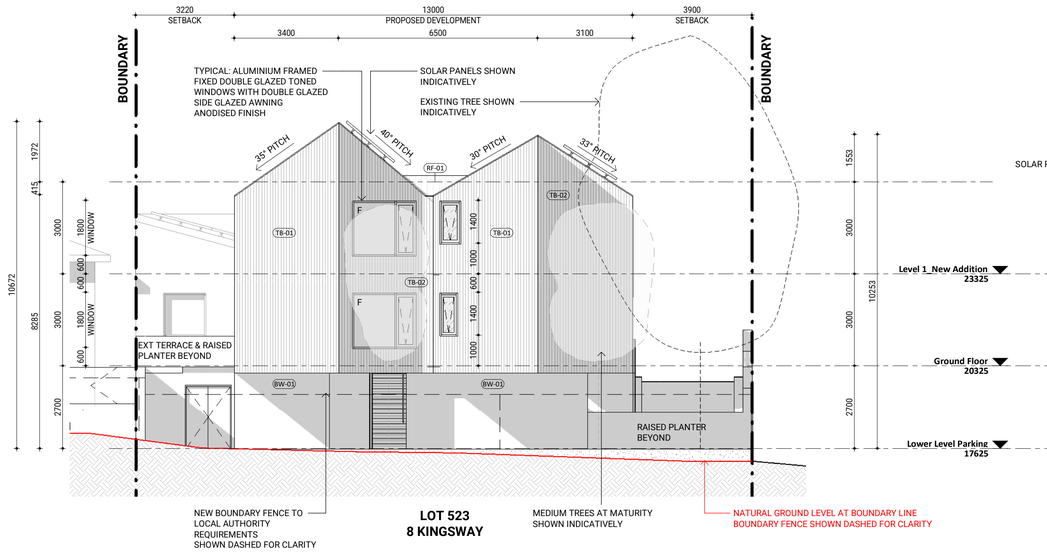
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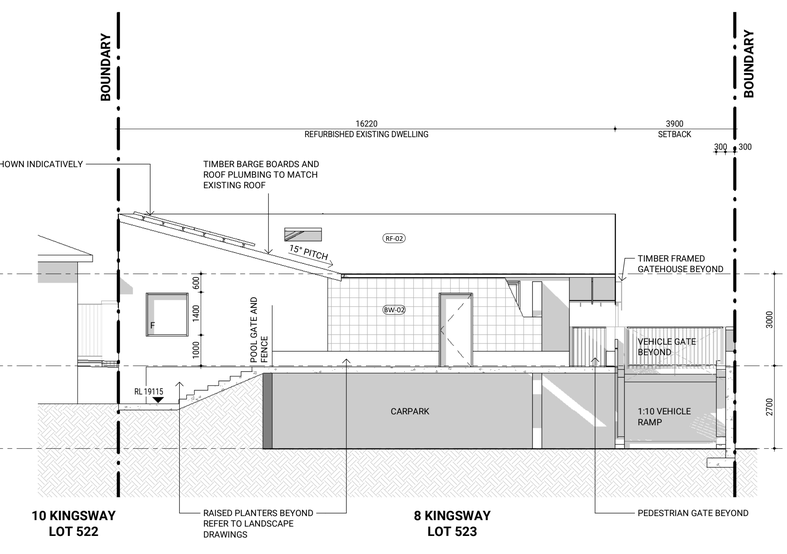
MATERIAL LEGEND

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SCR-02	RECYCLED TERRACOTTA ROOF TILED SCREEN & GATE

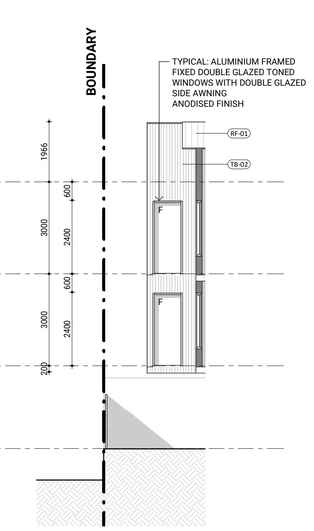
1 NORTH ELEVATION
1 : 100



2 EAST ELEVATION
1 : 100



A SECTION A
1 : 100



3 PART NORTH ELEVATION
1 : 100

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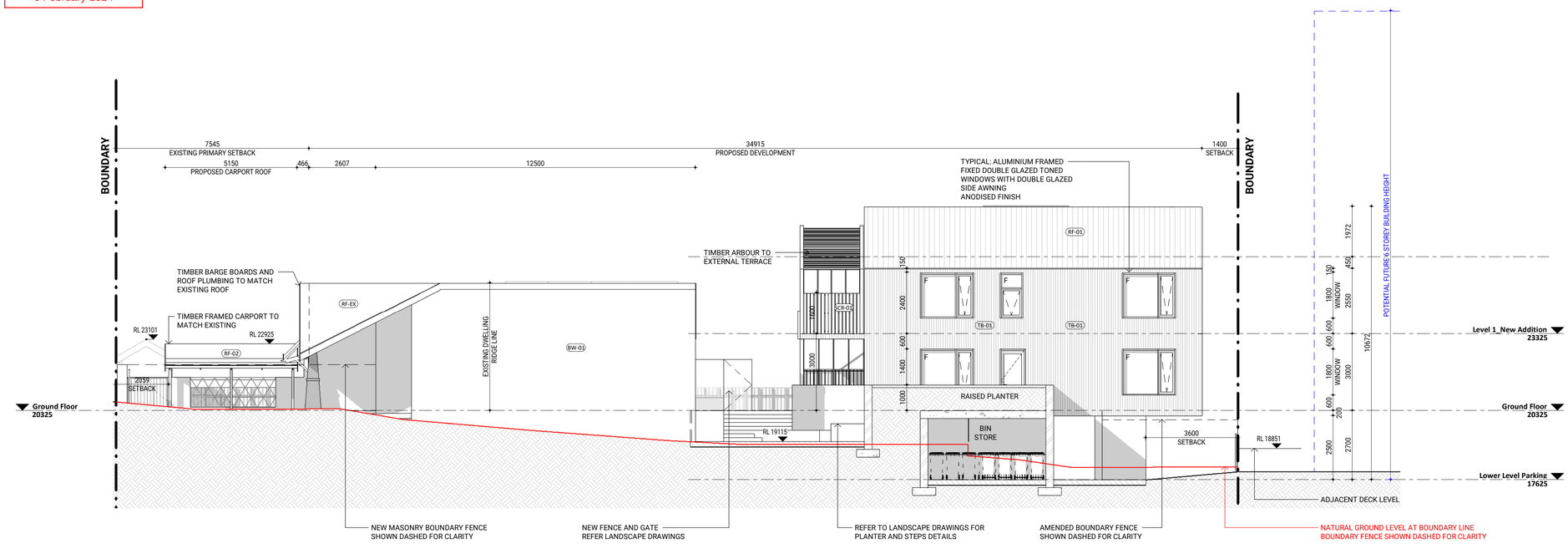
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Elevations & Section
A300 **Rev. F**

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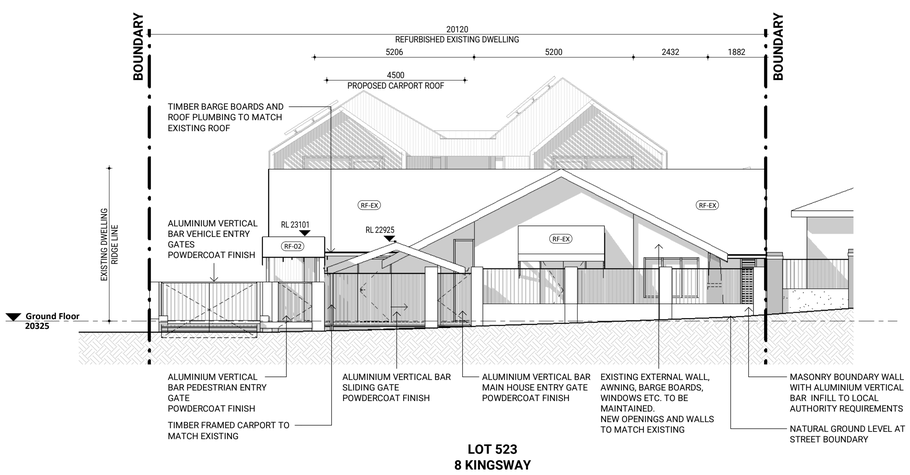
City of Nedlands
Plans Received
6 February 2024



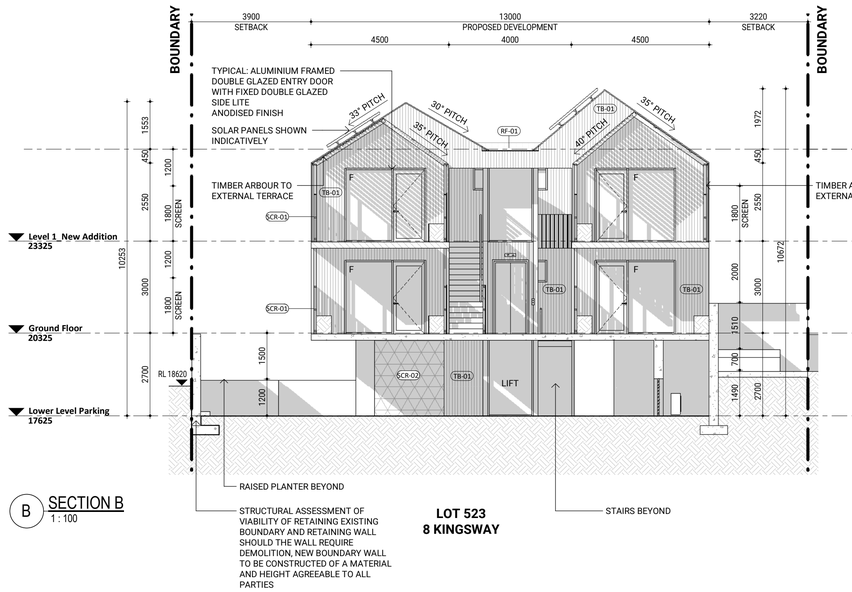
1 SOUTH ELEVATION
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MATERIAL LEGEND

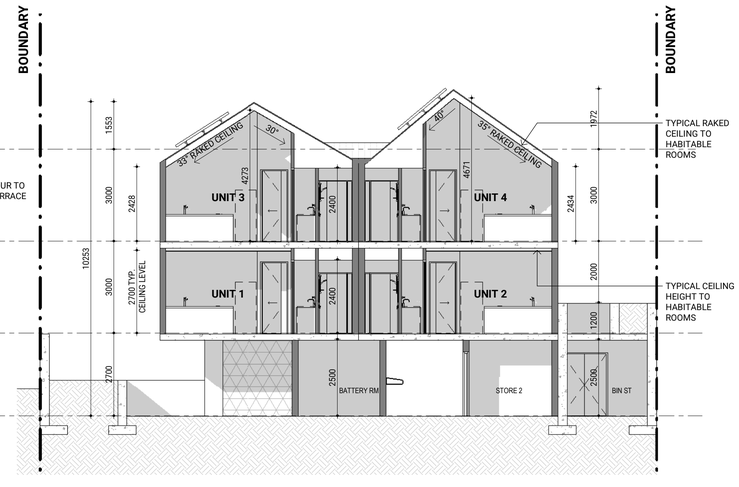
BA-01	VERTICAL FIXED TIMBER BOARD BALUSTRADE WITH MAX 125MM SPACING. TIMBER SPECIES TBC
BA-02	GLAZED POOL FENCE AND SWING DOOR TO AS1926.1 REQUIREMENTS
BW-01	MASONRY WALL WITH RENDER TO EXT FACE. FINISH TO MATCH EXISTING
BW-02	MASONRY WALL WITH RECYCLED TERRACOTTA ROOF TILE FIXED TO WALL
RF-01	PROFILED METAL ROOF SHEETING. ZINCALUME FINISH
RF-02	TERRACOTTA ROOF TILE. RE-USE REMOVED ROOF TILES WHERE POSSIBLE FINISH TO MATCH EXISTING NO. 8 ROOF TILE
RF-EX	EXISTING TERRACOTTA ROOF TILE
TB-01	TIMBER BOARD CLADDING WITH SHIPLAP JOINTS - TYPE 1. VERTICAL DIRECTION. TIMBER SPECIES TBC
TB-02	TIMBER BOARD CLADDING WITH SHIPLAP JOINTS - TYPE 2. VERTICAL DIRECTION. TIMBER SPECIES TBC
SCR-01	VERTICAL FIXED TIMBER BOARD PRIVACY SCREEN. TIMBER SPECIES TBC
SCR-02	RECYCLED TERRACOTTA ROOF TILED SCREEN & GATE



2 WEST ELEVATION
1 : 100



B SECTION B
1 : 100



C SECTION C
1 : 100

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Kingsway
21093
Elevations & Section

A301 **Rev. F**

DA APPLICATION
Drawn: CAD
Checked: CW
Scale: 1 : 100

WHITEHAUS ©

Attachment 3: 8 Kingsway, Nedlands – R-Codes Volume 2 Assessment – Four Multiple Dwellings and Additions and Alterations to a Single House – DA23-88048

ELEMENT 2.2	BUILDING HEIGHT	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O2.2.1 – The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.	The development satisfies acceptable outcome A2.2.1. (As amended by LPP 5.10). Table 2.1 of R Codes Vol 2 identifies a height of 3 storeys for an R60 coding. Table 2.2 identifies a height of 12 metres for a 3 storey building. The maximum height of the proposed development is 10.6m and is therefore within the desired future scale. The proposed new development multiple dwelling building is to be located behind the existing dwellings (which are to be retained and modified).	**Objective achieved** The Acceptable Outcomes under the City's LPP 5.10 for an R60 site is three storeys and a 12m indicative building height. This proposal is three storeys with a maximum height of 10.4m above natural ground level at the highest point, which is to the top of the pitched roof. This is based on the roof RL 28.225 and the natural ground level directly below of RL 17.818. The height is contained within the expected building envelope and responds to the future scale and character of the R60 coding.
O2.2.2 – The height of buildings within a development responds to changes in topography.	The site is sloping in nature with the highest point being at the road level and the lower portion of the site being to the rear. The proposal introduces a lower ground level for parking and storage and thus responding to the changes in topography.	**Objective achieved** The site features a significant slope of 3.2m from west to east (20.42 – 17.22). The proposed development steps down to respond to this natural slope via the use of under croft style parking and services at the lowest side of the site (east) with habitable space above. The development minuses the need for excessive site works.
O2.2.3 – Development incorporates articulated roof design and/or roof top communal open space where appropriate.	The proposal incorporates landscaped spaces at the ground level. The roof from presents various pitched elements to create visual interest, noting that building height is compliant, as per LPP 5.10.	**Objective achieved** The development incorporates a pitch gable roof design to be responsive to the pattern of development of the surrounding area, which typically exhibits pitched roofs. No communal open space is proposed on the roof. Refer to *4.11 Roof Design.*
O2.2.4 – The height of development recognises the need for daylight and solar access to adjoining and nearby residential development, communal open space and in some cases, public spaces.	The overshadowing from the proposed development is fully compliant and the positioning of the multiple dwellings to the rear of the site respects the habitable space within the adjoining property to the south.	**Objective achieved** The shadow from the proposal is significantly under the 50% acceptable outcome as per *3.2 Orientation* and is considered to adequately recognises the need for

		daylight and solar access to adjoining and nearby residential development.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A2.2.1 – Development complies with the building height limit (storeys) set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the building height limit set out in the applicable local planning instrument.		Refer to Local Planning Framework Assessment.
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	**Local Planning Policy 5.10 Broadway Precinct** Maximum 3 Storeys (12m) Proposed: 3 Storeys / 10.4m to top of pitch (28.225 – 17.818)	

ELEMENT 2.3	**STREET SETBACKS**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O2.3.1 – The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street.	The development satisfies acceptable outcome A2.3.1. The multiple dwelling component of this proposal is to the rear of the existing dwelling (which is being retained) at Lot 253 (No. 8) Kingsway Street and is approximately 30m from the front lot boundary. The impact of the multiple dwelling proposal on the streetscape is consequently negligible. Modification is proposed to the dwelling at 8 Kingsway with the minimum front setback to the dwelling not changing from the existing 7.5 metres. Table 2.1 of R Codes Vol 2 identifies a minimum primary street setback of 2 metres. The setback from the primary street boundary to the pillars of the existing double carport on 8 Kingsway is 2.2 metres. The application proposes to demolish the existing carport at 8 Kingsway and replace it with a single carport structure and the setback to the pillars of the proposed relocated carport is 2.1m, satisfying the acceptable outcome front setback. The proposal retains a spacious front yard to 8 Kingsway and the proposed replacement carport structure is similar in setback and scale to a number of other carports within Kingsway. With the front elevation of 8 Kingsway being retained and the carport being reduced down to a single carport, the setback of the development reinforces the	**Objective achieved** The Acceptable Outcomes under the City's LPP 5.10 for lots facing Kingsway is 5m. The bulk of the development achieves the street setback provisions of LPP 5.10 thereby reinforcing and complementing the existing and proposed landscape character of the street. The apartment component is setback over 25m from the street thereby having minimal impact on the existing or proposed streetscape character. The development proposes a single carport setback 2m from the primary street. This carport replaces an existing double carport which has a 2.3m street setback to the posts and nil setback to the roof line. The proposed carport is open framed in design allowing views through the existing dwelling. The pitched roof form complements the existing dwelling. In considering the pre-development condition the single carport is an improvement to the streetscape as it reduces the width of the frontage taken up by car parking. The inclusion of the carport maintains the single house scale as viewed from the public realm

	spacious open streetscape nature and complements the existing and proposed landscape character. Street setbacks to the dwellings are being maintained and are compliant with LPP 5.10.	thereby complementing the existing character of the street.
O2.3.2 – The street setback provides a clear transition between the public and private realm.	The multiple dwelling component of this proposal is to the rear of the existing dwelling (which is being retained) at Lot 253 (No. 8) Kingsway Street and is approximately 30m from the front lot boundary. The spacious front setbacks to the dwellings, and the open style front fences proposed, create a clear transition between the public and private realm.	**Objective achieved** The setback of the front house and carport are consistent a single house typology and the established streetscape character, and provide a clear transition between the public and private realms. The proposed apartments are setback over 25m from the street behind the main existing dwelling thereby having minimal impact on the streetscape.
O2.3.3 – The street setback assists in achieving visual privacy to apartments from the street.	The multiple dwelling component of this proposal is to the rear of the existing dwelling (which is being retained) at Lot 253 (No. 8) Kingsway Street and is approximately 30m from the front lot boundary. The multiple dwellings do not directly front the street. Visual privacy to the retained dwelling is achieved.	**Objective achieved** The proposed apartments are setback over 25m from the street behind the main existing dwelling. This setback ensures a sufficient level of privacy for residents.
O2.3.4 – The setback of the development enables passive surveillance and outlook to the street.	The multiple dwelling component of this proposal is to the rear of the existing dwelling (which is being retained) at Lot 253 (No. 8) Kingsway Street and is approximately 30m from the front lot boundary. Notwithstanding, the proposed level 1 apartments will have distant visibility to the street beyond the roofline of the single storey dwelling. The dwelling at 8 Kingsway will have passive surveillance of the street from the windows on the front elevation, particularly the window to the gym.	**Objective achieved** The street elevation of the front dwelling proposes major openings from the study and gymnasium which provides for an uninterrupted visual outlook and adequate opportunities for passive surveillance.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A3.2.1 – Development complies with the street setback set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the street setback set out in the applicable local planning instrument.		Refer to Local Planning Framework Assessment.
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	**Local Planning Policy 5.10 Broadway Precinct** Minimum Street Setback of 5m to Single House 7.5m setback proposed to front dwelling. **2.0m setback proposed to carport.** >25m setback proposed to multiple dwellings	

ELEMENT 2.4 SIDE AND REAR SETBACKS

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O2.4.1 – Building boundary setbacks provide for adequate separation between neighbouring properties.	LPP 5.10 stipulates a minimum side setback requirement of 3m (consistent with Table 2.1) and a minimum rear setback of 2m, average of 4m. The application proposes a minimum side setback of 3.9m (north), compliant with LPP 5.10. In relation to the multiple dwellings, the application proposes setbacks as follows: • Lower ground – minimum of 3.6m and achieving an average of 4 metres; • Ground Floor and fist floor - a minimum rear setback of 1.4m with elements set back 3m and 3.6m, which does not meet the minimum or average setback requirements of LPP 5.10. However, the proposed multiple dwellings are located adjacent to the rear of a grouped dwelling site to the east where the closest dwelling is within 900mm of the rear boundary, presenting a wall without major openings. As a result, a portion of the proposed rear elevation will align with the roof of the closest grouped dwelling and therefore not impact habitable space or major openings. Additionally, the proposed rear elevation has been stepped back to a 3m setback where it aligns with open space within the adjoining lot to protect the neighbour's amenity. It is noted that no overshadowing of the lot to the east will occur as a result of this proposal. The development satisfies the acceptable outcomes of A2.4.1 in relation to the southern side boundaries as this setback is greater than 3 metres. Assessment under A2.4.2 (other element objectives) is provided under the relevant sections. The element objective is satisfied as it is considered that there is adequate separation to all adjoining properties, with a varying setback to 77 Broadway, located to the rear of the subject site and setbacks satisfy the acceptable outcomes for both side boundaries.	**Objective achieved** The side setback to the north ranges from 3.9m to 5.4m which exceeds the acceptable outcome, thereby provides an adequate separation to the adjoining property to ensure amenity is maintained. To the south the side setback includes a portion of nil setback to a maximum height of 3.1m and length of 9m which meets the R-Codes Volume 2 acceptable outcome. To the east (rear), the development proposes a minimum setback of 1.4m and an average setback of 4.3m. Whilst the average setback achieves the LPP5.10 provisions, consideration of the minimum setback is required. The portions of development setback at 1.94m are short in length (3.4m) and form part of an articulated façade, thereby breaking up the perception of building bulk. Within the rear setback area is a deep soil zone with proposed screening plants and an existing large Jacaranda tree which will provide a visual buffer between the adjoining property. The orientation of the multiple dwellings has been designed to face all activity internally to the subject site, with any overlooking to the east being oblique. This further keeps any noisy areas to the centre of the site to protect the amenity of adjoining properties. On balance the rear setback is provide for adequate separation between neighbouring properties.
O2.4.2 – Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character**.**	The multiple dwelling component of this proposal is to the rear of the existing dwelling (which is being retained) at Lot 253 (No. 8) Kingsway Street and is approximately 30m from the front lot boundary. The proposed buildings are located behind the existing dwellings and therefore will not have any adverse impact on the streetscape	**Objective achieved** The multiple dwelling development is located at the rear of the existing single house and thereby the proposed side and rear setbacks will have minimal impact on the existing streetscape pattern or the desired streetscape

	pattern or desired streetscape character. The element objective is satisfied.	character. The side setbacks of the single house are to remain as existing.
O2.4.3 – The setback of development from side and rear boundaries enables retention of existing trees and provision of deep soil areas that reinforce the landscape character of the area, support tree canopy and assist with stormwater management.	The proposal has been designed to retain the tree to the rear of 8 Kingsway. The retained tree is located in a deep soil area. It is also proposed to plant additional trees at rear of the site adjacent to the eastern lot boundary, refer to the landscape plan provided at Annexure 2. The element objective is satisfied.	**Objective achieved subject to Condition** The development includes the retention of the existing large Jacaranda tree to the north-east boundary. The proposed setback of the development from side and rear boundaries is sufficient to ensure the protection of this tree and reinforce the landscape character of the area. Further a recommended condition of approval will ensure that protection measures are undertaken during the construction to protect the root zone of the existing tree with due regard being given to the Australian Standard, Protection of Trees on Development Sites (AS4970.2009).
O2.4.4 –The setback of development from side and rear boundaries provides a transition between sites with different land uses or intensity of development.	The setback of the proposed multiple dwellings to the south (same zoning) is 3.2m (fully compliant with setback requirements). To the north, the proposed development is set back 3.9m from the lot boundary, 900mm further than the required setback (same zoning). The built form presents as a two-storey pitched roof design that, given the 30m setback from the front lot boundary and the generous side setback, transitions appropriately from the surrounding built form when viewed from the street and adjoining properties. Due to the significant slope of the land that falls to the rear of the lot toward Broadway beyond the lot to the rear, the built form presenting to the rear of the site is consistent with many of the two-storey dwellings that front Broadway. This includes the grouped dwelling development which adjoining the subject lot to the rear, which has a two-storey pitched roof component adjacent to its rear boundary. Additionally, given the development abuts R60 coded land (same as subject site) to the north and south, and the land to the east, fronting Broadway, has a higher density coding at R-AC3, there is capacity for similar and greater density development in the immediate locality. This includes the recently approved development at 79-81 Broadway located behind 10 Kingsway, presenting as a 4-5 storey development to 10 Kingsway (and a 6-7 storey building to Broadway). The existing development to the rear of 8 Kingsway is 2 storey in nature. This development is 2 storey plus lower ground and similar in size and scale to that on Broadway. The element objective is satisfied.	**Objective achieved** The lots to the east on Broadway are zoned Mixed Use R-AC3 which allows for an indicative height envelope of 6 storeys. Given the steep slope of the land, typical Broadway developments, including 79 Broadway to the south-east of the subject site, have been approved with six storeys to the street, but present as approximately four storeys to the rear. The proposed development being three storeys at the rear provides for an appropriate transition from the R-AC3 down to the R60 zones. The interface with the rear lot is well articulated and does not inhibit the R-AC3 lots from redeveloping to their density code in the future. It is further noted that the existing development at 77 Broadway has a 2 storey wall of 6m in length, setback approximately 1m from the boundary with 8 Kingsway., and portions of raised decking with nil setback. In this regard the setback proposed by the multiple dwellings is consistent with the existing pattern of development.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*	
A2.4.1 - Development complies with the side and rear setbacks set out in Table 2.1, except where: **a)** modified by the local planning framework, in which case development complies with the side and rear setbacks set out in the applicable local planning instrument **AND /OR** **b)** a greater setback is required to address *3.5 Visual privacy*.	Refer to Local Planning Framework Assessment.
A2.4.2 – Development is setback from the boundary in order to achieve the Objectives outlined in *2.7 Building separation*, *3.3 Tree canopy and deep soil areas*, *3.5 Visual privacy* and *4.1 Solar and daylight access*.	Refer to *2.7 Building separation*, *3.3 Tree canopy and deep soil areas*, *3.5 Visual privacy* and *4.1 Solar and daylight access*.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	**Local Planning Policy 5.10 Broadway Precinct** Side Setback AO: 3m <u>North</u> Single House: 5.4m LG: 5.4m GF: 3.9m UF: 3.9m <u>South</u> Single house: Nil (existing) LG: Nil GF: 3.9m UF: 3.9m Rear Setback AO: Minimum 2m, Average 4m <u>Rear (East)</u> LG : 3.6m minimum, 5.8m average **GF: 1.4m minimum**, 4.3m average **UF: 1.4m minimum**, 4.3m average

ELEMENT 2.5	PLOT RATIO	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**

	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O2.5.1 – The overall bulk and scale of development is appropriate for the existing or planned character of the area.	The total development area proposed on site is 452m2 which represents a plot ratio of 0.51, noting that a permitted plot ratio for the site is 0.8. This is compliant with A2.5.1. The proposal achieves the acceptable outcome with a built form of 2 storeys (plus lower ground) and is considered to have bulk and scale appropriate for the character of the locality. The element objective is satisfied.	**Objective achieved** The Acceptable Outcome for plot ratio is 0.8. The application proposes a plot ratio of 0.53. The overall bulk and scale of the development does not detrimentally impact any other adjoining property in terms of overshadowing, visual privacy or building bulk, and is considered appropriate for the existing and planned character of the area.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A2.5.1 – Development complies with the plot ratio requirements set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the plot ratio set out in the applicable local planning instrument. *(Excerpt from table 2.1)* (6) Refer to Definitions for calculation of plot ratio		AO: 0.8 / 704m2 Proposed: 0.53 / 469.5m2 GF: 326.5m2 (143 + 166 + 17.5) UF: 143m2

Streetscape contexts and character *refer A2*	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Plot ratio [7] *refer 2.5*	0.6	0.7	0.8	1.0	1.3	2.0	1.2	2.0	2.5	3.0	

ELEMENT 2.6	BUILDING DEPTH	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O2.6.1 – Building depth supports apartment layouts that optimise daylight and solar access and natural ventilation.	All apartments proposed are multi aspect with openings on three sides, providing adequate access to light and ventilation. The proposal does not have a central corridor, with dwellings having access to light and ventilation on 3 sides with a total depth of 13 metres. The element objective is satisfied.	**Objective achieved** All apartments are dual aspect and optimise opportunities for daylight and solar access and natural ventilation. Refer to *4.1 Solar and daylight access* and *4.2 Natural ventilation*.
O2.6.2 – Articulation of building form to allow adequate access to daylight and natural	As illustrated on the Ventilation and solar analysis diagrams (Plan A003), the dwellings will have access to	**Objective achieved**

ventilation where greater building depths are proposed.	ventilation on 3 sides. Units 1 and 3 have access to northern sunlight. Units 2 and 4 will have access to morning and afternoon sunlight, with the balcony of Unit 4 also having access to sunlight. The element objective is satisfied.	The development does not propose any single aspect apartments which are located on each side of a central circulation corridor.
O2.6.3 – Room depths and / or ceiling heights optimise daylight and solar access and natural ventilation.	Room depths and ceiling heights allow of solar access and ventilation to all living and bedrooms for the proposed dwellings. The element objective is satisfied.	**Objective achieved** Room depths and ceiling heights provide adequate solar access and air flow to indoor habitable spaces.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A2.6.1 – Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m. All other proposals will be assessed on their merits with particular consideration to *4.1 Solar and daylight access* and *4.2 Natural ventilation*.		Development does not propose single aspect apartments on each side of a central circulation corridor. Refer to *4.1 Solar and daylight access* and *4.2 Natural ventilation*.

ELEMENT 2.7	**BUILDING SEPARATION**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O2.7.1 – New development supports the desired future streetscape character with spaces between buildings.	The multiple dwelling component of this proposal is to the rear of the existing dwelling (which is being retained) at Lot 253 (No. 8) Kingsway Street and is approximately 30m from the front lot boundary. The proposed building is located behind the existing dwelling and will not impact upon the streetscape character. The proposal provides for separation to the rear and side boundaries.	**Objective achieved** The proposal achieves an appropriate setback from adjoining buildings as viewed from the street. The setbacks proposed reflect both the existing and desired future streetscape.
O2.7.2 – Building separation is in proportion to building height.	Only one building is proposed as part of the multiple dwelling development. Building height and lot boundary setbacks have been addressed with respect to this component of the development. Notwithstanding, the proposal is 2 storey (plus lower ground), of similar scale to other existing developments in Kingsway. The recently approval development to the rear at 79-81 Broadway contains 7 storeys, presenting as 6 levels adjacent to this site with a minimum setback of 6m. Comparatively this development will present as 2-3 levels. The setback proposed is considered to be acceptable having regard to the height at 2 storeys (plus lower ground).	**Objective achieved** The development is a maximum height of three storeys and 10.4m. The proposed height is consistent with the City's Broadway LPP which has an acceptable outcome of 3 storeys (12m). The separation from building on adjoining properties as discussed in *2.4 Side and Rear Setbacks.*
O2.7.3 – Buildings are separated sufficiently to provide for residential amenity including visual	Only one building is proposed as part of the multiple dwelling development. Elements relating to building height, lot boundary setbacks, and sunlight/natural	**Objective achieved** The design of the multiple dwellings takes into consideration the privacy of both the residents in the

and acoustic privacy, natural ventilation, sunlight and daylight access and outlook.	ventilation have been addressed. Visual privacy is addressed in 3.5. Notwithstanding, on the rear boundary, the proposed development is articulated with varying setbacks including 1.4m to sections of walls with no openings, 3m to Bedroom 2 window to Units 2 and 4, and 3.6m to Bedroom 2 to Units 1 and 3 (wall without opening). The articulated rear setback provides for acoustic privacy, natural ventilation and access to sunlight, daylight and outlook.	proposed development and the adjacent single-storey house. Privacy screens and landscaping are provided to minimise direct overlooking, and any overlooking within the site is oblique. The separation distance provided is sufficient to allow for proper airflow and the incorporation of landscaping and greenery. The design considers the orientation of the building to provide a north-south separation corridor that minimises overshadowing and allows for natural light.
O2.7.4 – Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings	Only one building is proposed as part of the multiple dwelling development. Notwithstanding, designated landscaping is provided in a large courtyard area at the front of the multiple dwellings.	**Objective achieved** The separation area is a paved and landscaped space that is distinctly separate from the apartment terrace. This space acts as a buffer between the existing house and the new building. The proposed separation distance does not compromise the provision of private outdoor space for the existing dwelling, which has access to two outdoor living areas including a pond, courtyard and landscaping approximately 96m2 in area.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A2.7.1 – Development complies with the separation requirements set out in Table 2.7. **Table 2.7** Building separation		Within Site Boundary • 4m separation between Unit 1/Unit 2 openings. • 4.1m separation between Unit 1/Unit 2 courtyards and main house courtyard. To Adjoining Property Boundaries Development is less than four stories. Refer to Development does not propose single aspect apartments on each side of a central circulation corridor. Refer to *2.4 Side and Rear Setbacks* and *3.5 Visual Privacy.*

	Separation between:	Building height ≤ 4 storeys (up to 15m)	5-8 storeys (up to 28m)	≥ 9 storeys (over 28m)
Within site boundary	Habitable rooms/balconies	12m	18m	24m
	Habitable and non-habitable rooms	7.5m	12m	18m
	Non-habitable rooms	4.5m	6m	9m
To adjoining property boundaries	Habitable rooms/balconies and boundary	Refer *2.4 Side and rear setbacks* (Table 2.1) and *3.5 Visual privacy* (Table 3.5)	9m	12m
Distances apply from major openings of rooms, or the inside of balustrading of balconies. Average dimensions may be applied subject to major openings meeting other requirements for privacy, daylight and the like.				

ELEMENT 3.2	ORIENTATION	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	

O3.2.1 – Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.	As outlined, the multiple dwellings are all multi aspect apartments that will receive sunlight and ventilation from openings on three sides. The built form has been designed to follow the slope of the land ensuring that the building height is consistent with a typical two storey development comparative to the retained single dwelling on site. A3.2.2 is satisfied as per above. The new access to 8 Kingsway is via a new porch, located at the front of the dwelling. The site slopes down from the road and the proposed development incorporates lower ground level parking that respects the natural topography. Proposed dwelling 1 and 3 have access to northern sunlight, whilst dwellings 2 and 4 will have access to daylight in the morning and afternoon.	**Objective achieved** The development is orientated to face the public realm and the entrances to both the apartments and the single dwelling are at footpath level to maintain interaction with the streetscape. Major openings from the front dwelling directly overlook the street, providing passive surveillance. The built form of the building is considered to maximise the ability for light to penetrate common areas and habitable rooms.
O3.2.2 – Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.	As per the shadow diagram provided, the shadow cast on the adjoining property is 20%, noting a 50% allowable for an R60 property. The proposal has minimal impact on the adjoining property in terms of shadow to habitable rooms and open space, and does not affect solar collectors. The proposal meets the acceptable outcomes of A3.2.3 and this element objective in that there is no overshadowing to the adjoining properties.	**Objective achieved** The development overshadows the southern adjoining property by 20% which is well under the Acceptable Outcome of 50%. The proposal has minimal impact on the adjoining property in terms of overshadowing to habitable rooms or outdoor living areas. Further it is noted that he two adjoining properties are under the same ownerships and are broadly designed to be used in conjunction with one another. The proposal does not overshadow any adjoining property under separate ownership.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A3.2.1 – Buildings on street or public realm frontages are oriented to face the public realm and incorporate direct access from the street.		The only ground floor dwelling is the main house. This is oriented to face the public realm and has direct frontage to Kingsway.
A3.2.2 – Buildings that do not have frontages to streets or public realm are oriented to maximise northern solar access to living areas.		The rear apartment building does not have direct frontage to a street or public realm. Adequate access to northern solar to living areas is provided. Refer to *4.1 Solar and daylight access.*
A3.2.3 – Development in climate zones 4, 5 and 6 shall be designed such that the shadow cast at midday on 21st June onto any adjoining property does not exceed: – adjoining properties coded R25 and lower – 25% of the site area[1] adjoining properties coded R30 – R40 - 35% of the site area[1] – adjoining properties coded R50 – R60 – 50% of the site area[1] – adjoining properties coded R80 or higher – Nil requirements.		AO: 50% Adjoining property R60 / 440m2 Proposed: 20% / 176m2
A3.2.4– Where adjoining sites are coded R40 or less, buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites.		N/A - Adjoining property is coded R60.

ELEMENT 3.3	TREE CANOPY AND DEEP SOIL AREAS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.3.1 – Site planning maximises retention of existing healthy and appropriate and protects the viability of adjoining trees.	It is proposed to retain the tree in the north east corner of 8 Kingsway Street and plant several new trees adjacent to the apartments, refer to the Landscape Plan provided in Annexure 2.	**Objective achieved** The development has been designed to incorporate the retention of one large tree towards the rear of the site. The development is setback adequately so as to not adversely impact any street trees or trees on adjoining lots.
O3.3.2 – Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition.	The proposal retains an existing mature tree and also proposes the planting of several new medium and small trees. In addition, extensive landscaping is proposed over the site, as detailed on the attached landscape plan (Annexure 2).	**Objective achieved** The development incorporates the retention of one large tree and proposes three new medium trees and seven new small trees, which substantially exceeds the amount of vegetation on site pre-development.
O3.3.3 – Development includes deep soil areas, or other infrastructure to support planting on structures, with sufficient area and volume to sustain healthy plant and tree growth.	A total of 124m2 deep soil is proposed across the site, which represents 14% of the total site area. This supports the retention of an existing tree and the planting of new medium and small trees, along with on structure planting and permanent planter growth throughout the site. Extensive on structure planting is proposed in accordance with the provisions of LPP 5.10. Planting is proposed within the decked and paved spaces of the shared courtyards. In addition, trellis and hedging is also provided on structure. Refer to details included in the landscaping plan.	**Objective achieved** The development incorporates approximately 10% / 88m^2 of deep soil area, which exceeds the area recommended by A3.3.4. A majority of this area is consolidated to the west to retain the green character of the Kingsway streetscape, and to the east to create a buffer between he higher density zoned lots.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A3.3.1 – Retention of existing trees on the site that meet the following criteria: – healthy specimens with ongoing viability **AND** – species is not included on a State or local area weed register **AND** – height of at least 4m **AND/OR** – trunk diameter of at least 160mm, measured 1m from the ground **AND/OR** – average canopy diameter of at least 4m.		Only one existing tree on site which is proposed to be retained.
A3.3.2 – The removal of existing trees that meet any of the criteria at A3.3.1 is supported by an arboriculture report.		
A3.3.3 – The development is sited and planned to have no detrimental impacts on, and to minimise canopy loss of adjoining trees.		The development does not impact on any street trees or trees on adjoining sites.

<table>
<tr>
<td>A3.3.4 – Deep soil areas are provided in accordance with Table 3.3a. Deep soil areas are to be co-located with existing trees for retention and/or adjoining trees, or alternatively provided in a location that is conducive to tree growth and suitable for communal open space.

Table 3.3a Minimum deep soil area and tree provision requirements

<table>
<tr><th>Site Area</th><th>Minimum deep soil area</th><th>Minimum requirement for trees [1]</th></tr>
<tr><td>Less than 700m²</td><td rowspan="3">10%

OR

7% if existing tree(s) retained on site

(% site area)</td><td>1 medium tree and small trees to suit area</td></tr>
<tr><td>700 – 1,000m²</td><td>2 medium trees
OR
1 large tree and small trees to suit area</td></tr>
<tr><td>› 1,000m²</td><td>1 large tree and 1 medium tree for each additional 400m² in excess of 1000m²
OR
1 large tree for each additional 900m² in excess of 1000m² and small trees to suit area</td></tr>
<tr><td colspan="3">[1] Minimum requirement for trees includes retained or new trees
Refer Table 3.3b for tree sizes</td></tr>
</table>

Table 3.3b Tree sizes

<table>
<tr><th>Tree size</th><th>Indicative canopy diameter at maturity</th><th>Nominal height at maturity</th><th>Required DSA per tree</th><th>Recommended minimum DSA width</th><th>Minimum DSA width where additional rootable soil zone (RSZ) width provided[1] (min 1m depth)</th><th>Indicative pot size at planting</th></tr>
<tr><td>Small</td><td>4-6m</td><td>4-8m</td><td>9m²</td><td>2m</td><td>1m (DSA) + 1m (RSZ)</td><td>100L</td></tr>
<tr><td>Medium</td><td>6-9m</td><td>8-12m</td><td>36m²</td><td>3m</td><td>2m (DSA) + 1m (RSZ)</td><td>200L</td></tr>
<tr><td>Large</td><td>›9m</td><td>›12m</td><td>64m²</td><td>6m</td><td>4.5m (DSA) + 1.5m (RSZ)</td><td>500L</td></tr>
<tr><td colspan="7">[1] Rootable areas are for the purposes of determining minimum width only and do not have the effect of reducing the required DSA.</td></tr>
</table>
</td>
<td>AO: 7% / 61.6m2

Proposed: 10% / 88m2

One existing tree to be retained. Two new large trees and five new small trees proposed.</td>
</tr>
<tr><td>A3.3.5 – Landscaping includes existing and new trees with shade producing canopies in accordance with Tables 3.3a and 3.3b.</td><td>Existing and proposed landscaping achieves the acceptable outcome.</td></tr>
<tr><td>A3.3.6 – The extent of permeable paving or decking within a deep soil area does not exceed 20 per cent of its area and does not inhibit the planting and growth of trees.</td><td>No permeable paving proposed over deep soil areas.</td></tr>
<tr><td>A3.3.7 – Where the required deep soil areas cannot be provided due to site restrictions, planting on structure with an area equivalent to two times the shortfall in deep soil area provision is provided.</td><td>On structure planting proposed in addition to sufficient deep sol area.</td></tr>
</table>

ELEMENT 3.4	COMMUNAL OPEN SPACE	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.4.1 – Provision of quality communal open space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas.	Given a total of four multiple dwellings are proposed, no communal open space is required aside from informal seating associated with deep soil and landscaped areas. Notwithstanding, the existing mature tree is to be retained in the north east of the site at 8 Kingsway, and several other trees are proposed to the south and east of the site for the purpose of providing amenity to the site. Landscaping will be provided throughout the site and informal seating placed appropriately, including the southern section of the central courtyard, and the south east corner of the site adjacent to the apartment dwellings. Refer to attached landscaping plan.	**Objective achieved** The development proposes a total of 5 dwellings, including the existing single house. The communal open space proposed consists of an informal courtyard space measuring approximately 36m2 in between the main dwelling and the apartment development. The space includes a new medium tree and on structure planting within planter boxes. The space presents an appropriate buffer between the old and new developments and enhances resident amenity.
O3.4.2 – Communal open space is safe, universally accessible and provides a high level of amenity for residents.	A communal area is located on the lower ground and ground floor levels of the development and is directly accessible from the primary entry point of the apartments and the rear of the retained dwelling. The communal area consists of a shared, central courtyard area that includes a mix of plantings and materials, including a feature tree, decking, feature planters, seating and a fire pit. These communal areas provide a variety of location that residents can meet and enjoy.	**Objective achieved** The proposed communal open space is at grade and accessible from the main entry, or accessible from the lower level via lift. The space includes landscaping, informal seating and a fire pit to provide a high level of amenity for residents.
O3.4.3 – Communal open space is designed and oriented to minimise impacts on the habitable rooms and private open space within the site and of neighbouring properties.	The communal area is located in front of the proposed multiple dwellings at ground level and is not considered to adversely impact adjoining properties through its use.	**Objective achieved** The communal open space is located in between the main dwelling and the new apartments. It abuts the courtyards of both components. The communal open space is not expected to be used for extended periods of time and is not expected to have an impact on the habitable rooms and private open space of adjoining properties.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A3.4.1 – Developments include communal open space in accordance with Table 3.4		Less than 10 dwellings. Informal communal courtyard provided in between the multiple dwelling development and the existing single house. Note site also has access to pool and gardens on 10 Kingsway.

Table 3.4 Provision of communal open space

Development size	Overall communal open space requirement	Minimum accessible / hard landscape area (included in overall area requirement)	Minimum open space dimension
Up to 10 dwellings	Informal seating associated with deep soil or other landscaped areas	NA	NA
More than 10 dwellings	Total: 6m² per dwelling up to maximum 300m²	At least 2m² per dwelling up to 100m²	4m

A3.4.2 – Communal open space located on the ground floor or on floors serviced by lifts must be accessible from the primary street entry of the development.	Communal open space is accessible from the primary street of the development.
A3.4.3 – There is 50 per cent direct sunlight to at least one communal open space area for a minimum of two hours between 9am and 3pm on 21 June.	Communal open space has adequate access to natural sunlight.
A3.4.4– Communal open space is co-located with deep soil areas and/or planting on structure areas and/ or co-indoor communal spaces.	Communal open space is co-located with on structure planting.
A3.4.5 – Communal open space is separated or screened from adverse amenity impacts such as bins, vents, condenser units, noise sources and vehicle circulation areas.	Bins, vents, condenser units, noise sources and vehicle circulation areas are located within the basement and are distinctly separated from the communal open space.
A3.4.6 – Communal open space is well-lit, minimises places for concealment and is open to passive surveillance from adjoining dwellings and/or the public realm.	The space is considered generally safe and does not result in places for concealment.
A3.4.7 – Communal open space is designed and oriented to minimise the impacts of noise, odour, light-spill and overlooking on the habitable rooms and private open spaces within the site and of neighbouring properties.	Communal open space is well separated from habitable rooms.

ELEMENT 3.5 VISUAL PRIVACY

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.5.1 – The orientation and design of buildings, windows and balconies minimises direct overlooking of habitable rooms and private outdoor living areas within the site and of neighbouring properties, while maintaining daylight and solar access, ventilation and the external outlook of habitable rooms.	North facing windows to Bed 1 and Bed 2 do not meet the AOs (cone of vision to cross boundary). However, the windows only have an oblique view to 77 Broadway and therefore do not have direct visibility into the property to the east. The all windows generally look out over the roofline of the dwelling at 77 Broadway, and thus do not impact upon habitable space or outdoor living areas. All other windows are set back in accordance with Table 3.5 within the AOs. Notwithstanding compliance, to the north, visibility from the bedroom 2 window to units 1 and	**Objective achieved subject to Condition** The north facing windows to bedrooms 1 within the multiple dwellings are setback 2.7m within the cone of vision from the eastern boundary with 77 Broadway. The orientation of these windows minimises direct overlooking of habitable rooms and private outdoor living areas and meets the element objectives for the following reasons: • Any overlooking is indirect due to the northern orientation of the windows. All directly eastern facing

	3 is obscured by the mature tree within the north west corner of the yard. To the east, the compliant 3m setback in conjunction with screening provided by the articulation of the built form ensures that visibility from the bedroom 2 windows to the eastern properties is limited. Rear (east): 3m setback, noting the articulation of the elevation provides a level screening to the adjacent property when viewed from an oblique angle. The northern elevation of the balcony to unit 3 contains a privacy screen to ensure that privacy is maintained between the development and the adjoining property to the north at 6 Kingsway. This is also the case in relation to the unit 4 balcony privacy screen which prevents overlooking of the property to the south. The proposed exit terrace to the south is set back less than 6m from the southern lot boundary, however, the proposed exit terrace will be screened by the perimeter garden bed along the lot boundary which will contain permanent vegetation to adequately prevent overlooking of the adjoining property to the south. The lounge and dining windows to unit 4 partially encroach into the rear yard of 10 Kingsway, however, the general view from these windows is beyond the yard and therefore the minor encroachment will not adversely impact the neighbour's amenity. In relation to the rear private open space area of the existing dwelling, this space will be screened by an internal fence and vegetation, noting that the intent is for visibility to be beyond the existing dwelling to Kingsway Street.	windows are setback in accordance with the acceptable outcomes. Further, given the change in ground levels between the two sites, any potential overlooking will primarily fall upon the roof of the adjoining dwellings. And the patio to the outdoor living area. • From Units 1 and 3 the cone of vision only impacts a narrow 1m side setback area. The adjacent wall contains no major openings. • From Units 2 and 3 the cone of vision only impacts an area of dense vegetation which obscures any overlooking to the dwelling beyond. The south facing windows to the Units 2 and 4 kitchen/dining area are setback 3.2m within the cone of vision from the southern boundary with 10 Kingsway. These windows will directly impact the outdoor living area on 8 Kingsway. It is acknowledged that the two adjoining properties are under the same ownership and are broadly designed to be used in conjunction with one another. Notwithstanding, it is recommended that these windows be screened to protect the amenity of 10 Kingsway should the owners decide to sell in the future.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		

A3.5.1 – Visual privacy setbacks to side and rear boundaries are provided in accordance with Table 3.5.

Table 3.5 Required privacy setback to adjoining sites

Cone of vision from unscreened:	First 4 storeys		5th storey and above
	Adjoining sites coded R50 or lower	Adjoining sites coded higher than R50	
Major opening to bedroom, study and open access walkways	4.5m	3m	Refer Table 2.7
Major openings to habitable rooms other than bedrooms and studies	6m	4.5m	
Unenclosed private outdoor spaces	7.5m	6m	

Unit 1/3
Bed 1 (north): 7.0m
Bed 1 (north): 2.7m
Bed 1 (east): 1.4m – minor opening
Bed 2 (north): 3.9m
Living/Kitchen (north): 3.9m – minor opening
OLA (north): 3.9m – screened
OLA (west): 6.0m

Unit 2/4
Bed 1 (north): 2.7m
Bed 1 (south): 3.2m
Bed 2 (east): 3.0m
Living/Kitchen (south): 3.2m
OLA (north): 3.3m - screened

A3.5.2 – Balconies are unscreened for at least 25 per cent of their perimeter (including edges abutting a building).	All balconies are unscreened for at least 25 per cent of their perimeter.
A3.5.3 - Living rooms have an external outlook from at least one major opening that is not obscured by a screen.	All living rooms have an external outlook from at least one major opening that is not obscured by a screen.
A3.5.4 – Windows and balconies are sited, oriented, offset or articulated to restrict direct overlooking, without excessive reliance on high sill levels or permanent screening of windows and balconies.	Achieved.

ELEMENT 3.6 PUBLIC DOMAIN INTERFACE

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.6.1 – The transition between the private and public domain enhances the privacy and safety of residents.	The multiple dwelling component of this proposal is to the rear of the existing dwelling (which is being retained) at Lot 253 (No. 8) Kingsway Street and is approximately 30m from the front lot boundary. The dwelling at 8 Kingsway is being modified to include a front fence, which will be visually permeable in accordance with the R Codes. 8 Kingsway has a major opening to a habitable room on the front façade.	**Objective achieved** There is a clear separation between the public and private domains, and the proposal is considered to provide a sufficient level of privacy and safety for residents. The main dwelling addresses the public domain and provides for adequate passive surveillance. The bin store area is located within the under croft area, and no services or utilities are located in the street setback area.

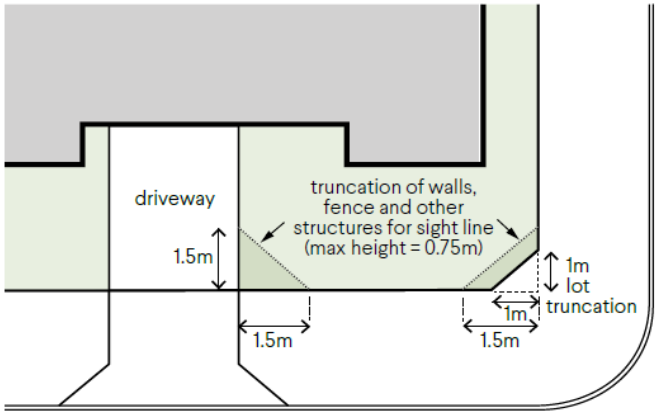
O3.6.2 – Street facing development and landscape design retains and enhances the amenity and safety of the adjoining public domain, including the provision of shade.	The multiple dwelling component of this proposal is to the rear of the existing dwelling (which is being retained) at Lot 253 (No. 8) Kingsway Street and is approximately 30m from the front lot boundary. The proposal has carparking behind the existing dwellings and at a lower ground level, which allows for a greater area for landscaping in the front setback. A bin store area is provided in at the lower ground level, behind the existing dwellings.	**Objective achieved** Street facing development provides an active frontage via direct pedestrian access to the main dwelling and the main residential entry to the rear apartments. Shade is provided via covering to the entry to the main dwelling. The front setback area is well landscaped to enhance the amenity and visual appeal of the development.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A3.6.1 – The majority of ground floor dwellings fronting onto a street or public open space have direct access by way of a private terrace, balcony or courtyard.		The only ground floor dwelling is the main house. This has direct frontage to Kingsway.
A3.6.2 – Car-parking is not located within the primary street setback; and where car parking is located at ground level behind the street setback it is designed to integrate with landscaping and the building façade (where part of the building).		Single carport within front setback area. Refer to *2.3 Street Setbacks.*
A3.6.3 – Upper level balconies and/or windows overlook the street and public domain areas.		Balconies overlook the communal courtyard space.
A3.6.4 – Balustrading includes a mix of visually opaque and visually permeable materials to provide residents with privacy while maintaining casual surveillance of adjoining public domain areas.		Balconies contain a mix of materials to provide passive surveillance while maintaining privacy.
A3.6.5 – Changes in level between private terraces, front gardens and the ground floor level of the building and the street level average less than 1m and do not exceed 1.2m.		The finished floor level at the ground floor level of the building is level with the street.
A3.6.6 – Front fencing includes visually permeable materials above 1.2m and the average height of solid walls or fences to the street does not exceed 1.2m.		Front fencing is visually permeable about 0.6m.
A3.6.7 – Fencing, landscaping and other elements on the frontage are designed to eliminate opportunities for concealment.		Entrance off the street is direct and offers no opportunities for concealment.
A3.6.8 – Bins are not located within the primary street setback or in locations visible from the primary street.		Bins storage is located within the basement of the building and is not visible form the street. Bin collection will be via the street.
A3.6.9 – Services and utilities that are located in the primary street setback are integrated into the design of the development and do not detract from the amenity and visual appearance of the street frontage.[1] (1) Firefighting and access to services such as power and water meters require careful consideration in the design of the front façade. Consult early with relevant authorities to resolve functional requirements in an integrated design solution.		No services or utilities located in the primary street setback area.

ELEMENT 3.7	**PEDESTRIAN ACCESS AND ENTRIES**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	

O3.7.1 – Entries and pathways are universally accessible, easy to identify and safe for residents and visitors.	The proposed entry and pedestrian pathway is universally accessible with a grade of 1:20. The entry is defined by a gatehouse and the pedestrian pathway is covered by the roofline of the existing single storey dwelling. The proposed carport at 8 Kingsway and access is at level with the street. The pedestrian path to the rear dwellings has a slope of 1:20. The development has a lower ground level for parking which has lift access to the proposed dwellings.	**Objective achieved** Entries and pathways are directly accessible from the street, easy to identify, and safe for residents and visitors. The vehicle entry point is distinctly separate from the pedestrian entry, thereby there is no pedestrian shared zone with vehicles. Pedestrian entries are at-grade and step-free and it is considered that the entry experience will be safe and easily navigable.
O3.7.2 – Entries to the development connect to and address the public domain with an attractive street presence.	A gatehouse is proposed as a clearly identifiable and attractive entry point to the pedestrian access. The entry to 8 Kingsway is provided with a protected porch area. There is a separate pedestrian entry gate from Kingsway to the rear dwellings.	**Objective achieved** Entries to building connect directly to the public realm with an attractive street presence and an active frontage. The pedestrian entry provides a straight path to the building without opportunities for concealment and is provides for weather protection.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A3.7.1 – Pedestrian entries are connected via a legible, well-defined, continuous path of travel to building access areas such as lift lobbies, stairs, accessways and individual dwelling entries.		Pedestrian entrance at street connects directly to lift lobby and stairs to rear apartments.
A3.7.2 – Pedestrian entries are protected from the weather.		Pedestrian entry to main dwelling is covered and protected from the weather. Pedestrian entry to rear units includes a gatehouse for weather protection.
A3.7.3 – Pedestrian entries are well-lit for safety and amenity, visible from the public domain without opportunity for concealment, and designed to enable casual surveillance of the entry from within the site.		Pedestrian entry provides a straight path to the building without opportunities for concealment.
A3.7.4 – Where pedestrian access is via a shared zone with vehicles, the pedestrian path is clearly delineated and/or measures are incorporated to prioritise the pedestrian and constrain vehicle speed.		Pedestrian entry is distinctly separated from the vehicle entry.
A3.7.5 – Services and utilities that are located at the pedestrian entry are integrated into the design and do not detract from the amenity of the entry.		No services or utilities that are located at the pedestrian entry.
A3.7.6 – Bins are not located at the primary pedestrian entry.		Bins are not located at the primary pedestrian entry.

ELEMENT 3.8	**VEHICLE ACCESS**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.8.1 – Vehicle access points are designed and located to provide safe access and egress for vehicles and to avoid conflict with pedestrians, cyclists and other vehicles.	The proposal seeks to utilise and modify the existing crossover adjacent to the northern boundary of the site. The crossover is at right angles to the street and good visibility is achieved. A vehicle access gate is proposed	**Objective achieved** The development proposes two 3m wide vehicle access points via Kingsway. These are both distinctly separated

	at the front of the property, where the access leads to the rear of the site to the under-croft parking area. The access to the single carport at 8 Kingsway and the rear access to the proposed dwellings is located over the location of existing crossover to 8 Kingsway, however the crossover is being separated to form two separate entries (the combined width of the two crossovers is less than the width of the existing crossover). The carparking for the rear dwellings is designed for forward entry and exit in a forward gear to provide for safe access and egress. A separate pedestrian entrance is provided alongside the vehicular access ramp, thus avoiding conflict with pedestrians.	from the pedestrian access to avoid potential conflict. All vehicle access points are eligible and safe.
O3.8.2 – Vehicle access points are designed and located to reduce visual impact on the streetscape.	A vehicle access gate is proposed at the front of the property, where the access leads to the rear of the site to the under-croft parking area. Given that no garage structure is proposed adjacent to the street, the amenity of the streetscape is preserved. The access gate to the vehicle ramp to the proposed dwellings is setback 2 metres from the front boundary. The vehicle access gates will be constructed of perforated aluminium thus presenting a permeable design that would be compatible with the existing streetscape. Vehicle access to the multiple dwellings is fully compliant with the dimensions required under LPP 5.10 (minimum 3m, maximum 4m).	**Objective achieved** The existing vehicle crossover to the site is 7.7m wide, thereby the proposed modification to the crossover reduces the visual impact on the streetscape in comparison to the pre development condition.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A3.8.1 – Vehicle access is limited to one opening per 20m street frontage that is visible from the street.		Two vehicle access points provided.
A3.8.2 – Vehicle entries are identifiable from the street, while being integrated with the overall façade design and/ or located behind the primary building line.		Vehicle access point is readily apparent from the street and integrated into the design of the building.
A3.8.3 – Vehicle entries have adequate separation from street intersections.		The vehicle entry is over 50m from nearest street intersection.
A3.8.4 – Vehicle circulation areas avoid headlights shining into habitable rooms within the development and adjoining properties.		Due to vehicle entry and building design the ground floor dwelling is totally shielded from any headlight emission.
A3.8.5 – Driveway width is kept to a functional minimum, relative to the traffic volumes and entry/egress requirements.		Each crossover is 3m wide at the lot boundary which is supported in terms of entry/egress requirements.
A3.8.6 – Driveways designed for two way access to allow for vehicles to enter the street in forward gear where: – the driveway serves more than 10 dwellings – the distance from an on-site car parking to the street is 15m or more **OR**		Driveway serves less than 10 dwellings. 24.3m distance from the street to under-croft parking. The driveway does not provide for two way access but does allow for froward gear entry and exit.

the public street to which it connects is designated as a primary distributor, district distributor or integrated arterial road.	
A3.8.7 – Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, other structures adjoin vehicle access points where a driveway meets a public street and where two streets intersect (refer Figure 3.8a).  **Figure 3.8a** Truncation at street corner to provide sightlines (refer A3.8.7).	Sightlines are complaint with Local Planning Policy 1.1 Residential Development.

ELEMENT 3.9	**CAR AND BICYCLE PARKING**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.9.1 – Parking and facilities are provided for cyclists and other modes of transport.	The development proposes 4 wall mounted bicycle racks near to the bin store on the lower ground level.	**Objective achieved** The application proposes 4 bicycle bays which achieves the acceptable outcome and is considered to provide adequate facilities for alternate transport.
O3.9.2 – Car parking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and/or have good public transport or cycle networks and/or are close to employment centres.	The multiple dwelling development proposes a total of four residential parking bays in the under croft, and two visitor bays. Located within an Activity centre, therefore only one parking bay is required per dwelling. This proposal is therefore compliant in this regard. This is consistent with LPP 5.10. The overall development provides a total of 7 resident bays (proposed single carport for 8 Kingsway, 4 resident bays in the proposed carpark) and 2 visitor bays, which satisfies the acceptable outcomes for a 5 dwelling development.	**Objective achieved** The application proposes 7 car bays, inclusive of 2 visitor bay, which achieves the acceptable outcome. The site is located approximately 160m walking distance from Broadway, where a variety of bus routes serving a range of destinations are available.

<table>
<tr><td>O3.9.3 – Car parking is designed to be safe and accessible.</td><td>Car parking, located at the lower ground, behind the existing dwellings provides safe and accessible parking with the parking area having lift access to all levels of the development.</td><td>Objective achieved
Car parking circulation area meets AS2890.1 standards and provides direct access to the building without having to return to the street.</td></tr>
<tr><td>O3.9.4 – The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape.</td><td>The existing dwelling has a carport fronting to the street at a compliant setback. The proposed lower ground parking is located behind the existing dwellings and has no negative impact on the streetscape.</td><td>Objective achieved
The development proposes a single carport setback 2m from the primary street. This carport replaces an existing double carport which has a 2.3m street setback to the posts and nil setback to the roof line. The proposed carport is open framed in design allowing views through the existing dwelling. The pitched roof form complements the existing dwelling. In considering the pre-development condition the single carport is an improvement to the streetscape as it reduces the width of the frontage taken up by car parking. The inclusion of the carport maintains the single house scale as viewed from the public realm thereby complementing the existing character of the street.</td></tr>
<tr><td colspan="3">ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided</td></tr>
<tr><td>A3.9.1 – Secure, undercover bicycle parking is provided in accordance with Table 3.9 and accessed via a continuous path of travel from the vehicle or cycle entry point.
Table 3.9 Parking ratio<table><tr><th colspan="2">Parking types</th><th>Location A</th><th>Location B</th></tr><tr><td rowspan="3">Car parking[1]</td><td>1 bedroom dwellings</td><td>0.75 bay per dwelling</td><td>1 bay per dwelling</td></tr><tr><td>2+ bedroom dwellings</td><td>1 bay per dwelling</td><td>1.25 bays per dwelling</td></tr><tr><td>Visitor</td><td colspan="2">1 bay per four dwellings up to 12 dwellings
1 bay per eight dwellings for the 13th dwelling and above</td></tr><tr><td rowspan="2">Bicycle parking[1]</td><td>Resident</td><td colspan="2">0.5 space per dwelling</td></tr><tr><td>Visitor</td><td colspan="2">1 space per 10 dwellings</td></tr><tr><td colspan="2">Motorcycle/ Scooter parking[2]</td><td colspan="2">Developments exceeding 20 dwellings provide 1 motorcycle/scooter space for every 10 car bays</td></tr></table>[1] Calculations of parking ratios shall be rounded up to the next whole number.
[2] For each five motorcycle/scooter parking bays provided in accordance with Table 3.9, car parking bays may be reduced by one bay.

Definitions:
Location A: within 800m walkable catchment of a train station and/or 250m of a transit stop (bus or light rail) of a high-frequency route and/or within the defined boundaries of an activity centre.
Location B: not within Location A.</td><td>AO: 3 resident bays and 1 visitor bay
4 bike racks in basement.</td></tr>
<tr><td>A3.9.2 – Parking is provided for cars and motorcycles in accordance with Table 3.9</td><td>AO: 5 residential bays, and 1 visitor bay.
Four residential bays and two visitor bays are proposed in basement. two car bays are provided in carports at front of main dwelling.</td></tr>
</table>

A3.9.3 – Maximum parking provision does not exceed double the minimum number of bays specified in Table 3.9.	Parking does not exceed double the minimum number of bays.
A3.9.4 – Car parking and vehicle circulation areas are designed in accordance with AS2890.1 (as amended) or the requirements of applicable local planning instruments.	Car parking and circulation areas satisfy AS2890.1
A3.9.5 – Car parking areas are not located within the street setback and are not visually prominent from the street.	Single carport within front setback area. Refer to *2.3 Street Setbacks.*
A3.9.6 – Car parking is designed, landscaped or screened to mitigate visual impacts when viewed from dwellings and private outdoor spaces.	Carport is co-located with front setback landscaping to soften view from street. Car parking for apartments is located in the under croft and is not visible from the street or private open spaces.
A3.9.7 – Visitor parking is clearly visible from the driveway, is signed 'Visitor Parking' and is accessible from the primary entry or entries.	Visitor parking is clearly marked.
A3.9.8 – Parking shade structures, where used, integrate with and complement the overall building design and site aesthetics and have a low reflectance to avoid glare into apartments.	The proposed carport has been designed to complement the existing house. Parking for apartments is in under croft, no shade structures required.
A3.9.9 – Uncovered at-grade parking is planted with trees at a minimum rate of one tree per four bays.	No uncovered at-grade parking proposed.
A3.9.10 – Basement parking does not protrude more than 1m above ground, and where it protrudes above ground is designed or screened to prevent negative visual impact on the streetscape.	No basement parking proposed.

ELEMENT 4.1	**SOLAR AND DAYLIGHT ACCESS**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.1.1 – In climate zones 4, 5 and 6: the development is sited and designed to optimise the number of dwellings receiving winter sunlight to private open space and via windows to habitable rooms.	All dwellings have living rooms and private open space that obtain at least 2 hours of direct sunlight between 9am and 3pm on 21 June. Refer to drawing A003.	**Objective achieved** The proposal is designed to optimise winter sunlight access for all dwellings. All dwellings have a living room and private open space which obtains at least 2 hours direct sunlight between 9am and 3pm on 21 June.
O4.1.2 – Windows are designed and positioned to optimise daylight access for habitable rooms.	All dwellings have openings on three sides and optimise daylight to habitable rooms. Units 1 and 3 have a major opening to the living room on the northern elevation. The major openings to living rooms to Units 2 & 4 have access to morning sun.	**Objective achieved** Windows to habitable rooms are designed and positioned in the development to optimise daylight access. All habitable rooms in each dwelling have windows that provide daylight access, and no rooms rely on light wells as a form of daylight access.
O4.1.3 – The development incorporates shading and glare control to minimise heat gain and glare:	Units 3 & 4 have timber arbors over the external terraces which will have timber battens above to encourage vertical growth of plants and provide shade. Units 1 + 2	**Objective achieved**

– from mid-spring to autumn in climate zones 4, 5 and 6 **AND** – year-round in climate zones 1 and 3.	have inherent shading from the building. Awnings have also been included on northern, southern, and eastern elevations to provide glare control.	Awnings are included on northern, southern, and eastern elevations arbours are provided to upper floor balconies to provide shading and glare control.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.1.1 – In climate zones 4, 5 and 6 only: **a)** Dwellings with a northern aspect are maximised, with a minimum of 70 per cent of dwellings having living rooms and private open space that obtain at least 2 hours direct sunlight between 9am and 3pm on 21 June AND **b)** A maximum of 15 per cent of dwellings in a building receiving no direct sunlight between 9am and 3pm on 21 June.		All dwellings have a living room and private open space which obtains at least 2 hours direct sunlight between 9am and 3pm on 21 June.
A4.1.2 – Every habitable room has at least one window in an external wall, visible from all parts of the room, with a glazed area not less than 10 per cent of the floor area and comprising a minimum of 50 per cent of clear glazing.		Achieved.
A4.1.3 – Lightwells and/or skylights do not form the primary source of daylight to any habitable room.		No dwellings rely on lightwells for solar access.
A4.1.4 – The building is oriented and incorporates external shading devices in order to: – minimise direct sunlight to habitable rooms: ▪ between late September and early March in climate zones 4, 5 and 6 only **AND** ▪ in all seasons in climate zones 1 and 3 permit winter sun to habitable rooms in accordance with A 4.1.1 (a).		Awnings are included on northern, southern, and eastern elevations to provide shading and glare control.

ELEMENT 4.2	**NATURAL VENTILATION**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.2.1 – Development maximises the number of apartments with natural ventilation.	Refer Plan A003 Rev A which provides the natural ventilation diagrams which illustrate that all dwellings provide for natural ventilation. The table on Plan A003 also details that all dwellings are compliant for cross ventilation.	**Objective achieved** The development maximises natural ventilation. The proposal exceeds acceptable outcome A2.2.2 in that 100% of apartments are at least dual aspect with openings on three elevations.
O4.2.2 – Individual dwellings are designed to optimise natural ventilation of habitable rooms.	All dwellings provide for natural ventilation to habitable rooms, as outlined in previous sections. All bedrooms meet the minimum size requirements as per Table 4.3b.	**Objective achieved** All habitable rooms have openings which are of an adequate size to facilitate natural ventilation. No habitable rooms rely on light wells as a source for air.
O4.2.3 – Single aspect apartments are designed to maximise and benefit from natural ventilation.	All dwellings have more than one aspect and all three elevations for the proposed development have openings.	N/A – no single aspect apartments proposed.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*	
A4.2.1 – Habitable rooms have openings on at least two walls with a straight line distance between the centre of the openings of at least 2.1m.	Not all habitable rooms have openings on at least two walls, however where this does occur the distance achieve this outcome.
A4.2.2 – **(a)** A minimum 60 per cent of dwellings are, or are capable of, being naturally cross ventilated in the first nine storeys of the building Single aspect apartments included within the 60 per cent minimum at (a) above must have: ▪ ventilation openings oriented between 45° – 90° of the prevailing cooling wind direction **AND** ▪ room depth no greater than 3 × ceiling height **(a)** For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings.	No single aspect units proposed. All dwellings are capable of natural cross-ventilation.
A4.2.3 – The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.	No crossover or cross through apartments.
A4.2.4 – No habitable room relies on lightwells as the primary source of fresh-air.	No dwellings rely on lightwells for ventilation.

ELEMENT 4.3	**SIZE AND LAYOUT OF DWELLINGS**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.3.1 – The internal size and layout of dwellings is functional with the ability to flexibly accommodate furniture settings and personal goods, appropriate to the expected household size.	The 4 proposed dwellings have floor areas of between 63m2 and 65m2 . The dwellings are considered to provide sufficient space for future residents.	**Objective achieved** All units are of an appropriate size and layout that allows functionality and flexibility appropriate to the expected number of occupants. The dwellings have been designed with open plan living spaces which are conveniently co-located with private open spaces.
O4.3.2 – Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.	All bedrooms within the proposed development meet the minimum size requirements. The living rooms achieve a minimum dimension of 4 metres. The development meets the acceptable outcomes for floor to ceiling heights for habitable rooms.	**Objective achieved** The proposed ceiling heights and room dimensions achieve acceptable outcomes A 4.3.1, A 4.3.2, and A 4.3.3. All units are well-proportioned to allow for access to sunlight and ventilation in every habitable room.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		

A4.3.1 – Dwellings have a minimum internal floor area in accordance with Table 4.3a. **Table 4.3a Minimum floor areas for dwelling types** Dwelling type / Minimum internal floor area Studio: 37m² 1 bed: 47m² 2 bed × 1 bath[1]: 67m² 3 bed × 1 bath[1]: 90m² [1]An additional 3m² shall be provided for designs that include a second or separate toilet, and 5m² for designs that include a second bathroom.	AO: 67m2 Unit 1: 63m2 Unit 2: 65m2 Unit 3: 63m2 Unit 4: 65m2
A4.3.2 – Habitable rooms have minimum floor areas and dimensions in accordance with Table 4.3b. **Table 4.3b Minimum floor areas and dimensions for habitable rooms** Habitable room type / Minimum internal floor area / Minimum internal dimension Master bedroom: 10m² / [1]3m Other bedrooms: 9m² / [1]3m Living room – studio and 1 bed apartments: N/A / 3.6m Living room – other dwelling types: N/A / 4m [1]Excluding robes	<u>Unit 1/3</u> Bed 1: 11m2, 3m minimum dimension Bed 2: 9.4m2, 3m minimum dimension Living room: 4.1m minimum dimension <u>Unit 2/4</u> Bed 1: 14.4m2, 3m minimum dimension Bed 2: 9.2m2, 3m minimum dimension Living room: 4.1m minimum dimension
A4.3.3 – Measured from the finished floor level to finished ceiling level, minimum ceiling heights are: – Habitable rooms – 2.7m – Non-habitable rooms – 2.4m – All other ceilings meet or exceed the requirements of the NCC.	Min 2.8m floor to ceiling height.
A4.3.4 – The length of a single aspect open plan living area is equal to or less than 3 x the ceiling height. An additional 1.8m length may be provided for a kitchen, where the kitchen is the furthest point from the window in an open plan living area provided that the maximum length does not exceed 9m.	No single aspect open plan living areas proposed.

