City of Nedlands

AGENDA

Council Meeting Agenda Forum

Thursday, 5 December 2024

.

Notice of Meeting

Mayor & Councillors

A Council Meeting of the City of Nedlands is to be held on Thursday 5 December 2024 in the Council chambers at 71 Stirling Highway Nedlands commencing at 12pm.

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

Keri Shannon | Chief Executive Officer
28 November 2024
Information

Council Meeting Agenda are run in accordance with the City of Nedlands Standing Orders 2016. If you have any questions in relation to the agenda, procedural matters, addressing the Council or attending these meetings please contact the Governance Officer on 9273 3500 or council@nedlands.wa.gov.au

Public Question Time

Public question time at a Council Meeting is available for members of the public to ask a question about items on the agenda. Questions asked by members of the public are not to be accompanied by any statement reflecting adversely upon any Council Member or Employee.

Questions should be submitted as early as possible via the online form available on the City's website: Public question time | City of Nedlands

Questions may be taken on notice to allow adequate time to prepare a response and all answers will be published in the minutes of the 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 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.

Any plans or documents in agendas and minutes may be subject to copyright. The express permission of the copyright owner must be obtained before copying any copyright material.

Table of Contents

1. Declaration of Opening 5
2. Present and Apologies and Leave of Absence (Previously Approved) 5
3. Public Question Time 5
4. Deputations 5
5. Requests for Leave of Absence (OCM) 5
6. Petitions (OCM) 5
7. Disclosures of Financial Interest 5
8. Disclosures of Interests Affecting Impartiality 6
9. Declarations by Members That They Have Not Given Due Consideration to Papers (OCM) 6
10. Confirmation of Minutes (OCM) 6
    10.1 Ordinary Council Meeting 26 November 2024 6
11. Announcements of the Presiding Member without discussion (OCM) 6
12. Members Announcements without discussion 6
13. Matters for Which the Meeting May Be Closed 6
14. En Bloc (OCM) 7
15. Minutes of Council Committees and Administrative Liaison Working Groups (OCM) 7
    15.1 Minutes of the following Committee Meetings (in date order) are to be received: 7
16. Divisional Reports - Planning & Development 8
    16.1 PD76.12.24 20C Vincent Street 8
    16.2 PD77.12.24 Scheme Amendment 14 18
    16.3 PD78.12.24 Adoption of Local Planning Policy 1.1 Residential Development 25
    16.4 PD79.12.24 Schedule of Strategic Planning Projects 34
    16.5 PD80.12.24 Orton Road Precinct Structure Plan 40
    16.6 PD81.12.24 Adoption for referral to WAPC – Scheme Amendment 15 – Lot 101 (No.118) & Lot 102 (No. 108) Monash Avenue & Lot 103 (No.15) Karella Street Nedlands 57

16.7 PD82.12.24 Nedlands Village Precinct Structure Plan Draft Design Guidelines – Recommendation to the Western Australian Planning Commission67
17 Divisional Report – Technical Services 76
17.1 TS37.12.24 Final Adoption of Electric Vehicle Charging Fees 76
17.2 TS38.12.24 RFT 2024-25.07 Rehabilitation of Victoria Avenue and Waratah Avenue 80
18 Divisional Report – Corporate Services 84
18.1 CPS55.12.24 Monthly Financial Report – 31 October 2024 84
18.2 CPS56.12.24 List of Accounts Paid – November 2024 89
18.3 CPS58.12.24 Quest Early Learning Lease Proposal 91
19 Reports from CEO 95
19.1 CEO49.12.24 Meeting Schedule for 2025 95
19.2 CEO50.12.24 Register of Outstanding Council Resolution 100
19.3 CEO51.12.24 Review of Governance Framework Policy 102
19.4 CEO52.12.24 Elected Member Information Bulletin 105
20 Council Members Notice of Motions of Which Previous Notice Has Been Given106
20.1 NOM44.12.24 WALGA Central Metropolitan Zone 106
20.2 NOM45.12.24 Restoration Planting at Lot 38 Blenheim Lane, Mt Claremont 108
20.3 NOM46.12.24 Motion to Revoke Council Decision 110
20.4 NOM47.12.24 Additional “No Parking” signs on Croydon Street, Nedlands 113
21 Urgent Business Approved By the Presiding Member or By Decision 114
22 Confidential Items 115
23 Declaration of Closure 115

1. Declaration of Opening

The Presiding Member will declare the meeting open at 7.00 pm and acknowledge the Whadjuk Nyoongar people, Traditional Custodians of the land on which we meet, and pay respect to Elders past, present and emerging. The Presiding Member will draw attention to the disclaimer on page 2 and advise the meeting is being livestreamed.

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

Leave of Absence (Previously Approved)	Nil.
Apologies	None as at distribution of this agenda.

3. Public Question Time

Questions received from members of the public will be read at this point.

4. Deputations

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

5. Requests for Leave of Absence (OCM)

Any requests from Council Members for leave of absence.

6. Petitions (OCM)

Petitions will be tables

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. 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 (OCM)

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

10. Confirmation of Minutes (OCM)

10.1 Ordinary Council Meeting 26 November 2024

The Minutes of the Council Meeting held 26 November 2024 are to be confirmed.

11. Announcements of the Presiding Member without discussion (OCM)

Written announcements by Council Members to be tabled at this point. Council Members may wish to make verbal announcements at their discretion.

12. Members Announcements without discussion

Written announcements by Council Members to be tabled at this point. Council Members may wish to make verbal announcements at their discretion.

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.

14. En Bloc (OCM)

That the officer recommendations for Items be adopted en bloc and all remaining items will be dealt with separately.

15. Minutes of Council Committees and Administrative Liaison Working Groups (OCM)

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).

The Minutes of the following Committee Meetings (in date order) be received:

16. Divisional Reports - Planning & Development

16.1 PD76.12.24 20C Vincent Street

Meeting & Date	Council Meeting – 10 December 2024
Applicant	A Iriks
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	Chantel Weerasekera – A/Coordinator Planning Approvals
Director	Tony Free – Director Planning and Development
Attachments	1. Zoning Map 2. Development Plans dated 27 September 2024 3. CONFIDENTIAL ATTACHMENT – Submissions

Purpose

The purpose of this report is for Council to consider a development application for a grouped dwelling at 20C Vincent Street, Nedlands. 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:

- Private open space
- Trees and Landscaping.
- Open space.
- Lot boundary setbacks (east and west).
- Boundary walls (east, west and south).

It is recommended that Council adopt the Officer Recommendation for deferral.

Recommendation

That Council in accordance with Clause 68 of Schedule 2 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, DEFER determination of the development application in accordance with the plans date stamped 27 September 2024 for Residential - Grouped Dwelling at 20C Vincent Street, Nedlands, to address the following matters:

1. **Amend the development plans to increase the size and amenity of the primary garden area to achieve the deemed-to-comply provisions or the design**

principles of Clause 1.1 Private Open Space of the Residential Design Codes Volume 1.

2. **Amend the development plans to ensure an adequate tree planting area is provided within the site in accordance with Clause 1.2 Trees and Landscaping of the Residential Design Codes Volume 1.**

3. **Consider increasing the open space on site to achieve the deemed-to-comply provisions or of Clause 5.1 Open Space of the Residential Design Codes Volume 1.**

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	152m²
Land Use	Residential (Grouped Dwelling)
Use Class	'P' – Permitted Use

The subject site is located at 20C Vincent Street, Nedlands, approximately 50m south of the Memorial Rose Garden (**Figure 1**). The site is one of three survey-strata lots and has a frontage to the sites communal street. The site has a north to south orientation and is currently vacant. The site is regular in shape, with a 10m frontage and an exclusive use area of 152m².

Figure 1: Aerial image of 20C Vincent Street, Nedlands

History

On the 8 March 2022, the City granted approval for three, two-storey grouped dwellings at 20 Vincent Street, Nedlands. This approval is valid for four years from the approval date, being 8 March 2026, in accordance with Clause 78H of the Deemed Provisions. This application was assessed and approved under the Residential Design Codes Volume 1 2021.

Nicheliving was appointed as the builder for the three grouped dwellings. The recent financial issues surrounding Nicheliving has resulted in the building contract between Nicheliving and the landowner of 20C Vincent Street to fall through. Due to licensing issues, the landowner has been required to seek separate development approval for a different design. The new design was lodged on the 30 July 2024 via the subject development application.

The design proposed via the subject application is similar to the existing approval in terms of site coverage and overall bulk. However, it is noted that the planning framework has substantially changed since the original approval, noticeably with the introduction of Part C of the Residential Design Codes Volume 1 2024.

Application Details

The application seeks development approval for a two-storey grouped dwelling at 20C Vincent Street, Nedlands. The site is a part of a three-lot survey strata subdivision and is zoned ‘Residential’ R60.

Following the initial assessment and consultation period, the applicant provided amended plans, the latest revision dated 27 September 2024 (**Attachment 2**). The amended plans seek to address concerns raised by the City and public submissions

The changes proposed by the 27 September 2024 plans are as follows:

- Reduce the extent of hardscaped surfaces to increase soft-landscaping;
- Increase the open space;
- Increased the upper floor western setback;
- Increased the upper floor southern setback; and
- Reduce the height of the southern boundary wall.

The following concerns from the City are still outstanding and have not been addressed through revised plans:

- Increasing the primary garden area; and
- Adequate deep soil area for the provision of a small tree.

Discussion

Assessment of Statutory Provisions

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 deferred by Council as there elements of the proposal which are not considered to satisfy the design principles of the R-Codes.

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.

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 primary garden area, trees and landscaping, open space, lot boundary setbacks and boundary walls. As required by the R-Codes, Council, in assessing the proposal against the design principles, should not apply the corresponding deemed-to-comply provisions.

The development satisfies the design principles relating to open space, lot boundary setbacks and boundary walls. However, the proposed primary garden area and landscaping does not satisfy the design principles of the R-Codes Vol. 1. This is discussed in the assessment for each design element below.

Clause 1.1 Private Open Space

The development proposes a primary garden area measuring 16m² with 40% of the area permanently roofed by the upper floor. The design principles consider whether private open space is of sufficient size for the intended number of occupants, whether the space has solar access and natural ventilation, and whether it allows for sufficient uncovered area to provide for soft landscaping, deep soil area and planting of trees. The proposed primary garden area does not satisfy the design principles for the following reasons:

- The area provided is a significant departure from the 25m² deemed-to-comply. The proposal does not contain a secondary private open space to compensate this area. The area proposed reduces the usability of the space, particularly for a three-bedroom dwelling.
- The primary garden area is noted as grassed lawn which does not contribute to the provision of quality soft landscaping and planting of new trees. Were trees to be planted in this space it would further reduce the useable space for residents.
- The primary garden area is enclosed, limiting northern winter sun access and natural ventilation. Furthermore, a portion of the primary garden area will be roofed, further reducing the areas access to natural light.

Clause 1.2 Trees and Landscaping

One small tree is proposed in the front setback area with a deep soil area of 3m² and minimum dimension of 0.7m. The design principles consider the provision of trees to enhance the built form, provide shade and amenity for the communal street, and contribute to the visual appeal, comfort and amenity of the development. The proposed tree planting area does not satisfy the design principles for the following reasons:

- The development plans indicate a 9m² (3mx3m) deep soil area adjacent to the communal street. This space does not achieve the deemed-to-comply as it also includes paving, a bin storage area and is partially covered by the upper floor above. The overall site planning is not considered responsive to sustainable landscape design and the proposed tree planting space is not adequate for the growth of a heathy, small tree, nor to contribute to improved long term tree canopy.
- Given that the proposed tree in the front setback area is unlikely to grow to a significant size, the tree planting provision is not considered to enhance the streetscape of the communal street nor the overall visual appeal of the development. The proposed tree at maturity will provide limited visual amenity to adjoining neighbours or the residents of the site.
- No adequate tree planting areas are proposed within the private open space within the site, which limits the comfort and amenity for occupants. The one proposed tree will not be visible from any habitable room of the dwelling, thereby underutilising opportunities for visual amenity for residents.

Clause 3.4 Lot Boundary Setbacks

The design principles for lot boundary setbacks considers the impact on the desired local built form and character, provides a transition between sites with different land uses and intensity of development, provides adequate solar access and ventilation and minimising overlooking.

Western elevation:

The upper floor western wall to Bedroom 2 proposes a minimum 1m setback. The upper floor western setback achieves the design principles as:

- The subject wall to Bedroom 2 is 3.6m in length, thereby mitigating the impact of building bulk to adjoining properties.
- The entire western wall is well articulated, including a 3m-by-3m separation which is consistent with the desired built form character. All upper floor windows along the western wall are obscured to a height of 1.6m, effectively making these highlight windows addressing all potential overlooking on adjoining properties.
- The setback does not result in any overlooking or undue overshadowing of adjoining properties. The 1m setback maintains adequate distance to allow for natural ventilation.

Eastern elevation:

The eastern elevation proposes a two-storey boundary wall with a cumulative maximum of more than two-thirds the length of the lot boundary. Portions of the upper floor eastern elevation to the Master Suite and Hallway propose a 1.1m setback. The upper floor eastern setback and two-storey boundary wall achieve the design principles as:

- Two-storey boundary walls to an internal boundary is consistent with typical grouped dwelling development within a R60 density coded area. The intention of the two-storey boundary wall is so that future development to the eastern abutting site can build directly abutting the boundary wall. This outcome maximises useable space on site, whilst ensuring minimal building bulk to adjoining properties. Two-storey boundary to boundary development reinforces the existing and desired built form within the surrounding area. This built form outcome is consistent with the existing approval DA21-70865, and existing grouped dwelling developments along Jenkins Road
- The eastern boundary wall is not proposed for the entire length of the boundary, rather breaking it up by setting back portions of the wall 1.1m to reduce bulk and to provide some access to natural light, and landscaping and deep soil areas along the eastern boundary.
- Furthermore, the eastern adjoining landowner was consulted and did not make a submission on the proposal.

Clause 5.1 Open Space

The development proposes 39.6% open space. The design principles for open space considers 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 generally meets the design principles as it will have limited impact on adjoining neighbours. The development allows for some open space and landscaping along each lot boundary, providing some sunlight into the dwelling whilst reducing the extent of bulk on the site.

Notwithstanding, open space could be improved subject to the development achieving the design principles of Clauses 1.1 and 1.2.

Local Planning Policy 5.14: Precincts (NSHAC Residential Precinct)

Local Planning Policy 5.14 (LPP 5.14) modifies the R-Codes boundary wall deemed-to-comply provisions to a maximum of two, one-storey boundary walls, where a minimum 20% of deep soil area is provided. The development proposes three boundary walls to the east, west and south. The development proposes 15% deep soil area.

LPP 5.14 sets out the desired future character of the NSHAC Residential precinct, which is to ensure new development fits comfortably within the existing leafy streetscapes and to minimise the impact of boundary walls on the street. The two-storey boundary wall to the east is discussed in Clause 3.2 above. The western and southern boundary walls are considered to satisfy the character statement and design principles for the following reasons:

- As the subject site is located behind 20A and 20B Vincent Street, all boundary walls will not be visible from the street, maintaining the character of the existing streetscape.
- The ground floor boundary walls are consistent with a typical R60 built form and will not impact on the existing leafy character of the NSHAC precinct.
- No boundary walls are proposed for the entire length of the lot boundary, rather providing breaks within the built form to mitigate the impact of bulk onto adjoining neighbours and provide opportunity for natural light to enter the building.
- To the south, the proposed boundary wall is 2.2m in height and 2.0m in length. The small scale of the wall alleviates the impact on neighbours.
- The proposed boundary walls do not impact overlooking, and the proposal meets all deemed to comply provisions of 3.10 – Visual Privacy
- The proposed boundary walls maintain adequate solar access and natural ventilation to the subject site and adjoining properties. The proposal meets the deemed to comply provision for Clause 3.9 Solar Access, resulting in 33% overshadowing of 17 Jenkins Avenue. It is acknowledged that the outdoor living area to 17 Jenkins Avenue will be impacted by overshadowing to an extent. However, this not a result of the boundary walls proposed, but is a result of the nature of the lot sizes and their orientation. Were all boundary walls to be removed from the southern boundary, the outdoor living area should still be overshadowed by a deemed-to-comply two-storey development. As demonstrated in **Figure 2** below, overshadowing of the outdoor living area to 17 Jenkins Avenue results from the second storey of the proposal, which has a deemed to comply height and setback. Acknowledging that the R60 code permits for three storey development, overshadowing of 17 Jenkins Avenue is simply a consequence of the lot density and orientation, and not the boundary walls.

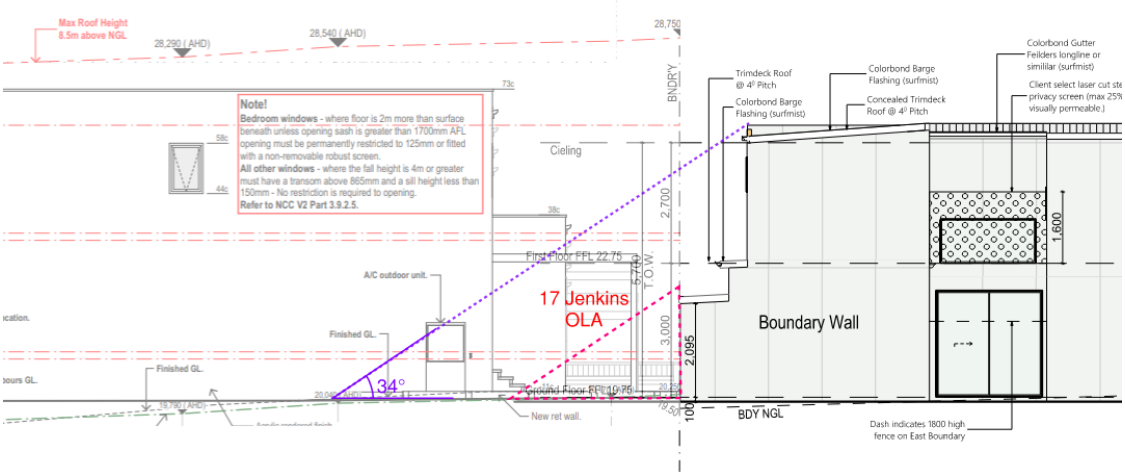


Figure 2: Overshadowing Diagram. Pink dashed line shows hypothetical overshadowing from boundary wall. Purple dash line shows actual overshadowing from second storey to the outdoor living area (OLA) of 17 Jenkins Avenue.

Local Planning Policy 1.3: Sustainable Design

Local Planning Policy 1.3: Sustainable Design applies additional sustainability requirements for new grouped dwellings. Should the development be approved, four conditions may be recommended for the development, to comply with certain sustainability requirements prior to occupation. These include:

- Light coloured roofs with a maximum solar absorption rating of 0.58 or less.
- Minimum 3kw photovoltaic solar panel system.
- 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 rating for the appropriate fitting.
- Landscaping plan to demonstrate water efficient design by a suitably accredited professional.

Consultation

The application is seeking assessment under the design principles of the R-Codes for primary garden area, landscaping, open space, lot boundary setbacks and boundary walls.

The development application was advertised in accordance with the City's Local Planning Policy 7.3: Consultation of Planning Proposals to twelve adjoining properties, for a period of 14 days from 29 August 2024 to 12 September 2024. At the close of the advertising period three objections were received.

The comments or concerns raised during the submission period and the response to each concern are summarised in **Table 1** below:

Table 1: Public Consultation	
Issue Raised	**Officer Comment**
The garage boundary wall will significantly overshadow our property.	When assessing the garage boundary wall independently, it satisfies the deemed-to-comply provisions of the R-Codes Vol.1. A boundary wall for the purpose of a garage is consistent with the current and future built form within this area. The garage boundary wall is located on the western side of the development, minimal overshadowing will occur.
The limited open space and setback of buildings does not maintain a balance between built structures and open areas	The application is not considered to provide adequate private open space on site. This is a reason deferral of the application is recommended. The overall open space and lot boundary setbacks are considered generally consistent with the design principles as discussed in the report.
Concerns with overshadowing and bulk from the rear boundary wall. The applicant should submit an overshadow and daylight assessment.	The overall overshadowing meets the deemed-to-comply provisions. Overshadowing is a result of the two-storey element and not the boundary walls. Refer to Boundary Wall discussion in this report.
The A/C unit will create undue noise and vibration.	The A/C unit is positioned on the ground floor and is setback 0.7m to the rear lot boundary. Should the application be approved, a standard advice note would be included advising all noise levels to comply with the Environmental Protection (Noise) Regulations 1997 at all times.
The upper floor southern setback should be 1.5m for compliance.	The amended plans dated 27 September 2024 have increased the upper floor rear setback to 1.5m to meet the deemed-to-comply.

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.

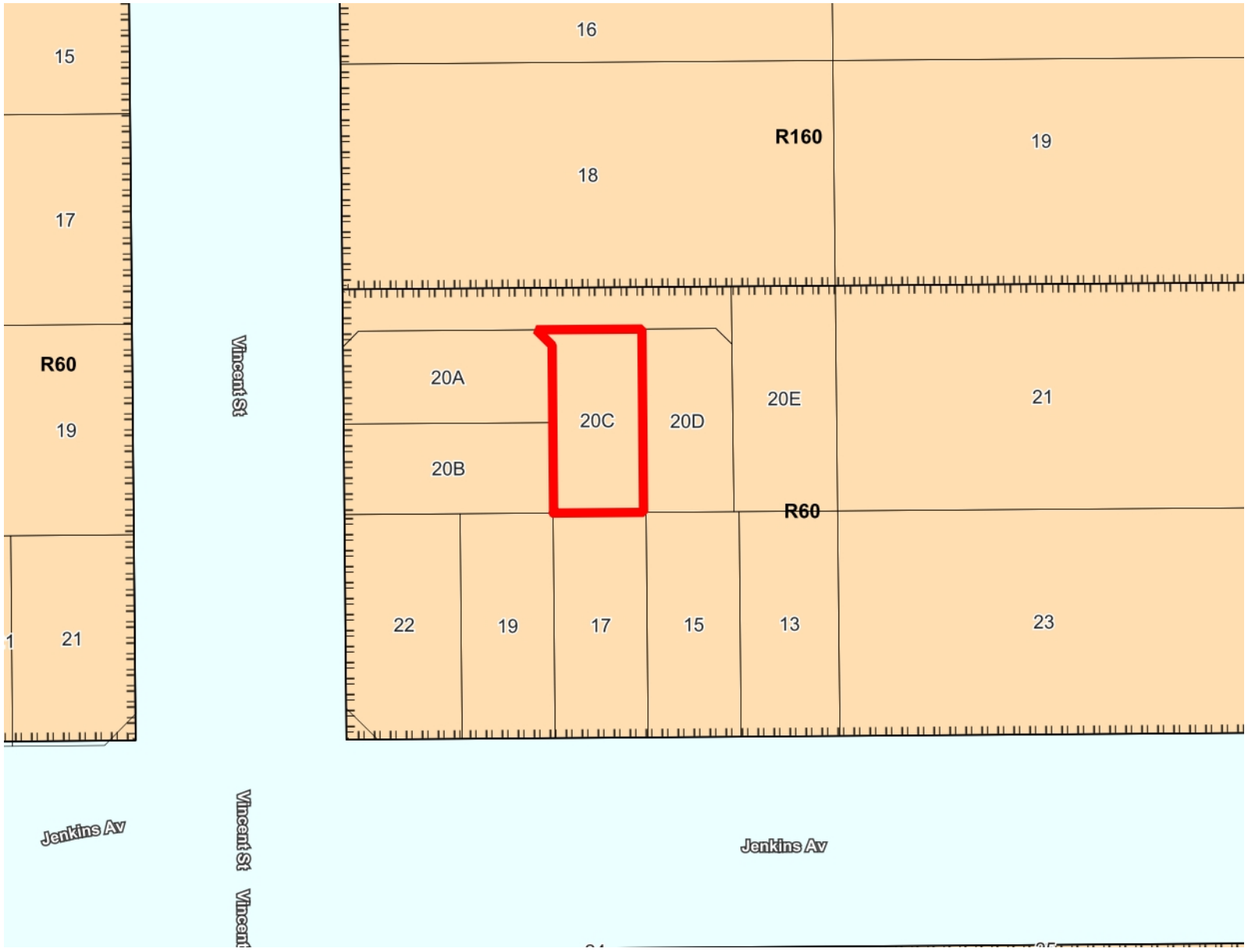
Conclusion

The application for a grouped dwelling at 20C Vincent Street has been presented for Council consideration due to objections being received. The proposal does not meet the design principles of the R-Codes relating to the primary garden area and trees and landscaping and, as such, is likely to have an adverse impact on the local amenity of the area.

Accordingly, it is recommended that the application be deferred for the reasons contained in the recommendation.

Further Information

Nil.



Labels
House Numbers
Road Names
Local Roads
LPS3 RCodes
Property Boundaries
LPS3 Zones
Residential

City of Nedlands

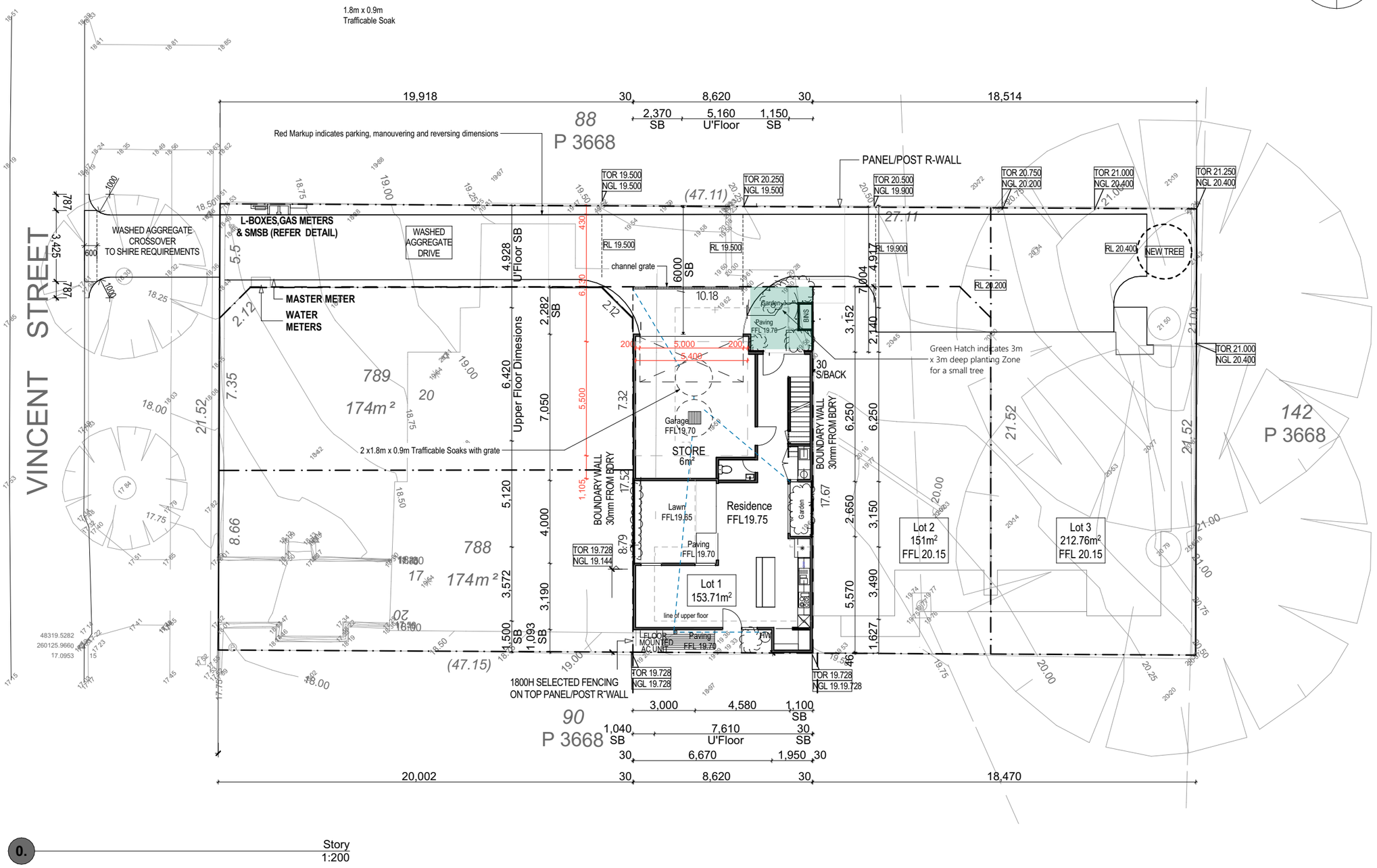
The City of Nedlands accepts no responsibility for the accuracy of this image or the results of any actions taken when using this image

5/11/2024

1:564

City of Nedlands
Amended Plans Received
27 September 2024

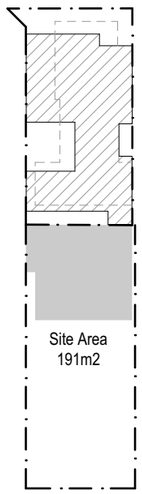
N



Winter Shadow as of Midday June 21st

Shadow Area is 64m2 = 33%

Permissable Shadow Area is 95.5m2



0. Story
1:200

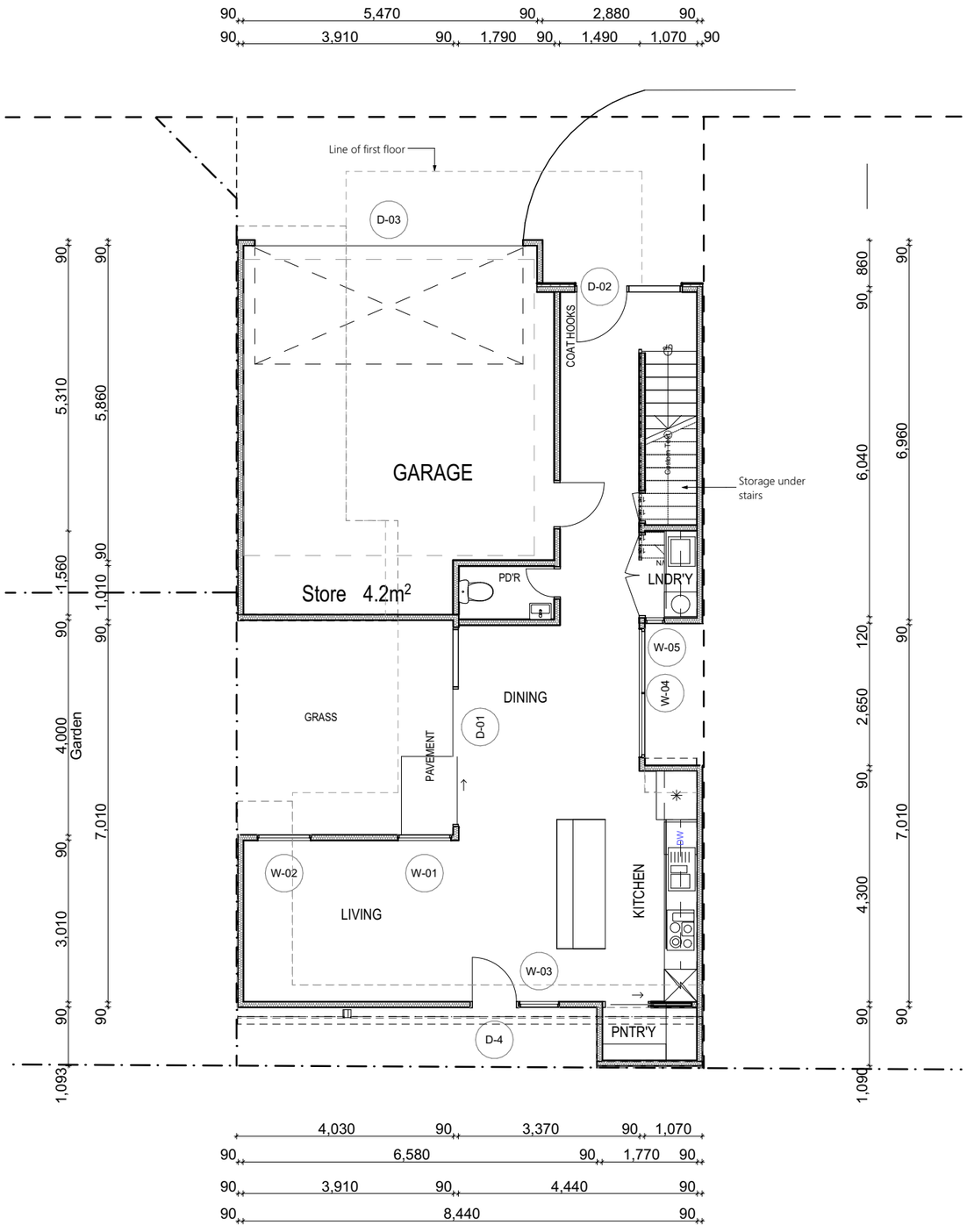
0. Shadow Diagram
1:500

MFD
designs for the future
8a Regina crt Hamilton Hill
mob. 0423455527
a.iriks@mfdesign.au
mfdesign.au

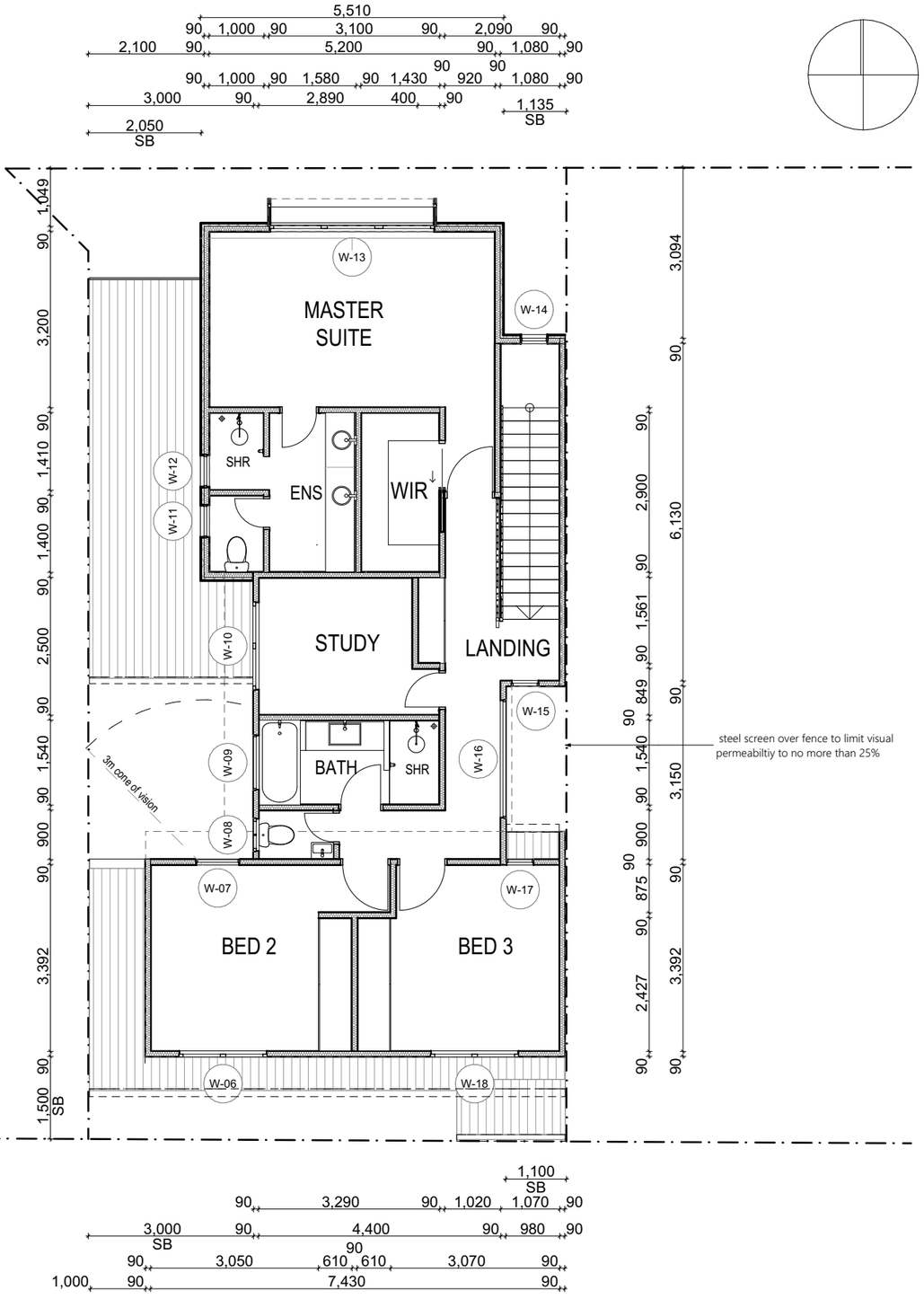
CLIENT|PROJECT: Proposed Residential Dwelling for Edmond and Rachael Chan at 20c Vincent St Nedlands	DRAWING TITLE	PROJECT STATUS: Development Application	DESIGNER: A.I.	SCALE: As shown @ A3	PROJECT NO: 00203	REVISION NOTES:
			DRAWN: A.I.	Published Date: 27/09/2024	REVISION 0004	Sheet No: 01 of: 2

City of Nedlands
Amended Plans Received
27 September 2024

N



0. Ground Floor Plan
1:100

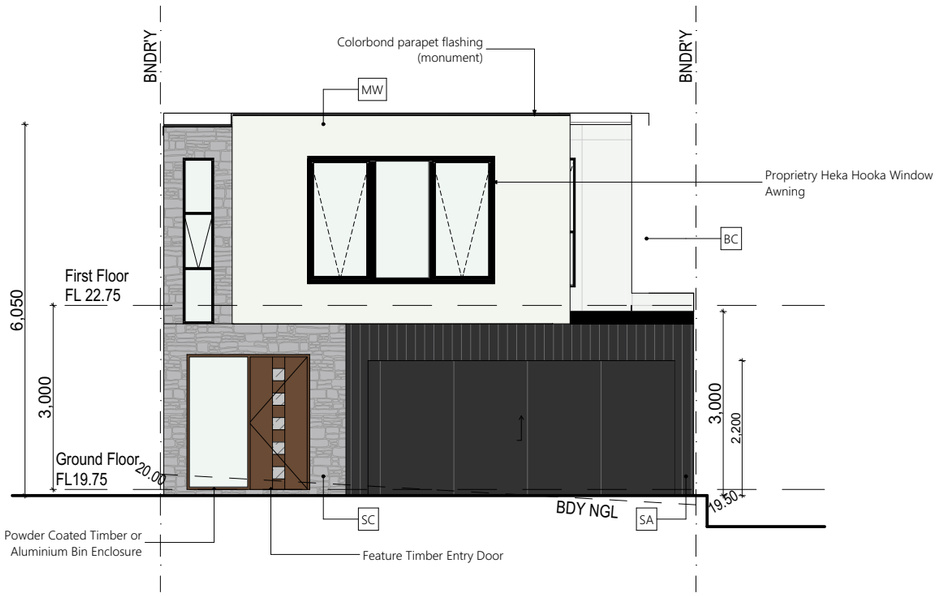


1. First Floor
1:100

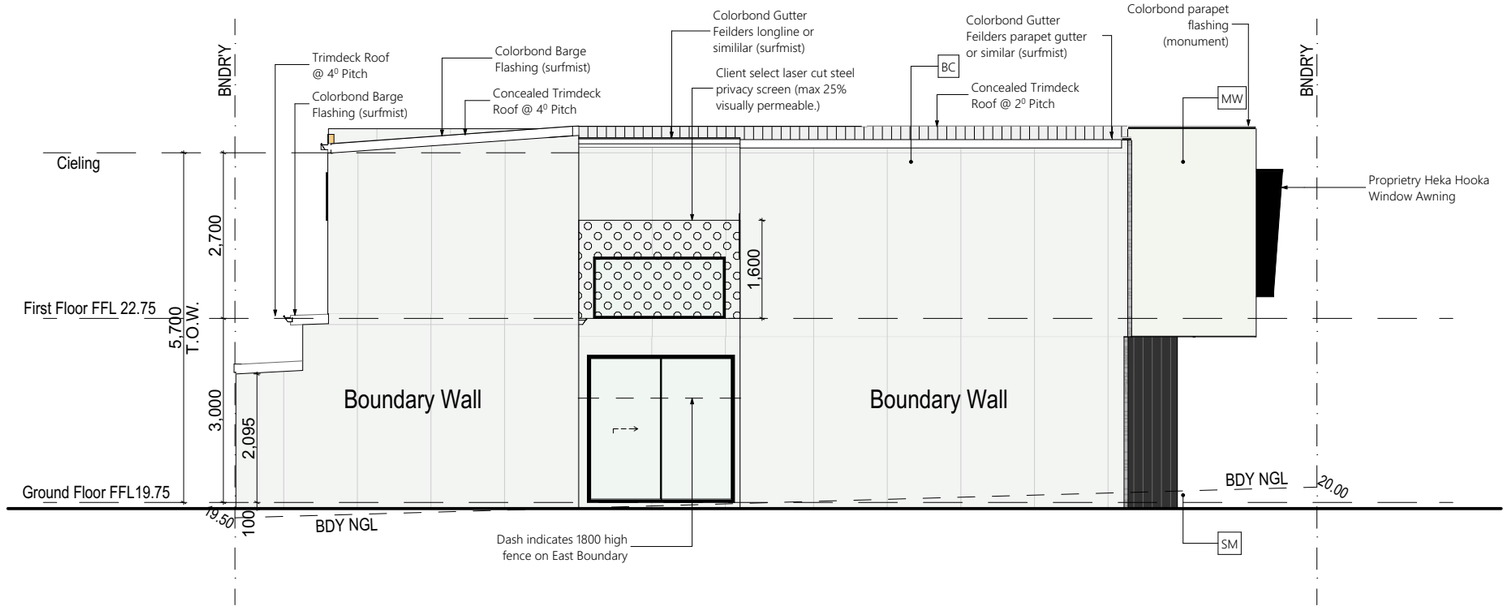
MFD designs for the future
8a Regina crt Hamilton Hill
mob. 0423455527
a.iriks@mfdesign.au
mfdesign.au

CLIENT|PROJECT: Proposed Residential Dwelling for Edmond and Rachael Chan at 20c Vincent St Nedlands	DRAWING TITLE	PROJECT STATUS: Development Application	DESIGNER: A.I. / DRAWN: A.I.	SCALE: As shown @ A3 / Published Date: 27/09/2024	PROJECT NO: 00203 / REVISION 0004	REVISION NOTES:	Sheet No: 02 of: 2

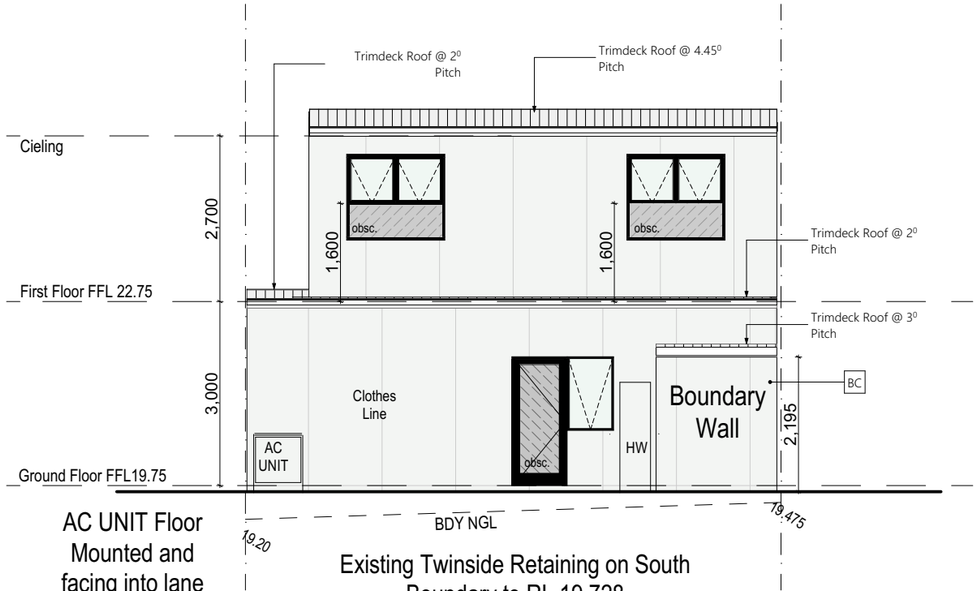
City of Nedlands
Amended Plans Received
27 September 2024



E-1 North Elevation 1:100



E-2 East Elevation 1:100



E-3 South Elevation 1:100

E-4 West Elevation 1:100

MFD designs for the future
8a Regina crt Hamilton Hill
mob. 0423455527
a.iriks@mfdesign.au
mfdesign.au

CLIENT|PROJECT:
Proposed Residential Dwelling for Edmond and Rachael Chan at 20c Vincent St Nedlands

DRAWING TITLE

PROJECT STATUS:
Development Application

DESIGNER: A.I.
DRAWN: A.I.
SCALE: As shown @ A3
Published Date: 27/09/2024
PROJECT NO: 00203
REVISION 0004
REVISION NOTES:

Sheet No: 03 of: 2

16.2 PD77.12.24 Scheme Amendment 14

Meeting & Date	Council Meeting – 10 December 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	The author and authoriser of this report declare they have no financial or impartiality interest with this matter.
Report Author	Tony Free – Director Planning and Development
Director	Tony Free – Director Planning and Development
Attachments	Scheme Amendment 14 Report and Final Text Schedule of Submissions

Purpose

This report is being presented for Council to support, with modifications, Scheme Amendment 14 (**Attachment 1** and **2**) for submission to the Western Australian Planning Commission (WAPC) for final approval.

Recommendation

That Council:

1. **SUPPORTS with modifications Scheme Amendment 14 to the City of Nedlands Local Planning Scheme No. 3, as shown in the Scheme Amendment 14 Text (Attachment 1) and Scheme Map (Attachment 2) in accordance with Regulation 50 of the Planning and Development (Local Planning Schemes) Regulations 2015.**

2. **AFFIRMS that the local government is of the opinion that the amendment is a Standard Amendment as it is an amendment that would have minimal impact on land in the scheme area that is not subject of the amendment and does not result in any significant environmental, social, economic or governance impacts on land in the scheme area in accordance with Regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015.**

3. **AUTHORISES the CEO to sign relevant documents and submit two copies of the Scheme Amendment 14 report and any other relevant documents to**

the Western Australian Planning Commission in accordance with Regulation 37(2) of the Planning and Development (Local Planning Schemes) Regulations 2015).

Voting Requirement

Simple Majority.

Background

Council, at its 26 March 2024 Ordinary Council Meeting, initiated Amendment No. 14 to the City's Local Planning Scheme No. 3 (LPS 3).

Following the introduction of LPS 3 and the associated up-coding of lots north and south of Stirling Highway, the City has experienced an increase and intensification of development. This infill development has resulted in an increase in vehicle crossovers which impact streetscape and amenity. There is no mechanism with which to mitigate proliferation of vehicle crossovers under the current planning framework.

City Officers have previously attempted to address the design of vehicle access points and require ceding of land for laneways with Scheme Amendment No. 6 – Laneways and Vehicular Access. The Amendment was recommended for refusal post advertising and was subsequently refused by the Minister for Planning. Scheme Amendment No. 6 proposed clauses that duplicated existing provisions of the planning framework. Amendment No. 6 did not provide a mechanism for requiring consolidated access for new subdivisions. It also sought to require landowners to cede land for the purpose of a laneway, without setting out the laneway network. This Amendment was deemed superfluous to the existing planning framework and consequently, ineffective.

Scheme Amendment No. 14 (the Amendment) applies to the Residential zoned lots coded R60 and above located on corner blocks along Jenkins Avenue, Edward Street, and Gordon Street, Nedlands, as illustrated in Figure 1 below.