ELEMENT 4.4 PRIVATE OPEN SPACE AND BALCONIES

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	APPLICANT COMMENT	ASSESSOR COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	

O4.4.1 – Dwellings have good access to appropriately sized private open space that enhances residential amenity.	All four balcony/terrace areas are a minimum 10m2 which meets the minimum required under Table 4.4. Unit 2 has an additional terrace space to its southern side which has a landscaped perimeter with tree planting. The balcony areas for Units 3 & 4 comply with the acceptable outcomes in relation to dimensions and size and have good access as they are both directly accessible from a living area. The existing house at 8 Kingsway has a private courtyard directly accessible from a living area that exceeds 28m2. It is considered that the development satisfies the element objective.	**Objective achieved** All apartments are provided with balconies or a terrace space which exceed the minimum area and dimensions recommended in acceptable outcome A4.4.1. The private open spaces are appropriately sized to enhance residential amenity.
O4.4.2 – Private open space is sited, oriented and designed to enhance liveability for residents.	The balconies of Units 3 & 4 have screening to ensure that the balconies have privacy. The windows to Unit 4 and the building design is such that the likelihood of overlooking from Unit 4 to the lower ground level private open space of unit 2 is minimised. The private open space for the existing dwellings is located adjacent to the dwellings and is large is size to enhance liveability.	**Objective achieved** Private open space for each dwelling is accessible from the primary living space of each apartment. The private open space for each dwellings exceeds the minimum area and dimensions recommended in acceptable outcome A4.4.1.
O4.4.3 – Private open space and balconies are integrated into the overall architectural form and detail of the building.	The private open space for units 1 & 2 are located at ground level and the balconies of units 3 & 4 are incorporated into the design of the building.	**Objective achieved** The private open space for the units comprises balconies or a ground floor terrace areas which are well-sized and appropriately located. All balconies feature screening and detailing which is adequately integrated into the architectural form and detail of the building.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.4.1 – Each dwelling has private open space accessed directly from a habitable room with dimensions in accordance with Table 4.4.	AO : 10m2, 2.4m minimum dimension Unit 1: 10.5m2, 2.5m minimum dimension Unit 2: 11m2, 2.5m minimum dimension Unit 3: 10.5m2, 2.5m minimum dimension Unit 4: 10.7m2, 2.5m minimum dimension
A4.4.2 – Where private open space requires screening to achieve visual privacy requirements, the entire open space is not screened and any screening is designed such that it does not obscure the outlook from adjacent living rooms.	No apartments feature an entire outdoor living area with visual privacy screening. All

Table 4.4 Private open space requirements

Dwelling type	Minimum Area[1]	Minimum Dimension[1]
Studio apartment + 1 bedroom	8m²	2.0m
2 bedroom	10m²	2.4m
3 bedroom	12m²	2.4m
Ground floor / apartment with a terrace	15m²	3m

[1] Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.

	habitable rooms have appropriate visual outlook.
A4.4.3 – Design detailing, materiality and landscaping of the private open space is integrated with or complements the overall building design.	Landscaping is integrated into balconies and courtyards to provide privacy and soften the external appearance.
A4.4.4 – Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.	No services are located within private open spaces or visible from the street. All services are integrated into the design of the building.

ELEMENT 4.5 CIRCULATION AND COMMON SPACES

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.5.1 – Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors.	The communal walkways, where they provide access to only 2 dwellings are typically 1.2m in width, which is considered adequate for the number of dwellings serviced. The pedestrian walkway from Kingsway and the circulation areas from the carpark to the lift all achieve a minimum width of 1.5m.	**Objective achieved** The communal circulation space is a minimum width of 1.6m. This is an adequate dimension and will not negatively impact on safety or accessibility for residents and visitors.
O4.5.2 – Circulation and common spaces are attractive, have good amenity and support opportunities for social interaction between residents.	The site provides a number of common spaces on the ground floor including the designated landscaped courtyard. All of these areas provide excellent amenity for the residents and create opportunities for social interaction. Circulation areas are suitably designed such that no bedroom windows or major openings open directly to the circulation areas.	**Objective achieved** Circulation and common spaces have access to natural sunlight, good amenity, and opportunities for social interaction between residents where possible.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*	
A4.5.1 – Circulation corridors are a minimum 1.5m in width.	Communal circulation corridors have a minimum width of 1.6m
A4.5.2 – Circulation and common spaces are designed for universal access.	Circulation and common spaces are wide enough to allow universal access. All common spaces can be accessed via lifts.
A4.5.3 – Circulation and common spaces are capable of passive surveillance, include good sightlines and avoid opportunities for concealment.	Circulation and common spaces have limited opportunities for concealment.
A4.5.4 – Circulation and common spaces can be illuminated at night without creating light spill into the habitable rooms of adjacent dwellings.	Internal hallways can be lit at night without impacting units.
A4.5.5 – Bedroom windows and major openings to living rooms do not open directly onto circulation or common spaces and are designed to ensure visual privacy and manage noise intrusion.	Most bedroom windows and major openings to living rooms do not open directly into circulation spaces. The exception is the living room window to the units which face onto the stairwell and lift lobby. The

	development is of a small scale and is not expected to generate an excessive amount of traffic through these corridors so as to create a noise intrusion.

ELEMENT 4.6	STORAGE	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.6.1 – Well-designed, functional and conveniently located storage is provided for each dwelling.	All dwellings have stores that meet the minimum height, dimensions and area. The stores for 8 Kingsway and the proposed 4 dwellings are located at the lower ground level.	**Objective achieved** Each dwelling has exclusive use of a separate, ventilated, weatherproof, bulky goods storage area, which achieves the dimensions in accordance with Table 4.6. The storerooms are located within the basement thereby being adequately integrated into the design of the building and not readily visible from the public domain.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.6.1 – Each dwelling has exclusive use of a separate, ventilated, weatherproof, bulky goods storage area. This can be located either internally or externally to the dwelling with dimensions in accordance with Table 4.6.		5 x 4m2 storerooms are located within the basement/under croft area. All storerooms have a minimum dimension of 1.5m.
A4.6.2 – Bulky good stores that are not directly accessible from the dwelling/private open space are located in areas that are convenient, safe, well-lit, secure and subject to passive surveillance.		Storage is provided within basement and is convenient, safe, well-lit and secure.
A4.6.3 – Storage provided separately from dwellings or within or adjacent to private open space[1], is integrated into the design of the building or open space and is not readily visible from the public domain.		Storage is provided separately to the dwellings. The storage is designed into the building and is not readily visible from the public domain.

Table 4.6 Storage requirements

Dwelling type	Storage area[1]	Minimum dimension[1]	Minimum height[1]
Studio dwelling	3m²	1.5m	2.1m
1 bedroom dwelling	3m²		
2 bedroom dwellings	4m²		
3 bedroom dwellings	5m²		

[1] Dimensions exclusive of services and plant.

ELEMENT 4.7	MANAGING THE IMPACT OF NOISE	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.7.1 – The siting and layout of development minimises the impact of external noise sources and provides appropriate acoustic privacy to dwellings and on-site open space.	The proposed dwellings are designed to achieve the minimum requirements of the NCC. Refer Annexure 7 which contains a sustainability report.	**Objective achieved subject to condition** Potential noise sources within the development include the car park, bin store and air conditioning condenser unit area. These have been located underground or enclosed from habitable spaces to minimise noise transfer. Should the development be approved, a condition is recommended to require an Acoustic Report which will identify which sources of noise may need to be attenuated.
O4.7.2 – Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.	All units have adequate separation from areas of open space within the site. The element objective is considered to be satisfied.	**Objective achieved subject to condition** The development has been designed so that noise generating areas are generally separated from residential areas. An acoustic report will be required via condition that demonstrates that the development can achieve compliance with the National Construction Code BCA and the Environmental Protection (Noise) Regulations 1997. Should the development be approved, the recommendations of the provided acoustic report should be incorporated into the development at building permit stage. It is noted that specific mechanical equipment has not been detailed.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.7.1 – Dwellings exceed the minimum requirements of the NCC, such as a rating under the AAAC Guideline for Apartment and Townhouse Acoustic Rating (or equivalent).		No acoustic report or compliance with NCC demonstrated.
A4.7.2 – Potential noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open space and refuse bins are not located adjacent to the external wall of habitable rooms or within 3m of a window to a bedroom.		Key noise sources are located within the under croft and are separated from major openings to habitable rooms.
A4.7.3 – Major openings to habitable rooms are oriented away or shielded from external noise sources.		

ELEMENT 4.8	DWELLING MIX

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.8.1 – A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.	The 2017 Local Housing Strategy does not contain any specific provisions in relation to dwellings mix and the development has less than 10 dwellings so the acceptable outcomes of A4.8.1 are not applicable. The development provides for 5 dwellings of 2 bedrooms, including a retained dwelling. In the context of the locality, it is considered that this provides housing opportunities for changing community demographics.	**Objective achieved** The acceptable outcomes of A4.8.1 are not applicable to the development as there are less than 10 dwellings. Notwithstanding, the development proposes a multi-generational concept which is an appropriate response to community and social needs. The development offers the ability to age in place or the opportunity to live in a smaller dwelling than is typical for the Nedlands area.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.8.1 – **a)** Dwelling mix is provided in accordance with the objectives, proportions or targets specified in a local housing strategy or relevant local planning instrument **OR** **b)** Where there is no local housing strategy, developments of greater than 10 dwellings include at least 20 per cent of apartments of differing bedroom numbers.		No applicable housing strategy. Less than 10 dwellings. • 4 x 2 bedroom, 1 bathroom apartments • 1 x 2 bedroom, 2 bathroom single dwelling
A4.8.2 – Different dwelling types are well distributed throughout the development, including a mix of dwelling types on each floor.		Dwelling types are appropriately distributed.

ELEMENT 4.9 UNIVERSAL DESIGN

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.9.1 – Development includes dwellings with universal design features providing dwelling options for people living with disabilities or limited mobility and/or to facilitate ageing in place.	At least one of the five (20%) dwellings on 8 Kingsway achieves silver level universal design.	**Objective achieved subject to Condition** The proposal has the ability to achieve at least 20% of apartments meeting Silver Level requirements. This has not been clearly detailed on the plans and thereby a condition of approval is recommended to ensure this is adequately detailed prior to building permit.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.9.1 – **a)** 20 per cent of all dwellings, across a range of dwelling sizes, meet Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia) **OR**		Limited information has been provided to demonstrate universal access. Notwithstanding it is acknowledged that the design is capable of providing at least 20% of apartments meeting Silver Level requirements.

b) 5 per cent of dwellings are designed to Platinum Level as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia).	

ELEMENT 4.10	**FAÇADE DESIGN**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.10.1 – Building façades incorporate proportions, materials and design elements that respect and reference the character of the local area.	A list of materials is provided on Plan A105. The development colours and materials have been chosen to respect and sit in context with the existing dwellings which are being retained on site. In accordance with LPP 5.10, the proposal incorporates the use of eaves, balconies, and awnings as key elements. This is in conjunction with the use of contrasting treatments and gable ends. It is noted that no garages are proposed in the front setback, and predominantly open fencing will be installed. This is consistent with LPP5.10.	**Objective achieved** The façade design successfully incorporate proportions, materials and design elements that respect and reference the character of the local area. The DRP have noted support for the contemporary pitched roof forms and materiality incorporating recycled materials which references and contributes to the built form character in the local area (DRP Minutes 17 October 2022).
O4.10.2 – Building façades express internal functions and provide visual interest when viewed from the public realm.	The proposed multiple dwellings are located behind the existing dwellings (set back 30m from the front lot boundary) so will be partially screened from the street and therefore satisfy the element objective.	**Objective achieved** The multiple dwellings are located to the rear of the existing single house and are not visually prominent form the street. Both buildings clearly read as residential development thereby successfully expressing the internal functions.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.10.1 – Façade design includes: – scaling, articulation, materiality and detailing at lower levels that reflect the scale, character and function of the public realm – rhythm and visual interest achieved by a combination of building articulation, the composition of different elements and changes in texture, material and colour.		The façade design includes appropriate articulation and materiality. The façade design has been supported by the City's Design Review Panel. The design is contemporary, references existing building materials and complements the scale and character of the existing street.
A4.10.2 – In buildings with height greater than four storeys, façades include a defined base, middle and top for the building.		Proposed development is less than 4 stories in height.
A4.10.3 – The façade includes design elements that relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights.		The façade features a height and contemporary roof design that complements the surrounding buildings.
A4.10.4 – Building services fixtures are integrated in the design of the façade and are not visually intrusive from the public realm.		All services are located within the under croft and are not visible from the public realm.

A4.10.5 – Development with a primary setback of 1m or less to the street includes awnings that: – define and provide weather protection to entries – are integrated into the façade design – are consistent with the streetscape character.	Development is setback more than 1m from the primary street.
A4.10.6 – Where provided, signage is integrated into the façade design and is consistent with the desired streetscape character.	No signage proposed.

ELEMENT 4.11 ROOF DESIGN

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.11.1 – Roof forms are well integrated into the building design and respond positively to the street.	The proposal provides a variety of roof pitches with the existing dwelling at 8 Kingsway having a roof pitch of 27 degrees with the proposed development to the rear having a roof pitch of 30-40o. The proposed development does not directly front the street. The element objective is considered to be satisfied. In regard to solar absorpancy rating (LPP5.10), the roof material for the multiple dwellings is proposed to be Bluescope Zincalume and the existing dwelling is to have terracotta tiles. This is generally consistent with the objectives of LPP 5.10.	**Objective achieved** The new development proposes a pitched roof form to reference the existing pattern of development of the surrounding area. The roofing material is noted to have a maximum solar absorptance rating of 0.5 which is consistent with LPP5.10.
O4.11.2 – Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.	Portion of the roof space for the new development will accommodate solar panels, shown indicatively on the northern and central roof.	**Objective achieved** The roof space incorporates space for photo-voltaic solar panels, which adds a direct benefit to the building and its residents.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.11.1 – The roof form or top of building complements the façade design and desired streetscape character.		The roof design integrates with the façade design and responds to other contemporary designs in the street.
A4.11.2 – Building services located on the roof are not visually obtrusive when viewed from the street.		Building services cannot be viewed from the roof.
A4.11.3 – Useable roof space is safe for users and minimises overlooking and noise impacts on private open space and habitable rooms within the development and on adjoining sites.		N/A no useable roof space.

ELEMENT 4.12 LANDSCAPE DESIGN

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.12.1 – Landscape design enhances streetscape and pedestrian amenity; improves the visual appeal and comfort of open space areas; and provides an attractive outlook for habitable rooms.	Refer attached landscape plan (Annexure 2) which details the proposed plantings, which are considered to provide high amenity to the streetscape and the residents on site. A mix of recycled materials are proposed which include tiles, brick and timber, along with natural boulders and gravel. A number of native plants, trellis and hedging will promote greenery on site. Within the front yard, a feature pond, stepping pavers from the verge and new plantings will enhance the streetscape.	**Objective achieved** Landscaping is provided within the front setback area which features a reflection pond, native plants and feature pots and decorations. This reflects the front yard typology present within the streetscape and enhances local amenity. Landscaping is also provided to the rear of the multiple dwellings and in the courtyard space between the multiple dwellings and single house to provide for an attractive outlook from habitable rooms.
O4.12.2 – Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.	The plant selection is to be in accordance with the landscape plan, prepared by a landscape architect, which takes into account the site context which will include a number of native plants, trellis and hedging to promote greenery on site.	**Objective achieved subject to Condition** The concept landscape plan prepared by Place Lab includes limited information on plant species, reticulation details and soil depths. The applicant has advised in writing that the minimum soil depths will be in accordance with the requirements of Table 4.12 of the R Codes Volume 2, and that a species list and reticulation details will be provided as part of a comprehensive Landscape Plan, to be submitted for approval by the City, prior to lodgement of the building permit. A condition is recommended to this effect.
O4.12.3 – Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.	The landscape plan includes water wise plants and drip irrigation.	
O4.12.4 – Landscape design is integrated with the design intent of the architecture including its built form, materiality, key functional areas and sustainability strategies.	Landscape design is integral to the development, which incorporates a number of elements including tree retention and planting, deep soil zones, on structure planting and a range of surfaces and finishes. Landscaping is designed taking into account Table 4.12 in regard to soil volume, depth and area in regard to existing and proposed vegetation. Refer to the landscaping plan.	**Objective achieved** Proposed landscaping is well integrated into the design of the development and built form.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.12.1 – Submission of a landscape plan prepared by a competent landscape designer. This is to include a species list and irrigation plan demonstrating achievement of Waterwise design principles.		The applicant has provided a landscape concept plan prepared by Place Lab. This includes limited information on plant species, reticulation details and soil depths. The applicant has advised in writing that the minimum soil depths will be in accordance with the
A4.12.2 – Landscaped areas are located and designed to support mature, shade-providing trees to open space and the public realm, and to improve the outlook and amenity to habitable rooms and open space areas.		

A4.12.3 – Planting on building structures meets the requirements of Table 4.12.

Table 4.12 Planting on structure: minimum soil standards for plant types and sizes

Plant type	Definition	Soil volume	Soil depth	Soil area
Large tree	Over 12m high, crown spread at maturity	76.8m³	1,200mm	64m² with minimum dimension 7m
Medium tree	8-12m high, crown spread at maturity	36m³	1,000mm	36m² with minimum dimension 5m
Small tree	4-8m high, crown spread at maturity	7.2m³	800mm	3m × 3m
Small ornamentals	3-4m high, crown spread at maturity	3.2m³	800mm	2m × 2m
Shrubs	--	--	500-600mm	--
Ground cover	--	--	300-450mm	--
Turf	--	--	200mm	--

requirements of Table 4.12 of the R Codes Volume 2, and that a species list and reticulation details will be provided as part of a comprehensive Landscape Plan, to be submitted for approval by the City, prior to lodgement of the building permit.

A4.12.4 – Building services fixtures are integrated in the design of the landscaping and are not visually intrusive.

Services are generally separate from the landscaped areas.

ELEMENT 4.13 ADAPTIVE REUSE

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	APPLICANT COMMENT *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	ASSESSOR COMMENT
O4.13.1 – New additions to existing buildings are contemporary and complementary and do not detract from the character and scale of the existing building.	The proposed carport to the existing dwelling at 8 Kingsway has been designed to be sympathetic to the design and materials of the existing dwelling.	**Objective achieved** The design of the multiple dwellings successfully incorporates proportions, materials and design elements that respect and reference the existing single dwelling. The DRP have noted support for the contemporary pitched roof forms and materiality incorporating recycled materials which references and contributes to the built form character in the local area (DRP Minutes 17 October 2022).
O4.13.2 – Residential dwellings within an adapted building provide good amenity for residents, generally in accordance with the requirements of this policy.	The internal redesign of 8 Kingsway results in a dwelling that has a contemporary internal design which provides for greater amenity for the residents of that dwelling.	**Objective achieved** The internal works to the existing provide for good amenity for residents and achieve adequate solar access and natural ventilation. The room sizes and outdoor living areas meet the Acceptable Outcomes of this policy.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*	
A4.13.1 – New additions to buildings that have heritage value do not mimic the existing form and are clearly identifiable from the original building.	Existing building does not have any heritage considerations. Notwithstanding the new development does not mimic the existing building and instead proposes a modern built form.
A4.13.2 – New additions complement the existing building by referencing and interpreting the scale, rhythm and materiality of the building.	Achieved.

ELEMENT 4.14 MIXED USE – N/A not a mixed-use development

ELEMENT 4.15 ENERGY EFFICIENCY

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	APPLICANT COMMENT	ASSESSOR COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.15.1 – Reduce energy consumption and greenhouse gas emissions from the development.	The proposed 4 multiple dwellings are designed to exceed the NATHERS requirement for apartments by 0.5 stars.	**Objective achieved subject to Condition** The following sustainability initiatives are incorporated in the development: • 5kW solar PV array to single house and 10kW solar PV array to apartments. • A 6.5 Star NatHERS rating for the single house and an average 6 star NatHERS rating for the apartments. • Infrastructure for future EV charging stations to apartments. • Waterwise, native plants. • Natural cross-ventilation. • Water efficient plumbing fixtures and fittings • Re-use of existing building materials from partial demolition of single house. A condition of approval is recommended to ensure that the recommendations contained within the EMERGEN report are to be carried out and maintained for the lifetime of the development to the satisfaction of the City.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		

A4.15.1 – **a)** Incorporate at least one significant energy efficiency initiative within the development that exceeds minimum practice (refer Design Guidance) **OR** **b)** All dwellings exceed the minimum NATHERS requirement for apartments by 0.5 stars.[1] Compliance with the NCC requires that development shall achieve an average star-rating across all dwellings that meets or exceeds a nominated benchmark, and that each unit meets or exceeds a slightly lower benchmark. Compliance with this Acceptable Outcome requires that each unit exceeds that lower benchmark by at least half a star.	As above, the development incorporate numerous energy efficiency initiatives within the development that exceeds minimum practice.

ELEMENT 4.16	**WATER MANAGEMENT AND CONSERVATION**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.16.1 – Minimise potable water consumption throughout the development.	The dwellings will not be individually metred but water fixtures in the development will include low flow fixtures to minimise water. Refer to the Sustainability report provided at Annexure 7.	**Objective achieved subject to Condition** The building has generally been designed to minimise water consumption. Waterwise landscaping and tap fittings are proposed. A condition of approval is recommended to ensure that the recommendations contained within the EMERGEN report are to be carried out and maintained for the lifetime of the development to the satisfaction of the City.
O4.16.2 – Stormwater runoff from small rainfall events is managed on-site, wherever practical.	All stormwater will be contained on site.	**Objective achieved** Stormwater runoff will be maintained on site.
O4.16.3 – Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.	The site slopes down from the road, however the site will contain soak wells and the rear portion of the site is landscaped which will provide an area for absorption in the event of a major rain event.	**Objective achieved** Standard condition will be imposed to contain water in case of 1 in 100 year storm event.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.16.1 – Dwellings are individually metered for water usage.		Not indicated – can be conditioned
A4.16.2 – Stormwater runoff generated from small rainfall events is managed on-site.		Adequate stormwater containment to be demonstrated at building permit stage but no issues have been raised with the current design.
A4.16.3 – Provision of an overland flow path for safe conveyance of runoff from major rainfall events to the local stormwater drainage system.		Outcome achieved

ELEMENT 4.17	**WASTE MANAGEMENT**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**

	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.17.1 – Waste storage facilities minimise negative impacts on the streetscape, building entries and the amenity of residents.	The proposal includes a bin store located on the lower ground level, located to the rear of the site. This bins store will service the existing grouped dwelling (at 8 Kingsway) and the four proposed dwellings. Waste storage facilities will not be visible from the street. Residents will arrange for bins from the bin store to be taken to the street for collection and returned to the bin store. Refer attached Waste Management Plan at Annexure 6.	**Objective achieved subject to Condition** The bin store is located within the under croft so as not to be visible from the primary street. The size of the bin store and the waste management plan are generally in accordance with City requirements subject to a condition than ensures the Waste management plan is adhered to. The design and location of the enclosure minimises the potential for unsightly or unhygienic conditions.
O4.17.2 – Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.	The bin store will allow for recycling and separation of waste. The application proposes the use of separate bins for waste, recycling, and FOGO. The bins will be 240L. The bin size is the preference as outlined in the City's Waste Management LPP. A total of 11 bins will be required for the 5 dwellings, which will be collected from the street verge. The number of bins placed on the kerb will not exceed the maximum of 8 allowed at any one time. Refer attached Waste Management Plan at Annexure 6.	**Objective achieved** The bin store is conveniently located and easily accessible via the stairs, ramp or the lift. Sufficient area provided in bin stores for the three bin FOGO system and bulky waste storage.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.17.1 – Waste storage facilities are provided in accordance with the Better Practice considerations of the *WALGA Multiple Dwelling Waste Management Plan Guidelines* (or local government requirements where applicable).		Waste Management Plan provided is generally in accordance with LPP 3.2 Waste Management.
A4.17.2 – A Level 1 Waste Management Plan (Design Phase) is provided in accordance with the *WALGA Multiple Dwelling Waste Management Plan Guidelines* - Appendix 4A (or equivalent local government requirements).		Waste Management Plan provided is generally in accordance with LPP 3.2 Waste Management.
A4.17.3 – Sufficient area is provided to accommodate the required number of bins for the separate storage of green waste, recycling and general waste in accordance with the *WALGA Multiple Dwelling Waste Management Plan Guidelines* - Level 1 Waste Management Plan (Design Phase) (or local government requirements where applicable).		Sufficient area provided for the three bin FOGO system.
A4.17.4 – Communal waste storage is sited and designed to be screened from view from the street, open space and private dwellings.		Communal waste storage is screened from view from the primary street and located away from the dwellings in the under croft.
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls?	**LPP 3.2 Waste Management**	

ELEMENT 4.18	UTILITIES	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.18.1 –The site is serviced with power, water, gas (where available), wastewater, fire services and telecommunications/broadband services that are fit for purpose and meet current performance and access requirements of service providers.	The proposal will be serviced with power, water, gas, reticulated sewerage and telecommunications that is fit for purpose.	**Objective achieved** All required services are available.
O4.18.2 – All utilities are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians.	All servicing, with the exception of reticulated sewerage will be accessed from Kingsway. Initial consultation with Water Corporation is that the proposed development in proximity to the manhole (located on the common boundary of 8 & 10 Kingsway) and the form of development over the easement is acceptable. Notwithstanding, the proposed storerooms have been designed to completely avoid the clearance zone.	**Objective achieved** Location of utilities do not impede safe movement of vehicles or pedestrians.
O4.18.3 – Utilities, such as distribution boxes, power and water meters are integrated into design of buildings and landscape so that they are not visually obtrusive from the street or open space within the development.	The location of utilities services has been taken into account in the design of the development and will be integrated into the design where possible.	**Objective achieved subject to Condition** Not sufficiently noted on plans. It is recommended that this be conditioned to be demonstrated prior to building permit.
O4.18.4 – Utilities within individual dwellings are of a functional size and layout and located to minimise noise or air quality impacts on habitable rooms and balconies.	Utilities are proposed to be suitably located to ensure that they are not visually obtrusive to the street and also such that they do not create an adverse impact on other residents.	**Objective achieved** Utilities are functional to the size of units. The air conditioning units have been positioned within the car parking area to minimise adverse air quality and noise impacts on dwellings.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.18.1 – Utilities that must be located within the front setback, adjacent to the building entry or on visible parts of the roof are integrated into the design of the building, landscape and/or fencing such that they are accessible for servicing requirements but not visually obtrusive.		No utilities indicated within the front setback or adjacent to the building entry. PV system on roof is flush with the roof and not visually obtrusive.
A4.18.2 – Developments are fibre-to-premises ready, including provision for installation of fibre throughout the site and to every dwelling.		Outcome achieved.
A4.18.3 – Hot water units, air-conditioning condenser units and clotheslines are located such that they can be safely maintained, are not visually obtrusive from the street and do not impact on functionality of outdoor living areas or internal storage.		Condenser units are located in the basement and out of view.

A4.18.4 – Laundries are designed and located to be convenient to use, secure, weather-protected and well-vented; and are of an overall size and dimension that is appropriate to the size of the dwelling.	Laundries are located within individual units and are of an overall size and dimension that is appropriate to the size of the dwelling.

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KINGSWAY RESIDENCE→

CONCEPT PLAN

JUNE 2023

PLACE LAB



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ACKNOWLEDGMENT OF COUNTRY

PLACE Laboratory acknowledges the People of Whadjuk country as the Traditional Custodians of the land and waters on which the project is located. We pay our respect to their Elders, past, present, and emerging and thank them for their continuing connection to country, culture and community.

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PREPARED FOR

DOCUMENT CONTROL	
NAME OF PROJECT	KINGSWAY RESIDENCE
DOCUMENT REFERENCE	
DOCUMENT SIZE	DOUBLE SIDED A3
PROJECT NUMBERS	22043
PROJECT TEAM	NP,DD

REVISION	DATE ISSUED	ISSUED FOR	PREPARED BY	APPROVED BY	SIGNATURE	DATE APPROVED
A	11/07/2022	REVIEW	NP,DD	SS		11/07/2022
B	23/05/2023	REVIEW	NP,DD	SS		23/05/2023
C	09/06/2023	DA	NP,DD	SS		07/06/2023
D	14/06/2023	DA	NP,DD	SS		14/06/2023
E	20/06/2023	DA	NP,DD	SS		20/06/2023
F	27/06/2023	DA	NP,BD	SS		27/06/2023

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CONCEPT



Curated Views



Private yet Open



Connected with Nature



Unified



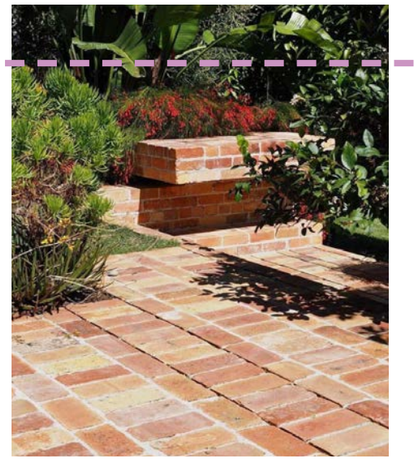
Layered Texture

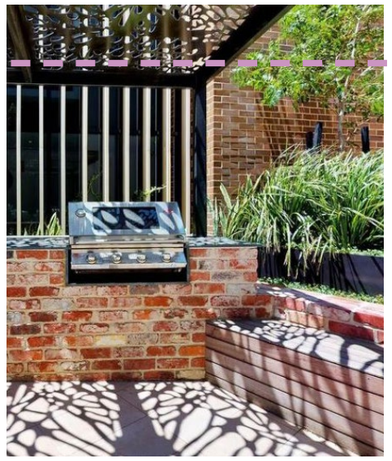
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HARDSCAPE: clean, warm, textured

RECYCLED







Reimagined and recycled materials such as roof tiles, brick & timber

PAVING



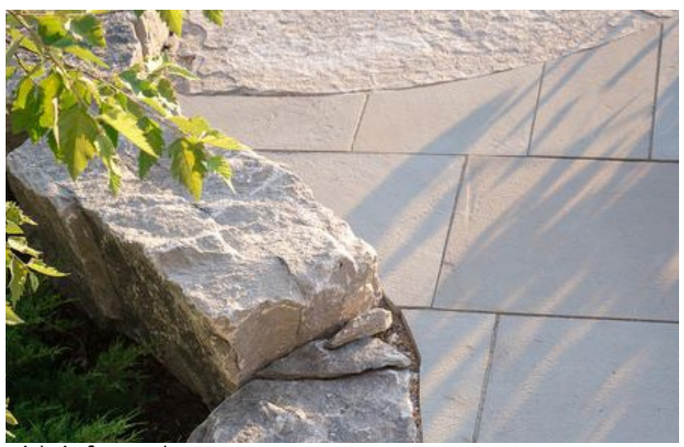


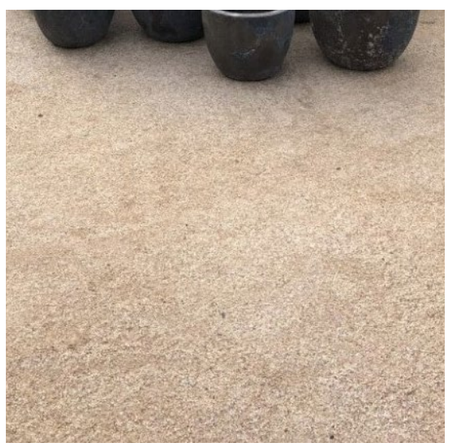


Neutral & cream tones providing warmth, texture & elegance

TEXTURAL







Natural and raw materials create inviting spaces with informal uses

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SOFTSCAPE: productive, sensory, lush

PRODUCTIVE + SENSORY







Productive and sensory planting used throughout the site to create a sense of connection.

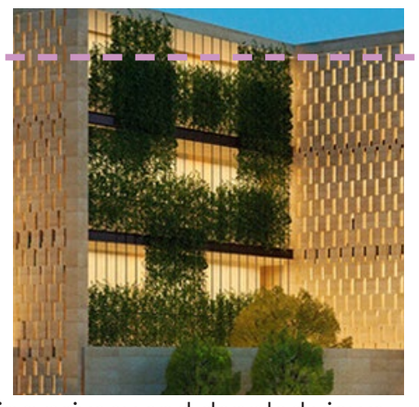
TEXTURE

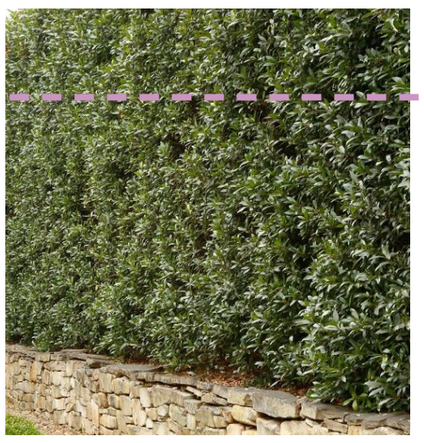





Use of sustainable and native plants to provide texture, screening and identity

SCREENING

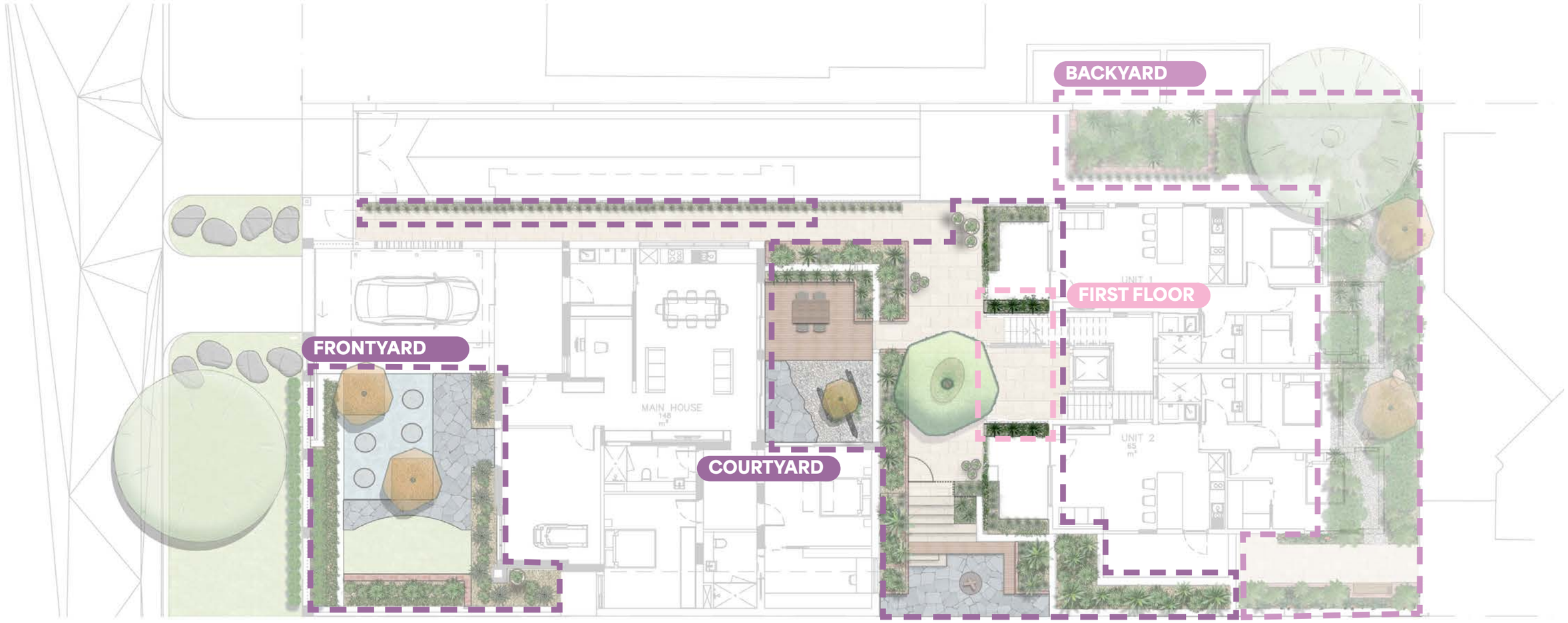






Trellis and hedges creating privacy and dappled views

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OVERALL PLAN



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FRONT YARD - GROUND FLOOR PLAN

1. Reflection pond with feature urns
2. Native screening plants
3. Crazy paving
4. Feature deciduous tree
5. Raised concrete garden bed
6. Recycled brick raised planter
7. Feature espaliered fruit tree
8. Feature pot cluster







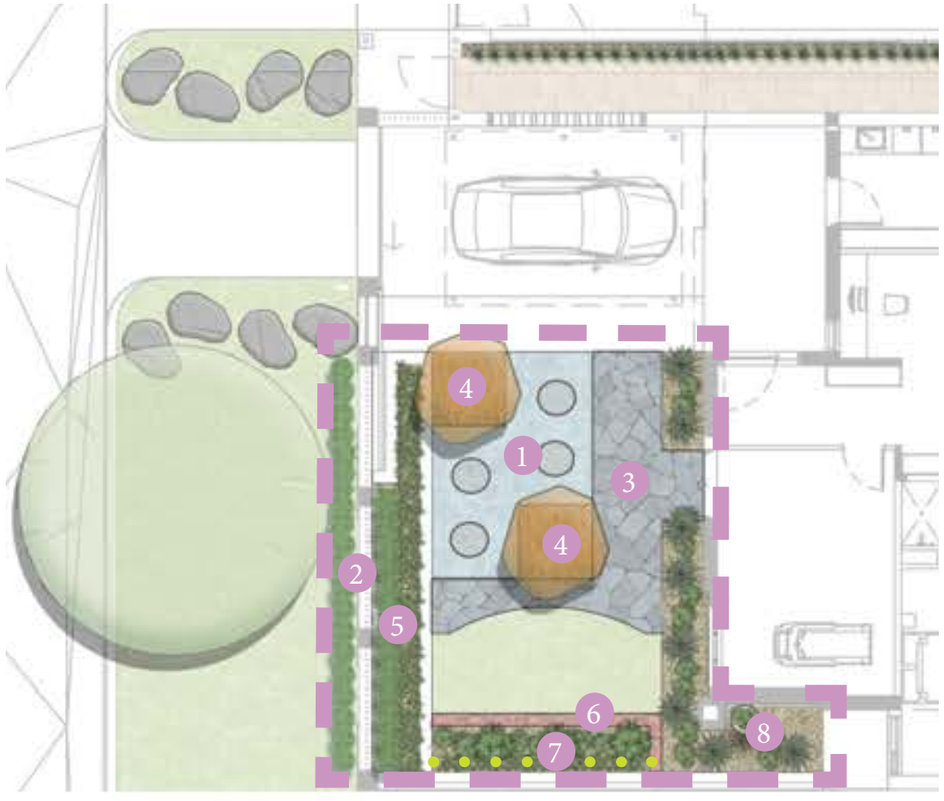




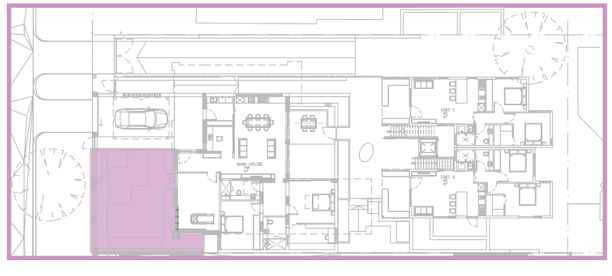








Location plan



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COURTYARD - GROUND FLOOR PLAN

1. Trellis screening
2. Stone paving
3. Recycled brick raised planter
4. Stone mulch
5. Spotted gum deck
6. Bluestone paving
7. Natural boulders
8. Feature tree
9. Steel planter
10. Feature planters
11. Steps with timber seating
12. Fire pit / gathering node





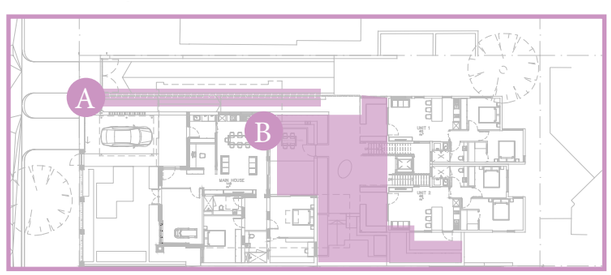









Location plan





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BACKYARD - LOWER GROUND PLAN

1. Recycled brick raised planter
2. Trellis for climbing
3. Screening plants
4. Bluestone paving
5. Natural limestone boulders
6. Deciduous tree
7. Feature pot cluster
8. Gravel walkway
9. Native planting
10. Timber seats
11. Feature espaliered fruit tree















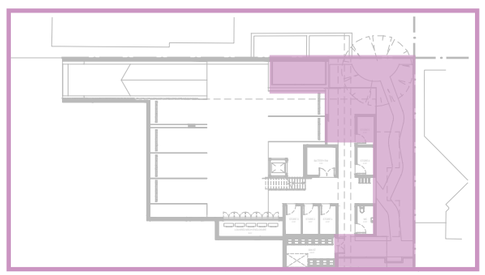








Location plan





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FIRST FLOOR PLAN

1. Trellis screening
2. Steel planter





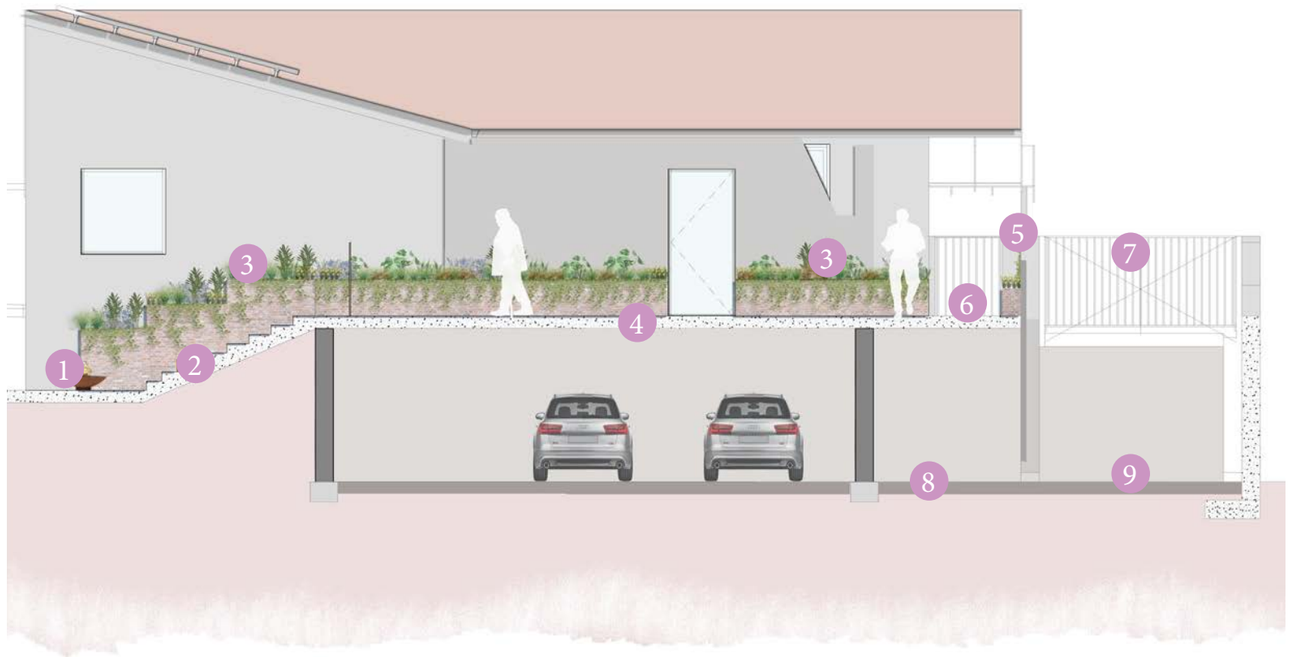


Location plan



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SECTION



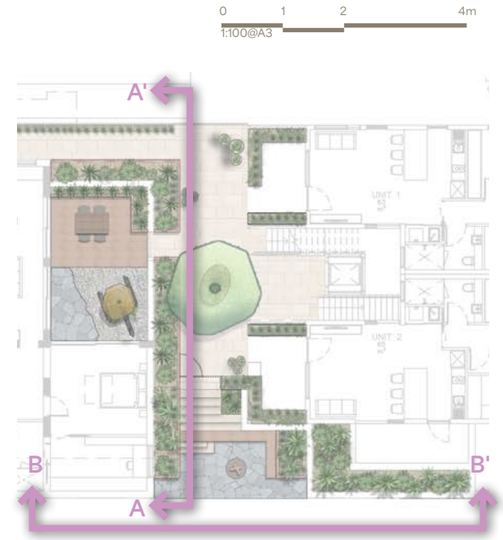
SECTION AA

1. Fire pit / gathering node
2. Steps with timber seating
3. Recycled brick raised planter
4. Stone paving
5. Trellis screening
6. Pedestrian gate
7. Vehicle gate
8. Car parking
9. 1:10 Vehicle ramp



SECTION BB

1. Existing dwelling
2. Feature tree
3. Recycled brick raised planter
4. Trellis screening
5. Steel planter
6. Steps with timber seating
7. Fire pit / gathering node
8. Raised planter
9. Proposed dwelling
10. Bin store



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DEEP SOIL AREA + TREE PROVISION STRATEGY

DEEP SOIL AREA REQUIREMENTS

TOTAL SITE AREA	882m²
MINIMUM DSA REQUIREMENT	62m²
DEEP SOIL AREA ACHIEVED	**124.7m²**
INEXCESS BY	*62.7m²*

TREE PROVISION REQUIREMENTS

PROPOSED:

RETAINED TREES	2qty
MEDIUM TREES (200LT)	3qty
SMALL TRESS (100LT)	3qty

SPP 7.3 REQUIREMENTS

SPP 7.3 - 3.3a Deep Soil Areas

Site Area	Minimum deep soil area	Minimum requirement for trees [1]
Less than 700m²	10% OR 7% if existing tree(s) retained on site (% site area)	1 medium tree and small trees to suit area
700 – 1,000m²		2 medium trees **OR** 1 large tree and small trees to suit area
› 1,000m²		1 large tree and 1 medium tree for each additional 400m² in excess of 1000m² **OR** 1 large tree for each additional 900m² in excess of 1000m² and small trees to suit area

SPP 7.3 - 3.3b Tree Canopy

Tree size	Indicative canopy diameter at maturity	Nominal height at maturity	Required DSA per tree	Recommended minimum DSA width	Minimum DSA width where additional rootable soil zone (RSZ) width provided[1] (min 1m depth)	Indicative pot size at planting
Small	4-6m	4-8m	9m²	2m	1m (DSA) + 1m (RSZ)	100L
Medium	6-9m	8-12m	36m²	3m	2m (DSA) + 1m (RSZ)	200L
Large	›9m	›12m	64m²	6m	4.5m (DSA) + 1.5m (RSZ)	500L

[1] Rootable areas are for the purposes of determining minimum width only and do not have the effect of reducing the required DSA.

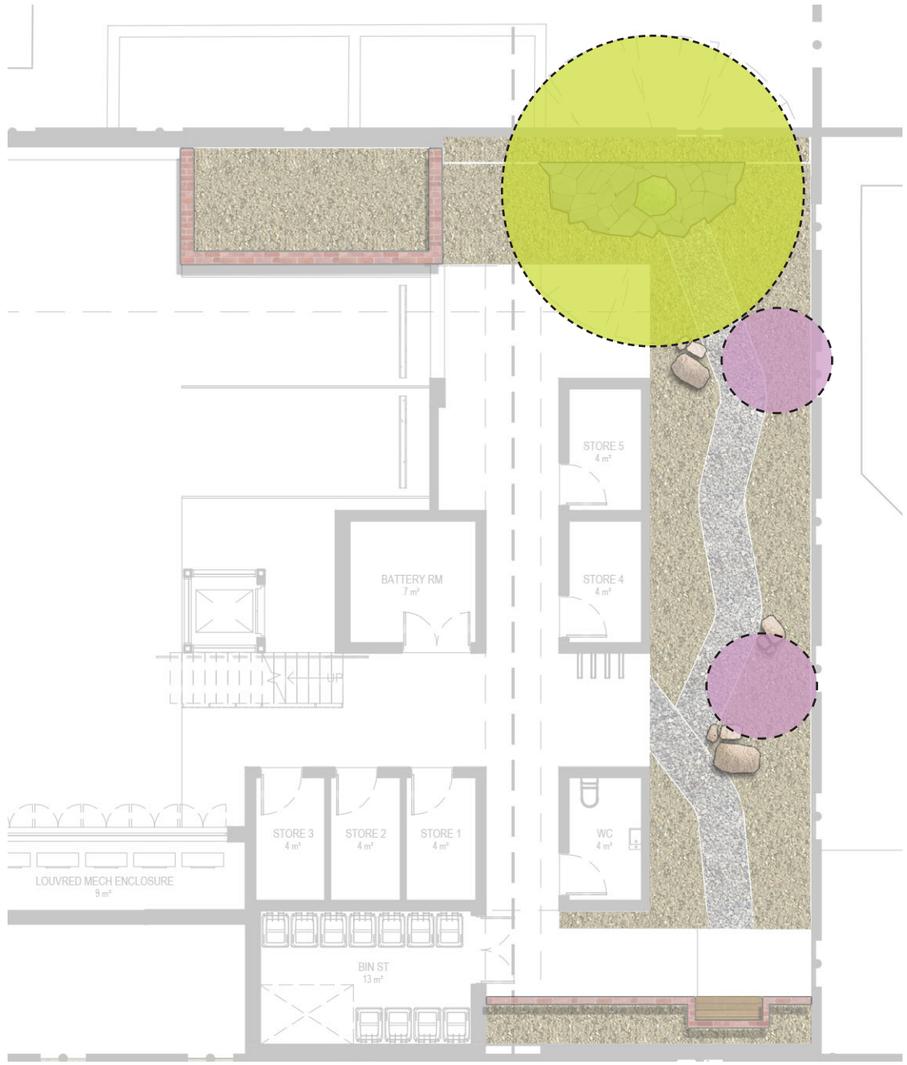
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LOWER GROUND FLOOR _Deep soil area + Tree provision plan



LEGEND

Deep Soil Area



LEGEND

Retained Tree

Medium Tree

Small Tree

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GROUND FLOOR _Deep soil area plan



LEGEND

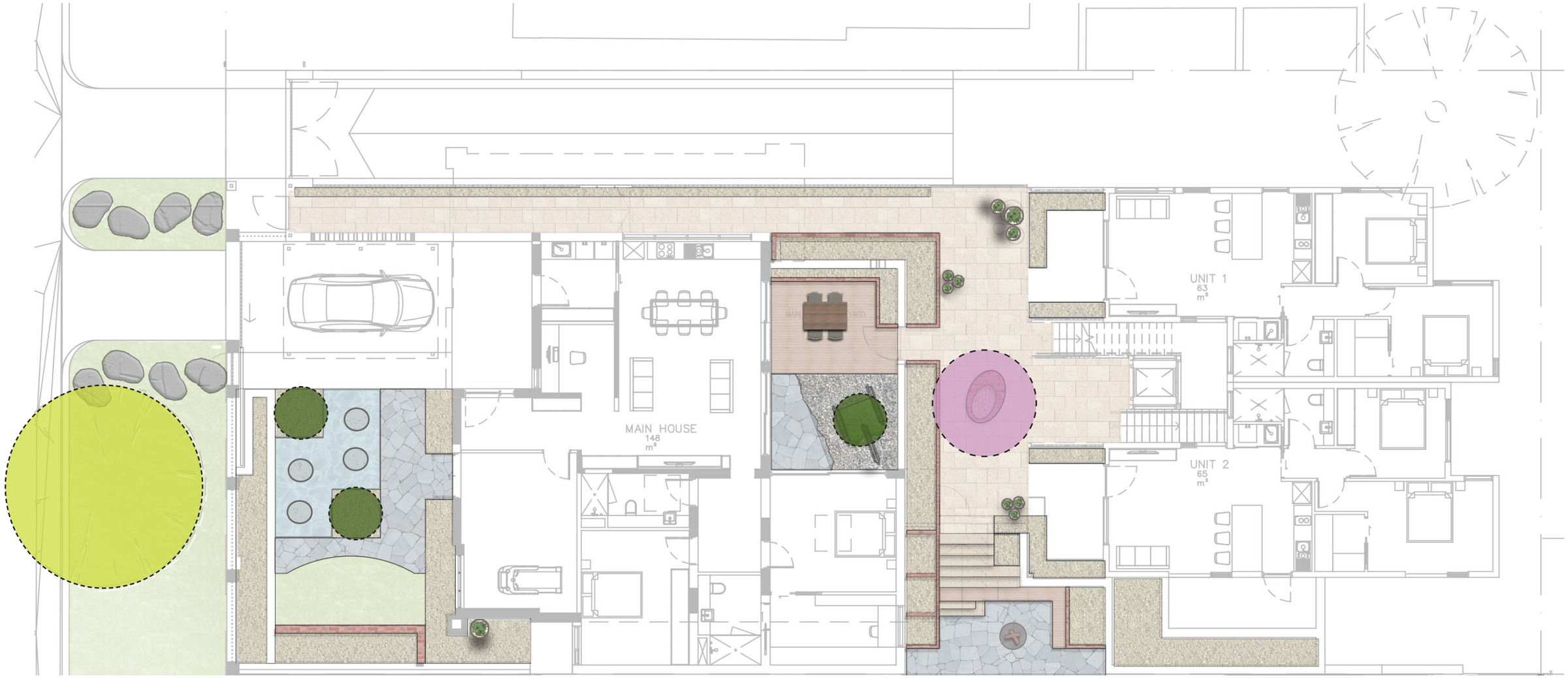
Deep Soil Area

Non Deep Soil Area

Below ground car parking suspended slab

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GROUND FLOOR _Tree provision plan



LEGEND

Retained Tree

Medium Tree

Small Tree

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WATER EFFICIENCY AND MAINTENANCE

OPEN SPACE ELEMENT AND/OR TASK	ACTIONS	FREQUENCY	NUMBER OF TIMES PER YEAR
Hard Landscape	Inspection	Monthly	12
	Repair	As required	As required
Gravels	Inspection	Monthly	12
	Repair	As required	As required
Furniture	Inspection	Monthly	12
	High pressure hosing	Annually	1
	Oiling of timber	Every 6 months	2
	Repair	As required	As required
Planters + trellis	Visual inspection of all drainage points for ob-structions	Quarterly	4
	Inspection of soil media for integrity and plant growth	Quarterly	4
	Repair	As required	As required
Weed removal	By hand	Monthly	12
	Chemical treatment	Annually	1
Garden beds	Inspection for plant health, growth and signs of pests and disease	Monthly	12
	Fertiliser	Biannually (Feb and Sept)	2
	Mulch replenishment	Annual	1
	Pruning and trimming	Every 6 months	2
	Weeding	Monthly	12
	Plant replacement	As required	As required
Trees	Inspection	Annually	1
	Pruning	As required	123
	Fertiliser	Biannually (February and September)	2
	Mulch replenishment	Annually	1
	Tree replacement	As required	As required
Irrigation	Inspection	1 times per week (Sept - April) Weekly (May to August)	30
	Flushing	Monthly (May- August)	4
	Repair	As required	As required
Rubbish removal		As required	Every visit
Graffiti removal		As required	Every visit

Landscape Strategy

- Robust and resilient materials will be uses to reduce ongoing maintenance requirements
- All soft landscape areas will have an irrigation system designed by industry experts in multi residential and strata developments;
- Systems designed in accordance with Water corporation standards, usage standards , restrictions, innovation and best practice;
- Standard requirements include an automated system including rain sensors and a metered alarm so that faults can be rectified promptly;
- Water efficient methods of irrigation to all soft landscape areas including lawns, planters, trees and gardens on grade;
- Consideration of Hydro zoning and roof eaves;
- Whole of life carbon footprint consideration of all materials;
- Drippers if appropriate to the scenario;
- Flood bubblers for trees which can be wound down over time once trees are established;
- Maintenance practicabilities of the design;
- Use of ameliorants to best suit the types of planting and layering proposed;
- Sourcing mulches which are sustainably sourced;
- Use of plants which are suited to the conditions of the site including endemic, native and hardy exotics;
- The use of durable and robust materials / species and planting strategies;
- Creating micro climates to reduce the impacts of hot wind, aspect, evaporation;
- Maximizing permeable surfaces where practical to increase water capture on-site.
- Designing out working at heights scenarios for ease of maintenance.

City of Nedlands
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24 July 2023



16.3. PD05.02.24 Consideration of Change of Use – Holiday House at 8 Odern Crescent, Swanbourne

Meeting & Date	Council Meeting – 27 February 2024
Applicant	G J Simpson & J R Simpson
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff involved in the preparation of this report and the proponents or their consultants.
Report Author	Nathan Blumenthal – A/Manager Urban Planning
Director	Roy Winslow – A/Director Planning and Development
Attachments	1. Zoning Map 2. Management Plan 3. Development Plan 4. CONFIDENTIAL – Submissions and Applicants Response and Map of Submissions

Purpose

The purpose of this report is for Council to consider a development application for the addition of a Short-Term Accommodation land use ('Holiday House') to the existing Residential ('Single House') development at 8 (Lot 61) Odern Crescent, Swanbourne.

Recommendation

That Council:

In accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 6 October 2023 for a change of land use from the existing 'Single House' to 'Holiday House' at 8 Odern Crescent, Swanbourne (DA23-89904), subject to the following conditions:

1. **The approval period for the Holiday House is limited to 12 months (1 year) from the date of this decision letter.**

2. **The Management Plan date stamped 18 January 2024 forms part of this development approval and shall be complied with at all times, to the satisfaction of the City of Nedlands.**

3. **A copy of the approved Management Plan for the Holiday House shall be provided to residents of adjoining and abutting properties prior to commencement of the operations.**

4. **A maximum of six (6) guests are permitted to reside at the Holiday House at any one time.**

5. **All vehicles of the guests of the Holiday House shall be parked within the property boundaries of the subject site. No guest parking is permitted on the verge or street.**

Voting Requirement

Simple Majority.

This report is of a quasi judicial nature as it is a matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications and other decisions that may be appealable to the State Administrative Tribunal.

The decision must be made in a manner that is impartial, free from bias, and in accordance with the principles of natural justice. The decision must be made in having regard to the facts of the matter under consideration, and in accordance with the relevant laws and policies as they apply to that matter.

Discretionary considerations and judgments in the decision must be confined to those permitted to be considered under the laws and polices applicable to the matter and given such weight in making the decision as the relevant laws and polices permit them to be given.

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Residential
R-Code	R12.5
Land area	1002m²
Land Use	Existing – Single House Proposed – Single House and Holiday House
Use Class	Proposed – 'A' use class for Holiday House in the Residential zone

The subject site is located at 8 Odern Crescent, Swanbourne, directly opposite the Allen Park Tennis Club (Figure 1). The site is located on the southern side of Odern Crescent, Swanbourn and has an existing two-storey house with an undercroft on the lot. The lot is regular in shape, zoned Residential R12.5 and has an area of 1002m².



Figure 1: Aerial image of 8 Odern Crescent, Swanbourne

Application Details

The application seeks development approval for the addition of a Short-Term Accommodation land use ('Holiday House') to the existing Residential development. No works are proposed as part of this application. A 'Holiday House' is defined by City of Nedlands Local Planning Scheme No.3 as:

"a single dwelling on one lot used to provide short-term accommodation but does not include a bed and breakfast."

The applicant, who is the owner of the property, is seeking to operate a 'Holiday House' at the subject site. The purpose of the 'Holiday House' is for the property to be rented through out the year when the owners are not residing on-site. The property will be managed by a property manager for the entire duration of the house being used as a short-term rental.

Discussion

Local Planning Scheme No. 3
Schedule 2, Clause 67(2) (Consideration of application by Local Government) – identifies those matters that are required to be given due regard to the extent relevant to the application. The zone objectives of the Local Planning Scheme No. 3 are relevant to the

proposal. The proposal has been assessed against, and is consistent with the below objectives of the 'Residential' zone.

To provide for a range of housing and choice of residential densities to meet the needs of the community.

The proposal for the 'Holiday House' use promotes a range of housing stock within the Swanbourne area. Short term accommodation has been applied to meet the needs of the landowner and to provide housing diversity. The site is within proximity to the beach, cafes and Allen Park.

To facilitate and encourage high quality design, built form and streetscapes through residential areas.

There are no works proposed as part of this application, and the dwelling maintains its role as part of the existing streetscape.

To provide for a range of non-residential uses which are compatible with and complementary to residential development.

The holiday house is complementary to existing residential development as it provides short term stay for visitors. Providing short stay would complement the neighbourhood as residents could potentially utilise the existing amenities within this locality i.e. the local cafes, Allen Park and Swanbourne Beach.

To ensure development maintains compatibility with the desired streetscape in terms of bulk, scale, height, street alignment and setbacks.

As above, there are no works proposed as part of this application, and the proposal will have no impact in terms on bulk, scale, height, street alignment and setbacks.

Local Planning Policy 2.2 – Short Term Accommodation

The Local Planning Policy 2.2 – Short Term Accommodation provides guidance and development provisions for operators seeking to establish short-term accommodation within the City. In accordance with Part 4.2 of the Policy, development applications for the 'Holiday House' land use where the owner does not reside on-site may be supported where: the number of guests is limited to 6 persons; and bookings must be for a minimum stay of 2 consecutive nights.

A Management Plan has been provided and assessed. In the Management Plan, all points identified in Part 7.1 of the Policy have been addressed and deemed acceptable as detailed in the table below. The Management Plan will form part of any approval and is to be complied with at all times to the City's satisfaction as per recommended Condition 2.

Management Plan Assessment		
LPP 2.2 – Short-Term Accommodation	**Proposal**	**Officer Comments**
(a) Establishing the maximum number of guests which will stay, in addition to (if applicable) those which reside at the property on a permanent basis	The maximum number that can be accommodated is 6 people. The owners will not be residing on-site when the property is being rented out.	Acceptable – it is recommended that this will form part of the approval stipulated as condition 4 of the development approval.
(b) Establishing a code of conduct detailing the expected behaviour and obligations of guests. The code of conduct shall be displayed in a prominent position within the premises.	The code of conduct for guests will be provided to all guests. This includes the House Rules which details the expected behaviours and obligations for all guests. This also details how all breaches to the code of conduct will be dealt with.	Acceptable
(c) Details of how complaints regarding anti-social behaviour, car parking and noise, amongst other matters, will be managed by the landowner(s)	The holiday house will be managed by a property manager who will be responsible for general oversight and managing complaints. All neighbours will be provided the property managers contact details.	Acceptable – this will form part of any approval stipulated as condition 3 of the development approval.
(d) The contact details of the landowner(s) if a neighbour wants to lodge a complaint.	The contact details of the owners and property manager will be provided to neighbours.	Acceptable
(e) Details regarding guest check-in and check-out procedures (i.e. days and times)	Guests can check in anytime between 2:00 and 5:00pm and need to check out by 10:00am. This is for all days of the week.	Acceptable
(f) Details of how car parking for those staying at the property and (if applicable) those	There are adequate parking spaces within property boundaries for 6 guests that are related or associated with one another. The dwelling has a	Acceptable

residing at the property on a permanent basis will be managed by the landowner(s). The measures proposed are to ensure vehicles will always have easy access to on-site parking spaces.	undercroft basement that has 6 parking spaces which can be accessed from the property's driveway (refer to Parking LPP assessment below for further information).	
(g) Details of how guests will be informed of the requirements of parking.	The requirements of parking are shown in the code of conduct and house rules document. The property manager will meet guests at arrival to ensure guests are aware of all house rules, including parking requirements.	Acceptable
(h) Details regarding how guests are expected to maintain the property.	General cleaning is expected from the guests during their stay. Maintenance of gardens and building will be provided by the owners/ manager.	Acceptable
(i) Details whether pets and guests associated with those staying at the property will be permitted, and if so, how this will be managed.	No pets allowed at the premise. No gatherings or functions are allowed. Permission may be granted for small numbers during daytime. No visitors are allowed overnight.	Acceptable
(j) Details of compliance with Strata-By-laws (if applicable) in the form of a Statement of Compliance	Not applicable to this proposal.	N/A
(k) To provide details of waste disposal.	Information on waste disposal and on the FOGO system will be provided to all guests.	Acceptable

As per the Short-Term Accommodation LPP, the City may grant temporary development approval for short-term accommodation uses for an initial 12-month period. A subsequent development approval will be required to be submitted for the renewal of the approval for the short-term accommodation which may then be on a permanent basis. Condition 1 is recommended to this effect.

For renewal to be considered, the City will give regard to any substantiated complaints against the operation of the short-term accommodation in accordance with the conditions of its development approval.

It should be noted that in the matter of *Joseph and City of Nedlands* [2022] WASAT 13, the State Administrative Tribunal (SAT) determined that due to the existence of the City's Short Term Accommodation Policy and the guidance it provides, that the Policy ought to be afforded the most weight in determining the proposal. The subject application is wholly consistent with the objectives of the City's Local Planning Policy – Short Term Accommodation.

Local Planning Policy – Parking

As per the City's Local Planning Policy – Parking, the parking requirements under Table 1 (LPP 4.1) for a Holiday House land use is one per guest bedroom, in addition to any bays required under the R-Codes for the dwelling (if applicable). The application proposes three guest bedrooms. As the owners will not be residing on-site while this property is being operated as a holiday house, the R-Codes do not apply. Therefore, the Policy requires a total of three car parking bays for this proposal.

The site is serviced by one existing crossover from Odern Crescent. All parking within this site is accessed from this crossover and leads into an undercroft underneath the existing two-storey dwelling. The basement parking services four parking spaces with a lift and stairs to access the main living areas on the upper floors. Therefore, the site can accommodate more than three car bays and satisfies the requirements of the City's Local Planning Policy – Parking.

Consultation

A Holiday House is an 'A' Use in a Residential Zone, meaning that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving notice in accordance with clause 64 of the Deemed Provisions.

The application was advertised for a period of 14 days from 8 November 2023 to 22 November 2023. Letters inviting comment were sent to 59 owners and occupiers of property within a 100m radius of the site. At the close of the advertising period, two objections were received.

The applicant consulted with the surrounding neighbours prior to the formal advertising period, six neighbours provided written support for the proposal.

The following is a summary of the concerns/comments raised and the Administration's response in relation to each issue:

1. Opposed to the nature of AirBnB style accommodation

The concern is relating to the potential social issues that might arise from the proposed use. The management plan associated with this application provides specific rules so as to avoid any anti social behaviour from occurring as well as providing a complaints process should any anti-social behaviour arise in the future as a result of this land use.

2. Concerns with safety of the neighbourhood.

   The applicants management plan indicates that there will be a vetting process prior to receiving any guests. As above, if there are concerns with neighbourhood safety, the applicant's management plan identifies how to make a complaint. The contact details of the owners and property manager will be provided to all neighbours should there be any safety concerns.

3. The interests of the community should be paramount.

   When considering any renewal of the development application after the initial 12-month period, the City will give regard to any substantiated complaints against the operation of the short-term accommodation. If the City deems the proposed land use to have substantially impacted the community, the approval will not be renewed any further.

4. Concerns with potential future precedent this might set.

   This concern is outside of the scope of the City's planning framework. Each application is determined on its merits.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision **Sustainable and responsible for a bright future**

Pillar Place
Outcome 6. Sustainable population growth with responsible urban planning.

Budget/Financial Implications

Should Council refuse the application, the proponent will have the option to appeal to the State Administrative Tribunal.

This application is comparable to *Joseph and City of Nedlands* [2022] WASAT 13 (37 Strickland Street, Mt Claremont), being an application for a Holiday House within Mt Claremont. In this case, the SAT set aside the City's decision to refuse the application and granted approval subject to conditions to ensure it was appropriate in its setting.

The City incurred costs of approximately $25,000 going through the Tribunal process in that instance and would likely incur a similar amount should the subject proposal go to the Tribunal.

Legislative and Policy Implications

Council is requested to make a decision in accordance with clause 68(2) of the Deemed Provisions. Council may determine to approve the development without conditions (cl.68(2)(a)), approve with development with conditions (cl.68(2)(b)), or refuse the development (cl.68(2)(c)).

Decision Implications

If Council resolves to approve the proposal, the holiday house use can commence.

In the event of a refusal, the applicant will have a right of review to the State Administrative Tribunal. The Tribunal will have regard to the City's Short Stay Local Planning Policy. Similarly, should an applicant be aggrieved by one or more conditions of approval, this can be reviewed by the Tribunal.

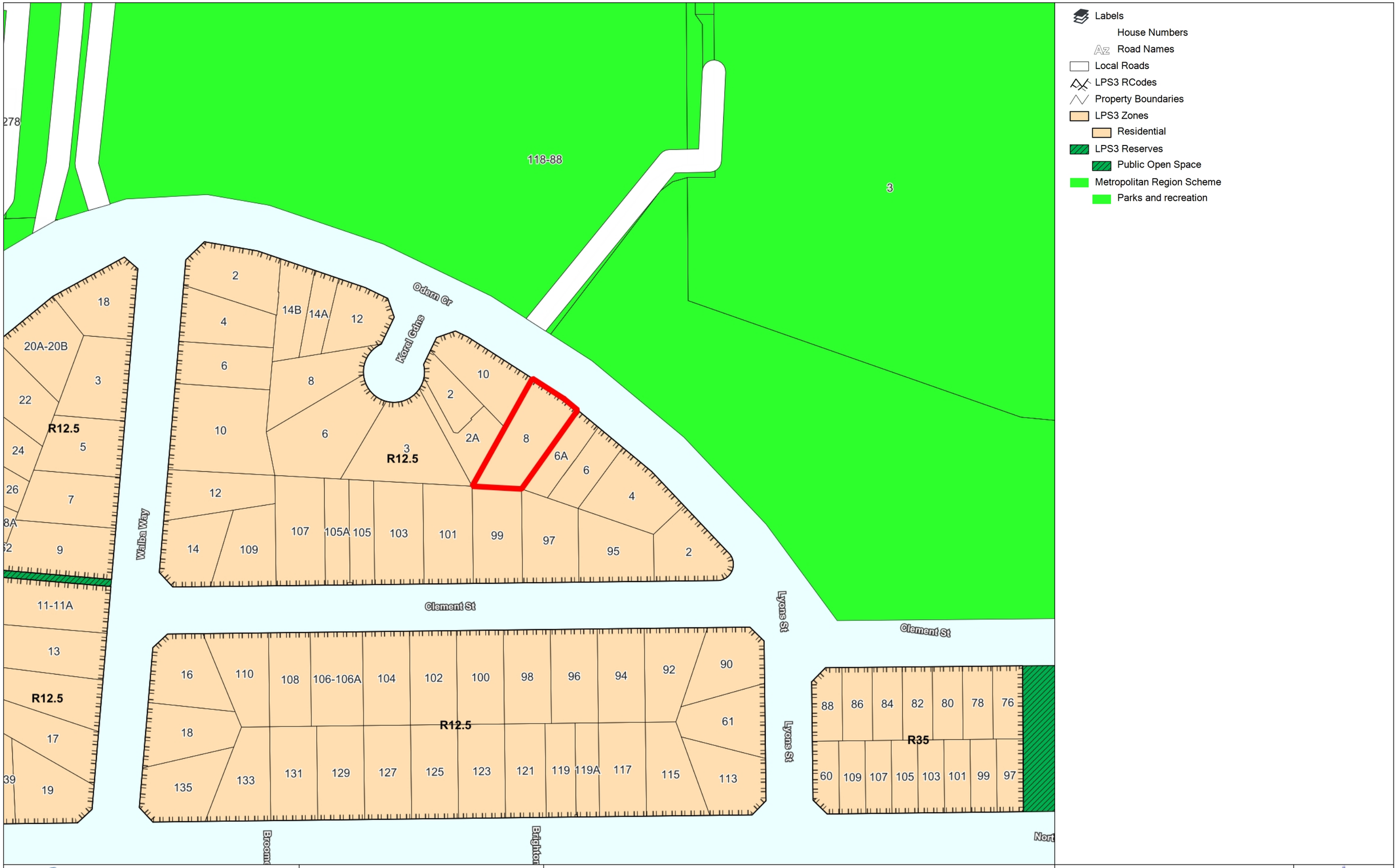
Conclusion

The application for the change of use from the existing 'Single House' to a 'Holiday House' at 8 Odern Crescent, Swanbourne has been presented for Council consideration due to objections being received. The proposal is considered to meet the development provisions of the City's local planning framework and, as such, is unlikely to have significant adverse impact on the local amenity of the area.

Accordingly, it is recommended that the application be approved by Council, subject to conditions of Administration's recommendation.

Further Information

Nil.



City of Nedlands

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18/01/2024

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18 January 2024

MANAGEMENT PLAN

SHORT TERM ACCOMODATION

8 ODERN CRESCENT
SWANBOURNE, W.A.

City of Nedlands
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1.0 INTRODUCTION/DESCRIPTION

This Short-Term Holiday Accommodation Management Plan relates to the dwelling at 8 Odern Crescent and the City of Nedlands planning regime. The property falls under the definition of Short-Term Rental Accommodation. It is an architect designed house and was constructed to a high standard.

This is the owners' private home, a modern, fully maintained and furnished residence, with a pool, lift and reticulated gardens. The owners are semi-retired professionals and have raised their three adult children at the property. The owners wish to maintain flexibility to cater for future needs and have no desire to have a long-term rental arrangement. The property would not otherwise be made available for rental and would simply be retained for private use. The owners plan to travel over the coming years and intend to make it available for guests when they are absent. They want the premises to be maintained at a high standard during their absence. They will engage professional property management, which specialises in short term accommodation. The owners intend to close off and secure 2 rooms and several cupboards which will not be available for guests.

The Management Plan establishes an acceptable standard of behaviour for guests and visitors to seek to minimise any adverse impact on the owners, neighbours, residents of the City of Nedlands and others.

Income from the property will be declared for taxation purposes.

The property will be managed by David Sharp of Cottesloe Property Care (CPC), who has been specifically selected by the owners, considering his highly regarded service. CPC has managed short-term accommodation properties for over 10 years and has a well-established reputation for managing similar, high-end properties in the area.

Guest booking enquiries are received by the Manager, including through online portals. The Manager will assess all potential guests for suitability. Guests will book a stay at this address via established supporting organisations, such as real estate professionals, relocation managers and short-stay accommodation providers such as Airbnb. Bookings are for a maximum of 6 adults. No pets, no smoking and no party rules apply.

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2.0 CHECK IN/HOUSE RULES

Check in time is from 2pm till 8pm.

The Manager will meet all guests on arrival, to introduce the property and ensure guests are clearly aware of the House Rules.
Guests who book must give ID, pay a refundable security deposit and sign a rental agreement on the secure online management portal.
Guests are not allowed to stay and will not receive check-in details, until these details have been provided.
At the time of booking online, guests are required to review and agree to accept the House Rules.