Figure 1: Lots affected by Amendment No. 14

An example of the effects of the proliferation of single user vehicle access points can be seen with recent subdivision and development of corner blocks along Jenkins Avenue involving 17 and 18 Doonan Road, 21 and 22 Vincent Street, 66 Dalkeith Road and 9 Florence Road, Nedlands, as illustrated below in Figures 2 and 3.

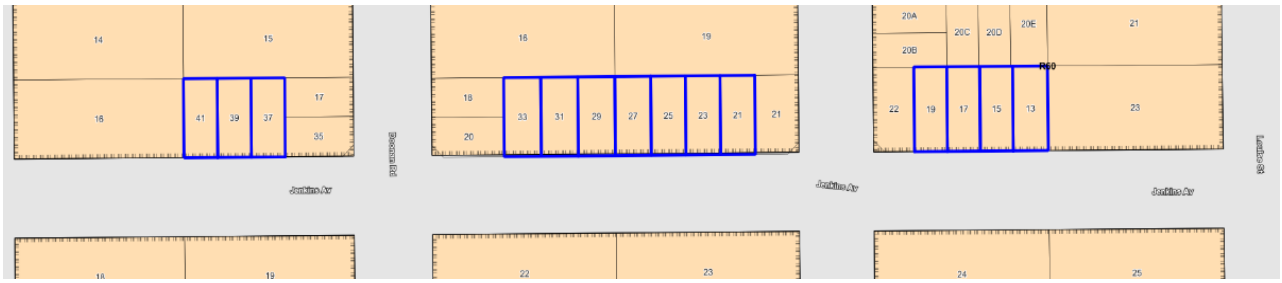


Figure 2: New developments along Jenkins Avenue with multiple single user vehicle access points

Development at 17 Doonan Road has resulted in a five-lot subdivision and five single houses, four of which have single user vehicle access to Jenkins Avenue.

Prior to subdivision and the subsequent development of 21 Vincent Street, the lot contained a single dwelling with one vehicle access to Jenkins Avenue. Subdivision has resulted in five lots, each with approval for single houses, with four of the vehicle crossovers on Jenkins Avenue and one on Vincent Street. These developments, along with those at 18 Doonan Road and 22 Vincent Street, have resulted in an increase from five crossovers to Jenkins Avenue, within a 230m stretch, to 14 crossovers.

Figure 3: New development along Edward Street with multiple single user vehicle access points

As shown in Figure 3, development of 66 Dalkeith Road and 9 Florence Road has resulted in the two corner lots each with a single house being subdivided into seven lots with five single user vehicle crossovers to Edward Street.

Discussion

Through the Amendment, vehicle access will not be permitted to Jenkins Avenue, Edward Street and Gordon Street for Residential lots coded R60 and above located on a corner. All new development and subdivision on these corner lots shall be designed to enable a single shared vehicle access via common property or relevant encumbrances on title. Vehicle access shall be via another adjoining street that is not Jenkins Avenue, Edward Street or Gordon Street.

An example of the typology of development this Amendment seeks to produce can be seen at 92 Smyth Road. This was originally a single corner lot with one vehicle access point to Gordon Street. It has been subdivided into five lots. These five new dwellings have a single shared vehicle access to the rear. This configuration has reduced the potential number of vehicle access points by four, as well as providing for landscaping at the front of the lots. This outcome also contributes to increased public safety and improved streetscape amenity.

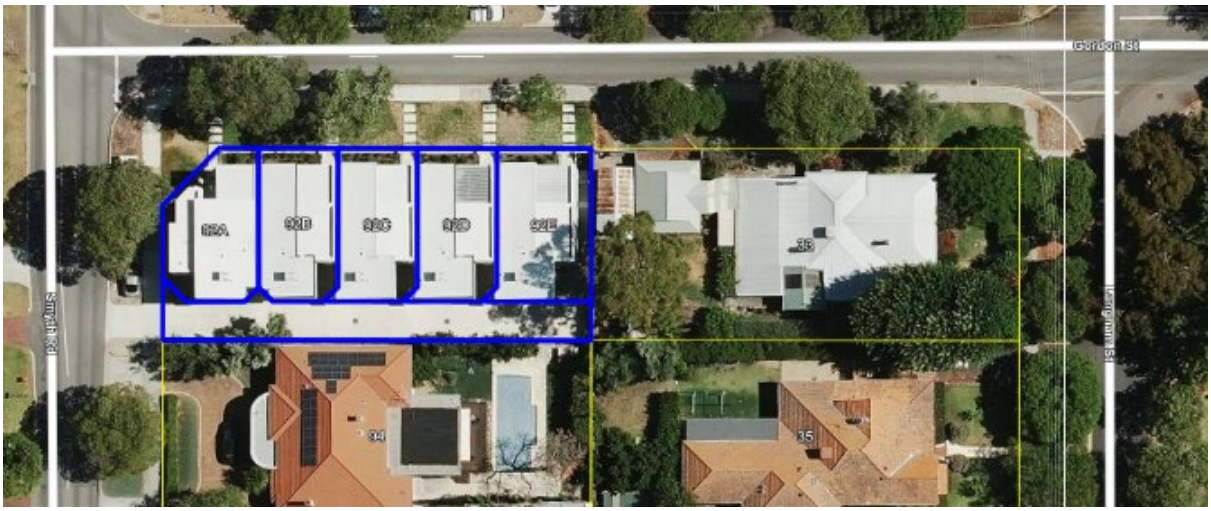


Figure 4: New development at 92 Smyth Road

The Amendment does not apply to other streets in the vicinity with an R60 or higher coding, such as Bruce Street, Carrington Street or Beford Street, Nedlands. This is due to the corner lots on these streets being narrower than the streets included in the Amendment, as well as the orientation of the lot making them unsuitable for the vehicle access restrictions proposed.

The proposed vehicle access limitation is a vital mechanism in maintaining areas for landscaping, while minimising the proliferation of single user vehicle access points. The overall results are reduced public safety risks and improved visual amenity impacts. These vehicle access provisions do not apply to alterations and additions or changes of use for existing development.

An amendment to the planning scheme is necessary for the Western Australian Planning Commission (WAPC) to enforce the City's recommendations during the subdivision process. The WAPC otherwise has no regard for local planning policies when determining subdivisions.

Consultation

Community consultation was undertaken from 9 September to 18 October 2024. A community information session was held on 16 September 2024 which was attended by four people. During the consultation period five submissions were received, two in support and three opposed. The main comments are summarised below and in full as a Schedule of Submissions in **Appendix 3**.

Comment	Officer Response
We argue that each development should be reviewed on a case-by-case basis and that this should take into consideration the current greenspace, easements and accessibility.	Variations to the provisions can be considered and a merit-based assessment of any proposed development is a cornerstone of the development application process.

Consideration of on-site constraints such as easements.	Existing on-site constraints are a reality of any R-coded site and while this is not considered a fatal flaw in the context of coding, on-site constraints are a consideration to any future development proposal.
The development example provided by the consultants was for a south of the highway quarter acre block. The Gordon Street blocks are significantly smaller, and on this basis they should be excluded from the amendment.	Whilst the lots along Gordon Street are smaller the requirement for a single access does not reduce the development potential. There are examples of lots along Gordon Street which have been subdivided into 5 lots with a single access to the secondary street.
The proposed amendment would see the removal of a number of mature trees to achieve a single rear access.	Hypothetical development scenarios are considered premature in the absence of a development application. The City would encourage preservation and where on City managed and controlled lands require preservation of mature trees.

Main Roads

Main Roads was provided an opportunity to comment on the proposed Amendment and advised they had no objections.

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

The local government may amend a local planning scheme under the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations). Under Regulation 50(3) in respect to a standard amendment, Council must resolve to:

a) to support the proposed amendment without modification; or

b) to support the proposed amendment with proposed modifications to address issues raised in the submissions; or
c) not to support the proposed amendment.

Decision Implications

If Council resolves to support the Amendment it will be referred to the WAPC, which will make a recommendation to the Minister for Planning.

If Council resolves to support the Amendment with modifications, the amendment may have to be readvertised if the modifications are significant. Otherwise, the amendment will be referred to the WAPC which will make a recommendation to the Minister for Planning.

If Council resolves not to support the Amendment, it will not be progressed and there will be not planning mechanism to mitigate the proliferation of vehicle crossovers along Jenkins Avenue, Edward Street and Gordon Street.

Conclusion

It is recommended that Council support, with modifications, Scheme Amendment 14 for referral to the Western Australian Planning Commission.

Further Information

Nil.

City of Nedlands

Local Planning Scheme No. 3

Amendment No. 14

Scheme Amendment to introduce vehicle access restrictions for Residential-zoned lots with a density coding of R60 or higher.

FORM 2A

Planning and Development Act 2005

RESOLUTION TO PREPARE AMENDMENT TO LOCAL PLANNING SCHEME

City of Nedlands Local Planning Scheme No. 3
Amendment No. 14

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act* 2005, amend the above Local Planning Scheme by:

1. Inserting the following into Table 6 of clause 32:

No.	Description of land	Requirement
32.10	Residential zones on corner lots coded R60 and above along Jenkins Avenue, Edward Street and Gordon Street, Nedlands.	Vehicle access (1) Vehicle access is not permitted to be taken from Jenkins Avenue, Edward Street or Gordon Street. (2) All new residential development and subdivision shall utilise a single shared vehicle access via common property, an easement, or the like. (3) All new development and subdivision shall be designed to allow future development within the same parent lot to take vehicle access to a street other than Jenkins Avenue, Edwards Street or Gordon Street. (4) The above clauses do not apply to additions and alterations or changes of use for existing development.

Dated this _____ day of _____ 20___

_____
(Chief Executive Officer)

City of Nedlands

Local Planning Scheme No. 3 – Amendment No. 14

Scheme Amendment Report

1.0 INTRODUCTION

Amendment No. 14 (the Amendment) to the City of Nedlands Local Planning Scheme No. 3 (the Scheme) proposes to insert a new clause requiring vehicle access restrictions for development on Residential zoned lots.

The intent of the Amendment is to provide improved streetscape, landscaping and pedestrian outcomes for areas within the City experiencing intensive development.

Protecting and enhancing the existing and desired streetscape character across the City provides a range of environmental, community and visual amenity benefits, including:

- Mitigating the urban heat island effect;
- Maintaining the City's 'leafy green' character;
- Enhancing pedestrian safety and comfort; and
- Maximising street parking.

2.0 BACKGROUND

Following the introduction of the Scheme and associated up-coding of lots north and south of Stirling Highway, the City has experienced an increase and intensification of development. This development has resulted in an increase to vehicle crossovers, the proliferation of which can impact streetscape and amenity outcomes without appropriate planning provisions.

Under the current planning framework the City is without a mechanism to mitigate the proliferation of vehicle crossovers in up-coded areas. This has seen the subdivision of a number of corner lots into five survey strata or green title lots, each with their own vehicle crossover. The City is seeking to introduce a Scheme provision to reduce the impact of vehicle access to its residential streets. Further details on the strategic benefits and alignment with contemporary objectives are provided in the Planning Justification section of this report.

3.0 PLANNING CONTEXT

Perth and Peel @ 3.5 Million

The Perth and Peel @ 3.5 Million strategic suite of documents has been developed to provide a long-term growth strategy for land use and infrastructure in the Perth and Peel regions. The framework outlines a number of overarching objectives in relation to urban form, economy and employment, community and social infrastructure, movement and access, service infrastructure, environment and landscape, and natural resources.

The City is located within the Central Sub-Regional Planning Framework. The Framework has been developed to guide detailed planning and decision making by State Government

agencies and local government. The key urban consolidation principle of the Framework relevant to this Amendment is as follows:

> "*Provide well-designed higher-density housing that considers local context, siting, form, amenity and natural environment, with diverse dwelling types to meet the needs of the changing demographics*."

The Amendment is aligned with the strategic intent of the urban consolidation principles and objectives of the Perth and Peel @ 3.5 Million, in identifying and mitigating the impacts of higher density urban development on the local context and amenity of the area.

Planning and Development Act 2005

As outlined in Schedule 7 of the *Planning and Development Act 2005*, the following are matters which may be dealt with by a local planning scheme:

- Cl. 2(3) Subdivision: The control of any activity, development or work arising as a consequence of subdivision.
- Cl. 8(j) Development standards: any other activity or requirement arising from the development.

The intent of the Amendment is to provide an improved framework for the consideration of vehicle access as part of the development process for the residential corner lots coded R60 and above along Jenkins Avenue, Edward Street and Gordon Street. The Amendment is therefore within the bounds of matters that may be dealt with under the Scheme.

Local Planning Strategy

The amendment is also aligned to the following intentions of the Local Planning Strategy:

- *Traffic and Transport*
  - *Seek to minimise the negative impacts of parking and congestion through careful consideration and continuous improvement of management techniques, while being open to innovation.*
- *Urban Design, Character and Heritage*
  - *Ensure the Local Planning Scheme and other development controls are in place to retain and enhance the existing character of each identified precinct.*
  - *Develop Mechanisms to promote and/or incentivise best practice urban design outcomes in areas experiencing change and in areas of transitions (for example, between precincts, corner sites, different densities/land uses, targeted infill areas etc.)*
  - *Further understand the elements that contribute to streetscapes to inform consistent statutory control.*

For residential areas subject to the Amendment, the Local Planning Strategy identifies the retention and enhancement of their character and streetscape as one of its key strategies.

This Amendment is aligned with the overall vision and objectives of the Local Planning Strategy, as well as maintaining the established character of the City's existing residential areas via the planning framework.

Local Planning Scheme No. 3

The Scheme outlines the objectives for the Residential zone as follows:

- *To provide for a range of housing and a choice of residential densities to meet the needs of the community.*
- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*
- *To provide for a range of non-residential uses, which are compatible with and complementary to residential development.*
- *To ensure development maintains compatibility with the desired streetscape in terms of bulk, scale, height, street alignment and setbacks.*

It is considered that the Amendment would support and encourage high quality streetscapes throughout residential areas and is considered to align with the objectives of the Residential zone.

Residential Design Codes Volume 1 and 2

The Amendment seeks to build upon the established R-code provisions by establishing planning mechanisms that enable improved vehicle access outcomes, in specific R-coded areas of the City.

4.0 PROPOSAL

1. It is proposed that the Scheme be amended by inserting the following provisions into Table 6 – of Clause 32:

Table 6 – Additional requirements that apply to land in Scheme area

No.	Description of land	Requirement
32.10	Residential zones on lots coded R60 and above along Jenkins Avenue, Edward Street and Gordon Street. Nedlands.	Vehicle access 1) Vehicle access is not permitted to be taken from Jenkins Avenue, Edward Street or Gordon Street. 2) All new residential development and subdivision shall utilise a single shared vehicle access via common property, an easement, or the like. 3) All new development and subdivision shall be designed to allow future development within the same parent lot to take vehicle access to a street other than Jenkins Avenue, Edwards Street or Gordon Street. 4) The above clauses do not apply to additions and alterations or changes of use for existing development.

Vehicle access would not be permitted on Residential zoned lots coded R60 and above to Jenkins Avenue, Edward Street and Gordon Street, Nedlands. All new development and subdivision shall be designed to enable a single shared vehicle access via common property or relevant encumbrances on title. Development and subdivision shall be designed for vehicle access via another adjoining street that is not Jenkins Avenue, Edward Street or Gordon Street.

This proposed vehicle access limitation is considered to be a vital mechanism in maintaining areas for landscaping purposes, while minimising the proliferation of single user vehicle access points. The overall results are of reduced public safety risks and improved visual amenity impacts. These vehicle access provisions do not apply to additions and alterations or changes of use for existing development.

The corner lots along Jenkins Avenue, Edward Street and Gordon Street are considered suitable for inclusion in this Amendment. The lots are conducive to subdivision and development subject to vehicle access from an alternate street adjoining these lots, and not Jenkins Avenue, Edward Street or Gordon Street. Recent development of up-coded lots along these streets indicates that the in the absence of a planning mechanism restricting access, these corner lots are most likely to see configurations of development which contribute to the proliferation of single user vehicle access.

The Amendment does not apply to other streets in the vicinity with an R60 or higher coding, such as Bruce Street, Carrington Street or Bedford Street, Nedlands. This is due to the corner lots on these streets being narrower than the streets included in the Amendment, as well as the orientation of the lots making them unsuitable for the vehicle access restrictions proposed.

Planning Justification

The Amendment provides statutory provisions to introduce vehicle access requirements aligned to the Sub-Regional Framework and Local Planning Strategy objectives. The proposed amendment relates to Residential zoned lots coded R60 and above along Jenkins Avenue, Edward Street and Gordon Street, as illustrated in Figure 1 below.

Figure 1: Corner lots R60 and higher affected by the Amendment

The provisions have been tested to determine if an R60 corner lot, illustrated in Figure 1, can achieve a five grouped dwelling yield, with the desired level of amenity, using a common property driveway to a street other than Jenkins Avenue, Edward Street or Gordon Street. The design testing took into consideration the R-Codes Vol. 1, as well as any relevant Local Planning Policies.

Testing based on No. 81 Dalkeith Road, Nedlands (Figure 2), a R60 corner lot with an area of 1012m^2 and site dimensions of 50.3m x 20.1m, has illustrated it is feasible to design a five-lot grouped dwelling development. In this location, 3 storey grouped dwellings are permitted. However, for purposes of testing, five, two storey dwellings which do not utilise lot boundary nil setback walls were tested and demonstrated a successful outcome. It can be safely assumed that if two storeys can work, three storeys would be successful as well. Figures 3 and 4 below illustrates the potential for a grouped dwelling configuration.

Lots which were of a similar size before subdivision, such as 22 Vincent Street, have produced the same yield as the testing has demonstrated. In the case of the existing 22 Vincent Street development, each of the dwellings have been approved with its own vehicle access to Jenkins Avenue, resulting in a proliferation of crossovers diminishing the streetscape amenity.

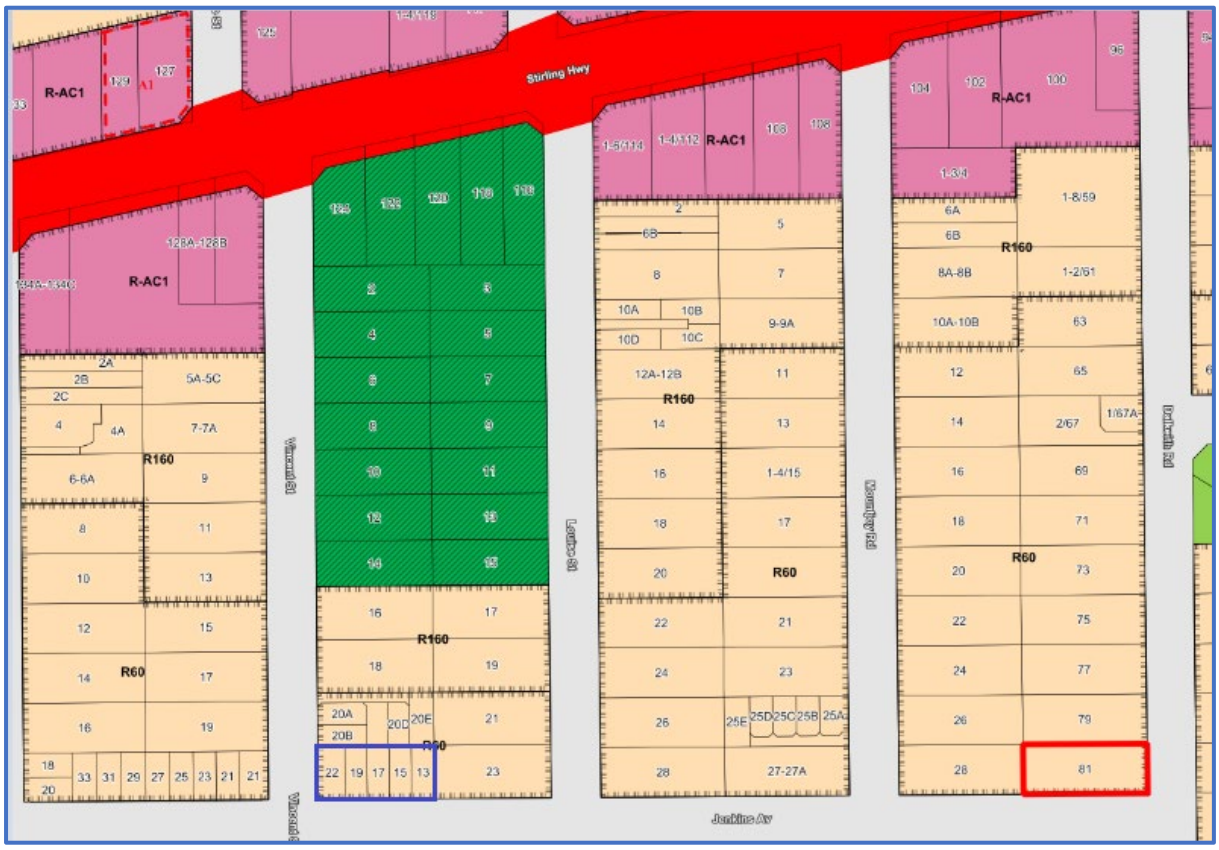


Figure 2: Location of 81 Dalkeith Road (red) and 22 Vincent Street (blue), Nedlands

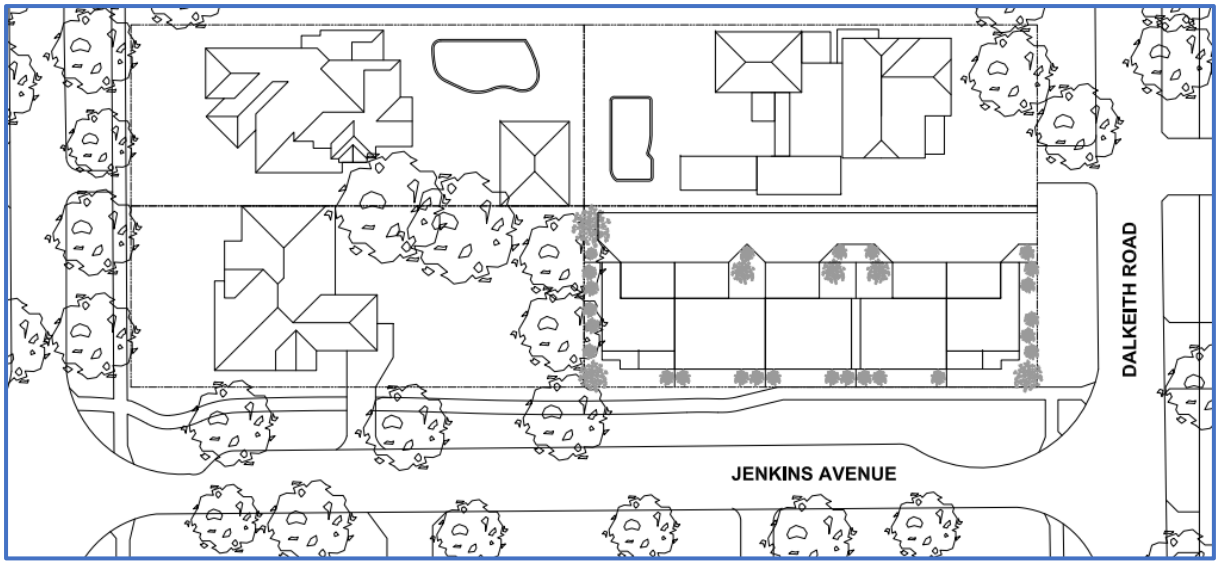


Figure 3: Proposed site plan – Typical development

Figure 4: Proposed floor plans – typical development

The practical land tenure mechanisms to achieve the desired amendment outcomes are consistent with established approaches to subdivision and development. These mechanisms include reciprocal rights of access via common property, restrictive covenants, easements and associated encumbrances to ensure legal practical access via a single access point, while restricting and limiting additional access points to a site.

The Amendment will also assist with strengthening referral recommendations to the Western Australian Planning Commission when considering conditions of subdivision approval.

The Amendment provides practical, site area based statutory provisions. It addresses a gap in the current planning provisions and facilitates improved outcomes in these infill areas. The Amendment is clearly aligned to the City's strategic objectives and State policy.