The House Rules state:

- No parties or events. In the event of a breach, you will be evicted immediately without refund, and if appropriate, we will notify police.

- Visitors- guests are permitted to enjoy normal social gatherings of a few friends, but parties are not permitted.

- Quiet house after 9pm. Guests are required to limit noise from 9pm till 7am on weekdays and 11pm till 9am on weekends and public holidays.

- Parking- guests are limited to a maximum of 3 cars parked on the property in the underground basement car park. Subject to Council parking rules, visitors may park across the road but not on the front verge.

- Pool- safety is of paramount importance. Pool gates must remain closed at all times. It is unlawful to prop open a pool gate, even if there are no children in your group. Children must be supervised at all times.

- Waste Management- guests are required to follow the FOGO bin management information provided and place bins on the front verge, facing the road on Sunday night, ready for collection early on the Monday. Bin lids must be fully closed. A bin schedule is in the Guest Manual.

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- No amplified music is permitted after 9pm or at any time, in a manner that causes inconvenience or loss of amenity to neighbours.
- Strictly no smoking in the house garden.
- Accommodation maximum of 6 guests.
- Guests should not seek to access rooms or areas that have been intentionally locked or made unavailable.
- No pets are allowed onto the property.

3.0 ACCESS TO THE PROPERTY

The Manager will greet guests on arrival at the property, provide them with keys and introduce the property and its features.

4.0 CHECK OUT

Self check out time is 10am or later by arrangement.

5.0 MANAGER'S DETAILS

David Sharp

Cottesloe Property Care

Host David (Primary Contact)	Mobile: [redacted]
Housekeeping Debbie	Mobile: [redacted]
Backup Contact Tammy	Mobile: [redacted]

David Sharp of Cottesloe Property Care has extensive experience in short stay property management and a background in building safety

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and preventative maintenance. He personally supervises all aspects of property management including owner/guest communications, financial management, housekeeping, laundry and maintenance services, together with a regular crew of trusted contractors.

David is well versed in local planning laws and has been instrumental in assisting local and state governments in development of short stay policies.

David resides in Mosman Park within 10 minutes drive of the property and is available on call from 7:00am until 10:00pm

6.0 COMPLAINTS MANAGEMENT

Guests are required to agree to the House Rules/Code of Conduct as a condition of booking and are reminded of this on arrival. A copy of the House Rules and Code of Conduct is provided to guests in the House Manual.

Complaints will be managed by the dedicated Manager, with contact details in section 5.0 above.

If neighbours believe that guests are not complying with the Code of Conduct, they are to contact the Manager. Immediate neighbours will be provided with the phone number and details of the property owners and are encouraged to immediately contact the owners.

If neighbours are having any issues with the operation of the property, such as noise, vehicle movement, parking on site or any other general issues, they are encouraged to contact the Manager to further discuss such issues. Again, immediate neighbours are encouraged to contact the owners directly.

A register of complaints will be maintained by the Manager and the owner and made available for inspection by an authorised Council Officer. The complaints register is to contain the following information:

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1 The date and time of the complaint;

2 The name and address of the complainant;

3 The nature of the complaint;

4 Investigations carried out;

5 Action taken; and

6 Response provided to complainant.

A copy of this management plan will be made available to neighbours. Neighbours will also be provided with the contact details of the Manager.

Neighbours are to be provided with the following in regards to the accommodation:

1 A copy of the Code of Conduct;

2 A copy of the Complaints Management Procedure;

3 Contact details which will allow neighbours to engage with the Manager in the event of antisocial behaviour, particularly after hours, if not addressed directly with the guests. Contact details for the owners have been provided to immediate neighbours.

Neighbours should also contact the police if they have any concern that illegal activity is occurring.

Complaints will be divided into two categories, the process for each is detailed below:

Level 1 Complaint (minor noise disturbance and/or complaint)

In the event of a Level 1 complaint, the following procedure is to be adopted.

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1 The neighbour is encouraged to contact the Manager.

2 The Manager will contact the guests to advise the nature of the complaint and remind the guest of their obligations under the Code of Conduct and/or explain the nature of the concern raised.

3 If the issue is not resolved and a further complaint is received within 12 hours, the Manager or an appointed security firm is to attend the site.

4 In the event of a further complaint being received, and the complaint is verified, the guests will be evicted in accordance with the Code of Conduct.

Level 2 Complaint (major disturbance or party)

Guests are encouraged to enjoy their time on the property, but as outlined in the Code of Conduct parties are strictly not permitted and noise should be minimised after 9pm and before 7am.

If a Level 2 complaint is received the following procedure is to be adopted.

1 The Manager or security firm will attend the premises as soon as possible to verify if this is a major noise disturbance or party.

2 If the complaint and the issue is deemed to be a Level 1 complaint, then procedure for Level 1 shall be followed.

3 If the complaint is verified as a Level 2 complaint, the guests will be evicted in accordance with the Code of Conduct.

7.0 USE OF PREMISES/PARKING

The house has available three double bedrooms, with one king bed and two queen beds. It also has available three bathrooms, a lift from the basement and a swimming pool. The underground basement has four available parking bays. The property will be available from time to time throughout the year, with a maximum guest booking duration of three consecutive months. Bookings are limited to a minimum of four consecutive nights. Guests should be mindful of the proximity to

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neighbours and keep noise to a minimum to ensure no detrimental impact to the neighbours.

The property will be serviced on each and every checkout or on a weekly basis, in addition to cleaning prior to check in. The house is fully maintained, including garden and pool.

Only one booking is accepted at a time.

8.0 GUEST CONTACT DETAILS

Names of guests staying at the property are provided at the time of booking. The contact details of all guests are retained by the Manager and are available for inspection by an authorised Council Officer and shall contain;

1 The full names and usual place of residence for all occupants.

2 The date of arrival and departure of the occupants.

9.0 MAINTENANCE

Maintenance refers to both building maintenance and care of garden, lift and pool. Maintenance will be managed by the Manager and will be performed at a time between occupancy, unless it is urgent and requires attendance at the time of occupancy.

Other than in the case of an emergency, any maintenance required and contractors or staff to be engaged, will attend during normal business hours to minimise disruptions to neighbours.

10.0 GUEST MANUAL

A manual shall be prepared for guests and kept in a folder on the premises, indicating the following information:

- Manager’s name and contact details
- House Rules
- Code of Conduct

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- Wi-Fi device name and password
- Key lockbox code
- ‘TV information.
- Air-conditioner operation
- Instructions for appliances
- Location of first aid kit
- Location of the fire extinguisher and fire blanket.
- Hot water system operation
- Rubbish bin location and procedure for collection of rubbish bins, including detail on the FOGO system operating in the area.
- Check in time.
- Check out time.
- Details of available public transport options.
- Local restaurants and shopping options
- Local parks and recreation services
- Other major attractions
- All local events and attractions to support local community and businesses
- Important contact numbers
- Any other information as required

11.0 MANAGER’S RESPONSIBILITIES

The Manager shall be responsible for:

- Assessment of potential guests for suitability
- Greeting guests at check in
- General hosting, (including liaison with clients providers and Local Government)
- Coordinating cleaning, gardening and building maintenance between occupants
- Procedure for rubbish collection.
- Laundry requirements

.

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The Manager shall maintain:

1 A register of complaints

2 A register of all occupants

12.0 REVIEW

This management plan is to be reviewed and updated annually by the Manager.

A copy of the approved management plan is to be given to the abutting neighbours and a minimum of once per year, upon request.

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13.0 APPENDIX A – CODE OF CONDUCT

CODE OF CONDUCT FOR GUESTS AND VISITORS

The Code of Conduct is provided to guests upon confirmation of the booking and will be at the property to ensure that guests and visitors know and comply with specific behaviour governing their permission to enter and occupy the property.

The Code of Conduct will be displayed in full view at the property, so it can be easily viewed by guests and visitors.

1.0 General Principles.

Short term accommodation is a unique experience and the guiding principles of this Code of Conduct are:
-Treat this as your own home
-Respect your neighbours.
-Leave the property in the same condition as it was upon your arrival.

2.0 General Requirements

- Guests and visitors must comply with this Code of Conduct and instructions from the Manager during their stay.
- Guests must notify the Manager of any disputes or complaints from neighbours as soon as practicable.

3.0 Noise and Residential Amenity.

- Guests and visitors must not create noise which is offensive, or has potential to create a nuisance to occupiers of the neighbouring properties, especially between 9pm and 7am Monday to Saturday and 9pm and 9am on Sunday and public holidays, during arrival, during departure and at any time throughout the occupancy.

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- Offensive noise is prohibited and may result in termination of permission to occupy the property, eviction, loss of rental paid and extra charges for security deposit or bond under the terms and conditions.

- Guests and visitors must not engage in any antisocial behaviour and must minimise their impact upon the residential amenity of the neighbours and the local community.

4.0 Visitors

- No visitors or guests, other than those who are booked to stay at the property, can stay in the property without first obtaining the Manager's approval.
- If the Manager's approval is obtained for visitors, guests are responsible for ensuring that visitors comply with the Code of Conduct.

5.0 Gathering or Functions

- This property is not a party house and any such activities are strictly prohibited.
- The property is not to be used for events, gatherings, parties, functions, or similar activities.
- Guests and visitors are to comply with parking regulations and show consideration to neighbours and other vehicles.
- Please note and obey all street sign restrictions with regard to parking

7.0 Garbage and Recycling

- Rubbish and recycled goods are to be disposed of in accordance with the usual practice at the property, in the allocated bins and excess rubbish must not be left in public areas.
- Rubbish and recycling arrangements at the property are in the form of the FOGO system to comply with the City of Nedlands requirements.
- Rubbish is collected every Monday morning.

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- Bins should not be placed on the verge before 12pm on Sundays.
- The Manager may check on Sunday evening that the bins have been placed on the verge for collection. If the bins are not placed on the verge by 6pm on Sunday evening, the Manager may put the bins out for collection.
- The Manager may check on Monday evening that the bins have been bought into the property. If the bins are still on the verge on Monday evening, the Manager may bring the bins in.
- The house is supplied with a bench top FOGO bin and bags, along with a bin for general waste and two bins for recycling.

8.0 Security

- Whenever you are absent from the property, please close and lock all windows and doors to maintain security and prevent water damage.
- At all other times, please secure doors and windows as required.
- The main electricity RCD (Residual Current Devices) are in the meter box

9.0 Balcony and Outdoor spaces

- Guests are to respect the privacy of neighbours when utilising any veranda or balcony areas.
- Guests are to minimise noise when in the outdoor areas.

10.0. Smoking

- Smoking is not permitted at the property including within the residence or garden areas.

11.0 Pets

- No pets are allowed on the property, including if accompanying any visitors.

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12.0 Motorbikes and Bicycles

- Motorbikes and bikes are not permitted inside the residence but may be stored in the basement garage.

13.0 BBQ

- BBQ is provided and guests are to ensure that all controls are turned off when not use.
  BBQ is to be cleaned after each use.

14.0 Damages and Breakages

- Damages and breakages must be reported to the Manager immediately.

15.0 Compliance

Breach of this Code of Conduct or the House Rules is a breach of the Terms and Conditions of Contract: and permission for occupancy of the property.
The owner and Manager reserve the right, in accordance with their legal rights, to terminate permission to occupy the property, and to evict any guests or visitors who do not comply with the Code of Conduct or the House Rules or otherwise act unlawfully.

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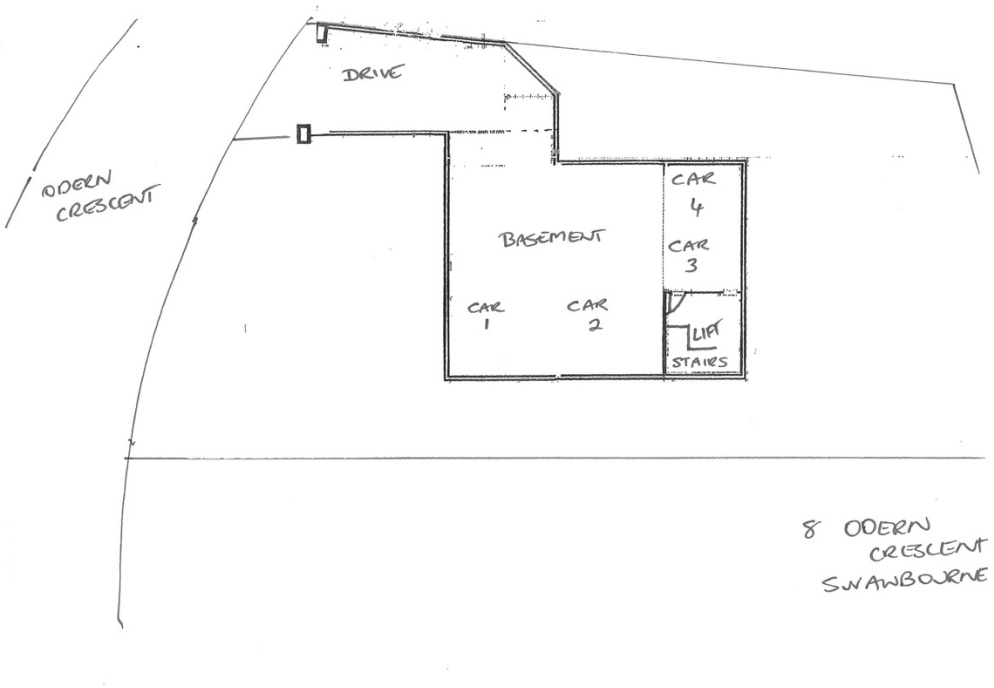
14.0 APPENDIX B - COMPLAINTS REGISTER

Short Term Accommodation

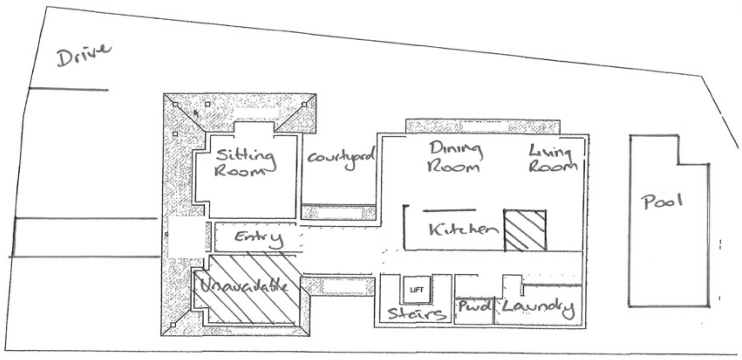
Date and time of complaint	Name and address of complainant	Nature of the complaint	Investigations of carried out	Actions taken	Date and summary of response to complainant

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14.0 APPENDIX C – FLOOR PLANS

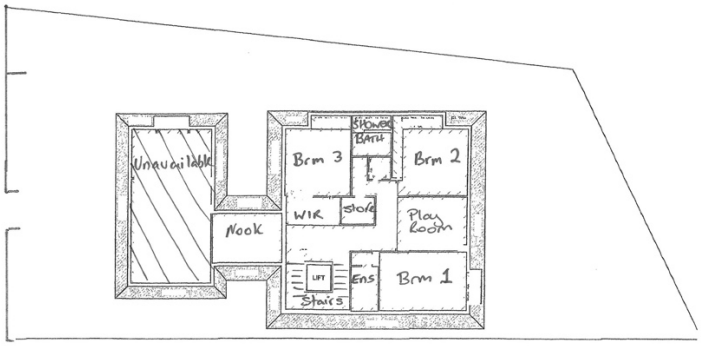


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Ground Floor

8 Odern Crescent
Swanbourne



First Floor

8 Odern Crescent
Swanbourne

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15.0 APPENDIX D - FOGO RUBBISH SYSTEM



Recycling (yellow) and general waste (red) bins are collected alternatively each fortnight, on Monday mornings.

The lime green FOGO bin is emptied EVERY Monday morning.

Guests should check the calendar in the Guest Manual to determine which bins should be put out on the verge.

Place your bins on the verge before 6 am on the day of your collection. Bins must be:

- Within 1m of the kerb (or as close as possible without obstructing the footpath)
- 1m away from obstacles (including street trees, parked cars, signs, lamp posts and parked cars)
- Half a metre apart
- At a weight less than 35kg for 120L rubbish bins
- For 240L rubbish bins, the weight should be less than 70kg.

Bins are only permitted on the verge 24 hours before and after collection.

Bins are to be stored so as not to be visible from the street or public place except for bin collection day.
Please ensure rubbish bins are not overfilled and the lids are closed.

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FOGO

If it didn't live or grow i

t's not FOGO. Only food, garden waste, paper products and council supplied compostable liners go into your FOGO bin

Do :

- Bread and diary
- Fruit and vegetables
- Meat, bones, and seafood
- Prunings and leaves
- Dog poo, kitty litter, paper towel, serviettes and tissues

Don’t:

- No aerosol cans or gas bottles
- No batteries or electronic waste
- No clothes or textiles
- No materials in bags
- No glass
- No metal

Yellow Recycling Bin – Collected **FORTNIGHTLY**

Do:

- Glass bottles and jars *(clean and empty)*
- Paper *(not shredded)*
- Cardboard *(flattened)*
- Plastic bottles and containers *(clean, empty, no lids)*
- Steel and aluminum cans *(clean and empty)*

All items should be clean, dry and empty with lids removed and placed in the bin loosely.

Don’t

- No aerosol cans or gas bottles
- No batteries or electronic waste
- No clothes or textiles
- No garden or food waste
- No materials in bags
- No nappies
- No plastic bags or films
- No ropes, cables or hose

Red lid General Waste bin – Collected **FORTNIGHTLY**

This bin is mainly for things that can't be composted or recycled.

Do:

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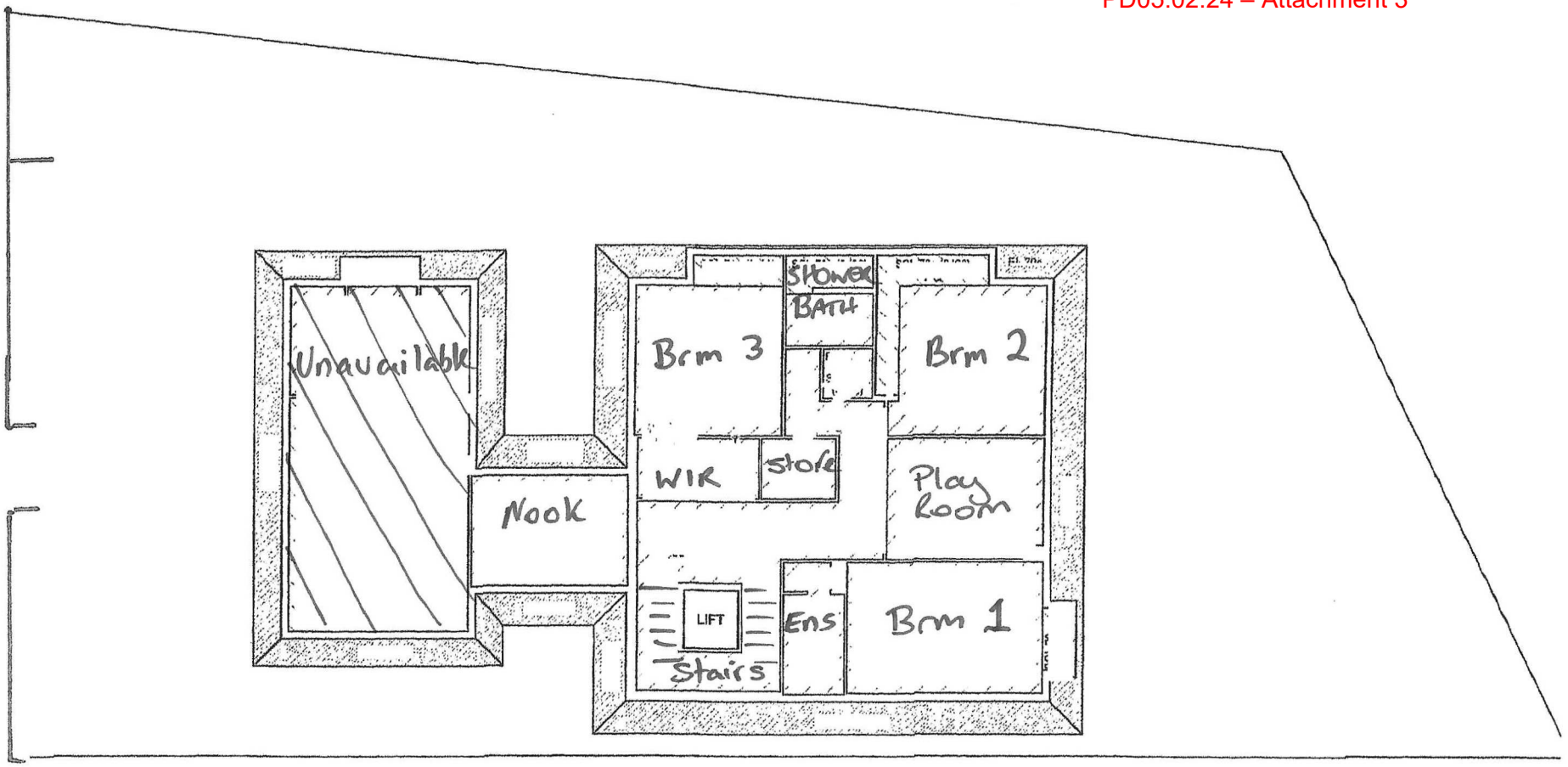
- General rubbish items
- Hygiene products
- Nappies
- Plastic bags
- Polystyrene and soft plastic

Don’t’:

- No food organics or garden organics
- No clean recyclables
- No hazardous waste

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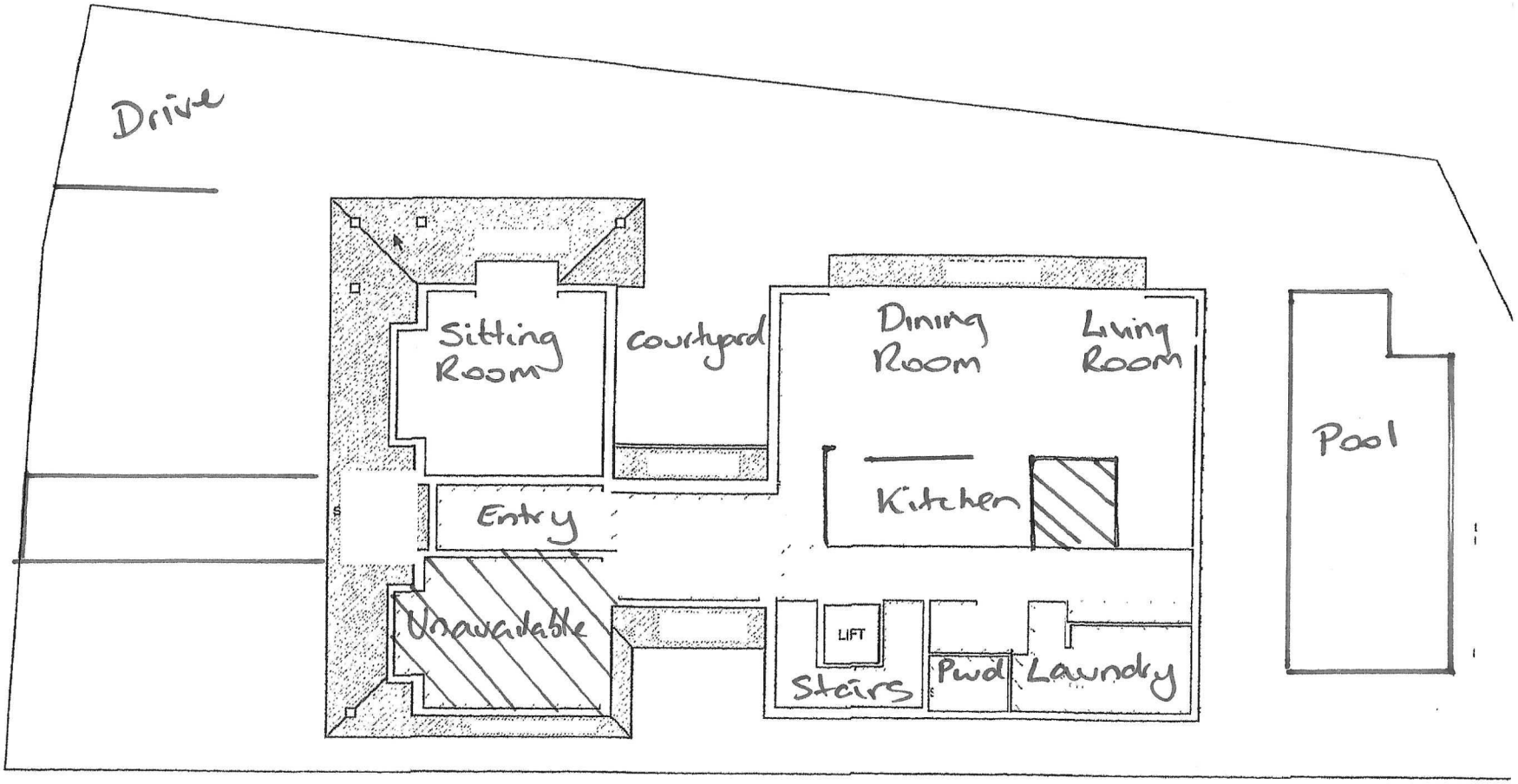


First Floor

8 Odern Crescent
Swanbourne

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Version: 1, Version Date: 04/10/2023

City of Nedlands
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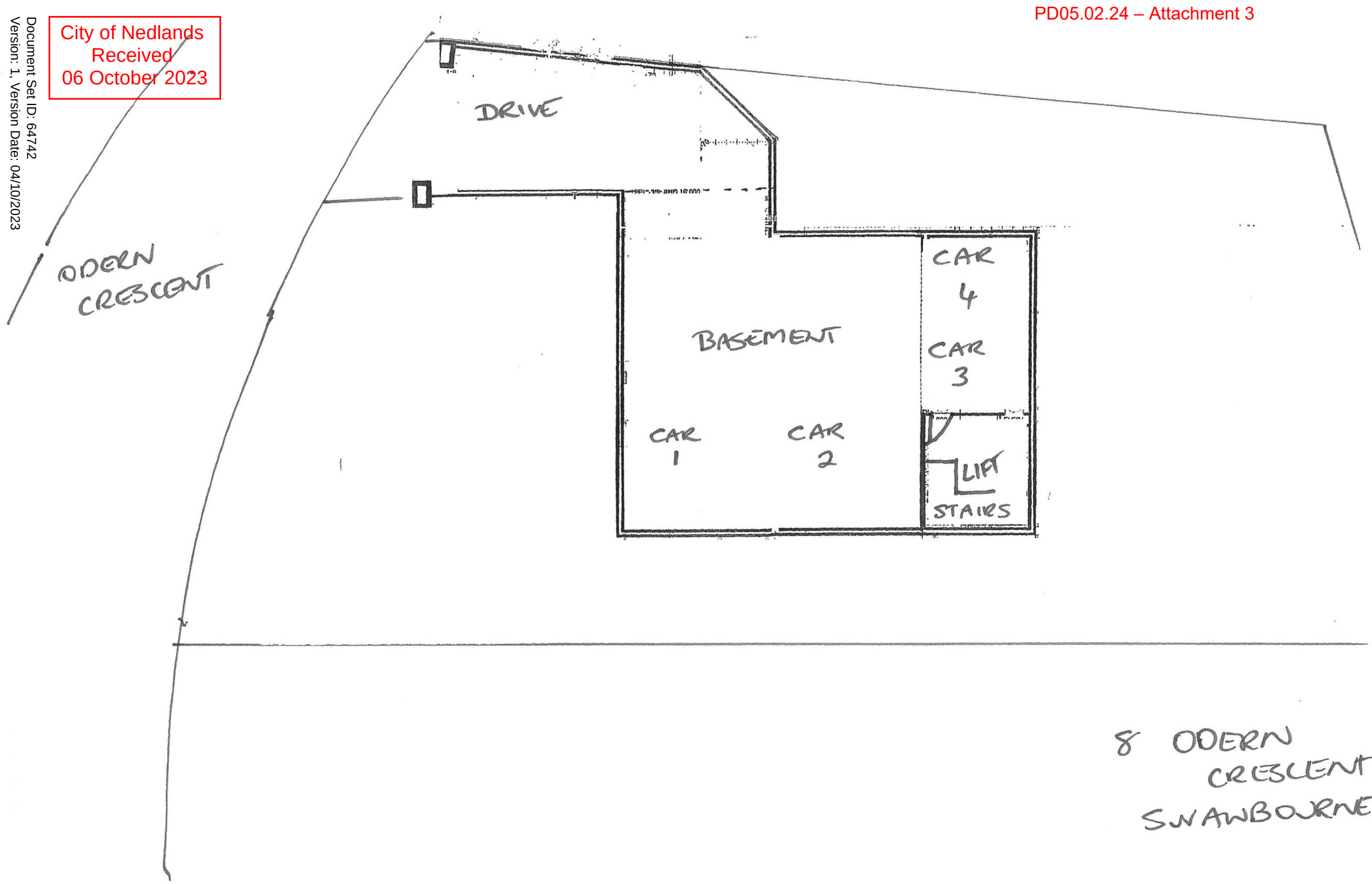
Ground Floor

8 Odern Crescent

Swanbourne

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06 October 2023

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Version: 1, Version Date: 04/10/2023



8 ODERN
CRESCENT
SWANBOURNE

16.4. PD06.02.24 Consideration of Change of Use – Display Home at 154 Adelma Road, Dalkeith

Meeting & Date	Council Meeting – 27 February 2024
Applicant	CF Town Planning and Development
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff involved in the preparation of this report and the proponents or their consultants.
Report Author	Nathan Blumenthal – A/Manager Urban Planning
Director	Roy Winslow – A/Director Planning and Development
Attachments	1. Zoning Map 2. Development Plans 3. Cover Letter 4. CONFIDENTIAL – Schedule of Submissions and Applicants Response

Purpose

The purpose of this report is for Council to consider a development application for a temporary change of use from a 'Residential - Single House' to 'Display Home' and an associated sign at 154 Adelma Road, Dalkeith. The application is presented to Council as objections have been received during the advertising period.

Recommendation

That Council in accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 28 September 2023 for a change of use from 'Residential – Single House' to 'Display Home' and associated signage at 154 Adelma Road, Dalkeith, subject to the following conditions:

1. **This approval is valid for 18 months from the date of determination. The signs are to be removed, and the use of the site as a 'Display Home' will revert to a 'Residential – Single House' single house at the end of the approval period.**

2. **This approval relates only to a temporary change of use from Residential – Single House' to 'Display Home' and two signs. It does not relate to any other development on this lot.**

3. **The operation of the Display Home is limited to the following:**

   a. **Monday to Friday – appointments only.**
   b. **Saturday and Sunday – 2:00pm to 4:00pm.**

4. **Notwithstanding conditions 1 and 2 above, signage associated with the land use is to be limited to the following:**

   a. **One (1) fixed sign with a maximum width of 1.2 metres by a maximum height of 0.7 metres and a maximum overall height of 1.05 metres with posts, to be displayed only for the life of this approval.**
   b. **One (1) A-frame sign visible within the hours of operation only and removed at the close of the operating period daily.**

5. **A maximum of 6 visitors and 1 employee are permitted on site at any one time.**

Voting Requirement

Simple Majority.

This report is of a quasi judicial nature as it is a matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications and other decisions that may be appealable to the State Administrative Tribunal.

The decision must be made in a manner that is impartial, free from bias, and in accordance with the principles of natural justice. The decision must be made in having regard to the facts of the matter under consideration, and in accordance with the relevant laws and policies as they apply to that matter.

Discretionary considerations and judgments in the decision must be confined to those permitted to be considered under the laws and polices applicable to the matter and given such weight in making the decision as the relevant laws and polices permit them to be given.

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Residential
R-Code	R10
Land area	1,011m²
Land Use	Existing – Single House Proposed – Display Home
Use Class	Use not Listed

The subject site is located at 154 Adelma Road, Dalkeith, approximately 200 metres north of the Swan River foreshore reserve (Figure 1). The site is located on the eastern side of Adelma Road, Nedlands. On 8 April 2021, the City granted development approval for a two storey, single house on the site. The house is currently under construction.

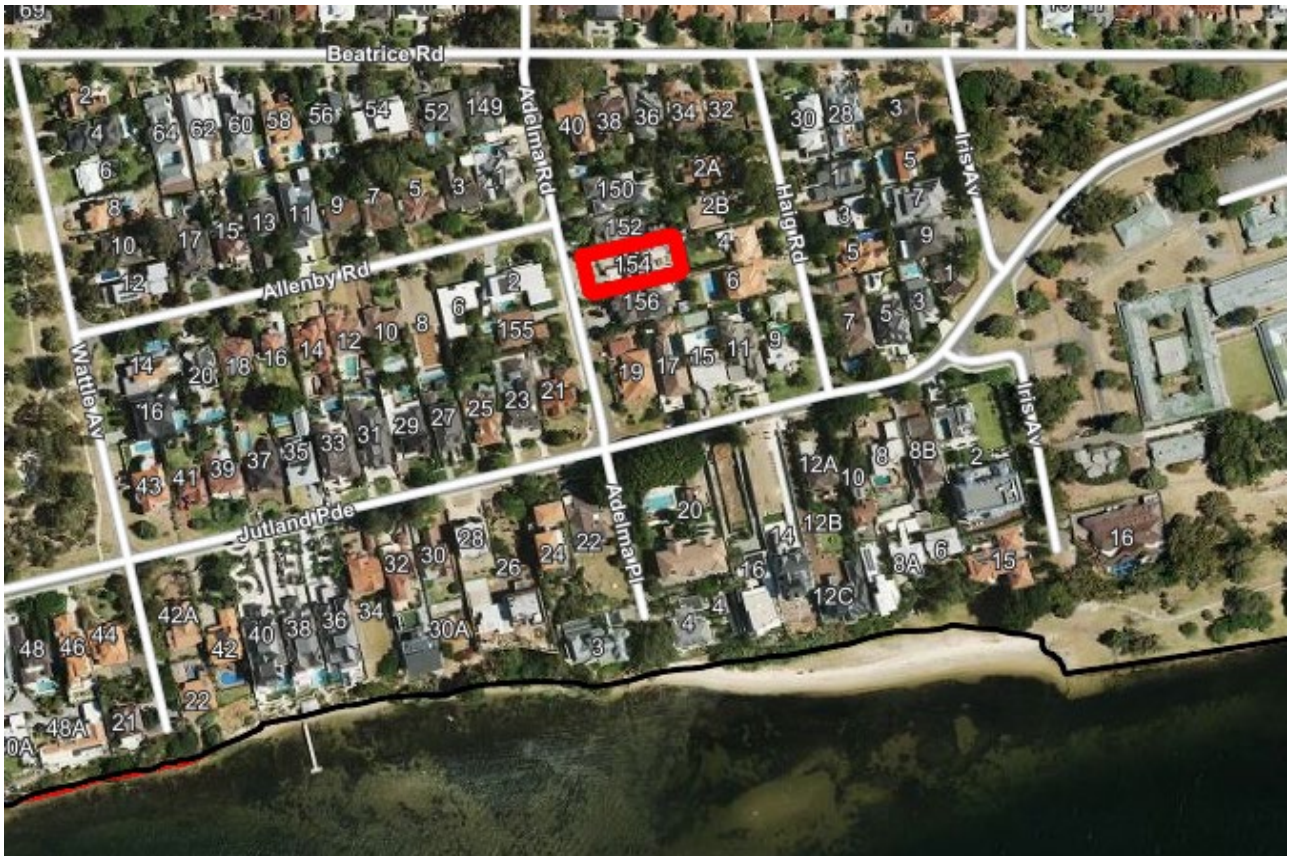


Figure 1: Aerial image of 154 Adelma Road, Dalkeith

Application Details

The application seeks development approval for a temporary change of use from a single house to display home for a maximum period of three years, after which the site will revert back to a single house. Officers recommend an initial 18-month approval period, after which the applicant may reapply.

Details of the proposed display home has been outlined in the attached cover letter. These are as follows:

- Hours of operation:
  Monday to Friday – Appointments only.
  Saturday and Sunday – 2pm to 4pm.

- Employees on site
  One staff member at any one given time and a second may attend on occasions.

- Visitors
  The estimated patronage is between two and six persons.

- Signage
  A 'monolith' type sign with a height of 3m and a width of 1.4m is proposed. The proposed sign is further discussed below.

Discussion

Local Planning Scheme No. 3

Schedule 2, Clause 67(2) (Consideration of application by Local Government) – identifies those matters that are required to be given due regard to the extent relevant to the application. Where relevant, these matters are discussed in the following sections. Overall, the development is considered to meet these objectives, and the impact on the local amenity will be minimal for the reasons discussed in the below section.

A Display Home is considered a 'use not listed' by City of Nedlands Local Planning Scheme No.3 (the Scheme). As per clause 18 (4)(b), uses that are not specifically listed may be considered for approval having regard to the objectives of the zone. The proposal has been assessed against, and is considered consistent with, the below relevant objectives of the 'Residential' zone.

To provide for a range of non-residential uses, which are comparable with and complimentary to residential development.

- Display homes are complimentary to the residential zone as they can typically be found in suburban areas and are used by real estate agencies and building companies to facilitate the sale or design of houses.

- The proposed display home will be temporary in nature as the maximum time of operation is recommended to be 18 months. After the display home use lapses, the land use will default back to a single house.

To ensure development maintains compatibility with the desired streetscape in terms of bulk, scale, height, street alignment and setbacks.

- The proposed development is compatible with the character of the area as it pertains to a two-storey single house that will not physically alter the low-density residential streetscape appearance of Adelma Road.

- The use will be limited in operational hours and number of visitors to eliminate detrimental impact to neighbourhood amenity.

- Four parking bays are provided on site to accommodate visitors and staff.

Local Planning Policy – Parking

A Display Home use is a 'use not listed' within the Scheme. In accordance with Clause 4.2.1 of the Local Planning Policy-Parking, where a land use is not listed, the parking ratio will be determined having regard to similar and surrounding uses. The display home use can be considered similar to a home business use as staff and customers will be arriving and leaving the property during operational hours. Therefore the parking requirements (as per Table 1 of LPP 4. 1) are informed by the number of staff and customers expected to visit the property at any one time.

The proposal identifies that the display house will comprise of one staff member and up to six visitors at any given time which requires a total of seven bays. This is a 'worst case' scenario that assumes that all visitors will come in separate vehicles. The site will be serviced by two bays in the garage and two bays in the property's driveway which will provide a total of four car parking bays on site. This indicates that there will be a three car parking bay policy shortfall.

Notwithstanding the policy shortfall, the parking arrangements are considered acceptable for this site due to the following reasons.

- The site is serviced by a crossover from Adelma Road which will be able to facilitate two extra parking bays.
- Visitation during the week will be by appointment only, which limits the number of people arriving and leaving throughout the opening hours.
- Most visitors are likely to be in groups arriving together in a single vehicle reducing the need for multiple parking bays.
- If additional parking is required, on-street car parking is available on Adelma Road in the immediate vicinity of the subject site.
- The use will mostly operate outside of peak hours and when on-street parking availability is at its highest.

Local Planning Policy – Signage and Advertisements

The proposal include the erection of a 'monolith' advertising sign within the front setback of the site for the purpose of advertising the display home. The sign is proposed to have a height of 3m and a maximum width of 1.4m, with the sign to be on site for the entirety of the site being used as a display house. In accordance with Local Planning Policy – Signage and Advertisements, the sign is determined as a 'monolith' sign, which is not permitted within a residential zoned area. Therefore the sign is required to be assessed against the below relevant objectives of the policy identified in section 3.0.

To ensure that Signage and Advertisements do not adversely impact on the amenity of the surrounding area or any heritage-protected place.

- The advertising sign will be permanently installed for the entire duration of the site being used as a display house. A monolith sign is not in keeping with the amenity of a quiet established residential streetscape and will impact on neighbouring properties especially considering its permanent nature.

To ensure Signage and Advertisements are generally located in non-residential areas.

- The proposed sign is a large, permanent sign in a residential area. This type of sign is usually associated with non-residential uses.

It is recommended a condition be imposed which alters the signage to have two smaller signs, consistent with other approved display homes in the City:

- A fixed sign with a maximum overall height of 1.05 metres to only be displayed for the life of this approval.
- A temporary portable sign that is removed at the end of the operating period daily. This type of sign has minimal impact on the amenity of the locality as it is only visible during hours of operation.

It should be noted that in the matter of *Webb and Brown-Neaves and City of Nedlands* [2023] WASAT 5*,* the State Administrative Tribunal (SAT) determined that the relevant fixed sign is acceptable within a residential zoned area, in particular considering the limited size, location, orientation, and colours. This site is appropriate for a fixed sign given the proposed location of the sign is positioned behind the front fence and will be relatively small in comparison to the originally proposed 'monolith' sign.

Consultation

The development application was advertised in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 and the City's Local Planning Policy - Consultation of Planning Proposals. The application was advertised for a period of 28 days from 17 November 2023 to 14 December 2023. A sign was placed on site and letters inviting comment were sent to a total of 177 owners and occupiers within a 200m radius of the site. At the close of the advertising period, two objections and one statement of support were received.

The following is a summary of the concerns/comments raised and the Administration's response and action taken in relation to each issue:

1. Display home and associated signage is not in keeping with the street aesthetic and character of Dalkeith.

   The proposed 'Display Home' will be of temporary nature with it reverting back to a 'Single House', maintaining the local character of the area. The proposed signage will not be recommended by the City, alternatively, signs that are more fitting with the local area will be placed as a condition of any approval.

2. Display home could impact the areas property value.

   Assessment of planning proposals are not permitted to take into account the potential financial impact on the site, applicant or any other party.

3. A further three years of a potential display home can create further inconveniences due to increase in traffic, parking and disruption.

   It is recommended a condition is imposed which limits the approval period to 18 months. This will allow for the operation to be monitored prior to any future decision to extend the time period.The development proposal provides sufficient parking on site and satisfies the objective of the Parking Local Planning Policy.

4. A display home could result in the loss of amenity within the local area.

   The potential for an impact on amenity is noted by officers. However, the impact on amenity is reduced by a number of key factors, including the duration of operation, the limited hours and days and the limit on number of staff and visitors at any one time. The impact of display homes on the amenity of a low density residential area was considered by the State Administrative Tribunal in its decision on a similar facility in Curlew Road, Dalkeith. The Tribunal in approving the display home in that case indicated that there is no underlying amenity consideration that prevents the operation of display homes in Dalkeith.

5. Construction work on this development has taken too long.

It is noted that a large number of building projects in the City of Nedlands have experienced delays for a variety of reasons. The current consideration of the display home use is not affected by the length of time the house may be taking to be built.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision **Sustainable and responsible for a bright future**

Pillar Place
Outcome 6. Sustainable population growth with responsible urban planning.

Budget/Financial Implications

Should Council refuse the application, the proponent will have the option to appeal to the State Administrative Tribunal (SAT).

This application is comparable to *Webb and Brown-Neaves and City of Nedlands* [2023] WASAT 5 (20 Curlew Road, Dalkeith), being an application for a display home within Dalkeith. In *Webb and Brown-Neaves and City of Nedlands,* the SAT set aside the City's decision to refuse the application and granted approval subject to conditions to ensure it was appropriate in its setting.

The City incurred costs of approximately $11,000 going through the Tribunal process in that instance and would likely incur a similar amount should the subject proposal go to the Tribunal.

Legislative and Policy Implications

Council is requested to make a decision in accordance with clause 68(2) of the Deemed Provisions. Council may determine to approve the development without conditions (cl.68(2)(a)), approve with development with conditions (cl.68(2)(b)), or refuse the development (cl.68(2)(c)).

Decision Implications

If Council resolves to approve the proposal, development can proceed after receiving a Building Permit and necessary clearances.

In the event of a refusal, the applicant will have a right of review to the State Administrative Tribunal. The Tribunal will have regard to other relevant decisions made by it. Similarly, should an applicant be aggrieved by one or more conditions of approval, this can be reviewed by the Tribunal.

Conclusion

The application for a change of use from a 'Residential - Single House' to 'Display Home' has been presented for Council consideration due to objections being received. The proposal is considered to meet the objectives of the Residential zone within the Local Planning Scheme No. 3 and the relevant local planning policies. The development is unlikely to have significant adverse impact on the locality's amenity. The proposal is recommended for a temporary approval of 12 months and does not involve any works.

Accordingly, it is recommended that the application be approved by Council, subject to conditions of Administration's recommendation.

Further Information

Nil.



City of Nedlands

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17/01/2024

1:1500

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Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
Email : perth@cottage.com.au Website: www.cottage.com.au

J/N:	DATE:	SCALE:	DRAWN:
409568	16 Jan 17	1:100	T. Polmear

Builder : Seacrest Homes
CLIENT : 58 Ocean Drive Pty Ltd
LOT 46 #154 Adelma Road, Dalkeith

Latitude: 32°00'03"3S Longitude 115°48'00"6E Plan 4874

OLD AREA

LEGEND

	SEC Dome
	Power Pole
T C	Phone Pits
W	Water Conn.
TP 10.00	Top Pillar/Post
TW 10.00	Top Wall
TR 10.00	Top Retaining
TF 10.00	Top Fence

City of Nedlands
Received
28 September
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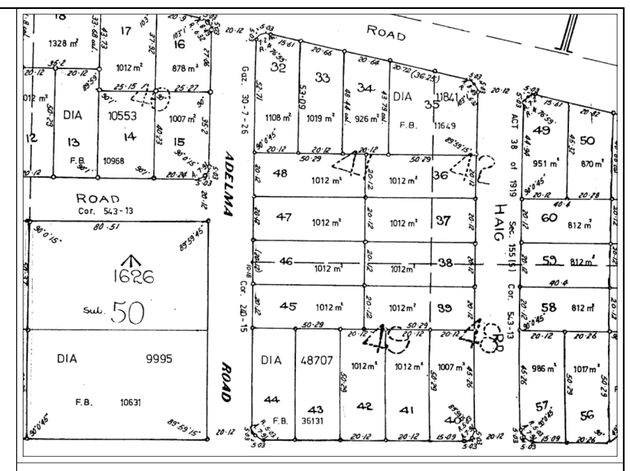
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Plan 4874 Volume 1074 Folio 49
Location Check Title

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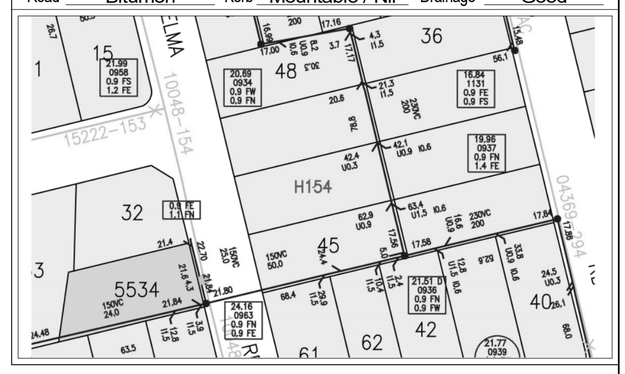
LOT MISCLOSE 0.000 m

SOIL DESCRIPTION
Sand
Refer to Survey

SITE AREA	1012m²
OPEN SPACE 489.768-48.873m²=440.895m² = 43.56%	
AREAS	
GROUND LEVEL	
GROUND FLOOR	348.689m²
ALFRESCO/BBQ	48.873m²
BATH	9.224m²
GARAGE	75.302m²
PORCH	7.680m²
GROUND FLOOR TOTAL	489.768m²
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FIRST FLOOR	295.747m²
BALCONY	10.129m²
FIRST FLOOR TOTAL	305.876m²
FLOOR TOTAL	795.644m²



Elec. U/Ground | Water Yes | Sewer Yes
Gas Alinta Gas Map Indicates Gas In Area Check Your Lot call 131358 | Phone Comms Yes | Footpath Concrete
Road Bitumen | Kerb Mountable / Nil | Drainage Good



BEWARE: Deep sewer junction. Check With Water Corp BUILDER and PLUMBER check GRADE.

2 Storey Brick & Tile -well clear

PEG GONE

[TF 8.53] [TF 8.77] 20.12 7.70

Fibro Fence in Fair Condition

Sewer Junction Up: 0.9 Inv: 3.9 Depth: 2.2 NOTE: UP

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[TF 9.24] 6.84 6.93 90°0'45" 7.0 7.15 7.5 89°59'15" [TW 9.66] 7.90

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1960

[TW 10.03] 7.82 8.03

Capped Timber Fence in Good Condition

7.5 8.34 1521 1800 8.0

3700 7.78

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50.29 50.29

8.07 8.20 8.08 8.39 8.5 2200

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Tree Ø 0.9m Ht 12.0m 9.09 2921

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Adelma Road
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CONCRETE CROSSOVER TO SHIRES SPECIFICATIONS

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Brick & Galv on Slab

Approx FL Unobtainable

Porch UMR

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High Stepping Brick Wall

2 Storey Brick & Tile on Slab

Ground Floor

First Floor

Approx FL Unobtainable (Locked Gate)

Porch UMR

Balcony

Metal Bar Fence on Brick Wall w/Pillars

6997

1400 3000 GL

SEACREST HOMES SIGN.
SCALE 1:100

SITE PLAN
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Scale 1:100
0 2 4 6 8

PRELIMINARY CONCEPT DESIGN - SUBJECT TO LOCAL AUTHORITIES & ENGINEERING - UNCHECKED
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PROPOSED RESIDENCE ON LOT 46 # 154 ADELMA ROAD DALKEITH 6009

CLIENT : 58 OCEAN DRIVE Pty Ltd

SIGNATURES
DATE .....
OWNER .....
OWNER .....
BUILDER .....

N D A T E AMENDMENT W C
- - - -

JOB No: S16903
DWG : CM
SCALE : AS NOTED

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SEACREST HOMES
Seacrest Pty Ltd trading as Seacrest Homes ABN 46 009 433 658
Unit 1, 8 Luisini Road, Wangara, Western Australia 6065
Telephone: (08) 6200 0110
www.seacresthomes.com.au

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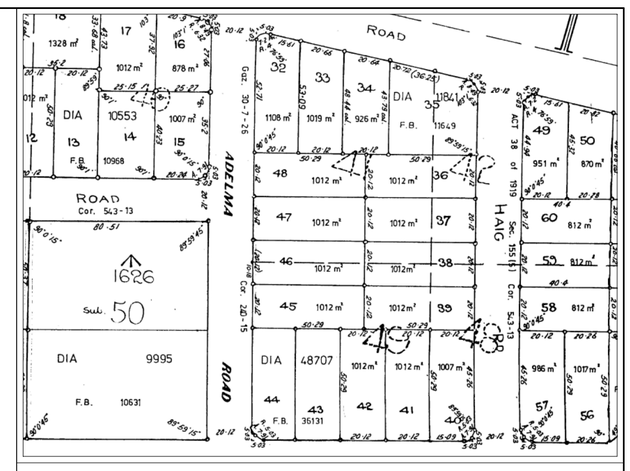
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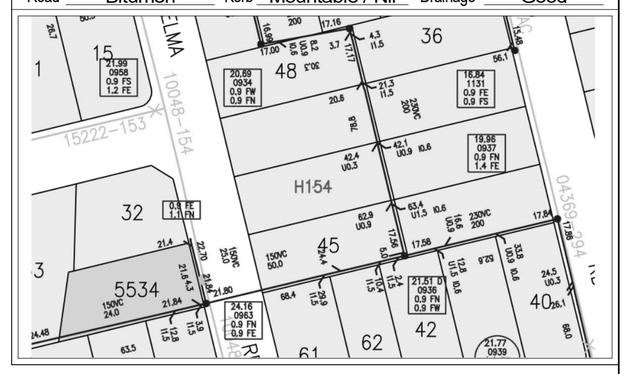
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High Stepping Brick Wall

2 Storey Brick & Tile on Slab

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Balcony

Metal Bar Fence on Brick Wall w/Pillars

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1400 3000 GL

SEACREST HOMES SIGN.
SCALE 1:100

SITE PLAN
SCALE 1:100

Scale 1:100
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PRELIMINARY CONCEPT DESIGN - SUBJECT TO LOCAL AUTHORITIES & ENGINEERING - UNCHECKED
SUBJECT TO CHANGE

PROPOSED RESIDENCE ON LOT 46 # 154 ADELMA ROAD DALKEITH 6009

CLIENT : 58 OCEAN DRIVE Pty Ltd

SIGNATURES
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OWNER .....
OWNER .....
BUILDER .....

N D A T E AMENDMENT W C
- - - -

JOB No: S16903
DWG : CM
SCALE : AS NOTED

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SEACREST HOMES
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Telephone: (08) 6200 0110
www.seacresthomes.com.au

City of Nedlands
Received
28 September
2023

CF Town Planning & Development

11 September 2023

Chief Executive Officer
City of Nedlands
PO Box 9
NEDLANDS WA 6909

Dear Sir/Madam

APPLICATION FOR DEVELOPMENT APPROVAL
PROPOSED CHANGE OF USE FROM 'SINGLE DWELLING' TO 'DISPLAY HOME'
(USE NOT LISTED)
LOT 46 (No.154) ADELMA ROAD, DALKEITH
CITY OF SOUTH PERTH

We act on behalf of Seacrest Homes as their consultant town planners and hereby lodge an Application for Development Approval with the City of Nedlands seeking the City's approval to change the current approved use of Lot 46 (No.154) Adelma Road, Dalkeith from 'Single House' to 'Display Home' to highlight the products offered by the company to prospective clients.

Please find enclosed the following information to assist the City of Nedlands consideration and processing of the application:

- A completed and signed 'Application for Development Approval' form;
- A complete and signed 'Metropolitan Region Scheme Form 1;
- A copy of the Certificate of Title for the subject land; and
- A copy of the plans prepared in support of the application.

We request that the invoice for any development application fees payable to be addressed to 'Seacrest Homes' and forward to 'Mr Peter Musuruca via email at pmusuruca@delstrat.com.au at the City's earliest convenience.

In assessing the application, it is requested that the City of Nedlands give due consideration to the following information prepared in support of the application:

PROPERTY DETAILS & BACKGROUND

Property Details

Lot 46 is located within the southern extremities of the Nedlands locality, approximately 74 metres from Jutland Parade and approximately 195 metres north of the Swan River foreshore reserve (see Figure 1 -Location Plan).

Planning & Development Consultants
Address: 3/1 Mulgul Road, Malaga WA 6090
Tel: 9249 2158 **Mb:** 0407384140 **Email:** carlof@people.net.au
CVF Nominees Pty Ltd ABN: 86 110 067 395

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It is noted that Adelma Road provides a connection between Jutland Parade and Stirling Highway, Adelma Road also providing direct access to the activity centre located at the intersection of Waratah Avenue and Adelma Road, approximately 750 metres north of the subject land. A review of the immediate area has identified a mixture of land uses including single dwellings, grouped dwelling, a hospital, recreational facilities, a yacht club, a child care centre and a school. As such, the immediate area contains a number of non-residential land use activities.

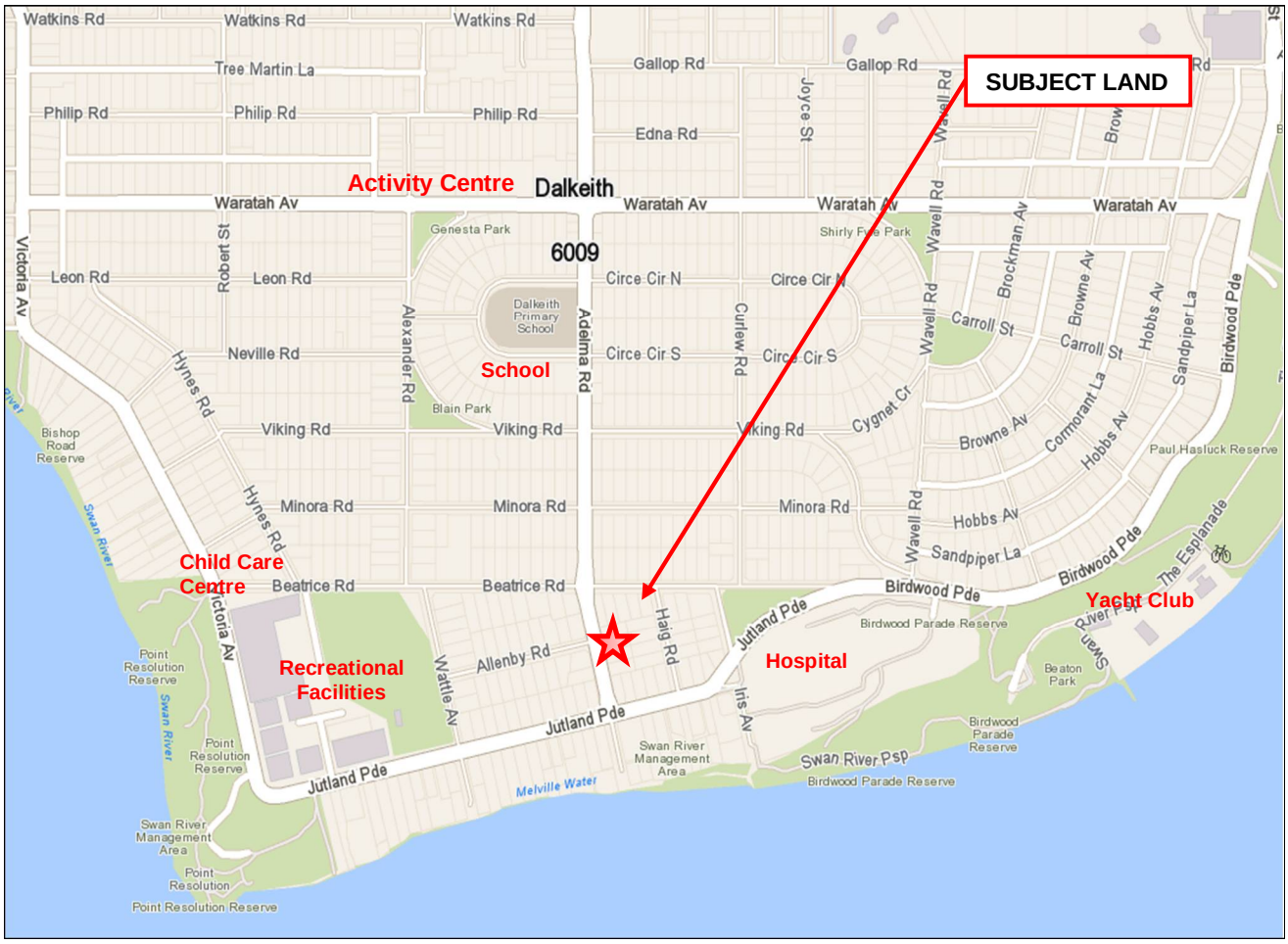


Figure 1 - Location Plan

Lot 46 is rectangular in shape, comprises an area of approximately 1,012m^2 and contains a fall in natural ground levels (NGL) from 9.48 metres along the land's front boundary to 6.93 metres along the land's rear boundary, which equates to a fall in NGL down/across the site of 2.55 metres (see site plan).

The subject land has been approved for development of a 'Single House', which is currently under construction. Furthermore, Lot 46 does not comprise any vegetation and the verge area abutting the subject land does not contain a street tree (see Figure 2 – Aerial Site Plan).

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Plan 2 - Aerial Site Plan

Background

On 1 June 2018, the City of Nedlands granted development approval for the construction of a new single dwelling (i.e. two storey dwelling with undercroft parking) on the subject land (Ref: DA2017/127).

Following a review of the design layout, the landowner prepared and lodged amended plans with the City of Nedland in 2019 seeking approval. The matter was referred to the meeting of Council held on 28 May 2019 for consideration and was subsequently approved.

A further development application for the single dwelling was lodged with the City of Nedlands on the 6 January 2021 to scale down the size of the new dwelling on the land. Following an assessment of the application, the City granted development approval on 8 April 2021 (Ref: DA21-59180).

As outlined previously, the dwelling is currently under construction.

ESSENTIAL SERVICES

Lot 46 is served by an extensive range of essential service infrastructure including power, water, reticulated sewerage, stormwater drainage, gas, NBN and telecommunications.

The subject land is also served by an efficient local and district road network with convenient access to Stirling Highway. Lot 46 also has access to a nearby public transport service that operates along Beatrice Road (see Figure 3 – Public Transport Network). In addition, the local road network throughout the area provides a good pedestrian path network. The accessibility to the public transport network and pedestrian path network provides an alternative form of transportation for visitors to the display home.

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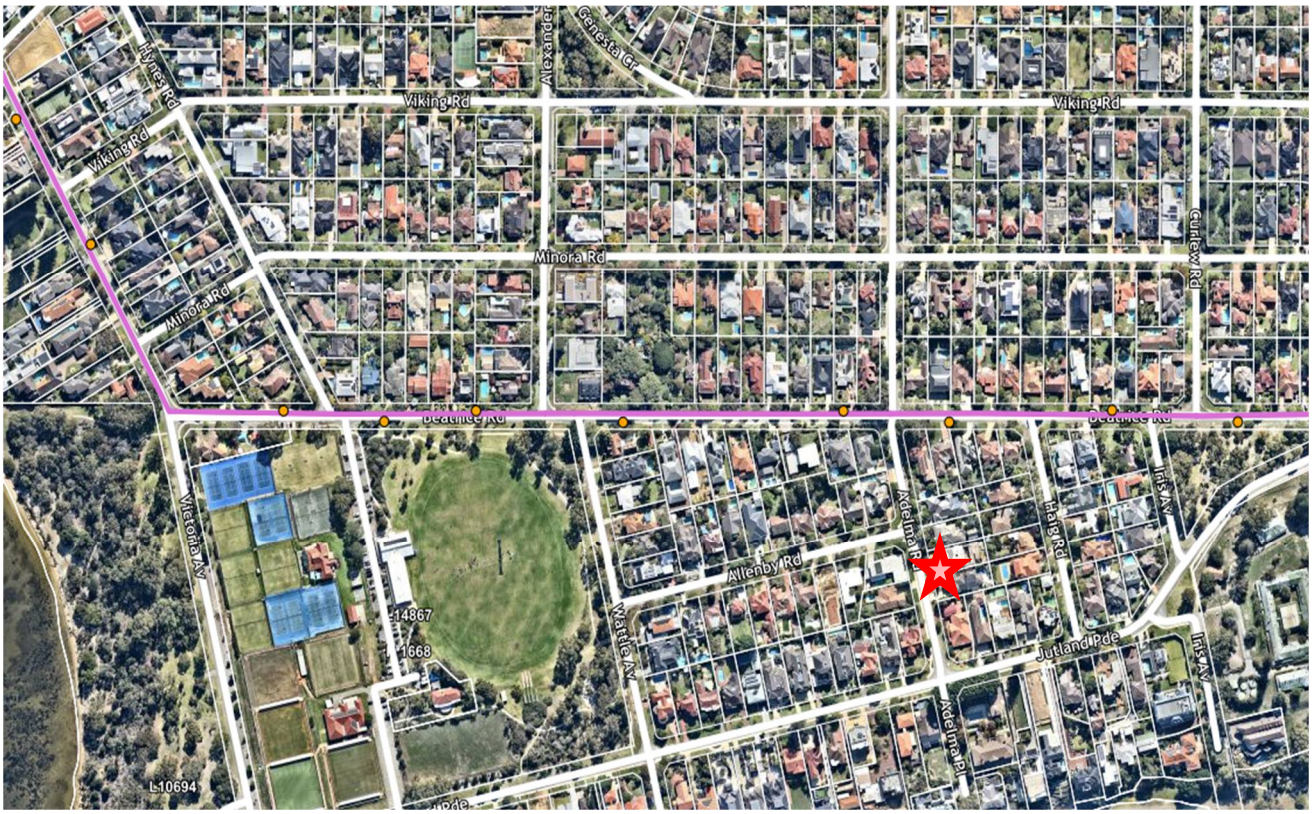


Figure 3 – Public transport network (marked in pink – MNG Mapping)

PROPOSAL

This application seeks the City of Nedlands development approval to change the current approval use of Lot 46 from 'Single House' to 'Display Home' to enable the dwelling to be used by Seacrest Homes to showcase products and home designs to the prospective clients. The use of the land for display homes purposes will be temporary, with the land reverting back to a 'Single House' use on the conclusion of a two (2) or three (3) year period for the display.

Details of the operation of the display home are listed as follows:

i) The display home will be operated by Seacrest Homes, which is a well-established and well known premium home builder. The display home will showcase the level of finishes and design that could be adopted by prospective customers throughout the Perth Metropolitan Area;

ii) The hours of operation for the display home will be Saturday & Sunday 2pm to 4 pm, with appoints only between Monday to Friday;

iii) The land will be used for a display home purposes for a period of two (2) or a maximum of three (3) years from commencement. On conclusion of the display home use by Seacrest Homes, the use of the site/dwelling will revert back to a 'Single House' and any signage removed;

iv) The estimated patronage to the display home is between two (2) to six (6) persons at any one given time. This estimate is derived from other premium display home operated by Seacrest Homes throughout the Perth Metropolitan Area;

v) The display home will comprise one (1) staff at anyone give time (i.e. sales consultant). A second sales consultant/assistant may also attend the site on occasions. The sale person/s will park their vehicle within the garage of the dwelling, as indicated on the plans prepared in support of this

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application. A parking area for clients will be accommodated within the front setback area of the dwelling (i.e. on the driveway of the dwelling).

vi) The application also proposes the erection of an advertising sign in support of the display home (i.e. displaying the corporate logo of the builder) with a width of 1.4 metres and maximum height of 3.0 metres (i.e. 'monolith' type sign with an area of approximately 4.2m^2). The signage will be located within the front setback area and will not conflict with any visual sightlines associated with driveways on the adjoining land and/or adjoining properties (see Figure 4). The sign will be removed once the display home use ceases.



Figure 4 – The configuration of the proposed advertising sign.

STATUTORY REQUIREMENTS

Metropolitan Region Scheme

The subject land is currently classified 'Urban' zone under the provisions of the Metropolitan Region Scheme (MRS). The following definition is provided as a guide to its stated purpose/s in the MRS:

*"**Urban Zone** - Areas in which a range of activities are undertaken, including residential, commercial recreational and light industry."*

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The proposed temporary use of the single dwelling on the subject land for display home purposes is considered to be consistent with the defined intent of the land's current 'Urban' zoning classification under the MRS and could be supported by the City of Nedlands.

City of Nedlands Local Planning Scheme No.3

The subject land is classified 'Residential' zone under the City of Nedlands current operative Local Planning Scheme No.3 (LPS No.3) with a density coding of R10.

Council's stated objectives for all land classified 'Residential' zone under LPS No.3 are:

a) *To provide for a range of housing and a choice of residential densities to meet the needs of the community.*

b) *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*

c) *To provide for a range of non-residential uses, which are compatible with and complementary to residential development.*

d) *To ensure development maintains compatibility with the desired streetscape in terms of bulk, scale, height, street alignment and setbacks.*

The proposed use of the single dwelling on the subject land for 'Display Home' purposes is consistent with the objectives of the land's current 'Residential' zoning classification in LPS No.3 for the following reasons:

- On completion of the display home use, the use of the site will revert back to a single dwelling and reflect the current approved use and the uses on the adjoining lots;
- The approved dwelling has been designed to a high quality and provides a significant improvement to the local streetscape;
- The proposed use allows for a non-residential uses to be temporarily established within the area that complimentary to the surrounding residential development; and
- The approved dwelling on the land reflects the existing established built form within the areas.

A review of the City of Nedlands Local Planning Scheme No.3 has identified that the land use "Display Home' is not listed within Table 3 of the Scheme ('Zoning Table').

In light of the above, Clause 18(4) of the City's LPS No.3 applies. The Clause state the following:

The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table:

a) *determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or*

b) *determine that the use may be consistent with the objectives of a particular zone and give notice under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or*

c) *determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone*

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In light of the above, it is concluded that the use is consistent with the stated objectives of the 'Residential' zone and that the proposal could be considered and approved by the City of Nedlands subject to public advertising under Clause 64 of the deemed provisions.

State Administrative Tribunal Case between Webb& Brown-Neaves v City of Nedlands

The aforementioned case was heard by the Tribunal on November 2021 in regard to a refusal issued by the City of Nedlands for a similar application at Lot 835 (No.20) Curlew Road, Dalkeith. The City's refusal was based on the potential impact of increased traffic movements within the area and that the use had inadequate on-site parking.

The Tribunal delivered its decision on 7 February 2022 and included the following conclusions:

1. The proposed development involves a temporary change of use from 'Residential' (Single house) to 'Display Home', a use not listed under LPS 3.
2. The Tribunal consider that the proposed development meets the relevant objective of the 'Residential' zone in LPS No.3 because it is a small-scale non-residential activity and its amenity impacts on the locality (for a temporary period) is capable of being acceptably managed through relevant measures such as:
   i) Designated operating hours;
   ii) Restriction visiting;
   iii) Encourage visitation by appointment;
   iv) Limiting the signage.
3. The Tribunal conclude to set aside the City's decision of refusal of the display home and approve of the proposed development, subject to conditions because it is consistent with an orderly and proper planning outcome.

In light of the decision made by the Trubunal, it is concluded that the use of Lot 46 (No.154) Adelma Road, Dalkeith for 'Display Home' purposes can be approved by the City.

Car Parking

Whist the City of Nedlands does not comprise any development standards applicable to 'Display Home', specifically car parking, the following information is provided in support of the application to address any concerns regarding car parking for the small volume of customers that would attend the display home.

i) The proposed dwelling comprises six (6) on-site car parking bays. The display home will have the ability to use four (4) of these bays (with the front tandem bays in the garage would be difficult to be use). The bays within the garage will accommodate the vehicles for the sale representatives. The two (2) bays on the driveway is sufficient to accommodate visitors to the display home.

ii) In light of the above, the car parking for Lot 46 reflects the decision made by the Trubunal in 2021 for No.20 Curlew Road, Dalkeith;

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iii) The road carriageway comprises adequate width to allow for on-street car parking bays. In addition, there is sufficient car parking at nearby recreational reserves and hospital to accommodate any/unlikely increase in parking demand;

iv) The display home will predominantly operate during weekends, when traffic movements along Adelma Road and Jutland Parade are typically lower than during week days. Furthermore, the anticipated movements of customers for the display home (i.e. two to six people at anyone given time for two to three couples) is very low. As such, it contended that the proposed display home will not have an adverse impact on traffic movements along the local road network and/or result in any car parking issues;

v) The display home will attract very low patronage numbers for a limited time period over the weekend. Given this, the parking demand will be low and will not adversely impact traffic safety within the immediate area;

vi) The subject land comprises access to public transport and a pedestrian footpath network that will provide for an alternative means of transportation for customers; and

vii) As outlined in the SAT case for No.2 Curlew Road, Dalkeith, it was established that similar display home uses expect a rates of visitors at a rate ranging from 0.9 to 1.25 per hour, which is low.

In light of the above and having due regard of the previous decision made by the Tribunal for a similar application, it is contended that the proposed on-sit car parking for the proposed use of the subject land is adequate.

Local Planning Policy No.2.1: 'Signage and Advertisements'

As previously mentioned, this application proposes the erection of an advertising sign within the front setback of the building in support of the display home. The sign will comprise a width of 1.4 metres and maximum height of 3.0 metres (i.e. 'monolith' type sign with an area of approximately 4.2m^2) (Figure 5).

The City's Local Planning Policy No.2.1 provides the requirements which apply to signs and provides guidance when determining development applications for signage. A review of the policy indicates that the proposed sign would be classified as a 'monolith sign'.

It is noted that the Policy states that 'monolith signs' are permitted on all zoned land except the 'Residential' zone. Given the residential zoning of the subject land, the matter would need to be considered under Clause 5.1 of the Policy which addresses variations.

Clause 5.1 states that any variations to this Policy shall be assessed against the objectives of this policy. The stated objections of the City's Local Planning Policy No.2.1 are as follows:

- *To ensure that Signage and Advertisements do not adversely impact on the amenity of the surrounding area or any heritage-protected place;*
- *To avoid proliferation of Signage and Advertisements that may contribute to visual clutter or are not relevant to the business at a site;*
- *To ensure Signage and Advertisements are generally located in non-residential areas;*
- *To ensure that Signage and Advertisements do not detract from the level of safety for motorists, cyclists and pedestrians; and*
- *To ensure that Signage and Advertisements are proportionate to the scale of the site to which they relate.*

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In assessing the proposed signage against the objectives of the City's Local Planning policy No.2.1, it is contended that the proposed sign is able to meet the requirements for a 'monolith sign' and address the objectives of the Policy for the following reasons:

i) Only one (1) sign is proposed and it is located within the property boundaries. As such, the proposal does not result in the proliferation or visual clutter of signage on the land;

ii) The sign is only temporary and will be removed once the display home use ceases;

iii) The maximum height and width is less than that allowed by the Policy for a 'monolith sign';

iv) Minimum setback of 2.0m from adjoining sites;

v) Minimum 1.5m clearance from where the driveway meets the crossover;

vi) Aligned at a right angle to street;

vii) The sign is discrete and is akin to a property advertising (i.e. real estate) sign. As such, the proposed sign on the subject land will not have an adverse impact on the amenity of the surrounding area. Furthermore, the subject land is not listed on any heritage list;

viii) The sign will not adversely impact traffic and pedestrian safety along the local road network, therefore it will not detract from the level of safety for motorists, cyclists and pedestrians; and

ix) The proposed sign is relatively small in proportion to the dwelling being constructed on the land.

In light of the above, there is scope for the City to consider and approve the proposed signage of the subject land to support the temporary use of the land for 'Display Home' purposes.



Figure 5 – Details of proposed signage

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BUSHFIRE PRONE AREAS (DFES)

The subject land has not been identified by the Department of Fire & Emergency Services (DFES) as being located within a designated 'bushfire prone area' (see Figure 5).

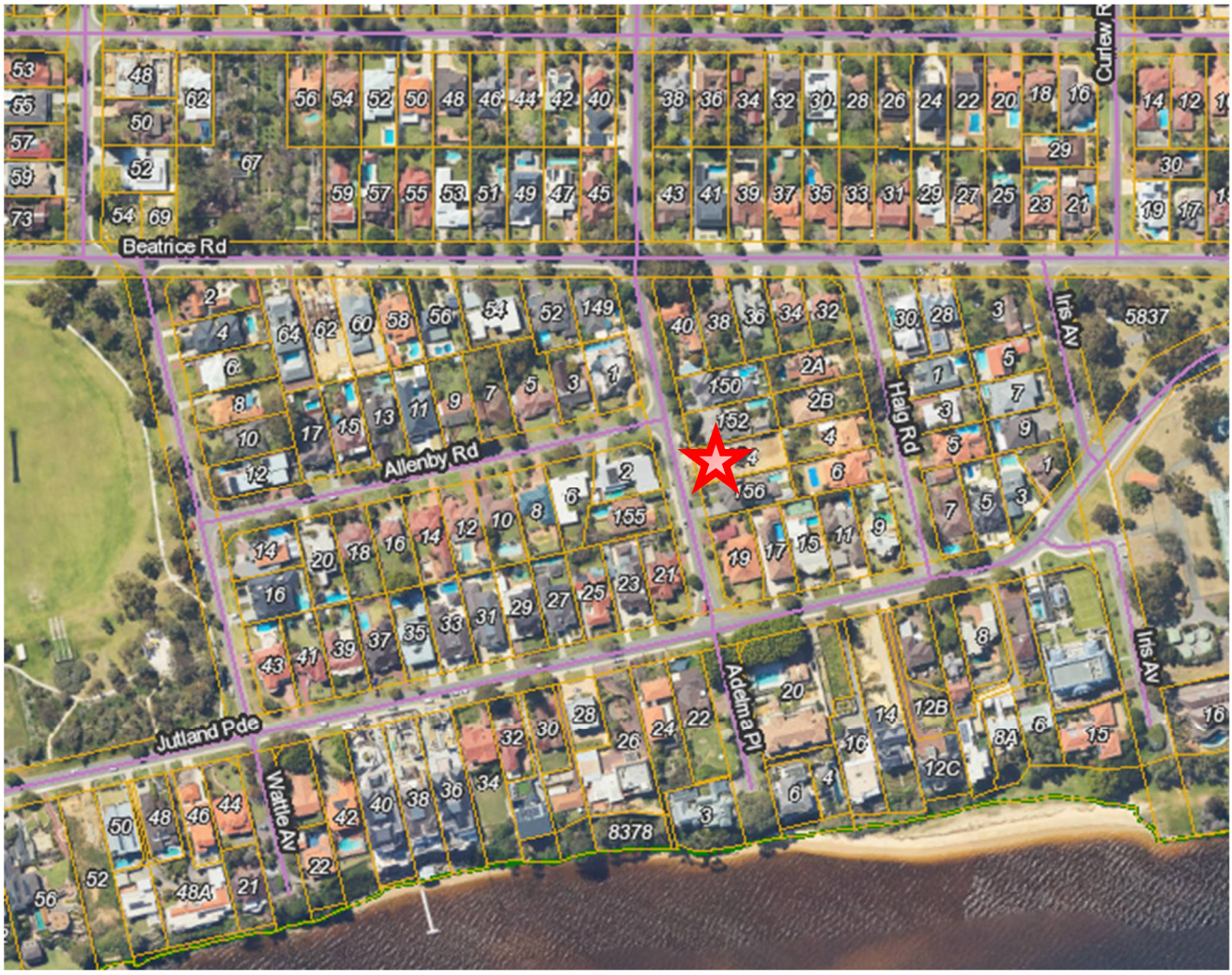


Figure 5 – DFES bushfire prone mapping

SUMMARY OF JUSTIFICATIONS

Having regard for all of the above, it is contended the proposed use of the new dwelling (under construction) on Lot 46 (No.154) Adelma Road, Dalkeith for 'Display Home' purposes is suitable and capable of being approved by the City of Nedlands for the following reasons:

- The proposed display home use is consistent with the general objectives of the land's current 'Urban' zoning classification under the Metropolitan Region Scheme.
- Whilst the use ('Display Home") is not listed within the City of Nedlands Local Planning Scheme No.3, the City does have the discretion to consider and support the use following advertising for public comment, as the use is consistent with the stated objective of the 'Residential' zone prescribed within the City's LPS No.3.

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CF Town Planning & Development

- The location of a display home on land classified 'Residential' zone is common within the City of Nedlands and throughout the Perth Metropolitan Area.
- The proposed display home use on the subject land will not compromise the existing character, amenity or compatibility of land uses in the immediate locality or give rise to any land use conflicts.
- The use is only temporary and will ultimately revert back to a single detached dwelling once the display home use ceases in three (3) years time.
- The display home is a low intensity type use with limited operating hours. As such, it will not generate any impacts detrimental to the amenity of the district or to the health, welfare and safety of existing established uses on surrounding properties.
- The proposal display home on the subject land is consistent with the recent decision made by the Stata Administrative Tribunal for a similar application within the Dalkeith locality.

CONCLUSION

The proposed display home will assist with showcasing the products offered by Seacrest Homes and will only be use for a short period of time, with the dwelling being reverted back to a single dwelling on conclusion of the display home period. Given the temporary nature of the display home and the low use of the site, it is considered that the proposal will not have an adverse impact on the existing character of the immediate locality and will not have an impact on the adjoining properties given the low volumes expected through the premises on the weekends.

In light of the above information and justifications, we respectfully request the City of Nedlands favorable consideration and approval of the development application to change the current approved use of Lot 46 (No.154) Adelma Road, Dalkeith from 'Single House' to 'Display Home' (i.e. use not listed) at the City's earliest convenience.

Should you have any queries or require any additional information regarding any of the matters raised above please do not hesitate to contact me on 0407384140 or carlof@people.net.au.

Yours faithfully,



Carlo Famiano
Town Planner
CF Town Planning & Development

cc Seacrest Homes

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16.5. PD07.02.24 Initiation and Consent to Advertise Amendment No.15 to Local Planning Scheme No.3 - Rezone Pt Lots 101 and 102 Monash Avenue, Nedlands from 'Residential' to 'Mixed Use' and make related changes to Additional Use provisions

Meeting & Date	Council Meeting – 27 February 2024
Applicant	CLE Town Planning and Design
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff involved in the preparation of this report and the proponents or their consultants.
Report Author	Nathan Blumenthal – A/Manager Urban Planning
Director	Roy Winslow – A/Director Planning and Development
Attachments	1. Zoning Map 2. Scheme Amendment Report and Map

Purpose

The purpose of this report is for Council to provide consent to initiate and advertise the proposed Amendment No 15 to Local Planning Scheme No.3. The Amendment proposes to rezone portions of Lots 101 and 102 Monash Avenue, Nedlands from 'Residential' to 'Mixed Use' and make related changes to the Additional Use provisions in line with the Nedlands Village Precinct Structure Plan.

The Nedlands Village Precinct Structure Plan is currently being advertised to the community, after which it will be presented to Council for a recommendation. The structure plan sets out indicative heights, zoning, density, additional uses, road layouts and open space but cannot supersede the scheme. Scheme Amendment 15 is the vehicle through which the structure plan zoning and additional uses are implemented. At a later date, a policy or guidelines setting out built form specifics will be introduced for consideration by Council.

Scheme Amendment 15 has been submitted now because the process to proceed to advertising takes much longer than that of a structure plan. Council's decision on the amendment in this report will be referred to the Environmental Protection Agency and the Western Australian Planning Commission, who will review it and make a decision on whether it can be advertised and/or whether it needs modifications. This process can take several months. Because of this timeframe, the structure plan will be referred to Council for a final recommendation before the scheme amendment returns. Should the structure plan change prior to final adoption, the scheme amendment can be modified to match.

Initiation of the amendment is not an endorsement by Council and does not bind any future decisions of Council. A further report will be presented to Council after advertising for a final recommendation.

Recommendation

That Council:

1. **in accordance with regulation 35 of the Planning and Development (Local Planning Schemes) Regulations 2015, initiates Amendment No.15 to the City of Nedlands Local Planning Scheme No.3 as shown in the Scheme Amendment Report and Map within Attachment 2.**

2. **informs the Western Australian Planning Commission and the Minister for Planning that the Council considers Amendment No.15 to City of Nedlands Local Planning Scheme No.3 as a 'Standard Amendment' as it does not result in any significant environmental, social, economic or governance impacts on land in the Scheme area but is not considered a 'Basic Amendment' because the changes are considered to have more than a minimal effect on the locality and the Scheme.**

3. **refers the proposed Amendment No.15 to City of Nedlands Local Planning Scheme No.3 to the Environmental Protection Authority, Western Australian Planning Commission and the Minister for Planning for consent to advertise and once consent is given, commence advertising in accordance with the procedures set out in the Planning and Development (Local Planning Schemes) Regulations 2015.**

4. **notes that initiating this amendment does not construe Council approval, nor does it bind future decisions by Council.**

Voting Requirement

Simple Majority.

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Existing Local Planning Scheme Zone	Residential – 'A3' Additional uses
Proposed Local Planning Scheme Zone	Lot 101 - 102: Mised Use Pt Lot 102 (116): Mixed Use - 'A3' Additional uses Lot 103: Residential – 'A10' Additional uses
Land area	Lot 101: 1.73ha Lot 102: 1.86ha Lot 103: 3.82ha

On 23 November 2023 the City received an application for a Scheme Amendment to the City's Local Planning Scheme No 3 (LPS3) to rezone part of Lots 101 and 102 Monash

Avenue, Nedlands from 'Residential' to 'Mixed Use' and make related changes to the Additional Use provisions to facilitate the implementation of the Nedlands Village Precinct Structure Plan (PSP). The Amendment area comprises three lots being 108-116 (Lot 102) Monash Avenue, 118-120 (Lot 101) Monash Avenue, and 15-25 (Lot 103) Karella Street.



Figure 1: Aerial image of Scheme Amendment area.

Lot 103 Karella Street is presently vacant. Lots 101 and 102 Monash Avenue are occupied by two residential aged care facilities (Regis Weston and Regis Nedlands) and one retirement village (Centennial Close). All three lots are currently zoned 'Residential' by LPS3 with Additional Use rights in accordance with clause 19 Table 4 'A3' as below. There is currently no density code applicable as the area has long been used for the purposes of residential aged care and retirement care, which is subject to separate controls under planning and other legislation.

No.	Description of Land	Additional Use	Conditions
A3	Lots 101 (118) and 102 (108) Monash Avenue, Nedlands Lot 103 (15) Karella Street, Nedlands	Car park Office Medical centre Place of worship Residential aged care facility Shop	Residential aged care facility is a 'P' use. Car park, Office, Medical centre, Shop and Place of worship are 'I' uses. Where there is no approved structure plan, local development plan and/or

			activity centre plan, the following height controls apply: maximum of 6 storeys; or maximum of 3 storeys where development has a residential interface.

The purpose of the proposed amendment is to make the provisions of LPS3 consistent with the Nedlands Village Precinct Structure Plan (PSP). The Nedlands Village PSP has been lodged with the City and is being advertised from 15 January 2024 until 26 February 2024.

A key purpose of the PSP is to inform the rezoning of the land. Given this, the preparation of a Precinct Structure plan can take place before a rezoning amendment. The Scheme Amendment and the PSP work together to guide development within the specified area.

Discussion

Amendment details
Scheme Amendment 15 proposes the following:

1. Rezoning Pt. Lot 101 Monash Avenue, Nedlands and Pt. Lot 102 Monash Avenue, Nedlands from the 'Residential' zone to the 'Mixed Use' zone.

   The Lots are currently zoned Residential, with no applicable density code. The proposed zoning is as shown in Figure 2 below. Note that density codes are provided in the advertised Nedlands Village PSP being Mixed Use R-AC1 and Residential R160 and R80.

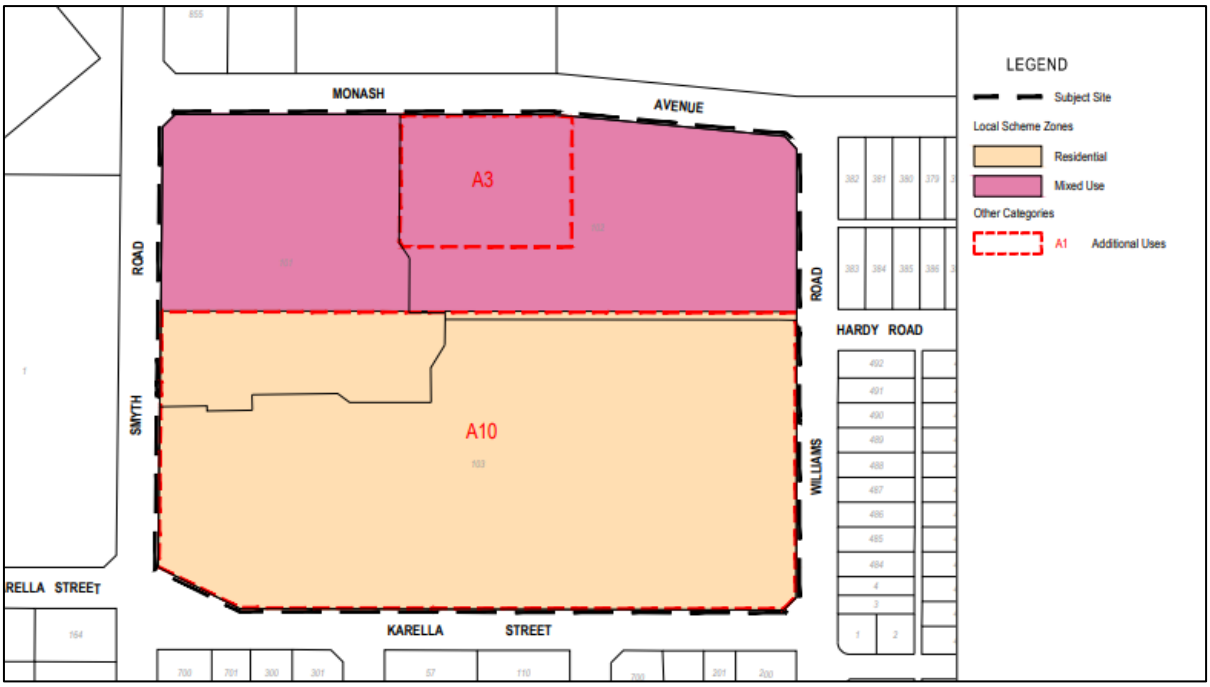


Figure 2: Proposed zoning and Additional Use rights map.

2. Amending Table 4 – Specified Additional Uses for zoned land in Scheme area by replacing the row labelled 'A3' with the following:

No.	Description of Land	Additional Use	Conditions
A3	Pt Lot 102 (116) Monash Avenue, Nedlands	Car park Office Medical centre Place of worship Residential aged care facility Shop	Residential aged care facility is a 'P' use. Car park, Office, Medical centre, Shop and Place of worship are 'I' uses.

This proposed change removes the existing reference to Lots 101 and 103, and removes Condition 3 relating to height, from the A3 provisions. Height controls for all lots will form part of the Nedlands Village PSP via the applicable density code.

3. Amending Table 4 – Specified Additional Uses for zoned land in Scheme area by adding a new row labelled 'A10' as follows:

No.	Description of Land	Additional Use	Conditions
A10	Pt. Lot 101 (118) and Pt. Lot 102 (108) Monash Avenue, Nedlands Pt. Lot 103 (15) Karella Street, Nedlands	Office Recreation-private Restaurant/café Shop	Office, Recreation-private, Restaurant/café and Shop are 'D' uses.

This proposed change inserts modified Additional Uses for the lots to be zoned Residential. These proposed uses are of a lower intensity than those afforded via A3 and the Mixed Use zone, so as to be more compatible with the surrounding residential area.

Amendment Type

Regulation 35 of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations) requires a resolution of a Local Government to prepare or adopt an amendment to a Local Planning Scheme. The resolution must:

'(a) Specify whether, in the opinion of the local government, the Amendment is a complex Amendment, a standard Amendment or a basic Amendment; and
(b) Include an explanation of the reason for the local government forming that opinion.'

Regulation 34 of the Regulations identifies the various Amendment types. The proposed Amendment No 15 is considered a Standard Amendment for the following reasons:

1. Lots 101 and 102 are already afforded a range of additional non-residential use rights, thereby the proposed zoning change to from 'Residential' to 'Mixed Use' is

broadly consistent with the existing Scheme. The proposed zonings are consistent with the 'Urban' zoning by the Metropolitan Region Scheme.

2. The removal of Condition 3 of the Additional Use 'A3' will enable detailed built form outcomes to be guided via the Nedlands Village PSP. The intent of the Nedlands Village PSP as currently advertised is for building height to be determined with reference to the designated density code. The removal of this condition will ensure that there are no conflicting height controls between LPS3, the R-Codes and the future Nedlands Village PSP.

3. The additional use rights proposed via new Additional Use 'A10', are consistent with the existing additional use rights afforded to the site, with the addition of 'Recreation – private'. It is acknowledged that some 'Recreation – private' land uses may be appropriate and provide a greater level of amenity within this locality. All proposed non-residential uses are discretionary and thereby will require Development Approval to be obtained from the City prior to commencement. This allows for detailed assessment of the specific land uses and operations to occur via the development application pathway.

The City's adopted Local Planning Strategy identifies the site as available for development/redevelopment for the purposes of increasing dwelling numbers. As the existing zoning for the site has no density code, it is acknowledged that it lacks a comprehensive planning framework to ensure the redevelopment of the site is compatible with the surrounding locality whilst increasing dwelling numbers to meet housing targets. In considering the above, the proposed Scheme Amendment is consistent with the City's Local Planning Strategy and is appropriate for public advertising as a standard amendment in accordance with Regulation 34 of the Regulations. Further detailed assessment of the Scheme Amendment and Nedlands Village PSP will be presented to Council following advertising.

Consultation

External Referral

Should Council resolve to initiate the Amendment, it is required to be referred to the Environmental Protection Authority (EPA) and the Minister for Planning for consent to advertise. Once consent is given, the Local Government is required to advertise the Amendment in accordance with the Regulations. This includes providing a copy of the Amendment to all public authorities that are likely to be affected.

Public Consultation

Should Council resolve to initiate the Amendment and consent is given for advertising by the Minster, it is required to be advertised in accordance with Regulation 47 of the Regulations, and the City of Nedlands Local Planning Policy – Consultation of Planning Proposals. Advertisement of a Standard Amendment is as follows:

1. The City must prepare a notice in a form approved by the WAPC giving details of the purpose of the Amendment, where the Amendment may be inspected and to whom and during what period submissions can be made.

2. The City must then advertise the Amendment by:

    a. Publishing the notice on the City's website;
    b. Publishing the notice in a newspaper circulating throughout the scheme area;
    c. Publishing the notice via the City's social media channels;
    d. Providing letters to affected owners and occupiers;
    e. Providing a community information session; and
    f. Displaying the notice in the Administration building.

The advertising period can be no less than 42 days, commencing on the day that the notice is published in a newspaper circulating in the scheme area.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision **Sustainable and responsible for a bright future**

Pillar Place
Outcome 6. Sustainable population growth with responsible urban planning.

Budget/Financial Implications

All costs associated with the processing of the Scheme Amendment are covered by the application fee paid by the applicant.

Legislative and Policy Implications

The Scheme Amendment is to be processed in line with the requirements of the Planning and Development (Local Planning Scheme) Regulations 2015.

Decision Implications

This report seeks only to initiate and advertise the proposed Scheme Amendment in accordance with the Regulations and does not indicate support of the Amendment. Should the Council adopt the amendment for advertising, the Amendment will be sent to the EPA and Minister for consent to advertise. Following this the Amendment will be advertised in accordance with Regulation 47 of the Regulations.

Following advertising, and in accordance with Regulation 50 of the Regulations, the City has a 60 day consideration period by which to consider all submissions and pass a resolution:

a. to support the amendment without modification;
b. to support the amendment with proposed modifications to address issues raised in the submissions; or
c. not to support the amendment.

Once Council has made its resolution on the proposed Scheme Amendment, all documents will be referred to the WAPC and it will deliver a recommendation to the Minister for Planning. The Minister will then make the final decision on the Scheme Amendment.

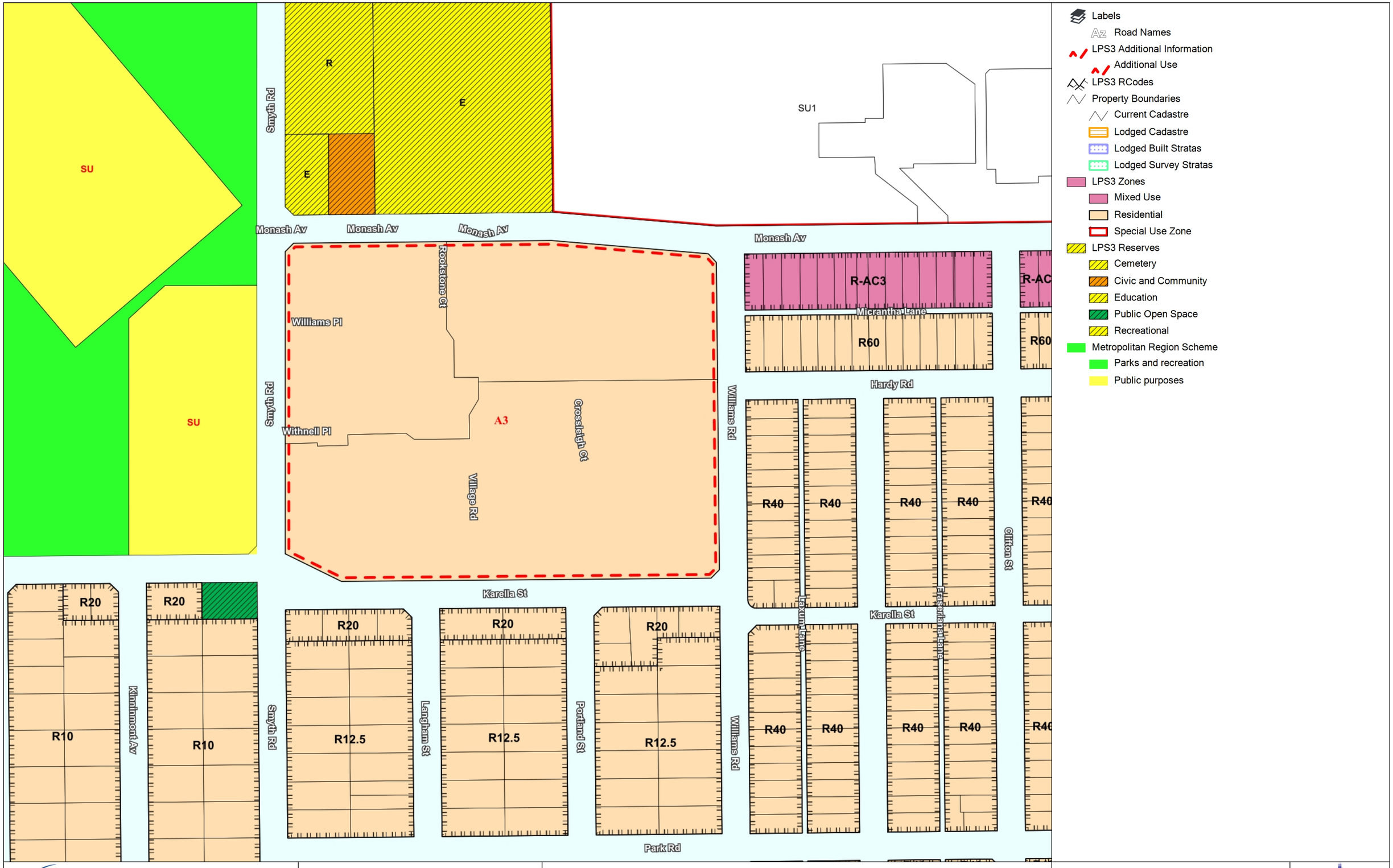
If Council resolves not to initiate the Amendment as per Regulation 35, the City must provide a copy of the Resolution to the WAPC within 21 days of the decision. No further action will be taken with the Amendment after the Resolution is provided to the WAPC. Whilst a resolution is not reviewable through the State Administrative Tribunal, an applicant may appeal to the Minister for Planning, who may instruct the City to initiate it under Clause 76 of the Planning and Development Act 2005.

Conclusion

The proposed Scheme Amendment is consistent with the City's adopted Local Planning Strategy which identifies the subject site as available for development/redevelopment for the purposes of increasing dwelling numbers. It is recommended that Council adopts Amendment No.15 for the purpose of public advertising. Should Council initiate the Amendment for advertising and the Minister provide consent, a further report will be presented to Council post-advertising.

Further Information

Nil.



City of Nedlands

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Zoning Map

19/01/2024

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City of Nedlands

Local Planning Scheme No.3

Amendment 15

Rezone pt. Lot 101 Monash Avenue, Nedlands and pt. Lot 102 Monash Avenue, Nedlands from 'Residential' to 'Mixed Use' and make related changes to the Additional Use provisions relating to Lots 101 and 102 Monash Avenue, Nedlands and Lot 103 Karella Street to facilitate the implementation of the Nedlands Village Precinct Structure Plan.

Prepared by:

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2 Abbotsford Street, West Leederville
Tel: 08 9382 1233
www.cleplan.com.au

3767Rep33B

November 2023

Form 2A

Planning and Development Act 2005

RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

CITY OF NEDLANDS LOCAL PLANNING SCHEME NO. 3

AMENDMENT 15

RESOLVED that the local government, pursuant to Section 75 of the *Planning and Development Act 2005,* amend the above Local Planning Scheme by:

1. Rezoning Pt. Lot 101 Monash Avenue, Nedlands and Pt. Lot 102 Monash Avenue, Nedlands from the 'Residential' zone to the 'Mixed Use' zone.

2. Amending Table 4 – Specified additional uses for zoned land in Scheme area by replacing the row labelled 'A3' with the following:

No.	Description of land	Additional use	Conditions
A3	Pt Lot 102 (116) Monash Avenue, Nedlands	• Car park • Office • Medical centre • Place of worship • Residential aged care facility • Shop	(1) Residential aged care facility is a 'P' use. (2) Car park, Office, Medical centre, Shop and Place of worship are 'I' uses.

3. Amending Table 4 – Specified additional uses for zoned land in Scheme area by adding a new row labelled 'A10' as follows:

No.	Description of land	Additional use	Conditions
A10	Pt. Lot 101 (118) and Pt. Lot 102 (108) Monash Avenue, Nedlands Pt. Lot 103 (15) Karella Street, Nedlands	• Office • Recreation-private • Restaurant/café • Shop	(1) Office, Recreation-private, Restaurant/café and Shop are 'D' uses.

The Amendment is **standard** under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* because it is:

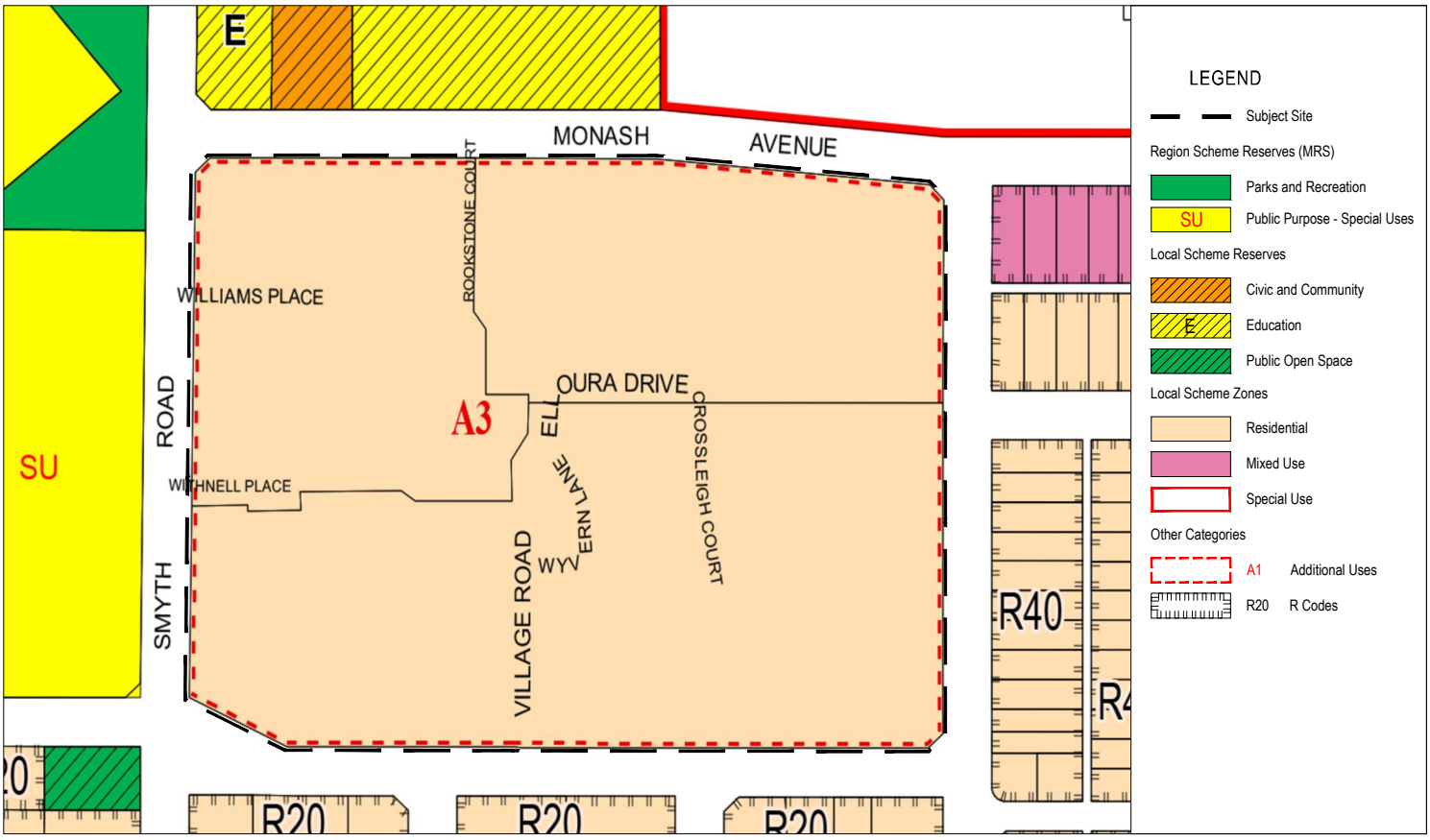
- An amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;
- An amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission, being the City of Nedlands Local Planning Strategy;
- An amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment; and
- An amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

Date of Council Resolution…….

.....

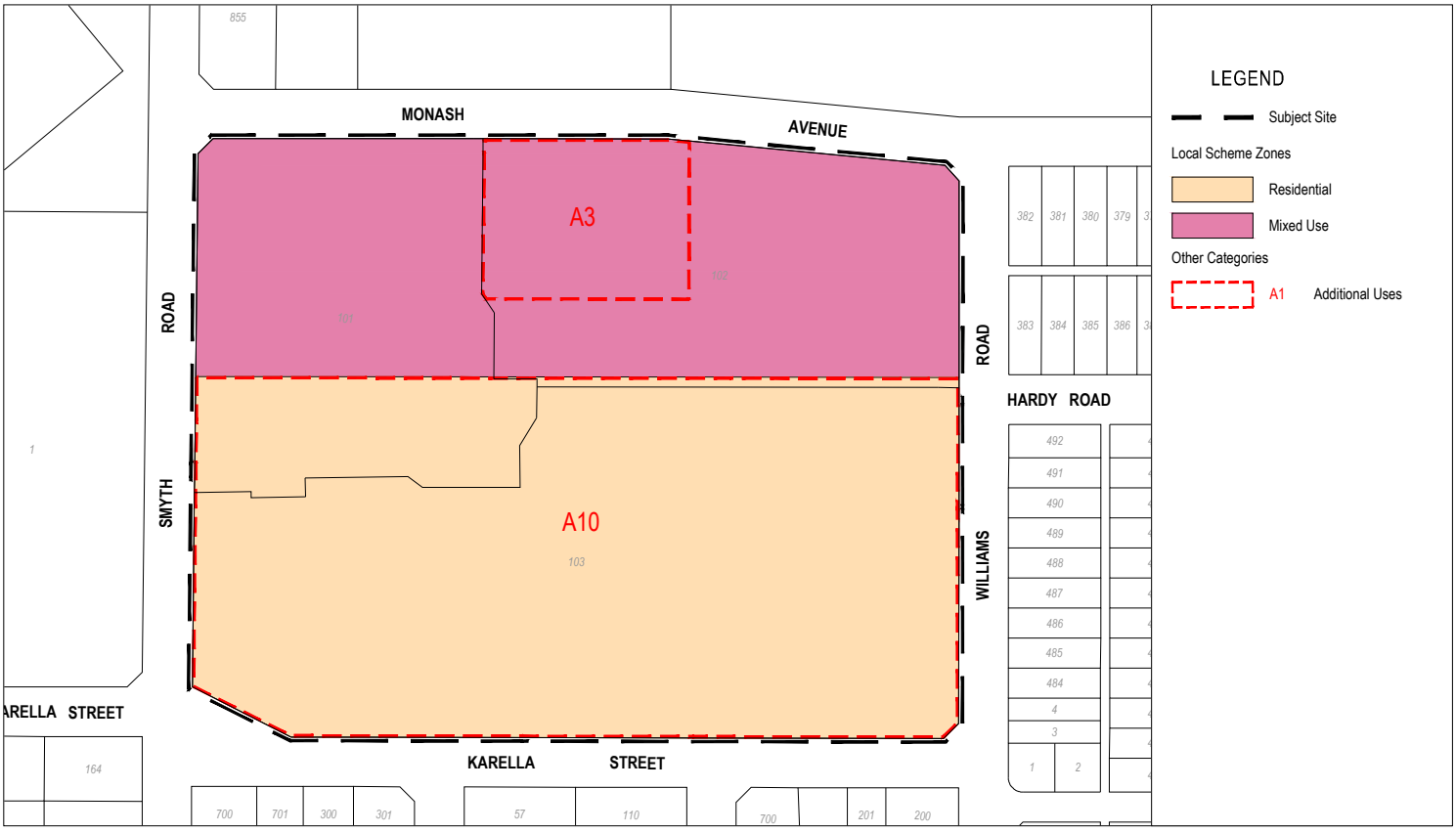
(Chief Executive Officer)

Dated this ……. day of ……. 20……



Source: DPLH

EXISTING



PROPOSED

SCHEME AMENDMENT REPORT

LOCAL AUTHORITY:	City of Nedlands
DESCRIPTION OF SCHEME:	Local Planning Scheme No. 3
TYPE OF SCHEME	Local Planning Scheme
SERIAL NO. OF AMENDMENT:	Amendment No. XX
PROPOSAL:	Rezone pt. Lot 101 Monash Avenue, Nedlands and pt. Lot 102 Monash Avenue, Nedlands from 'Residential' to 'Mixed Use' and make related changes to the Additional Use provisions relating to Lots 101 and 102 Monash Avenue, Nedlands and Lot 103 Karella Street to facilitate the implementation of the Nedlands Village Precinct Structure Plan.

1. INTRODUCTION

On behalf of Hesperia, CLE Town Planning + Design (CLE) seeks the support of the City of Nedlands, the Western Australian Planning Commission and the Minister for Planning for an Amendment to City of Nedlands Local Planning Scheme No. 3 ('LPS 3').

The Amendment proposes to rezone a portion of Lot 101 Monash Avenue, Nedlands and a portion of Lot 102 Monash Avenue, Nedlands from 'Residential' to 'Mixed Use' and make related changes to the Additional Use provisions relating to Lots 101 and 102 Monash Avenue, Nedlands and Lot 103 Karella Street to facilitate the implementation of the Nedlands Village Precinct Structure Plan.

2. SITE DESCRIPTION

2.1 Location and Context

The Amendment area is coincident with the Nedlands Village Precinct for which a Precinct Structure Plan ('PSP') was recently lodged by CLE, on 30 October 2023.

The Amendment area is in the suburb of Nedlands approximately 5km south-west of the Perth city centre and approximately 500m west of the Hampden Road high street. It covers approximately 7.4 hectares and is bounded by Monash Avenue to the north, Williams Road to the east, Karella Street to the south and Smyth Road to the west.

The Amendment area is in close proximity to to Hollywood Primary School, the Queen Elizabeth II (QEII) Medical Centre, Karrakatta Cemetery and the Perth War Cemetery. The nearest railway stations are Shenton Park and Karrakatta, and the nearest local open spaces are Hollywood Reserve to the west and Karella Park to the south-west.

Mature street trees and dwellings exhibiting a mix of modern and heritage architecture characterise the adjacent residential areas to the east and south. These are zoned for residential purposes and generally comprise original single dwellings with long front setbacks. The lot layout is uniform and original, and the street layout is a grid comprising local access streets and, to the east, rear laneways.

The surrounds of the Amendment area can be considered settled and are unlikely to change in the foreseeable future in terms of land use. The adjacent suburb of Nedlands is a sought-after area for residential homebuyers. There are many examples of renovations and extensions in the nearby neighbourhood, but almost no evidence of subdivision, even to the east where the current density coding enables it and the presence of laneways facilitates access. The PSP contains land use and built form controls that aim to (among other things) respect this context.

The nearby institutions are established, have facilitative planning controls and are not readily relocatable. In particular, the QEII Medical Centre, which includes significant institutions such as Sir Charles Gairdner Hospital, Perth Children's Hospital, Hollywood Hospital and the UWA Health Campus. Numerous allied health premises are co-located with QEII either on the campus or in the vicinity, particularly along Monash Avenue.



Figure 1: Local Context Plan

2.2 Site Characteristics

The Amendment area comprises the three lots listed in Table 1 below. Encumbrances, excluding mortgages, are listed in Table 2.

***Table 1:** Title particulars*

Lot no.	DP no.	CT	Address	Area	Proprietor
101	411077	Vol. 2950 Fol. 233	118 Monash Av, Nedlands	1.73ha	HN Asset Pty Ltd
102	411077	Vol. 2950 Fol. 234	108 Monash Av, Nedlands	1.86ha	Retirement Care Australia (Hollywood) Pty Ltd
103	411077	Vol. 2950 Fol. 235	15 Karella St, Nedlands	3.82ha	HN Asset Pty Ltd

Table 2: *Title encumbrances*

Reference	Encumbrance
Lot 101	
E987333	Memorial under the *Retirement Villages Act 1992.* Lodged 14/9/1992
L747626	Easement to Electricity Networks Corporation for transmission works
Plan	Easement burden created under s.167 *Planning and Development Act 2005* for sewerage purposes to Water Corporation
Lot 102	
E987333	Memorial under the *Retirement Villages Act 1992.* Lodged 14/9/1992
L747626	Easement to Electricity Networks Corporation for transmission works
Plan	Easement burden created under s.167 *Planning and Development Act 2005* for sewerage purposes to Water Corporation
Plan	Easement benefit created under s.136C *Transfer of Land Act 1893* for right of footway purposes
Lot 103	
E987333	Memorial under the *Retirement Villages Act 1992.* Lodged 14/9/1992
Plan	Easement burden created under s.167 *Planning and Development Act 2005* for electricity purposes to Electricity Networks Corporation
Plan	Easement burden created under s.167 *Planning and Development Act 2005* for electricity purposes to Electricity Networks Corporation
Plan	Easement benefit created under s.136C *Transfer of Land Act 1893* for right of footway purposes

The easements listed in Table 2 are shown on Figure 2: Site Plan.



Figure 2: Site Plan

The memorial listed under the *Retirement Villages Act 1992* is, at the time of lodgement, in the process of being removed.

The memorial relates back to a period of time when the Amendment area was developed in its entirety for the purposes of residential aged care facilities and retirement villages (refer to Figure 3: Aerial Photograph from October 2006). Most of these have reached the end of their economic life and have been removed.



Figure 3: Aerial Photograph from October 2006

The southern half of the Amendment area is now vacant and available for development in the short-term. It is geotechnically unconstrained, generally flat and contains no remnant vegetation. There is a small number of mature trees, but the Environmental Assessment and Management Strategy prepared with the PSP states that the site is in *"Completely Degraded"* condition and does not support any significant species of flora or fauna.

The northern half of the Amendment area, fronting Monash Avenue, is occupied by the two remaining residential aged care facilities (Regis Weston and Regis Nedlands) and one retirement village (Centennial Close).

The nearby vegetation in Hollywood Reserve, mentioned above, is a bushfire hazard and as such, the Amendment area is partly identified as being bushfire-prone in the map database maintained by the Department of Fire and Emergency Services. A Bushfire Management Plan was submitted with the PSP and found that development in accordance with the PSP can meet the relevant requirements of the applicable State Planning Policy, being SPP 3.7: Planning in Bushfire-Prone Areas.

2.3 Transport and Access

The Amendment area is very well-located in respect of facilities, services and amenities, and the established street network provides outstanding pedestrian, cyclist and vehicular access to local and regional destinations (refer to Figure 4). It is bounded on all four sides by existing streets, which presents opportunities for logical extensions to access routes and services.

The following streets form the boundary of the Amendment area:

- Monash Avenue is a single carriageway road classified as a 'Distributor B' in the Western Australian road hierarchy. It links Winthrop Avenue with Smyth Road and is a major access route for patrons of the QEII Medical Centre and Hollywood Primary School. A stop on bus route no. 25 is in place adjacent to the Amendment area.
- Smyth Road is classified as a 'Local Distributor'. It links Aberdare Road with Stirling Highway. A stop on bus route no. 25 is in place adjacent to the Amendment area and it provides pedestrian and cyclist access toward the nearest railway station, Shenton Park.

- Karella Street and Williams Road are both Access Roads providing local access to residential properties. They connect with each other at an elbow curve at the south-eastern corner of the Amendment area. They intersect with Langham Street, Portland Street and Hardy Road, and these present opportunities to extend seamlessly into the Amendment area to create a permeable grid.

All four perimeter streets are original one-chain (20.12m) road reserves and each has a single carriageway lined with trees. There is a footpath on each side of each perimeter street, but no dedicated cycle network. The 'Perth / Fremantle Bike Map' published by the Department of Transport describes the surrounding footpaths and streets as *"Other Shared Path[s]"* and, for Williams Road, a *"Good Road Riding Environment".*

The movement network proposed in the PSP is the subject of a Transport Impact Assessment submitted with the PSP. This concludes that in relation to traffic, a full build-out scenario for the PSP in the morning and afternoon peaks would see *"the existing and future networks operate well within accepted traffic engineering parameters".* It also notes that the site has *"excellent public transport accessibility"*, with a network of bus routes being available.



Figure 4: Local Movement Plan

Electricity, sewer, drainage and telecommunications infrastructure is in place in the perimeter streets. Its capacity and capability for extension are examined in the Engineering Infrastructure Report submitted with the PSP, which identifies that development in accordance with the PSP would not generate demand beyond the capacity of existing infrastructure. No off-site upgrades are expected to be required.

3. PLANNING FRAMEWORK

3.1 Strategic Planning Context

3.1.1 Perth and Peel @ 3.5 million

The *Perth and Peel @ 3.5 million* suite of policies forms the spatial framework and strategic plan for Perth and Peel. Its purpose is to establish a blueprint to support a population of 3.5 million by 2050 through the implementation of four sub-regional planning frameworks. The structure plan area is within the 'Central' sub-region.

3.1.2 Central Sub-regional Planning Framework

The *Central Sub-regional Planning Framework* ('the Framework) is part of the *Perth and Peel @ 3.5 million* suite of documents and provides guidance at a sub-regional level for land use and infrastructure.

The Amendment area is shown as part of the 'UWA / QEII' Activity Centre. As explored further below, this has not been reflected in more recent planning initiatives including the draft UWA / QEII Precinct Plan and is therefore outdated.

The Framework reflects the Metropolitan Region Scheme ('MRS') reserves in place to the west (refer to Section 3.2.1 below), indicating that no major land use changes are envisaged for the foreseeable future. The 'Public Purposes-Hospital' reserve applied in the MRS to Sir Charles Gairdner Hospital and the Perth Children's Hospital site is included with the broader Activity Centre annotation. Further afield, Hampden Road and Stirling Highway are both identified as 'Urban Corridors', which are priority areas for infill development at medium to high densities.

The Framework adopts the State Government's 47% infill target for Perth's dwelling demand to 2050 and states that *"Approximately 215,000 dwellings (56 per cent of the total amount of new infill dwellings) are expected to be delivered in the Central sub-region…",* with a target set for each local government.

The City of Nedlands is set a target of 4,320 additional dwellings by 2050, taking the total number of dwellings in the municipal area to 12,390. This would accommodate additional population of 9,500, assuming 2.2 people per dwelling. Through their local planning strategies and schemes, local governments are responsible for deciding how their dwelling target will be delivered (refer to Section 3.1.3 below).

A Framework plan appears as Figure 5.

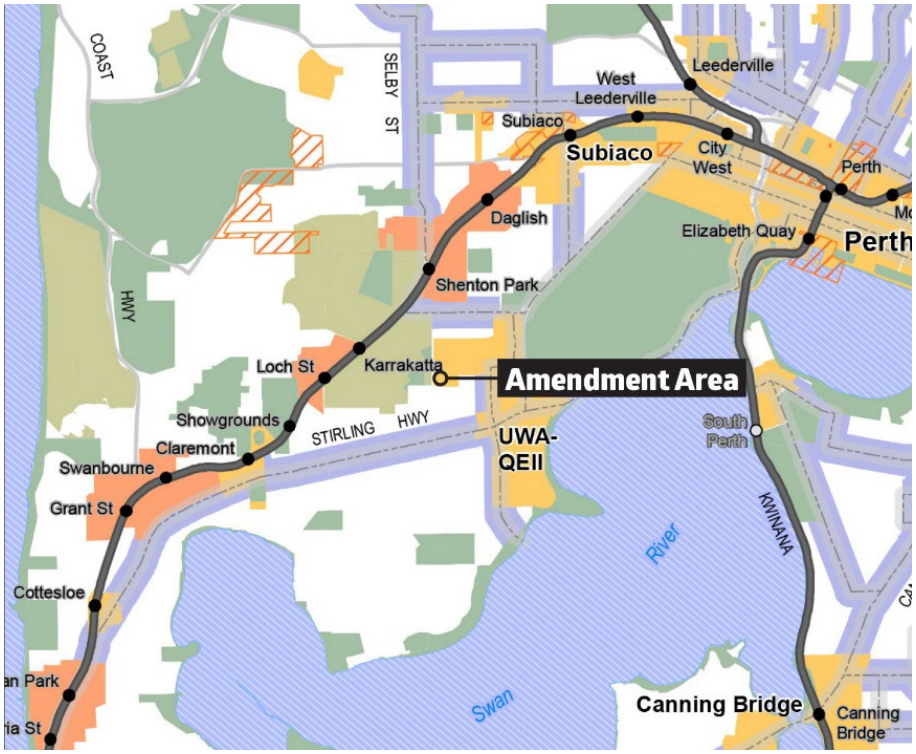


Figure 5: Central Sub-Regional Planning Framework
(Source: Perth & Peel @ 3.5 Million, DPLH, 2018)

3.1.3 City of Nedlands Local Planning Strategy

As described in the *Planning and Development (Local Planning Schemes) Regulations 2015* ('the Regulations'), a Local Planning Strategy summarises the long-term planning directions for a local government area and provides a rationale for the zones and reserves applied through a Local Planning Scheme. Local Planning Strategies are prepared in a manner and form approved by the WAPC and must apply any State or regional policy that is relevant to the Strategy area.

The City obtained WAPC endorsement for its Local Planning Strategy in 2017. The Strategy contains a map that identifies the subject lots as a 'Redevelopment / Development Area' and the north-eastern corner as a 'First Transition Zone' from the 'Urban Growth Area' defined along the eastern half of Monash Avenue. These categories are three of the four defined 'Targeted Infill' categories.

The City's interest in preserving its leafy, low-density character is well-documented and is expressed in the Strategy. Section 10.2 of the Strategy states that *"In most areas of the City of Nedlands the status quo of actively seeking to conserve and enhance the physical quality and value of the existing residential neighbourhoods is to prevail."* Achievement of the infill target prescribed by the State Government therefore relies heavily on the 'Targeted Infill' areas, including the Amendment area.

The following 'Intentions' in the area of Population and Housing are relevant to the Amendment area:

- *"Strongly encourage development of a considerable number of additional dwelling units of a diverse nature within the targeted infill areas."*
- *"Facilitate greater diversity, specifically higher-density multiple and grouped dwelling developments in targeted infill areas to provide a diverse range of dwelling types to accommodate changes in population trends."*
- *"Develop controls to ensure key sites are not under-developed, thus ensuring existing residential character is protected long-term and development is focused in a few specified locations."*

In addition, the specific strategies for the 'Monash' precinct include the following for the subject lots:

"Within the Smyth Road redevelopment/development area, comprehensively plan to allow the maximum potential redevelopment of the site with land uses that are complementary to the existing site and the UWA-QEII Specialised Centre".
The Strategy is not prescriptive about a yield target for the subject lots. The PSP proposes to provide a range of housing product and a yield that makes optimal use of the site whilst respecting the low-density character of the surrounding residential area, and medical-oriented commercial floorspace adjacent to Monash Avenue, which is the motivation behind the 'Mixed Use' rezoning proposed in this amendment.

A Strategy plan appears as Figure 6.

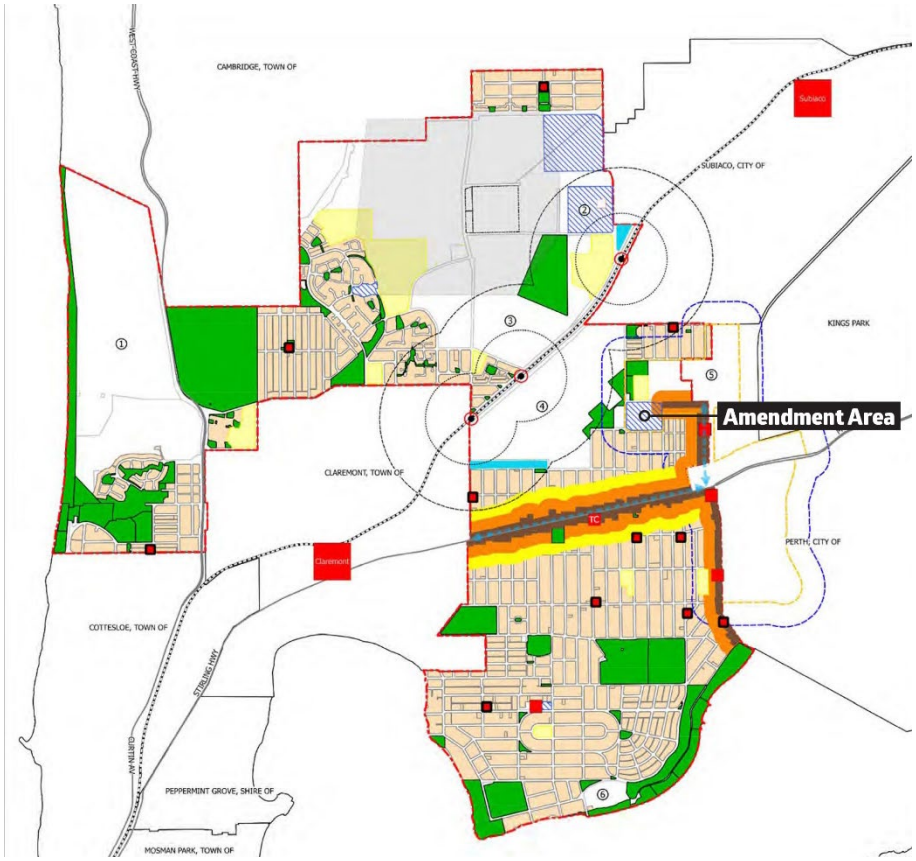


Figure 6: City of Nedlands Local Planning Strategy Map
(Source: City of Nedlands Local Planning Strategy, 2017)

3.2 Statutory Planning Context

3.2.1 Metropolitan Region Scheme

The Metropolitan Region Scheme ('MRS') applies zones and reserves across the Perth metropolitan region. Its purpose is to co-ordinate planning across local government areas by defining and protecting land for public purposes and designating broad zones to guide local-level planning controls.

The Amendment area is zoned 'Urban' under the MRS. Nearby:

- The residential areas to the east, south and south-west are zoned 'Urban'.
- To the north, Hollywood Primary School and the privately-operated Hollywood Hospital are also zoned 'Urban'.
- The publicly-operated Sir Charles Gairdner Hospital is reserved for 'Public Purposes-Hospital'.
- To the west, Karrakatta Cemetery and the Perth War Cemetery are both reserved for 'Public Purposes-Special Use'.
- Between the cemeteries, Hollywood Reserve is reserved for 'Parks and Recreation'.

No other MRS instruments, such as the Bush Forever overlay, are applicable on the subject site or in the local area.

An MRS plan appears as Figure 7.

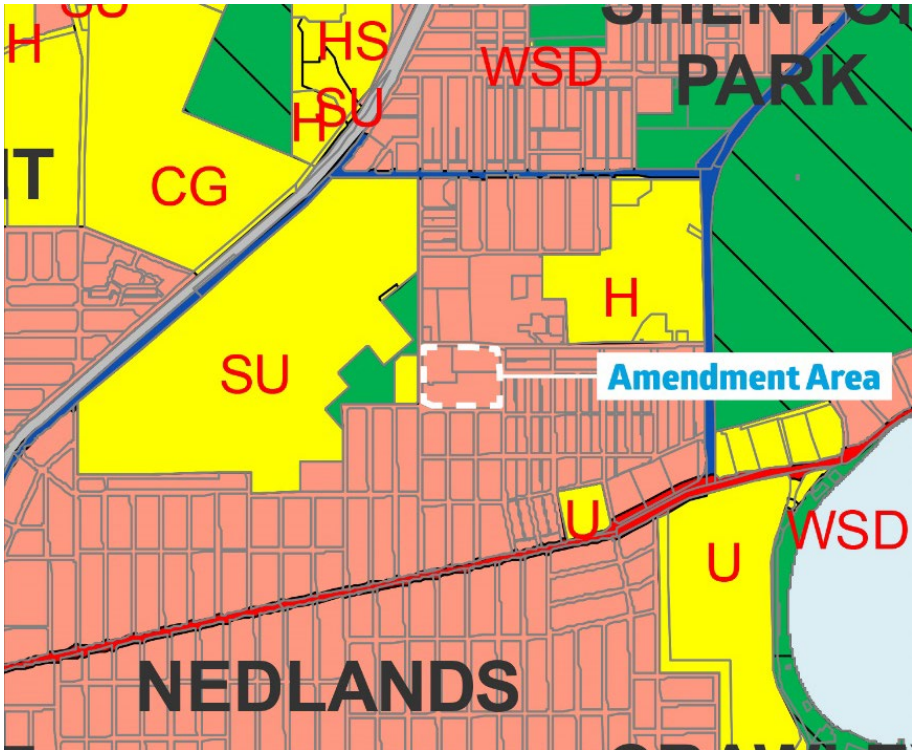


Figure 7: Metropolitan Region Scheme
(Source: DPLH)

3.2.2 *City of Nedlands Local Planning Scheme No. 3*

Content

The *Planning and Development Act 2005* gives local governments the power to prepare and maintain local planning schemes to make *"suitable provision for the improvement, development and use of land in the local planning scheme area".* This is done through the application of appropriate local-level zones and reserves.

Local Planning Schemes comprise three parts – the Deemed Provisions that apply to all Local Planning Schemes through the *Planning and Development (Local Planning Schemes) Regulations 2015,* as amended, the Scheme Text, which is encouraged to be consistent with the Model Provisions in the aforementioned Regulations, and the Scheme Maps that illustrate the spatial extent of the various zones and reserves.

Amendment area

The City of Nedlands Local Planning Scheme No. 3 ('LPS 3') applies a 'Residential' zone to the Amendment area. There is no density code because the area has long been used for the purposes of residential aged care and retirement care, which is subject to separate controls under planning and other legislation.

There is no enabling provision for the PSP in LPS 3, however, the proponent received approval from the WAPC to prepare a PSP pursuant to Section 15(c) of the Deemed Provisions. A copy of the WAPC's letter to this effect was submitted with the PSP.

An Additional Use listing, reference A3 in Table 4 of LPS 3, currently applies to the Amendment area. Sub-clause (1) states that the 'Residential Aged Care' is a 'Permitted' use and sub-clause (2) states that the following uses are permitted if incidental to a Residential Aged Care facility ('I' uses):

- Car Park
- Office
- Medical Centre
- Shop
- Place of Worship

The third and final sub-clause states that:

"Where there is no approved structure plan, local development plan and/or activity centre plan, the following height controls apply:

(i) maximum of 6 storeys; or
(ii) maximum of 3 storeys where development has a residential interface."

LPS 3 does not define the term 'storey', so it is assumed that the definition in the R-Codes applies.

Local Context

The following local zones and reserves apply to the land adjacent to the Amendment area:

- The residential area to the east is zoned 'Residential' with density codes of R60 and R40, apart from the first row of lots fronting Monash Avenue, which is zoned 'Mixed Use' with a density code of R-AC3. The lot mix is relatively uniform and the prevailing lot size could support subdivision at the applied density codes, but very little has occurred.
- The residential area to the south is zoned 'Residential'. The first row of lots fronting Karella Street are coded R20 whilst beyond those, an R12.5 code applies. The lot mix is relatively uniform and the prevailing lot sizes are not subdivisible under the current codes.
- The residential area to the south-west is zoned 'Residential' with a density code of R10 apart from two lots coded R20. The lot mix is relatively uniform and the prevailing lot sizes are not subdivisible under the current codes.
- Karella Park, south-west of the intersection of Karella Street and Smyth Road, is reserved for 'Public Open Space'.
- Hollywood Primary School to the north is reserved for 'Public Purposes-Education'. The co-located pre-kindergarten centre is reserved for 'Civic and Community'.
- Hollywood Hospital is zoned Special Use and has site-specific planning controls.

An LPS 3 plan appears as Figure 8.



Figure 8: City of Nedlands Local Planning Scheme Map (Karrakatta and Nedlands Localities) (Source: City of Nedlands Local Planning Scheme No. 3, 2019)

3.3 State Planning Policies

This section summarises the State-level policies and strategies that are most relevant to the Amendment area.

3.3.1 SPP 3.7: Planning in Bushfire-Prone Areas

The north-western corner of the Amendment area is identified in the map database administered by the Department of Fire and Emergency Services as being bushfire-prone. As such, SPP 3.7 is applicable. The purpose of this policy is to:

- Avoid any increase in the threat of bushfire to people, property and infrastructure;
- Reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process;
- Ensure that strategic planning documents (which include structure plans) include specified bushfire protection measures;
- Achieve an appropriate balance between bushfire risk management measures and: biodiversity conservation values, environmental protection and biodiversity management, and landscape amenity, with consideration of the potential impacts of climate change.

To ensure that development in accordance with the PSP achieves the objectives of SPP 3.7, a Bushfire Management Plan was submitted with the PSP. This concludes that *"as development progresses, it will be possible for an Acceptable Solution to be adopted for each of the applicable bushfire protection criteria"* in SPP 3.7, of which there are four. Specifically:

- *"Location: there are no specific environmental or topographic considerations restricting any works for the purpose of attaining a moderate bushfire hazard level for the land."*
- *"Siting and Design: all future habitable buildings can be sited within the proposed development so that BAL-29 or less can be achieved based on the proposed SP. Asset Protection Zones (APZ) are achieved for all lots through the management of residential lots, non-vegetated areas and low threat vegetation in the design layout including roadways and public open space.*

- *"Vehicular Access: the proposed layout provides for a road network within the site that will connect to the existing public road network…providing egress options in all directions…"*
- *"Water: the development will be provided with a permanent and reticulated water supply to support onsite firefighting requirements and is surrounded by fire hydrants."*

The PSP can therefore deliver compliance with SPP 3.7, and this extends to the Amendment.

3.3.2 *SPP 4.2: Activity Centres*

SPP 4.2 describes the WAPC's policy position on activity centres in the Perth metropolitan area, Peel and Greater Bunbury. It describes activity centres as simply *"mixed use urban areas where there is a concentration of commercial, residential and other land uses"* that are *"multi-functional"* and *"generally well-serviced by transport networks with a focus on public transport and active transport".*

In this context, SPP 4.2 defines a hierarchy of centres that is intended to form the basis for an activity centre network that meets different levels of community need and, with reference to Section 6(a) of SPP 4.2, *"enables employment, housing, goods and services to be accessed efficiently and effectively by the community".*

The Queen Elizabeth II Medical Centre and the University of Western Australia are identified within a Specialised Centre precinct referred to as 'UWA / QEII'. The 'Specialised Centre' category differs from others in that it facilitates a specific type of activity, rather than being defined by scale and complexity. UWA / QEII has an *"Education, research and health"* specialisation.

The following observations are made about the boundaries of the UWA / QEII Specialised Centre:

- SPP 4.2 does not define a boundary.
- The City's Local Planning Strategy (2017) defines a boundary that includes the Amendment area.
- The *Central Sub-regional Planning Framework* (2018) defines a boundary that includes the Amendment area.
- The draft Precinct Plan for the Specialised Centre that is under preparation by the City of Perth defines a boundary that excludes the Amendment area (webpage dated 2023).

There is therefore considerable inconsistency about whether the Amendment area is part of the QEII / UWA Specialised Centre in a policy sense.

Functionally, the Amendment area has no history of being part of the QEII / UWA 'environment' and although the residential aged care facilities provide medical services, they are not dependent on being included in the Specialised Centre.

The PSP is not reliant on this question being resolved and neither is this enabling Amendment. The PSP makes practical responses to its functional and policy context, specifically:

- A mixed use / commercial site with a medical focus is proposed in the north-eastern corner fronting Monash Avenue. This is a logical location in the context of the QEII Medical Centre located to the north-east and can create a transition between that facility and the residential land within the Amendment area.
- The Regis Nedlands facility is proposed to be retained on its current site fronting Monash Avenue.
- Although not identified as part of the 'First Transition Zone' defined in the City's Strategy, which contemplates medium to high-density residential, apartment buildings of up to ten storeys are proposed in the north-western corner for the reason that this area is distanced from any of the nearby low-density residential areas.
- Generally medium-density residential development is proposed south of the Hardy Road extension, which strikes a balance between seeking dwelling yield and diversity whilst also respecting the character of the nearby residential areas.

Overall, the PSP proposes a mix of uses and a mix of residential densities that responds to its policy and functional context. Progression of this Amendment will enable its implementation.

3.3.3 State Planning Policy 7.0: Design of the Built Environment

SPP 7.0 was prepared by the WAPC to provide a basis for a suite of design-focused policies for different planning proposal types. It does this by outlining three policy measures for adoption in type-specific policies:

- Design Principles. There are ten of these as follows, and they underpin all other aspects of the WAPC's policies on the built environment: Context and Character; Landscape Quality; Built Form and Scale; Functionality and Build Quality; Sustainability; Amenity; Legibility; Safety; Community and Aesthetics.
- Design Review. This is described as an *"independent and impartial evaluation process through which a panel of experts on the built environment assesses the design of a proposal".* Design Review Panels now exist for most local governments and at a State level and can consider proposals pre- and post-lodgement.
- Design Skills. This measure advocates design by a *"competent and skilled architect or building designer"* and the delivery of a design statement to provide an explanation of the performance of the design against the ten Design Principles.

The ten Design Principles are most relevant to the PSP and are implemented through SPP 7.2: Precinct Design, which is the specific policy applicable to precinct structure planning. This is covered in the following section of this report.

3.3.4 State Planning Policy 7.2: Precinct Design

SPP 7.2 is part of the WAPC's 'Design of the Built Environment' suite of documents and provides direction on the preparation, assessment and implementation of Precinct Structure Plans, Local Development Plans and subdivision and development applications within precincts.

SPP 7.2 provides a performance-based process defined in the context of six interrelated design elements and uses the ten Design Principles defined in SPP 7.0 as its basis.

The Nedlands Village Precinct is a 'Residential / Mixed Use' precinct for the purposes of SPP 7.2, which encourages the following Planning and Design Focus:

- *"Guiding subdivision / amalgamation and development to support increased residential density and high-quality built form outcomes.*
- *Enhancing urban amenity by detailing lot/building orientation and lot access arrangements that support the future residential character of the precinct.*
- *Strengthening green networks through the enhancement of the urban tree canopy and improved interfaces between the public realm and private property.*
- *Ensuring street design supports safe access and movement, public transport use, walking and cycling."*

These principles are integral to the recommendations and content of the PSP and, by extension, this Amendment.

3.3.5 SPP 7.3: Residential Design Codes

The Residential Design Codes (R-Codes) form the basis for assessment of all single, grouped and multiple-dwelling developments in Western Australia. They are applicable to the Amendment area by virtue of the proposed Residential and Mixed Use zones shown in the PSP, within both of which dwellings are permissible in accordance with the applied density code.

The City of Nedlands has confirmed that the R-Codes is also applicable (to the extent relevant) to any other development (i.e. non-residential development) proposed on land with a density coding in the Amendment area. This is enabled by Clause 25(4) of LPS 3.

The deemed-to-comply pathway in the R-Codes (Volume 1) can be varied by, inter alia, a Precinct Structure Plan. The PSP contains some variations and also makes provision for the creation of Local Development Plans, which can also implement R-Codes variations, at a later date for specific sites.

Variations and supplementary provisions for residential development in the City of Nedlands are also in place via the City's Local Planning Policy No. 1.1: Residential Development – Single and Grouped Dwellings.

Compliance with the R-Codes will be assessed for individual development proposals in due course.

3.4 Local Planning Policies

This section summarises the Local Planning Policies that are most relevant to the PSP. Others may apply at the development stage depending on the nature of the proposal.

3.4.1 LPP 3.1: Landscaping Plans

LPP 3.1 is the City's policy guiding the preparation and approval of Landscaping Plans as part of development applications. It is not directly applicable to the Amendment stage of the planning process but will be when development applications within the Amendment area are lodged, and it is referenced in Part 1 of the PSP accordingly.

LPP 3.1 has the following objectives:

(a) "To encourage the provision and maintenance of landscaping with all non-residential development, and grouped multiple dwellings development.
(b) To provide guidance on Council's expectations in terms of the type and minimum standard of landscape plans.
(c) To encourage development that incorporates creative landscaping with the use of interesting plant selection and design ideas.
(d) To encourage the retention of trees and vegetation of environmental, aesthetic and cultural significance through integration as part of a landscape design."

LPP 3.1 sets standards for landscaping within residential and non-residential development. These are required to be demonstrated in Landscaping Plans, which are defined in LPP 3.1 as having the following objectives:

(a) "Enhance the environmental amenity of a site by retaining remnant vegetation, preventing erosion, soil degradation and nutrient stripping;
(b) Integrate elements of the streetscape;
(c) Enhance privacy;
(d) Create a buffer between incompatible development;
(e) Create shade and a wind shelter;
(f) Define pedestrian networks;
(g) Enhance the overall appearance of development and create a more pleasant working environment; and
(h) Soften the effect of large areas of paving."

The PSP endorses these objectives and advocates for due regard to be given to LPP 3.1 when development applications are being prepared for the Amendment area.

3.4.2 LPP 4.1: Parking

LPP 4.1 defines the City's standards for car-parking for non-residential development. Like LPP 3.1, it is not directly applicable to the Amendment stage of the planning process but will be when development applications within the Amendment area are lodged, and it is referenced in Part 1 of the PSP accordingly.

LPP 4.1 has the objective of facilitating *"sufficient parking facilities for cars and other wheeled vehicles".* It specifies a parking ratio for the land use classes defined in LPS 3.

Although the PSP is largely residential in nature, with parking ratios defined in the R-Codes, the 'Mixed Use' zone proposed in this Amendment can accommodate uses such as a medical centre, childcare premises, consulting rooms, office or shop. As such, LPP 4.1 will apply at the development stage.

4. PROPOSED AMENDMENT

4.1 Vision for the Precinct

This Amendment is being requested to facilitate the full implementation of the Nedlands Village PSP, which was lodged with the City of Nedlands in October 2023. The Vision for the PSP is that:

"Nedlands Village will be a new vibrant and inclusive precinct that celebrates the unique character of Nedlands while embracing the needs of modern living."

The PSP seeks to improve housing supply and diversity in the local area by delivering a mix of townhouses and apartments, and strike a balance between delivering density and respecting its context. This is proposed to be achieved through the provision of two- to three-storey townhouses along most of the residential interfaces and taller apartment and mixed-use buildings toward Monash Avenue and Smyth Road.

A commercial site near the intersection of Monash Avenue and Williams Road is proposed to deliver additional medical-oriented floorspace in the sought-after Monash Avenue corridor. This is expected to fall within the definition of a 'Medical Centre' for planning purposes. The Regis Nedlands residential aged care facility is proposed to continue on its current site and there is potential for the apartment buildings proposed near the Monash Avenue / Smyth Road intersection to include a limited commercial component, which would make them mixed use buildings.

Complete detail on the vision, objectives and provisions for the Amendment area is provided in the PSP.

4.2 Purpose of the Amendment

Implementation of the PSP is reliant on minor changes to the planning controls applicable to the Amendment area in LPS 3. Specifically:

- The Medical Centre will not operate as an incidental use to the Regis Nedlands facility proposed to be retained, meaning that the permissibility provided via Table 4 of LPS 3 will not be applicable. 'Medical Centre' is an 'X' use in the 'Residential' zone under LPS 3, meaning it is not permitted.
- The proposed building heights (up to ten storeys in targeted locations) exceed the 6 storey limit, which in any case was applied in the context of a Residential Aged Care Facility.
- A potential small café on a portion of the Amendment area proposed to remain in the 'Residential' zone would fall within the definition of a 'Restaurant / Café' under LPS 3, which is an 'X' use in that zone.

To facilitate the above, this Amendment request proposes the following:

- A 'Mixed Use' zone for the land between Monash Avenue and the Hardy Road extension, which provides permissibility for, inter alia, the Medical Centre, Regis Nedlands and any potential mixed use development near the Monash Avenue / Smyth Road intersection.
- Edits to the existing provisions in row A3 in Table 4 to ensure that land use permissibility for the Regis Nedlands facility remains the same as, or is better than, the status quo.
- A new row in Table 4, A10, making 'Car Park' and 'Restaurant / Café' a 'D' (Discretionary) use on Lot 103 to enable a development application for a carpark or café to be considered within the portion of the Amendment area proposed to remain in the 'Residential' zone.

4.3 Proposed Amendments to A3 in Table 4

In making the changes described at Section 4.2 above, the project team is cognisant that the Regis Nedlands facility will be continuing on its current site and requires planning controls that are consistent

with, or better than, the status quo. Table 3 summarises how the proposed planning framework compares to the existing provisions in row A3 of Table 4.

Table 3: Comparison of land use permissibility

Existing provisions in row A3 of Table 4	Proposed permissibility
(1) "Residential aged care facility is a 'P' use."	Retain existing. 'Residential aged care facility' is an 'A' use in LPS 3, meaning that the existing permissibility is preferred and proposed to be kept.
(2) "Car park, Office, Medical centre, Shop and Place of worship are 'I' uses."	Retain existing. These uses have a variety of permissibility classifications in LPS 3. It is intended that any such uses continuing or potentially arising in future would be incidental to the residential aged care facility, so it is appropriate for all uses to remain 'I' uses.
(3) "Where there is no approved structure plan, local development plan and/or activity centre plan, the following height controls apply: *(i) maximum of 6 storeys; or* *(ii) maximum of 3 storeys where development has a residential interface."*	Delete. A structure plan (the Nedlands Village PSP) has been lodged and is expected to be approved at around the same time as this Amendment (which is not a prerequisite for the PSP in principle). As such, there will be an approved structure plan in place and the PSP includes building height controls for the Regis Nedlands facility and the balance of the Amendment area. The rationale for these is detailed in the PSP.

The changes summarised above in Table 3 are reflected in the text proposed for Table 4 in LPS 3 in the approval page above.

4.3 Proposed Additions to Table 4

In addition to the changes to row A3 in Table 4, the project team wishes to introduce three land uses as Additional Uses for the Amendment area that will remain in the 'Residential' zone, namely:

- Office and Shop, to facilitate a small office/s and/or shop/s in the apartment buildings envisaged in particular locations in the PSP.
- Recreation-private, to facilitate a gym/s in the apartment buildings envisaged in particular locations in the PSP.
- Restaurant/café, to facilitate a café space south-east of the intersection of the Hardy Road and Portland Street extensions proposed in the PSP, overlooking the planned POS.

The role of each of these uses in the development of the PSP area is outlined below.

The notion of introducing permissibility for a targeted selection of non-residential land uses in the PSP area is consistent with the relevant 'Retail and Commerce' objectives outlined in the City's Local Planning Strategy. These focus on activity centres, and whilst the Amendment area is not an activity centre, it is conducive to a mix of uses by virtue of:

- Its relatively high planned population density, which is inter-dependent with commercial floorspace;
- The potential to build commercial spaces into residential buildings from the outset rather than retrofitting; and

- Its transitional location between a major activity centre (the UWA / QEII Specialised Centre) and established residential neighbourhoods.

In this regard, we consider that the intent of the City's Strategy objective to encourage the *"SPP 4.2 'mix of land use' provisions in neighbourhood and local activity centres where practicable"* is relevant and facilitative for this proposal.

Café

In relation to the objectives and considerations for (relevantly) Element 3: Public Realm and Element 5: Land Use in SPP 7.2, a café adjacent to the POS would:

- Enhance the relationship between the POS and the adjacent land uses and built form by facilitating a social gathering space with views over the POS and contributes to its use, activation and safety, creating mutual benefit.
- Facilitate co-location of land uses that have a mutual, positive benefit, for the reasons given above.
- Provide for land uses that appropriately activate and promote safety in the public realm.
- Support local employment and the local economy.

Built form for the café would be determined at the development stage in the context of the PSP and other relevant documents.

The restaurant/café use is proposed to be a 'D' use, meaning that planning approval from the City will be required for both the use and any works associated with the development.

Office, Shop and Recreation-private

These Additional Uses are intended to facilitate, respectively, office space, a potential small-format retail tenancy or tenancies, and a gym. Similar to the café, if these eventuate, they are likely to be facilitated within one of the apartment buildings.

Justification for these uses can be considered in the context of the City's Strategy and Element 5: Land Use in SPP 7.2. If provided, they would:

- Provide services to the local area, including current and future residents;
- Take opportunities for co-location, with the proposed uses being substantially population-dependent and the proposed population density in the Amendment area proposed to be relatively high;
- Support local employment and the local economy. The establishment of small, pedestrian-accessed commercial spaces in the absence of a major anchor is challenging and opportunities to support such outcomes should be taken.