Consideration as a standard amendment

The Amendment has been considered against the criteria for a standard amendment as per Regulation 34 of the Regulations.

r.34 Criterion	Response
(a) an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve; *(b)* an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission; *(c)* an amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment; *(e)* an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment; *(f)* an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.	The Amendment is consistent with the objectives of the Residential zone outlined in the existing local planning framework. The Amendment has no impact to lots not specified in this report. Testing has shown there is no significant effects to yield of these lots but would enhance the amenity of the streetscapes of the area.

5.0 CONCLUSION

The information and justification provided in this report is submitted to support the inclusion of vehicle access restrictions within Table 6 of the Scheme for Residential zoned lots coded R60 and above.

The proposed Amendment is broadly consistent with the vision and strategies contained within the City's endorsed Local Planning Strategy. As such, the Amendment is considered to be a Standard Amendment as defined by sections *a-c, e & f* of r.34 of the Regulations. The classification of the Amendment as standard will allow for a comprehensive community consultation process to be undertaken, ensuring that affected agencies and residents are provided with ample opportunity to comment on the proposal.

FORM 6A

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 _____ day of _____ 20_____.

.....

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 held on the _____ day of ____ 20____, proceed to advertise this Amendment.

.....

MAYOR

.....

CHIEF EXECUTIVE OFFICER

Planning and Development Act 2005

RESOLUTION TO AMEND LOCAL PLANNING SCHEME

City of Nedlands Local Planning Scheme No. 3
Amendment No. 14

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act* 2005, amend the above Local Planning Scheme as follows:

1. Inserting the following into Table 6 of clause 32:

No.	Description of land	Requirement
32.10	Residential zones on corner lots coded R60 and above along Jenkins Avenue, Edward Street and Gordon Street, Nedlands, as shown on the scheme map.	Vehicle access (1) Vehicle access is not permitted to be taken from Jenkins Avenue, Edward Street or Gordon Street. (2) All new residential development and subdivision shall utilise a single shared vehicle access via common property, an easement, or the like. (3) All new development and subdivision shall be designed to allow future development within the same parent lot to take vehicle access to a street other than Jenkins Avenue, Edwards Street or Gordon Street. (4) The above clauses do not apply to additions and alterations or changes of use for existing development.

2. Amend the Scheme Map accordingly.

Form 6A

COUNCIL RECOMMENDATION

This Amendment is recommended for support by resolution of the City of Nedlands at the Ordinary Meeting of the Council held on the _____day of _____, 20____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 ENDORSEMENT (r.63)

.....

DELEGATED UNDER S.16 OF THE P&D ACT 2005

DATE.....

APPROVAL GRANTED

.....

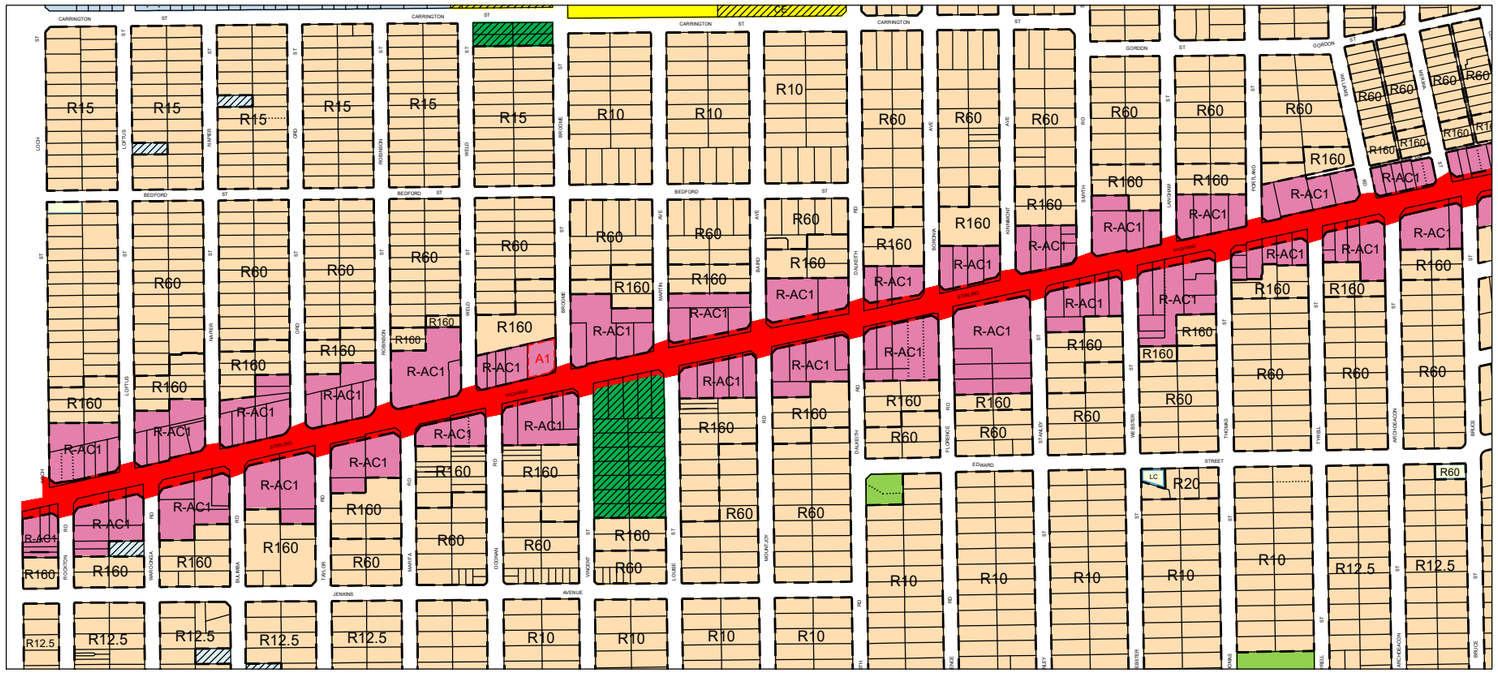
MINISTER FOR PLANNING

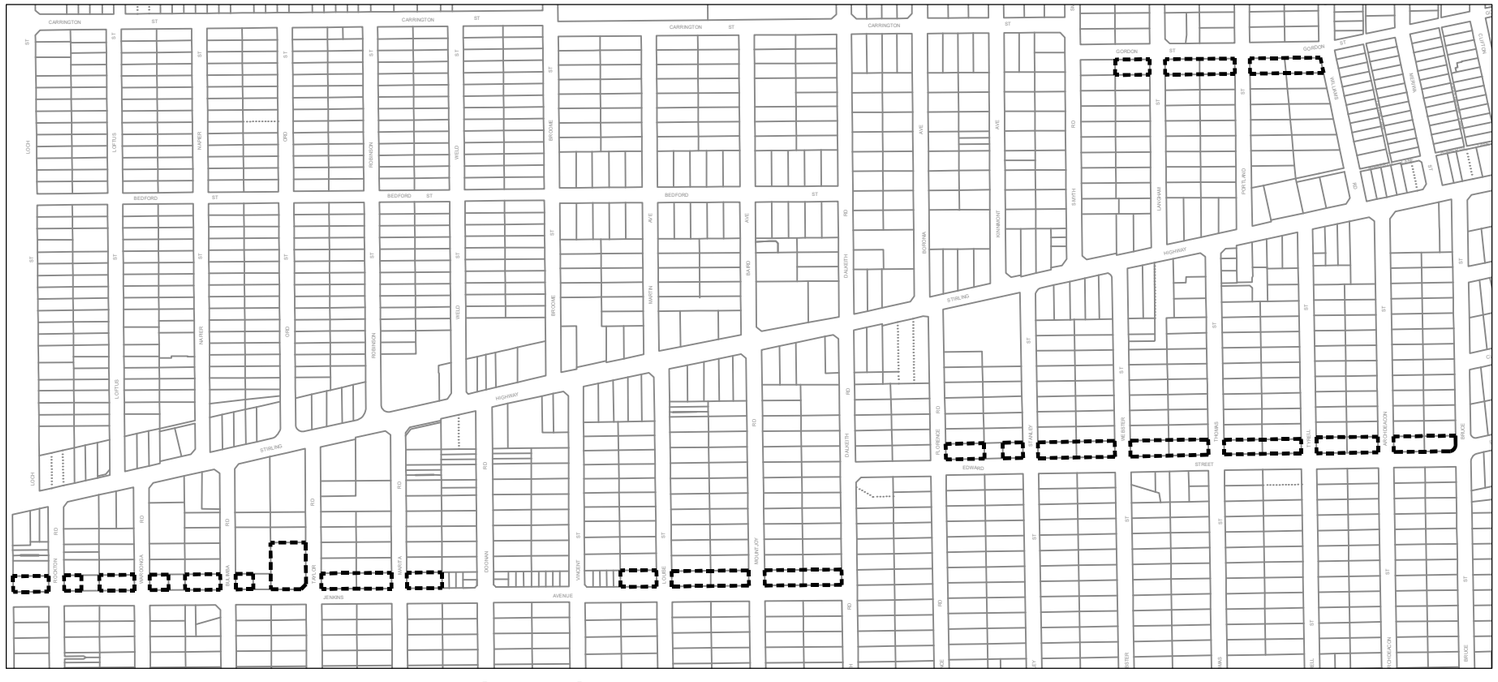
DATE.....

Schedule of Modifications for Amendment 14 to City of Nedlands Local Planning Scheme No.3

No.	Modification	Justification
1.	Addition of point 2 to amendment: 2. Amend the Scheme Map accordingly.	Required by WAPC prior to advertising.
2.	Amend Table 6 clause 32.10 as follows: In clause 32.10, description of land, insert the text “as shown on the scheme map.” after the text “Nedlands” The revised clause 32.10, description of land, shall read: Residential zones on corner lots coded R60 and above along Jenkins Avenue, Edward Street and Gordon Street, Nedlands, as shown on the scheme map.	To clarify the lots subject to the amendment.

EXISTING SCHEME MAP





PROPOSED AMENDMENT

Legend

REGION SCHEME RESERVES (MRS)
- Primary Regional Roads
- Public Purposes

LOCAL SCHEME RESERVES
- GS Government Services
- Public Open Space
- Drainage / Waterway

LOCAL SCHEME ZONES
- Local Centre
- Mixed Use
- Private Community Purposes
- Residential
- Neighbourhood Centre
- Service Commercial

OTHER CATEGORIES
- R10 R Codes
- A1 Additional Uses
- ASR1 Additional Site Requirements

COUNCIL ADOPTION

This Standard Amendment was prepared by resolution of the Council of the CITY OF NEDLANDS at the ordinary meeting of the Council held on the

26th day of March 20 24

_____
Mayor

_____
Chief Executive Officer

FINAL APPROVAL

1. This amendment is recommended for support by resolution of the CITY OF NEDLANDS at the ordinary Meeting of the Council held on the ..... day of .....20..... and the Common Seal of the CITY OF NEDLANDS was hereunto affixed by the authority of a resulution of the Council in the presence of

_____
Mayor

_____
Chief Executive Officer

2. RECOMMENDED / SUBMITTED FOR FINAL APPROVAL

_____ _____
Delegated under Section 16 of the Planning and Development Act 2005 — Date

3. FINAL APPROVAL GRANTED

_____ _____
Minister for Planning and Infrastructure — Date

City of Nedlands

AMENDMENT No. 14

Add a vehicle access restriction additional site requirement to the following lots: Street numbers 5, 6 and 7 Rockton Road, Nedlands; Street numbers 7 and 8 Waroonga Road, Nedlands; Street number 9 Bulimba Road, Nedlands; Street number 55 Jenkins Avenue, Nedlands; Street numbers 7 and 14 Taylor Road, Nedlands; Street numbers 13 and 16 Marita Road, Nedlands; Street numbers 23 and 28 Louise Street, Nedlands; Street numbers 27 and 28 Mountjoy Road, Nedlands; Street number 81 Dalkeith Road, Nedlands; Street number 14 Florence Road, Nedlands; Street numbers 17, 18 and 18A Stanley Road, Nedlands; Street numbers 19 and 22 Webster Street, Nedlands; Street numbers 19 and 20 Thomas Street, Nedlands; Street numbers 19 and 22 Tyrell Street, Nedlands; Street numbers 21 and 26 Archdeacon Street, Nedlands; Street number 25 Bruce Street, Nedlands; Street numbers 33 and 34 Langham Street, Nedlands; Street numbers 33 and 34 Portland Street, Nedlands; Street number 65 Williams Road, Nedlands.

NORTH

Compiled: 27th June 2024
Printed: 27th June 2024
Scale: 1:8000 @ A3

Schedule of Submissions

Scheme Amendment 14

City of Nedlands

nedlands.wa.gov.au

No.	Affected Lot?	Submission	Officer Response
Support			
1	N	For the safety of the children, I would like to request the installation of bumpers on 'busy' streets such as Edward. Many children walked those streets on the way to school and by increasing car traffic, the risk of accidents increases too.	Noted. Comments can not be addressed through this scheme amendment, but will be forwarded to the appropriate department within the City.
2	N	I support this amendment.	Support noted.
Objection			
1	Y	Re: Objections to the Approval of the City of Nedlands' Local Planning Scheme No 3 Amendment No 14 which would lead to the insertion of Table 6 Clause 32. Response We write regarding the Scheme Amendment to introduce vehicle access restrictions for Residential-zone coding of R60 or higher in Gordon Street Nedlands. While we understand the intent of the amendment is to improve and enhance leafy green streetscapes, landscaping and pedestrian outcomes, and create a range of environmental and community benefits, such as mitigation of the urban heat island effect and maximising street parking, we the owners of [redacted] (southwestern corner of Portland Street and Gordon Road) write to advise that we strongly disagree to the Scheme Amendment. We argue that each development should be reviewed on a case-by-case basis and that this should take into consideration the current greenspace, easements and accessibility. It has been claimed that the City of Nedlands wishes to enhance the Gordon Road precinct. We dispute this claim. How can the precinct be enhanced by maximising street parking along Gordon Road? Would it add to the amenity of the street if it were filed with parked vehicles including that of residents and tradespeople? In its current format the Gordon Road precinct encourages a leafy green aspect — there are trees and wide verdant verges. There are also driveways. The driveway	Objection noted. Variations to the provisions can be considered and a merit based assessment of any proposed development is a cornerstone of the development application process. The intent is to enhance Gordon Street. While this objection disputes and questions this intent, at the intended density, it is considered that the proliferation of driveways and crossovers would directly impact amenity. The intent of the amendment is to promote development outcomes that preserve the amenity of the locality.

Schedule of Submissions
Scheme Amendment 14

City of Nedlands
nedlands.wa.gov.au

		for our property, [redacted], is accessed via Gordon Road and can take as many as five vehicles, both personal and trades. The footprint of our current cross over and parking area would be significantly less than a driveway and parking areas that ran along the entire length of the south of the property and allowed parking for up to ten cars. If the City of Nedlands was to proceed with a shared back driveway scheme, strongly growing trees would be cleared make way for the driveways. For example, under the proposed guidelines, development of our adjoining neighbours' property at [redacted] would result in the removal of three very large trees on the southern side of the property, and as a result of root damage, a large Jacaranda would be expected to die. Our property, [redacted] Nedlands, has a 2-metre-wide sewage easement on the western boundary. The easement cannot be built upon nor covered by a sealed surface. As a result, the potential building footprint for [redacted] would reduce. Achievements of the R60 ratio would be difficult with two constraints, one requiring vehicle access was from the south and the second requiring compliance with regulations associated with the sewage easement. We are also concerned about accessibility. Both the elderly and disabled, be these residents or visitors, require special consideration, with these including accessible parking and ramped walkways. Has the City of Nedlands thought of ways to increase accessibility inclusivity whilst pursuing these amendments? While the City of Nedlands is to be congratulated for their desire to maintain a beautiful tree filled streetscape, we encourage you, our Council, to fully represent your constituents and consider each development on a case-by-case basis. We trust that you hear our concerns and take this into account. We also desire that you share our concerns with Mayor, Councillors and relevant administrative staff.	It is acknowledged that hypothetical development scenarios can provide context in respect to concerns raised, however any future development application on the subject site would be considered in the context of the Scheme and adopted policies; including the City's tree retention policy. Noted. Existing on-site constraints are a reality of any R-coded site and while this is not considered a fatal flaw in the context of coding, on-site constraints are a consideration to any future development proposal. Accessibility would be a matter for consideration in any future development application process. As noted, the City undertakes a merit based assessment of any development application submitted, pursuant to the adopted planning framework.
2	Y	1. If the amendment is adopted for [redacted], 4 mature trees would need to be chopped down to enable access to a redevelopment with a single driveway from Langham Street. This is clearly at odds with the intent of the proposed amendment.	1. Hypothetical development scenario which is considered premature in the absence of a development application.

Schedule of Submissions

Scheme Amendment 14

City of Nedlands

nedlands.wa.gov.au

		2. There are 8 mature trees on the verge of [redacted] (several>50years old). All these trees could if preserved if the proposed amendment provided for more flexible outcomes. 3. Our block at [redacted] has a 3 metre slope. The proposed single driveway would be steep and pose a safety hazard at the Langham Street access. 4. The proposed amendment seeks to inhibit innovative options of providing for multiple green title blocks without the need for a shared driveway. The proposal will therefore encourage the development of a large apartment block, rather than quality freestanding homes with individual access and rear gardens containing trees. 5. The development example provided by the consultants was for a south of the highway quarter acre block. The Gordon Street blocks are significantly smaller, and on this basis they should be excluded from the amendment.	2. The City would encourage preservation and where on City managed and controlled lands require preservation of mature trees. 3. This would be a design consideration associated with any future development proposal. 4. That is a subjective analysis, not aligned to the intent of the amendment. 5. Whilst the lots along Gordon Street are smaller the requirement for a single access does not reduce the development potential. There are examples of lots along Gordon Street which have been subdivided into 5 lots with a single access to the secondary street.
3	N	I am annoyed that we did not receive any notice of this and live next door to the potential changes. It is only word of mouth from neighbours. Any development on Gordon Street ie our neighbour at [redacted] and the amendment to make a driveway between 34 & 36 Langham Street would mean the loss of 3 well established trees as well as affecting our huge jacaranda tree. We would be looking out on the back of 3 storey buildings with no rear gardens and a security issue with cars in what would become an alley way. We bought into this suburb 35 years ago for the trees, character homes and beautiful suburb and resent the way it is being run down and changes pushed through without a notice.	Noted. Notice of the advertising period and community information session was by way of letter to directly affected landowners as well as a notice in the Post newspaper, the City's engagement portal and website.

16.3 PD78.12.24 Adoption of Local Planning Policy 1.1 Residential Development

Meeting & Date	Council Meeting – 10 December 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	Tony Free – Director Planning & Development
Director	Tony Free – Director Planning & Development
Attachments	1. Draft Local Planning Policy 1.1: Residential Development 2. Change Notes 3. Schedule of Submissions

Purpose

The purpose of this report is for Council to consider adoption of the draft Local Planning Policy 1.1: Residential Development (the Policy), found at **Attachment 1**, following public consultation.

The Policy has been prepared with the aim of increasing internal amenity for R30-R40 Single Dwellings and promoting tree retention and planting as part of residential developments.

Recommendation

That Council ADOPTS the draft Local Planning Policy 1.1: Residential Development (Attachment 1) in accordance with Clause 4 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, which will replace the existing Residential Development Policy.

Voting Requirement

Simple Majority.

Background

Local Planning Policy 1.1: Residential Development was reviewed and advertised in December 2022. However, various changes to the state planning framework over the

course of 2023 and early 2024 delayed the policy being presented back to Council and has given Officers the opportunity to further enhance the Policy.

At the 28 May 2024 Ordinary Council Meeting, it was resolved that the consideration of draft Policy for advertising be deferred to the 25 June Ordinary Council Meeting.

At the 25 June 2024 Ordinary Council Meeting, it was resolved that the Policy be deferred again.

At the 27 August 2024 Ordinary Council Meeting, Council adopted the Policy for the purpose of advertising. Advertising has concluded and the Policy is now presented to Council for final adoption.

The policy review includes amendments to a number of existing policy provisions, as well as introducing new measures.

A summary of the amendments are as follows:

- Formatting and division of the policy into three major sections to make clear the application of each policy measure and to be consistent with the R-Codes Volume 1 and Local Planning Policy 5.14: Precincts.
- The addition of clause 6.2 with Deemed-to-Comply criteria and Design Principles for R30 to R40 Single Dwellings adopted from Part C of the R-Codes Vol. 1.
- Additional Local Housing Objectives to ensure consistency in officer interpretation.
- Clarification regarding impervious surfaces, soft landscape and deep soil area.
- The addition of Tree Retention as a consideration in Local Housing Objectives and Clause 7.2 which allows the local government to consider variations where trees are retained.
- Definitions that are unused or covered by the R-Codes Volume 1 have been removed and additional definitions have been included.
- Additional figures relating to Clause 6.2 have been added, as well as clarifying policy measures not applicable in the St Johns Wood Estate.

The amended Policy is a general residential policy and will apply to all development to which the R-Codes Volume 1 applies except where there are specific precinct policies, master planned estates, character areas, etc that take precedence.

In reviewing the Policy, two resolutions from Council have been addressed. The resolutions are as follows:

On 23 November 2021, - “protection from overshadowing, of solar panels, windows to main living areas of adjoining dwellings and potential future solar panels.”

On 22 February 2022, - “Deemed-To-Comply Height Requirements as written in Table 3, Category B of Volume 1 of the R-Codes 2021, for Single and Grouped Dwellings.”

At the October 2022 Ordinary Council Meeting when the amended Policy was first advertised, a resolution was put up to revert all building heights to the R-Code heights, but this was lost.

The existing building heights in the current Policy are well established in the low-density suburbs of Swanbourne and Dalkeith. They are tailored to the Nedlands context with the heights allowing for dwellings to be built easier on land that slopes down to the river or the ocean. Reducing building heights in these areas would lead to inconsistent streetscapes. However, the Policy as advertised has reverted to the lower building heights within the R-Codes in higher density areas as discussed below.

Solar Access provisions require WAPC approval for modification. Local Housing Objectives will accompany the existing building height criteria, addressing the consideration of protecting outdoor living areas and solar collectors from overshadowing. These can only be used when there is a design principles assessment.

Discussion

The proposed changes to the adopted Policy are discussed in detail below, along with discussion relating to Council's deferral reasons.

Building Height

The amended Policy proposes maintaining the same wall and roof height as the existing Policy for lots coded R20 and below, while reverting to the R-Codes for all other densities. A comparison between the building height criteria of the existing Policy and the R-Codes Volume 1 are as follows:

Table 1: Policy versus R-Codes Vol 1 heights

Element	R-Codes Volume 1 Height	Existing Policy Height
Wall height (roof above)	7m	8.5m
Wall height (gable, skillion and concealed roof)	8m	8.5m
Roof height	10m	10m

Should Council adopt the height settings of the R-Codes Volume 1 for all residential development, it would reduce the Deemed-to-Comply wall heights across the City down from their historic heights.

It is recommended that the height settings of the existing policy remain only for R20 and lower coded lots for the following reasons:

- The City of Nedlands height controls were originally enshrined in Council's former Town Planning Scheme No. 2 since 2001. Dwellings have been developed to this greater Deemed-to-Comply allowance for over twenty years, with the design response well enshrined throughout the City. These additional heights can be considered characteristic of most Nedlands suburbs.
- Reducing the current Deemed-to-Comply heights to meet the R-Codes would disadvantage newer houses and additions to existing houses compared to any immediate neighbours and may result in more State Administrative Tribunal reviews.

Given the longstanding nature of the height controls in place in Nedlands, their general acceptance by the community, and the improved internal amenity outcomes, removal of the local planning policy height provisions for all lots is not recommended. However, it is recognised that larger houses are more likely to be problematic when on smaller, higher density lots. The draft Policy therefore proposes that the existing heights be kept for all lots coded R20 and below, with lots coded greater than R20 reverting to the R-Codes. This would allow additional height in established, low-density suburbs where it is less likely to cause overshadowing issues. Further, these same lots are affected by the tree retention policy, and additional height could be seen as an extra benefit for tree retention.

Should Council opt to revert to the R-Codes heights for all densities, the following additional resolution is provided:

Modifies the amendments to the draft Local Planning Policy 1.1: Residential Development (Attachment 1) by deleting clause 6.1.2(a) and renumbering the remaining clauses appropriately.

Solar Access for Adjoining Sites

A new Local Housing Objective is proposed to encourage protection of existing solar collectors and outdoor living area on adjoining lots. This objective is to be used when a design principles assessment is required (ie: when the development does not meet the deemed-to-comply criteria for overshadowing).

Guidance has been adopted from the State of Victoria Planning Practice Note 88 to assist in the assessment of whether the location of solar panels is reasonable and appropriate for purposes of a Design Principles assessment. For instance, consideration can be given to whether the panels are located high on the roof, whether the adjoining building is set back appropriately, etc. During drafting of the policy, it was found that some of the considerations given can be applied to protecting existing outdoor living areas too. The Local Housing Objectives have been adapted to include these protections. Importantly, these considerations can only be used where a house does not meet the Deemed-to-Comply criteria for overshadowing. Attempting to make this mandatory would require WAPC approval, which is unlikely to be forthcoming.

Interpretation of R-Codes Definitions

The R-Codes Volume 1 contains a definition for ‘soft landscape’. There are related terms such as ‘deep soil area’, and ‘impervious surfaces’ which rely on the definition of ‘soft landscape’. The ‘soft landscape’ definition states that turf is included in the definition, however this can create confusion as turf is a broad term and can include traditional lawns but also artificial turf and turf cell which can occasionally be impermeable and strays from the purpose of soft landscaping and deep soil area which is for vegetation and natural areas.

Officers have drafted Clause 8.1 to provide clarification by stating that artificial turf and turf-cell are considered to be included in impervious areas/surface and materials so therefore do not contribute to soft landscape.

The clarification will help ensure that landscaping areas are capable of being vegetated. Changes of this nature are supported by submissions which had a consensus of promoting an increase n tree planting and vegetation.

Additional Deemed-to-Comply Criteria and Design Principles for Single Houses on Land Coded R30-R40

The release of the Medium Density Code in early 2023 proposed to significantly change the assessment of medium density dwellings. The considerations of the Medium Density Code required that development be more site responsive, include better open space and tree coverage and improve the sustainability and internal amenity of dwellings.

The deferral of the Medium Density Code in August 2023 to review elements of the policy and remove applicability of the policy from single houses below R50 meant that the benefits of the code were unlikely to be as far reaching within the City of Nedlands. The criteria were considered to increase the cost of delivering housing and would have been a burden towards development in WA's low- and medium-income areas. Officers considered that the proposed policy did offer many benefits to medium density housing development.

It is proposed that elements of the Medium Density Code should be introduced into the draft Policy for single houses R30 to R40 where the City can adopt them free of WAPC approval.

Tree Retention and Planting

Tree Retention and planting of vegetation is a major theme of the Policy. Although the Policy is a residential policy, the retention and inclusion of trees and vegetation can be enhanced by such a Policy. Modifications to existing clauses and the addition of new clauses have allowed greening to be enhanced through the Policy. The following clauses are included:

- Clause 6.2.1: Requirement for Primary Garden Area with at least 1/3rd soft landscaping in R30-R40 Single Dwelling Developments
- Clause 6.3.2: Local Housing Objective for assessing proposals in rear setback areas now need to consider whether the proposal necessitates the removal of vegetation and whether the rear setback will remain predominantly soft landscaped.
- Clause 6.3.5: Local Housing Objective for assessing a reduction is visitor parking requires that a regulated tree is retained or the development exceed the minimum tree planting requirement in order for a reduction to be considered.
- Clause 6.3.6: Local Housing Objective for assessing vehicle access from streets other than the laneway where a laneway is provided, will require that access is considered from the secondary or primary street where doing so would avoid removal of mature trees on private property.
- Clause 7.2.1: Tree Retention Clause provides a general allowance for considering variations to deemed-to-comply provisions where a regulated tree is retained on site and provided the development meets design principles, local housing objectives and the objectives of the Policy.
- Clause 8.1: Impervious Surfaces provides clarification that the City considers swimming pools, artificial turf, turf-cell, pavement, gravelled, pebble areas and the like to be impervious surfaces, therefore not contributing to soft landscaping.

The Submissions received on the policy focused on retention and increase of tree canopy.

Consultation

Community consultation was undertaken for a period of 21 days from 20 September to 11 October.

At the close of advertising ten submissions were received. Nine submissions supported the Policy and one opposed the policy. Of the submissions that supported the policy, all included comments suggesting policy measures with the aim of enhancing tree canopy and restricting the ability to vary setback requirements such as banning averaging of setbacks and preventing consideration of buildings in the rear setback areas.

Of particular note is the suggestion from submitters that basements be not permitted within primary and rear setback areas. Submitters suggested this on the basis that basements in these areas would remove deep soil areas, however, deep soil areas are protected via other means. The following means allow the City to protect and enhance tree canopy:

- The Tree Retention Local Planning Policy is in effect. It prevents removal or damage to Regulated Trees on lots coded R20 and below.
- Clause 6.1.1 b) of the draft LPP amends the R-Codes so that where street setbacks on lots coded R20 or above are averaged, the required compensating area shall be at least 50% deep soil.
- Clause 6.1.1 b) also increases open space on grouped dwelling developments by excluding common property access legs from the open space calculation.
- New Clause 7.2.1 allowing the Local Government to consider variations to Deemed-to-Comply provisions where a regulated tree is retained on site.

The issues raised by submitters and the officer responses to each are provided in further detail below:

Issue	Response
Submitters would like to see basements prohibited in the front and rear setback of lots to ensure there is more space for planting trees.	The Policy does not explicitly prohibit basements in front and rear setbacks but it is important to note that deep soil area requirements, landscaping requirements and minimum tree planting requirements do ensure that there is adequate space for vegetation.
One submission called for the Policy to require the wiring for an EV in every new dwelling.	The City's Sustainable Design Local Planning Policy is a more suitable document for EV charger requirements. The City already requires sustainability measures including EV charges in multiple dwellings but it may be wasteful to include this in more individualised dwellings where if an owner decides to purchase an EV, the cost of installing a charger could be seen more as part of the car purchasing process.

Submitters called for primary street setbacks to be increased in areas coded R20 and above to 6m.	The policy does not seek to create new front setback distances. Instead, the draft LPP has brough the front setbacks for R10-R15 properties across from the scheme to the LPP for ease of reference.
Remove ability to average setbacks	The Clause relating to street setbacks is an increased requirement over that in the R-Codes because it requires that 50% of compensating area be deep soil area. This ensures that even though setbacks for part of a dwelling may be reduced, there is still adequate space for planting trees and landscaping. This provides the desired outcome of more vegetation while still allowing property owners flexibility in the design of their dwellings.
Submitters called for the removal of a Local Housing Objective that considers when it is appropriate to locate buildings within the rear setback of a lot.	Clause 6.3.2 is a Local Housing Objective providing guidance only where a Design Principles Assessment is sought. It ensures that where an Application proposes a building in the rear setback that issues including retention of vegetation and landscaping space are considered. The Clauses does not remove requirements relating to deep soil areas, landscaping and tree planting.
One submitted objected to the Policy, stating that the Policy is too restrictive and more onerous than the R-Codes.	The criteria in the Policy is designed to enhance the liveability of the City of Nedlands with more landscaping, deep soil area and better amenity for R30-R40 Single Houses. Although there are additional requirements, these will ultimately result in better homes in the City.

The supporting submissions focused on tree retention provided various suggestions for how to increase tree canopy and retain tree canopy. The Policy has proposed means of achieving these same outcomes but in different ways that are less arduous. For suggestions around EV Charging and the like, these may be valuable suggestions but rather should be considered when reviewing the City's Sustainable Design Local Planning Policy.

The Policy has not been modified as a result of the submissions.

The full submissions and the officer's response to each is in Attachment 3.

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	**Planet**
Outcome	5. Climate resilience.
Pillar	**Place**
Outcome	6. Sustainable population growth with responsible urban planning.

Budget/Financial Implications

Nil.

Legislative and Policy Implications

Clause 4 of the Deemed Provisions 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. The Policy has been advertised and is presented to Council for final determination.

Council must consider any submissions received and resolve to:
a) Proceed with the Policy without modification;
b) Proceed with the Policy with modification; or
c) 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.

If Council resolves to endorse the modifications, the Policy will be amended to include the modifications.

If Council resolves not to proceed, the existing Policy will remain in use by the City.

Conclusion

The draft Local Planning Policy 1.1: Residential Development has been prepared to enhance and protect the existing Nedlands streetscape, improve the quality of dwellings and increase the quantity of vegetation on residential land. The Policy retains established building heights for properties coded R20 and below, providing better internal amenity whilst new Local Housing Objectives provide greater ability to assess overshadowing in design principle assessments.

It is recommended that Council proceed with (adopt) draft Local Planning Policy 1.1 – Residential Development.

Further Information

Nil.

LOCAL PLANNING POLICY 1.1: RESIDENTIAL DEVELOPMENT

CONTENTS		Page
1. PURPOSE		3
2. APPLICATION OF POLICY		3
3. SCHEDULE OF AMENDMENTS TO THE R-CODES		4
4. RELATIONSHIP TO OTHER POLICIES AND GUIDELINES		6
5. OBJECTIVES		6
6. AMENDMENTS TO THE RESIDENTIAL DESIGN CODES VOLUME 1 AND LOCAL HOUSING OBJECTIVES	6.1 Deemed-to-Comply Provisions • Street Setback • Building Height • Setback of Garages and Carports • Garage Width • Street Walls and Fences • Sightlines	7
	6.2 Additional Deemed-to-Comply Provisions and Design Principles for Single Houses on land coded R30-R40 • Private Open Space • Size and Layout of Dwellings • Solar Access and Natural Ventilation • Waste Management • Site Works and Retaining Walls	12

CONTENTS		Page
	6.3 Local Housing Objectives • Street Setback • Lot Boundary Setback • Building Height • Parking • Vehicular Access • Solar Access for Adjoining Sites • Setback of Carports and Garages • Street Walls and Fences	18
7. MISCELLANEOUS PROVISIONS	7.1 Development Abutting a Laneway	21
	7.2 Tree Retention	21
8. INTERPRETATION PROVISIONS	8.1 Impervious Surfaces	21
9. DEFINITIONS		22
10. APPENDIX	Figure 1: Setbacks from laneways for future widening Figure 2: Gatehouse example Figure 3: Street setbacks for averaging Figure 4: Appropriate locations for solar panels Figure 5: Primary garden area minimum dimensions Figure 6: Calculating primary living space minimum dimensions Figure 7: Single aspect primary living space depth and ceiling height Figure 8: Calculating bedroom minimum dimensions Figure 9: Courtyard minimum dimensions Figure 10: Orientation of major opening to the primary living space Figure 11: Minimum dimension of an uncovered open area Figure 12: Adjoining uncovered open areas Figure 13: St John's Wood	23

1 PURPOSE

1.1 To provide guidance and supplementary requirements to Local Planning Scheme No. 3 (LPS 3) and the Residential Design Codes (R-Codes) Volume 1 in relation to single houses and grouped dwellings in all density codes; and multiple dwellings with an R-Code of R60 or less.

1.2 To ensure consistent assessment and decision making in the application of the LPS 3 and R-Codes Volume 1.

1.3 To ensure the context and character of the City of Nedlands is reflected in the built form and landscaping outcomes for residential development.

2 APPLICATION OF POLICY

2.1 This Policy applies to all development within the scheme area to which the R-Codes Volume 1 applies.

3 SCHEDULE OF AMENDMENTS TO THE R-CODES

3.1 This Policy augments or replaces Deemed-to-Comply requirements relating to existing design elements of the R-Codes Volume 1 as shown in Table 1 below. The Deemed-to-Comply columns of the following table are set out to first mention the existing clause of the R-Codes and then the Clause of the policy that replaces or augments that clause.

Table 1: R-Codes Volume 1 Elements that are varied or replaced by this Policy

Design Element	Additional Local Housing Objectives	Vol 1 Part B Deemed-to-Comply Requirement	Vol 1 Part C Deemed-to-Comply Requirement
Street setback	Clause 6.3.1	*See footnotes in Clause 6.1* Clause 5.1.2 C2.1 i to iv is replaced by Clause 6.1.1 a). Clause 5.1.2 C2.1 iii is replaced by Clause 6.1.1 b) Clause 5.1.2 C2.4 is replaced by Clause 6.1.1 c) Clause 5.1.2 is augmented by Clause 6.1.1 d) Clause 5.1.2 is augmented by Clause 6.1.1 e)	*See footnotes in Clause 6.1* Clause 3.6 is augmented by Clause 6.1.1 e)
Lot Boundary setback	Clause 6.3.2	-	-
Building height	Clause 6.3.3	Clause 5.1.6 C6 is replaced by Clause 6.1.2 a) Clause 5.1.6 is augmented by Clause 6.1.2 b)	-
Setback of garages and carports	Clause 6.3.8	*See footnotes in Clause 6.1* Clause 5.2.1 C1.1-C1.4 is replaced by Clause 6.1.3 a) Clause 5.2.1 is augmented by Clause 6.1.3 b)	-

Garage width	-	Clause 5.2.2 is augmented by Clause 6.1.4 a)	-
Street walls and fences	Clause 6.3.9	Clause 5.2.4 C4.1 is replaced by Clause 6.1.5 a) Clause 5.2.4 C4.2 is replaced by Clause 6.1.5 b) Clause 5.2.4 is augmented by Clause 6.1.5 d) Clause 5.2.4 is augmented by Clause 6.1.5 e) Clause 5.2.4 is augmented by Clause 6.1.5 f)	Clause 3.6 C3.6.7 is replaced by Clause 6.1.4 a) Clause 3.6 C3.6.8 is replaced by Clause 6.1.5 b) Clause 3.6 C3.6.9 is replaced by Clause 6.1.5 c) Clause 3.6 is augmented by Clause 6.1.5 d) Clause 3.6 is augmented by Clause 6.1.5 e) Clause 3.6 is augmented by Clause 6.1.5 f)
Sightlines	-	Clause 5.2.5 is augmented by Clause 6.1.6	-
Parking	Clause 6.3.5	-	-
Vehicular access	Clause 6.3.6	-	-
Solar access for adjoining sites	Clause 6.3.7	-	-
Site works and retaining walls	-	For Single Dwellings R30 to R40 (inclusive) Clause 5.3.7 is replaced by Clause 6.2.5	-

Note: *Not all Local Housing Objectives in this policy relate to modified or additional requirements of the R-Codes.*

3.2 This policy provides additional Deemed-to-Comply requirements and Design Principles relating to new design elements not included in the R-Codes Volume 1. Clause 6.2 of this policy, which only applies to Single Dwellings with an R-Code of R30 to R40 (inclusive), augments the existing elements of Part B with the exception of Clause 6.2.5 which replaces Clause 5.3.7 of Part B. Any replacement of Volume 1 or other policy provisions are noted where necessary.

4 RELATIONSHIP TO OTHER POLICIES AND LEGISLATION

4.1 This Policy has been prepared in accordance with Clause 4 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.

4.2 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) Regulations 2015*
- *Residential Design Codes Volume 1*
- *City of Nedlands Local Planning Scheme No. 3*
- *City of Nedlands Local Planning Policy 5.10 Precincts*
- *City of Nedlands Local Planning Policy 1.3 Sustainable Design – Residential*
- *City of Nedlands Local Planning Policy 3.3 Tree Retention*

4.3 Where this Policy is inconsistent with a Local Development Plan, Structure Plan, Precinct Plan or Local Planning Policy that applies to a specific site, precinct, area or R-Code, the provisions of that specific instrument shall prevail for the extent of the inconsistency.

5 OBJECTIVES

5.1 To maintain the spacious, leafy green character, retain existing trees on private property and enhance the amenity and aesthetics of the City of Nedlands.

5.2 To ensure development does not detrimentally impact the amenity of adjoining properties or the streetscape.

5.3 To provide for residential development that is consistent with the established or desired future character.

5.4 To reduce the dominance (scale, mass and bulk) of buildings as viewed from the street.

5.5 To facilitate quality residential development that provides occupants with high amenity and liveable housing for an enhanced quality of life.

6 AMENDMENTS TO THE RESIDENTIAL DESIGN CODES VOLUME 1 AND LOCAL HOUSING OBJECTIVES

The following provisions in Clauses 6.1 and 6.2 below replace and/or augment the R-Codes. Clause 6.1 applies to all development assessed under Volume 1 of the R-Codes unless a specific R-Code or other situation is identified. Clause 6.2 only applies to Single Dwellings assessed under Part B Volume 1 of the R-Codes coded R30 to R40 (inclusive). The Local Housing Objectives in Clause 6.3 provide guidance in the judgement of merit for all developments subject to the R-Codes Volume 1 that do not meet the Deemed-to-Comply criteria.

Development Applications that do not meet the Deemed-to-Comply criteria will be assessed against the relevant Design Principles of the R-Codes, objectives of the scheme, provisions and objectives of this policy, the Local Housing Objectives in Clause 6.3 and the Design Principles of this policy (Clause 6.2) where applicable.

6.1 Deemed-to-Comply Provisions

The following Deemed-to-Comply provisions replace or augment the Deemed-to-Comply provisions of the R-Codes Volume 1. Each subclause specifies where it replaces or augments a clause of the R-Codes including which Part it applies to. Where a subclause does not specify its application, it is additional to the R-Codes and applies to both parts of the R-Codes.

Table 1 provides further clarity regarding what clauses of the R-Codes are replaced or augmented.

Clause	Subclause
6.1.1 Street Setback	**a)** In relation to land coded R10, R12.5 and R15, other than lots identified in Figure 13 - St John's Wood, Clause 5.1.2 C2.1 i to iv of Part B is replaced by the following: Buildings are to be set back a minimum of 9m.[1, 2] **b)** In relation to land coded R20 and above, Clause 5.1.2 C2.1 iii of Part B is replaced by the following: The minimum primary street setback may be reduced by up to 50%, provided the area of any building (including a garage or unenclosed balcony) encroaching into the setback area is compensated for by at least an equal area of open space (of which 50% is provided as deep soil area) that is located between the setback area and a line drawn parallel to it at twice the setback distance. Common property access legs do not contribute towards compensating open space.[2] **c)** Clause 5.1.2 C2.4 of Part B is replaced by the following: A projection such as a porch, balcony, verandah, architectural feature or the equivalent may project not more than 1m into the street setback area without applying the compensating area in Clause 5.1.2 C2.1 iii of Part B as modified by this policy in Clause 6.1.1 b) above.[2] **d)** Clause 5.1.2 of Part B has the following additional subclause: For lots with a density code of R20 or greater, projections greater than 1m may project into the street setback area provided an equivalent open space area behind the street setback is provided under Clause 5.1.2 C2.1iii of Part B as modified by this policy. **e)** Subject to Sightline criteria (Clause 5.2.5 of Part B as modified by this policy or Clause 3.6 of Part C), gatehouses are permitted within primary and secondary street setback areas to a maximum building height of 3.5m, maximum width of 2m and total area of 4m^2, as measured from the street and outside of the posts (refer to Figure 2 in Appendix).

6.1.2 Building Height

a) For lots coded R20 and below, Clause 5.1.6 C6 of Part B is replaced with the following deemed-to comply requirement [2]:

Table 2: Building Height

Element	Height above natural ground level
Wall height (gable, skillion and concealed roof)	8.5m
Roof height	10m
Wall height (roof above)	8.5m

b) For all lots, Clause 5.1.6 of Part B has the following additional subclause: Architectural features and building projections (such as, but not limited to, lift shafts and feature walls) are permitted to project a maximum of 1.5 metres above the external wall height provided the feature does not exceed 3m in width.

6.1.3 Setback of Garages and Carports

a) In relation to land coded R10, R12.5 and R15, other than lots identified in Figure 13 – St John's Wood, Clause 5.2.1 C1.1-C1.4 of Part B is replaced with the following: Garages and carports set back 9m from the primary street and 1.5m from the secondary street.[1, 2]

b) On land coded R10, R12.5 and R15, other than lots identified in Figure 13 – St John's Wood, Clause 5.2.1 of Part B has the following additional subclause: Unenclosed carports may be setback forward of the 9m primary setback line provided that the following is met:

i. the width of the carport does not exceed 50 percent of the lot frontage;
ii. the carport allows an unobstructed view between the dwelling and the street, right-of-way or equivalent;
iii. the carport is set back a minimum of 3.5m from the primary street;
iv. the carport is not greater than 36m^2 in floor area as measured from the outside of the posts;
v. the carport meets the Deemed-to-Comply provisions for lot boundary setbacks under the R-Codes as modified by this Policy; and
vi. the carport meets the provisions of Table 3: Maximum carport height below.

Table 3: Maximum carport height

Carport type	Wall height	Building height
Pitched Roof	3.0m	4.5m
Flat or Skillion Roof	N/A	3.5m

6.1.4 Garage Width

a) Clause 5.2.2 of Part B has the following additional subclause: For lots with a frontage of less than 10m and no access to a secondary street or a laneway 5m or greater in width, garage doors and supporting structures facing the primary street may be a maximum of 6m wide as viewed from the street provided:

i. the upper floor or balcony extends for more than half the width of the garage and supporting structures;
ii. the entrance to the dwelling is clearly visible from the primary street; and
iii. the garage is set back from the street at least 1m more than the main wall of the ground or first floor of the dwelling (excluding a patio, verandah, balcony or similar).

6.1.5 Street Walls and Fences	**a)** Clause 5.2.4 C4.1 of Part B and Clause 3.6 C3.6.7 of Part C is replaced by the following: Fencing within front setback areas is permitted to be a maximum of 1.2m solid and visually permeable infill above to a maximum height of 1.8m, measured from natural ground level on the street side of the fence. Compliance with policy measures and R-Codes requirements regarding sightlines is required.[2] **b)** Clause 5.2.4 C4.2 of Part B and Clause 3.6 C3.6.8 of Part C are replaced by the following: Solid pillars that form part of front fences not more than 2.1m above natural ground level provided the horizontal dimension of the pillars is not greater than 500mm by 500mm and pillars are separated by visually permeable fencing in line with Clause 6.1.5 a) above.[2] **c)** Clause 3.6 C3.6.9 of Part C is replaced by the following: For sites on street corners, street fences or walls within the secondary street setback area are to be designed in accordance with Clause 6.1.5 a) and b) for a minimum 50 per cent of the street boundary behind the primary street setback (refer to Figure 3.6d in Part C of the R-Codes)[2]. **d)** For the purposes of housing a utility/meter box, solid fencing within the primary setback area may be: • a maximum 1.2m in width; • a maximum 1.8m in height; • perpendicular to the street; and • integrated with the design of the front fence. **e)** Fencing within the primary street setback area shall be constructed of brick, stone, concrete, timber, wrought iron, tubular steel or glass. **f)** Fencing to secondary streets, laneways and boundaries to reserves shall be a maximum of 1.8m in height above natural ground level, measured from the secondary street, laneway or reserve side of the fence except where Clause 6.1.5 c) above applies.
6.1.6 Sightlines	**a)** Clause 5.2.5 of Part B has the following additional subclause: The following obstructions are permitted within the 1.5m truncation area stipulated under Clause 5.2.5 C5 of Part B: i. one pier with a maximum length and width of 0.5m; and/or ii. Solid fencing up to 0.75m in height with visually permeable in-fill fencing to a maximum of 1.8m in height, both measured from natural ground level on the vehicle access side.

Footnotes for the above:

[1] The provisions for averaging and reductions of the R-Codes Part B (Clause 5.1.2 C2.1 i – iv, and Clause 5.2.1 C1.1 – C1.4 of Part B of the R-Codes) do not apply to lots coded R10, R12.5 or R15 but continue to apply to lots identified in Figure 13 – St John's Wood.
[2] Replaces an R-Codes Deemed-to-Comply requirement. All other lots are as per the R-Codes.