Built form for the office/s, shop/s and/or gym/s would be determined at the development stage in the context of the PSP and other relevant documents. Any potential amenity issues, such as loading or servicing arrangements and the long opening hours and music associated with gyms, can be managed at the development stage.

All three uses are proposed to be 'D' uses, meaning that planning approval from the City will be required for both the use and any works associated with the development.

4.4 Mixed Use Zone

The lodged PSP proposes a 'Mixed Use' zone with a residential density coding of R-AC1 between Monash Avenue and Hardy Road, encompassing:

- A portion of Lot 102, which is proposed to be developed for commercial, medical-oriented purposes;
- The Regis Nedlands facility on another portion of Lot 102; and

- A portion of Lot 101, which will continue as a retirement village into the medium-term and eventually be redeveloped for residential purposes with a potential commercial component.

The 'Mixed Use' zone shown in the PSP does not statutorily displace the underlying 'Residential' zone applied in LPS 3. The purpose of this amendment is to rezone the subject land from 'Residential' to 'Mixed Use' in LPS 3 to enable the above-mentioned development proposals to proceed.

Justification for the 'Mixed Use' zone is provided in the PSP and summarised below:

- The subject land is opposite (over Monash Avenue) the QEII Medical Centre, which presents locational opportunities for medical-oriented floorspace.
- Monash Avenue is a 'Distributor B' road (relatively high-order for the area) that provides movement network connections, including bus routes, which delivers opportunities for transit-oriented commercial and residential development.
- The Regis Nedlands facility completed in 2018 presents four storeys to the street and creates a precedent for specialised land uses, multi-level built form and rooftop activation.
- The *Central Sub-regional Planning Framework* identifies the Amendment area as part of the UWA / QEII Specialised Centre, implying support for mixed use development.
- The City's Local Planning Strategy (2017) identifies the whole Amendment area as part of the 'Immediate Catchment' of the UWA / QEII Specialised Centre, highlighting opportunities for complementary development.
- The Strategy also calls for *"land uses that are complementary to the existing site and the UWA / QEII Specialised Centre"* for the Amendment area (Section 5.9.6).
- LPS 3 applies 'Mixed Use' zone with a density coding of R-AC3 to the equivalent area (to a lesser distance, for contextual reasons) along Monash Avenue further east. In this area, various medical-oriented and residential land uses are in evidence, mainly in original buildings.

There is therefore considerable strategic planning context for this Amendment and detailed context in the PSP. Application of the proposed 'Mixed Use' zone will enable the PSP to be implemented in full and deliver land for commercial and residential development that will complement existing land uses.

5. PRECINCT STRUCTURE PLAN

The Nedlands Village Precinct Structure Plan was lodged by CLE for Hesperia on 30 October 2023. It was prepared in accordance with the WAPC's *Guidance for Structure Plans* (August 2023), which requires a detailed analysis of the context, opportunities, constraints and design responses that influence the development concept.

By its own description, the purpose of the PSP is to provide direction on the intended future structure, land uses and built environment. It was prepared in the context of Hesperia's vision for the site, which is: *'Nedlands Village will be a new vibrant and inclusive precinct that celebrates the unique character of Nedlands while embracing the needs of modern living.'*

The PSP notes that the Amendment area sits between an established, low-density residential area and significant institutional land uses including the QEII Medical Centre, Hollywood Primary School and Karrakatta Cemetery. It seeks to improve housing diversity in the local area by delivering a mix of townhouses and apartments, and strike a balance between delivering density and respecting its context. A key feature of the design approach is the transition of building height up from 2-3 storeys along interfaces with existing residential areas up to ten storeys in the north-western corner.

The development concept shows an indicative site for a commercial/medical/mixed use development in the north-eastern corner, delivering additional medical-oriented floorspace within the sought-after Monash Avenue corridor, facilitates the continuation of the Regis Nedlands facility and contemplates a mixed-use development outcome in the north-western corner. Collectively, as expressed elsewhere in this report, these initiatives are the motivation behind the 'Mixed Use' zone proposed in this amendment.

The PSP also proposes a centralised POS and a permeable street network designed with its basis in the grid pattern of the local area is proposed. Linkages to public transport will be prioritised.

Development will occur on a staged basis beginning with the townhouses adjacent to Williams Road and Karella Street and progressing through to the apartments and mixed-use components. The Regis Nedlands facility will continue in its existing premises for the long-term. Centennial Close and Regis Weston will operate until suitable arrangements for their existing residents have been made, then be redeveloped.

Preparation of the PSP involved extensive pre-lodgement consultation with the general public, the City of Nedlands, servicing authorities and representatives from nearby land uses including Hollywood Primary School, the Kids Biz childcare centre, the Commonwealth War Graves Commission and the Metropolitan Cemeteries Board. No fundamental objections to the proposed development concept were received and feedback has been incorporated. A full summary in this regard is provided in the PSP.

Overall, the PSP intends to deliver a modern, high-quality mixed use development that respects its setting whilst delivering on the significant development potential of this well-located, consolidated site. It is anticipated that the PSP and this Amendment could be advertised together, which would enable the public and referral agencies to consider the related initiatives together.

6. CONCLUSION

The Amendment area represents a unique and outstanding opportunity for a holistic, master-planned urban renewal project in a sought-after part of Perth.

The Amendment request proposes to rezone a portion of Lot 101 Monash Avenue, Nedlands and a portion of Lot 102 Monash Avenue, Nedlands from ‘Residential’ to ‘Mixed Use’ and make related changes to the Additional Use provisions relating to Lots 101 and 102 Monash Avenue, Nedlands and Lot 103 Karella Street.

The PSP provides a framework for the development of the Amendment area and the Amendment itself will enable the full implementation of the PSP by making changes to the statutory controls applicable to the site in LPS 3.

TEXT MODIFICATION PAGE

PLANNING AND DEVELOPMENT ACT 2005

CITY OF NEDLANDS

LOCAL PLANNING SCHEME NO. 3 – AMENDMENT NO. XX

The City of Nedlands under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005,* amend the above Local Planning Scheme by:

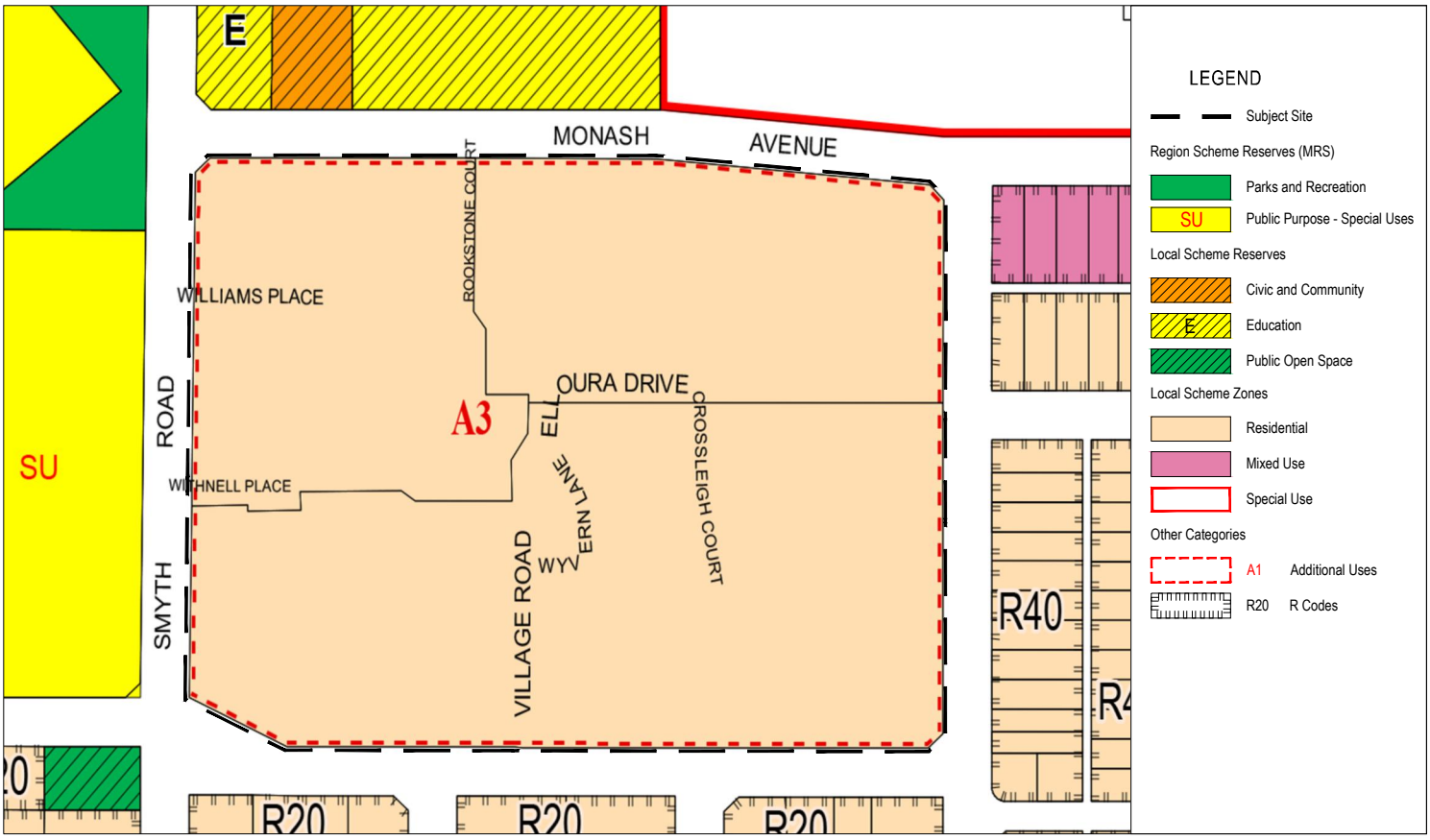
1. Rezoning Pt. Lot 101 Monash Avenue, Nedlands and Pt. Lot 102 Monash Avenue, Nedlands from the 'Residential' zone to the 'Mixed Use' zone.

2. Amending Table 4 – Specified additional uses for zoned land in Scheme area by replacing the row labelled 'A3' with the following:

No.	Description of land	Additional use	Conditions
A3	Pt Lot 102 (116) Monash Avenue, Nedlands	• Car park • Office • Medical centre • Place of worship • Residential aged care facility • Shop	(1) Residential aged care facility is a 'P' use. (2) Car park, Office, Medical centre, Shop and Place of worship are 'I' uses.

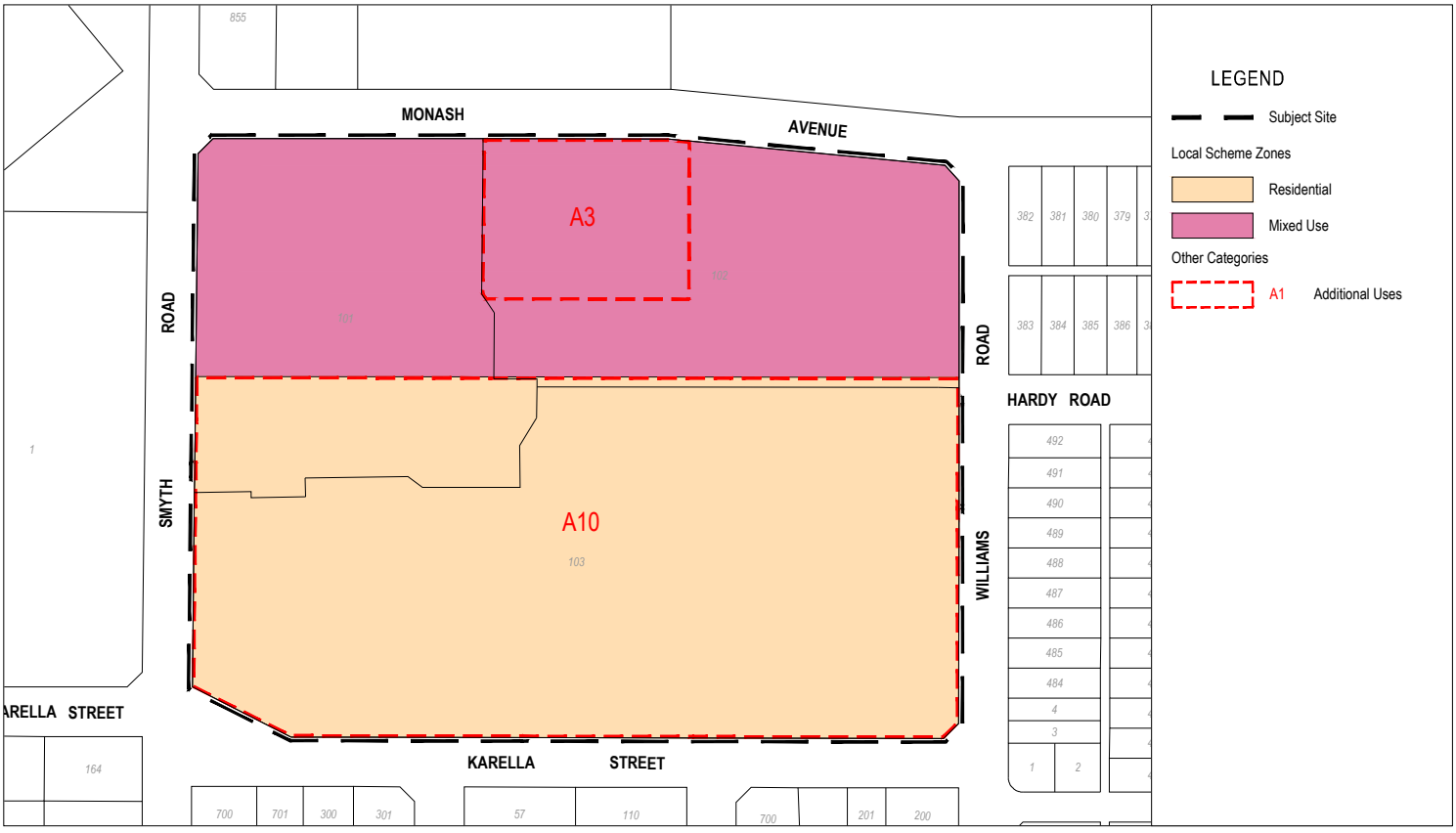
3. Amending Table 4 – Specified additional uses for zoned land in Scheme area by adding a new row labelled 'A10' as follows:

No.	Description of land	Additional use	Conditions
A10	Pt. Lot 101 (118) and Pt. Lot 102 (108) Monash Avenue, Nedlands Pt. Lot 103 (15) Karella Street, Nedlands	• Office • Recreation-private • Restaurant/café • Shop	(1) Office, Recreation-private, Restaurant/café and Shop are 'D' uses.



Source: DPLH

EXISTING



PROPOSED

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the City of Nedlands at the Ordinary Meeting of the Council held on the [number] day of [month], 20[year]

.....

MAYOR

.....

CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

By resolution of the Council of the City of Nedlands at the Ordinary Meeting of the Council held on the [number] day of [month], 20[year], proceed to advertise this amendment.

.....

MAYOR

.....

CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for [support with/without modification or not support] by resolution of the City of Nedlands at the Ordinary Meeting of the Council held on the [number] day of [month], 20[year], and the Common Seal of the City of Nedlands was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....

MAYOR

.....

CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDATION FOR APPROVAL

.....

DELEGATED UNDER S.16 OF

PD ACT 2005

DATE .....

Approval Granted

.....

MINISTER FOR PLANNING, LANDS AND HERITAGE

DATE .....

16.6. PD08.02.24 Adoption of Draft Local Planning Policy 3.3 – Sustainable Design - Residential

Meeting & Date	Council Meeting – 27 February 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter.
Report Author	Nathan Blumenthal – A/Manager Urban Planning
Director	Roy Winslow – A/Director Planning and Development
Attachments	1. Draft Local Planning Policy 3.3 – Sustainable Design - Residential

Purpose

The purpose of this report is for Council to consider modifications to the draft Local Planning Policy 3.3: Sustainable Design - Residential (the Policy) post advertising and to consider adoption.

Recommendation

Proceed with modifications with the Local Planning Policy 3.3: Sustainable Design - Residential (Attachment 1) in accordance with Clause 4 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.

Voting Requirement

Simple Majority.

Background

Some of the City's existing planning policies address energy efficiency by way of requiring additional insulation and providing for appropriate siting and layout of development. However, these criteria are outdated and only apply to select neighbourhoods within the City. It is proposed that the draft Policy collect the best practices of energy efficiency and locate it in one policy that applies for the whole of the City.

The Policy was adopted for advertising at the 29 August 2023 Ordinary Council Meeting and subsequently advertised.

Draft Policy

The Policy introduces criteria for all forms of development, generally scaling up the requirements commensurate with the size of development. However, it cannot be imposed on single houses that are fully deemed-to-comply and thus do not require planning approval.

The Policy was constructed so that Western Australian Planning Commission (WAPC) approval is not required. It will take effect once it is adopted and a notice published on the City's website.

A summary of the requirements are provided below and apply to new development only, not additions to existing development:

Single houses

Single houses are to have a minimum 3kw solar panel system and water fixtures within 1 star of the WELS maximum for the given fixture. These requirements increase energy and water efficiency with minimal cost to a build. Additionally, over the life of the development, the criteria will result in savings that far outweigh the initial expenditure. The initial expenditure for 3kw solar panels is between $2900 - $5600.

It is noted that advice from the WAPC is that a local planning policy that adds criteria not currently covered by the R-Codes cannot be used on a development that is deemed-to-comply. In other words, if a house meets all the deemed-to-comply criteria of the R-Codes, this Policy cannot be used as a reason to deny planning approval. However, where a design principle assessment is sought, this Policy can be applied.

Grouped dwellings

Grouped dwellings of four or more units are to achieve the same criteria as single houses, along with additional criteria that the landscaping plan demonstrate waterwise principles and heat-tolerant plants, and that the development be fitted to allow provision of vehicle charging.

Multiple dwellings (Volume 1)

For multiple dwellings, Volume 1 of the R-Code covers lots with densities of less than R40 and any multiple dwelling developments within these lots tend to consist of fewer units. To make it easier to achieve energy efficiency, the Policy sets out a list of specific and reasonable criteria that are to be adhered to. These criteria improve the development without imposing an undue burden.

For small multiple dwelling developments, proponents will be required to demonstrate that their development reduces the heat island effect through colour and landscaping choices, includes the use of low flow taps, waterwise landscaping, and provision to allow electric vehicle charging in the parking bays. They are also to select any two additional measures from within the Table in the Policy. Costing for these mandatory criteria are expected to be minimal.

Larger developments of 10 units or more will be required to select an additional measure from the Table.

Multiple dwellings (Volume 2)

The criteria for larger developments are based on the criteria within the Green Star Building Code. Green Star is an internationally recognised sustainability rating system for the built environment. It is a national, voluntary rating system that covers many aspects of sustainable design and has become a best practice benchmark. Green Star provides a list of criteria that may apply and it operates on a points-based system. Only buildings that achieve 4 stars and above through the official certification process can claim they are Green Star buildings.

Green Star is the accepted industry standard. The consensus in the design community is that an uncertified Green Star design is unreliable and insufficient to ensure that the design actually meets the star rating that the proponent has selected. Designs must be certified through the Green Star building process to ensure that they achieve their designated rating. However, the certification process is expensive and is not financially viable for projects under $15 million.

For that reason, a Table within the Policy is provided that includes selected aspects of the Green Star Building Code. The City will rely on this Table to set out criteria for smaller developments. These criteria can be verified in-house by City Officers as part of the Planning and Building processes without requiring these smaller developments to go through the expensive formal certification process.

The sustainability guidance within the Policy includes the criterion that developments above $15 million are to go through the formal certification process for a minimum 5-star Green Star.

Of note for development in relation to Volume 2 of the R-Codes: The Policy does not change the Element Objectives of the R-Codes. Ultimately, a proponent may opt to achieve the Element Objectives in a different manner than meeting the Green Star criteria or the suggested design guidance within the Table of the Policy. All proposals will be assessed by City Officers against the Element Objectives of the R-Codes.

Further, Volume 2 of the R-Codes includes provision for Energy Efficiency. As noted above, in order to avoid having to seek WAPC approval, the proposed Volume 2 criteria has been worded to state that these criteria are the City's preferred outcome, without attempting to make them mandatory.

Commercial development

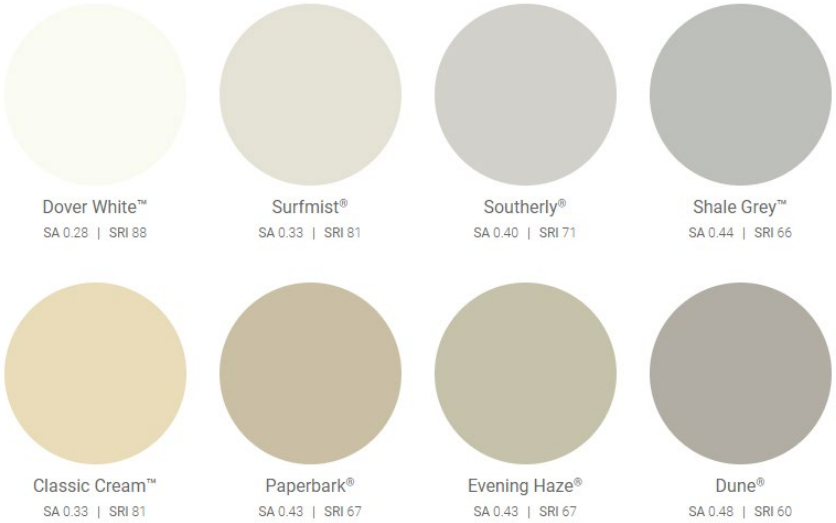
Commercial sustainability is being dealt with through a separate policy to be introduced later.

Changes after advertising

The following minor changes were made after advertising:

1. **Solar absorption rate for tiles has been increased from .545 to .58. This change is intended to allow more of the earth colour palettes common to Nedlands to be used, as tiled roofs have a higher solar absorptance rating in general than metal roofs. It is noted that deep red tiles will not meet this level of absorption. Typical colour palettes are provided below and included in the policy (Note that these are indicative only as the palette range varies by manufacturer, although not too greatly).**

   Colorbond palette with a solar absorption rate of 0.5 or less:



   Tiled roof palette with a solar absorption rate of 0.58 or less:



Consultation

The Policy was advertised through the Post newspaper and on the city's Your Voice page from 8 September to 29 September 2023 and no comments were received.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision **Sustainable and responsible for a bright future**

Pillar Place
Outcome 6. Sustainable population growth with responsible urban planning.

Budget/Financial Implications

Nil.

Legislative and Policy Implications

Clause 3(1) of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 allows the City to prepare a Local Planning Policy in respect to any matter related to the planning and development of the Scheme area.

Council must consider any submissions received and resolve to:

- Proceed with the Policy without modification;
- Proceed with the policy with modification; or
- Not proceed with the policy.

Decision Implications

If Council resolves to proceed with the Policy it will be adopted and take effect once a notice has been placed on the City's website. From this date, the Policy will apply to all new residential development except those exempt from planning approval.

If Council resolves not to proceed, the Policy will not come into effect.

Conclusion

It is recommended that Council proceed with the draft Local Planning Policy 3.3: Sustainable Design - Residential.

Further Information

Nil.

CONTENTS
1. PURPOSES
2. APPLICATION OF POLICY
3. RELATIONSHIP TO OTHER POLICIES AND LEGISLATION
4. OBJECTIVES
5. ALL DEVELOPMENT
6. SINGLE HOUSES AND GROUPED DWELLINGS
7. MIXED USE AND MULTIPLE DWELLINGS UNDER R- CODES VOLUME 1
8. MIXED USE AND MULTIPLE DWELLINGS UNDER R- CODES VOLUME 2
9. VARIATIONS TO THIS POLICY
TABLE 1: SUSTAINABILITY CRITERIA

DRAFT

1. PURPOSES

1.1 The purposes of this Policy are to:

a) Set criteria and improve sustainable design of single houses, grouped dwellings, multiple dwellings and mixed use development; and

b) Provide local Design Guidance for applications seeking an assessment against Element 4.15: Energy Efficiency of Volume 2 of the Residential Design Codes (R-Codes).

2. APPLICATION OF POLICY

2.1 This policy applies to all new development where it includes single houses, grouped dwellings, and/or multiple dwellings within the City of Nedlands Local Planning Scheme No. 3 area.

2.2 Section 5 applies to all new residential development.

2.3 Section 6 applies to all new single houses and grouped dwellings.

2.4 Section 7 applies to all new multiple dwellings and mixed-use development assessed under Volume 1 of the R-Codes.

2.5 Section 8 applies to all new multiple dwellings and mixed-use development assessed under Volume 2 of the R-Codes.

3. RELATIONSHIP TO OTHER POLICIES AND LEGISLATION

3.1 This Policy has been prepared under Clause 4 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.

3.2 This Policy should be read in conjunction with the following planning instruments, and its requirements apply unless specifically stipulated elsewhere in any of the below:

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulation 2015*
- *City of Nedlands Local Planning Scheme No. 3*

3.3 Where this Policy is inconsistent with a lower sustainability standard within a Local Development Plan or Local Planning Policy, this Policy prevails.

4. OBJECTIVES

4.1 To ensure that new development is constructed and functions in an environmentally sustainable manner, with a focus on minimising environmental impact, maximising resource efficiency and reducing or

eliminating reliance on non-renewable energy without undue detrimental impact on the amenity of the locality.

4.2 To require design features that assist in reducing the urban heat island effect, provide alternate forms of transportation, and positively impact occupant health.

5. ALL DEVELOPMENT

This section applies to all new development with a residential component but excludes additions and alterations to existing developments.

5.1 To reduce the urban heat island effect, roof structures (excluding solar roofs and the like) are to have the following maximum solar absorptance ratings (refer to manufacturer's specifications) unless otherwise required by a specific local planning policy, local development plan, structure plan, or the colours would be inconsistent with the heritage requirements of a heritage-protected place:

a) Metal flat roofs that are not visible from the street or adjacent properties: 0.4.
b) Metal pitched roof structures or metal roof structures that are visible from the street or adjacent properties: 0.5.
c) Tiled roof structures: 0.58

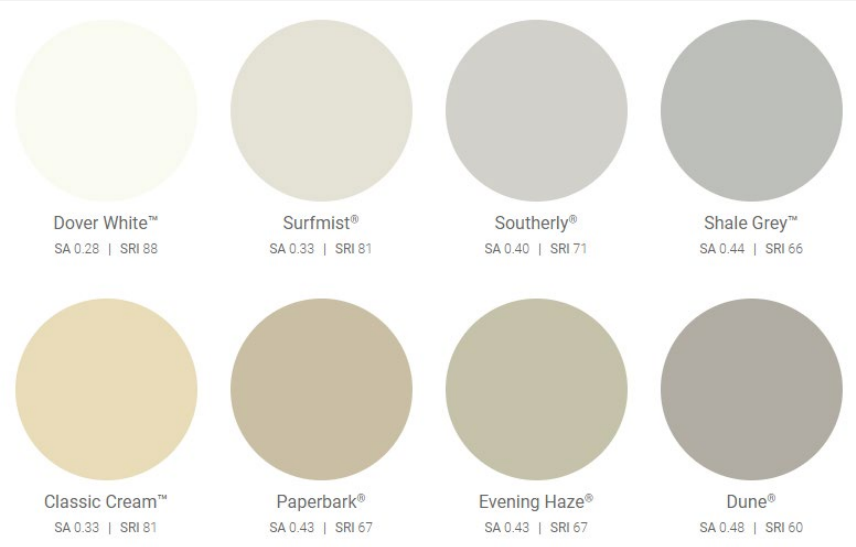


***Figure 1**: Sample metal (Colorbond) colours with a solar absorptance rating maximum of 0.5**



Figure 2: *Sample tile colours with a solar absorptance rating maximum of 0.58**

**Colours are indicative only and may vary by manufacturer. Manufacturer's specifications are to be provided demonstrating roof colour and material achieves the solar absorptance criteria.*

6. SINGLE HOUSES AND GROUPED DWELLINGS

This section applies to all new single houses and grouped dwellings but excludes additions and alterations to single houses and grouped dwellings.

6.1 Each new dwelling shall be provided with a minimum 3kw photovoltaic solar panel system.

6.2 All water fittings such as taps, toilets and showers (excluding kitchen sinks and laundries) are to be within 1 star of the maximum Water Efficiency Labelling Standard (WELS) rating as per No. 13 in Table 1 of this Policy.

6.3 Grouped dwellings are to include landscaping plans demonstrating achievement of No. 14: Irrigation Efficiency in Table 1 of this Policy.

6.4 Grouped dwellings proposing 4 or more dwellings shall demonstrate achievement of No. 17: Sustainable Transport – Infrastructure in Table 1 of the Policy.

6.5 All development involving 4 or more grouped dwellings shall include a sustainability report demonstrating how the development achieves Design Principle 5: Sustainability from State Planning Policy 7.0.

7. MIXED USE AND MULTIPLE DWELLINGS UNDER R-CODES VOLUME 1

This section applies to all new mixed use and multiple dwellings assessed under Volume 1 of the R-Codes but excludes additions and alterations to mixed use or multiple dwellings.

7.1 All development is to achieve the following from Table 1 of this Policy:

8) Urban Heat Island
13) Water Use
14) Irrigation Efficiency
17) Sustainable Transport – Infrastructure

Plus any two measures of the proponent's choice from Table 1 of this Policy which relate to the type of development proposed.

7.2 For developments of greater than 10 dwellings, an additional requirement applies that at least one of the following from Table 1 of this Policy must be achieved:

2) Building Envelope Pressure Testing
3) Embedded Meter Network
5) Exhaust of Pollutants
6) Toxicity and Indoor Environment
9) Upfront Carbon
11) Energy Source
18) Sustainable Transport Car Share
19) NatHERS

7.3 All development shall include a sustainability report by a qualified practitioner demonstrating how the development achieves Design Principle 5: Sustainability from State Planning Policy 7.0.

8. MIXED USE AND MULTIPLE DWELLINGS UNDER R-CODES VOLUME 2

This section applies to all new mixed use and multiple dwellings assessed under Volume 2 of the R-Codes but excludes additions and alterations to mixed use or multiple dwellings. The criteria below augments the Design Guidance of Clause 4.15 of the R-Codes Volume 2 by providing local objectives for housing design and development, and are the local government's preferred methods of achieving the Objectives.

8.1 Development with a cost of $15 million and above is certified a minimum 5-star Green Star compliant to achieve the Acceptable Outcome of Element 4.15. Equivalent alternative sustainability assessment frameworks may be considered where they are nationally or internationally recognised, compliant with applicable Australian or international standards and subject to oversight by a certifying body.

8.2 For development costing less than $15 million, the items in green in Table 1 of this Policy are preferred Design Guidance options.

8.3	All development shall include a sustainability report by a qualified practitioner demonstrating how the development achieves Design Principle 5: Sustainability from State Planning Policy 7.0.

9. VARIATIONS TO THIS POLICY

9.1	Variations to this policy will be assessed against the objectives of this policy.

DRAFT

Council Resolution Number	
Adoption Date	
Date Reviewed/Modified	

Table 1: Sustainability Criteria						
Feature	**Type of Development**	**Design Implications**	**Verification / Demonstration**	**Development Application Stage Requirement**	**Building Permit Stage Requirement**	**Practical Completion (Prior to Occupancy)**
1) Performance Targets	Residential development with strata-controlled areas	Minimal	Project teams are to set operational performance targets for gas and electricity usage below the current year WA *Average Energy Intensity By Space Use Type* set out by the Commonwealth Government in the most recent baseline study and demonstrate how they will be managed in operation. **Alternatively**, achieve minimum 5.0 NABERS rating.	Commitment from proponent and condition of approval. **For NABERS**: Copy of executed Commitment Agreement between developer and NABERS	Project targets to be published with Building Permit Application. Measurement strategy to be confirmed and shown within the documentation. **For NABERS**: Copy of NABERS report provided to the city.	Verification that measurement systems are in place.
2) Building Envelope Pressure Testing	> 10 dwellings	Minimal	Project teams would be required to test building envelope pressure on at least 10% of dwellings prior to practical completion in accordance with Section J of the BCA, J1V4. Apartments must	Commitment from proponent and condition of approval.	Commitment from proponent.	Provide Building Envelope pressure test report.

			achieve no more than 10m3/hr.m2 @ 50Pa.			
3) Embedded Meter Network	>10 dwellings	Embedded meter network with energy monitors capable of tracking individual units.	Project teams are to use an embedded meter network including private meters tracking energy performance for apartments and major building uses.	Commitment from proponent and condition of approval.	Single line drawings for electrical and water services showing meter provisions.	Commissioning report, including verification of meter operation.
4) Natural Ventilation	Development with a residential component	Ensure all bedrooms, kitchens and living areas comply with AS1668.4 for direct natural ventilation. Ensure all rooms which are likely to be occupied have openable windows.	Show air circulation on plans. Require project teams mechanical engineer to certify compliance in accordance with AS1668.4.	Commitment from proponent and condition of approval.	Specific certification of compliance with AS1668.4 by mechanical engineer.	
5) Exhaust of Pollutants	All development	Provide ducted kitchen exhaust - to façade - for all kitchens / laundries / toilets. Demonstrate provision for appropriate make up air from outside. No	Require project teams mechanical engineer to certify compliance in accordance with AS1668.4. *For non-residential*: General exhaust at the rate of 0.5 l/s per n^2 of occupied space of 3,000 l/s for any food tenancy.	Commitment from proponent and condition of approval.	Specific certification of compliance with AS1668.4 by mechanical engineer.	

		recirculating hoods to be used.	Discharge is to be fully compliant with AS 1668.2			
6) Toxicity and Indoor Environment	All development	Select products for internal finishes with low VOC and formaldehyde ratings.	Finishes schedules including VOC / formaldehyde levels are to be submitted for all: * Joinery * Floor Coverings * Paints Applicants to demonstrate that 95% of painted surfaces are to be low VOC as defined by the Australian Paint Approval Scheme (APAS), being 49 g/L or less. Carpets are to have a maximum VOC limit of 0.5 mg/m^2 per hour with a 4-PC limit of 0.05 mg/m^2 per hour.	Commitment from proponent and condition of approval.	Finish surfaces calculations demonstrating 95% achievement. Finishes schedule with certifications for carpets, resilient or timber flooring, joinery and paints. Where products have specific adhesive / sealant requirements (e.g. Corrian) also demonstrate compliance for these products.	As-installed data sheets for paints, carpets, resilient flooring, timber flooring and joinery.
7) Amenities	>30 bedrooms	Provide a minimum of $10m^2$ floor area of amenity space per regular residential occupant (ie: Number of bedrooms).	Provide a space (or spaces) within the building for use by occupants to promote community and wellbeing. Spaces should be: * Freely accessible * Naturally ventilated and	Calculation of occupants (based on bedrooms), location and description of spaces within the development.	Drawings demonstrating provision of space. Verification from acoustic consultant and sustainability consultant that the space meets	Installed prior to occupation

			Air conditioned * Compliant with AS 2107 for apartments * Designated to promote physical and mental health and wellbeing (i.e. meditation rooms, gyms, external delineated recreation space) * Maintained by strata complex		performance requirements.	
8) Urban Heat Island	All development	Utilise light finishes, incorporate landscape within the design, and avoid unshaded parking areas.	Design teams are to demonstrate that at least 75% of their site area, when viewed from directly above, is one of: * Vegetation and Green Roofs * Light Roofs (3 Year SRI>64 (flat roof) >34 (Pitched Roof) * Shaded or Light Hardscaping (3 Year SRI > 34) * Water bodies and/or water courses * Solar PV or thermal collectors	Marked up site plan demonstrating compliance.	Marked up site plan demonstrating compliance.	Marked up site plan demonstrating compliance with supporting photos for each relevant area.

9) Upfront Carbon Reduction	>10 dwellings	Employ an LCA professional to demonstrate the building's upfront carbon emissions are at least 20% less than those of a reference building - including any demolition works.	Provide a report demonstrating performance meets 20% reduction from baseline performance. Report is to have been peer reviewed and is to include a clear list of design and construction assumptions made to achieve performance.	Initial target setting report identifying reference design for project. Condition of approval.	Completed report with feature list. Certification of compliance by Architect (physical features) and sustainability consultant (services design) on feature list.	Certification by contractor against feature list, including construction practices. Where proposed compliance path has changed, provide a new, peer reviewed support and new features list for certification.
10) Energy and Water Use	Pool in development	Ensure any pool is provided with automated pool blanket.	Provide an automated pool blanket to cover all pools when not in use. Pool blanket must comply with BCA Section J performance requirements.	Shown on plans and condition of approval.	Design documentation to include pool blanket.	Commissioning report confirming operation of blanket.
11) Energy Source	All development	Avoid any fossil fuel use on site, including for space or hot water heating.	No gas is to be used within the development. Small allowance for BBQs and commercial kitchens. Diesel for fire systems is allowable.	Commitment from proponent and condition of approval.	Statement from building certifier and no gas fixtures shown on plans. Certification of extent of gas use on site by hydraulic engineer.	

12) Renewable Energy	> 30 bedrooms	Provide sufficient on-site renewable generation to equate to net zero energy use for common facilities: - Lights - Lifts - Pools - Car Park lighting and ventilation - Amenities etc. Not applicable to small power, air conditioning and lighting within apartments and commercial tenancies.	Design teams are to provide an estimate of operating energy for development common areas and demonstrate sufficient solar (PV) to balance annual usage. Energy estimate does not require a dynamic 3D model. Consumption to be based on rated power draw and anticipated run times. A suitable diversity factor can be applied. Show solar panels or other renewable generation on site. Allow at least $1m^2$ of unshaded panel per apartment.	Show solar panels on drawings. Provide energy rate and consumption estimates. Condition of approval.	Calculation and certification from sustainability consultant demonstrating expected generation potential and likely common area power draw.	Solar panels installed prior to occupation
13) Water Use	All development	Utilise low flow taps, toilets and showers for all sanitary tapware (kitchen sinks and laundries are excluded).	Design teams are to provide WELS certificates demonstrating fittings are within 1 star of the maximum WELS rating.	Commitment from proponent and condition of approval.	Provision of fixtures schedule with WELS certificates.	Confirmation of installed sanitary tap ware.

14) Irrigation Efficiency	All development	*Avoid large areas of turf. * Use sub-soil drip irrigation for all planting requiring irrigation. * Provide automatic moisture sensing for irrigation control. * Divert rainfall to irrigate any planting in rain shadows or under-cover.	Provide irrigation design drawings at building license demonstrating drip irrigation and timers. Landscaping details to include information on details such as drip irrigation, timers, and appropriate plant selection. Waterwise plant species are to be used, with a preference for natives where appropriate.	Landscape planning to confirm acceptance of irrigation requirements. Landscaping plan to form part of approval.	Irrigation design drawings as part of building license set.	Commissioning report for irrigation systems.
15) Active Living Support	Development with a non-residential component	Provide secure bike parking, showers and lockers for commercial staff on site.	Design team to demonstrate provision of amenities for staff. Indicatively allow: 5 Staff for café / F&B tenancy 1 Person per 15m2 for office tenancies Provide 1 shower per 50 staff. Provide 1 locker per 8 Staff Provide 1 bike rack per 10 staff	Show staff amenities on plans.	Show staff amenities on plans.	Installed prior to occupation

16) Bike Storage	Development with a residential component	Provide at least one bike park per dwelling. Bike parking may be communal or located within apartment stores, however, an AS 2970 compliant rack must be provided at completion. Where bike parking is included in apartment stores, increase store area by $1m^2$ to accommodate bike.	Design team to show bike parking provisions on drawings.	Shown on plans and included as condition of approval.	Shown on plans	Installed prior to occupation
17) Sustainable Transport – Infrastructure	All development	Comply with NCC 2022 provisions for electric vehicle parking now. (NB: This option expires when NCC 2022 comes into full effect)	Compliance certification as part of electrical or sustainability CDC demonstrating the development meets NCC 2022 for spatial and performance allowances for EV chargers.	Show nominated EV provisions, rooms and board locations and include as condition of approval.	Certification of compliance. Identification of elements on plans and on electrical single line drawings.	Installed prior to occupation
18) Sustainable Transport – Car Share	>10 dwellings OR Non-residential	Provide a vehicle and bay for ride share scheme.	1 dedicated share bay and vehicle per 20 dwellings or part thereof over 10 to facilitate a ride share scheme. For non-residential: 1 ride share	Show bays and waiting area. Details of ride share scheme to be included such as how it will be	Drawings showing bays, waiting area(s) and proposed signage.	Bays are line-marked and signed. Appropriate number of shared bays and cars are provided. Details of

			bay and vehicle per 2000m^2 over 1,000m^2.	implemented and maintained.		scheme to be adhered to for the life of the development.
19) NatHERS	Development with a residential component	All dwellings exceed the minimum NatHERS requirement (in reference to the lower benchmark of the NCC) for apartments by 0.5 stars based on the NCC 2022 standard or a more recent standard.	All dwellings exceed the minimum NatHERS requirement (in reference to the lower benchmark of the NCC) for apartments by 0.5 stars based on the NCC 2022 standard or a more recent standard.	Demonstrate indicative star rating at application stage.	Demonstrate achievement through certified star rating with building documentation.	
20) Water Management	All development	Water re-use system to be installed.	The development proposes rain and storm water collection and re-use for irrigation or grey water.	Re-use system to be shown on plans and included as condition of approval.	Tank to be shown on plans. Grey water systems may require separate approval from the City's Environmental Health Services.	Installed prior to occupation

17. Divisional Reports - Technical Services

17.1. TS02.02.24 Tree Removal for Development – 19 Bulimba Road, Nedlands

Meeting & Date	Council Meeting – 27 February 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Author	Jac Scott, Manager Urban Landscape and Conservation
Director	Matthew MacPherson, Director Technical Services
Attachments	Nil.

Purpose

A proposed development at 19 Bulimba Road, Nedlands will require a new crossover as the current dwelling does not have a formal crossover. There are currently three verge trees on the verge at close spacings that necessarily require a removal, in order, to provide the crossover. The developer has approached the City to seek guidance on the City's preferred crossover location in advance of the formal Development Approval submission.

Approval of a tree of this size for removal is no longer an administrative decision following a Notice of Motion passed at the Ordinary Council Meeting held on 28th November 2023.

Recommendation

That Council approves the removal and subsequent stump grinding of a mature *Callistemon 'Kings Park Special'* (Bottlebrush) from the verge of 19 Bulimba Road, Nedlands to facilitate the construction of a property crossover.

Voting Requirement

Simple Majority.

Background

At the Ordinary Council Meeting of 28th November 2023, the following Notice of Motion was passed.

That Council requests that the Chief Executive Officer present:

1. any verge tree above 5 metres in height which is not dead, diseased or dying come before Council for approval to remove.

The development at 19 Bulimba Road requires a crossover location for the proposed dwelling. The current dwelling does not have a formal crossover, with three verge trees located across the frontage that do not provide sufficient space between to accommodate a crossover. The development will therefore necessarily require removal of one tree to facilitate the provision of a crossover.

The developer has approached the City, in advance of Development Approval lodgement, seeking guidance on the preferred crossover location to ensure the impact on the verge trees is minimised. The following preliminary plan has been provided for consideration.

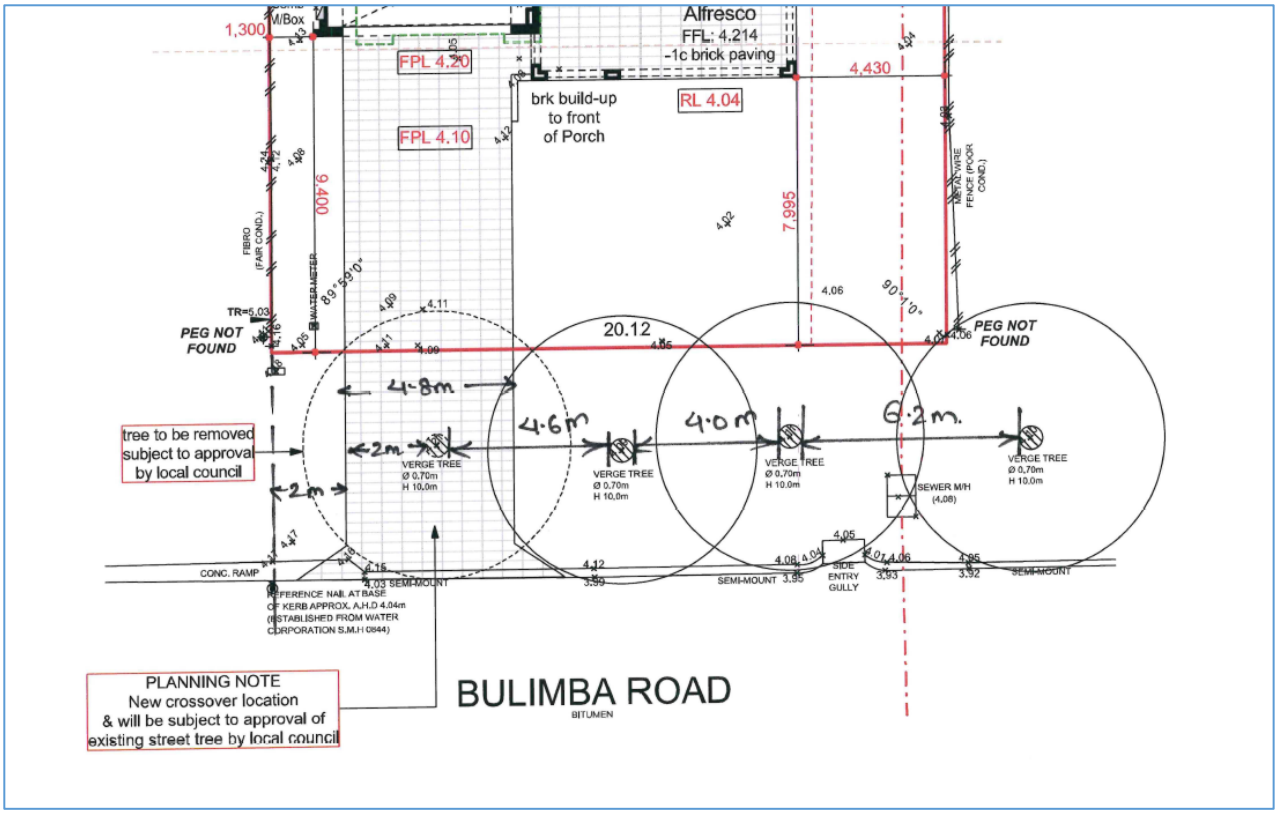


Figure 1: Preliminary Plan indicated proposed removal of southern most verge tree

Discussion

The City is obliged to provide a crossover between a lot and the paved road under Section 3.52 of the *Local Government Act 1995*. This requires that reasonable vehicular access is provided to land adjoining the thoroughfare.

There is insufficient space between the existing trees to accommodate a crossover. The removal therefore meets the Street Tree Policy requirements:
“To facilitate private development where, following consultation between the City and the developer, no practicable design alternative exists that permits retention of the tree.”

A review of the existing verge trees, which are all *Callistemon 'Kings Park Special'* (Bottlebrush), has identified that the tree with the poorest form and canopy is that at the southern proximity of the verge (the left-hand tree as viewed from the road). This supports the southern-most tree as the preferred removal.

When development removals are approved the Street Tree Policy requires:

- The developer must plant a minimum of two suitable replacement trees from the approved species list.
- Replacement trees shall be a species that fulfils the Aggregate Tree Canopy Area provision.

The existing trees proposed to remain provide 117m^2 of canopy coverage. This equates to 78% of verge area. There is insufficient verge space for any replacement trees to be planted on the adjoining verge. Therefore, there is no opportunity to meet the Aggregate Tree Canopy Area Provision requirement of policy within the adjoining verge.

Given replacement on the development site is not possible, replacement in an alternative site as close as possible to the removal site is therefore proposed. The developer will be required to meet the costs of both the removal and the replacements.

Given the Policy requirements of two for one replacement, and the Aggregate Tree Canopy area provision requirement, two trees providing a total of 108m^2 of canopy cover will be required. Replacements will therefore be required to be selected from species expected to provide a minimum 10m spread at maturity.

Consultation

This report has been prepared in response to the developer initiating consultation with the City, specifically with regard to the tree removal, prior to the submission of a Development Application.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision Sustainable and responsible for a bright future.

Outcome 6. Sustainable population growth with responsible urban planning.

Pillar Performance
Outcome 11. Effective leadership and governance.

Budget/Financial Implications

Nil - The developer will be invoiced for the cost of the removal and subsequent replacements.

Internal staff labour was spent in the formalisation of this report.

Legislative and Policy Implications

The City is required to provide reasonable access to land adjoining a thoroughfare under Section 3.52 of the *Local Government Act 1995*.

The removal aligns with the Street Tree Policy given no suitable design alternative exists.

Decision Implications

Should Council not endorse the removal, the City will be in breach of the Local Government Act requirements.

Conclusion

The City is obliged to provide a crossover to the lot. This necessitates the removal of a single *Callistemon 'Kings Park Special'* (Bottlebrush).

The developer has provided the City with the opportunity for input prior to Development Approval Submission. The preliminary design provides a solution that is the most preferable of available design options.

Removal should be approved.

Further Information

Nil.

17.2. TS03.02.24 Hazardous Tree Removal – 8 Loftus Street, Nedlands

Meeting & Date	Council Meeting – 27 February 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Author	Jac Scott, Manager - Urban Landscape and Conservation
Director	Matthew MacPherson - Director Technical Services
Attachments	1. Arboricultual Report – 8 Loftus Street, Nedlands. 2. Quantified Tree Risk Assessment – 8 Loftus Street, Nedlands

Purpose

A verge tree at 8 Loftus Street, Nedlands has been of concern to the adjoining residents and suffered a significant branch failure on 8th December 2023. A consultant arboricultural report recommends removal of the tree as soon as possible, due to safety concerns. Approval of a tree of this size for removal is no longer an administrative decision following a Notice of Motion passed at the Ordinary Council Meeting held on 28th November 2023.

Recommendation

That Council approves the removal and subsequent stump grinding of a mature *Corymbia ficifolia* (Red Flowering Gum) from the verge of 8 Loftus Street, Nedlands due to safety concerns.

Voting Requirement

Simple Majority.

Background

At the Ordinary Council Meeting of 28 November 2023 the following Notice of Motion was passed.

That Council requests that the Chief Executive Officer present

2. Any verge tree above 5 metres in height which is not dead, diseased or dying come before Council for approval to remove.

The residents of 8 Loftus Street have previously raised concerns regarding a *Corymbia ficifolia* located on the City's verge at 8 Loftus Street, Nedlands. Concerns included the angle of the tree, potential for instability, roots causing tripping hazards and the potential for branch loss. The City refused removal in August 2021 and has subsequently been monitoring the tree.

On 8th December 2023, the tree suffered a significant branch failure of approx. 200mm in diameter. A subsequent inspection confirmed the tree now posed sufficient increased risk, that a consultant arboricultural report (Attachment 1) with a supporting Quantified Tree Risk Assessment (Attachment 2) was appropriate. The report confirmed the *Corymbia ficifolia* to be in good health but of very poor structural form due to the severe and uncorrected orientation of the tree.

The report considers the tree to present an increased risk of major branch failure, particularly as it continues to mature. Due to the increasing dead weight and lever arm of the horizontally oriented crown structure and the point loading and leverage of ascending lateral branches.

The report confirms there has been significant subsidence of the stem in recent years which may reasonably be attributable to both the tensile loading, and elongation of fibres on the upper side of the stem and possibly some minor lifting at the base.

The report does not recommend substantial weight reduction pruning of the tree due to the poor structural form of the tree and the ongoing risk weakly attached epicormic re-growth would present. Epicormic growth is a response of trees to damage or stress, where new shoots grow from epicormic buds that lie dormant beneath the bark of the tree. This can be prompted by substantial pruning as the tree seeks to replace the lost branches.

The report recommends removal of the tree as soon as possible due to safety concerns, followed by stump grinding.

The tree is not located on the planting line and is competing with two other verge trees that are located appropriately within the verge. These are a *Cupressus macrocarpa* (Monterey Cypress) approximately 12m in height and a *Lophostemon confertus* (Queensland Brush Box) approximately 8 m in height. Given the location it is highly unlikely that the *Corymbia ficifolia* was originally planted by the City and replacement in the same location would not be recommended.

There is a Water Corporation mainline and underground powerlines within the verge, and the Utility Providers Code of Practice restricts placement of trees other than on the planting line. Any replacement within this property verge would compete with the existing mature trees on the verge and potentially deform in a similar way.

The two existing trees proposed to remain provide an Aggreagate Tree Canopy Area of 132% of the nature strip area. There is capacity on the verge of 10 Loftus for additional tree planting where canopy would extend over 8 Loftus Street and bring the verge coverage to 150% in accordance with policy.

Discussion

Branch drop is an inevitable risk that the City seeks to manage appropriately. Trees are most likely to drop limbs in Summer, during periods of hot or humid weather and/or during strong winds. The age of a tree and other factors, such as a lean, will increase the risk. Full tree failure is less common. Trip hazards related to tree root growth are very common, and can most often be managed without tree removal being required.

Whilst trees all present an ongoing risk of property damage and injury to person(s), as well as various inconveniences, they also provide economic, environmental, psychological and physical benefits to the community. The City seeks to protect trees in as far as is practicable and takes a proactive risk management approach for higher risk trees as a no-risk approach is generally neither practicable nor achievable.

The tree has been retained for some years however the ongoing decline has resulted in the risk profile now exceeding preferable levels. Administration consider that it would be best practice to follow the independent arborist recommendations for tree removal on grounds of safety.

Consultation

At the time of writing, the adjoining owners have not been informed of the recommendations of the consultant arborist report. However, residents will be informed upon finalising the Council agenda and that the decision will be taken at the February Council Meeting.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision	**Sustainable and responsible for a bright future**
Pillar	People
Outcome	2. A healthy, active and safe community.
Pillar	Planet
Outcome	4. Healthy and sustainable ecosystems.

Budget/Financial Implications

Removal of a tree and subsequent stump grinding generally costs up to $1,500. Quotes will be sought. Sufficient operational budget is available.

Internal staff labour was spent in the formalisation of this report.

The independent arborist report cost $525.00

Legislative and Policy Implications

The removal is in accordance with the Street Tree Policy, as the tree poses an unmanageable and increasing hazard that endangers persons and property. Pruning or other techniques cannot effectively remedy the hazard.

Decision Implications

Should Council not endorse the removal the City will continue to monitor the tree and return to Council for future decision as appropriate. There would be ongoing and increasing risk of failure, with the potential for endangerment of persons and property. Should this occur the City's insurance provider would be expected to take into consideration a City decision to not act on professional advice to remove the risk.

Conclusion

The tree has been confirmed to pose an unacceptable level of risk due to branch drop and continuing exacerbation of the lean.

Further Information

Nil.

TS03.02.24 - Attachment 1

December 2023

Arboricultural Report – 8 Loftus Street, Nedlands



Paperbark Technologies Pty Ltd

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21st December 2023

Chris Batchem
City of Nedlands
51 Stirling Highway,
Nedlands

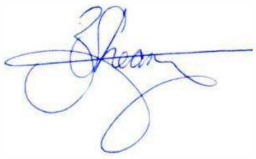
Dear Chris,

RE: ARBORICULTURAL REPORT – 8 Loftus St, Nedlands

With reference to the above, please find the report attached regarding the *Corymbia ficifolia* (Red Flowering Gum) situated within the Local Authority verge adjacent the above property.

If you require clarification of any point, please contact me.

Yours sincerely,



Zana Sheary

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Arboricultural Inspection Report for City of Nedlands

Date inspected: 18th December 2023

Location: 8 Loftus Street, Nedlands

Tree species: *Corymbia ficifolia* (Red Flowering Gum)

1. Reason for Assessment

1.1. In accordance with your instructions, I confirm that you have employed this consultant to carry out an inspection of the mature *Corymbia ficifolia* (Red Flowering Gum) situated within the Local Authority verge at the above location due to the concerns regarding the structural integrity of the tree following recent branch failure.

1.2. The purpose of this report is to assess the tree's health and mechanical structural condition, to undertake a Quantified Tree Risk Assessment (QTRA) of the risk of harm the tree presents to people and property and provide recommendations accordingly.

1.3. This consultant confirms that a site visit to inspect the tree situated at the above location was carried out on the 18th of December 2023.

2. Tree Observations

2.1. This mature *Corymbia ficifolia* (Red Flowering Gum) is one of three trees located within the verge adjacent the above property and has a clinometer height reading of 7.1m, a canopy spread of approximately 11m north/south & 7m east/west and a trunk diameter of 44.5cm measured at 1.4m above ground level (Figure 1).

2.2. The trunk of the tree arches and extends in a northerly direction over the verge and driveways of nos. 6 & 8 Loftus Street and away from the shade cast by particularly the *Cupressus* sp. (Cypress) located just south of this tree and to a lesser extent the *Lophostemon confertus* (Qld Box) also within the verge.

2.3. The base of the tree is located 1m from the roadway and 0.5m from the asphalt crossover of no. 8 Loftus Street, which was found in a somewhat dilapidated condition.

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2.4. Works are currently being undertaken within no. 8 Loftus Street; however, there was no evidence of recent works in proximity of the tree and no evidence of materials stored within the verge area.

3. Ground Level Inspection

3.1. An examination at ground level found the tree has a well-developed lignotuber above ground level while roots were found to be close to the surface around the base with some evidence of minor lifting visible on the southern side that appears consistent with the significant northerly lean of the tree (Figures 2 & 3).

3.2. Surface roots up to approximately 100mm diameter close to the base of the tree were exposed by this consultant and previous cutting of one root close to the crossover was evident.

3.3. Recent minor wounding at the base of the tree on the northern side was also visible.

3.4. There was no evidence of fungal decay or termites within the trunk or base of the tree and the tree was considered to remain root firm.

4. Trunk Inspection

4.1. The trunk of this tree extends in a northerly direction from the base and arches over the adjacent crossover and becoming approximately horizontal where the remaining branches have developed (Figure 1).

4.2. The lower arched section of the trunk was found to be approximately 3.5m above the crossover and recent bark loss and gouge marks within the underlying wood appeared consistent with recent vehicle impact (Figure 4).

4.3. Adaptive secondary growth was evident on the underside of the stem and growth split scarring was visible (Figure 5).

4.4. A comparison of the current lean of the trunk with an image of the tree taken from a similar position in April 2015 indicates that there has been significant subsidence of the stem over that time which may reasonably be attributable to both the tensile loading and elongation of fibres on the upper side of the stem and possibly some lifting at the base, although that appears to be minor (Figures 6 & 7).

5. Crown Inspection

5.1. This tree displays an unusually severe lean to the north with the trunk and lateral branches predominantly maintaining a horizontal orientation with no significant correction to a more vertical orientation evident.

5.2. The tree supports a dense cover of healthy foliage including a vigorously ascending lateral branch within a somewhat limited crown for a tree of this maturity and species. (Figure 8).

5.3. Recent failure of a horizontally oriented first order lateral branch approximately 200mm in diameter appeared consistent with the branch rotating and failing as a result of its orientation and weight, and inspection of both the remaining stub and failed section found no evidence of an internal structural defect that may have contributed to the failure (Figures 9 & 10).

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6. Quantified Tree Risk Assessment (QTRA)
(refer also to the Assessment form accompanying this document)

6.1. QTRA assessment is based upon the likelihood of failure within the next 12 months.
6.2. For this tree, the horizontally extended trunk and lateral branches 110 – 250mm in diameter held over the crossovers of no. 6 & 8 Loftus Street were considered the most significant limbs most likely to fail.
6.3. Probability of failure within the next 12 months' time was considered to be within range 3 or 1 /100 - >1/1,000.
6.4. The targets of human occupancy beneath the tree of 15mins - 2.4hrs per day and/or damage to parked vehicles in the range of $3,800 - $38,000 were applied.

This tree was considered to present a moderate risk of harm due to trunk or limb failure with a QTRA Risk of Harm calculation of <1/30,000 in relation to property damage and 1/50,000 in relation to injury to people.

7. Discussion/Conclusions

7.1. This consultant's inspection found this *Corymbia ficifolia* (Flowering Red Gum) to be in good health but of very poor structural form due to the severe and uncorrected orientation of the tree.
7.2. The tree was considered to present an increased risk of major branch failure, particularly as the tree matures, due to the increasing dead weight and lever arm of the horizontally oriented crown structure and the point loading and leverage of ascending lateral branches.
7.3. The base of the tree was found to remain root firm and, failure of the tree at ground level was considered unlikely.
7.4. Substantial weight reduction pruning of the tree has not been recommended due to the poor structural form of the tree and the ongoing risk weakly attached epicormic re-growth would present.
7.5. Removal of the tree due to safety concerns is therefore recommended.

8. Recommendations

8.1. Remove the tree as soon as possible due to safety concerns and stump grind.

7. Method of Assessment

This consultant has made recommendations based upon the following criteria:

- The characteristics of the species.
- The existing health and condition of the tree.
- The structural integrity of major limbs.

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- The level of risk that the tree represents to property and to persons.
- The aesthetic quality and amenity value that the tree provides to the surrounding streetscape.



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Limitation of liability

Trees can be managed, but they cannot be controlled. To live or work near a tree involves a degree of risk.
This report only covers identifiable defects present at the time of inspection. Paperbark Technologies accepts no responsibility and cannot be held liable for any structural defect or unforeseen event/situation or adverse weather conditions that may occur after the time of inspection. Paperbark Technologies cannot guarantee that the tree/s contained within this report will be structurally sound under all circumstances and is not able to detect every condition that may possibly lead to the structural failure of a tree. Paperbark Technologies cannot guarantee that the recommendations made will categorically result in the tree being made safe.
Unless specifically mentioned this report will only be concerned with above ground inspections, as such all observations have been visually assessed from ground level. Trees are living organisms and as such cannot be classified as safe under any circumstances. Trees fail in ways that the arboriculture industry does not fully understand. The recommendations are made on the basis of what can be reasonably identified at the time of inspection therefore Paperbark Technologies accepts no liability for any recommendations made. All care has been taken to obtain information from reliable sources, however Paperbark Technologies can neither guarantee nor be responsible for the accuracy of information provided by others. In the event that reinspection of the tree/s is recommended it is the client's responsibility to make arrangements with Paperbark Technologies.

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9. Photos



Figure 1 Displaying the current condition of the *Corymbia ficifolia* (Red Flowering Gum) situated within the Local Authority verge adjacent no. 8 Loftus Street, Nedlands with the severe lean of the trunk and recent branch failure evident.

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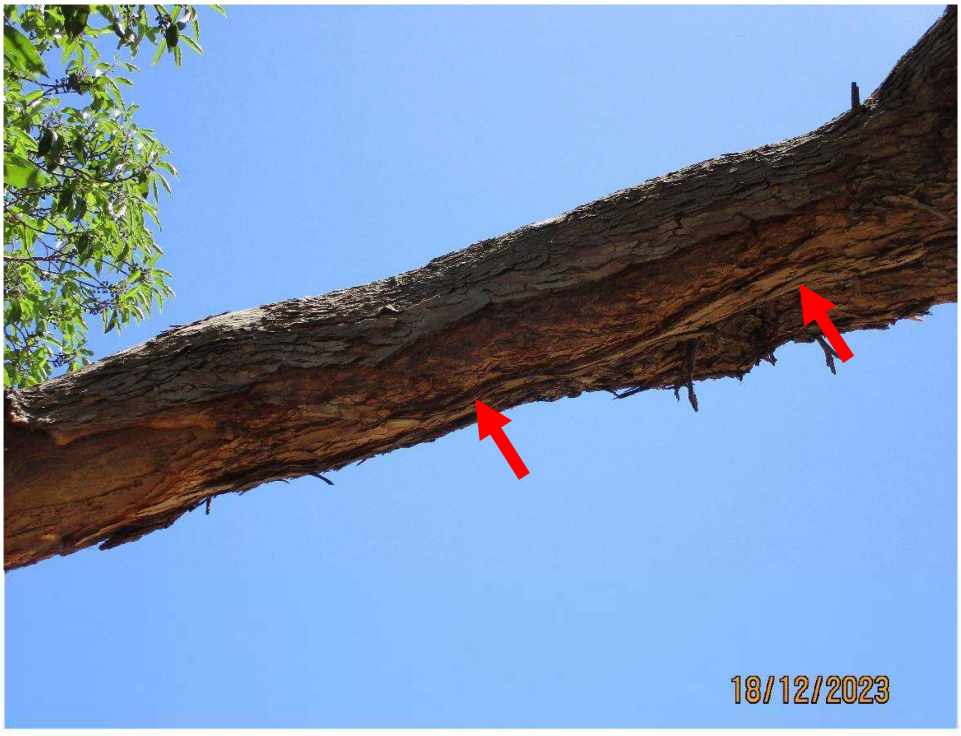




Figures 2 & 3 Displaying the base and lower trunk of the tree with lignotuber evident and indicating what appears to be slight lifting of the base on the southern side.

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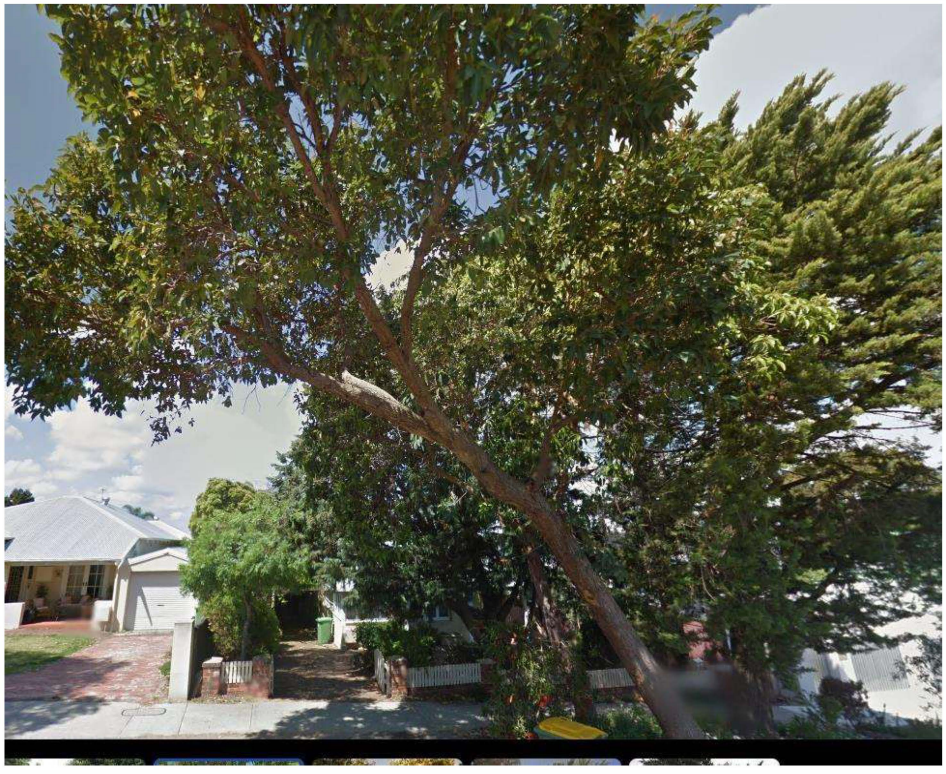




Figures 4 & 5 Indicating the bark wound to the underside of the trunk over the crossover of no. 8 Loftus Street consistent with vehicle impact and scarring associated with adaptive secondary growth in response to loading.

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Figures 6 & 7 Displaying the current orientation of the trunk and crown of the tree (top) in comparison with an image of the tree taken from a similar position in September 2015 (bottom).

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Figure 8 Displaying the remaining crown of the tree viewed from the western side.



Figure 9 Displaying the wound due to recent 200mm diameter branch failure.

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Figure 10 Displaying the failed stub section with no visible evidence of an internal defect contributing to failure.

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10. Glossary

Branch attachment	The structural union of a lateral limb to the trunk or another branch.
Branch bark ridge	Enlarged area of bark tissue on the upper side of a branch junction; a normal pattern of development.
Branch collar	Wood which forms around a branch attachment, frequently more pronounced below the branch.
Canker	A localised area of dead tissue on a stem or branch, caused by fungal or bacterial organisms.
Cavity	An open wound, characterized by the presence of decay and resulting in a hollow.
Central leader	The main stem of the tree.
Chlorotic	Lacking chlorophyll, typically yellow in colour.
Codominant	Equal in size and relative importance, usually associated with either the trunks/stems or scaffold limbs/branches in the crown.
Crack	Longitudinal split in the stem, involving bark, cambium and xylem; may be vertical and horizontally oriented.
Crotch	The point at which two branches (or branch and leader) meets.
DBH	Diameter breast height. Diameter of the trunk, measured at breast height - 1.4 m above ground level.
Decay	Process of degradation of woody tissues by fungi and bacteria through the decomposition of cellulose and lignin.
Decurrent	Referring to the growth habit of the tree being rounded or spreading.
Defect	Any structural weakness or deformity.
Dieback	Progressive death of twigs and small branches, generally from tips.
Dripline	The width of the crown, as measured by the lateral extent of foliage.
End Weight	The concentration of the foliage at the distal ends of branches.
Epicormic shoot	Shoot that arises from latent or adventitious buds that occur on stems and from poorly pruned branches.
Excurrent	Tree growth habit with pyramidal crown and a central leader.
Flush cut	Pruning technique where both branch and stem tissue are removed; Flush cutting usually is a poor practice.
Fork	Bifurcation of branches, usually equal in size and occurring at a narrow angle.

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Girdling roots	Roots that grow around the trunk in a circular manner, constricting other roots or restricting trunk growth.
Growth crack	Longitudinal split in the bark due to normal expansion of cambium and xylem; not considered a defect.
Hanger	Both partially attached (but clearly broken) and unattached, lodged branches in the crown.
Heart rot	Decay in the centre (heartwood) of a branch, trunk, or large root.
Included bark	Pattern of development at branch junctions where bark is turned inward and embedded in a crotch between branches or stems causing a weakened structure.
Lion tailing	The removal of excessive number of inner laterals and foliage. This practice displaces foliar weight to the ends of the branches and may result in sunburned bark tissue, water sprouts, reduced branch taper, weakened branch structure and breakage from wind exposure.
Necrotic	Localised death of tissue in a living organism.
pH	A measure of the acidity or alkalinity of a soil. pH of 7.0 is neutral, acidic soil has a pH less than 7.0, and alkaline soil is greater the 7.0.
Pollard	Pruning technique where young trees or branches are initially lopped, then re-lopped on an annual basis without disturbing the callus.
Scaffold limb	Primary structural branch of the crown.

Structural Root Zone (SRZ) The area required for tree stability. The SRZ radius is calculated by the diameter at root flare using the following formula *(D x 50) 0.42 x 0.64.*

Stub	Short length of branch remaining following pruning or limb failure.
Suppressed	Trees which have been overtopped by adjacent trees and whose crown development is restricted from above.
Topping	Pruning technique to reduce a trees height, heading of large branches. Generally considered poor practice.

Tree Protection Zone (TPZ) The tree protection zone is the principal means of protecting trees on development sites. It is an area isolated from construction disturbance, so that the tree remains viable. The radius of the TPZ is calculated for each tree by multiplying its DBH x 12.

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11. References

Lonsdale David, (1999) *Principles of Tree Hazard Assessment and Management.* London TSO (The Stationery Office).

Mattheck, C & Breloer H, (1994) *The body language of trees, a handbook for failure analysis.* London TSO (The Stationery Office)

Mattheck, Claus, (2007) Updated Field Guide for Visual Tree Assessment. Karlsruhe, Karlsruhe Research Centre.

Hayes, Ed (2007) *Evaluating Tree Defects, second edition.* Safetrees Rochester.

Australian Standard 4373-2007 *Pruning of amenity trees.*

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December 2023

QTRA – 8 Loftus Street, Nedlands



Paperbark Technologies Pty Ltd

Arboricultural Consultants

www.paperbarktechnologies.com.au

zana@paperbarktechnologies.com.au

Mob: 0401 817 551

Quantified Tree Risk Assessment Ltd.
Version 5.7/20

DETAILED INDIVIDUAL TREE RISK INSPECTION

SITE:	8 LOFTUS STREET NEDLANDS					**SURVEYOR:**	ANDREW MORRISSEY
CLIENT:	CITY OF NEDLANDS					**ASSESSMENT DATE:**	18TH DECEMBER 2023
BRIEF:	SPECIFIC		GENERAL		DETAILED	X	**VIEWING CONDITIONS:**	FINE, SOUTHEAST WIND
	ASSESS TREE IN RELATION TO SURROUNDING TARGETS. THE TREE IS LOCATED WITHIN THE LOCAL AUTHORITY VERGE AT THE ABOVE LOCATION.						**JOB REFERENCE:**	

PAGE: 1

SPECIES	AGE RANGE	HEIGHT (M)	CROWN SPREAD (M)	STEM DIA (MM)	BASAL DIA (MM)	VITALITY	ASPECT	SOIL TYPE AND MOISTURE	LEAN DEGREE AND DIRECTION	MOST SIGNIFICANT PART	TARGET	TARGET RANGE	SIZE RANGE (MM)	PROB FAILURE RANGE	RISK INDEX	REVIEW
Corymbia ficifolia (Red Flowering Gum)	M	7.1	~11	445	-	G	STH	SAND, DRY	>45DEG NTH	EXTENDED TRUNK AND FIRST ORDER BRANCHES	PROPERTY	3 ($3800 - $38,000)	NA	3 (1/1K–<1/10K)	30K	
											HUMAN OCCUPANCY	2 (15MIN – 2.4HR/DAY)	3 (110 – 250)		50K	

QTRA RISK OF HARM: Property - 1/30,000; Persons - 1/50,000. This tree was found to represent a moderate risk to people and property and removal of the tree is recommended due to safety concerns

Please refer to the detailed report accompanying this assessment.