6.2 Additional Deemed-to-Comply Provisions and Design Principles for Single Houses on land coded R30-R40

Clause 6.2 is presented in a two-column format. The Design Principles in the left-hand column and the Deemed-to-Comply provisions in the right-hand column.
The following Deemed-to-Comply requirements and Design Principles apply only to Single Houses on land coded R30-R40 (inclusive) where assessment of a Development Application is required. These are to be read as additional elements to Part B.

Clause	Design Principles Subclause	Deemed-to-Comply Subclause
6.2.1 Private Open Space	**P1.1** Dwellings are designed to have direct access to private open space which provides for entertaining, leisure and connection to the outdoors that is: i. of sufficient size and dimension to be functional and usable for the intended number of dwelling occupants; ii. is sited, oriented and designed for occupant amenity, including consideration of solar access and natural ventilation appropriate to the climatic region; and iii. capable of use in conjunction with a primary living space of the dwelling.	**Primary garden area** **C1.1** A single consolidated primary garden area provided behind the primary street setback, in accordance with Table 4. **C1.2** A minimum 1/3rd of the required minimum primary garden area is to be soft landscaping with a minimum dimension of 1m.

<table>
<tr>
<td>6.2.1
Private Open Space
(continued)</td>
<td>
P1.2 Private open space allows for sufficient uncovered area to:
i. permit winter sun and natural ventilation into the dwelling; and
ii. provide for soft landscaping, including the planting of a tree(s) and deep soil area.

P1.3 Balconies balance the need for outlook, solar access and natural ventilation with:
i. visual privacy considerations;
ii. acoustic and noise impacts; and
iii. local climatic considerations such as high winds.
</td>
<td>
Table 4: Primary garden area requirements
<table>
<tr><th>Site area (m²)</th><th>Minimum primary garden area (m² per dwelling)</th><th>Maximum permanent roof cover^</th><th>Minimum dimension*</th></tr>
<tr><td>Greater than 220</td><td>40</td><td rowspan="3">One-third of the primary garden area provided</td><td rowspan="4">3m</td></tr>
<tr><td>191-220</td><td>35</td></tr>
<tr><td>161-190</td><td>30</td></tr>
<tr><td>131-160</td><td>25</td><td rowspan="2">0m² (open to the sky)</td></tr>
<tr><td>100-130</td><td>20</td></tr>
</table>
Site area rounded up to the nearest whole number.
^ Permanent roof cover excludes eaves.
* Minimum dimension refers to the minimum length and width of the primary garden area. Refer to Figure 5 in the Appendix for dimensions and calculations of primary garden areas.
</td>
</tr>
<tr>
<td>6.2.2
Size and Layout of Dwellings</td>
<td>
P2.1 Dwellings have a primary living space that:

i. is proportionate to the type and size of the dwelling and intended number of occupants;
ii. has a physical and visual relationship with the primary garden area, private open space and/or public open space; and
iii. incorporates environmental Design Principles, including passive solar design and appropriate daylighting and shading, appropriate for the climate.
</td>
<td>
Primary living space
C2.1 Each dwelling is to have one room that is the designated primary living space and can accommodate a dimension of at least 3.8m x 3.8m[1] (refer to Figure 6 in Appendix).

[1] Exclusive of built-in cabinetry along walls.
</td>
</tr>
</table>

6.2.2 Size and Layout of Dwellings (continued)	**P2.2** Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylighting. **P2.3** The size and layout of dwellings: i. is functional and flexibly accommodates furniture; ii. is appropriate to the intended number of occupants; and iii. ensures functional, high amenity spaces. **P2.4** Each dwelling provides adequate, conveniently located storage for large items that are: i. proportionate to the size of the dwelling and intended number of occupants; and ii. integrated into the design of the building and/or screened from view to ensure that it is not visually intrusive when viewed from the street. **P2.5** The siting and layout of dwellings minimises potential impacts on amenity and provide appropriate visual and acoustic privacy to habitable rooms by: i. locating, orienting or setting back habitable rooms; ii. providing adequate landscape screening as a buffer; and/or iii. providing acoustic treatments to reduce noise transfer.	**C2.2** For single houses: i. where the primary living space is provided on the ground floor, it is to have direct physical and visual access to the primary garden area; or ii. Where the primary living space is provided on an upper floor, it is to have direct physical and visual access to a private open space (such as a balcony or rooftop terrace). **C2.3** The maximum depth[1] of a single aspect primary living space shall be a maximum three times (3x) the ceiling height (refer to Figure 8 in Appendix). [1] *Exclusive of built in cabinetry along walls.* ***Note:*** *Additional livings spaces (such as a second lounge room) are not subject to the requirements of C2.1. – C2.3* **Habitable rooms** **C2.4** Bedrooms have a minimum internal floor area of 9m^2 and can accommodate a minimum dimension of 2.7m x 2.7m (refer to Figure 8 in Appendix). ***Note:*** *Minimum area is inclusive of built-in robes and cabinetry, however the minimum dimension excludes built-in robes and cabinetry.*

6.2.3 Solar Access and Natural Ventilation	**P3.1** The development is sited, oriented and designed to optimise winter solar gain whilst limiting summer sunlight into: i. the primary living space and habitable rooms; and ii. private open spaces, including the primary garden area; iii. while balancing site constraints, outlook and views of significance. **P3.2** Windows to habitable rooms are designed and positioned to optimize daylight, natural ventilation and outlook, while maintaining a reasonable level of visual privacy. **P3.3** Dwellings optimize natural ventilation to habitable rooms (and bathrooms where possible) that is responsive to the site and climate conditions.	**Windows and openings** **C3.1** Every habitable room has a minimum of one openable external window: i. visible from all parts of the room; ii. with an aggregate glazed area not less than 10 per cent of the habitable room internal floor area; and iii. comprising a minimum of 50 per cent of transparent glazing. ***Note:*** *Element 5.4.1 of Part B Visual privacy provisions may still apply.* **C3.2** Where a courtyard is the only source of daylight to a habitable room, the courtyard must be uncovered and open to the sky[1] with a: i. minimum dimension of 0.5 times the wall height; and ii. minimum area of $4m^2$ (refer to Figure 9 in Appendix). [1] *Excludes minor projections* **C3.3** Bathrooms located on external walls (excluding boundary walls) must have a minimum of one openable window for natural ventilation. **Orientation of major openings** **C3.4** A major opening to the primary living space is oriented between north-west and east in accordance with Figure 10 (in Appendix) with an adjoining uncovered open area with: i. a minimum dimension 3m x 3m[1] in accordance with Figure 11 (in Appendix); and ii. the exception of shading devices up to 2m depth. [1] *The centre line of the minimum 3m x 3m area must be contained within the glazed area of the major opening (refer to Figure 12 in Appendix).*

6.2.4 Waste Management	**P4.1** Sufficient space for waste storage is provided that: i. is convenient for residents; ii. has collection areas which can be accessed by service vehicles; and iii. can be secured and managed where required. **P4.2** Waste management facilities are located and screened to minimise negative impacts on the streetscape, building entries, major openings, and the local amenity.	**C4.1** A dedicated and accessible space is provided to accommodate the required number and type of waste storage bins for the development, in line with requirements of the City. **C4.2** Waste storage bins are screened from view from the street, public open space, and other areas accessible to the public.
6.2.5 Site Works and Retaining Walls	**The below Design Principles are unchanged from the R-Codes Volume 1 Part B and are reproduced here for ease of reference.** **Clause 5.3.7 of Part B Design Principles states:** ***"P7.1*** *Development that considers and responds to the natural features of the site and requires minimal excavation/fill.*	**The existing Deemed-to-Comply criteria of Clause. 5.3.7 C7.1-C7.3 of the R-Codes are replaced with the following:** **C5.1** Retaining walls, fill and excavation forward of the street setback line, not more than 0.5m above or below the natural ground level, except where necessary to provide for pedestrian universal access and/or vehicle access, drainage works, or natural light to a dwelling.

6.2.5 Site Works and Retaining Walls (continued)

P7.2 *Where excavation/fill is necessary, all finished levels respecting the natural ground level at the lot boundary of the site and as viewed from the street.*

P7.3 *Retaining walls that result in land which can be effectively used for the benefit of residents, do not detrimentally affect adjoining properties and are designed, engineered and landscaped having due regard to [the provisions of the R-Codes Part B element 5.4.1 Visual privacy].”*

C5.2 Retaining walls and fill within the site and behind the street setback to comply with Table 5.

C5.3 Excavation within the site is permitted behind the street setback line and may be constructed up to the lot boundary.

Note: *NCC and engineering requirements may apply.*

Table 5: Setback of retaining walls and fill

Height of retaining walls and fill[1] As measured from natural ground level	**Setback required**
1m or less	0m
1.5m	1.5m
2m	2m
2.5m	2.5m
3m +	3m

[1] *Take the nearest higher value for all height calculations. Measurement of the height of site works or retaining walls for the purpose of calculating Table 5 setback is to be taken from the natural ground level at the lot boundary adjacent to that point of the site works or retaining wall.*
The relevant R-Codes Part B provisions of 5.4.2 Solar access for adjoining sites and 5.4.1 Visual privacy apply.

6.3 Local Housing Objectives

The following Local Housing Objectives augment the R-Codes and guide judgements of merit for developments that do not meet the Deemed-to-Comply criteria. They assist the decision maker in assessing development against the Design Principles of the R-Codes, but do not limit considerations when assessing a development.

The numbering for the Local Housing Objectives corresponds to elements of the R-Codes.

Clause	Local Housing Objectives
6.3.1 Street Setback	**The City may consider a street setback reduction in the following circumstances:** **a)** Existing Streetscape: i. 50% or more of dwellings (excluding carports and minor projections) on one side of a street block bound by intersecting streets, have a setback of less than 9m to the primary street boundary; and ii. The proposed setback corresponds with the average setback of dwellings (excluding carports and minor projections) fronting the same side of the street and within the same block (*Refer to Figure 3 in the Appendix*). **b)** Site constraints: i. A lot has a significant site constraint including but not limited to an irregular configuration, topography changes or being considerably undersized for the assigned density code; and ii. the mass and form of the building is designed with an appropriate bulk and scale which minimises impact to the streetscape and adjoining lots.

6.3.2 Lot Boundary Setbacks	**a)** The City may consider buildings (other than outbuildings) within the rear setback area on lots with a density of R15 or less for the following: i. Buildings in the rear setback area may be considered where: 1. the immediate locality is characterised by similar-sized buildings within rear setback areas; 2. the building provides for more effective use of space on-site for outdoor living areas; 3. the building does not necessitate the removal of mature vegetation; 4. the rear setback remains predominantly soft landscaped; 5. the cumulative bulk and distribution of all buildings on site has a reduced impact on neighbouring properties; 6. the reduced setback demonstrates that a laneway widening could be accommodated in future (For properties that abut a laneway less than 6m wide) (Refer to Figure 1 in Appendix).
6.3.3 Building Height	**a)** When assessing Design Principles for building and/or wall height in relation to amenity impacts, the City may consider: i. Slope of the natural ground level; ii. Heights of existing development on lots immediately abutting the site; and iii. Impact on adjoining properties from setbacks and visual privacy as a result of the height.
6.3.5 Parking	**a)** The City may consider a reduction in the provision of visitor parking in instances where a regulated tree is retained OR where the development exceeds the minimum tree planting requirements in Clause 5.3.2 of Part B or Clause 1.2 of Part C. **b)** Where a regulated tree is retained for the reduction in provision of visitor parking, the subject tree will need to be protected for the life of the development and an arborist report may be required to confirm the health of tree.
6.3.6 Vehicular Access	**a)** In relation to Clause 5.3.5 C5.1 of Part B or Clause 3.7 C3.7.1 of Part C, where a lot abuts a laneway or public right-of-way (other than a common property driveway), vehicle access may be considered from the secondary or primary street where: i. The laneway is less than 5m in width; and ii. The laneway is not appropriately sealed and drained; OR iii. Vehicle access from the laneway will result in removal of mature trees on the private property worthy of retention.

6.3.7 Solar Access for Adjoining Sites	**a)** In assessing the overshadowing impacts to solar collectors and existing outdoor living areas under the Design Principles, the following factors may be considered: i. The extent of existing overshadowing of the solar collectors and/or outdoor living areas from existing buildings or permanent structures; ii. Whether the new development meets the side and rear setback and north-facing windows standards of the R-Codes; iii. Whether the protections of the existing solar collectors and outdoor living area will unreasonably constrain or compromise the proposed development; iv. To what extent the siting of the existing solar collectors considers the potential future development of adjoining properties promoted or permitted under LPS 3. Solar collectors positioned higher on a roof are usually less affected by neighbouring development (Refer to Figure 4 in the Appendix).
6.3.8 Setback of Carports and Garages	**a)** In assessing a carport or garage within the primary street setback under the Design Principles, the following factors may be considered: i. Consistency of the proposed carport or garage with the existing or desired streetscape. This includes consideration of heights and setbacks of other carports and garages in the same street and on the same block; and ii. The quality of materials and finishes on the proposed garage or carport.
6.3.9 Street Walls and Fences	**a)** In assessing a primary street fence or secondary street fence under the Design Principles, the following factors may be considered: i. Consistency of the proposed fence with the heights and materiality of other fences within the same street and on the same block; ii. Primary fence maintains passive surveillance of the street; and iii. Secondary fence subject to Part C maintains passive surveillance of the street.

7 MISCELLANEOUS PROVISIONS

7.1 Development Abutting a Laneway

7.1.1 Where a property abuts a laneway, finished floor levels of dwellings and garages are to be designed to mitigate potential stormwater drainage impacts.

7.1.2 Where a property abuts a laneway and variations to lot boundary setbacks are sought, the Design Principles assessment should consider whether a laneway widening could be accommodated as per Clause 6.3.2 (refer to Figure 1 in Appendix).

7.2 Tree Retention

7.2.1 The local government may consider variations to the deemed-to-comply provisions where a regulated tree is retained on site, provided the development meets the design principles, local housing objectives, and objectives of the R-Codes and this Policy.

8 INTERPRETATION PROVISIONS

8.1 Impervious Surfaces

Impervious area/surface/material is defined in the R-Codes. For purposes of clarity, the City considers that swimming pools, artificial turf, turf-cell, pavement, gravelled or pebble areas and the like are considered to be impervious surfaces.

The following surfaces are **not** considered to be impervious surfaces and are therefore acceptable landscaping options: Garden beds, ground covers, shrubs and trees, lawn, rockeries and ornamental ponds.

9 DEFINITIONS

For this policy the following definitions apply:

Gatehouse	A roofed open-sided entry feature usually incorporated into front fencing. (refer to Figure 2 in Appendix)
Part B	Refers to the Residential Design Codes Volume 1 Part B
Part C	Refers to the Residential Design Codes Volume 1 Part C
Regulated Tree	An existing tree which has a: 1) An average canopy diameter of 6m or greater; or 2) A height of 8m or greater; or 3) A circumference in the case of a tree with a single trunk, a trunk circumference of 1.5m or greater, measured 1.4m above the ground; or 4) A circumference in the case of a tree with multiple trunks, a total trunk circumference of 1.5m or greater, with an average trunk circumference of 625 millimetres or greater, measured 1.4m above the ground. Excludes trees of a species that is on a State or local weed register, or shown in Appendix 1 of *Local Planning Policy 3.3 Tree Retention*.

Council Resolution Number	PD52.19
Adoption Date	OCM 17 December 2019
Date Reviewed/Modified	

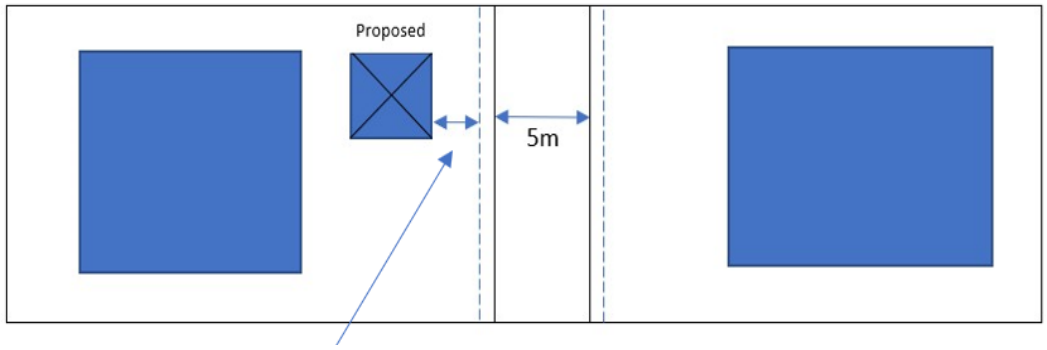
10 APPENDIX

Figure Credits

Figure 4: **Department of Transport and Planning – Victoria State Government (Planning Practice Note 88: Planning for Domestic Rooftop Solar Energy Systems)**

Figures 5-13 **Western Australian Planning Commission – Government of Western Australia (Residential Design Codes Volume 1 (R-Codes Volume 1)**

Figure 1: Setbacks from laneways for future widening.



Where a Design Principles assessment considers the ability of a reduced lot boundary setback to accommodate a laneway widening, the shortfall amount between the 6m required and the existing laneway width should be shared equally between the properties on both sides of the laneway. (e.g., A 5m wide laneway should accommodate 0.5m on each side for future widening)

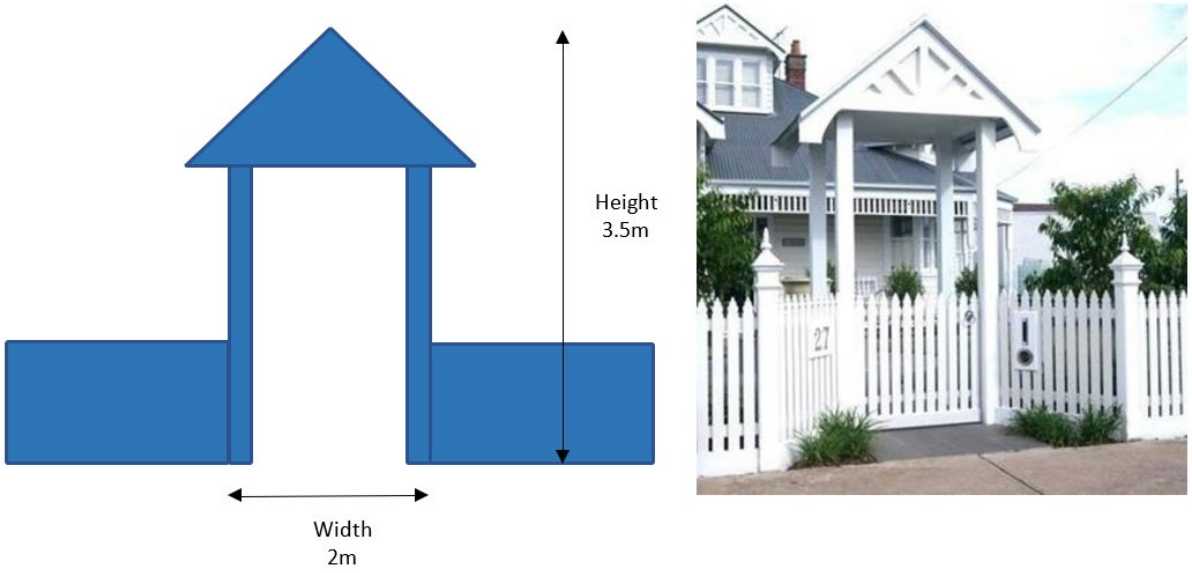


Figure 2: Gatehouse example.

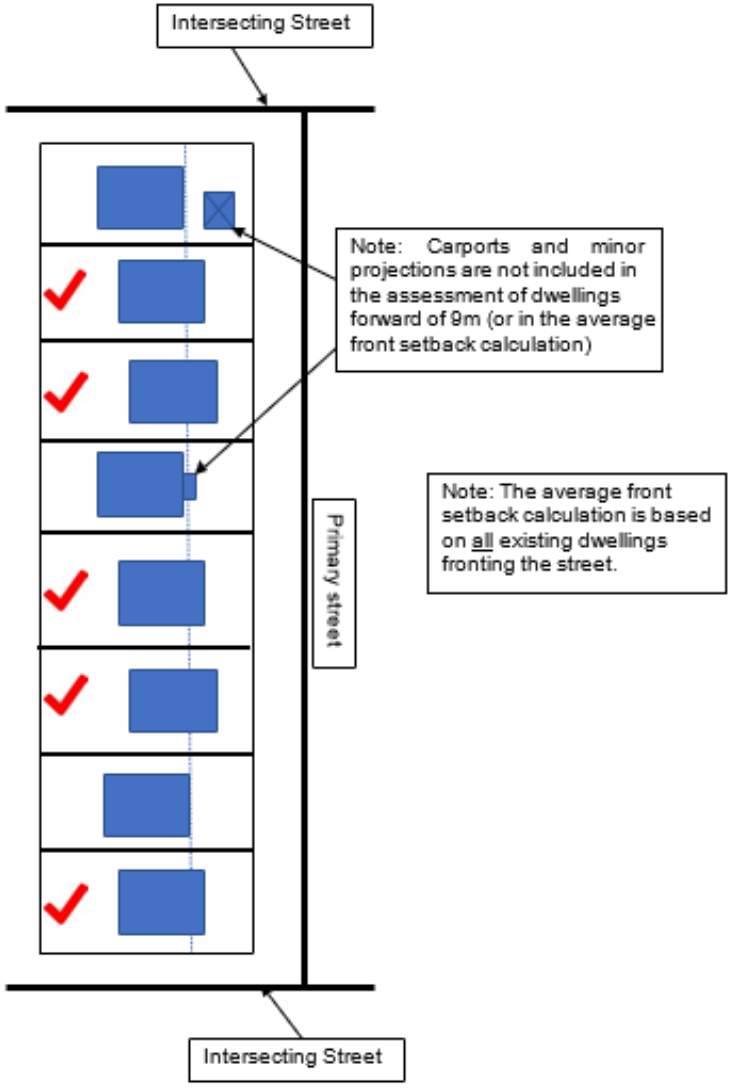
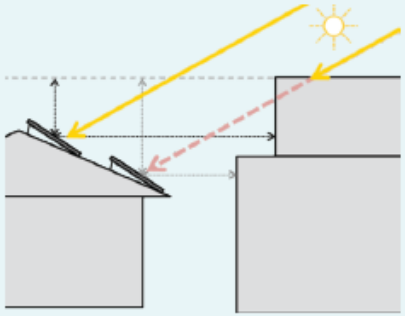


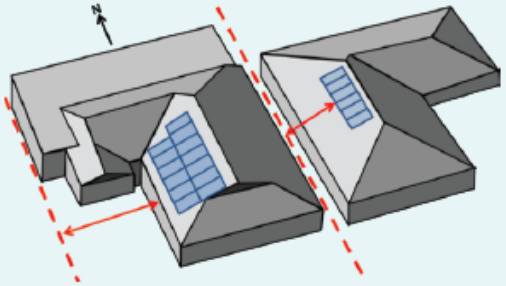
Figure 3: Street setbacks for averaging.

Locating panels higher on the roof line will:
(a) increase the separation between the panels and any neighbouring development and
(b) reduce the height that any neighbouring development extends above the panels, minimising the likelihood of overshadowing.



Set as far back from the lot boundary as possible

Setting the panels as far back from the lot boundary as possible (either by moving them to roof panes with a greater setback or placing them further back on the roof) will increase the distance between your panels and any potential source of neighbouring overshadowing, giving a greater degree of protection.



Higher on the roof peak

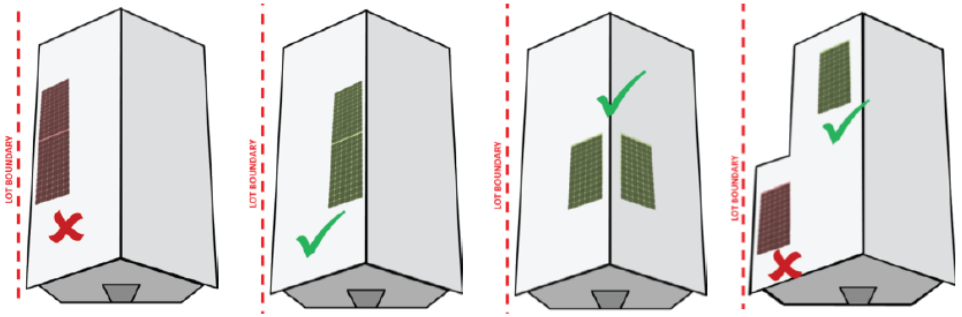


Figure 4: Appropriate locations for solar panels.

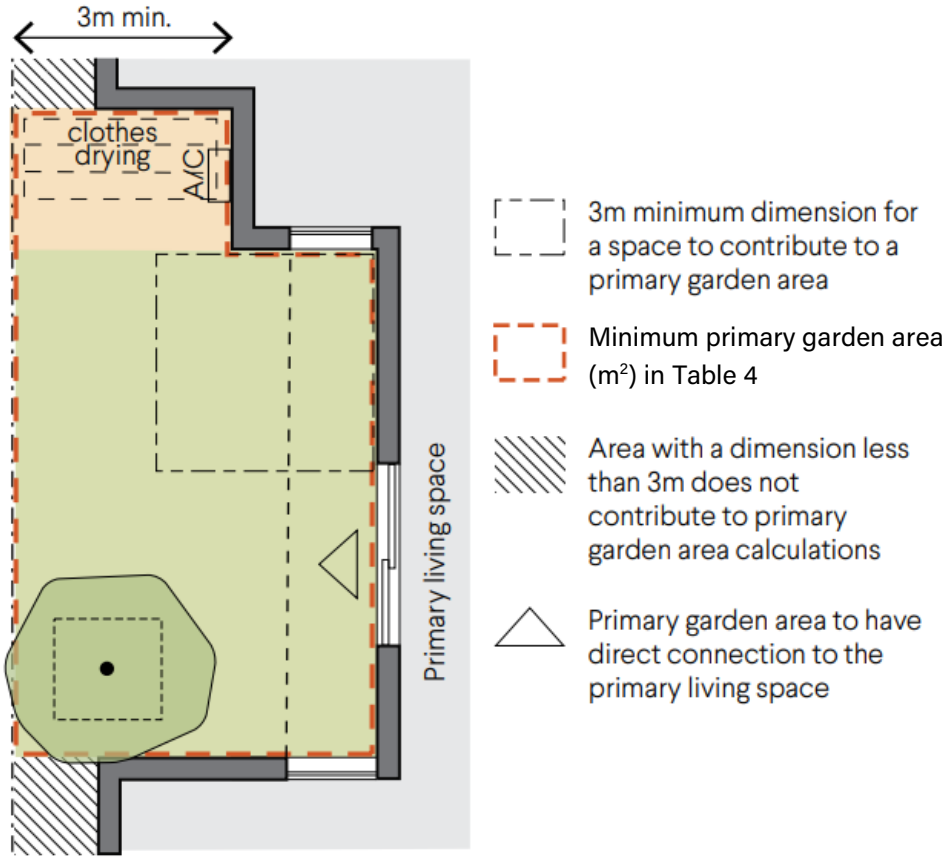


Figure 5: Primary garden area minimum dimensions.

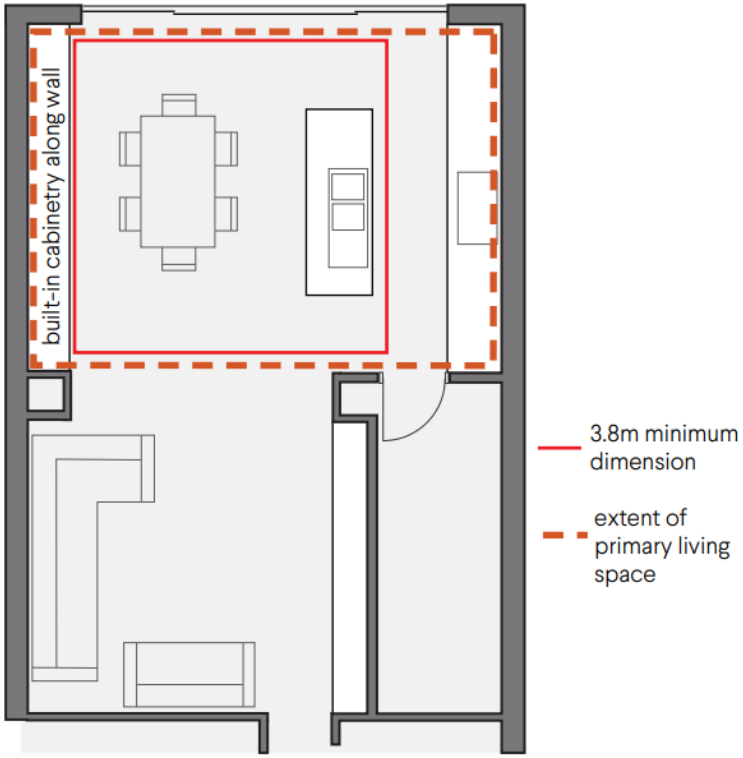


Figure 6: Calculating primary living space minimum dimensions.

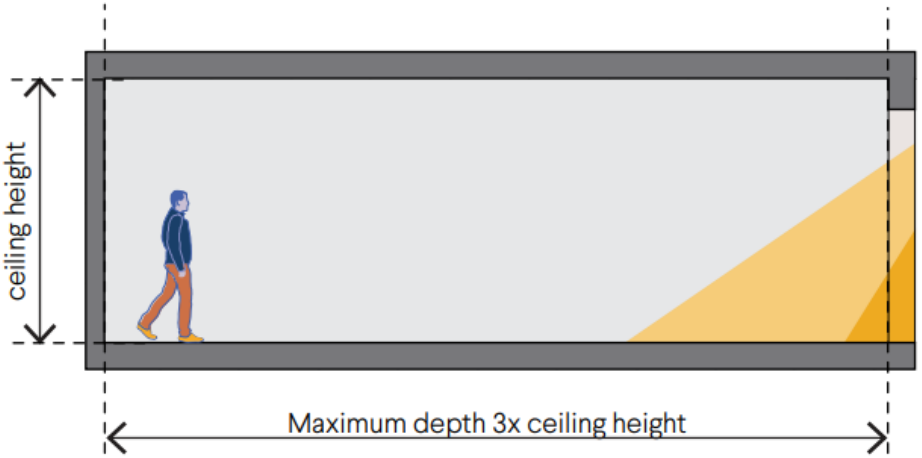
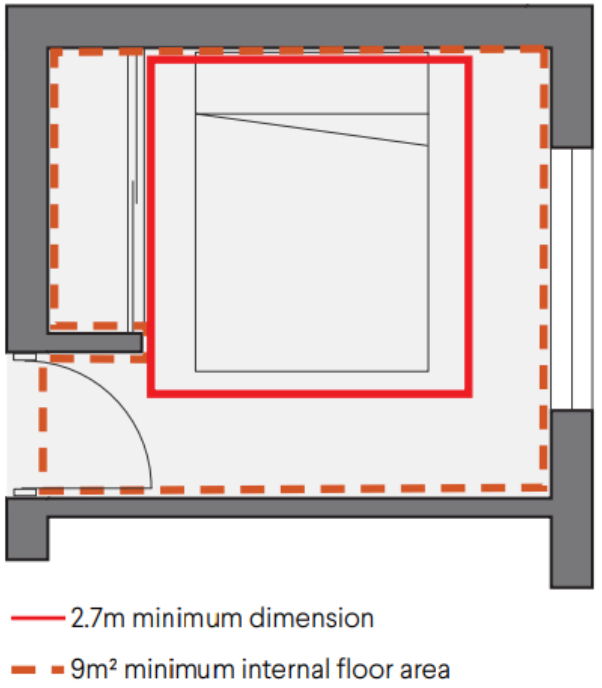


Figure 7: Single aspect primary living space depth and ceiling height.

Figure 8: Calculating bedroom minimum dimensions.



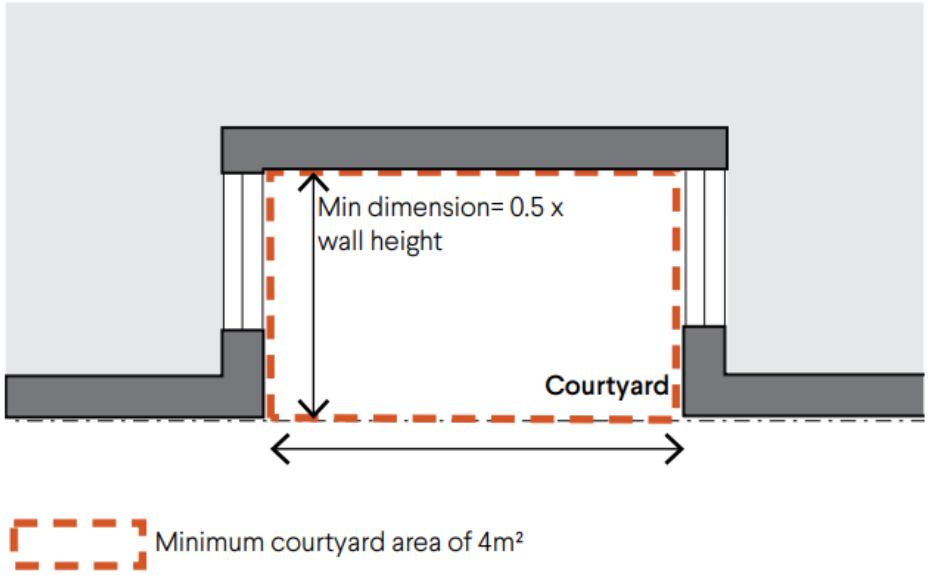
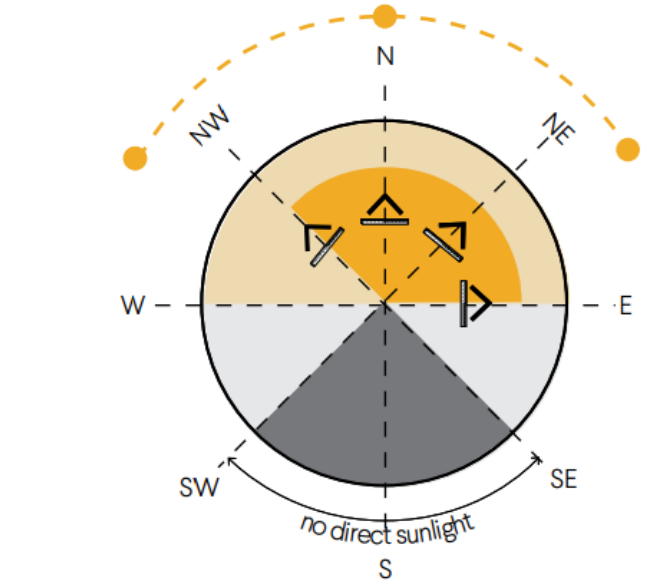


Figure 9: Courtyard minimum dimensions.



Achieves deemed-to-comply (Clause 6.2.3 C3.4)

Design Principle for single houses to achieve 2 hours solar access

Orientation of major openings to primary living space

Figure 10: Orientation of major opening to the primary living space.

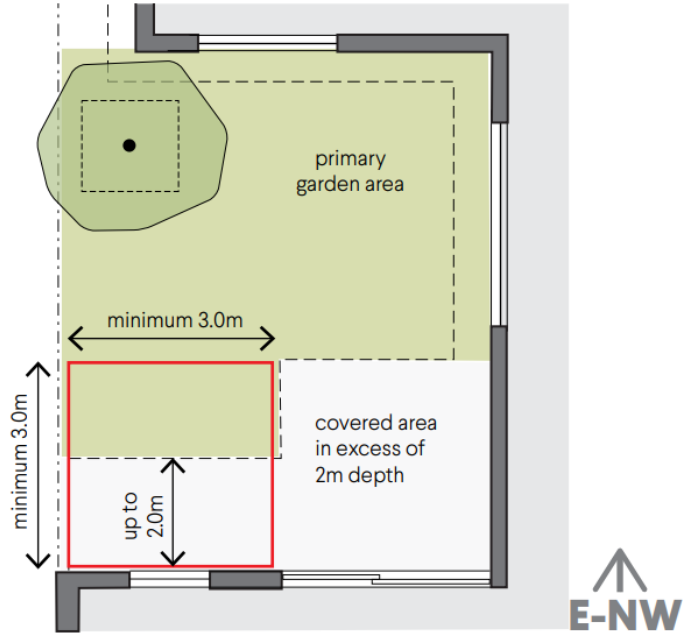


Figure 11: Minimum dimension of an uncovered open area.

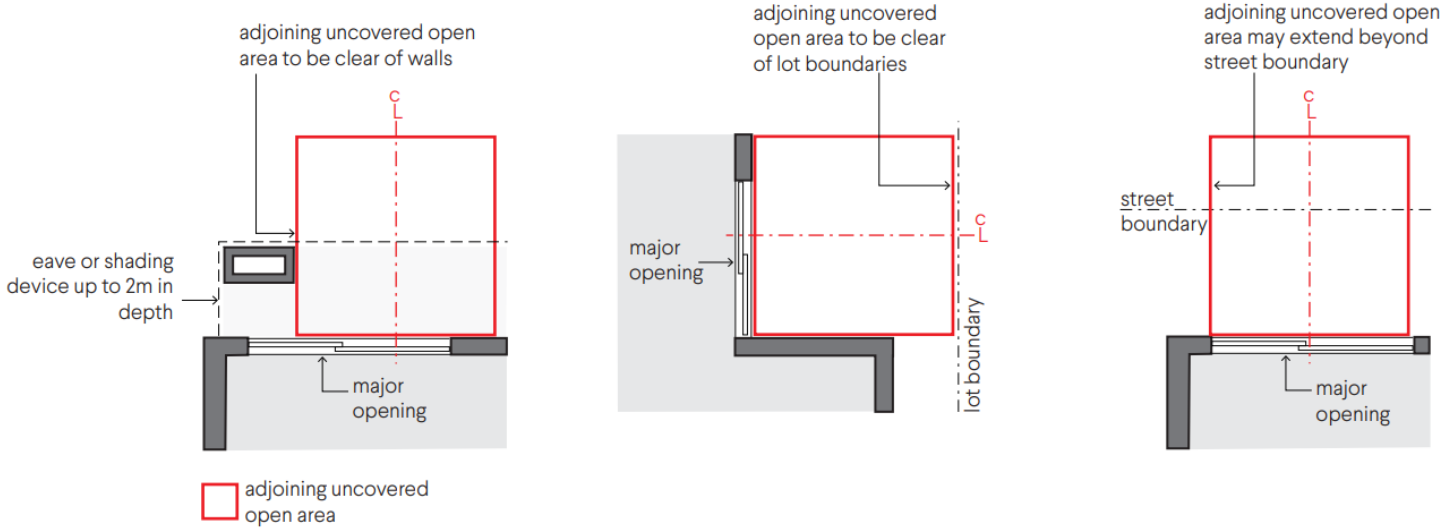


Figure 12: Adjoining uncovered open areas.

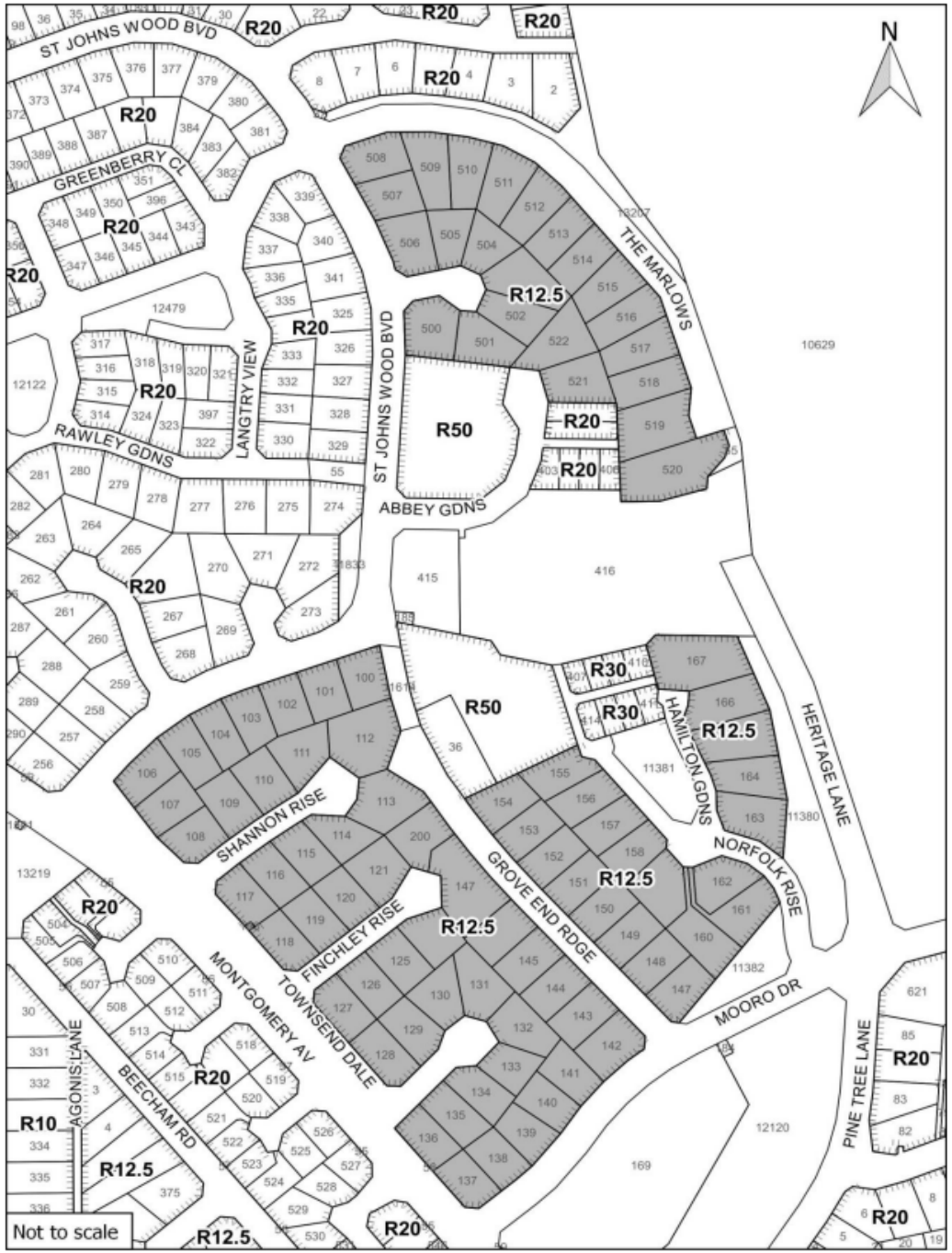


Figure 13: St John's Wood. Lots (shaded) to which Clause 6.1.1 a) and Clause 6.1.3 a) and b) of this policy do not apply.

LOCAL PLANNING POLICY 1.1: RESIDENTIAL DEVELOPMENT: Change Notes

The purpose of this document is to show what measures have been kept, inserted, modified or moved when comparing the current adopted Residential Development Local Planning Policy and the proposed policy. Deleted words are struck through. Inserted words are in red and notes about changes are marked with an asterisk and in green.

*Contents Page has been inserted.

1.0 PURPOSE

1.1 To provide guidance and supplementary requirements to Local Planning Scheme 3 (LPS 3) and ~~State Planning Policy 7.3~~ the Residential Design Codes (R-Codes) Volume 1 ~~(R-Codes Vol.1)~~ in relation to single and grouped dwellings in all density codes, and multiple dwellings with a density code of R60 or less. ~~developments within the City of Nedlands~~.

1.2 To ensure consistent assessment and decision-making in the application of the LPS 3 and R-Codes Vol. 1.

1.3 To ensure the context and character of the City of Nedlands is reflected in the built form and landscaping outcomes for residential development.

2.0 APPLICATION OF POLICY

2.1 This policy applies to all development within the scheme area to which the R-Codes Volume 1 applies. ~~single and grouped dwelling developments anywhere the R-Codes Vol. 1 apply.~~

~~2.2 This Policy is read in conjunction with R-Codes Vol.1 and Clause 26 of LPS 3 which relates to street setbacks, setbacks of garages and carports, and open space.~~

~~2.3 Where this Policy is inconsistent with a Local Development Plan or Local Planning Policy that applies to a specific site, area or R-Code, the provisions of that specific Local Development Plan or Local Planning Policy shall prevail.~~

~~2.4 When considering developments which do not meet the deemed-to-comply provisions of this policy, the proposal is to be assessed against the relevant objectives, local housing objectives of this policy and the design principles of the R-Codes Vol. 1.~~ *2.2 to 2.4 has been rewritten to specify the related planning instruments and moved to a new Clause 4 RELATIONSHIP TO OTHER POLICIES AND LEGISLATION.

* A new Clause 3 has been added which contains a schedule of amendments to the R-Codes.

3.0 OBJECTIVES *Objectives has been renumbered to Clause 5.

~~3.1 To enhance the amenity and aesthetics of areas within the City.~~ To maintain the spacious, leafy green character and enhance the amenity and aesthetics of the City of Nedlands.

To ensure development does not detrimentally impact the amenity of adjoining properties or the streetscape.

3.2 To provide for residential development that is consistent with established or desired future streetscapes.

3.3 To reduce the dominance (scale, mass and bulk) of buildings as viewed from the street.

~~3.4 To provide for building heights which are consistent with the character of the area and the topography of the site.~~ To facilitate quality residential development that provides occupants with high amenity and liveable housing for an enhanced quality of life.

~~3.5 To prevent inappropriate buildings within rear setback areas in order to protect the amenity of surrounding properties and maintain the spacious green character of the City.~~

4.0 POLICY MEASURES LPS 3 modification of R-Codes *The content of Clause 4 has been broken apart in the new policy to form Clause 6.1 and 6.3.

4.1 Street setback

In relation to land coded R10, R12.5 and R15, other than lots identified in Figure 14 - St John's Wood, Clause 5.1.2 C2.1 i to iv of Part B is replaced by the following: Buildings are to be set back a minimum of 9m.

4.1.1 ~~The following Local Housing Objective qualifies a 'prevailing development context and streetscape' as provided for under Design Principle P2.2 of 5.1.2 Street setback, to guide decision-making in the assessment of a development application for a dwelling setback less than 9m to the primary street as specified in Clause 26(1)(a)(i) of LPS 3:~~

The following has been moved to Clause 6.3 Local Housing objectives:

a) Existing Streetscape:

i. ~~Where~~ 50% or more of dwellings (excluding carports and minor projections) on one side of a street block, bound by intersecting streets have a setback of less than 9m to the primary street boundary; and

ii. a dwelling may be setback to correspond with the average setback of dwellings (excluding carports and minor projections) fronting that side of the street (refer Figure 1).

b) Site Constraints

i. ~~Where~~ a lot has a significant site constraint ~~(~~including but not limited to an irregular configuration, topography changes or being considerably undersized for the assigned density code~~),~~; and

ii. ~~which prevents the setback of a dwelling being consistent with an established streetscape, a reduced setback may be considered appropriate where~~ the mass and form of the building is designed with an appropriate bulk and scale which minimises impact to the streetscape and adjoining lots. *Reworded and moved to Clause 6.3

~~4.1.2 The following Local Housing Objective provides guidance for decision-making in considering a development application which does not meet the Design Principles of 5.1.2 Street Setback:~~

In relation to land coded R20 and above Clause 5.1.2 C2.1 iii of Part B is replaced by the following: The minimum primary street setback may be reduced by up to 50%, provided the area of any building (including a garage or unenclosed balcony) encroaching into the setback area is compensated for by at least an equal area of open space (of which 50% is provided as deep soil area) that is located between the setback area and a line drawn parallel to it at twice the setback distance. Common property access legs do not contribute towards compensating open space.

Existing Clause 4.3 moved here.

4.2 Setback of garages and carports

4.2.1 ~~In addition to Clause 26(1)(b) of LPS 3, Clause 5.2.1 of the R-Codes is amended to include the following additional deemed-to-comply requirements:~~ In relation to land coded R10, R12.5 and R15, other than lots identified in Figure 14 – St John's Wood, Clause 5.2.1 C1.1-C1.4 of Part B is replaced with the following: Garages and carports set back 9m from the primary street and 1.5m from the secondary street.