Andrew Morrissey - Arboricultural Consultant
Quantified Tree Risk Assessor - 3442
Paperbark Technologies Pty Ltd
PO Box 1116
Scarborough WA 6922
Mob: 0401 817 551/0403 805 084
andrew@paperbarktechnologies.com.au
zana@paperbarktechnologies.com.au

MANAGEMENT OPTIONS:

- **Please refer to the detailed report accompanying this assessment.**

HEADINGS & ABBREVIATIONS

REF:	TREE REFERENCE
AGE RANGE:	Y = YOUNG, SM = SEMI MATURE, EM = EARLY MATURE, M = MATURE, PM = POST MATURE
HEIGHT:	OTHER THAN WHERE THE HEIGHT OF A TREE IS CRITICAL TO THE OUTCOME OF THE RISK ASSESSMENT, APPROXIMATELY 1 IN 10 TREES ARE MEASURED AND THE REMAINDER ARE ESTIMATED AGAINST THE MEASURED TREES
CROWN SPREAD:	MEASURED OR ESTIMATED DIAMETER OF CROWN AT THE WIDEST POINT
STEM DIA:	STEM DIAMETER MEASURED AT A HEIGHT OF APPROXIMATELY 1.3 METRES
BASAL DIA:	BASAL DIAMETER OF STEM MEASURED ONLY WHERE DETAILED ASSESSMENT OF CAVITIES OR ROOT-PLATE STABILITY IS REQUIRED
VITALITY:	A MEASURE OF PHYSIOLOGICAL CONDITION. D = DEAD, MD = MORIBUND, P = POOR, M = MODERATE, G = GOOD
SIZE RANGE:	SIZE CATEGORY OF MOST SIGNIFICANT PART CONSIDERED LIKELY TO FAIL. SELECTED FROM A RANGE OF 1-5 1 = LARGE, 5 = SMALL PART IDENTIFIED IN COLUMN 12
PROB FAILURE RANGE:	PROBABILITY OF FAILURE WITHIN 12 MONTHS. RANGES 1-5 OR A USER DEFINED RATIO. 1 (HIGH) - 5
TARGET RANGE:	HIGHEST VALUE TARGET (IDENTIFIED IN COLUMN 13) THAT THE MOST SIGNIFICANT PART LIKELY TO FAIL COULD STRIKE SELECTED FROM A RANGE OF 1-6. 1 = HIGH, 6 = LOW VALUE/OCCUPANCY OR A USER DEFINED RATIO
REDUCED MASS %:	WHERE THE MASS OF A TREE OR BRANCH IS REDUCED BY DEGRADATION. THE RISK INDEX IS MULTIPLIED TO REFLECT THE PERCENTAGE OF MASS REDUCTION
RISK INDEX:	RISK OF SIGNIFICANT HARM ÷ 1,000 = RISK INDEX (E.G. RISK INDEX 20 = RISK OF SIGNIFICANT HARM 1 IN 20,000) AN ADDITIONAL FIGURE IN BRACKETS MAY BE SUFFIXED EITHER T OR F REPRESENTING 'F' THE RATE OF FAILURES OVER THE YEAR, AND 'T' THE RATE OF MULTIPLE OCCUPATION OVER THE YEAR, E.G. 1(10T)/10,000 REPRESENTS A RISK OF HARM 1/10,000 TO 10 OCCUPANTS OR AN EQUIVALENT MONETARY VALUE SUFFIXES: (M) = FOR GENERAL ARBORICULTURAL OR SILVICULTURAL MANAGEMENT; (S) = TO REMOVE OR REDUCE THE RISK OF DIRECT DAMAGE TO A FIXED STRUCTURE BY MEANS OF CIRCUMFERENTIAL GROWTH
REVIEW:	PERIOD (YEARS) TO NEXT INSPECTION
ITALIC TEXT:	SURVEY DATA FROM PREVIOUS ASSESSMENT

ASPECT:	S, SW, SSW = COMPASS BEARING H=HOLLOW; L=LEVEL; R=RIDGE; SL=SLOPE; SSL=STEEP SLOPE GREATER THAN 10 DEGREES;
SOIL:	B=BEDROCK; C=CLAY; CH=CHALK; F=FLINTS; L=LOAM; MS=MUDSTONE; P=PEAT; S=SAND; SH=SHALLOW; D=DEEP; /=OVER. EG. SH, W, L/C=SHALLOW WATERLOGGED LOAM OVER CLAY

17.3. TS04.02.24 Tree Removal for Development – 17-19 Louise Street, Nedlands

Meeting & Date	Council Meeting – 27th February 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Author	Jac Scott, Manager - Urban Landscape and Conservation
Director	Matthew MacPherson - Director Technical Services
Attachments	1. Vehicle Crossover Permit - 17 Louise Street, Nedlands, Lot 144, 55217, 153288

Purpose

A verge tree at 17-19 Louise Street is located within a proposed crossover location. The development has an approved Development Approval and Vehicle Crossover Permit (Attachment 1). Actioning of the tree removal has now been requested by the developer. Approval of a tree of this size for removal is no longer an administrative decision following a Notice of Motion passed at the Ordinary Council Meeting held on 28th November 2023.

Recommendation

That Council approves the removal and subsequent stump grinding of a mature *Lophostemon confertus* (Queensland Box) from the verge of 19 Louise Street, Nedlands to facilitate the construction of a property crossover.

Voting Requirement

Simple Majority.

Background

At the Ordinary Council Meeting of 28th November 2023, the following Notice of Motion was passed.

That Council requests that the Chief Executive Officer present

3. Any verge tree above 5 metres in height which is not dead, diseased or dying come before Council for approval to remove.

A Development Approval for 17-19 Louise Street, DAP Application reference DAP/19/01699 and accompanying plans, was approved on 9 July 2020 by the Metro Inner-North Joint Development Assessment Panel. The crossover within the Development Approval required the removal of a verge tree, in order, to construct it. The removal was indicated on the plans.

In May 2021, a permit for construction of the crossover that aligns to the Development Approval for the site was granted by administration. This Vehicle Crossover Permit included for the removal of the *Lophostemon confertus* (Queensland Box). This was approved by officers in accordance with the current policy and practice at that time. The development has advanced to the stage where the developer is now seeking to construct the approved crossover and has requested the removal of the tree.

Previous advice sourced by the City has confirmed the following.

1. A Local Government cannot reasonably refuse a crossover application on the basis that removal of a tree is unacceptable if the development has already been approved and the building permit issued.
2. Council does not have powers to 'call in' a Crossover Approval and review the City's decision to issue that approval. The applicant is entitled to act on that approval.
3. There is no power to revoke an approval issued under the *Local Government (Uniform Local Provisions) Regulation 1996* - Regulation 12.

An additional tree on the same verge has now died and will accordingly also be removed in accordance with policy. Administration have delegation to approve the removal and replacement of this tree. Furthermore, the developer has confirmed that they are willing to plant replacement trees at their own expense to replace both trees now expected to be removed.

Discussion

The development has a valid Development Approval and a valid Vehicle Crossover Permit. The Developer has paid the fee for the tree removal. Legal advice is that the City and Council do not have powers under which the granted approval to remove the tree can be revoked.

The decision to grant the vehicle crossover permit cannot now be revoked. In addition, where a developer has already received Development and Building Approval the City cannot reasonably refuse the removal of a tree where the location of the new crossover requires it to be removed.

Consultation

Nil.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision **Sustainable and responsible for a bright future**

Pillar Place
Outcome 6. Sustainable population growth with responsible urban planning.

Pillar Performance
Outcome 11. Effective leadership and governance.

Budget/Financial Implications

Removal – Nil - The developer will be invoiced for the cost of the removal and subsequent replacements.

Internal staff labour was spent in the formalisation of this report.

Legislative and Policy Implications

Council does not have legislative powers to revoke the approval that was granted under the Council Policy of the time. Future decisions will be made under the governing Council Policy at the time of the decision.

Decision Implications

Should Council not endorse the removal, it is expected that the developer would refer the decision to the State Administrative Tribunal where it is unlikely the decision would be upheld. Administration would at that stage seek further legal advice and representation for the City's defence with respect to any challenge.

Conclusion

Council and the City do not have power to revoke the removal and the tree removal must therefore be approved.

Further Information

Nil.

Enquiries: Civil Compliance Officer - 9273 3500
Our reference: TECH-900122359-1735

City of Nedlands

ABN 92 614 728 214

19 May 2021

Attn: Sinan Pirie
Hilliam Architects
1/15 Roydhouse St,
Subiaco WA 6008

Dear Sinan

Vehicle Crossover Permit - 17 Louise Street, NEDLANDS, Lot 144, 55217, 153288

I refer to the Vehicle Crossover Application you submitted dated 20 April 2021 regarding a proposal to construct or renew a vehicle crossover servicing the above property.

In accordance with the applicable statutory provisions, Council policy and the authority delegated to the City, your application has been **approved**.

Please find enclosed a Permit approving commencement to construct or renew a vehicle crossover subject to acceptance of the conditions attached to the Permit. Please ensure a record of the Permit is kept as it is a lawful requirement that you produce the Permit as soon as practicable when required to do so by an authorised person.

If you have any enquiries regarding this matter, please contact the City's Civil Compliance Officer on 9273 3500.

Yours sincerely

Glen Burwood
Acting Manager Parks Services

Enclosed: Vehicle Crossover Permit
Copy of Approved Plans
Specification for the Construction of Crossovers

City of Nedlands Vehicle Crossover Approval Services

Vehicle Crossover Permit

Local Government (Uniform Local Provisions) Regulations 1996; r. 12(1) & 14(2)

City of Nedlands Thoroughfares Local Law; cl. 18(1) & 20(1)

Permit Details:

Permit No:	TECH-900122359-1735
Licensee:	Hilliam Architects
Address:	1/15 Roydhouse St, Subiaco WA 6008

Property Details:

Description:	LOT: 144 D/P: 3668 & LOT: 143 D/P: 3668
Address:	17-19 Louise Street, Nedlands, WA 6009
Owner(s):	Ian Phipps & Jennifer Rougan

The Licensee is authorised to undertake works / activities as identified below and, on the plans, attached here to and is subject to the attached Conditions of Approval.

Relevant Clause(s) Regulation(s)	r - 12(1)
Period for Which Permit is Valid	• Commences: 19 May 2021 • Expires: Upon removal or renewal of development
Fees / Charges Payable	N/A
Description of Approved Works	• Construction of new crossover as per approved plans • Remove existing crossover and path, reinstate kerbs and turf

Building Activities Prohibited within Nature Strip	• Storing of builders sand for adjacent building works. • Mixing of mortar. • Placement of chemical toilets. • Placement of sea containers. • Placement or storing of building waste. • Storing of any building materials or equipment within 2 metres of a street tree

Date Approved: 20 MAY 2021	**Manager Parks Services** Signature: ..... **Acting Manager Parks Services**
Posted / ~~Collected~~	

City of Nedlands Vehicle Crossover Approval Services

Conditions of Approval for Permit No: TECH-900122359-1735

Permit to commence construction or renewal of the vehicle crossover is conditional to the Licensee / property owner / occupier (as applies):

1. Accepting all costs associated with the construction of the crossover in accordance with this permit.
2. Installing / constructing the crossover in accordance with the enclosed approved plan(s) and observing / complying with any notations marked in red.
3. Constructing the crossover in accordance with the City of Nedlands' Specification for the Construction of Crossovers (see enclosed).
4. Accepting that the nature strip remains a public space and may be traversed by the public if and when required.
5. Accepting responsibility for maintaining the crossover once completed and keeping it in a safe and tidy condition.
6. Ensuring no damage is caused to utilities services or infrastructure during construction / installation of the crossover and damage of any kind to adjacent property or nature strip areas in the course of construction works is reinstated to the satisfaction of the City.
7. Accepting where the City or a utilities provider carrying out works disturbs a crossover, the City or the utilities provider is not liable or obligated to compensate the Licensee / property owner / occupier for the disturbance or to replace or restore a crossover.
8. Agreeing to indemnify the City of Nedlands in respect of any injury to any person, or any damage to any property, which may occur in connection with the approved crossover, or use, of the crossover by the Licensee / property owner.
9. Agreeing to indemnify the City against all future claims for damages to the development arising from the proximity of the crossover to the most located street tree on the nature strip.
10. Ensuring the crossover provides a minimum 0.6 metre clearance from the implied property boundary on the nature strip to the edge of the crossover.
11. Ensuring the crossover apron is located a minimum distance of 1.0 m from the adjacent road storm water drain / gully.
12. Ensuring the crossover provides a minimum clearance of 2.0 metres from the adjacent street tree.
13. Removing the existing / redundant crossover and reinstating the nature-strip, including reinstatement of roadway kerbing, in accordance with Council's Nature Strip Improvement Policy.
14. Contacting the City's Civil Compliance Officer (9273 3500) to arrange a site inspection prior to commencement of the works.

A/Manager Parks Services

Signature:

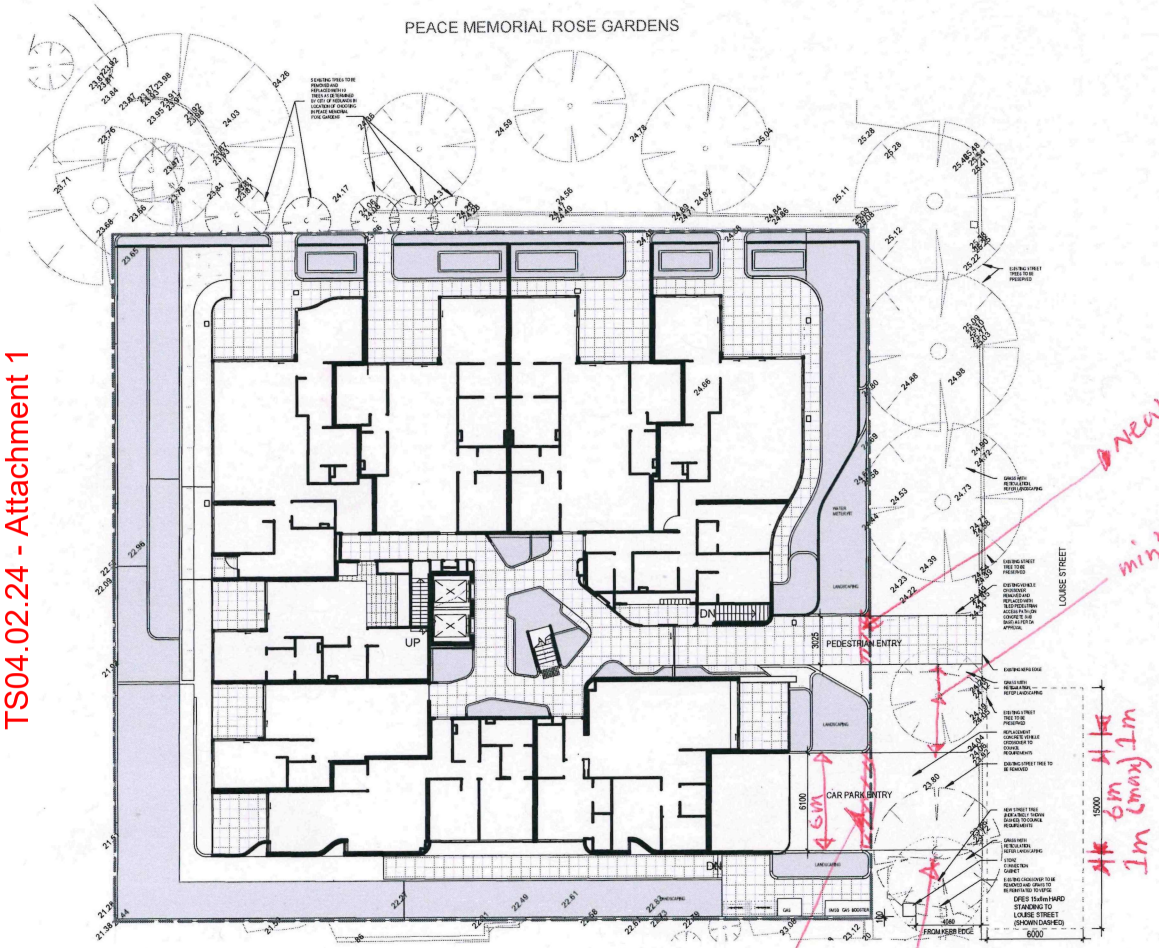
Failure to observe any condition imposed by way of this permit, in giving approval to undertake development on the nature strip, constitutes and offence pursuant to the *Local Government (Uniform Local Provisions) Regulations 1996* and may result in cancellation of the permit and/or commencement of compliance or enforcement action.

TS04.02.24 - Attachment 1

OF THE ARCHITECT FOR CLARIFICATION
6. THE CONTRACTOR SHALL MARK 'SUPERSEDED' ON ALL DRAWINGS FOR WHICH A REVISION HAS BEEN ISSUED

VEHICLE CROSSOVER APPROVED
Manager Parks Services
Signature:
*as marked and subject to conditions of attached permit

PEACE MEMORIAL ROSE GARDENS



new channel drain.
min 2m distance
Existing tree for both vc's PE

* Existing driveway to be removed.
* Lower than the road maintain ~~sol~~ slope

New channel drain

Existing street tree to be Removed & Relocated

ALL STORMWATER TO BE RETAINED ON SITE

DD.MM.YY	REV	DESCRIPTION	CHECKED
16.04.2021	B	BUILDING PERMIT	SP
26.03.2021	A	BUILDING PERMIT	SP

ARCHITECT
HILLAM ARCHITECTS
1/15 ROYDHOUSE ST SUBIACO WA
P (09) 6360 1677
E info@hillam.com.au

CLIENT
MAISON HOLDINGS NO 2 PTY LTD

PROJECT NAME
THE GARDENS
17 - 19 LOUISE STREET NEDLANDS WA

DRAWING NAME
SITE LOCATION PLAN

17.4. TS05.02.24 Waste Expo Australia 2023 Report

Meeting & Date	Council Meeting – 27 February 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Employee disclosure required where there is an interest in any matter of which the employee is providing advice or a report.
Report Author	Chaminda Mendis - Waste Minimisation Coordinator
Director	Mathew MacPherson - Director Technical Services
Attachments	1. Waste Summit Conference Report 2023

Purpose

This report provides the Council with a concise summary of the key takeaways from the administration's participation in the Waste Summit 2023 Conference

Recommendation

That Council notes the Administration's Waste Summit 2023 (Melbourne) report in accordance with the "interstate and international Travel" Policy.

Voting Requirement

Simple majority.

Background

The City has attended the numerous national level waste conferences for a number of years. Learnings from the conference and the opportunity to networks with a broader range of waste management managers, contractors and leaders has continued to support the City's waste team to be a leader in the State for the responsible and effective management of municipal waste.

The Waste Summit 2023 Conference's discussion centered around the theme "Advancing Towards Sustainable Resource Recovery" brought industry leaders, experts, academics, and innovators together for a transformative two-day event. The event is the largest waste conference in Australia, featuring an impressive selection of over 60 individual sessions across four stages, showcasing the insights of over 100 leading industry experts.

The conference's four main streams, Local Government and Policy, Commercial Demolition and Commercial Industrial (CD&CI), Circular Economy and Waste Innovation, and Waste to Energy (W2E), delved into a diverse range of critical topics, emphasising the significance of circularity, waste-to-energy innovations, and collaborative efforts across the value chain. This comprehensive approach ensured that the conference addressed the wide-ranging challenges and opportunities within the waste management sector.

Discussion

As Australia's waste crisis continues to escalate, this year's theme focused on legislation, better funding and implementation of thorough policies to help to "shift the dial" and provide a much-needed framework that outlines ways to improve infrastructure, increase recycling and re-use initiatives and waste to energy.

The key takeaways from the conference are expanded upon below and include:

- Legislation;
- Enhanced Funding; and
- Thorough Policies.

Legislation

Effective legislation is essential for establishing a framework that drives sustainable waste management practices. Australia requires a comprehensive legal system that mandates waste reduction, promotes recycling and reuse, and incentivises waste-to-energy solutions. Key legislative measures include:

- Extended Stewardship Responsibility Schemes: These schemes hold producers accountable for the end-of-life management of their products, encouraging sustainable packaging design and promoting recycling investments.

- Single-use Plastics Bans: Reducing the availability of single-use plastics, particularly those difficult to recycle, is crucial to minimise plastic pollution and encourage reusable alternatives.

- Waste Levies: Implementing levies on landfill disposal discourages waste generation and encourages diversion to recycling or waste-to-energy facilities.

Enhanced Funding: Investing in Infrastructure and Innovation

Adequate funding is paramount for the development and implementation of sustainable waste management solutions. Australia requires significant investments in:

- Recycling Infrastructure: Expanding and upgrading recycling facilities is essential to increase the capacity to process and remanufacture recyclables.

- Waste-to-energy Plants: Investing in waste-to-energy facilities provides a valuable alternative to landfills, generating clean energy from non-recyclable waste.

- Research and Development: Supporting research into innovative waste management technologies, such as advanced recycling techniques and waste valorisation processes, is crucial for long-term solutions.

Thorough Policies: Guiding Effective Implementation

Comprehensive policies provide the roadmap for implementing sustainable waste management practices. Australia requires policies that:

- Establish Clear Waste Reduction and Recycling Targets: Setting ambitious yet achievable targets drive progress towards a more circular economy.

- Promote Public Awareness and Education: Encouraging informed consumer choices and fostering a culture of waste reduction and recycling requires ongoing education campaigns.

- Encourage Circular Economy Principles: Integrating circular economy principles into design, production, and consumption patterns minimizes waste generation and maximizes resource utilisation.

By prioritising legislation, enhancing funding, and implementing thorough policies, we can effectively address the waste crisis and transition towards a more sustainable waste management model. This approach will not only protect the environment but also generate economic opportunities and foster a more resilient and resource-efficient society.

A report of the presentations and discussions notes is included in Attachment 1-Waste Summit Conference Report 2023.

Consultation

Not required.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision	**Sustainable and responsible for a bright future**
Pillar	Performance
Outcome	11. Effective leadership and governance.

Budget/Financial Implications

The expense for this conference is in line with the approved 23/24 waste budget – Professional Development for the financial year. The allocated budget for this event was capped at around $2,000, covering.

- Air fares $768.00.
- Accommodation $740.00.
- Meals and Transport $ 168.57.

The total expenditure for this conference was $1,676.57.

Legislative and Policy Implications

Interstate and International Travel Council Policy

Decision Implications

The expenditure for this conference falls within the approved 23/24 waste budget under Professional development.

Conclusion

The City continues to gain beneficial insights and ideas for the continuous improvement of the City's waste services through attendance at this national level conference. The conference once again provided a valuable platform for professional development and networking opportunities. Participants gained insights into the latest trends and innovations in the waste management industry, expanded their professional knowledge, and connected with peers from across Australia.

The conference endorses the principles of the circular economy and its action plan, recognising the significance of implementing initiatives that support this critical endeavour. The City's strategic direction aligns clearly with the conference's objectives, positioning it as a forerunner in the pursuit of a more sustainable future.

Continued attendance at the conference is recommended for future years.

Further Information

Nil.

2023 Waste Summit Conference Report



JANUARY 24

City of Nedlands
Authored by: Chaminda Mendis
(Waste Minimisation Coordinator)

Introduction

Waste Sumit Conference 2023 focussed discussion around the theme “Advancing Towards Sustainable Resource Recovery”. It brought industry leaders, experts, academics, and innovators for a transformative two-day event, the largest in Australia, and featured an impressive selection of over 60 individual sessions across four stages, showcasing the insights of over 100 leading industry experts.

The conference had four main streams:

- Local Government and Policy,
- Commercial Demolition and Commercial Industrial (CD&CI),
- Circular Economy and Waste Innovation, and
- Waste to Energy (W2E).

These streams were explored into a diverse range of critical topics, emphasizing the significance of circularity, waste-to-energy innovations, and collaborative efforts across the value chain. This comprehensive approach ensured that the conference addressed the complete challenges and opportunities within the waste management sector.

The conference commenced with a keynote address that delved into the following key areas:

- Circularity in waste management
- Strategic plan (Vision and direction)
- Management of the regenerative economy
- Key priorities for waste recovery and recycling
- A principal-based approach to compliance
- Organic recovery as a top priority
- Product stewardship on plastics
- Macro-economic tool – levies vs higher landfill levies
- Waste-to-energy
- Decarbonisation and net zero emissions
- Balancing community support for waste-to-energy facilities with human health concerns.

The keynote speakers highlighted the importance of circularity in waste management, emphasising the need to redefine waste as a resource. The speaker outlined strategies for achieving circularity, including implementing a regenerative economy framework, prioritising organic, plastic stream recovery and adopting a principal-based approach to compliance. The speaker also addressed the challenges of balancing community support for waste-to-energy facilities with human health concerns.

THE PRESENTATION AND DISCUSSIONS TOPICS

Unravelling Challenges in the Waste-to-Energy (WTE) Sector

This session explored the complexities of the waste-to-energy (WTE) sector, investigating the challenges faced and the potential of sustainable solutions. Experts engaged in a thorough discussion encompassing technological -advancements, regulatory hurdles, and the avenues for innovation in transforming waste into a valuable energy source.
Key takeaways from the discussion:

- Decarbonisation: The transition from coal to gas as a primary energy source was identified as a crucial step towards a more sustainable WTE industry.

- Financing Considerations: The financial aspects of WTE projects were discussed, highlighting the need for innovative financing mechanisms to support the development and implementation of these technologies.

- WTE in a Circular Economy: Integrating WTE into a circular economy framework was emphasized, promoting resource recovery and reducing reliance on landfills.

- Carbon Footprint Reduction: The potential of WTE to lower the carbon footprint of waste management was explored, emphasizing its contribution to environmental sustainability.

- WTE from an Overseas and Local content: The discussion touched on the balance between utilising local WTE technology and incorporating advancements from overseas.

- Social Acceptance and Licensing: Addressing public perception and gaining social acceptance for WTE facilities was recognised as a critical factor for success.

- Employment Opportunities: The potential for WTE to create employment opportunities was acknowledged, adding to the sector's overall benefits.

The discussion on the challenges and opportunities in the WTE sector highlighted the need for a comprehensive approach that addresses technological advancements, regulatory frameworks, financial considerations, social acceptance, and environmental sustainability. By adopting an integrated approach, the WTE sector can play a significant role in achieving a more sustainable and circular waste management future.

Future Directions of Waste-to-Energy in Australia:

The discussion was around the path of WTE in Australia, analysing the influence of policy decisions, market trends, and technological advancements on the industry's future landscape. The session highlighted the Kwinana and Rockingham plants as exemplary models of WTE technology in Australia, showcasing the key drivers for adopting this technology:

Key takeaways from the discussion

- Regulatory Framework: Government policies and regulations play a pivotal role in shaping the WTE industry, incentivizing investment and promoting its adoption.
- Landfill Levies: Implementing higher landfill levies can encourage waste diversion and promote the utilization of WTE technology as a sustainable alternative.
- Acknowledging Recycling Limitations: Recognizing the practical challenges of achieving 100% recycling underscores the importance of WTE in managing non-recyclable waste and reducing landfill reliance.

The discussion emphasized the importance of a collaborative approach among government agencies, industry stakeholders, and the community to ensure the successful integration of WTE technology into Australia's waste management strategy. By addressing regulatory frameworks, market trends, and technological advancements, Australia can position itself as a leader in the WTE sector, promoting sustainability and environmental stewardship.

Charting the Path ahead – the future direction of waste to energy in Australia

- WTE is a promising technology that can help Australia reduce its reliance on fossil fuels and achieve its net zero emissions target.
- There are a number of different WtE technologies available, including thermal, thermochemical, and biochemical.
- The most promising WtE technologies for Australia are those that can produce electricity, hydrogen, and other valuable products.
- Small modular WtE plants are particularly well-suited for regional Australia, as they can be deployed with limited infrastructure.
- WTE plants should be located within cities, where they can be integrated with existing infrastructure and provide a reliable source of energy.
- Intergrade option (on shop stop): Use of WTE to produce electricity that can be stored and used when needed.
- Anaerobic digestion (sustainable mean): a type of WTE technology that uses anaerobic digestion to break down waste into biogas, which can then be used to produce electricity or heat.

Key takeaways from the discussion:

The case study was for facilities located within City limits, such as in London and Denmark. The study found that these facilities have gained social acceptance due to their safety, reliability, and consistent operation confirming that WtE facilities can be successfully integrated into urban environments without significant public opposition.

Decentralised Waste-to-Energy Solutions:

The conference delved into the domain of small and medium-scale waste-to-energy (WTE) solutions, emphasising the importance of decentralized systems in addressing waste management challenges. Experts explored the advantages, challenges, and potential scalability of these solutions, demonstrating their relevance to the diverse needs of various communities.

Key takeaways from the discussion:

- Advantages of Decentralized WTE: Decentralized WTE solutions offer several advantages, including reduced transportation costs, localised energy production, and the ability to tailor systems to specific community needs.

- Challenges and Considerations: Implementing decentralized WTE systems requires careful consideration of factors such as technology selection, feedstock availability, environmental regulations, and community engagement.
- Scalability and Potential: Decentralized WTE solutions exhibit scalability, catering to the varying waste generation rates of different communities. Their potential to contribute to sustainable waste management is significant.

Case Study: Pyrolysis Technology for Small-Scale WTE
A presentation focused on pyrolysis technology options for small-scale WTE applications. Pyrolysis involves thermal decomposition of waste in the absence of oxygen, producing a range of valuable products.

The case study explored the Shire of Broome's innovative use of pyrolysis technology to convert waste into biochar for soil conditioning and carbon sequestration. This case study demonstrated the practical implementation of decentralised WTE solutions.

Emerging Contaminants in the Waste Industry

Topic discussion was the growing concern surrounding emerging contaminants in the waste industry. These contaminants, often overlooked in traditional waste management practices, pose potential risks to the environment and public health. The session explored into the challenges associated with these contaminants and explored potential solutions to effectively address their environmental and public health implications.
Key takeaways from the discussion:

- Single-use plastics: The pervasive use of single-use plastics, particularly in disposable packaging and food service items, has resulted in a significant increase in plastic waste.
- Legislative Initiatives: Countries worldwide are taking legislative action to address the issue of single-use plastics. France, for instance, has implemented a ban on single-use plastic packaging for meals served in fast-food restaurants (seating over 20 people). This legislation demonstrates a growing recognition of the need for policy interventions to tackle plastic waste pollution. The France Macdonald's case study was discussed.

- Addressing Microplastic Pollution: Effective solutions to microplastic pollution require a multi-pronged approach. Reducing the production and consumption of single-use plastics is crucial. Additionally, improving waste collection and management practices, particularly in developing countries, is essential to prevent microplastics from entering the environment.
- Emerging Contaminants of Concern: Emerging contaminants encompass a diverse range of substances, including pharmaceuticals, personal care products, and industrial chemicals. These contaminants can enter the environment through wastewater treatment plants and landfills, posing potential risks to human health and ecosystems.
- Monitoring: Strengthening monitoring programs is crucial to identify emerging contaminants and assess their potential risks. This information is essential for developing effective regulatory frameworks and mitigation strategies.
- Public Awareness and Education: Raising public awareness about emerging contaminants and their potential impacts is critical to promote responsible waste disposal practices and encourage consumer choices that minimize the generation of these contaminants.
- Collaboration and Innovation: Addressing the challenge of emerging contaminants requires collaboration among researchers, policymakers, industry stakeholders, and the public. Fostering innovation in waste management technologies and treatment processes is essential to effectively remove these contaminants from the environment.

Panel Discussion on Beyond Waste to Energy

A panel of industry leaders engaged in a lively discussion on waste-to-hydrogen (WTH) technologies, delving into the immense potential of hydrogen as a clean energy source derived from waste materials. The session explored the transformative role of WTH in shaping a sustainable future.

Yarra Vally W2E case study was examined.

WTH technologies have emerged as a game-changer in the quest for a sustainable future. By harnessing the power of hydrogen from waste, we can address waste management challenges, reduce reliance on fossil fuels, and contribute to a cleaner and more sustainable energy future. The potential of WTH is undeniable, and its future trajectory is bright.

Collaboration Across the Value Chain

A compelling case for collaboration across the waste management value chain was presented to delegates at the conference. The session highlighted the critical role of cooperation among stakeholders, from waste generators to processors, recyclers, and policymakers, in achieving a more sustainable and efficient waste management system.
Key takeaways from the discussion:

- Benefits of Collaboration: Embracing collaboration across the value chain offers a multitude of benefits, including:
  - enhanced waste segregation and diversion from landfills
  - Improved efficiency and cost savings
  - Development of innovative waste management solutions
  - Accelerated adoption of circular economy principles
  - Aligning on shared goals and objectives
  - Fostering trust and transparency
  - Sharing data and information
- Implementing collaborative initiatives
- Role of Policymakers: Policymakers play a crucial role in promoting collaboration by:
  - Establishing supportive policy frameworks
  - Encouraging information sharing
  - Facilitating partnerships and collaborations

Success Stories: The session showcased successful examples of collaboration across the value chain, demonstrating the tangible benefits of this approach.

Reducing Waste through the Circular Economy

A comprehensive discussion on reducing waste through the circular economy highlighted successful strategies and case studies. Speakers shared best practices to minimize waste generation and promote recycling and reuse. One example is a Sydney apartment development that was built with no demolition, but instead refurbished an existing building. This approach saved both money and resources, and it also helped to reduce the amount of waste that was sent to the landfill.

Key takeaways from the discussion:

- Design for circularity: Products should be designed to be easily disassembled, recycled, or reused.
- Prevent waste in the first place: This can be done by using less packaging and choosing durable products,
- Extend the lifespan of products by repairing, maintaining, and upgrading products instead of replacing them.
- Create markets for recycled materials by setting targets for recycled content in products and by supporting businesses that use recycled materials.

Waste Collection Solutions in a Vehicle-Free City:

The conference delved into the realm of innovative waste collection solutions specifically designed for vehicle-free city environments. Experts shed light on cutting-edge technological advancements and meticulously crafted logistics strategies to optimize waste collection and management in urban settings where vehicular access is limited or restricted.

Key takeaways from the discussion include:

- Embracing Automation and Robotics: Deploying automated vehicles and robotic systems can streamline waste collection processes, reducing reliance on manual labour and fuel enhancing efficiency.
- Leveraging tube Systems: Utilising underground tube networks can facilitate the rapid and efficient transport of waste from collection points to centralized processing facilities, minimising disruptions to pedestrian and public transit flow.
- Optimizing Route Planning and Scheduling: Implementing intelligent route planning software and scheduling algorithms can optimize waste collection routes, reducing travel time, fuel consumption, and emissions.
- Enhancing waste separation at Source: Promoting and incentivising proper waste segregation at the household or commercial level can simplify downstream processing and increase the value of recovered materials.

- Educating and Empowering Communities: Engaging residents and businesses in waste reduction and recycling initiatives can foster a sense of shared responsibility and contribute to a cleaner, more sustainable urban environment.

The Role of Bioenergy in the Circular Economy

A dedicated session focused on the role of bioenergy in promoting a circular economy. The discussion covered bioenergy production, its environmental benefits, and integration into waste management systems.
Key takeaways from the discussion include:

- Bioenergy production from diverse Feedstocks: Bioenergy can be generated from a variety of renewable sources, including agricultural residues, municipal solid waste, and wastewater treatment byproducts, promoting resource diversification and reducing reliance on fossil fuels.
- Environmental benefits of Bioenergy: Bioenergy utilisation offers a multitude of environmental benefits, including reducing greenhouse gas emissions, mitigating air pollution, and conserving fossil fuels. Additionally, bioenergy production can contribute to soil health improvement and sustainable land management practices.
- Integration of Bioenergy into Waste Management Systems: Bioenergy technologies can be seamlessly integrated into small to medium waste management systems cost effectively, providing an effective means of utilising waste as a valuable energy source. This integration promotes resource recovery, reduces reliance on landfills, and contributes to a circular economy approach.
- Bioenergy's Role in Carbon Sequestration: Bioenergy production can play a significant role in carbon sequestration, capturing and storing carbon dioxide from the atmosphere. This helps to mitigate climate change and promotes a more sustainable carbon cycle.
- Sustainability Considerations in Bioenergy Production: Sustainable practices must be adopted throughout the bioenergy production lifecycle, ensuring that the process does not harm ecosystems or biodiversity. This includes responsible sourcing of feedstocks, efficient energy conversion technologies, and proper waste management practices.

Soft Plastic- how are we tracking

The session focused on the ongoing efforts to manage soft plastic waste, highlighting the progress made and the challenges that remain. The discussion encompassed current initiatives, recycling technologies, and public awareness campaigns aimed at tackling this pressing environmental issue.

Key takeaways from the discussion include:

- National Framework for Circular Economy: Establishing a national framework for a circular economy at the federal level is crucial for coordinating efforts and ensuring consistency across jurisdictions.
- Sustainable Consumption and Production: Promoting sustainable consumption and production practices, particularly in packaging design and manufacturing, can significantly reduce the generation of soft plastic waste.
- Recycling Technologies and Infrastructure: Investing in advanced recycling technologies and expanding recycling infrastructure is essential to effectively process and repurpose soft plastic waste.
- Public Awareness and Education: Raising public awareness and educating consumers about proper soft plastic waste management practices is crucial to foster responsible disposal and recycling habits.
- Incentives for Investment and Recycling: Implementing financial incentives and regulatory mandates can encourage investment in recycling technologies and promote the use of recycled materials.
- Product Stewardship: Embracing product stewardship principles, where producers take responsibility for the end-of-life management of their products, can drive innovation in soft plastic waste reduction and recycling.
- Evidence-Based Policymaking: Data collection, research, and analysis are essential to inform evidence-based policymaking and ensure that interventions are targeted and effective.
- Collaboration and Partnerships: Fostering collaboration among government agencies, industry stakeholders, and non-profit organizations is crucial to address the multifaceted challenges of soft plastic waste management.

Tackling soft plastic waste requires a comprehensive approach that encompasses sustainable consumption, advanced recycling technologies, effective public education,

policy initiatives, and collaboration among various stakeholders. By addressing these challenges, we can move towards a more sustainable and circular economy.

Waste-to-Energy Development for Melbourne:

A highlight of the conference was the unveiling of Cleanaway's groundbreaking waste-to-energy (WTE) development for Melbourne. This innovative project promises to revolutionise the city's waste management landscape, transforming waste into a valuable source of energy while promoting sustainability and environmental stewardship.

Key takeaways from the presentation include:

- Comprehensive Project Scope: The WTE development encompasses a state-of-the-art facility that will divert a significant portion of Melbourne's waste from landfills, reducing reliance on traditional disposal methods.
- Advanced Technology Integration: The facility will utilise cutting-edge WTE technology to convert non-recyclable waste into electricity, providing a sustainable and renewable energy source for the city.
- Environmental Impact Mitigation: The WTE development is designed to minimise its environmental footprint, employing stringent emission control measures and incorporating sustainable construction practices.
- Positive Economic Contributions: The WTE project is expected to generate significant economic benefits, creating employment opportunities, attracting investment, and reducing waste management costs.
- Promoting a Circular Economy: The WTE development aligns with Melbourne's commitment to a circular economy, diverting waste from landfills, recovering valuable resources, and promoting sustainable waste management practices.
- Demonstrating Industry Leadership: Cleanaway's WTE project sets a benchmark for innovation and sustainability in the waste management sector, showcasing the industry's potential to contribute to a cleaner, more sustainable future in Victoria.
- The WTE development represents a significant step forward in Melbourne's journey towards a more sustainable and environmentally conscious future. By harnessing the power of waste to generate energy, the city is embracing innovation and demonstrating its commitment to a circular economy.

Kerbside Collection and the 4- Bin System

The conference concluded with a session focusing on the implementation of the new 4-bin system in Merri-Bek City Council. Speakers explored into the thorough planning, strategic implementation, and effective community engagement strategies that paved the way for a successful transition to this innovative waste management system.
Key takeaways from the discussion include:

- Thorough Planning and Assessment: The council conducted a comprehensive assessment of its waste management needs, identifying the potential benefits and challenges of adopting the 4-bin system.
- Tailored Implementation Strategies: The council developed customised implementation strategies for different areas and demographics within the municipality, ensuring that the transition was seamless and accessible for all residents.
- Effective Community Engagement: A robust community engagement plan played a pivotal role in the success of the transition. The council utilised various channels, including workshops, and targeted communication campaigns, to educate and inform residents about the new system.
- Addressing Resident Concerns: The council proactively addressed concerns raised by residents, providing clear explanations, addressing logistical challenges, and offering support to ensure a smooth transition for all.
- Continuous Monitoring and Evaluation: The council implemented ongoing monitoring and evaluation mechanisms to assess the effectiveness of the 4-bin system, identify areas for improvement, and make necessary adjustments.
- Sharing Best Practices: The council's experience in implementing the 4-bin system serves as a valuable example for other municipalities considering a similar transition. By sharing best practices and lessons learned, the council can contribute to the wider adoption of this sustainable waste management approach.

Merri-Bek City Council's success in implementing the 4-bin system highlights the importance of comprehensive planning, strategic implementation, and effective community engagement. By following these principles, other municipalities can effectively transition to this innovative waste management system and contribute to a more.

Conclusion

The Waste Expo Melbourne 2023 conference provided a valuable platform for professional development and networking opportunities. Participants gained insights into the latest trends and innovations in the waste management industry, expanded their professional knowledge, and connected with peers from across Australia.

The conference concluded with a resounding endorsement of the circular economy principles and its action plan, emphasising the crucial role of implementing initiatives that support this transformative approach to waste management. The City's strategic direction aligns clearly with the conference's objectives, positioning it as a forerunner in the pursuit of a more sustainable future.

Waste Expo Melbourne 2023 served as a catalyst for professional growth, knowledge sharing, and the exploration of innovative solutions to address pressing waste management challenges. The conference reinforced the importance of collaboration, technological advancements, and effective policy frameworks in achieving a more sustainable and circular waste management system.

18. Divisional Reports - Corporate Services

18.1. CPS01.02.24 - Monthly Financial Report - November 2023

Meeting & Date	Council Meeting – 27 February 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Ankit Sharma – Senior Financial Accountant
Director	Michael Cole – Director Corporate Services
Attachments	1. Statement of Financial Activity – 30 November 2023 2. Statement of Net Current Assets – 30 November 2023 3. Statement of Comprehensive Income – 30 November 2023 4. Statement of Financial Position – 30 November 2023 5. Reserve Movements – 30 November 2023 6. Borrowings – 30 November 2023 7. Capital Works Program – 30 November 2023

Purpose

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. Material variances are highlighted to Council in the attached Monthly Financial Report.

Recommendation

That Council receive the Monthly Financial Report for 30 November 2023.

Voting Requirement

Simple Majority.

Background

Nil.

Discussion

The monthly financial management report meets the requirements of regulation 34(1), 34(3), and 34(5) of the *Local Government (Financial Management) Regulations 1996*.

The attached report shows the month end position as at the end of November 2023. Please note that the opening position is a preliminary result for the year ended 30 June 2023 as the Financial Statements for 2022/23 are still being finalised and as a result will be subject to change. The municipal closing surplus as of 30 November 2023 is $23,954,368 which is a $5,342,838 favourable variance, compared to a budgeted surplus for the same period of $18,611,530.

The operating revenue at the end of November 2023 was $34,003,212 which represents a $1,743,889 favourable variance compared to the year-to-date budget of $32,259,323, primarily in Rates and Fees and Charges.

The operating expense at the end of November 2023 was $15,163,537 which represents a $1,022,352 favourable variance compared to the year-to-date budget of $16,185,889, primarily in Employee costs, Insurance expenses, Materials and Contracts and Overhead costing.

The attached Statement of Financial Activity compares Actuals with Amended Budget by Nature or Type as per regulation 34 (3) of the *Local Government Financial Management Regulations 1996*. Material variances, as defined by a previous decision of Council, from the budget of revenue and expenditure are detailed below.

Operating Activities

Operating grants, subsidies, and contributions
Unfavourable variance of $270,604 primary due to Budget timing.

Fees and charges
Favourable variance of $668,750 primarily due to Budget timing.

Service charges
Favourable variance of $62,665 primarily due to Budget timing.

Interest earnings
Favourable variance of $171,303 primarily due to Budget timing.

Other revenue
Unfavourable variance of $97,750 primarily due to Budget timing.

Profit on disposal of assets
No variance

Employee costs
No variance analysis required as variance to budget is less than 10%.

Materials and contracts
No variance analysis required as variance to budget is less than 10%

Utility charges
No variance analysis required as variance to budget is less than 10%.

Depreciation and amortisation
No variance analysis required as variance to budget is less than 10%.

Insurance expenses
Favourable variance of $237,314 due to Budget timing.

Interest expenses
Favourable variance of $17,391 due to Budget timing.

Other expenditure
Favourable variance of $84,857 due to Budget timing

Loss on disposal of assets
No variance analysis required as variance to budget is less than $20,000 and 10%.

Investing Activities

Non-operating grants, subsidies, and contributions
No variance analysis required as variance to budget is less than $50,000.

Proceeds from disposal of assets
No variance analysis required as variance to budget is less than $50,000.

Purchase of property, plant, and equipment
Favourable variance of $119,730 primary due to budget phasing of capital projects. To be reviewed at mid-year review.

Purchase and construction of infrastructure
Favourable variance of $1,030,717 primary due to budget phasing of capital projects. To be reviewed at mid-year review.

Purchase of right of use assets
The variance is $81,017 due to budget timing issue.

Payments for intangible assets
No variance analysis required as variance to budget is less than $50,000.

Financing Activities

Repayment of borrowings
No variance analysis required as variance to budget is less than $20,000 and 10%.

Recoup from self-supporting loans
No variance analysis required as variance to budget is less than $20,000 and 10%.

Payment for principal portion of lease liability
No variance analysis required as variance to budget is less than $20,000.

Transfer to reserves
Unfavourable variance of $1,129,648 due to timing of transfers being processed.

Transfer from reserves
No variance analysis required as variance to budget is less than $20,000 and 10%.

Rates
No variance analysis required as variance to budget is less than 10%.

Outstanding rates debtors are $8,244,643 as of 30 November compared to $6,580,000 as of 30 November 2022. Breakdown as follows:

Receivable	**30-Nov-23 ($)**	**30-Nov-22 ($)**	**Variance ($)**
Rates & UGP	$8,636,426.58	$7,773,509.04	$862,917.54
Rubbish & Pool	$340,488.24	$187,817.17	$152,671.07
Pensioner Rebates	-$1,224,729.68	-$1,181,580.02	-$43,149.66
ESL	$472,215.13	$337,836.84	$134,378.29
Total	**$8,224,400.27**	**$7,117,583.03**	**$1,106,817.24**

Employee Data

Description	**Number**
Budgeted FTE (1July 2023)	165
Budgeted FTE (30 June 2024)	162
Headcount (Active Employees including FT, PT, & Casual)	182
Occupied FTE (FT & PT)	144
Occupied FTE (Casual)	10
No. of contract employees (Temporary/Agency)	7

The figures reported are as at the end of the calendar month of November 2023.

Consultation

N/A

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision **Sustainable and responsible for a bright future**

Pillar **Performance**
Outcome 11. Effective leadership and governance

The 2023/24 approved budget is in line with the City's strategic direction and was prepared in line with the City's level of tolerance of risk and it is managed through budgetary review and control. The budget was based on a zero-based budgeting concept which requires all income and expenses to be thoroughly reviewed against data and information available to perform the City's services at a sustainable level. Our operations and capital spend, and income is undertaken in line with and measured against the budget. This ensures that there is an equitable distribution of benefits in the community.

Budget/Financial Implications

At the Special Council Meeting on 11 August 2022, item CPS36.08.22, Council adopted the following thresholds for the reporting of material financial variances in the monthly statement of financial activity reports:

a. Operating items – Greater than 10% and a value greater than $20,000
b. Capital items – Greater than 10% and a value greater than $50,000

pursuant to regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*, and *Australian Accountings Standard AASB 1031 Materiality*.

Legislative and Policy Implications

Local Government Act 1995, Local Government (Financial Management) Regulations 1996

Decision Implications

Nil.

Conclusion

The municipal surplus as of 30 November 2023 is $23,954,368 which is favourable, compared to a budgeted surplus for the same period of $18,611,530.

The operating revenue at the end of November 2023 was $34,003,212 which represents a $1,743,889 or 5% favourable variance compared to the year-to-date budget of $32,259,323 primarily in Rates, Fees and Charge.

The operating expense at the end of November 2023 was $15,163,537, which represents a $1,022,352 or 6% favourable variance compared to the year-to-date budget of $16,185,889, primarily in Employee costs, Insurance expenses, Materials and Contracts and Overhead costing.

Further Information

Nil.

City of Nedlands
Statement of Financial Activity

By Nature or Type
For the Period 01-Nov-2023 to 30-Nov-2023

	Adopted Budget	Amended Budget	Amended Budget YTD	Actuals YTD	Variance ($) YTD	Variance (%) YTD
Operating Activities						
Net current assets - Opening surplus/(deficit)	2,518,831	3,300,420	3,300,420	3,300,420	0	0.00%
Revenue						
Operating grants, subsidies, and contributions	728,830	1,868,864	812,330	541,726	(270,604)	-33.31%
Fees and charges	8,245,665	7,717,410	5,401,623	6,070,373	668,750	12.38%
Service charges	0	31,373	13,070	75,735	62,665	479.45%
Interest earnings	910,824	789,842	349,271	520,574	171,303	49.05%
Other revenue	309,706	282,601	142,164	44,414	(97,750)	-68.76%
Profit on disposal of assets	73,761	0	0	0	0	No Budget
	10,268,786	10,690,090	6,718,458	7,252,823	534,365	7.95%
Expenses						
Employee costs	(18,350,366)	(16,393,322)	(7,437,750)	(6,755,068)	682,682	-9.18%
Materials and contracts	(13,868,542)	(13,255,948)	(5,028,116)	(4,916,752)	111,364	-2.21%
Utility charges	(939,500)	(777,586)	(301,642)	(330,112)	(28,470)	9.44%
Depreciation and amortisation	(6,537,872)	(6,458,604)	(2,691,085)	(2,644,530)	46,555	-1.73%
Insurance expenses	(536,512)	(404,821)	(427,657)	(190,343)	237,314	-55.49%
Interest expenses	(64,060)	(77,770)	(49,689)	(32,298)	17,391	-35.00%
Other expenditure	(533,138)	(856,660)	(391,188)	(306,331)	84,857	-21.69%
Loss on disposal of assets	0	(44,871)	0	0	0	No Budget
	(40,829,991)	(38,269,581)	(16,327,127)	(15,175,434)	1,151,693	-7.05%
Non-cash amounts excluded from operating activities	6,112,811	6,503,475	2,656,464	2,566,852	(89,612)	-3.37%
Amount attributable to operating activities	(21,929,563)	(17,775,596)	(3,651,785)	(2,055,339)	1,596,446	-43.72%
Investing Activites						
Non-operating grants, subsidies, and contributions	1,592,667	3,893,959	83,155	89,370	6,215	7.47%
Proceeds from disposal of assets	351,300	199,927	34,621	15,455	(19,166)	-55.36%
Purchase of property, plant, and equipment	(2,007,221)	(2,007,217)	(334,537)	(214,807)	119,730	-35.79%
Purchase and construction of infrastructure	(6,174,496)	(6,174,496)	(1,029,083)	1,635	1,030,717	-100.16%
Purchase of right of use assets	(615,000)	(636,483)	(102,500)	(21,483)	81,017	-79.04%
Purchase of intangible assets	(1,512,632)	(1,498,632)	(249,772)	(242,603)	7,169	-2.87%
Amount attributable to investing activities	(8,365,382)	(6,222,942)	(1,598,116)	(372,433)	1,225,683	-76.70%
Financing Activites						
Repayment of borrowings	0	(1,109,194)	(518,559)	(358,193)	160,366	-30.93%
Proceeds from borrowings	0	0	0	0	0	No Budget
Principal portion of new lease liability	0	21,483	0	0	0	No Budget
Recoup from self supporting loans	0	18,506	4,626	0	(4,626)	-100.00%
Payments for principal portion of lease liability	0	(65,506)	(35,853)	(10,057)	25,796	-71.95%
Transfers to reserves	0	(1,555,338)	(1,129,648)	0	1,129,648	-100.00%
Transfers from reserves	0	4,185,300	0	0	0	No Budget
Amount attributable to financing activities	0	1,495,251	(1,679,434)	(368,250)	1,311,184	-78.07%
Surplus/(deficit) before imposition of general rates	(30,294,945)	(22,503,287)	(6,929,335)	(2,796,021)	4,133,313	-59.65%
Total amount raised by general rates	26,891,228	25,819,393	25,540,865	26,750,390	1,209,525	4.74%
Surplus/(deficit) after imposition of general rates	**(3,403,717)**	**3,316,106**	**18,611,530**	**23,954,368**	**5,342,838**	**28.71%**

Non-cash amounts excluded from operating activities				
Non Current Asset Non Cash Movement				
10-9000-9000-1500-0	Deferred Debtor Control - Rates	345,562	345,562	0
10-9000-9000-1501-0	Deferred Debtor Control - ESL	51,911	51,911	0
10-9000-9000-1520-6	Self Supporting Loans - Non Cu	22,671	22,671	0
10-9000-9000-1530-0	Deferred Service Charges West	299,019	362,312	(63,293)
10-9000-9000-1531-0	Deferred Service Charges Alder	33,524	39,606	(6,082)
10-9000-9000-1532-0	Deferred Service Charges Alfrec	52,920	61,222	(8,303)
10-9000-9000-1606-0	Right of Use Asset - Accumulate	(231,342)	(231,342)	0
10-9000-9000-1621-0	Buildings - Accumulated Deprec	(32,226,924)	(32,740,164)	513,240
10-9000-9000-1631-0	Furniture & Equipment - Accumu	(361,609)	(361,609)	0
10-9000-9000-1641-0	ICT Equipment - Accumulated D	(1,176,317)	(1,176,317)	0
10-9000-9000-1651-0	Plant & Equipment - Accumulate	(1,620,820)	(1,620,820)	0
10-9000-9000-1661-0	Fleet - Accumulated Depreciatio	(1,284,683)	(1,567,278)	282,595
10-9000-9000-1701-0	Roads - Accumulated Depreciati	(40,634,865)	(41,401,115)	766,250
10-9000-9000-1711-0	Footpath - Accumulated Deprec	(15,006,961)	(15,248,016)	241,055
10-9000-9000-1721-0	Drainage - Accumulated Deprec	(16,400,888)	(16,707,223)	306,335
10-9000-9000-1731-0	Park Development - Accumulate	(6,457,142)	(6,925,307)	468,165
10-9000-9000-1741-0	Other Infrastructure - Accumulat	(1,461,428)	(1,528,318)	66,890
10-9000-9000-1800-0	WALGA - Local Government Ho	162,979	162,979	0
Sub-Total		(115,894,396)	(118,461,248)	2,566,852
Non Current Liability Non Cash Movement				
10-9000-9000-2411-0	Long Service Leave Non-Currer	(359,357)	(359,357)	0
10-9000-9000-2412-0	Refund Liability - Non Current	(78,905)	(78,905)	0
Sub-Total		(438,262)	(438,262)	0
Profit, Gain, or Loss Non Cash Movement				
		0	0	0
Sub-Total		0	0	0
Total		**(116,332,659)**	**(118,899,511)**	**2,566,852**

City of Nedlands
Net Current Assets

	Balance As At 1-Jul-23	Balance As At 30-Nov-23
Current Assets		
Cash and cash equivalents	15,333,448	28,790,864
Other Financial Assets	17,597	13,271
Trade and other receivables	2,826,389	12,202,704
Inventories	56,650	80,754
Total Current Asstes	18,234,085	41,087,593
Current Liabilities		
Trade and other payables	(4,987,601)	(7,396,699)
Lease Liabilities	(53,100)	(43,043)
Borrowings	(647,117)	(288,925)
Grant and contract liabilities	(87,889)	(270,159)
Provisions	(3,076,974)	(2,407,592)
Other liabilities	41,470	59,399
Clearing accounts	8,655	(253,467)
Total Current Liabilities	(8,802,556)	(10,600,487)
Adjustments to NCA		
Less: Reserves	(7,885,891)	(7,885,891)
Less: Restricted Cash	0	0
Less: Self Supporting Loans	(17,597)	(13,271)
Add: Borrowings	647,117	288,925
Add: Leases	53,100	43,043
Total Adjustments	(7,203,271)	(7,567,194)
Net Current Asstes	**2,228,257**	**22,919,912**

City of Nedlands
Statement of Comprehensive Income

By Nature or Type
For the Period 2023-07-01 to 30-Nov-2023

	Adopted Budget	Amended Budget	Amended Budget YTD	Actuals YTD
Revenue				
Rates	26,891,228	25,819,393	25,540,865	26,750,390
Operating grants, subsidies and contributions	728,830	1,868,870	812,330	541,726
Fees and charges	8,245,665	7,717,417	5,401,623	6,070,373
Service charges	0	31,369	13,070	75,735
Interest earnings	910,824	789,845	349,271	520,574
Other revenue	309,706	282,611	142,164	44,414
	37,086,253	36,509,505	32,259,323	34,003,212
Expenses				
Employee costs	(19,514,865)	(17,550,362)	(7,437,750)	(6,755,068)
Materials and contracts	(13,928,824)	(13,477,414)	(5,028,116)	(4,916,752)
Utility charges	(939,500)	(777,531)	(301,642)	(330,112)
Depreciation and amortisation	(6,537,872)	(6,458,603)	(2,691,085)	(2,644,530)
Insurance expenses	(541,124)	(409,127)	(427,657)	(190,343)
Other expenditure	(533,138)	(856,660)	(391,188)	(306,331)
Interest expenses	(64,060)	(77,770)	(49,689)	(32,298)
Overhead costing	1,384,700	1,213,905	141,303	11,897
Activity Based Costings	0	0	(65)	0
	(40,674,684)	(38,393,562)	(16,185,889)	(15,163,537)
Net Operating	(3,588,431)	(1,884,057)	16,073,434	18,839,676
Non-operating grants, subsidies and contributions	1,592,667	3,783,459	83,155	89,370
Profit on Disposal of Assets	73,761	0	0	0
Loss on Disposal of Assets	0	(44,871)	0	0
	1,666,428	3,738,588	83,155	89,370
Net Result for the Period	**(1,922,003)**	**1,854,531**	**16,156,589**	**18,929,046**
Other Comprehensive Income				
	0	0	0	0
Total Other Comprehensive Income	0	0	0	0
Total Comprehensive Income for the Period	**(1,922,003)**	**1,854,531**	**16,156,589**	**18,929,046**

City of Nedlands
Statement of Financial Position

	Balance As At 1-Jul-23	Balance As At 30-Nov-23
Assets		
Current Assets		
Cash and cash equivalents	(15,333,448)	(28,790,864)
Other Financial Assets	(17,597)	(13,271)
Trade and other receivables	(2,826,389)	(12,202,704)
Inventories	(56,650)	(80,754)
Total Current Asstes	(18,234,085)	(41,087,593)
Non Current Assets		
Trade and other receivables	(1,116,823)	(1,194,501)
Other Financial Assets	(185,650)	(185,650)
Property, plant and equipment	(105,850,074)	(105,269,045)
Infrastructure	(248,177,279)	(246,326,949)
Right of Use Assets	(53,138)	(53,138)
Intangible assets	0	(242,603)
Total Non Current Assets	(355,382,963)	(353,271,885)
Total Assets	**(373,617,048)**	**(394,359,478)**
Liabilities		
Current Liabilities		
Trade and other payables	4,987,601	7,396,699
Lease Liabilities	53,100	43,043
Borrowings	647,117	288,925
Grant and contract liabilities	87,889	270,159
Provisions	3,076,974	2,407,592
Other liabilities	(41,470)	(59,399)
Clearing accounts	(8,655)	253,467
Total Current Liabilities	8,802,556	10,600,487
Non Current Liabilities		
Trade and other payables	78,905	78,905
Borrowings	925,356	925,356
Lease Liabilities	107,644	107,644
Provisions	359,357	359,357
Total Non Current Liabilities	1,471,262	1,471,262
Total Liabilities	**10,273,818**	**12,071,749**
Equity		
Retained surplus	239,120,756	258,049,802
Reserves - cash backed	7,885,891	7,885,891
Revaluation surplus	116,336,582	116,336,582
Total Equity	**363,343,229**	**382,272,275**
Variance	*0*	*(15,455)*

City of Nedlands
Reserve Movements

For the Period 1-Nov-2023 to 30-Nov-2023

	Adopted Budget				Amended Budget				Actuals YTD			
Reserve	Opening Balance	Transfer To	Transfer From	Closing Balance	Opening Balance	Transfer To	Transfer From	Closing Balance	Opening Balance	Transfer To	Transfer From	Closing Balance
Plant Replacement Reserve	284,544	0	0	284,544	284,544	1,498	(255,241)	30,801	370,728	0	0	370,728
City Development Reserve	1,439,166	0	0	1,439,166	1,439,166	3,241	(1,064,407)	378,000	991,682	0	0	991,682
North Street Reserve	136,868	0	0	136,868	136,868	5,882	0	142,750	140,827	0	0	140,827
Welfare Reserve	827,286	0	0	827,286	827,286	35,576	(117,000)	745,862	674,655	0	0	674,655
Service Reserve	12,794	0	0	12,794	12,794	546	0	13,340	16,888	0	0	16,888
Insurance Reserve	65,452	0	0	65,452	65,452	2,810	0	68,262	65,464	0	0	65,464
Underground Power Projects	2,191,096	0	0	2,191,096	2,191,096	1,004,996	(598,777)	2,597,315	2,585,872	0	0	2,585,872
Waste Management Reserve	1,291,004	0	0	1,291,004	1,291,004	222,639	(220,000)	1,293,643	1,167,774	0	0	1,167,774
Building Replacement Reserve	563,328	0	0	563,328	563,328	24,226	(559,397)	28,157	582,521	0	0	582,521
Swanbourne Development Reserve	135,429	0	0	135,429	135,429	5,825	(140,000)	1,254	130,833	0	0	130,833
Public Art Reserve	73,227	0	0	73,227	73,227	3,146	(40,000)	36,373	45,709	0	0	45,709
Business System Reserve	243,276	0	0	243,276	243,276	2,367	(418,279)	(172,636)	97,551	0	0	97,551
All Abilities Play Space	413,452	0	0	413,452	413,452	17,774	0	431,226	427,356	0	0	427,356
Major Projects	589,682	0	0	589,682	589,682	25,352	(615,000)	34	338,642	0	0	338,642
Lawler Park Infrustracture Reserve	4	0	0	4	4	0	0	4	0	0	0	0
Public Open Space Reserve	0	0	0	0	0	110,500	0	110,500	110,500	0	0	110,500
PRCC Reserve	143,746	0	0	143,746	143,746	88,957	(157,199)	75,504	138,890	0	0	138,890
Reserve Total	**8,410,354**	**0**	**0**	**8,410,354**	**8,410,354**	**1,555,335**	**(4,185,300)**	**5,780,389**	**7,885,891**	**0**	**0**	**7,885,891**

City of Nedlands

For the Period 1-Nov-2023 to 30-Nov-2023

				Adopted Budget				Amended Budget				Actuals YTD			
Loan Description	Loan Number	Institution	Interest Rate	Opening Balance	Repayment	Closing Balance	Interest	Opening Balance	Repayment	Closing Balance	Interest	Opening Balance	Repayment	Closing Balance	Interest
Road Infrastructure	179	WATC	6.04%	285,748	0	285,748	(14,159)	285,748	(138,593)	147,155	(14,159)	147,156	(69,156)	77,999	
Building Infrastructure	183	WATC	2.80%	537,226	0	537,226	(13,130)	537,226	(178,521)	358,705	(13,130)	363,088	(88,895)	274,193	
Building Infrastructure	184	WATC	3.12%	519,065	0	519,065	(14,537)	519,065	(110,879)	408,186	(14,537)	376,476	(90,175)	286,301	
Building Infrastructure	185	WATC	3.12%	245,662	0	245,662	(6,880)	245,662	(67,484)	178,178	(6,880)	178,178	(17,335)	160,842	
Dalkeith Bowling Club	186	WATC	3.07%	50,272	0	50,272	(1,372)	50,272	(14,940)	35,332	(1,372)	35,332	(3,807)	31,525	
Underground Power - City of Nedlands	187	WATC	2.64%	512,598	0	512,598	(6,781)	512,598	(512,598)	0	(6,781)	0	0	0	
Underground Power - West Hollywood	188	WATC	3.07%	446,816	0	446,816	(13,717)	446,816	(68,955)	377,861	(13,717)	377,860	(71,072)	306,788	
Underground Power - Alfred & Mt Claremont	189	WATC	3.07%	65,261	0	65,261	(2,003)	65,261	(10,071)	55,190	(2,003)	55,189	(10,381)	44,808	
Underground Power - Alderbury	190	WATC	3.07%	46,346	0	46,346	(1,423)	46,346	(7,153)	39,193	(1,423)	39,195	(7,372)	31,822	
				2,708,994	**0**	**2,708,994**	**(74,002)**	**2,708,994**	**(1,109,194)**	**1,599,800**	**(74,002)**	**1,572,473**	**(358,193)**	**1,214,280**	**0**

City of Nedlands
Capital Works Program

For the Period 1-Nov-2023 to 30-Nov-2023

Project Description		Adopted Budget	Amended Budget	Actuals YTD
Education Buildings				
PRCC Cabinetry and storage		50,351	50,351	0
	Total	50,351	50,351	0
Recreation				
Allen Park Cottage Stage 2 Building upgr		281,968	281,968	0
Swanbourne Surf Life Saving Ext SNSLSC b		0	0	31,963
	Total	281,968	281,968	31,963
Other Buildings				
City wide air-conditioning program		40,595	40,595	0
City wide flooring program		53,183	53,183	18,973
City wide painting program		58,218	58,218	0
	Total	151,996	151,996	18,973
Park Development Renewal				
Public Arts Work		0	0	255
Allen park - Upgrade floodl 2 game stand		125,877	125,877	100,000
Greenway - Foreshore Reserve 28307		78,673	78,673	5,100
Groundwater Bore Renewal		118,064	118,064	0
Urban Forest Strategy		188,815	188,815	0
College Park- Renew Central Capable Cab		9,575	9,575	0
	Total	521,004	521,004	105,355
Drainage Renewel				
Drainage Renewal		62,938	62,938	0
Flood Mitigation Design		251,754	251,754	0
City wide drainage pipe program		71,062	71,062	0
City wide drainage soakwell program		62,938	62,938	0
	Total	448,692	448,692	0
Road Improvements				
Investigation and Design		358,749	358,749	9,600
	Total	358,749	358,749	9,600
Road Rehabilitation				
Smyth Road Rehabilitation		0	0	20,932
Rochdale Road Rehabilitation		1,659,439	1,659,439	198,941
	Total	1,659,439	1,659,439	219,873
Footpath Construction				
Whadjuck Trail Footpath		176,228	176,228	0
	Total	176,228	176,228	0
Parks Plant				
1DWC369:Hino Mowing Unit 1		75,000	75,000	0
1DWC370: Hino Mowing Unit 2		75,000	75,000	0
	Total	150,000	150,000	0

Other Plant & Equipment			
1GJZ462:Subaru Forester Wagon-L	39,000	39,000	0
Total	39,000	39,000	0
IT capital			
OneCouncil Solution	1,373,632	1,373,632	242,603
Azure Migration	25,000	25,000	0
Councilor Chambers Upgrade	200,000	200,000	161,635
The Client Alternative	15,000	15,000	0
WiFi Upgrade	5,000	5,000	0
LMS Software	20,000	20,000	0
Total	1,638,632	1,638,632	404,238
Not Applicable			
Tresillian Art Cntr-F&F Renewal, Power Improvemer	125,877	125,877	0
Councilor Chambers Upgrade	125,877	125,877	2,235
PRCC - Roof renewal	83,796	83,796	0
ICT Equipment (1)	75,000	75,000	0
ICT Equipment (2)	50,000	50,000	0
ICT Equipment (3)	6,000	6,000	0
ICT Equipment (4)	6,000	6,000	0
Furniture & Equipment (1)	110,000	110,000	0
Alfred Road / West Coast Highway	18,882	18,882	0
Smyth Road / Stirling Highway - Black Spot-Signal m	18,883	18,883	0
Broadway Road renewal of northbound carriageway	837,169	837,169	(49,753)
Lemnos Street Road renewal from Brockway Road t	1,257,358	1,257,358	(149,484)
Carrington Street Road renewal from Weld Street to	362,978	362,978	(17,226)
Vincent Street Safety Upgrade	377,630	377,630	(120,000)
Intangibles (1)	60,000	60,000	0
Minor Parks Furniture Renewal Program	62,938	62,938	0
Bird Waterers for Black-cockatoos	24,546	24,546	0
Waste Recycling Stations	50,000	50,000	0
Right of Use asset	615,000	615,000	0
Placeholder Capital - Fleet	541,356	541,356	0
Placeholder Capital - Plant & Equipment	10,000	10,000	0
Total	4,819,290	4,819,290	(334,228)
Capital Work Program Total	10,295,349	10,295,349	455,775

18.2. CPS02.02.24 - Monthly Financial Report - December 2023

Meeting and Date	Council Meeting - 27 February 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 of the Local Government Act 1995	Nil
Report Author	Ankit Sharma – Senior Account Financial Services
Director	Michael Cole – Director Corporate Services
Attachments	1. Statement of Financial Activity – 31 Dec 2023 2. Statement of Net Current Assets – 31 Dec 2023 3. Statement of Comprehensive Income – 31 Dec 2023 4. Statement of Financial Position – 31 Dec 2023 5. Reserve Movements – 31 Dec 2023 6. Borrowings – 31 Dec 2023 7. Capital Works Program – 31 Dec 2023

Purpose

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. Material variances are highlighted to Council in the attached Monthly Financial Report.

Recommendation

That Council receive the Monthly Financial Report for 31 December 2023.

Voting Requirement

Simple Majority.

Background

Nil.

Discussion

The monthly financial management report meets the requirements of regulation 34(1), 34(3), and 34(5) of the *Local Government (Financial Management) Regulations 1996*.

The attached report shows the month end position as at the end of December 2023.Please note that the opening position is a preliminary result for the year ended 30 June 2023 as the Financial Statements for 2022/23 are still being finalised and as a result will be subject to change. The municipal closing surplus as of 30 December 2023 is $20,274,453 which is a $6,057,408 favourable variance, compared to a budgeted surplus for the same period of $14,217,045.

The operating revenue at the end of December 2023 was $34,425,256 which represents a $1,579,464 favourable variance compared to the year-to-date budget of $32,845,792, primarily in Rates, Fees, and Charges.

The operating expense at the end of December 2023 was $18,544,354 which represents a $1,223,450 favourable variance compared to the year-to-date budget of $19,777,804, primarily in Employee costs, Insurance expenses, Materials and Contracts and Depreciation and Amortisation.

The attached Statement of Financial Activity compares Actuals with Amended Budget by Nature or Type as per regulation 34 (3) of the *Local Government Financial Management Regulations 1996*. Material variances, as defined by a previous decision of Council, from the budget of revenue and expenditure are detailed below.

Operating Activities

Operating grants, subsidies, and contributions
Unfavourable variance of $438,942 primary due to Budget timing

Fees and charges
Favourable variance of $761,814 primary due to Budget timing

Service charges
Favourable variance of $60,051 primary due to Budget timing

Interest earnings
Favourable variance of $167,349 primary due to Budget timing

Other revenue
Unfavourable variance of $76,011 primary due to Budget timing

Profit on disposal of assets
No variance analysis required as variance to budget is less than 10%

Employee costs
No variance analysis required as variance to budget is less than 10%.

Materials and contracts
Favourable variance of $791,747 primary due to Budget timing

Utility charges
No variance analysis required as variance to budget is less than 10%.

Depreciation and amortisation
Favourable variance of $584,772 primary due to Budget timing

Insurance expenses
Favourable variance of $234,670 primary due to Budget timing

Interest expenses
Favourable variance of $20,088 primary due to Budget timing

Overhead Costing
Favourable variance of $153,928 primary due to Budget timing

Other expenditure
No variance analysis required as variance to budget is less than 10%

Loss on disposal of assets
No variance analysis required as variance to budget is less than 10%

Investing Activities

Non-operating grants, subsidies, and contributions
No variance analysis required as variance to budget is less than 10%

Proceeds from disposal of assets
Unfavourable variance of $21,272 primary due to Budget timing

Purchase of property, plant, and equipment
Favourable variance of $440,750 primary due to budget phasing of capital projects. To be adjusted at mid-year review.

Purchase and construction of infrastructure
Favourable variance of $1,419,199 primary due to budget phasing of capital projects. To be adjusted at mid-year review.

Purchase of right of use assets
Favourable variance of $157,975 due to budget timing issue.

Payments for intangible asset
Favourable variance of $228,566 primary due to budget phasing of capital projects. To be adjusted at mid-year review.

Financing Activities

Repayment of borrowings
Favourable variance of $334,951 primary due to Budget timing

Recoup from self-supporting loans
No variance analysis required as variance to budget is less than $20,000 and 10%.

Payment for principal portion of lease liability
Favourable variance of $16,913 primary due to Budget timing

Transfer to reserves
Unfavourable variance of $1,163,806 due to timing of transfers being processed.

Transfer from reserves
No variance analysis required as variance to budget is less than $20,000 and 10%.

Rates
Outstanding rates debtors are $9,307,127.64 as of 31 December 2023 compared to $8,048,183.31 as of 31 December 2022. Breakdown as follows:

Receivable	31-Dec-23 ($)	31-Dec-22 ($)	Variance ($)
Rates & UGP	$7,534,957.14	$6,528,208.04	$1,006,749.10
Rubbish & Pool	$225,023.29	$130,533.04	$94,490.25
Pensioner Rebates	($1,223,754.76)	($1,188,964.34)	($34,790.42)
ESL	$323,392.45	$200,477.89	$122,914.56
Total	**$9,307,127.64**	**$8,048,183.31**	**$1,189,363.49**

Employee Data

Description	Number
Budgeted FTE (1 July 2023)	165
Budgeted FTE (30 June 2024)	162
Headcount (Active Employees including FT, PT & Casual)	163
Occupied FTE (FT & PT)	142
Occupied FTE (Casual)	5
No. of contract employees (Temporary/Agency)	6

The figures reported are as at the end of the calendar month of December 2023.

Consultation

N/A

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision **Sustainable and responsible for a bright future**

Pillar Performance
Outcome 11. Effective leadership and governance

The 2023/24 approved budget is in line with the City's strategic direction and was prepared in line with the City's level of tolerance of risk and it is managed through budgetary review and control. The budget was based on a zero-based budgeting concept which requires all income and expenses to be thoroughly reviewed against data and information available to perform the City's services at a sustainable level. Our operations and capital spend, and income is undertaken in line with and measured against the budget. This ensures that there is an equitable distribution of benefits in the community.

Budget/Financial Implications

At the Special Council Meeting on 11 August 2022, item CPS36.08.22, Council adopted the following thresholds for the reporting of material financial variances in the monthly statement of financial activity reports:

a. Operating items – Greater than 10% and a value greater than $20,000
b. Capital items – Greater than 10% and a value greater than $50,000

pursuant to regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*, and *Australian Accountings Standard AASB 1031 Materiality*.

Legislative and Policy Implications

Local Government Act 1995, Local Government (Financial Management) Regulations 1996

Decision Implications

Nil.

Conclusion

The municipal closing surplus as of 30 December 2023 is $20,274,453 which is a $6,057,408 favourable variance, compared to a budgeted surplus for the same period of $14,217,045.

The operating revenue at the end of December 2023 was $34,425,256 which represents a $1,579,464 favourable variance compared to the year-to-date budget of $32,845,792, primarily in Rates, Fees, and Charges.

The operating expense at the end of December 2023 was $18,544,354 which represents a $1,223,450 favourable variance compared to the year-to-date budget of $19,777,804, primarily in Employee costs, Insurance expenses, Materials and Contracts and Depreciation and Amortisation.

Further Information

Nil.

City of Nedlands
Statement of Financial Activity

By Nature or Type
For the Period 01-Dec-2023 to 31-Dec-2023

	Adopted Budget	Amended Budget	Amended Budget YTD	Actuals YTD	Variance ($) YTD	Variance (%) YTD
Operating Activities						
Net current assets - Opening surplus/(deficit)	2,518,831	3,300,420	3,300,420	3,300,420	0	0.00%
Revenue						
Operating grants, subsidies, and contributions	728,830	1,868,864	985,798	546,856	(438,942)	-44.53%
Fees and charges	8,245,665	7,717,410	5,672,578	6,434,392	761,814	13.43%
Service charges	0	31,373	15,684	75,735	60,051	382.88%
Interest earnings	910,824	789,842	397,826	565,175	167,349	42.07%
Other revenue	309,706	282,601	154,513	78,502	(76,011)	-49.19%
Profit on disposal of assets	73,761	0	0	0	0	No Budget
	10,268,786	10,690,090	7,226,399	7,700,660	474,261	6.56%
Expenses						
Employee costs	(18,350,366)	(16,393,322)	(8,905,220)	(9,192,834)	(287,614)	3.23%
Materials and contracts	(13,868,542)	(13,255,948)	(6,444,993)	(5,653,246)	791,747	-12.28%
Utility charges	(939,500)	(777,586)	(385,282)	(372,171)	13,111	-3.40%
Depreciation and amortisation	(6,537,872)	(6,458,604)	(3,229,302)	(2,644,530)	584,772	-18.11%
Insurance expenses	(536,512)	(404,821)	(425,013)	(190,343)	234,670	-55.21%
Interest expenses	(64,060)	(77,770)	(52,564)	(32,476)	20,088	-38.22%
Other expenditure	(533,138)	(856,660)	(501,177)	(470,652)	30,525	-6.09%
Loss on disposal of assets	0	(44,871)	0	0	0	No Budget
	(40,829,991)	(38,269,581)	(19,943,551)	(18,556,251)	1,387,300	-6.96%
Non-cash amounts excluded from operating activities	6,112,811	6,503,475	3,192,575	2,566,852	(625,723)	-19.60%
Amount attributable to operating activities	(21,929,563)	(17,775,596)	(6,224,157)	(4,988,319)	1,235,838	-19.86%
Investing Activites						
Non-operating grants, subsidies, and contributions	1,592,667	3,893,959	83,155	89,370	6,215	7.47%
Proceeds from disposal of assets	351,300	199,927	36,727	15,455	(21,272)	-57.92%
Purchase of property, plant, and equipment	(2,007,221)	(2,007,217)	(669,074)	(228,324)	440,750	-65.87%
Purchase and construction of infrastructure	(6,174,496)	(6,174,496)	(2,058,165)	(638,966)	1,419,199	-68.95%
Purchase of right of use assets	(615,000)	(636,483)	(205,000)	(47,025)	157,975	-77.06%
Purchase of intangible assets	(1,512,632)	(1,498,632)	(499,544)	(270,978)	228,566	-45.75%
Amount attributable to investing activities	(8,365,382)	(6,222,942)	(3,311,901)	(1,080,468)	2,231,433	-67.38%
Financing Activites						
Repayment of borrowings	0	(1,109,194)	(693,144)	(358,193)	334,951	-48.32%
Proceeds from borrowings	0	0	0	0	0	No Budget
Principal portion of new lease liability	0	21,483	21,483	0	(21,483)	-100.00%
Recoup from self supporting loans	0	18,506	9,253	0	(9,253)	-100.00%
Payments for principal portion of lease liability	0	(65,506)	(40,076)	(23,163)	16,913	-42.20%
Transfers to reserves	0	(1,555,338)	(1,163,806)	0	1,163,806	-100.00%
Transfers from reserves	0	4,185,300	0	0	0	No Budget
Amount attributable to financing activities	0	1,495,251	(1,866,290)	(381,356)	1,484,934	-79.57%
Surplus/(deficit) before imposition of general rates	(30,294,945)	(22,503,287)	(11,402,348)	(6,450,143)	4,952,205	-43.43%
Total amount raised by general rates	26,891,228	25,819,393	25,619,393	26,724,597	1,105,204	4.31%
Surplus/(deficit) after imposition of general rates	**(3,403,717)**	**3,316,106**	**14,217,045**	**20,274,453**	**6,057,408**	**42.61%**

Non-cash amounts excluded from operating activities				
Non Current Asset Non Cash Movement				
10-9000-9000-1500-0	Deferred Debtor Control - Rates	345,562	345,562	0
10-9000-9000-1501-0	Deferred Debtor Control - ESL	51,911	51,911	0
10-9000-9000-1520-6	Self Supporting Loans - Non Cu	22,671	22,671	0
10-9000-9000-1530-0	Deferred Service Charges West	299,019	362,312	(63,293)
10-9000-9000-1531-0	Deferred Service Charges Alder	33,524	39,606	(6,082)
10-9000-9000-1532-0	Deferred Service Charges Alfrec	52,920	61,222	(8,303)
10-9000-9000-1606-0	Right of Use Asset - Accumulate	(231,342)	(231,342)	0
10-9000-9000-1621-0	Buildings - Accumulated Deprec	(32,226,924)	(32,740,164)	513,240
10-9000-9000-1631-0	Furniture & Equipment - Accumu	(361,609)	(361,609)	0
10-9000-9000-1641-0	ICT Equipment - Accumulated D	(1,176,317)	(1,176,317)	0
10-9000-9000-1651-0	Plant & Equipment - Accumulate	(1,620,820)	(1,620,820)	0
10-9000-9000-1661-0	Fleet - Accumulated Depreciatio	(1,284,683)	(1,567,278)	282,595
10-9000-9000-1701-0	Roads - Accumulated Depreciati	(40,634,865)	(41,401,115)	766,250
10-9000-9000-1711-0	Footpath - Accumulated Deprec	(15,006,961)	(15,248,016)	241,055
10-9000-9000-1721-0	Drainage - Accumulated Deprec	(16,400,888)	(16,707,223)	306,335
10-9000-9000-1731-0	Park Development - Accumulate	(6,457,142)	(6,925,307)	468,165
10-9000-9000-1741-0	Other Infrastructure - Accumulat	(1,461,428)	(1,528,318)	66,890
10-9000-9000-1800-0	WALGA - Local Government Ho	162,979	162,979	0
Sub-Total		(115,894,396)	(118,461,248)	2,566,852
Non Current Liability Non Cash Movement				
10-9000-9000-2411-0	Long Service Leave Non-Currer	(359,357)	(359,357)	0
10-9000-9000-2412-0	Refund Liability - Non Current	(78,905)	(78,905)	0
Sub-Total		(438,262)	(438,262)	0
Profit, Gain, or Loss Non Cash Movement				
		0	0	0
Sub-Total		0	0	0
Total		**(116,332,659)**	**(118,899,511)**	**2,566,852**

City of Nedlands
Net Current Assets

	Balance As At 1-Jul-23	Balance As At 31-Dec-23
Current Assets		
Cash and cash equivalents	15,333,448	24,325,165
Other Financial Assets	17,597	8,886
Trade and other receivables	2,826,389	10,409,003
Inventories	56,650	80,754
Total Current Asstes	18,234,085	34,823,808
Current Liabilities		
Trade and other payables	(4,987,601)	(5,224,360)
Lease Liabilities	(53,100)	(29,937)
Borrowings	(647,117)	(288,925)
Grant and contract liabilities	(87,889)	(270,159)
Provisions	(3,076,974)	(1,994,395)
Other liabilities	41,470	55,724
Clearing accounts	8,655	(251,460)
Total Current Liabilities	(8,802,556)	(8,003,511)
Adjustments to NCA		
Less: Reserves	(7,885,891)	(7,885,891)
Less: Restricted Cash	0	0
Less: Self Supporting Loans	(17,597)	(8,886)
Add: Borrowings	647,117	288,925
Add: Leases	53,100	29,937
Total Adjustments	(7,203,271)	(7,575,916)
Net Current Asstes	**2,228,257**	**19,244,381**

City of Nedlands
Statement of Comprehensive Income

By Nature or Type
For the Period 2023-07-01 to 31-Dec-2023

	Adopted Budget	Amended Budget	Amended Budget YTD	Actuals YTD
Revenue				
Rates	26,891,228	25,819,393	25,619,393	26,724,597
Operating grants, subsidies and contributions	728,830	1,868,870	985,798	546,856
Fees and charges	8,245,665	7,717,417	5,672,578	6,434,392
Service charges	0	31,369	15,684	75,735
Interest earnings	910,824	789,845	397,826	565,175
Other revenue	309,706	282,611	154,513	78,502
	37,086,253	36,509,505	32,845,792	34,425,256
Expenses				
Employee costs	(19,514,865)	(17,550,362)	(8,905,220)	(9,192,834)
Materials and contracts	(13,928,824)	(13,477,414)	(6,444,993)	(5,653,246)
Utility charges	(939,500)	(777,531)	(385,282)	(372,171)
Depreciation and amortisation	(6,537,872)	(6,458,603)	(3,229,302)	(2,644,530)
Insurance expenses	(541,124)	(409,127)	(425,013)	(190,343)
Other expenditure	(533,138)	(856,660)	(501,177)	(470,652)
Interest expenses	(64,060)	(77,770)	(52,564)	(32,476)
Overhead costing	1,384,700	1,213,905	165,825	11,897
Activity Based Costings	0	0	(78)	0
	(40,674,684)	(38,393,562)	(19,777,804)	(18,544,354)
Net Operating	(3,588,431)	(1,884,057)	13,067,988	15,880,902
Non-operating grants, subsidies and contributions	1,592,667	3,783,459	83,155	89,370
Profit on Disposal of Assets	73,761	0	0	0
Loss on Disposal of Assets	0	(44,871)	0	0
	1,666,428	3,738,588	83,155	89,370
Net Result for the Period	**(1,922,003)**	**1,854,531**	**13,151,143**	**15,970,272**
Other Comprehensive Income				
	0	0	0	0
Total Other Comprehensive Income	0	0	0	0
Total Comprehensive Income for the Period	**(1,922,003)**	**1,854,531**	**13,151,143**	**15,970,272**

City of Nedlands
Statement of Financial Position

	Balance As At 1-Jul-23	Balance As At 31-Dec-23
Assets		
Current Assets		
Cash and cash equivalents	(15,333,448)	(24,325,165)
Other Financial Assets	(17,597)	(8,886)
Trade and other receivables	(2,826,389)	(10,409,003)
Inventories	(56,650)	(80,754)
Total Current Asstes	(18,234,085)	(34,823,808)
Non Current Assets		
Trade and other receivables	(1,116,823)	(1,194,501)
Other Financial Assets	(185,650)	(185,650)
Property, plant and equipment	(105,850,074)	(105,282,563)
Infrastructure	(248,177,279)	(246,967,550)
Right of Use Assets	(53,138)	(78,680)
Intangible assets	0	(270,978)
Total Non Current Assets	(355,382,963)	(353,979,921)
Total Assets	**(373,617,048)**	**(388,803,729)**
Liabilities		
Current Liabilities		
Trade and other payables	4,987,601	5,224,360
Lease Liabilities	53,100	29,937
Borrowings	647,117	288,925
Grant and contract liabilities	87,889	270,159
Provisions	3,076,974	1,994,395
Other liabilities	(41,470)	(55,724)
Clearing accounts	(8,655)	251,460
Total Current Liabilities	8,802,556	8,003,511
Non Current Liabilities		
Trade and other payables	78,905	78,905
Borrowings	925,356	925,356
Lease Liabilities	107,644	107,644
Provisions	359,357	359,357
Total Non Current Liabilities	1,471,262	1,471,262
Total Liabilities	**10,273,818**	**9,474,773**
Equity		
Retained surplus	239,120,756	255,091,028
Reserves - cash backed	7,885,891	7,885,891
Revaluation surplus	116,336,582	116,336,582
Total Equity	**363,343,229**	**379,313,501**
Variance	*0*	*(15,455)*

City of Nedlands
Reserve Movements

For the Period 1-Dec-2023 to 31-Dec-2023

	Adopted Budget				Amended Budget				Actuals YTD			
Reserve	Opening Balance	Transfer To	Transfer From	Closing Balance	Opening Balance	Transfer To	Transfer From	Closing Balance	Opening Balance	Transfer To	Transfer From	Closing Balance
Plant Replacement Reserve	284,544	0	0	284,544	284,544	1,498	(255,241)	30,801	370,728	0	0	370,728
City Development Reserve	1,439,166	0	0	1,439,166	1,439,166	3,241	(1,064,407)	378,000	991,682	0	0	991,682
North Street Reserve	136,868	0	0	136,868	136,868	5,882	0	142,750	140,827	0	0	140,827
Welfare Reserve	827,286	0	0	827,286	827,286	35,576	(117,000)	745,862	674,655	0	0	674,655
Service Reserve	12,794	0	0	12,794	12,794	546	0	13,340	16,888	0	0	16,888
Insurance Reserve	65,452	0	0	65,452	65,452	2,810	0	68,262	65,464	0	0	65,464
Underground Power Projects	2,191,096	0	0	2,191,096	2,191,096	1,004,996	(598,777)	2,597,315	2,585,872	0	0	2,585,872
Waste Management Reserve	1,291,004	0	0	1,291,004	1,291,004	222,639	(220,000)	1,293,643	1,167,774	0	0	1,167,774
Building Replacement Reserve	563,328	0	0	563,328	563,328	24,226	(559,397)	28,157	582,521	0	0	582,521
Swanbourne Development Reserve	135,429	0	0	135,429	135,429	5,825	(140,000)	1,254	130,833	0	0	130,833
Public Art Reserve	73,227	0	0	73,227	73,227	3,146	(40,000)	36,373	45,709	0	0	45,709
Business System Reserve	243,276	0	0	243,276	243,276	2,367	(418,279)	(172,636)	97,551	0	0	97,551
All Abilities Play Space	413,452	0	0	413,452	413,452	17,774	0	431,226	427,356	0	0	427,356
Major Projects	589,682	0	0	589,682	589,682	25,352	(615,000)	34	338,642	0	0	338,642
Lawler Park Infrustracture Reserve	4	0	0	4	4	0	0	4	0	0	0	0
Public Open Space Reserve	0	0	0	0	0	110,500	0	110,500	110,500	0	0	110,500
PRCC Reserve	143,746	0	0	143,746	143,746	88,957	(157,199)	75,504	138,890	0	0	138,890
Reserve Total	**8,410,354**	**0**	**0**	**8,410,354**	**8,410,354**	**1,555,335**	**(4,185,300)**	**5,780,389**	**7,885,891**	**0**	**0**	**7,885,891**

City of Nedlands

For the Period 1-Dec-2023 to 31-Dec-2023

				Adopted Budget				Amended Budget				Actuals YTD			
Loan Description	Loan Number	Institution	Interest Rate	Opening Balance	Repayment	Closing Balance	Interest	Opening Balance	Repayment	Closing Balance	Interest	Opening Balance	Repayment	Closing Balance	Interest
Road Infrastructure	179	WATC	6.04%	285,748	0	285,748	(14,159)	285,748	(138,593)	147,155	(14,159)	147,156	(69,156)	77,999	
Building Infrastructure	183	WATC	2.80%	537,226	0	537,226	(13,130)	537,226	(178,521)	358,705	(13,130)	363,088	(88,895)	274,193	
Building Infrastructure	184	WATC	3.12%	519,065	0	519,065	(14,537)	519,065	(110,879)	408,186	(14,537)	376,476	(90,175)	286,301	
Building Infrastructure	185	WATC	3.12%	245,662	0	245,662	(6,880)	245,662	(67,484)	178,178	(6,880)	178,178	(17,335)	160,842	
Dalkeith Bowling Club	186	WATC	3.07%	50,272	0	50,272	(1,372)	50,272	(14,940)	35,332	(1,372)	35,332	(3,807)	31,525	
Underground Power - City of Nedlands	187	WATC	2.64%	512,598	0	512,598	(6,781)	512,598	(512,598)	0	(6,781)	0	0	0	
Underground Power - West Hollywood	188	WATC	3.07%	446,816	0	446,816	(13,717)	446,816	(68,955)	377,861	(13,717)	377,860	(71,072)	306,788	
Underground Power - Alfred & Mt Claremont	189	WATC	3.07%	65,261	0	65,261	(2,003)	65,261	(10,071)	55,190	(2,003)	55,189	(10,381)	44,808	
Underground Power - Alderbury	190	WATC	3.07%	46,346	0	46,346	(1,423)	46,346	(7,153)	39,193	(1,423)	39,195	(7,372)	31,822	
				2,708,994	**0**	**2,708,994**	**(74,002)**	**2,708,994**	**(1,109,194)**	**1,599,800**	**(74,002)**	**1,572,473**	**(358,193)**	**1,214,280**	**0**

City of Nedlands
Capital Works Program

For the Period 1-Dec-2023 to 31-Dec-2023

Project Description		Adopted Budget	Amended Budget	Actuals YTD
Education Buildings				
PRCC Cabinetry and storage		50,351	50,351	0
	Total	50,351	50,351	0
Recreation				
Allen Park Cottage Stage 2 Building upgr		281,968	281,968	0
Swanbourne Surf Life Saving Ext SNSLSC b		0	0	31,963
	Total	281,968	281,968	31,963
Other Buildings				
City wide air-conditioning program		40,595	40,595	0
City wide flooring program		53,183	53,183	18,973
City wide painting program		58,218	58,218	0
	Total	151,996	151,996	18,973
Park Development Renewal				
Public Arts Work		0	0	710
Allen park - Upgrade floodl 2 game stand		125,877	125,877	100,000
Greenway - Foreshore Reserve 28307		78,673	78,673	5,100
Groundwater Bore Renewal		118,064	118,064	0
Urban Forest Strategy		188,815	188,815	0
College Park- Renew Central Capable Cab		9,575	9,575	0
	Total	521,004	521,004	105,810
Drainage Renewel				
Drainage Renewal		62,938	62,938	0
Flood Mitigation Design		251,754	251,754	0
City wide drainage pipe program		71,062	71,062	0
City wide drainage soakwell program		62,938	62,938	0
	Total	448,692	448,692	0
Road Improvements				
Investigation and Design		358,749	358,749	9,600
	Total	358,749	358,749	9,600
Road Rehabilitation				
Smyth Road Rehabilitation		0	0	22,921
Rochdale Road Rehabilitation		1,659,439	1,659,439	827,938
	Total	1,659,439	1,659,439	850,859
Footpath Construction				
Whadjuck Trail Footpath		176,228	176,228	0
	Total	176,228	176,228	0
Parks Plant				
1DWC369:Hino Mowing Unit 1		75,000	75,000	0
1DWC370: Hino Mowing Unit 2		75,000	75,000	0
	Total	150,000	150,000	0

Other Plant & Equipment			
1GJZ462:Subaru Forester Wagon-L	39,000	39,000	0
Total	39,000	39,000	0
IT capital			
OneCouncil Solution	1,373,632	1,373,632	270,978
Azure Migration	25,000	25,000	0
Councilor Chambers Upgrade	200,000	200,000	161,635
The Client Alternative	15,000	15,000	0
WiFi Upgrade	5,000	5,000	0
LMS Software	20,000	20,000	0
Total	1,638,632	1,638,632	432,613
Not Applicable			
Tresillian Art Cntr-F&F Renewal, Power Improvemer	125,877	125,877	0
Councilor Chambers Upgrade	125,877	125,877	2,235
PRCC - Roof renewal	83,796	83,796	0
ICT Equipment (1)	75,000	75,000	0
ICT Equipment (2)	50,000	50,000	13,517
ICT Equipment (3)	6,000	6,000	0
ICT Equipment (4)	6,000	6,000	0
Furniture & Equipment (1)	110,000	110,000	0
Alfred Road / West Coast Highway	18,882	18,882	0
Smyth Road / Stirling Highway - Black Spot-Signal m	18,883	18,883	0
Broadway Road renewal of northbound carriageway	837,169	837,169	(46,994)
Lemnos Street Road renewal from Brockway Road t	1,257,358	1,257,358	(149,484)
Carrington Street Road renewal from Weld Street to	362,978	362,978	(16,647)
Vincent Street Safety Upgrade	377,630	377,630	(120,000)
Intangibles (1)	60,000	60,000	0
Minor Parks Furniture Renewal Program	62,938	62,938	5,823
Bird Waterers for Black-cockatoos	24,546	24,546	0
Waste Recycling Stations	50,000	50,000	0
Right of Use asset	615,000	615,000	25,542
Placeholder Capital - Fleet	541,356	541,356	0
Placeholder Capital - Plant & Equipment	10,000	10,000	0
Total	4,819,290	4,819,290	(286,009)
Capital Work Program Total	10,295,349	10,295,349	1,163,810

18.3. CPS03.02.24 – Monthly Investment Report - December 2023

Meeting & Date	Council Meeting – 27 February 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Ankit Sharma – Senior Accountant Financial Services
Director	Michael Cole – Director Corporate Services
Attachments	1. Investment Report for the period ended 31 December 2023

Purpose

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

Recommendation

That Council receive the Investment Report for the period ended 31 December 2023.

Voting Requirement

Simple Majority.

Background

Nil.

Discussion

The council's Investment of Funds report meets the requirements of Section 6.14 of the *Local Government Act 1995.*

The Investment Policy is structured to minimize 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.

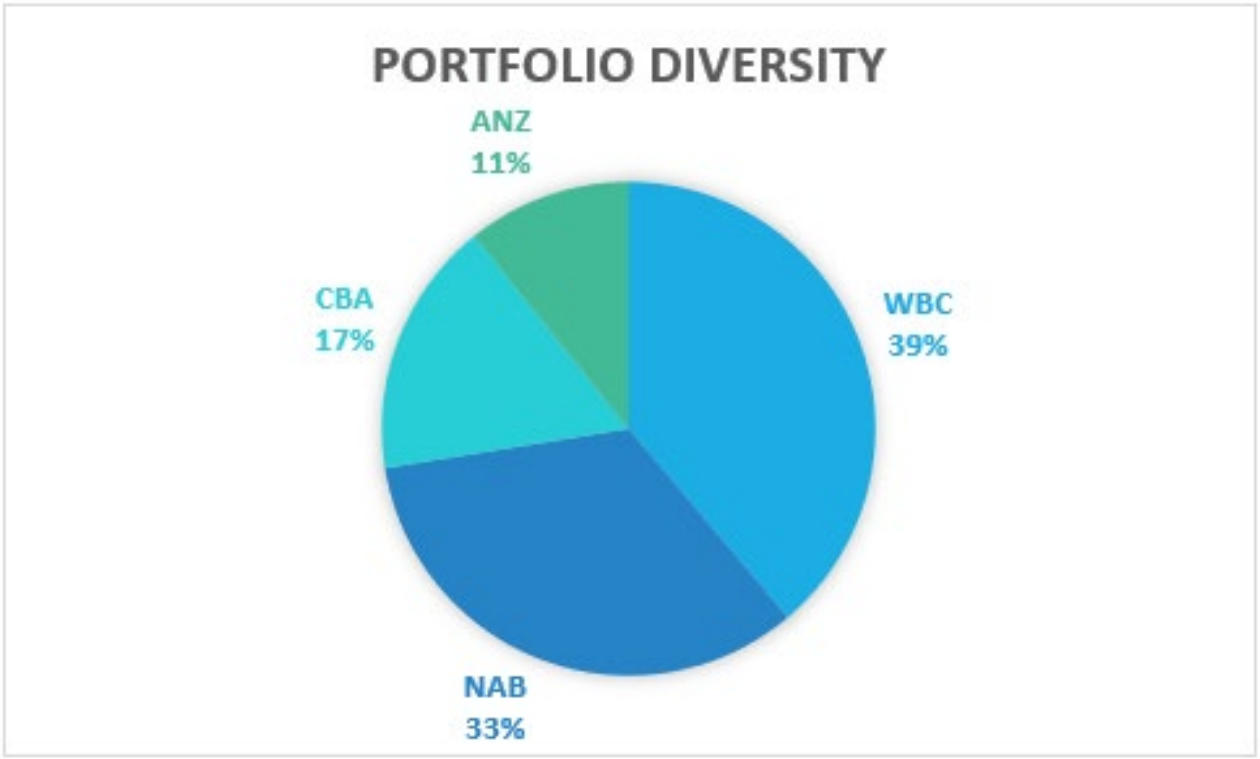
The Investment Summary shows that as of 31 December 2023 and 31 December 2022 the City held the following funds in investments:

Funds	31-Dec-23 ($)	31-Dec-22 ($)
Municipal	$1,920,331.07	$1,858,459.73
Reserve	$8,867,314.55	$10,570,069.39
Total Investments	**$10,787,645.62**	**$12,428,529.12**

The total interest earned from investments as of 31 December 2023 was $153,019.48 comprising of $66,687.97 received at maturity and $86,331.51 accrued.

The Investment Portfolio comprises holdings in the following institutions:

Financial Institution	Funds Invested	Proportion of Portfolio
NAB	$ 3,651,629.62	33%
WBC	$4,172,174.00	39%
ANZ	$ 1,143,803.00	11%
CBA	$1,820,039.00	17%
Total	**$10,787,645.62**	**100.00%**



Consultation

N/A.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision **Sustainable and responsible for a bright future**

Pillar Performance
Outcome 11. Effective leadership and governance

Budget/Financial Implications

The December 2023 YTD Actual interest income from investments is $153,019.48.

Legislative and Policy Implications

City of Nedlands – Investment of Council Funds

Decision Implications

N/A.

Conclusion

The Investment Report is presented to Council.

Further Information

Nil.

City of Nedlands
Investments

For the Period 1-Jul-2022 to 31-Dec-2023

Bank	Interest Rate	Investment Date	Maturity Date	Term (Months)	Invested Amount	Accrued Interest
Westpac Banking Corporation	1.68%	23/05/2022	23/11/2022	6	71,406	1,077
Westpac Banking Corporation	1.68%	23/05/2022	23/11/2022	6	145,527	2,275
Westpac Banking Corporation	1.68%	23/05/2022	23/11/2022	6	141,488	2,212
Westpac Banking Corporation	1.68%	4/06/2022	4/10/2022	4	2,080,521	43,109
Westpac Banking Corporation	1.05%	31/07/2022	31/08/2022	1	1,107,109	21,552
Westpac Banking Corporation	1.88%	4/06/2022	4/11/2022	5	609,776	11,314
National Australia Bank	0.54%	14/07/2022	15/08/2022	1	0	0
National Australia Bank	2.85%	19/04/2022	17/11/2022	6	1,225,312	23,262
National Australia Bank	2.81%	15/07/2022	14/11/2022	3	295,302	5,589
National Australia Bank	0.75%	23/03/2022	22/08/2022	4	(0)	0
National Australia Bank	0.75%	28/03/2022	25/08/2022	4	2,089,128	36,977
Commonwealth Bank Australia	3.24%	21/07/2022	30/01/2023	6	36,103	657
Commonwealth Bank Australia	2.47%	14/06/2022	15/09/2022	3	68,722	1,531
Commonwealth Bank Australia	3.24%	21/07/2022	30/01/2023	6	148,601	2,643
Commonwealth Bank Australia	3.24%	21/07/2022	30/01/2023	6	33,286	593
Commonwealth Bank Australia	2.60%	20/06/2022	18/10/2022	3	334,975	4,498
Commonwealth Bank Australia	0.25%	30/05/2022	28/10/2022	4	364,946	6,546
Commonwealth Bank Australia	2.47%	14/06/2022	15/09/2022	3	16,383	365
Commonwealth Bank Australia	3.24%	21/07/2022	30/01/2023	6	636,712	11,422
Commonwealth Bank Australia	2.60%	20/06/2022	18/10/2022	3	140,936	2,779
Commonwealth Bank Australia	2.47%	14/06/2022	15/09/2022	3	27,219	606
Commonwealth Bank Australia	0.21%	23/03/2022	21/07/2022	3	402	0
Commonwealth Bank Australia	0.93%	12/04/2022	19/07/2022	3	785	0
Australia & New Zealand Banking Group	0.35%	7/07/2022	7/08/2022	1	(0)	0
Australia & New Zealand Banking Group	0.15%	11/04/2022	11/10/2022	6	120,047	1,630
Australia & New Zealand Banking Group	0.10%	11/05/2022	11/08/2022	3	(0)	0
Australia & New Zealand Banking Group	0.10%	18/04/2022	18/10/2022	6	1,023,233	14,282
				Total	**10,717,919**	**194,919**

18.4. CPS04.02.24 – List of Accounts Paid - December 2023

Meeting & Date	Council Meeting – 27 February 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Ankit Sharma – Senior Accountant Financial Services
Director	Michael Cole - Director Corporate Services
Attachments	1. List of Accounts Paid – December 2023; and 2. Credit Card and Purchasing Card Payments – December 2023

Purpose

The purpose of this report is to present a list of accounts paid for the month of December 2023.

Recommendation

Council receives the List of Accounts Paid for the month of December 2023.

Voting Requirement

Simple Majority.

Background

Regulation 13 of the *Local Government (Financial Management) Regulations 1996* requires a list of accounts paid to be prepared each month, showing each account paid since the last list was prepared. This list is to include the following information:

1. the payee's name;
2. the amount of the payment:
3. the date of the payment; and
4. sufficient information to identify the transaction.

Discussion

The accounts payable procedures ensure that risk is managed, and no fraudulent payments are made by the city, and these procedures are strictly adhered to by the officers. These include the final vetting of approved invoices by the Coordinator Revenue and the Manager Financial Services (or designated alternative officers).

Consultation

Nil.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision **Sustainable and responsible for a bright future**

Pillar Performance
Outcome 11. Effective leadership and governance

Budget/Financial Implications

The payments are made in accordance with the approved budget.

Legislative and Policy Implications

In accordance with regulation 13 of the *Local Government (Financial Management) Regulations 1996* administration is required to present the List of Accounts Paid for the month of December 2023 to Council.

Decision Implications

Nil.

Conclusion

The List of Accounts Paid for the months of December 2023 complies with the relevant legislation and can be received by Council (see attachments).

Further Information

Nil.

City of Nedlands - List of Accounts Paid

For the Period 01-Dec-2023 to 31-Dec-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
105870	**1/12/2023**	**10001**	**Australian Taxation Office**		**1,146.00**
FORTNIGHT 26/11/2023	Withholding Tax (PAYG)			1,146.00	
105871	**13/12/2023**	**10006**	**Westpac Banking Corporation**		**138.46**
				138.46	
105872	**1/12/2023**	**10008**	**Advantech Mobile Auto Electrics**		**658.00**
INVA261	Auto electrical repairs			360.00	
INVA249	Auto electrical repairs			298.00	
105873	**1/12/2023**	**10013**	**Alinta Energy**		**353.05**
552359310	16 Oct 2023 to 15 Nov 2023			13.25	
350890590	22 Aug 2023 to 20 Nov 2023			91.75	
921743550	22 Aug 2023 to 21 Nov 2023			40.15	
493345330	22 Aug 2023 to 21 Nov 2023			163.75	
530105310	23 Aug 2023 to 20 Nov 2023			44.15	
105874	**1/12/2023**	**10025**	**Boc Limited**		**9.90**
4035312208	Dry Ice for Mosquito Management			9.90	
105875	**1/12/2023**	**10043**	**Western Australia Police Force**		**17.00**
127088711	Volunteer National Police Certificates			17.00	
105876	**1/12/2023**	**10070**	**J Blackwood & Son Ltd**		**119.67**
SI06269454	PPE- sun screen and lens cleaner			119.67	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
105877	**1/12/2023**	**10076**	**Kleenit Pty Ltd**		**286.00**
165624	Graffiti removal - David Cruickshank Res			132.00	
165626	Graffiti removal - 27 Carrington St			154.00	
105878	**1/12/2023**	**10104**	**WA Hino Sales & Service**		**326.92**
300604	Truck Door Checks			326.92	
105879	**1/12/2023**	**10106**	**SoundPack**		**690.53**
INV-17037	Supply CD and DVD cases			690.53	
105880	**1/12/2023**	**10136**	**Westbooks**		**1,036.87**
338842	Mt Claremont Junior Local Stock			48.97	
338841	Nedlands Junior Local Stock			512.12	
338844	MtC adult local stock			89.58	
338843	Nedlands adult local stock			386.20	
105881	**1/12/2023**	**10174**	**Green Skills (Eco Jobs)**		**19,974.72**
P3596	Priority hand weeding Allen Park			19,974.72	
105882	**1/12/2023**	**10183**	**Water Corporation**		**1,972.31**
9001455403	Bill ID - 0118			122.32	
9001459017	Bill ID - 0122			27.80	
9016515501	Bill ID - 0078			75.06	
9001442397	Bill ID - 0144			536.82	
9001450303 - NOVEMBER 2	Bill ID - 0118			5.56	
9001453731	Bill ID - 0145			234.84	
9001442389	Bill ID - 0216			119.13	
9014584802	Bill ID - 0094			850.78	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
105883	**1/12/2023**	**10199**	**Hays Specialist Recruitment Aust Pty Ltd**		**13,378.99**
51942018	Relief Staff			1,604.01	
51942021	Relief Senior Accountant			3,334.32	
51942016	Relief Rates Officer			2,513.78	
51942020	Relief Staff			280.84	
51942017	Relief Senior Accountant			3,750.52	
51942019	Temp Positive Ageing			1,895.52	
105884	**1/12/2023**	**10222**	**Parks & Leisure Australia**		**286.00**
20396	Training Seminar - Dog Parks			286.00	
105885	**1/12/2023**	**10223**	**Local Government Professionals Australia**		**138.76**
33359	LG Professionals Membership BL & TN			138.76	
105886	**1/12/2023**	**10255**	**Cr B G Hodsdon**		**2,022.50**
DECEMBER 2023	Monthly Councillor Allowance			2,022.50	
105887	**1/12/2023**	**10286**	**A. Noble & Son Ltd**		**323.73**
NS319444	Tie down chains			323.73	
105888	**1/12/2023**	**10302**	**Wilson Security**		**213.40**
W00311192	Swanbourne gate carpark opening/closing			213.40	
105889	**1/12/2023**	**10304**	**Synergy**		**95,523.13**
214579230	Invoice 2085945010			48,347.62	
844348590	Invoice 2081964051			231.80	
214579230	Invoice 2085945011			46,787.99	
653311790	Invoice 2065975427			155.72	
105890	**1/12/2023**	**10318**	**Perth Irrigation Centre**		**10,522.40**
I1876	Irrigation Materials for Mt Claremont			10,522.40	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
105891	**1/12/2023**	**10332**	**Natural Area Consulting Management**		**20,665.23**
00021394	Shenton Bushland Maintenace			4,330.27	
00021396	Shenton Bushland Maintenace			4,608.88	
00021395	Birdwood July - December Maintenance			11,726.08	
105892	**1/12/2023**	**10357**	**Magicorp Pty Ltd**		**1,424.74**
INV-40442	On Hold Messages			1,424.74	
105893	**1/12/2023**	**10374**	**Dept of Transport - Information Fees Application**		**1,488.75**
8048373	Department of Transport			1,488.75	
105894	**1/12/2023**	**10376**	**Syrinx Environmental Pty Ltd**		**8,646.00**
INV02114	Bio engineering Maintenance Zone A + E			6,336.00	
INV02115	Weed Control Foreshore 28307 Year 1			2,310.00	
105895	**1/12/2023**	**10396**	**Lock Stock & Farrell Locksmith Pty Ltd**		**85.50**
18880-1	Keys and Lock			85.50	
105896	**1/12/2023**	**10419**	**Sustainable Outdoors**		**1,515.25**
INV-2748	Maintenance Montario Quarter BPZ			1,515.25	
105897	**1/12/2023**	**10430**	**South East Regional Centre for Urban**		**28,126.41**
00005467	Shenton PVG Hand Weeding			6,153.25	
00005466	Shenton winter - Spring hand weeding			21,973.16	
105898	**1/12/2023**	**10455**	**Cr L McManus**		**2,022.50**
DECEMBER 2023	Monthly Councillor Allowance			2,022.50	
105899	**1/12/2023**	**10493**	**Randstad Pty Ltd**		**908.96**
RA5287949	Agency staff			908.96	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				**5,085,914.68**
105900	**1/12/2023**	**10506**	**Dept of Planning, Lands and Heritage - DAP Application F**	**257.00**
710430	DAP Fees - Various DA23-90803		257.00	
105901	**1/12/2023**	**10516**	**Deputy Mayor Cr K A Smyth**	**3,395.73**
DECEMBER 2023	Monthly Deputy Mayor Allowance		3,395.73	
105902	**1/12/2023**	**10517**	**Insight Enterprises Australia Pty Ltd**	**3,346.16**
100424817	Azure Plan for Commercial Business		3,346.16	
105903	**1/12/2023**	**10520**	**Hudson Global Resources**	**3,424.25**
AU1408331	Temporary support Community Development		3,424.25	
105904	**1/12/2023**	**10528**	**Daimler Trucks Perth**	**4,131.53**
RA980023377:01	Service Bus		2,301.28	
RA980023378:02	Service Bus		1,830.25	
105905	**1/12/2023**	**10604**	**Junk Removal**	**150.00**
INV12026	Illegal dumping - John XXIII Avenue		150.00	
105906	**1/12/2023**	**10608**	**Corsign WA Pty Ltd**	**104.50**
00080544	Street blade order		104.50	
105907	**1/12/2023**	**10693**	**The Fauntleroy Family Trust & The Mihevc Family Trust B**	**5,711.17**
49494	Allen Park fix bollard light		220.28	
49493	New Court Gardens replace globe		553.58	
49567	street light repairs various		2,275.55	
49420	Supply & install parts for Swanbne BBQ's		2,540.57	
49889	streetlight repair 15 Sadka Lane		121.19	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
105908	**1/12/2023**	**10704**	**Budo Group Pty Ltd**		**3,507.35**
1430-01	Lesley Graham playground & Wall repair			3,507.35	
105909	**1/12/2023**	**10731**	**Bore Stain West /Powell's Pressure**		**85.00**
2	Pressure clean seat in Hollywood Reserve			85.00	
105910	**1/12/2023**	**10733**	**TPG Telecom**		**5,121.16**
19751498	TPG Telecom - Internet Service			5,121.16	
105911	**1/12/2023**	**10817**	**Mowmentum**		**440.00**
214	All Abilities Play Space (Beaton Park)			180.00	
215	Annie Dorrington Servicing			130.00	
217	Annie Dorrington Servicing			130.00	
105912	**1/12/2023**	**10862**	**Specialized Tilt Tray & Towing**		**220.00**
71783	Towing Service			220.00	
105913	**1/12/2023**	**10878**	**Cupid Catering**		**4,285.60**
IN00000003285	Catering for Concept Forum - 21 November			371.80	
IN00000003276	Catering for Concept Forum - 7 November			371.80	
IN00000003305	Catering for the Volunteer Event 2023			3,542.00	
105914	**1/12/2023**	**10902**	**Subiaco Painting Service**		**260.00**
2112023	Repaint timber parking sign Bridge Club			260.00	
105915	**1/12/2023**	**10907**	**PLE Computers Pty Ltd**		**851.00**
SI-2610608	ASUS PN64 Mini PC			803.00	
SI-2611213	Crucial 8GB DDR5 5600MH			48.00	
105916	**1/12/2023**	**10909**	**Richards Tyrepower**		**330.00**
3352488	Tyre Replace and repair			330.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
105917	**1/12/2023**	**10925**	**Westend Plumbing & Gas**		**132.00**
INV-14614	Repair drinking fountain Dawes Park			132.00	
105918	**1/12/2023**	**10954**	**Colour Flow Painting Services**		**2,970.00**
CFP 2431	Paint works			2,970.00	
105919	**1/12/2023**	**10977**	**Watertight Plumbing & Gas**		**401.50**
15371	Replace dog tap at Blain Park			401.50	
105920	**1/12/2023**	**10979**	**Active Pest Management WA Pty Ltd**		**902.00**
1948APM	John Leckie - Pest Treatment			88.00	
1947APM	JC Smith - 6 Monthly Service			88.00	
1945APM	Hackett Play Centre - Pest Treatment			176.00	
1950APM	Public Toilets pest/termites treatment			88.00	
1946APM	Adam Armstrong Pest treatment 2023/24			88.00	
1955APM	NCC - Pest treatment/ Termites 2023/24			198.00	
1949APM	College Park - Pest Treatment 2023/24			176.00	
105921	**1/12/2023**	**11012**	**Aussie Broadband Pty Ltd**		**4,930.50**
30014817	NBN Enterprise service			4,930.50	
105922	**1/12/2023**	**11016**	**Cr R A Coghlan**		**2,022.50**
DECEMBER 2023	Monthly Councillor Allowance			2,022.50	
105923	**1/12/2023**	**11021**	**Cr F Bennett**		**2,022.50**
DECEMBER 2023	Monthly Councillor Allowance			2,022.50	
105924	**1/12/2023**	**11182**	**Brownes Foods Operations Pty Ltd**		**62.82**
17498664	Depot milk 2023-24			62.82	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
105925	**1/12/2023**	**11184**	**Cr N R Youngman**		**2,022.50**
DECEMBER 2023	Monthly Councillor Allowance			2,022.50	
105926	**1/12/2023**	**11185**	**Wild Honey Australia**		**495.00**
001885	Beehive removal Dawes Park Dawes View			495.00	
105927	**1/12/2023**	**11192**	**Veolia Recycling & Recovery Pty Ltd (Suez)**		**36,432.35**
55873773	Bulk commercial bulk bins (Jul-Dec23)			811.60	
55830773	Waste Disposal - Res&comm(Jul-Dec23)			40,707.58	
105928	**1/12/2023**	**11270**	**Mayor F E Argyle**		**8,202.08**
DECEMBER 2023	Monthly Mayor Allowance			8,202.08	
105929	**1/12/2023**	**11280**	**Programmed Skilled Workforce Limited**		**2,566.19**
4679625	Temporary support Community Development			2,566.19	
105930	**1/12/2023**	**11291**	**CMS Engineering Pty Ltd**		**104.20**
890766	Nedlands Lib Quarterly/ Monthly Service			104.20	
105931	**1/12/2023**	**11307**	**Liveable Group Pty Ltd T/A Professional PROFESSIONAL**		**1,809.50**
644	Power line pruning-Smyth Rd by PTS.			1,809.50	
105932	**1/12/2023**	**11324**	**EL Plumbing & Gas**		**2,497.00**
1385	Minor + Major services for sewer pumps			572.00	
1283	Sewer Pumps - Pump out/pit clean			1,925.00	
105933	**1/12/2023**	**11336**	**Troy Yiakalis Landscapes**		**154.00**
12344	Maisonettes - Garden and Ground Mainten			154.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
105934	**1/12/2023**	**11369**	**Cr Blane Brackenridge**		**2,022.50**
DECEMBER 2023	Monthly Councillor Allowance			2,022.50	
105935	**1/12/2023**	**11370**	**Cr H Amiry**		**2,022.50**
DECEMBER 2023	Monthly Councillor Allowance			2,022.50	
105936	**1/12/2023**	**11374**	**Western Suburbs Cricket Club Inc**		**28,057.77**
INV-0166	Turf Wicket Management (College Oval).			28,057.77	
105937	**1/12/2023**	**11409**	**Pipeline Irrigation**		**2,695.00**
00006130	Maintenance of Irrigation - Montario			1,155.00	
00006134	Supply of an Irrigation Contractor			1,210.00	
00006133	Supply of an Irrigation Contractor			220.00	
00006132	Supply of an Irrigation Contractor			110.00	
105938	**1/12/2023**	**11428**	**Ergolink Advanced Ergonomics**		**535.00**
SI-00084139	Office chair			535.00	
105939	**1/12/2023**	**11532**	**Rent A Fence Pty Ltd**		**515.59**
RF 597123	Security Fencing - Hackett Hall			515.59	
105940	**1/12/2023**	**11573**	**Veale Auto Parts**		**196.40**
19713377	Subaru Battery			196.40	
105941	**1/12/2023**	**11584**	**Vigilant Traffic Management Group Pty. Ltd.**		**489.06**
00006962	Traffic Management standing order			489.06	
105942	**1/12/2023**	**11639**	**Telstra Limited**		**20.00**
3043361421 - NOVEMBER 2	T 311			20.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
105943	**1/12/2023**	**11689**	**Dale Alcock Homes Pty Ltd**		**1,700.00**
638263	Verge Bond			1,700.00	
105944	**1/12/2023**	**11758**	**Cynthia Forrest**		**80.00**
46	Life Drawing Social			80.00	
105945	**1/12/2023**	**11773**	**The Fruit Box Group Pty Ltd**		**82.20**
3155572	Admin Milk Delivery FY23/24			82.20	
105946	**1/12/2023**	**11777**	**NoiseNet Operations Pty Ltd**		**3,850.00**
1557	Dog Barking Monitor Hire			3,850.00	
105947	**1/12/2023**	**11778**	**Omnicom Media Group Australia Pty Ltd**		**4,094.48**
1675778	2023 August DA Notices			1,064.56	
1675776	DA Notices August 2023			682.48	
1685122	2023 Ordinary Election Notice of Results			1,846.90	
1685121	Public Notice Scheme Amendment 13			500.54	
105948	**1/12/2023**	**11796**	**Foodbank WA Inc**		**400.00**
SALES0007293	Charity Contribution - Volunteering			400.00	
105949	**1/12/2023**	**11806**	**Elysia Henley**		**240.00**
11806 - 20 OCTOBER 2023	Affinity Club Activities Oct-Dec2023			240.00	
105950	**5/12/2023**	**11807**	**Civil Engineering Assignments**		**7,749.50**
				7,749.50	
105957	**6/12/2023**	**10001**	**Australian Taxation Office**		**137,004.00**
FORTNIGHT 03/12/2023	Withholding Tax (PAYG)			126,280.00	
FORTNIGHT 03/12/2023	Extra Tax			1,190.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
FORTNIGHT 03/12/2023	HELP			2,362.00	
FORTNIGHT 03/12/2023	TSL			3,370.00	
FORTNIGHT 03/12/2023	Withholding Tax (PAYG)			3,802.00	
105958	**6/12/2023**	**10002**	**Child Support Registrar**		**670.66**
FORTNIGHT 03/12/2023	Child Support Agency			670.66	
105959	**6/12/2023**	**10003**	**Australian Services Union**		**226.50**
FORTNIGHT 03/12/2023	Australian Services Union			226.50	
105960	**6/12/2023**	**10004**	**City of Nedlands - Social Club**		**360.00**
FORTNIGHT 03/12/2023	Social Club			350.00	
FORTNIGHT 03/12/2023	Social Club			10.00	
105961	**6/12/2023**	**10005**	**Easi**		**7,200.61**
FORTNIGHT 03/12/2023	Novated Lease Easifleet - Pre Tax			4,159.12	
FORTNIGHT 03/12/2023	Novated Lease Easifleet- Post Tax			3,041.49	
105962	**13/12/2023**	**10006**	**Westpac Banking Corporation**		**77,466.92**
				77,466.92	
105963	**6/12/2023**	**10007**	**Becarwise**		**1,147.69**
FORTNIGHT 03/12/2023	Novated Lease Becarwise - Pre Tax			399.19	
FORTNIGHT 03/12/2023	Novated Lease Becarwise- Post Tax			748.50	
105964	**6/12/2023**	**10028**	**Bunnings Group Limited**		**354.66**
2433/00168120	Materials			240.76	
2433/00730193	maintenance supplies			113.90	
105965	**6/12/2023**	**10057**	**Elliotts Filtration (Previously**		**565.40**
F29201	Filtration servicing -Dot Bennett			282.70	
F29215	Filtration servicing - Montario			282.70	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
105966	**6/12/2023**	**10070**	**J Blackwood & Son Ltd**		**817.88**
SI06346122	PPE Saftey Glasses And Electrolyte			169.47	
SI06358222	PPE Saftey Glasses And Electrolyte			357.27	
SI06360907	PPE- Sun screen and lens cleaner			291.14	
105967	**6/12/2023**	**10073**	**John Hughes**		**49.92**
4160745	Hyundai parts			49.92	
105968	**6/12/2023**	**10091**	**Modern Teaching Aids Pty Ltd**		**362.89**
45695968	Back order			362.89	
105969	**6/12/2023**	**10139**	**Western Metropolitan Regional Council**		**1,057.34**
M-2311109	Council greenwaste disposal 2023/24			1,057.34	
105970	**6/12/2023**	**10153**	**Priestman & Sharp**		**2,550.00**
22694	Auto Panel Repair			550.00	
22693	Repair Bus - Excess			2,000.00	
105971	**6/12/2023**	**10180**	**Lizzi Bee Flowers**		**200.00**
231177	Wreaths for Remembrance Day			200.00	
105972	**6/12/2023**	**10183**	**Water Corporation**		**6,758.01**
9016473946	Bill ID - 0074			75.06	
9001444608	Bill ID - 0146			298.33	
9011837667	Bill ID - 0092			13.90	
9023256122	Bill ID - 0030			5.49	
9001465871	Bill ID - 0117			77.84	
9001470689	Bill ID - 0071			361.23	
9012351730	Bill ID - 0087			8.34	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
9018438431	Bill ID - 0072			58.38	
9001458743	Bill ID - 0116			13.90	
9001474380	Bill ID - 0137			50.48	
9023255963	Bill ID - 0031			25.02	
9001480350	Bill ID - 0145			230.74	
9001474401	Bill ID - 0137			301.11	
9001474399 - NOVEMBER	Bill ID - 0139			252.38	
9001478795	Bill ID - 0128			230.74	
9001480836	Bill ID - 0140			5.56	
9001482217	Bill ID - 0140			777.63	
9001485434	Bill ID - 0029			247.42	
9001483770	Bill ID - 0147			1,631.36	
9010249468	Bill ID - 010.0			8.34	
9001486103	Bill ID - 0140			158.90	
9008766896	Bill ID - 0112			80.62	
9011328467	Bill ID 0089			13.90	
9017842942	Bill ID - 0080			448.28	
9001482049	Bill ID - 0146			1,121.74	
9001458444	Bill ID - 0126			216.84	
9001458620	Bill ID - 0122			44.48	
105973	**6/12/2023**	**10199**	**Hays Specialist Recruitment Aust Pty Ltd**		**11,475.01**
51954145	Relief Senior Accountant			3,796.25	
51954144	Relief Rates Officer			2,513.78	
51960815	Wages For Turf Maintenance Officer			933.50	
51954147	Finance Officer relief			3,334.32	
51954146	Casual Parks			897.16	
105974	**6/12/2023**	**10234**	**Turf Care WA Pty Ltd**		**3,146.00**
INV-7166	Broadacre Mowing			3,146.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				**5,085,914.68**
105975	**6/12/2023**	**10246**	**Bolinda Publishing Pty Ltd**	**60.78**
304430	MtC adult LP and audiobooks		60.78	
105976	**6/12/2023**	**10255**	**Cr B G Hodsdon**	**100.00**
701101	Candidate Nomination Refund		100.00	
105977	**6/12/2023**	**10273**	**West Tip Waste Control Pty Ltd**	**264.00**
00075217	3 Mt skip bin for Admin		264.00	
105978	**6/12/2023**	**10302**	**Wilson Security**	**213.40**
W00311314	Swanbourne gate carpark opening/closing		213.40	
105979	**6/12/2023**	**10332**	**Natural Area Consulting Management**	**13,637.42**
00021397	Hollywood Bulbous Weed Control		13,637.42	
105980	**6/12/2023**	**10343**	**Wren Oil**	**187.00**
160053	Waste Oil Disposal		187.00	
105981	**6/12/2023**	**10351**	**Colleagues Nagels Pty Ltd**	**1,370.99**
R55145	2024 Parking Permits		1,370.99	
105982	**6/12/2023**	**10455**	**Cr L McManus**	**100.00**
701402	Candidate Nomination Refund		100.00	
105983	**6/12/2023**	**10483**	**Drainflow Services Pty Ltd**	**2,061.38**
00016067	City wide educting and jetting		2,061.38	
105984	**6/12/2023**	**10520**	**Hudson Global Resources**	**3,434.16**
AU1409832	Temporary support Community Development		3,434.16	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
105985	**6/12/2023**	**10539**	**Hilti (Aust.) Pty Ltd**		**3,796.76**
1253531941	Hilti Glue cartridges			3,796.76	
105986	**6/12/2023**	**10547**	**Subaru Osborne Park**		**246.05**
88483S	Subaru Parts			246.05	
105987	**6/12/2023**	**10625**	**Anna Ruocco**		**1,710.00**
40	TAC - Tutor Fees			1,710.00	
105988	**6/12/2023**	**10726**	**Safemaster Safety Products Pty Ltd**		**1,236.40**
00025393	Roof Restraint Testing - Allen Park			503.80	
00025390	Roof Restraint Testing - John Leckie			732.60	
105989	**6/12/2023**	**10735**	**WINC Australia Pty Ltd (Previous name**		**327.06**
9043865520	Kitchen consumables			217.49	
9043899727	Stationery Order			109.57	
105990	**6/12/2023**	**10769**	**Southern Cross Protection Pty Ltd**		**68.90**
601480	Weekly cash collection pickup			68.90	
105991	**6/12/2023**	**10979**	**Active Pest Management WA Pty Ltd**		**1,100.00**
1952APM	Allen Park - Pest and Termite treatment			88.00	
1953APM	Adam Armstrong Pest treatment 2023/24			88.00	
1954APM	Nedlands Child Health - Quarterly			176.00	
1957APM	Public Toilets pest/termites treatment			88.00	
1956APM	Public Toilets pest/termites treatment			88.00	
1958APM	Public Toilets pest/termites treatment			88.00	
1959APM	Public Toilets pest/termites treatment			88.00	
1960APM	Public Toilets pest/termites treatment			88.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
1951APM	Mt Claremont Community - Pest Treatment			132.00	
1961APM	Nedlands Child Health - Quarterly			176.00	
105992	**6/12/2023**	**11016**	**Cr R A Coghlan**		**100.00**
701417	Candidate Nomination Refund			100.00	
105993	**6/12/2023**	**11021**	**Cr F Bennett**		**100.00**
701106	Candidate Nomination Refund			100.00	
105994	**6/12/2023**	**11184**	**Cr N R Youngman**		**100.00**
701413	Candidate Nomination Refund			100.00	
105995	**6/12/2023**	**11214**	**Roof Checks W.A.**		**2,710.00**
281	Tresillian - Gutter Cleaning			310.00	
283	JC Smith - Gutter Cleaning			270.00	
287	NCC / Dalkeith Hall - Gutter Cleaning			250.00	
284	Admin - Gutter Cleaning			310.00	
280	Mt Claremont CC / Library / Playgroup -			440.00	
285	Cottage - Gutter Cleaning -			300.00	
288	Drabble House - Gutter Cleaning			250.00	
286	Nedlands Library - Gutter Cleaning			270.00	
282	College Park - Gutter Cleaning			310.00	
105996	**6/12/2023**	**11268**	**Kyocera Document Solutions Pty Ltd**		**479.60**
INV-107219-Z9G5P1	Principal repayment of lease - Plotter			479.60	
105997	**6/12/2023**	**11270**	**Mayor F E Argyle**		**100.00**
701111	Candidate Nomination Refund			100.00	
105998	**6/12/2023**	**11307**	**Liveable Group Pty Ltd T/A Professional PROFESSIONAL**		**165.00**
723	Stump grinding			165.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
105999	**6/12/2023**	**11368**	**SpacetoCo**		**1,980.00**
INV-0646	Annual online booking system-SpaceToCo			1,980.00	
106000	**6/12/2023**	**11409**	**Pipeline Irrigation**		**385.00**
00006166	Supply of an Irrigation Contractor			385.00	
106001	**6/12/2023**	**11573**	**Veale Auto Parts**		**42.50**
19737138	Honda Oil			42.50	
106002	**6/12/2023**	**11584**	**Vigilant Traffic Management Group Pty. Ltd.**		**5,809.69**
00006990	Traffic Management standing order			487.30	
00006989	Traffic Management standing order			2,307.36	
00006985	Traffic Management standing order			389.84	
00006986	Traffic Management standing order			1,056.83	
00006987	Traffic Management standing order			617.21	
00006988	Traffic Management standing order			951.15	
106003	**6/12/2023**	**11673**	**Nola Britton**		**80.00**
38	Life Drawing Social			80.00	
106004	**6/12/2023**	**11770**	**Ms Rhonda Ann Hickey**		**1,180.00**
TRES 1	TAC - Tutor Fees			1,180.00	
106005	**6/12/2023**	**11807**	**Civil Engineering Assignments**		**7,749.50**
INV-0017	Lemnos St Rehab - Civil Design Services			4,227.00	
INV-0018	Lemnos St Rehab - Civil Design Services			3,522.50	
106006	**6/12/2023**	**11811**	**LGRCEU The Western Australian Municipal Road Boards**		**22.00**
FORTNIGHT 03/12/2023	LGRCEU Union Fees			22.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
106007	**14/12/2023**	**10001**	**Australian Taxation Office**		**1,214.00**
FORTNIGHT 03/12/2023	Withholding Tax (PAYG)			1,214.00	
106008	**14/12/2023**	**10006**	**Westpac Banking Corporation**		**78,101.31**
FORTNIGHT 26/11/2023	Employee Additional Contrib Pre Tax (%)			38.46	
FORTNIGHT 26/11/2023	SGC Employer Contribution			84.62	
FORTNIGHT 26/11/2023	Employer Contribution (Additional)			15.38	
FORTNIGHT 03/12/2023	Employee Additional Contrib Pre Tax ($)			2,380.00	
FORTNIGHT 03/12/2023	Employee Additional Contrib Pre Tax (%)			9,916.24	
FORTNIGHT 03/12/2023	Employee Additional Contrib Post Tax (%)			224.14	
FORTNIGHT 03/12/2023	SGC Employer Contribution			1,942.91	
FORTNIGHT 03/12/2023	SGC Employer Contribution			491.62	
FORTNIGHT 03/12/2023	SGC Employer Contribution			1,838.26	
FORTNIGHT 03/12/2023	SGC Employer Contribution			693.85	
FORTNIGHT 03/12/2023	SGC Employer Contribution			941.54	
FORTNIGHT 03/12/2023	SGC Employer Contribution			3,168.13	
FORTNIGHT 03/12/2023	SGC Employer Contribution			549.92	
FORTNIGHT 03/12/2023	SGC Employer Contribution			4,364.20	
FORTNIGHT 03/12/2023	SGC Employer Contribution			947.09	
FORTNIGHT 03/12/2023	SGC Employer Contribution			1,525.83	
FORTNIGHT 03/12/2023	SGC Employer Contribution			600.28	
FORTNIGHT 03/12/2023	SGC Employer Contribution			565.77	
FORTNIGHT 03/12/2023	SGC Employer Contribution			2,028.76	
FORTNIGHT 03/12/2023	SGC Employer Contribution			3,371.94	
FORTNIGHT 03/12/2023	SGC Employer Contribution			2,626.04	
FORTNIGHT 03/12/2023	SGC Employer Contribution			883.94	
FORTNIGHT 03/12/2023	SGC Employer Contribution			187.08	
FORTNIGHT 03/12/2023	SGC Employer Contribution			952.76	
FORTNIGHT 03/12/2023	SGC Employer Contribution			363.85	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				**5,085,914.68**
FORTNIGHT 03/12/2023	SGC Employer Contribution			1,045.37
FORTNIGHT 03/12/2023	SGC Employer Contribution			2,475.81
FORTNIGHT 03/12/2023	SGC Employer Contribution			1,178.45
FORTNIGHT 03/12/2023	SGC Employer Contribution			3,611.25
FORTNIGHT 03/12/2023	SGC Employer Contribution			2,601.24
FORTNIGHT 03/12/2023	SGC Employer Contribution			460.28
FORTNIGHT 03/12/2023	SGC Employer Contribution			2,313.95
FORTNIGHT 03/12/2023	SGC Employer Contribution			1,021.16
FORTNIGHT 03/12/2023	SGC Employer Contribution			1,035.22
FORTNIGHT 03/12/2023	SGC Employer Contribution			1,660.54
FORTNIGHT 03/12/2023	SGC Employer Contribution			1,617.40
FORTNIGHT 03/12/2023	SGC Employer Contribution			1,564.94
FORTNIGHT 03/12/2023	SGC Employer Contribution			5,335.05
FORTNIGHT 03/12/2023	SGC Employer Contribution			1,594.83
FORTNIGHT 03/12/2023	SGC Employer Contribution			2,250.62
FORTNIGHT 03/12/2023	SGC Employer Contribution			440.59
FORTNIGHT 03/12/2023	SGC Employer Contribution			432.35
FORTNIGHT 03/12/2023	SGC Employer Contribution			1,383.45
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			71.94
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			89.38
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			255.76
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			61.54
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			120.28
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			456.42
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			90.89
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			109.14
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			41.76
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			56.71
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			309.37
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			104.42

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			141.85	
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			66.15	
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			104.42	
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			85.15	
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			126.60	
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			445.26	
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			220.41	
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			54.92	
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			170.77	
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			70.16	
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			358.94	
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			127.50	
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			86.73	
FORTNIGHT 03/12/2023	SGC Employer Contribution			1,053.80	
FORTNIGHT 03/12/2023	Employee Additional Contrib Pre Tax (%)			71.27	
FORTNIGHT 03/12/2023	SGC Employer Contribution			239.36	
FORTNIGHT 03/12/2023	SGC Employer Contribution			156.79	
FORTNIGHT 03/12/2023	Employer Contribution (Additional)			28.51	
106009	**14/12/2023**	**10013**	**Alinta Energy**		**172.25**
129840030	1 Sep 2023 to 4 Dec 2023			103.40	
921344190	30 Aug 2023 to 30 Nov 2023			40.60	
282000794	30 Aug 2023 to 30 Nov 2023			28.25	
106010	**14/12/2023**	**10020**	**AIM - Australian Institute of Management**		**983.00**
7156468	AIM - Advanced Excel Course			983.00	
106011	**14/12/2023**	**10025**	**Boc Limited**		**21.85**
4035459874	Oxy Acetylene Bottle lease			21.85	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
106012	**14/12/2023**	**10026**	**Brown McAllister Surveyors**		**9,295.00**
INV-8440	Vincent Street blackspot survey			9,295.00	
106013	**14/12/2023**	**10028**	**Bunnings Group Limited**		**242.30**
2433/00865243	Materials			217.60	
2260/00641436	Materials			24.70	
106014	**14/12/2023**	**10034**	**Chubb Fire & Security Pty Ltd**		**2,288.50**
8726909	College Park Fire Pump Shed Maintenace			30.60	
8726722	Tresillian - Fire Panels 2023/24			66.21	
6108621	Fire Pannel Fault finding - Tresillian			721.60	
8726726	Admin - Fire Panels 2023/24			66.21	
8726808	NCC - Fire Panels 2023/24			66.21	
8748191	Tresillian - Fire Panels 2023/24			66.21	
8726910	College Park Fire Pump Shed Maintenace			80.63	
8726913	College Park Fire Pump Shed Maintenace			42.97	
8726912	College Park Fire Pump Shed Maintenace			105.05	
8726911	College Park Fire Pump Shed Maintenace			30.60	
3316876	Fault-finding - College Park Fire Pump			946.00	
6083796	NCC - Fire Panels 2023/24			66.21	
106015	**14/12/2023**	**10040**	**CJD Equipment Pty Ltd**		**1,359.68**
002737578	Volvo Service Kit			596.83	
006491508	Volvo Loader Repair			762.85	
106016	**14/12/2023**	**10043**	**Western Australia Police Force**		**102.00**
127088898	Volunteer National Police Certificates			102.00	
106017	**14/12/2023**	**10048**	**Dalkeith Nedlands Bowling Club**		**523.53**
I0003918	electricity- part payment			523.53	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
106018	**14/12/2023**	**10053**	**Landgate**		**181.55**
388727	Schedule revaluation			181.55	
106019	**14/12/2023**	**10067**	**Mrs B L Hunt**		**1,416.00**
BHT42023	TAC - Tutor Fees			1,416.00	
106020	**14/12/2023**	**10076**	**Kleenit Pty Ltd**		**594.00**
166040	Bore stain removal bus stop 19470			154.00	
166263	Graffiti removal - Daisy Grace Park			132.00	
166648	Graffiti removal - Allen Park			143.00	
166649	Graffiti removal - Allen Pk Cricket Club			165.00	
106021	**14/12/2023**	**10089**	**McLeods Barristers & Solicitors**		**932.25**
132733	Legal Fees			932.25	
106022	**14/12/2023**	**10116**	**St John Ambulance Western Australia Ltd.**		**343.20**
EHSINV000955887	Event First Aid Service			343.20	
106023	**14/12/2023**	**10119**	**Swanbourne Nedlands Surf Life Saving**		**52,008.21**
00000496	Annual Grant 2023			52,008.21	
106024	**14/12/2023**	**10143**	**Zipform Pty Ltd**		**2,224.01**
218272	Final Notice Run 2023/2024 - Group 1			2,224.01	
106025	**14/12/2023**	**10145**	**IPWEA WA**		**3,050.00**
112023-0697-0646	Registration for IPWEA PD Week 11/23			900.00	
112023-0698-0641	Shared Registration IPWEA PD Week 11/23			2,150.00	
106026	**14/12/2023**	**10151**	**Civica Pty Ltd**		**220.00**
C/LA034731	Spydus training sessions			220.00	
106027	**14/12/2023**	**10153**	**Priestman & Sharp**		**2,000.00**
22755	Repairs to 1GKT080			2,000.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
106028	**14/12/2023**	**10180**	**Lizzi Bee Flowers**		**100.00**
231181	Native Floral Arrangement - 25 Jan 2024			100.00	
106029	**14/12/2023**	**10199**	**Hays Specialist Recruitment Aust Pty Ltd**		**16,623.30**
51965877	Wages For Turf Maintenance Officer			1,400.26	
51965876	Relief Senior Accountant			3,796.25	
51965875	Relief Rates Officer			1,005.51	
51965878	Relief Finance Officer			3,334.32	
51970521	Temp Positive Ageing			404.62	
51997648	Temp Positive Ageing			2,207.04	
51903490	Temp Positive Ageing			1,961.52	
51909432	Relief Rates Officer			2,513.78	
106030	**14/12/2023**	**10223**	**Local Government Professionals Australia**		**60.00**
37752	Council Planning Network Event			60.00	
106031	**14/12/2023**	**10231**	**Seek Limited**		**17,197.40**
700239813	SEEK Branded Ad 12 month contract			16,500.00	
700257296	SEEK advertising			697.40	
106032	**14/12/2023**	**10233**	**Dept of Local Governement, Sport &**		**6,120.40**
RI036646	Local Government Standard Panel Fees			6,120.40	
106033	**14/12/2023**	**10271**	**U N Nolli**		**1,462.00**
UN 4 23	TAC - Tutor Fees			1,462.00	
106034	**14/12/2023**	**10273**	**West Tip Waste Control Pty Ltd**		**1,783.00**
00074805	Skip bin bulk rubbish - Aria			1,188.00	
00075344	Skip bin - Commercial waste			595.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
106035	**14/12/2023**	**10304**	**Synergy**		**946.48**
338661010	Invoice 2089955788			167.37	
331018820	Invoice 2053979643			145.54	
342131310	Invoice 2018006314			633.57	
106036	**14/12/2023**	**10319**	**Claremont Nedlands Cricket Club**		**21,507.36**
INV-0193	Turf Wicket Management (Melvista Park)			21,507.36	
106037	**14/12/2023**	**10326**	**C Schilizzi**		**2,394.00**
00065B	TAC - Tutor Fees			2,394.00	
106038	**14/12/2023**	**10364**	**J Brown**		**416.00**
JB0423	TAC - Tutor Fees			416.00	
106039	**14/12/2023**	**10405**	**C Marinovich**		**3,216.50**
T42023CM	TAC - Tutor Fees			3,216.50	
106040	**14/12/2023**	**10419**	**Sustainable Outdoors**		**13,792.65**
INV-2747	Greenways Maintenance Road Verges			11,214.52	
INV-2756	Greenways Maintenance Allen Park			1,918.13	
INV-2761	Golden Crown Beard Control Oct 23 - Apr			660.00	
106041	**14/12/2023**	**10430**	**South East Regional Centre for Urban**		**11,205.63**
00005468	Shenton maintenance July - Dec			11,205.63	
106042	**14/12/2023**	**10456**	**G M S Security (WA) Pty Ltd**		**5,574.80**
INV-20295	Admin Security install and repairs			1,372.80	
INV-20284	CCTV installation at John 23rd Depot			4,202.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
106043	**14/12/2023**	**10480**	**Mr D J Wong**		**837.00**
13122023	CPA Membership Renewal - 2024			837.00	
106044	**14/12/2023**	**10504**	**Ms S Hibbert**		**2,478.00**
52	TAC - Tutor Fees			2,478.00	
106045	**14/12/2023**	**10518**	**Ms J Rogers**		**1,808.00**
0023	TAC - Tutor Fees			1,808.00	
106046	**14/12/2023**	**10520**	**Hudson Global Resources**		**2,888.19**
AU1415320	Temporary support Community Development			2,888.19	
106047	**14/12/2023**	**10524**	**Business Fuel Cards Pty Ltd**		**7,958.00**
3057084923	22 Nov 23 - 05 Dec 23			7,958.00	
106048	**14/12/2023**	**10553**	**Mr I De Souza**		**1,557.60**
IDT423	TAC - Tutor Fees			1,557.60	
106049	**14/12/2023**	**10625**	**Anna Ruocco**		**2,972.00**
39	TAC - Tutor Fees			2,972.00	
106050	**14/12/2023**	**10688**	**Officeworks Ltd**		**2,281.05**
610548233	Stationary and Office Equipment			106.59	
610594459	Stationary and Office Equipment			907.95	
610615247	Samsung 27" FHD LED Monitor 31			498.00	
610590335	Stationery Order for Depot - Nov 2023			97.92	
610590812	Stationery Order for Depot - Nov 2023			867.07	
610993320	Stationary Order			185.54	
610993274	Stationary Order			46.98	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
106051	**14/12/2023**	**10691**	**The Factory (Australia) Pty Ltd**		**5,500.00**
INV005599	Christmas Light Installation 2023			5,500.00	
106052	**14/12/2023**	**10693**	**The Fauntleroy Family Trust & The Mihevc Family Trust B**		**1,923.30**
49497	Princess & Vincent check uplights			121.19	
49877	Repair P.E Cell At Tresillian			199.53	
49504	3 lights not working Dawes Park			242.38	
49561	Electrical works - Adam Armstrong			292.13	
49908	Light Audit			550.00	
50042	Dot Bennett Wiring Issues			518.07	
106053	**14/12/2023**	**10724**	**TechnologyOne**		**39,192.19**
229148	TechnologyOne Consulting			31,361.91	
229065	GIS CONSULTANCY			2,365.00	
229149	TechnologyOne Consulting			3,279.17	
229245	TechnologyOne Consulting			2,186.11	
106054	**14/12/2023**	**10735**	**WINC Australia Pty Ltd (Previous name**		**282.73**
9044056681	Councillor refreshments			282.73	
106055	**14/12/2023**	**10817**	**Mowmentum**		**180.00**
216	All Abilities Play Space (Beaton Park)			180.00	
106056	**14/12/2023**	**10869**	**CSCH Pty Ltd T/A Charles Service Company**		**2,686.20**
00036411	Verandah cleaning - John Leckie			2,686.20	
106057	**14/12/2023**	**10874**	**Sculpture by the Sea Inc**		**500.50**
00025105	Public artwork transportation			500.50	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
106058	**14/12/2023**	**10878**	**Cupid Catering**		**1,938.20**
IN00000003321	Catering for agenda forum - 5 December			451.00	
IN00000003316	Council Meeting Dinner - 28 November			583.00	
IN00000003320	Catering for Concept Forum - 4 Dec			464.20	
IN00000003326	End of Year Function Catering			440.00	
106059	**14/12/2023**	**10966**	**David Conlin**		**1,416.00**
T42023	TAC - Tutor Fees			1,416.00	
106060	**14/12/2023**	**10968**	**Fiona Buchanan Art**		**1,956.00**
23_1202	TAC - Tutor Fees			1,956.00	
106061	**14/12/2023**	**10981**	**Rhonda Breen**		**2,672.00**
202	TAC - Tutor Fees			2,672.00	
106062	**14/12/2023**	**10983**	**Michelle Kelly**		**558.00**
158	TAC - Tutor Fees			558.00	
106063	**14/12/2023**	**11056**	**Dr K Tan**		**1,770.00**
004/23	TAC - Tutor Fees			1,770.00	
106064	**14/12/2023**	**11063**	**Cameron Chisholm & Nicol (WA) Pty Ltd**		**902.00**
10481.P19046.26	Design Review Panel Member Fees			902.00	
106065	**14/12/2023**	**11093**	**Myra Staffa**		**1,080.00**
MST42023	TAC - Tutor Fees			1,080.00	
106066	**14/12/2023**	**11167**	**Debora Gregorio**		**663.00**
08	TAC - Tutor Fees S.H. T4 2023			663.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
106067	**14/12/2023**	**11192**	**Veolia Recycling & Recovery Pty Ltd (Suez)**		**219,308.09**
166960	Residential Waste collection (Jul-Dec23)			219,308.09	
106068	**14/12/2023**	**11266**	**Richard Gunning**		**950.40**
12	TAC - Tutor Fees			950.40	
106069	**14/12/2023**	**11268**	**Kyocera Document Solutions Pty Ltd**		**14,649.57**
90833412	Principal repayment of lease			4,710.99	
90811640	Principal repayment of lease			4,710.99	
90790557	Principal repayment of lease			4,747.99	
INV-110331-F2P1X2	Principal repayment of lease - Plotter			479.60	
106070	**14/12/2023**	**11275**	**Life Choice Fitness**		**500.00**
11223	Affinity Club Tai Chill Oct - Dec 2023			500.00	
106071	**14/12/2023**	**11280**	**Programmed Skilled Workforce Limited**		**13,289.25**
4687015	Temporary support Community Development			2,566.18	
4687679	Recruitment			10,723.07	
106072	**14/12/2023**	**11291**	**CMS Engineering Pty Ltd**		**3,183.61**
891048	Adam Armstrong - Quarterly A/C service			2,981.10	
889860	Nedlands Lib Quarterly/ Monthly Service			98.31	
891380	Nedlands Lib Quarterly/ Monthly Service			104.20	
106073	**14/12/2023**	**11386**	**Swanbourne Cricket Club**		**17,083.71**
INV-0102	Turf Wicket Management (Allen Park).			17,083.71	
106074	**14/12/2023**	**11398**	**R & J Marinich Pty Ltd T/as Totally**		**2,021.01**
INV-26346	Uniforms/PPE			607.64	
INV-26345	Uniform/PPE			419.73	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
INV-25571	Work Clothes			656.14	
NEDLANDS WA 6009INVOI	Uniform			171.00	
INV-26908	PPE- Parks Staff			166.50	
106075	**14/12/2023**	**11413**	**Shin-I Tang**		**1,296.00**
008	TAC - Tutor Fees			1,296.00	
106076	**14/12/2023**	**11448**	**Tania Cohen**		**1,092.00**
12	TAC - Tutor Fees			1,092.00	
106077	**14/12/2023**	**11498**	**Carealot Home Health Services Pty Ltd**		**572.00**
20226646	Domestic assistance to CHSP clients			220.00	
20226681	Domestic assistance to CHSP clients			132.00	
20226209	Domestic assistance to CHSP clients			220.00	
106078	**14/12/2023**	**11501**	**Rumbafit**		**440.00**
RF107-23	Affinity Club ZUMBA Gold Oct - Dec 2023			440.00	
106079	**14/12/2023**	**11508**	**Jill Porter**		**107.20**
1122023	Vol. Vehicle Reimbursement			107.20	
106080	**14/12/2023**	**11552**	**Ric Burkitt**		**2,832.00**
0132	TAC - Tutor Fees			2,832.00	
106081	**14/12/2023**	**11570**	**Nathalie Butcher**		**3,746.00**
T4/2023	TAC - Tutor Fees			3,746.00	
106082	**14/12/2023**	**11591**	**Robert Kerr**		**1,296.00**
0018	TAC - Tutor Fees			1,296.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
106083	**14/12/2023**	**11595**	**Shupiwe Chongwe**		**4,536.00**
17	TAC - Ceramic Studio Fees			648.00	
16	TAC - Tutor Fees			3,888.00	
106084	**14/12/2023**	**11596**	**Yellow Citrine Pty. Ltd. T/A Perth Marquee Hire**		**1,530.00**
INV-3583	Hire equipment for Remembrance Day 2023			1,530.00	
106085	**14/12/2023**	**11621**	**Cottesloe Golf Club Incorporated**		**7,320.00**
1179941	Staff Christmas Function			7,320.00	
106086	**14/12/2023**	**11640**	**Downer EDI Works t/as DM Roads**		**197,701.70**
779010	RFT2022-23-1 Rochdale Rd - Rehab			197,701.70	
106087	**14/12/2023**	**11695**	**Tyrell Cafe Pty Ltd**		**230.00**
INV-0009	Tyrell Cafe T4 2023			230.00	
106088	**14/12/2023**	**11728**	**Patricia Jane Barwell**		**1,416.00**
0101	TAC - Tutor Fees			1,416.00	
106089	**14/12/2023**	**11776**	**Micah Stepehn Beaumont Diana Kalekenova**		**1,450.00**
5	Affinity Club Beginners Yoga Oct - Dec			260.00	
3	Affinity Club Chair Yoga Oct - Dec			400.00	
4	Affinity Club Beginners Yoga July - Oct			130.00	
7	Affinity Club Beginners Yoga Oct - Dec			260.00	
6	Affinity Club Chair Yoga Oct - Dec			320.00	
8	Affinity Club Yoga for Seniors Cover			80.00	
106090	**14/12/2023**	**11778**	**Omnicom Media Group Australia Pty Ltd**		**3,402.14**
1685124	Public Notice POS Contributions			427.77	
1685123	Public Notice November SCM			354.99	
1685120	Nedlands News October			2,619.38	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
106091	**14/12/2023**	**11780**	**Edward Finnegan John Happ**		**432.00**
061123A	TAC - Tutor Fees			432.00	
106092	**14/12/2023**	**11791**	**Annemieke Mulders**		**1,296.00**
0109	TAC - Tutor Fees			1,296.00	
106093	**14/12/2023**	**11797**	**Helene Pty LTD T/AS Lo-Go Appontments**		**21,433.02**
H3181	Labour Hire Service			3,069.61	
H3102	Labour Hire Service			2,419.57	
H3073	Labour Hire Service			3,069.61	
H3047	Labour Hire Service			2,455.68	
H3153	Labour Hire Service			1,841.76	
H3235	PO10004316			3,069.61	
H3126	Labour Hire Service			3,033.49	
H3209	Labour Hire Service			2,473.69	
106094	**14/12/2023**	**11803**	**THUROONA SERVICES PTY LTD**		**75,900.00**
INV-2019521	Swanbourne Contaminated Site Remediation			75,900.00	
106095	**14/12/2023**	**11806**	**Elysia Henley**		**320.00**
2	Affinity Club Activities Oct-Dec2023			320.00	
106096	**14/12/2023**	**11807**	**Civil Engineering Assignments**		**10,210.75**
INV-0021	Lemnos St Rehab - Civil Design Services			2,042.15	
INV-0020	Lemnos St Rehab - Civil Design Services			8,168.60	
106097	**14/12/2023**	**11814**	**Megatec Services Pty Ltd**		**12,245.53**
INV-0510	Remove insulation, vacuum roof space and			12,245.53	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
106108	**19/12/2023**	**10001**	**Australian Taxation Office**		**8,742.00**
FORTNIGHT 10/12/2023	Withholding Tax (PAYG)			8,742.00	
106109	**19/12/2023**	**10006**	**Westpac Banking Corporation**		**219.13**
FORTNIGHT 10/12/2023	Employee Additional Contrib Pre Tax (%)			60.87	
FORTNIGHT 10/12/2023	SGC Employer Contribution			133.91	
FORTNIGHT 10/12/2023	Employer Contribution (Additional)			24.35	
106110	**19/12/2023**	**10013**	**Alinta Energy**		**154.90**
751974110	13 Sep 2023 to 14 Dec 2023			154.90	
106111	**19/12/2023**	**10027**	**Construction Training Fund**		**52,995.52**
INV-194711-F4G1Z7	BCITF Levy Payment			7,361.22	
INV-197733-X0N0V3	BCITF Levy Payment			8,475.61	
INV-194643-Y6X7W7	BCITF Levy Payment			3,699.13	
INV-194639-X0Y8D1	BCITF Levy Payment			2,130.44	
INV-194637-S5S4N5	BCITF Levy Payment			5,992.93	
INV-194632-Z6N9N4	BCITF Levy Payment			3,311.65	
INV-194486-H0Q1P2	BCITF Levy Payment			22,024.54	
106112	**19/12/2023**	**10046**	**Toll Global Express-2085472(IPEC Pty**		**421.55**
P60795999	Standing order Toll Global Express Cust			421.55	
106113	**19/12/2023**	**10052**	**Tillys Home Helpers**		**440.00**
16131	Gardening to CHSP clients in July 2023			440.00	
106114	**19/12/2023**	**10053**	**Landgate**		**1,227.78**
388903	Schedule revaluation			956.99	
389752	Schedule revaluation			270.79	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
106115	**19/12/2023**	**10057**	**Elliotts Filtration (Previously**		**565.40**
F29345	Filtration servicing -Dot Bennett			282.70	
F29344	Filtration servicing - Montario			282.70	
106116	**19/12/2023**	**10061**	**Galvins Plumbing Supplies**		**110.88**
1025837	Plumbing fittings for irrigation			110.88	
106117	**19/12/2023**	**10070**	**J Blackwood & Son Ltd**		**451.14**
SI06440178	PPE Safety Glasses			57.40	
SI06527791	PPE & Safety Glasses			109.19	
SI06586568	PPE- Parks Staff			284.55	
106118	**19/12/2023**	**10073**	**John Hughes**		**291.78**
4184233	Ford Parts			123.06	
4198336	Hyundai parts			168.72	
106119	**19/12/2023**	**10089**	**McLeods Barristers & Solicitors**		**5,089.00**
133211	Legal Expenses			745.80	
133226	Legal Expenses			870.10	
133227	Legal Expenses			1,553.75	
133063	Legal Services			600.45	
132914	Legal Expenses			1,318.90	
106120	**19/12/2023**	**10099**	**Optus Billing Services Pty Ltd**		**6,648.60**
000403124463	Optus Mobile-Shared Data & Teams Calling			6,648.60	
106121	**19/12/2023**	**10120**	**Swanbourne Veterinary Centre**		**456.50**
6601551	Animal Impounds			456.50	
106122	**19/12/2023**	**10127**	**Martins Trailer Parts Pty Ltd**		**60.32**
1422759	Trailer Parts			60.32	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
106123	**19/12/2023**	**10131**	**Dept of Fire and Emergency Services**		**1,410,167.27**
156594	2023/24 ESL Quarter 2			1,414,067.46	
106124	**19/12/2023**	**10136**	**Westbooks**		**1,694.94**
338999	MtC adult local stock			51.08	
338998	MtC Library local stock			198.03	
339000	Nedlands adult local stock			364.95	
339001	Mt Claremont Junior Local Stock			126.64	
339002	Nedlands Junior Local Stock			225.13	
339250	Nedlands adult local stock			449.92	
339253	MtC Library local stock			224.61	
339254	MtC adult local stock			54.58	
106125	**19/12/2023**	**10142**	**Wurth Australia Pty Ltd**		**283.47**
4320721635	Workshop Consumables			283.47	
106126	**19/12/2023**	**10147**	**Seton Australia**		**110.72**
9354749304	Sign			110.72	
106127	**19/12/2023**	**10160**	**Hire Society**		**205.16**
109772	Glassware hire for the volunteer event			205.16	
106128	**19/12/2023**	**10200**	**Waterlogic Australia**		**112.79**
CD-3668208	Admin - Rheem 10L Lazer Staff Kitchen			112.79	
106129	**19/12/2023**	**10219**	**Exteria Street + Park Outfitters**		**6,405.30**
00011579	New Park Furniture for Poplar Gardens			6,405.30	
106130	**19/12/2023**	**10229**	**WALGA**		**638.00**
SI-008266	Professional Developement Training			638.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
106131	**19/12/2023**	**10246**	**Bolinda Publishing Pty Ltd**		**569.31**
305582	MtC adult LP and audiobooks			198.21	
305828	Nedlands adult LP and audiobooks			76.66	
305827	Nedlands adult LP and audiobooks			294.44	
106132	**19/12/2023**	**10261**	**Donegan Enterprises Pty Ltd**		**1,452.00**
00007000	Repairs to spinner & Flying Fox JWAAPS			1,452.00	
106133	**19/12/2023**	**10272**	**Capital Recycling**		**6,549.55**
CSD15692-J13209	concrete/sand/grass removal j23rd			642.59	
CSD15692-J13273	Concrete and materials cartage			5,906.96	
106134	**19/12/2023**	**10279**	**Bale Data Services**		**214.50**
92566	Supply Thermal Paper Rolls			214.50	
106135	**19/12/2023**	**10288**	**Nutrien Water (Total Eden Pty Ltd)**		**1,247.75**
412949095	Irrigation Materials			1,247.75	
106136	**19/12/2023**	**10302**	**Wilson Security**		**1,554.42**
W00311537	Swanbourne gate carpark opening/closing			213.40	
W00311790	Nedlands Library Evening Patrol 3 months			410.44	
W00311789	Mt Claremont Library Patron July - Dec			251.89	
W00312004	Swanbourne gate carpark opening/closing			213.40	
W00312229	Swanbourne gate carpark opening/closing			213.40	
W00310721	Mt Claremont Library Patron July - Dec			251.89	
106137	**19/12/2023**	**10317**	**Arbor Logic**		**3,938.00**
00005345	Annual Visual Tree nspections- 228 Trees			3,938.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
106138	**19/12/2023**	**10318**	**Perth Irrigation Centre**		**1,052.90**
I2421	Irrigation Material for Dawes Park			1,052.90	
106139	**19/12/2023**	**10332**	**Natural Area Consulting Management**		**1,636.91**
00021586	Eco- Zone Maintenance July - September			1,636.91	
106140	**19/12/2023**	**10376**	**Syrinx Environmental Pty Ltd**		**3,300.00**
INV02133	Rehabilitation Foreshore 28307 Year 1			3,300.00	
106141	**19/12/2023**	**10384**	**Chokeby Road & Chocbel**		**687.78**
I234748	Chocolates for public activities			687.78	
106142	**19/12/2023**	**10396**	**Lock Stock & Farrell Locksmith Pty Ltd**		**93.00**
19156-1	Keys for parks			93.00	
106143	**19/12/2023**	**10402**	**DU Electrical Pty Ltd**		**2,076.80**
00017806	Electrical works at Dot Bennet Park			2,076.80	
106144	**19/12/2023**	**10407**	**Nu-Trac Rural Contracting**		**862.00**
00003213	Beach cleaning- Swanbourne			862.00	
106145	**19/12/2023**	**10409**	**First Five Minutes Pty Ltd**		**3,619.42**
CONS290519	Emergency evacuation training			3,619.42	
106146	**19/12/2023**	**10410**	**Public Libraries Western Australia Inc.**		**51.26**
INV2024-17	Summer Reading Quest stamps			51.26	
106147	**19/12/2023**	**10429**	**Sonic HealthPlus Pty Ltd**		**347.60**
3115011	Sonic Employment Medicals			347.60	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
106148	**19/12/2023**	**10435**	**West Coast Spring Water P/L**		**160.50**
2961623	15L cooler water bottle			20.50	
2979401	15L cooler water bottle			140.00	
106149	**19/12/2023**	**10446**	**Kool Digital Graphics**		**825.00**
A9450	2024 Tresillian Term 1 Program Design			825.00	
106150	**19/12/2023**	**10456**	**G M S Security (WA) Pty Ltd**		**6,127.00**
INV-20400	Admin Security install and repairs			3,146.00	
INV-20399	Haldane H Security install and repairs			2,981.00	
106151	**19/12/2023**	**10457**	**Instant Products Hire**		**184.15**
169391	Portaloo j23rd			184.15	
106152	**19/12/2023**	**10464**	**Pirtek Malaga**		**727.69**
ML-T00060242	Hydraulic Pump			727.69	
106153	**19/12/2023**	**10467**	**The Information Management Group Pty Ltd**		**2,282.46**
93629364	On-Demand Records Digitisation Services			1,001.78	
93629363	Archive Record Storage			1,280.68	
106154	**19/12/2023**	**10479**	**State Wide Turf Services**		**6,380.00**
8659	Highview Reserve Verti-Drain/Top dress			4,400.00	
8658	Allen Park Oval Rugby field 1			1,980.00	
106155	**19/12/2023**	**10493**	**Randstad Pty Ltd**		**391.25**
RA5340627	Agency Staff			391.25	
106156	**19/12/2023**	**10512**	**West Coast Turf**		**3,665.20**
95878728	Carrington Dog Park Returfing			3,665.20	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
106157	**19/12/2023**	**10532**	**Core Business Australia Pty Ltd**		**5,562.92**
INV-1420	Procurement Services - Bulk Rubbish			5,562.92	
106158	**19/12/2023**	**10549**	**JB Hi-Fi Group Pty Ltd**		**2,132.00**
BD1310228	Microsoft Surface			2,132.00	
106159	**19/12/2023**	**10561**	**Internode Pty Ltd**		**2,950.50**
112	Internode IDC COLO: Full Rack Next DC			2,950.50	
106160	**19/12/2023**	**10608**	**Corsign WA Pty Ltd**		**99.00**
00081250	street blade repairs			99.00	
106161	**19/12/2023**	**10612**	**Data Documents**		**3,710.30**
12970	2023 Freeman of the City Certificates			49.50	
13012	Tresillian Parking Permits 2024			476.30	
13013	TAC Course Booklet Printing			3,184.50	
106162	**19/12/2023**	**10617**	**Aus Chill Technical Services Pty Ltd**		**6,639.97**
11905	A/C works for Council Chambers upgrades			6,639.97	
106163	**19/12/2023**	**10640**	**Moore Australia WA Pty Ltd (Old Name:**		**13,200.00**
433152	Waste Management Internal Audit			13,200.00	
106164	**19/12/2023**	**10658**	**Central Regional TAFE**		**216.16**
I0025421	WHS Unit - Cert IV - Amanda			216.16	
106165	**19/12/2023**	**10689**	**Illion Australia Pty Ltd**		**369.60**
NEDLAN-592780	RFT 2023-24.07			184.80	
NEDLAN-592779	RFT 2023-24.06 Adv			184.80	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				**5,085,914.68**
106166	**19/12/2023**	**10693**	**The Fauntleroy Family Trust & The Mihevc Family Trust B**	**332.68**
49967	Move GPOs		332.68	
106167	**19/12/2023**	**10704**	**Budo Group Pty Ltd**	**1,016.40**
1430-02	Lesley Graham playground & Wall repair		1,016.40	
106168	**19/12/2023**	**10728**	**A Davis**	**5,005.00**
384	Sale of Artwork		5,005.00	
106169	**19/12/2023**	**10731**	**Bore Stain West /Powell's Pressure**	**425.00**
1	Bromilow Green Memorial seat clean		425.00	
106170	**19/12/2023**	**10733**	**TPG Telecom**	**5,121.16**
19865804	TPG Telecom - Internet Service		5,121.16	
106171	**19/12/2023**	**10735**	**WINC Australia Pty Ltd (Previous name**	**3,122.42**
9043968985	PPE Supplies		578.59	
9043984525	Stationery supplies		478.85	
9043977238	Stationary Order - Customer Service		4.58	
9043958407	Stationary Order - Admin Building		268.78	
9043955277	Stationary Order - Customer Service		17.82	
9043974464	PPE Supplies		291.59	
9044030844	Shredder		752.32	
9044042164	Biscuits		353.50	
9043997254	Polycell 10mm Standard Air Pocket Wrap 3		260.97	
9044120484	Mentos Mints Individually Wrapped 540g		40.72	
9044056665	Yellow Coloured Copy Paper A4 80gs		71.23	
9043958847	Winc Dvdrs A4 Pp 1-12 Gry Tb		3.47	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
106172	**19/12/2023**	**10766**	**Inlogik Pty Ltd**		**1,592.43**
IN000071521	Implementation new Chart of Account			530.81	
IN000072374	Implementation new Chart of Account			530.81	
IN000070700	Implementation new Chart of Account			530.81	
106173	**19/12/2023**	**10769**	**Southern Cross Protection Pty Ltd**		**68.90**
602694	Weekly cash collection pickup			34.45	
611631	Weekly cash collection pickup			34.45	
106174	**19/12/2023**	**10772**	**Ream Clean Property Service**		**247.50**
23/O/D/2023	Emptying 3 recycling stations			247.50	
106175	**19/12/2023**	**10856**	**Ahern Australia Pty Ltd**		**1,605.81**
230010073	Repair EWP			1,605.81	
106176	**19/12/2023**	**10878**	**Cupid Catering**		**328.90**
IN00000003330	Lunch and Learn Catering			328.90	
106177	**19/12/2023**	**10880**	**Horizon West Landscape & Irrigation Pty**		**7,568.00**
00013003	PFSYC Foreshore Gardening 2023-24			220.00	
00013001	General Gardening November 2023			6,028.00	
00013002	Collect and install mulch for Camelia			1,320.00	
106178	**19/12/2023**	**10909**	**Richards Tyrepower**		**1,804.00**
3353981	Mower Tyres			316.00	
3354114	Tyre Replace and repair			1,488.00	
106179	**19/12/2023**	**10925**	**Westend Plumbing & Gas**		**1,210.00**
INV-14703	Isolate water to air-cons at PRCC			137.50	
INV-14701	Repair water unit at the Depot			137.50	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
INV-14695	Replace tap mixer and fix leaking trap			517.00	
INV-14700	Repair toilet & taps at Hollywood			286.00	
INV-14699	Unblock Toilet at Allen Park			132.00	
106180	**19/12/2023**	**10939**	**RLEC Electrical Contractors**		**2,460.70**
S0855	Kiln - Mumma			2,460.70	
106181	**19/12/2023**	**10954**	**Colour Flow Painting Services**		**1,083.50**
CFP 2441	Patch and paint wall after TV installed			660.00	
CFP 2444	Painting at NCC			423.50	
106182	**19/12/2023**	**10958**	**CMS Electracom**		**881.63**
494730	Additional power rails for Desking			881.63	
106183	**19/12/2023**	**10993**	**Harvey Norman AV/IT Superstore Osborne**		**1,550.00**
9239778	TV purchase - Adam Armstrong			1,550.00	
106184	**19/12/2023**	**11012**	**Aussie Broadband Pty Ltd**		**4,930.50**
30799854	NBN Enterprise service- July23- Feb24			4,930.50	
106185	**19/12/2023**	**11047**	**Axiis Contracting Pty Ltd**		**24,800.42**
7934	retic repairs 72 smyth rd			495.00	
7956	limestone wall swanbourne			4,833.84	
7954	1 sutcliffe tree roots crossover			3,454.00	
7955	Swanbourve Lifesaving club			9,889.97	
7953	James St footpath Swanbourne			6,127.61	
106186	**19/12/2023**	**11087**	**Beacon Equipment**		**2,382.00**
73052 #21	Cutter line			61.00	
73091 #21	Stihl Parts			97.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
73140 #21	Atom Edger			1,898.00	
73139 #21	Mower Rod			326.00	
106187	**19/12/2023**	**11088**	**OtagoIT Pty Ltd**		**3,253.25**
0000382	Tresilliann updating courses 2023-2024			2,575.65	
0000383	Tresillian WebsiteMonthlyManag 2023-2024			677.60	
106188	**19/12/2023**	**11101**	**Snap Osborne Park**		**318.00**
F034-21611	Health Authorisation ID Card			35.00	
F034-21632	Whadjuk Trail Corflute Signage			283.00	
106189	**19/12/2023**	**11182**	**Brownes Foods Operations Pty Ltd**		**125.64**
17521311	Depot milk			62.82	
17545758	Depot milk			62.82	
106190	**19/12/2023**	**11192**	**Veolia Recycling & Recovery Pty Ltd (Suez)**		**40,732.66**
56215617	Waste Disposal - Res&comm(Jul-Dec23)			39,783.74	
56257454	Commercial recycling(Jul-Dec23)			948.92	
106191	**19/12/2023**	**11214**	**Roof Checks W.A.**		**300.00**
293	Mt Claremont CC / Library / Playgroup -			300.00	
106192	**19/12/2023**	**11307**	**Liveable Group Pty Ltd T/A Professional PROFESSIONAL**		**11,536.25**
643	Power line clearance- Floreat			4,999.50	
741	Removal&grind			4,611.75	
740	Works on tree			1,122.00	
772	Emergency removal of tree limb from roof			803.00	
106193	**19/12/2023**	**11398**	**R & J Marinich Pty Ltd T/as Totally**		**347.67**
INV-25047	Uniform for Steve Crossman			171.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
INV-26110	Uniform for Depot Staff			154.67	
INV-26142	Hard hat – White (SKU HHV9R)			22.00	
106194	**19/12/2023**	**11401**	**Strategy 8 Pty Ltd**		**400.00**
INV-0221	Photography			400.00	
106195	**19/12/2023**	**11479**	**Eire Total Access**		**12,346.40**
11218	Scaffoldfing for PRRCC roofing project			12,346.40	
106196	**19/12/2023**	**11532**	**Rent A Fence Pty Ltd**		**703.89**
RF 606401	Security Fence Hire			204.93	
RF 606402	Security Fencing - Hackett Hall			498.96	
106197	**19/12/2023**	**11539**	**Ambius**		**691.31**
21589844	Interior Plantscape Rental for Depot			296.46	
21589843	Int Plantscape Rental Admin Building			394.85	
106198	**19/12/2023**	**11573**	**Veale Auto Parts**		**627.80**
19777346	Beacons			296.40	
19805497	Beacons			331.40	
106199	**19/12/2023**	**11579**	**Delisha Distributors Pty Ltd**		**171.00**
313124	MTC library newsround July-Dec 2023			171.00	
106200	**19/12/2023**	**11584**	**Vigilant Traffic Management Group Pty. Ltd.**		**6,230.35**
00007017	Traffic Management standing order			1,338.65	
00007016	Traffic Management standing order			448.58	
00007048	Traffic Management standing order			2,254.56	
00007087	Smyth Road - VMS x 2 for 1 week (nov 23)			2,188.56	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				**5,085,914.68**
106201	**19/12/2023**	**11608**	**Seal Island Pty Ltd ATF Lucas Family Trust T/A Lateral As**	**2,539.75**
INV-4330	Graphic Design		2,539.75	
106202	**19/12/2023**	**11612**	**GISSA International Pty Ltd**	**31,212.50**
00048449	Gap Analysis & Data Models		31,212.50	
106203	**19/12/2023**	**11620**	**AIT Specialists Pty Ltd**	**85.47**
INV-13189	Standing order - Monthly Fuel Tax Credit		85.47	
106204	**19/12/2023**	**11675**	**Daniel Truslove t/as Not Ikea Kitchens**	**24,178.00**
87	Supply and install new cabinetry		24,178.00	
106205	**19/12/2023**	**11752**	**Bing Technologies Pty Ltd**	**3,663.53**
236081	Carrington Letter Drop Pre-construction		636.51	
236083	Broadway Business pre-work notification		3,027.02	
106206	**19/12/2023**	**11764**	**Zetta Pty Ltd**	**5,227.20**
0306185	Remediation		5,227.20	
106207	**19/12/2023**	**11773**	**The Fruit Box Group Pty Ltd**	**273.55**
3156787	Admin Milk Delivery FY23/24		98.55	
3164675	Admin Milk Delivery FY23/24		65.60	
3165932	Admin Milk Delivery FY23/24		43.80	
3167398	Admin Milk Delivery FY23/24		65.60	
106208	**19/12/2023**	**11779**	**Pritchard Francis Consulting Pty Ltd**	**8,151.00**
32636	Clerk of Works - Rochdale Road		8,151.00	
106209	**19/12/2023**	**11795**	**Campeche Pty Ltd**	**1,650.00**
1412	PA Affinity Club Ukelele Oct-Dec 2023		1,650.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
106210	**19/12/2023**	**11798**	**HP Financial Services (Australia) Pty Ltd**		**28,096.20**
100001614312	Laptop Right of Use Purchase			14,048.10	
100001614382	Laptop Right of Use Purchase			14,048.10	
106211	**19/12/2023**	**11804**	**West Soil and Water Pty Ltd**		**12,402.50**
INV-0018	Swanbourne Contaminated Site - EC			12,402.50	
106212	**19/12/2023**	**11805**	**Aqua Filtration Enterprises Pty Ltd**		**302.50**
INV-0222	Mt Claremont Hive - Water Unit hire			49.50	
INV-0226	PRCC - Water Unit hire & maintain			55.00	
INV-0225	Mt Claremont Library - Water Unit hire			49.50	
INV-0223	Admin Comms - Water Unit hire			49.50	
INV-0227	John XXIII - Water Unit hire & maintain			49.50	
INV-0224	Tresillian - Water Unit Hire & Maintain			49.50	
106213	**19/12/2023**	**11806**	**Elysia Henley**		**160.00**
3	Affinity Club Activities Oct-Dec2023			160.00	
106216	**21/12/2023**	**10001**	**Australian Taxation Office**		**152,224.00**
FORTNIGHT 17/12/2023	Withholding Tax (PAYG)			144,396.00	
FORTNIGHT 17/12/2023	Extra Tax			1,158.00	
FORTNIGHT 17/12/2023	HELP			2,846.00	
FORTNIGHT 17/12/2023	TSL			3,824.00	
106217	**21/12/2023**	**10002**	**Child Support Registrar**		**670.66**
FORTNIGHT 17/12/2023	Child Support Agency			670.66	
106218	**21/12/2023**	**10003**	**Australian Services Union**		**200.00**
FORTNIGHT 17/12/2023	Australian Services Union			200.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
106219	**21/12/2023**	**10004**	**City of Nedlands - Social Club**		**355.00**
FORTNIGHT 17/12/2023	Social Club			355.00	
106220	**21/12/2023**	**10005**	**Easi**		**7,200.61**
FORTNIGHT 17/12/2023	Novated Lease Easifleet - Pre Tax			4,159.12	
FORTNIGHT 17/12/2023	Novated Lease Easifleet- Post Tax			3,041.49	
106221	**21/12/2023**	**10006**	**Westpac Banking Corporation**		**82,108.54**
FORTNIGHT 17/12/2023	Employee Additional Contrib Pre Tax ($)			2,180.00	
FORTNIGHT 17/12/2023	Employee Additional Contrib Pre Tax (%)			10,590.54	
FORTNIGHT 17/12/2023	Employee Additional Contrib Post Tax (%)			239.20	
FORTNIGHT 17/12/2023	SGC Employer Contribution			1,989.57	
FORTNIGHT 17/12/2023	SGC Employer Contribution			516.20	
FORTNIGHT 17/12/2023	SGC Employer Contribution			1,974.60	
FORTNIGHT 17/12/2023	SGC Employer Contribution			728.55	
FORTNIGHT 17/12/2023	SGC Employer Contribution			1,172.65	
FORTNIGHT 17/12/2023	SGC Employer Contribution			3,894.77	
FORTNIGHT 17/12/2023	SGC Employer Contribution			465.38	
FORTNIGHT 17/12/2023	SGC Employer Contribution			577.42	
FORTNIGHT 17/12/2023	SGC Employer Contribution			4,646.62	
FORTNIGHT 17/12/2023	SGC Employer Contribution			951.30	
FORTNIGHT 17/12/2023	SGC Employer Contribution			1,488.84	
FORTNIGHT 17/12/2023	SGC Employer Contribution			630.29	
FORTNIGHT 17/12/2023	SGC Employer Contribution			594.07	
FORTNIGHT 17/12/2023	SGC Employer Contribution			2,130.21	
FORTNIGHT 17/12/2023	SGC Employer Contribution			3,513.48	
FORTNIGHT 17/12/2023	SGC Employer Contribution			2,780.12	
FORTNIGHT 17/12/2023	SGC Employer Contribution			928.14	
FORTNIGHT 17/12/2023	SGC Employer Contribution			186.62	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				**5,085,914.68**
FORTNIGHT 17/12/2023	SGC Employer Contribution			1,084.50
FORTNIGHT 17/12/2023	SGC Employer Contribution			177.69
FORTNIGHT 17/12/2023	SGC Employer Contribution			382.04
FORTNIGHT 17/12/2023	SGC Employer Contribution			1,114.67
FORTNIGHT 17/12/2023	SGC Employer Contribution			2,601.21
FORTNIGHT 17/12/2023	SGC Employer Contribution			1,501.93
FORTNIGHT 17/12/2023	SGC Employer Contribution			3,663.31
FORTNIGHT 17/12/2023	SGC Employer Contribution			2,770.88
FORTNIGHT 17/12/2023	SGC Employer Contribution			483.29
FORTNIGHT 17/12/2023	SGC Employer Contribution			2,427.94
FORTNIGHT 17/12/2023	SGC Employer Contribution			1,389.27
FORTNIGHT 17/12/2023	SGC Employer Contribution			1,086.99
FORTNIGHT 17/12/2023	SGC Employer Contribution			1,698.26
FORTNIGHT 17/12/2023	SGC Employer Contribution			1,698.27
FORTNIGHT 17/12/2023	SGC Employer Contribution			1,643.19
FORTNIGHT 17/12/2023	SGC Employer Contribution			5,244.51
FORTNIGHT 17/12/2023	SGC Employer Contribution			1,674.56
FORTNIGHT 17/12/2023	SGC Employer Contribution			2,363.15
FORTNIGHT 17/12/2023	SGC Employer Contribution			462.62
FORTNIGHT 17/12/2023	SGC Employer Contribution			453.97
FORTNIGHT 17/12/2023	SGC Employer Contribution			1,841.95
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			75.54
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			93.85
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			276.63
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			64.62
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			33.46
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			126.29
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			84.62
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			479.24
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			95.43

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			82.38	
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			114.60	
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			43.85	
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			59.54	
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			330.75	
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			109.64	
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			152.52	
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			69.46	
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			54.82	
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			137.51	
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			132.93	
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			467.52	
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			230.74	
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			49.43	
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			179.32	
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			73.67	
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			322.47	
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			133.87	
FORTNIGHT 17/12/2023	Employer Contribution (Additional)			91.07	
106222	**21/12/2023**	**10007**	**Becarwise**		**1,147.69**
FORTNIGHT 17/12/2023	Novated Lease Becarwise - Pre Tax			399.19	
FORTNIGHT 17/12/2023	Novated Lease Becarwise- Post Tax			748.50	
106223	**21/12/2023**	**10015**	**Apace Aid Inc**		**3,550.00**
INV-0153D	Plant Stock Swanbourne Estate 2024			3,550.00	
106224	**21/12/2023**	**10089**	**McLeods Barristers & Solicitors**		**6,349.79**
132732	Legal			1,180.85	
133276	Legal			4,174.54	
133212	Legal			994.40	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor EFT				5,085,914.68
106225	**21/12/2023**	**10183**	**Water Corporation**	**10,545.41**
9014278979	Bill ID - 0079			13.90
9011838619	Bill ID - 0091			88.96
9023612334	Bill ID - 0024			30.58
9012041505	Bill ID - 0087			19.46
9008607449	Bill ID - 0113			5.56
9008659732	Bill ID - 0114			5.56
9001438160	Bill ID - 0099			158.46
9001436843	Bill ID - 0119			8.34
9001434741	Bill ID - 0145			706.82
9001426506	Bill ID - 0139			187.13
9001419920	Bill ID - 0137			464.09
9001418928	Bill ID - 0117			19.46
9001418733	Bill ID - 0141			324.22
9001418688	Bill ID - 0127			697.78
9014584802	Bill ID - 0095			753.00
9014026245	Bill ID - 0084			175.14
9014026229 - DECMBER 2(	Bill ID - 0085			151.43
9001417087	Bill ID - 0127			440.98
9001416797	Bill ID - 0119			113.98
9001415778	Bill ID - 0120			380.86
9001412868	Bill ID - 0139			418.74
9001412833 - DECEMBER 2	Bill ID - 0205			555.23
9001410555	Bill ID - 0137			1,139.63
9001409802	Bill ID - 0117			5.56
9001409431	Bill ID - 0130			386.69
9001409423	Bill ID - 0133			164.89
9001409415	Bill ID - 0129			529.34
9001399093	Bill ID - 0133			395.03

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
9001405115	Bill ID - 0156			961.55	
9001398891 - DECEMBER 2	Bill ID - 0122			353.33	
9001418629	Bill ID - 0148			889.71	
106226	**21/12/2023**	**10199**	**Hays Specialist Recruitment Aust Pty Ltd**		**35,299.34**
51977169	Relief Rates Officer			2,446.74	
51977170	Relief Senior Accountant			3,841.99	
51977171	Akshay Mathur Hays Temp Worker			3,376.00	
51997647	Wages For Turf Maintenance Officer			1,867.01	
51987711	Wages For Turf Maintenance Officer			2,306.30	
51982298	Temp Positive Ageing			2,059.90	
51997646	Relief Rates Officer			2,346.19	
51997649	Relief Finance Officer			3,334.32	
51960814	Wages For Turf Maintenance Officer			2,306.30	
52002626	Temp Positive Ageing			2,059.90	
52002624	Relief Rates Officer			636.82	
52002625	Wages For Turf Maintenance Officer			2,306.30	
52007479	Relief Finance Accountant			2,577.10	
52002627	Relief Finance Officer			3,834.47	
106227	**21/12/2023**	**10272**	**Capital Recycling**		**1,346.00**
CSD15692-J13308	Concrete and materials cartage			1,346.00	
106228	**21/12/2023**	**10288**	**Nutrien Water (Total Eden Pty Ltd)**		**2,772.00**
412962222	Sprinklers for Sunset and College Park			2,772.00	
106229	**21/12/2023**	**10296**	**Connect Call Centre Services (Previous**		**437.58**
00115526	Telephony services - After hours call			437.58	
106230	**21/12/2023**	**10302**	**Wilson Security**		**49.50**
W00312394	Swanbourne gate carpark opening/closing			49.50	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
106231	**21/12/2023**	**10304**	**Synergy**		**31,980.12**
801870080	Invoice 3000210416			8,361.71	
301696720	Invoice 2022005552			129.72	
131596660	Invoice 2037992429			635.89	
968214430	Invoice 2037992402			319.97	
856995430 - DECEMBER 2(	Invoice 2034002561			1,794.05	
338661150	Invoice 2089955789			1,753.99	
801340050	Invoice 3000211149			12,087.13	
392417010	Invoice 2053986668			2,367.64	
239411960	Invoice 2006016981			279.80	
380380410	Invoice 2022015728			1,680.89	
380380600	Invoice 2022015729			1,666.29	
313447070 - DECEMBER 2(	Invoice 2038001775			55.22	
380380790	Invoice 2026013561			847.82	
106232	**21/12/2023**	**10332**	**Natural Area Consulting Management**		**6,930.56**
00021398	2023-24 Cottesloe Golf Bush Maintenance			4,256.25	
00021661	2023-24 Cottesloe Golf Bush Maintenance			1,227.77	
00021660	Shenton Bushland Fire Site Maintenace			1,446.54	
106233	**21/12/2023**	**10374**	**Dept of Transport - Information Fees Application**		**30.10**
8049702	Department of Transport			30.10	
106234	**21/12/2023**	**10383**	**Data#3 Limited**		**52,328.43**
SIN000166656	Annual subs for adobe			52,328.43	
106235	**21/12/2023**	**10396**	**Lock Stock & Farrell Locksmith Pty Ltd**		**286.00**
19730-1	Keys and Lock			110.00	
19668-1	Keys and Lock			176.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
106236	**21/12/2023**	**10402**	**DU Electrical Pty Ltd**		**1,658.80**
00017819	Electrical works at Sunset Reserve			1,658.80	
106237	**21/12/2023**	**10419**	**Sustainable Outdoors**		**660.00**
INV-2771	Golden Crown Beard Control Oct 23 - Apr			660.00	
106238	**21/12/2023**	**10430**	**South East Regional Centre for Urban**		**30,747.24**
00005527	Allen Park PVG Hand Weeding			8,774.07	
00005528	River Foreshore Maintenace July - Dec			7,710.55	
00005530	Shenton winter - spring hand weeding			4,557.96	
00005529	Fire breaks and path pruning Shenton			9,704.66	
106239	**21/12/2023**	**10456**	**G M S Security (WA) Pty Ltd**		**7,803.40**
INV-20407	Depot Security install and repairs			7,803.40	
106240	**21/12/2023**	**10517**	**Insight Enterprises Australia Pty Ltd**		**282,232.84**
100433662	Azure Plan for Commercial Business			2,390.30	
100433973	O365 Extra File Storage Sub Add-on			8,988.67	
100434421	Advanced Communications			255,474.55	
100434422	O365 Extra File Storage Sub Add-on Extra			15,379.32	
106241	**21/12/2023**	**10598**	**Domain Glass Pty Ltd**		**2,513.50**
12243	Remove, supply and fit 3 awning windows			2,343.00	
12244	Reglaze door glass			170.50	
106242	**21/12/2023**	**10640**	**Moore Australia WA Pty Ltd (Old Name:**		**3,592.08**
433171	Management of Audit Log - FY23/24			2,431.00	
433296	Management of Audit Log - FY23/24			1,161.08	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
106243	**21/12/2023**	**10689**	**Illion Australia Pty Ltd**		**184.80**
NEDLAN-595813	Advertising Cost for RFT 2023-24.01			184.80	
106244	**21/12/2023**	**10724**	**TechnologyOne**		**295.63**
230156	GIS CONSULTANCY			295.63	
106245	**21/12/2023**	**10726**	**Safemaster Safety Products Pty Ltd**		**546.70**
00025394	Roof Restraint Testing - Adam Armstrong			546.70	
106246	**21/12/2023**	**10735**	**WINC Australia Pty Ltd (Previous name**		**394.08**
9044127627	IK Copy Paper A4 80gsm White Carton 5 Re			348.52	
9044140939	Coffee Machine Cleaner			32.98	
9044121658	Hand Dishwashing Soap			12.58	
106247	**21/12/2023**	**10769**	**Southern Cross Protection Pty Ltd**		**68.90**
613443	Weekly cash collection pickup			68.90	
106248	**21/12/2023**	**10869**	**CSCH Pty Ltd T/A Charles Service Company**		**37,532.52**
00036383	Cleaning services from July- Dec - Admin			35,930.64	
00036384	Cleaning services July - Dec MTCC			1,601.88	
106249	**21/12/2023**	**10925**	**Westend Plumbing & Gas**		**3,096.50**
INV-14779	Install drink tap to d/fountain Jo Wheat			616.00	
INV-14776	Repair water leak Peace Memorial Park			401.50	
INV-14758	Repair leaks and unblock toilet Rosegard			214.50	
INV-14720	Locate and repair burst water pipe			770.00	
INV-14715	Replace sinks wastes and seals			275.00	
INV-14760	Repair leaking tap Jones Park Swanbourne			126.50	
INV-14750	Replace burst hose			159.50	
INV-14757	Unblock sink at Admin			165.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
INV-14741	Epoxy hot water tray to stop leak			192.50	
INV-14719	Repair vent pipe on external wall			176.00	
106250	**21/12/2023**	**11001**	**Playlovers Inc**		**805.00**
20122023	Refund facility bookings	Oct/ Nov		805.00	
106251	**21/12/2023**	**11034**	**Richard Leake**		**202.40**
20122023 (3)	Vol. Vehicle Reimbursement			202.40	
106252	**21/12/2023**	**11087**	**Beacon Equipment**		**420.60**
73347 #21	Mower Filters			420.60	
106253	**21/12/2023**	**11101**	**Snap Osborne Park**		**340.00**
F034-21704	Business Card Order November 2023			340.00	
106254	**21/12/2023**	**11214**	**Roof Checks W.A.**		**2,130.00**
292	Allen Park - Gutter Cleaning			300.00	
290	Rosegardens Toilets - Gutter Cleaning			250.00	
289	Tresillian - Gutter Cleaning			450.00	
294	Hollywood Toilets - Gutter Cleaning			250.00	
296	Drabble House - Gutter Cleaning			250.00	
295	Hackett Playgroup - Gutter Cleaning			250.00	
291	Nedlands Library - Gutter Cleaning			380.00	
106255	**21/12/2023**	**11275**	**Life Choice Fitness**		**200.00**
201223	Affinity Club Tai Chill Oct - Dec 2023			200.00	
106256	**21/12/2023**	**11307**	**Liveable Group Pty Ltd T/A Professional PROFESSIONAL**		**16,736.50**
641	Power line clearance- Floreat			462.00	
642	Power line clearance- Floreat			4,290.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
806	Camphur x2. Prune			3,784.00	
774	Power line vegetation clearance			3,184.50	
787	Swanbourne Estate Firebreak			1,716.00	
791	Masons Gardens- Branch removal. QUARANT			308.00	
796	Dead Box tree removal. Grind			2,992.00	
106257	**21/12/2023**	**11374**	**Western Suburbs Cricket Club Inc**		**28,057.77**
INV-0219	Turf Wicket Management (College Oval)			28,057.77	
106258	**21/12/2023**	**11377**	**Malcolm Clingham**		**576.00**
20122023	Vol. Vehicle Reimbursement			96.00	
20122023 (2)	Vol. Vehicle Reimbursement			240.00	
20122023 (4)	Vol. Vehicle Reimbursement			240.00	
106259	**21/12/2023**	**11409**	**Pipeline Irrigation**		**1,760.00**
00006191	Supply of an Irrigation Contractor			880.00	
00006200	Supply of an Irrigation Contractor			880.00	
106260	**21/12/2023**	**11488**	**Chen He**		**1,296.00**
000523	TAC - Tutor Fees			1,296.00	
106261	**21/12/2023**	**11541**	**Miracle Recreation Equipment**		**511.50**
54427	2 x Swing Toddler bucket Seat & delivery			511.50	
106262	**21/12/2023**	**11578**	**Stannard Group Pty Ltd**		**1,700.00**
637774	Verge Bond			1,700.00	
106263	**21/12/2023**	**11608**	**Seal Island Pty Ltd ATF Lucas Family Trust T/A Lateral As**		**2,475.00**
INV-4314	Graphic Design Annual Report 2022/23			2,475.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
106264	**21/12/2023**	**11618**	**Advanced Spatial Technologies**		**4,174.50**
00002677	Bluebeam Revu			4,174.50	
106265	**21/12/2023**	**11640**	**Downer EDI Works t/as DM Roads**		**683,745.05**
782849	Rochdale Road			683,745.05	
106266	**21/12/2023**	**11668**	**Axis Roof Tiling and Maintenance Pty. Ltd.**		**31,405.00**
INV-0641	Supply and fit new roof tiles and timber			31,405.00	
106267	**21/12/2023**	**11752**	**Bing Technologies Pty Ltd**		**178.77**
236180	David Cruikshank Reserve - Letter to Res			171.33	
230268	Broadway Business pre-work notification			7.44	
106268	**21/12/2023**	**11778**	**Omnicom Media Group Australia Pty Ltd**		**7,085.44**
1696607	Public Notice CEO Recruitment Panel			1,474.13	
1696606	2023 Christmas/New Year Closure Notice			833.69	
1696604	Nedlands News July			2,619.38	
1696609	Public Notice RFT 2023-24.08			591.15	
1696605	2023 Christmas Function Closure Notice			312.75	
1696608	Nov 2023 RFT Notices			825.90	
1696610	Public Notice RFT 2023-24.03			428.44	
106269	**21/12/2023**	**11811**	**LGRCEU The Western Australian Municipal Road Boards**		**22.00**
FORTNIGHT 17/12/2023	LGRCEU Union Fees			22.00	
106270	**21/12/2023**	**11817**	**Bravo Search Pty Ltd**		**13,040.28**
INV-0004	Consultancy Finders Fee			13,040.28	
106271	**21/12/2023**	**11823**	**IKIT FIRST AID**		**4,060.00**
INV-0122	Sharps training			4,060.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
Sundry EFT					**30,310.18**
105951	**1/12/2023**	**99998**	**G Living Pty Ltd**		**1,650.00**
508123	Verge Bond			1,650.00	
105952	**1/12/2023**	**99998**	**Nuchange**		**1,700.00**
633406	Verge Bond			1,700.00	
105953	**1/12/2023**	**99998**	**M Whitbread**		**11.11**
29112023	Parking at Perth for UWAQE2 Meeting			11.11	
105954	**1/12/2023**	**99998**	**Jillian Parnell**		**308.00**
383876	Sale of Artwork			308.00	
105955	**1/12/2023**	**99998**	**K D Klimcke**		**299.22**
29112023	Purchase of BBQ food for monthly staff m			299.22	
105956	**1/12/2023**	**99998**	**A B Korbl**		**2,000.00**
686567	Verge Bond			2,000.00	
106098	**14/12/2023**	**99998**	**Nicole Clarke**		**2,000.00**
694116	Verge Bond			2,000.00	
106099	**14/12/2023**	**99998**	**Christopher McGonnell**		**2,000.00**
681281	Verge Bond			2,000.00	
106100	**14/12/2023**	**99998**	**Success Legal**		**78.38**
REFUND2024+21	Overpayment refund			78.38	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
106101	**14/12/2023**	**99998**	**The Churches' Commission on Education**		**13,000.00**
07122023	YouthCARE Grant			13,000.00	
106102	**14/12/2023**	**99998**	**A & G Karu**		**2,483.50**
REFUND2024-22	Refund Duplicate payment			2,483.50	
106103	**14/12/2023**	**99998**	**TR & LE Macfarlane Reid**		**70.00**
11122023	GP Visit - Asbestos Exposure			70.00	
106104	**14/12/2023**	**99998**	**A Sharma**		**837.00**
13122023	CPA Membership 2024			837.00	
106105	**14/12/2023**	**99998**	**Ability Heroes**		**500.00**
DEIRDRE SMORENBURG	Community Grant Fund 2023/2024			500.00	
106106	**14/12/2023**	**99998**	**Graylands Hospital Volunteer Service**		**250.00**
13122023	Community Grant Fund 2023/2024			250.00	
106107	**14/12/2023**	**99998**	**Delstrat Pty Ltd**		**328.00**
REFUND2024-23	Refund Rates Duplicate			328.00	
106214	**19/12/2023**	**99998**	**Jana Filippi**		**250.00**
14122023	Community Grant Fund 2023/2024			250.00	
106215	**19/12/2023**	**99998**	**THANH NHU TAN ATF TAN FAMILY TRUST**		**78.07**
REFUND2024-24	Credit Balance			78.07	
106272	**21/12/2023**	**99998**	**A Fisher**		**88.00**
21122023	Reimbursement of 2 x Cables			88.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
106273	**21/12/2023**	**99998**	**J Dockery**		**156.90**
21122023	MR License Application Reimbursement			156.90	
106274	**21/12/2023**	**99998**	**EMCO Building**		**2,222.00**
707780	Refund of Doonan Road Tree Removal			2,222.00	
Sundry Cheque					**300.00**
71279	**5/12/2023**	**99999**	**Andrew Mangano**		**300.00**
04122023	Farewell Gift			300.00	
Direct Debit					**50,311.38**
100360	**1/12/2023**	**10141**	**Westpac Banking Corporation**		**20,171.92**
				20,171.92	
100362	**12/12/2023**	**10524**	**Business Fuel Cards Pty Ltd**		**7,958.00**
FUELCARDS	Fuel Cards			7,958.00	
100363	**1/12/2023**	**10141**	**Westpac Banking Corporation**		**5,715.88**
BANK FEES	BANK FEES 1DEC23			5,715.88	
100364	**4/12/2023**	**11506**	**Commonwealth Bank Australia (CBA)**		**131.95**
BANK FEES	CBA BANK FEES 4DEC23			131.95	
100365	**4/12/2023**	**99996**	**Sundry Creditor - Purchase Cards**		**17.35**
STRIPE4DEC	Stripe refund 4 Dec 2023			17.35	
100366	**4/12/2023**	**10871**	**Dept of Justice**		**3,590.50**
32034646	LODGEMENT FEES 04DEC			3,590.50	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
100367	**4/12/2023**	**10871**	**Dept of Justice**		**83.50**
32034674	LODGEMENT FEES 04DEC			83.50	
100368	**15/12/2023**	**10871**	**Dept of Justice**		**83.50**
32102789	LODGEMENT FEES 15DEC			83.50	
100369	**31/12/2023**	**10133**	**West Australian Newspaper**		**83.60**
277496	Newspaper Subscription			83.60	
100370	**27/12/2023**	**10524**	**Business Fuel Cards Pty Ltd**		**8,361.63**
DEBIT27DEC	Fuel Direct Debit 27 Dec23			8,361.63	
100371	**15/12/2023**	**11506**	**Commonwealth Bank Australia (CBA)**		**35.54**
BPNTFEES15	BPNT DIR DR FEES DEC 2023			35.54	
100372	**7/12/2023**	**11507**	**Western Australia Treasury Corporation (WATC)**		**4,078.01**
LOAN186DEC	LOAN 186 WATC 07122023			4,078.01	
Credit Card Refunds					**480.50**
100102	**31/12/2023**	**99996**	**Sundry Creditor - Purchase Cards**		**31.50**
TRESIREF11	Tresi Cr Card refund DTS111223			31.50	
100103	**31/12/2023**	**99996**	**Sundry Creditor - Purchase Cards**		**92.00**
TRESIREF05	Tresi Cr Card refund DTS051223			92.00	
100104	**31/12/2023**	**99996**	**Sundry Creditor - Purchase Cards**		**51.00**
TRESIREF04	Tresi Cr Card refund DTS011223			51.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
100105	**31/12/2023**	**99996**	**Sundry Creditor - Purchase Cards**		**150.00**
TRESIREF07	Tresi Cr Card refund DTS071223			150.00	
100106	**1/12/2023**	**99996**	**Sundry Creditor - Purchase Cards**		**156.00**
TRESIREF01	Tresi Cr Card refund DTS011223			156.00	
Cancelled Payments					**93,312.88**
100362	**22/12/2023**	**10524**	**Business Fuel Cards Pty Ltd**		**7,958.00**
				7,958.00	
105871	**13/12/2023**	**10006**	**Westpac Banking Corporation**		**138.46**
				138.46	
105950	**5/12/2023**	**11807**	**Civil Engineering Assignments**		**7,749.50**
				7,749.50	
105962	**13/12/2023**	**10006**	**Westpac Banking Corporation**		**77,466.92**
				77,466.92	
Payroll					**1,821,751.20**
FORTNIGHT 03/12/2023	**3/12/2023**	**109000900010010**	**City of Nedlands**		**405,274.31**
FORTNIGHT 03/12/2023	Additional Bank 1			9,150.00	
FORTNIGHT 03/12/2023	Additional Bank 2			950.00	
FORTNIGHT 03/12/2023	Net Pay			386,096.53	
FORTNIGHT 03/12/2023	Net Pay			6,761.70	
FORTNIGHT 03/12/2023	Net Pay			2,316.08	
FORTNIGHT 10/12/2023	**10/12/2023**	**109000900010010**	**City of Nedlands**		**12,256.90**
FORTNIGHT 10/12/2023	Net Pay			12,256.90	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**5,085,914.68**
FORTNIGHT 17/12/2023	**17/12/2023**	**109000900010010**	**City of Nedlands**		**432,041.90**
FORTNIGHT 17/12/2023	Additional Bank 1			9,150.00	
FORTNIGHT 17/12/2023	Additional Bank 2			950.00	
FORTNIGHT 17/12/2023	Net Pay			421,941.90	
FORTNIGHT 24/12/2023	**24/12/2023**	**109000900010010**	**City of Nedlands**		**178,959.85**
FORTNIGHT 24/12/2023	Net Pay			86,730.65	
FORTNIGHT 24/12/2023	Net Pay			79,664.54	
FORTNIGHT 24/12/2023	Net Pay			3,348.32	
FORTNIGHT 24/12/2023	Net Pay			9,216.34	
FORTNIGHT 31/12/2023	**31/12/2023**	**109000900010010**	**City of Nedlands**		**793,218.24**
FORTNIGHT 31/12/2023	Additional Bank 1			8,150.00	
FORTNIGHT 31/12/2023	Additional Bank 2			950.00	
FORTNIGHT 31/12/2023	Net Pay			385,831.91	
FORTNIGHT 31/12/2023	Additional Bank 1			1,000.00	
FORTNIGHT 31/12/2023	Net Pay			397,286.33	
				TOTAL PAYMENTS	**7,052,070.64**

Payments to Cash at Bank Reconciliation

Payment Type	Report	General Ledger	*Variance*
Cheque	300.00	(300.00)	*0.00*
EFT	5,085,914.68	(5,085,914.68)	*0.00*
Direct Debit	50,311.38	(50,311.38)	*0.00*
Credit Card Refunds	480.50	(480.50)	*0.00*
Payroll	1,821,751.20	(1,821,751.20)	*0.00*
Cancel Payment	93,312.88	(93,312.88)	*0.00*
Total	7,052,070.64	(7,052,070.64)	*0.00*

City of Nedlands

Purchasing & Credit Card Payments - Dec 2023 (Statement period 28 Nov 2023 to 27 Dec 2023)

Date	Supplier	Description	AUD
27/12/2023	CARD FEE	Card Fee	5.00
8/12/2023	BOC GAS AND GEAR	Receipts - Boc Gas	12.38
27/12/2023	CARD FEE	Card Fee	5.00
30/11/2023	BUNNINGS 483000	Washers Tv Bracket Mount Donga	14.78
1/12/2023	BUNNINGS 483000	Fixings Tv Mounting	45.90
4/12/2023	ALTRONIC DISTRIBUTORS PL	Tv Connections For Pass Through Wall Plate	97.95
14/12/2023	ERGONOMIC ESSENTIALS	For Electric Desks	790.90
20/12/2023	SUPER CHEAP AUTO	Replacement Cord For Ute Cover. Fleet 644	37.98
21/12/2023	GALVINS PLUMBING SUPPL	Materials For Roof Repairs	54.46
27/12/2023	CARD FEE	Card Fee	5.00
12/12/2023	PAYPAL	Qtra Qualification Renewal	93.41
27/12/2023	CARD FEE	Card Fee	5.00
8/12/2023	RMWilliams_POS_AU	Voucher - Greg Lightfoot	150.00
27/12/2023	CARD FEE	Card Fee	5.00
11/12/2023	AP NEDLANDS POST SHOP	Post For Return Of Dog Noise Monitor	17.29
27/12/2023	CARD FEE	Card Fee	5.00
27/12/2023	Lawleys Bakery Cafe	Staff Meeting Catering	36.47
27/12/2023	Lawleys Bakery Cafe	Surcharge	0.44
27/12/2023	CARD FEE	Card Fee	5.00
14/12/2023	IN SAFE HANDS EDUCATO	Staff Training- Child Protection	297.00
19/12/2023	SP JB HI-FI ONLINE	Kitchen Appliance Replacement	94.99
19/12/2023	Deli Chicchi	Coffee Purchase- Pat Approved :D	21.70
19/12/2023	Deli Chicchi	Coffee Purchase- Pat Approved :D	0.05
20/12/2023	KMART	Centre Resources	266.81
20/12/2023	SPOTLIGHT INNALOO	Centre Resources	90.00
20/12/2023	IKEA PERTH	Centre Resources	167.50
22/12/2023	KMART	Refund	- 45.00
22/12/2023	KMART	Refund	- 19.00
27/12/2023	CARD FEE	Card Fee	5.00
27/12/2023	CARD FEE	Card Fee	5.00
6/12/2023	R AND J MARINICH PTY LTD	Safety Boots - Zoe Schwass	235.00
11/12/2023	DMIRS EAST PERTH	Hrwl Renewal	44.00
14/12/2023	PAYPAL	Training Course - S Maharjan	1,500.00
19/12/2023	SP HIVISGROUP	Machinery Part	114.82
22/12/2023	TAYLOR RD IGA	Depot Kitchen Supplies	37.18
27/12/2023	CARD FEE	Card Fee	5.00
7/12/2023	WOOLWORTHS/MARMION AVE &	Woolworths 6.12.23	91.50
21/12/2023	COLES 0489	Coles 23.12.23	65.20
27/12/2023	CARD FEE	Card Fee	5.00
4/12/2023	GOOGLE*GSUITE NEDLANDS	Google*Gsuite Nedlands	46.20
11/12/2023	Microsoft G034594483	Nov 2023- Azure Storage	70.91
14/12/2023	WWW.RECKON.COM	Reckon Online Pos - Tresillian	87.00
14/12/2023	Mailchimp	Dec 2023 Mailchimp Survey	115.11
14/12/2023	Mailchimp	Foreign Transaction Fee	3.45
15/12/2023	MSFT * E0200Q0UWQ	Dec 2023 - Ms Azure	544.18
27/12/2023	CARD FEE	Card Fee	5.00
27/12/2023	CARD FEE	Card Fee	5.00
6/12/2023	BIGW ONLINE	Adult Local Stock	100.00
6/12/2023	SP JB HI-FI ONLINE	Adult Local Stock DVDs	251.78
6/12/2023	SP JB HI-FI ONLINE	Shipping	6.99
7/12/2023	BOOKTOPIA PTY LTD	Adult Local Stock	219.41
11/12/2023	AMAZON AU	Adult Local Stock	93.42
13/12/2023	FOODIES MARKET CLARE	Events' Milk	3.29
27/12/2023	CARD FEE	Card Fee	5.00
4/12/2023	SP JB HI-FI ONLINE	Junior DVD For Local Stock	4.89
4/12/2023	SP JB HI-FI ONLINE	Shipping	5.99

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Date	Supplier	Description	AUD
11/12/2023	OFFICEWORKS	Poster	23.00
11/12/2023	OFFICEWORKS	Shipping	5.95
14/12/2023	KMART	Prizes For Junior Community Book Reviews Competition	60.00
14/12/2023	KMART	School Holiday Activity Materials	70.00
27/12/2023	CARD FEE	Card Fee	5.00
30/11/2023	HAMED & FROUZAN RAHI	Clients On Account Lunches	140.40
27/12/2023	CARD FEE	Card Fee	5.00
29/11/2023	SQ *TYRELL CAFE	Comm Dev Interviewee Coffee Meetup	16.50
30/11/2023	COLES 7545	Consumables - Milk And Tea Staff Kitchen	10.10
30/11/2023	COLES 7545	Pouring Jugs Ceramics Classroom	30.00
11/12/2023	ALDI STORES - KARDINYA	Tresillian Christmas Party Provisions	93.34
11/12/2023	ALDI STORES - KARDINYA	Tresillian Christmas Party Provisions	42.39
11/12/2023	AMAZON MARKETPLACE AU	Ceramics Room Resources - Batts	148.80
27/12/2023	AMAZON MARKETPLACE AU	Ceramics Batt X 1	29.76
27/12/2023	CARD FEE	Card Fee	5.00
27/12/2023	CARD FEE	Card Fee	5.00
8/12/2023	BENCHMARK ENGRAVING AN	Don Not Disturb Signage	242.00
11/12/2023	LOCAL GOVERNEMENT MANA	State Conference Fees	50.00
27/12/2023	CARD FEE	Card Fee	5.00
6/12/2023	IKEA PERTH	Serviettes & Holder, Storage Containers	66.00
12/12/2023	MISS MAUD	Wsa CEO's Meeting 14 December 2023	116.35
13/12/2023	KETURAH DAY SPA	Ex Cr Combes	101.50
14/12/2023	OFFICEWORKS 0609	Ex Cr Senath rajah - Parker Pen	95.00
14/12/2023	KMART 1004	Farewell Ex Crs Combes & Senathrajah	13.00
15/12/2023	WOOLWORTHS/MORLEY S/C COL	Former Cr Senath rajah & Cr Combes	166.95
15/12/2023	MAHAKAL RETAIL PTY L	Former Cr Senath rajah	70.00
18/12/2023	WAIVPAY PTY LTD	Former Cr Nikola Horley	262.90
18/12/2023	WAIVPAY PTY LTD	Former Councillor Horley	262.90
21/12/2023	EASYFLOWERS	Staff Member Loss Of Family Member	138.90
27/12/2023	CANVA* I04008-14791535	Subscription Graphic Design Program Communications	164.99
27/12/2023	CARD FEE	Card Fee	5.00
27/12/2023	CARD FEE	Card Fee	5.00
28/11/2023	BRAYCO COMMERCIAL	Sink Delivery	65.00
8/12/2023	RED DOT	Facility Materials	53.60
14/12/2023	MISS MAUD	Staff Workshop Catering	225.45
15/12/2023	Business Base	Office Equipment	1,107.00
27/12/2023	BUNNINGS 483000	Additional Keys For Public Toilets	3.97
27/12/2023	CARD FEE	Card Fee	5.00
28/11/2023	Lawleys Bakery Cafe	Bld Dept Meeting	5.57
28/11/2023	Lawleys Bakery Cafe	Bld Dept Meeting	23.99
22/12/2023	COLES 0299	Farewell Morning Tea - J Lamont	50.56
22/12/2023	COLES 0299	Farewell Morning Tea - J Lamont	39.27
27/12/2023	COLES 0299	Staff Farewell Gift Card - J Lamont	60.00
27/12/2023	CARD FEE	Card Fee	5.00
22/12/2023	All Foods Market	Joe Farewell Morning Tea Ingredients	22.46
6/12/2023	Australia Post	Working With Children Application	11.00
11/12/2023	Lawleys Bakery Cafe	Catering For Meeting	12.75
12/12/2023	BUNZL	Catering For Staff Activity	37.57
13/12/2023	Lawleys Bakery Cafe	Catering For Meeting	12.20
14/12/2023	PUSEYS PUFFS	Catering For Ncc Event	260.00
19/12/2023	BWS LIQUOR/FLOREAT PARK S	Catering For Ncc Farewell Activity	120.00
19/12/2023	WOOLWORTHS/FLOREAT PARK S	Catering For Ncc Farewell Activity	47.46
19/12/2023	WOOLWORTHS/FLOREAT PARK S	Catering For Ncc Farewell Activity	79.75
19/12/2023	COLES 0302	Items For Ncc Farewell	31.20
19/12/2023	TAYLOR RD IGA	Catering For Client Activity	13.00
19/12/2023	TAYLOR RD IGA	Catering For Client Activity	52.46

City of Nedlands

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Date	Supplier	Description	AUD
20/12/2023	SMART DOLLARS WESTERN	Client Activity Resources	21.47
20/12/2023	LIZZI BEE	Resources For Client Activity	75.00
21/12/2023	COSTCO WHOLESALE AUSTR	Catering For Ncc Activity	13.49
21/12/2023	COSTCO WHOLESALE AUSTR	Catering For Ncc Activity	159.63
27/12/2023	CARD FEE	Card Fee	5.00
4/12/2023	ACCESS OFFICE INDUSTR	Cleaners Cabinet	500.50
14/12/2023	DMIRS EAST PERTH	License	44.00
18/12/2023	BUNNINGS 483000	Cleaners Cabinet	281.67
18/12/2023	BUNNINGS 483000	Door Stops & Bath Accessories.	156.42
20/12/2023	COMSUPPLY	Door Vent	313.50
27/12/2023	CARD FEE	Card Fee	5.00
6/12/2023	The Cheesecake Shop	Technical Services Briefing - Added Birthday Cakes	81.90
27/12/2023	CARD FEE	Card Fee	5.00
28/11/2023	WWW.OURXPLOR.COM	Staff Professional Development	55.00
4/12/2023	WOOLWORTHS/INNALOO S/C 38	Ingredients For The Fst	24.53
4/12/2023	WOOLWORTHS/INNALOO S/C 38	Ingredients For The Fst	76.86
15/12/2023	SP SHOP RED NOSE	Prcc Staff Training	341.00
27/12/2023	CARD FEE	Card Fee	5.00
28/11/2023	BLITZFIELD ENTERPRIS	Cleaning Supplies For Volunteer Event	20.95
28/11/2023	V/CELLARS 3224	Ice For Volunteer Event	6.00
29/11/2023	KARRINYUP FLOWER SHED	Flower Arrangements For Volunteer Event	125.00
29/11/2023	RECONCILIATION AUST	Rap Development Fee	1,650.00
30/11/2023	SQ *TYRELL CAFE	Coffee For Interviewee	4.00
6/12/2023	COTTESLOE GOLF CLUB	Freeman Of The City Venue Hire	1,221.64
7/12/2023	BUNNINGS GROUP LTD	Shelving For Tresillian	348.41
7/12/2023	J AND K HOPKINS	Office Chair For Sam	329.00
7/12/2023	TEAM FARR PTY LTD	Materials For Tresillian	361.21
7/12/2023	MODERN TEACHING AIDS	Ceramic Room Chairs	588.16
11/12/2023	BUNNINGS 483000	Vacuum For Tresillian	129.00
11/12/2023	AP BROADWAY NEDLANDS	Registered Post - Citizenship Certs	8.10
13/12/2023	THE PERTH MINT	2024 Coins For Citizenship Ceremony	140.25
27/12/2023	CARD FEE	Card Fee	5.00
27/12/2023	CARD FEE	Card Fee	5.00
5/12/2023	WOOLWORTHS/FLOREAT PARK S	Christmas Decorations	40.80
8/12/2023	FORUM NEWSAGENCY	Greeting Cards	32.91
27/12/2023	CARD FEE	Card Fee	5.00
27/12/2023	CARD FEE	Card Fee	5.00
28/11/2023	BLITZFIELD ENTERPRIS	27.11.23 Tucker Fresh Client Morning Tea For Weekly	41.14
28/11/2023	BLITZFIELD ENTERPRIS	27.11.23 Tucker Fresh Client Morning Tea For Weekly	16.81
1/12/2023	ALKIMOS TAVERN PTY LTD	28.11.23 The Landing Client Volunteer And Staff Lu	133.00
1/12/2023	ALH VENUES/33 HERDSMAN PD	30.11.23 Herdsman Tavern Client Volunteer And Staff	98.00
4/12/2023	ALH VENUES/535 STIRLING H	1.12.23 Albion Hotel Client Volunteer And Staff Lu	72.00
8/12/2023	THE ASHBY BAR & BIST	5.12.23 Ashby Bar And Grill Lunch Costs For Staff	89.10
8/12/2023	THE ASHBY BAR & BIST	5.12.23 Ashby Bar And Grill Lunch Costs For Staff	0.53
8/12/2023	CHARLES HOTEL	6.12.23 Charles Hotel Client Staff And Volunteer L	64.00
8/12/2023	ALH VENUES/33 HERDSMAN PD	7.12.23 Herdsman Lake Tavern Client Staff And Volu	60.00
11/12/2023	The Beach House at SQ	8.12.23 The Beach House Client Staff And Volunteer	107.58
11/12/2023	The Beach House at SQ	8.12.23 The Beach House Client Staff And Volunteer	0.22
13/12/2023	BLITZFIELD ENTERPRIS	12.12.23 Tucker Fresh Client Supplies For The Cent	34.10
13/12/2023	BLITZFIELD ENTERPRIS	12.12.23 Tucker Fresh Client Supplies For The Cent	3.38
15/12/2023	THE BROOK BAR AND BI	12.12.23 Brook Bar And Grill Client Volunteer And	90.97
15/12/2023	THE BROOK BAR AND BI	12.12.23 Brook Bar And Grill Client Volunteer And	0.68
14/12/2023	OCEAN BEACH HOTEL	13.12.23 Obh Hotel Client Volunteer And Staff Lunch	77.00
15/12/2023	CIVIC HOTEL APP	14.12.23 Civic Hotel Client Volunteer And Staff Lu	77.85
27/12/2023	CARD FEE	Card Fee	5.00
12/12/2023	SWANBOURNE MARKET	Refreshments For Volunteers	45.00

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Date	Supplier	Description	AUD
13/12/2023	CAFE ZAMIA KINGS PAR	Refreshments For Volunteers	43.00
14/12/2023	ADVANTAGE PHARMACY	Materials For Insect Study	28.50
15/12/2023	SQ *KILO CAFE	Refreshments For Volunteers	12.10
27/12/2023	CARD FEE	Card Fee	5.00
			19,031.68

18.5. CPS05.02.24 - Monthly Financial Report - January 2024

This item will be dealt with at the Council Meeting.

18.6. CPS06.02.24 - Monthly Investment Report - January 2024

This item will be dealt with at the Council Meeting.

18.7. CPS07.02.24 - List of Accounts Paid - January 2024

This item will be dealt with at the Council Meeting.

19. Reports by the Chief Executive Officer

19.1. CEO02.02.24 Outstanding Council Resolutions

Meeting & Date	Council Meeting – 27 February 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	No officer involved in the preparation of this report has a declarable interest.
Report Author	Libby Kania – Coordinator Governance and Risk
CEO	Tony Free – Acting Chief Executive Officer
Attachments	1. Register of Outstanding Council Resolutions (to be provided with the Council Agenda)

Purpose

For Council to consider the Register of Outstanding Council Resolutions (OCR) and the actions taken by Administration in progressing these items.

Recommendation

That Council receives the Register of Outstanding Council Resolutions dated February 2024.

Voting Requirement

Simple Majority.

Background

Council has requested that all Outstanding Council Resolutions be tabled on a monthly basis at the OCM.

Discussion

Attached to the Council report is the register of OCRs for Council's noting and consideration.

The report has been updated by officers when required.

Information will be periodically provided to Councillors on previous resolutions of Council that:

(i) have been completed since the last update and
(ii) have not yet been fully implemented. Reasons for any delays or unforeseen challenges are included.

Councillors are able to seek an update on any particular project or resolution outside of the reporting period, by contacting the CEO directly for information or by referring to the information on the Councillor portal.

Consultation

Nil.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision **Sustainable and responsible for a bright future**

Pillar Performance
Outcome 11. Effective leadership and governance.

Budget/Financial Implications

Nil.

Legislative and Policy Implications

Local Government Act 1995

Decision Implications

Councillors have oversight of the implementation of previous Council decisions, through access to the Register and the Councillor portal. Information on decisions may be provided through the CEO Weekly update, and direct request to the CEO. The City may include the register on the website to provide transparency to the community, although the community is able to access the document through the Council agenda.

Conclusion

That the Council receives the Register of Outstanding Council Resolutions for noting.

Further Information

Nil.

20. Council Members Notice of Motions of Which Previous Notice Has Been Given

This item will be dealt with at the Ordinary Council Meeting.

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

This item will be dealt with at the Ordinary Council Meeting.

22. Confidential Items

Confidential items to be discussed at this point.

22.1. CEO03.02.24 CONFIDENTIAL Final Determination Report (7339/23)

A CONFIDENTIAL report has been circulated to Council Members separately.

22.2. CEO04.02.24 CONFIDENTIAL Final Determination Report (7146/22)

A CONFIDENTIAL report has been circulated to Council Members separately.

23. Declaration of Closure

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