On land coded R10, R12.5 and R15, other than lots identified in Figure 14 – St John's Wood, Clause 5.2.1 of Part B has the following additional subclause: ~~C1.6 On land coded R10, R12.5 and R15, other than lots identified in Schedules 2 & 3 of LPS 3,~~ unenclosed carports may be setback forward of the 9m primary street setback line provided that the following is met:

i. the width of the carport does not exceed 50 percent of the lot frontage, ~~and~~
ii. the carport allows an unobstructed view of ~~between~~ the dwelling and the street, right-of-way or equivalent;
iii. the carport is setback a minimum of 3.5m from the primary street;

iv. the carport is not greater than 36m^2 in floor area as measured from the outside of the posts;
iv. ~~Side setbacks as per the R-Codes;~~ The carport meets the deemed-to-comply provisions for lot boundary setbacks under the R-Codes as modified by this Policy; and
v. the carport meets the provisions of Table 3 ~~complies with Table 1~~ - Maximum carport height;
vi. ~~the carport cannot be accommodated behind the street setback line and compliant with side setback provisions of the R-Codes.~~
vii. ~~The carport does not contain a visually permeable door.~~

Table 1 – Maximum carport height

Carport type	Wall height	Building height
Pitched Roof	3.0m	4.5m
Flat or Skillion Roof	N/A	3.5m
~~Skillion Roof~~	~~N/A~~	~~3.5m (high side)~~

R-Code amendments

~~The following provisions replace or augment the deemed-to-comply requirements of the R-Codes and include Local Housing Objectives to provide guidance for decision making in the determination of a development application. Where a development does meet the deemed-to-comply provisions contained in this Policy, a development application is required which will be assessed by the relevant local housing objectives, design principles of the R-Codes and objectives of this policy.~~

~~4.3 Street setback~~

~~4.3.1 Clause 5.1.2 C2.4 of the R-Codes is replaced with the following deemed-to-comply requirements:~~

C2.4i. A ~~minor~~ incursion such as a porch, balcony, verandah, architectural feature or the equivalent may project not more than 1m into the street setback area provided that the total of such projects does not exceed 50% of the building façade as viewed from the street. *Moved to Clause 6.1.1 c)

C2.4ii. For lots with a density code of R20 or greater~~greater than R15~~, projections greater than 1m ~~and exceeding 50% of the building façade~~ may project into the street setback area provided an equivalent open space area behind the street setback is provided ~~is~~ under Clause 5.1.2 C2.1iii of Part B as modified by this policy. *Moved to Clause 6.1.1 d)

~~4.3.2 Clause 5.1.2 is modified to include the following deemed-to-comply requirements:~~

C2.5 Subject to ~~Clause 5.2.5 of the R-Codes~~ Sightline criteria, gate houses are permitted within ~~front~~ primary and secondary street setback areas to a

maximum building height of 3.5m, maximum width of 2m and total area of 4m^2, as measured from the street and outside of the posts (refer to Figure 2 in Appendix). *Moved to Clause 6.1.1 e)

4.4 Lot boundary setback

4.4.1 Clause 5.1.3 C3.1 of the R-Codes is modified to include the following additional deemed-to comply requirements:

7.1 Development Abutting a Laneway

7.1.1 Where a property abuts a laneway, finished floor levels of dwellings and garages are to be designed to mitigate potential stormwater drainage impacts.

C3.1vi. Where a ~~site~~ property abuts a laneway and variations to lot boundaries are sought, the Design Principles assessment should consider whether a laneway widening could be accommodated as per Clause 6.3.2 (refer to Figure 1 in Appendix). ~~less than 6 meters wide, building setback provisions are to be determined after allowing for any future laneway widening requirement from the lot, assuming equal widening on both sides of the laneway where appropriate (refer to Figure 3).~~ *Moved to Clause 7.1 and modified

~~C3.1vii. Subject to C3.1(vi), a swimming pool fence/barrier and pool pump screens behind the street setback line are permitted within the lot and up to lot boundaries to a maximum height of 1.8m, above any approved site works.~~

~~4.4.2 The following Local Housing Objectives provide further guidance for decision making (in the determination of a development application) in relation to buildings (other than outbuildings) within the rear setback area on lots with a density of R15 or less.~~

(a) The City may consider buildings (other than outbuildings) within the rear setback area on lots with a density of R15 or less for the following:~~On land coded R15 or less, detached buildings in the rear setback area may be considered for the purposes of a patio, 'pool house', or similar where:~~

- the immediate locality is characterised by similar sized buildings within rear setback areas;
- the building provides for more effective use of space on-site for outdoor living areas; ~~and/or~~
- the building does not necessitate the removal of mature vegetation;
- the rear setback remains predominantly soft landscaped;
- the cumulative bulk and distribution of all buildings on site has a reduced impact on neighbouring properties; and
- the reduced setback demonstrates that a laneway widening could be accommodated in future (For properties that abut a laneway less than 6m wide) (Refer to Figure 1 in Appendix).

(b) ~~On land coded R15 or less which abuts a laneway or right-of-way to the rear boundary, single-storey carports and garages may be considered with a minimum setback of 1.5m in accordance with the objectives set out in~~

~~(a).~~

~~4.5 Building Heights~~

4.5.1 For lots coded R20 and below, Clause 5.1.6 C6 of the R-Codes is replaced with the following deemed-to comply requirement:

C6 Buildings which comply with Table 2 – Maximum building heights below:

Table 2 – Maximum building heights

Maximum building heights	
~~Top of external wall~~ Wall height (roof above) ~~(i)~~	8.5m
~~Top of external wall (concealed roof)~~ Wall height (gable, skillion and concealed roof)	8.5m
~~Top of pitched roof (ii)~~ Roof height	10m

(i) ~~Gable walls above eaves height:~~
- ~~Less than 9m long: exempted~~
- ~~Greater than 9m long: add one third of the height of the gable, between the eaves and the apex of the gable wall, to the eaves height.~~

(ii) ~~Applies to ridges greater than 6m long. Short ridges: add 0.5m height for each 2m reduction in length.~~

~~4.5.2 Clause 5.1.6 is modified to include in the deemed-to-comply requirements:~~

C6.1 For all lots, Clause 5.1.6 of Part B has the following additional subclause: Architectural features and building projections (such as, but not limited to lift shafts and feature walls) are permitted to project a maximum of 1.5 metres above the external wall height ~~to a maximum height of 10m~~ provided the feature does not exceed 3m in width. *Building Height provisions have been moved to Clause 6.1.2

~~Note: Methodology of building height assessment is as per the R-Codes.~~

~~4.6 Street walls and fences (including gates)~~

Clause 5.2.4 C4.1 of Part B and Clause 3.6 C3.6.7 of Part C are replaced by the following: Fencing within front setback areas is permitted to be a maximum of 1.2m solid and visually permeable infill above~~,~~ to a maximum height of 1.8m, measured from natural ground level on the ~~primary~~ street side of the fence. Compliance with policy measures and R-Codes requirements regarding sightlines is required. ~~Fencing is also permitted in accordance with the following (refer Figures 4 and 5).~~

~~4.6.1 Clause 5.2.4 of the R-Codes is modified to include the following additional deemed-to-comply requirements:~~

C4.1i. ~~Fencing/wall piers, including those forming part of a pergola or vergola, to be a maximum of 0.5m wide and deep and 2.1m in height above natural ground level; and~~ Clause 5.2.4 C4.2 of Part B and Clause 3.6 C3.6.8 of Part C are replaced by the following: Solid pillars that form part of front fences not more than 2.1m above natural ground level provided the horizontal dimension of the pillars is not greater than 500mm by 500mm and pillars are separated by visually permeable fencing in line with Clause 6.1.5 a) above.

~~C4.1ii. Fencing/wall piers, including those forming part of a pergola or vergola, are to be separated by no less than 1.5m.~~

Clause 3.6 C3.6.9 of Part C is replaced by the following: For sites on street corners, street fences or walls within the secondary street setback area are to be designed in accordance with Clause 6.1.5 a) and b) for a minimum 50 per cent of the street boundary behind the primary street setback (refer to Figure 3.6d in Part C of the R-Codes).

C4.2 For the purposes of housing a utility/meter box, solid fencing within the primary setback area is permitted where it is:

i. a maximum ~~1m~~ 1.2m in width;
ii. a maximum 1.8m in height;
iii. perpendicular to the street; and
iv. ~~setback at least 1.5m from where a vehicle access point intersects with a public street on any property.~~ Integrated with the design of the front fence.

C4.3 Fencing to secondary streets, laneways and boundaries to reserves shall be a maximum of 1.8m in height above natural ground level, measured from the secondary street, laneway or reserve side of the fence ~~(piers permitted as per clause C4.1) and comply with clause 5.2.5 of the R-Codes, as amended by this policy.~~ Except where Clause 6.1.5 c) above applies.

C4.4 Fencing within the primary street setback area shall be constructed of brick, stone, concrete, timber, wrought iron, tubular steel or glass. *moved above the existing Clause C4.3

~~4.7 Sight lines~~

~~4.7.1 Clause 5.2.5 of the R-Codes is modified to include the following additional deemed-to-comply requirements:~~

C5.1 Clause 5.2.5 of Part B has the following additional subclause: The following obstructions are permitted within the 1.5m truncation area stipulated under ~~C5, the following obstructions are acceptable~~ Clause 5.2.5 of Part B:

i. one pier with a maximum width and length of 0.5m; and/or
ii. ~~Visually permeable in-fill fencing to a maximum of 1.8m in height, in addition to 0.75m high solid fencing, both measured from natural ground level.~~ Solid fencing up to 0.75m in height with

visually permeable in-fill fencing to a maximum of 1.8m in height, both measured from natural ground level on the vehicle access side.

~~4.9 Vehicular access~~

~~In relation to the location of a vehicle entry point, the following Local Housing Objectives provide guidance for decision-making (in the determination of a development application) in considering a secondary or primary street in lieu of access from a laneway.~~

4.9.1 In relation to Clause 5.3.5 C5.1 of Part B or Clause 3.7 C3.7.1 of Part C, ~~vehicle access C5.1,~~ where a lot abuts a laneway or public right-of-way (other than a common property driveway), vehicle access may be considered from the secondary or primary street where:

(a) The laneway is less than 5m in width; and
(b) The laneway is not appropriately sealed and drained; or
(c) Vehicle access from the laneway will result in removal of mature trees on the private property worthy of retention.

~~Dividing Fences~~

~~Dividing Fencing behind the street setback area is subject to the requirements of the Dividing Fences Act 1961 (the Act). This Policy does not interpret any matters considered under the Act and where there is a conflict between the Act and this policy, the Act shall prevail.~~

Development abutting a laneway

Where a property abuts a laneway, finished floor levels of dwellings and garages are to be designed to mitigate potential stormwater drainage impacts.

4.10 Where a property abuts an unconstructed laneway, landowners are advised to contact the City's Technical Services team with regards to appropriate finished floor levels of dwellings and garages to mitigate potential stormwater drainage impacts. *Moved to Clause 7

5.0 ~~RELATED LEGISLATION~~ RELATIONSHIP TO OTHER POLICIES AND LEGISLATION

5.1 This policy has been prepared in accordance with ~~Schedule 2 Part 2 Clause 4~~ Clause 4 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.

5.2 This policy should be read in conjunction with the following ~~additional~~ 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) Regulations 2015
- Residential Design Codes Volume 1

- City of Nedlands Local Planning Scheme No. 3
- City of Nedlands Local Planning Policy 5.10 Precincts
- City of Nedlands Local Planning Policy 1.3 Sustainable Design – Residential
- City of Nedlands Local Planning Policy 3.3 Tree Retention
- ~~State Planning Policy 7.3 - Residential Design Codes - Volume 1~~

Where this Policy is inconsistent with a Local Development Plan, Structure Plan, Precinct Plan or Local Planning Policy that applies to a specific site, precinct, area or R-Code, the provisions of that specific instrument shall prevail for the extent of the inconsistency.
*This clause has been moved to Clause 4.

6.0 DEFINITIONS

6.1 For this policy the following definitions apply:

Definition	Meaning
~~**Boundary Fence**~~	~~A fence set back less than 1m from a dividing lot boundary, behind the street setback line.~~
~~**Dividing Fence**~~	~~As per Dividing Fences Act 1961.~~
Gate house	A roofed open-sided entry feature usually incorporated into front fencing. (refer to Figure 2 in Appendix)
~~**Patio**~~	~~An unenclosed structure covered in a water impermeable material which may or may not be attached to a dwelling.~~
~~**Vergola**~~	~~A patio with an open-close/louvered roof system. Also known as a solar patio.~~
Part B	Refers to the Residential Design Codes Volume 1 Part B
Part C	Refers to the Residential Design Codes Volume 1 Part C
Regulated Tree	An existing tree which has a: 1) Average canopy diameter of 6m or greater; and/or 2) Height of 8m or greater; and/or 3) In the case of a tree with a single trunk circumference of 1.5m or greater, measured 1.4m above the ground; or in the case of a tree with multiple trunks, a total circumference of 1.5m or greater, with

	an average trunk circumference of 625 millimetres or greater, measured 1.4m above the ground. Excludes trees of a species that is on a State or local weed register, or shown in Appendix 1 of Local Planning Policy 3.3 Tree Retention.

~~6.2 A word or expression that is not defined in the Policy has the same meaning as it has in the R-Codes.~~

~~7.0 EXPLANATORY ASSESSMENT GUIDE~~

~~The following is an explanatory guide only to provide clarity of the method for assessment of various provisions of the R-Codes.~~

~~7.1 For the purposes of assessing lot boundary setbacks to a screen or fence:~~

~~(a) Where setback 1m or greater from a side lot boundary, a screen/fence is considered under the R-Code definition of a 'wall', being a structure appurtenant to a dwelling, and is subject to Clause 5.1.3 C3.1i of the R-Codes for the purposes of lot boundary setback requirements.~~

The following Clauses are new to the policy in their entirety:

Clause 3: Schedule of Amendments to the R-Codes

Clause 6.1.4 Garage Width

a) Clause 5.2.2 of Part B has the following additional subclause: For lots with a frontage of less than 10m and no access to a secondary street or a laneway 5m or greater in width, garage doors and supporting structures facing the primary street may be a maximum of 6m wide as viewed from the street provided:

i. the upper floor or balcony extends for more than half the width of the garage and supporting structures;
ii. the entrance to the dwelling is clearly visible from the primary street; and
iii. the garage is set back from the street at least 1m more than the main wall of the ground or first floor of the dwelling (excluding a patio, verandah, balcony or similar).

Clause 6.2 Additional Deemed-to-Comply Provisions and Design Principles for Single Houses. *This section is entirely new. Refer to the Draft Policy for these provisions.

*New Local Housing Objectives:

Clause 6.3.3: Building Height

a) When assessing Design Principles for building and/or wall height in relation to amenity impacts, the City may consider:
   i. Slope of the natural ground level;
   ii. Heights of existing development on lots immediately abutting the site; and
   iii. Impact on adjoining properties from setbacks and visual privacy as a result of the height.

Clause 6.3.5: Parking

a) The City may consider a reduction in the provision of visitor parking in instances where a regulated tree is retained OR where the development exceeds the minimum tree planting requirements in Clause 5.3.2 of Part B or Clause 1.2 of Part C.

b) Where a regulated tree is retained for the reduction in provision of visitor parking, the subject tree will need to be protected for the life of the development and an arborist report may be required to confirm the health of tree.

Clause 6.3.7 Solar Access for Adjoining Sites

a) In assessing the overshadowing impacts to solar collectors and existing outdoor living areas under the Design Principles, the following factors may be considered:
   i. The extent of existing overshadowing of the solar collectors and/or outdoor living areas from existing buildings or permanent structures;
   ii. Whether the new development meets the side and rear setback and north-facing windows standards of the R-Codes;
   iii. Whether the protections of the existing solar collectors and outdoor living area will unreasonably constrain or compromise the proposed development;
   iv. The type of existing solar collector affected. A multiple string system is less affected by shading than a single string system. System features such as micro inverters or bypass diodes can help solar collectors to continue operating efficiently where there is partial shading; and
   v. To what extent the siting of the existing solar collectors considers the potential future development of adjoining properties promoted or permitted under LPS 3. Solar collectors positioned higher on a roof are usually less affected by neighbouring development (Refer to Figure 4 in the Appendix).

Clause 6.3.8: Setback of Carports and Garages

a) In assessing a carport or garage within the primary street setback under the Design Principles, the following factors may be considered:
   i. Consistency of the proposed carport or garage with the existing or desired streetscape. This includes consideration of heights and setbacks of other carports and garages in the same street and on the same block; and
   ii. The quality of materials and finishes on the proposed garage or carport.

Clause 6.3.9: Street Walls and Fences

a) In assessing a primary street fence or secondary street fence under the Design Principles, the following factors may be considered:
   i. Consistency of the proposed fence with the heights and materiality of other fences within the same street and on the same block;
   ii. Primary fence maintains passive surveillance of the street; and
   iii. Secondary fence subject to Part C maintains passive surveillance of the street.

*New Miscellaneous Provisions:

Clause 7.2: Tree Retention

7.2.1 The local government may consider variations to the deemed-to-comply provisions where a regulated tree is retained on site, provided the development meets the design principles, local housing objectives, and objectives of the R-Codes and this Policy.

7.3 Determining Natural Ground Level

7.3.1 For the purposes of determining natural ground level, if neither (i) or (ii) within paragraph (a) of the 'natural ground level' definition in the Deemed provisions applies (ie: where there is no condition on an approval of a plan of subdivision that specifies a ground level, and no previous development approval for site works on the land that specifies a ground level), then the level of the land before any disturbance to the land relating to the development means the levels shown on an appropriate district-wide survey conducted prior to the submission of the proposed development.

Clause 8.1: Impervious Surfaces

Impervious area/surface/material is defined in the R-Codes. For purposes of clarity, the City considers that swimming pools, artificial turf, turf-cell, pavement, gravelled or pebble areas and the like are considered to be impervious surfaces.

The following surfaces are not considered to be impervious surfaces and are therefore acceptable landscaping options: Garden beds, ground covers, shrubs and trees, lawn, rockeries and ornamental ponds.

*For new figures see the Draft Policy. Figures 4 to 14 are new.

Schedule of Submissions

Draft Local Planning Policy 1.1 – Residential Development

City of Nedlands

nedlands.wa.gov.au

No.	Submitter Details	City of Nedlands Resident	Submission	Officer Response
			SUPPORT	
1	Public	Yes	Good morning I wish to give my strong support to increase setbacks for new developments on all codes to give areas for trees to grow in deep soil. Both front and rear setbacks should be retained to preserve what precious canopy is left. Basements should be prohibited in the front and rear setback areas as they make it difficult to preserve and produce tree canopy. Yours sincerely	Support noted. The LPP seeks to retain existing 9m setbacks for R10, R12.5 and R15 lots. There are no changes to the rear setback with the policy measures proposing to retain local housing objectives which guide officers in the design principles assessment of proposals within the Rear setback. The Policy does not explicitly prohibit basements in front and rear setbacks but it is important to note that deep soil area requirements, landscaping requirements and minimum tree planting requirements do ensure that there is adequate space for vegetation.
2	Public	Address Not Provided	Dear Ms Shannon We make this submission on behalf of our over 1,200 members who support NTCA's call for retention and protection of tree canopy in our suburbs. With increased infill requirements and the Polyphagous Shot Hole Borer affecting the extent of tree canopy across the 64% of land in the City of Nedlands that is privately owned, it is imperative that	Noted. Agreed. The City has used the Tree Retention LPP to protect trees on private property and is investigating ways this protection can be expanded.

			more responsibility for increasing canopy cover rests with owners of private land. We are very pleased that LPP 3.3 - Tree retention has been adopted to regulate and prevent the removal of existing large trees. The draft LPP 1.1- Residential development is the next step in enabling well designed, sustainable development that includes space for trees -existing and new, through provision of enough deep soil for new developments to contribute to the objectives of the draft policy (section 5). We support the adoption of LPP 1.1, with the following provisos. **6.1.1 Street setbacks** **b):** For land coded R 20 and above, a minimum set back of 6m should be specified in the draft policy. Currently, the minimum setback for R20 coded land is 6m. This should be extended to and specified for all R30 and R40 coded land. The sentences allowing reductions should be deleted. Reductions will result in 'setback creep' where houses are built closer to the street just because others in the street have, in the past, been built closer. Setback creep, even if it is compensated for by open space behind the setback line, will reduce the land available to plant new trees or preserve existing trees, because the two areas would 1. be smaller and 2. not be contiguous deep soil necessary for trees. The policy needs to be definitive about setbacks to achieve the objectives of the policy. These issues also relate to clauses 6.1.1 c) and d) and 6.3.1 a). **6.3.2 Lot boundary setbacks**	Noted. Support noted. The policy does not seek to create new front setbacks. Where the City has specified a 9m setback from R10 to R15 properties, this is to allow for easy use of the Local Planning Framework by bringing across requirements from the Local Planning Scheme. For R20 and above, the Clause relating to street setbacks is an increased requirement over that in the R-Codes because it requires that 50% of compensating area be deep soil area. This ensures that even though setbacks for part of a dwelling may be reduced, there is still adequate space for planting trees and landscaping. Clause 6.3.2 is a Local Housing Objective providing guidance only where a Design Principles Assessment is sought. It ensures that

Schedule of Submissions

Draft Local Planning Policy 1.1 – Residential Development

City of Nedlands

nedlands.wa.gov.au

			Structures in rear setbacks (6m) of larger blocks (R15 or less) should not be allowed. A high proportion of canopy on private land exists at the back of these blocks. Allowing structures in this area will negate the effectiveness of LPP3.3 – tree retention, as well as wipe out land suitable for new plantings. **Tree provision – set back areas and private open space** The draft policy should find a means of augmenting the existing R codes to be more specific about tree plantings to setback areas and private open space. The relevant sections of the R codes might be Part B 5.3.2 Landscaping, Part C 1.2 Trees and landscaping, and Part C 1.3 Communal open space, although there might be other sections. The provision of trees on new developments should be required by the policy and should take into account the potential canopy provided by trees of varying sizes. Such trees could be retained trees, or new plantings. Using the example of an R40 subdivision of a 1000sqm site, the following table shows the exponential increase in canopy cover where a large tree is chosen over a medium tree, and a medium tree over a small tree. ***See below submission table for the above mentioned table included in this submission***	where an Application proposes a building in the rear setback that issues including retention of vegetation and landscaping space are considered. The Clauses does not remove requirements relating to deep soil areas, landscaping and tree planting. To ensure the successful operation of the Policy, the City is not seeking to modify parts of the R-Codes that require WAPC approval. The clauses regarding Trees and Landscaping require WAPC approval to be modified so are not part of the Policy's scope at this time. As this is specified in the R-Codes and requires WAPC approval to modify, the City will not be

Schedule of Submissions

Draft Local Planning Policy 1.1 – Residential Development

City of Nedlands

nedlands.wa.gov.au

			The draft policy should therefore specify the size of new tree plantings and the soil area required so that canopy can be maximised. In this respect, the importance of a contiguous deep soil zone as mentioned above under 'setbacks' is highlighted. **Other considerations** The policy should specify that basements should not be allowed in setbacks. Basements have only a shallow layer of soil insufficient for planting of trees, making it even more difficult to produce canopy.	seeking to make these modifications at this time. The Policy does not explicitly prohibit basements in front and rear setbacks but it is important to note that deep soil are requirements, landscaping requirements and minimum tree planting requirements do ensure that there is adequate space for vegetation.
3	Public	Yes	Support the policy P8: 6.1.1 Street setbacks: No specific setback is mentioned for R20 and above. There should be, and we recommend, a minimum of 6m (currently 4m for R30 and R40).	The Policy does not seek to increase front setbacks for any lot. The setbacks specified for R10 to R15 are existing setbacks per the Local Planning Scheme 3. They are reproduced in the Policy for ease of reference.
4	Public	Yes	Support the Policy It is critical to preserving and hopefully enhancing the tree canopy of Nedlands to retain both substantial setbacks as well as the requirement for deep soil. There should be no reductions in setbacks (including for "averaging" out) and R20 should have at least 6m setback. The front and rear setbacks must be maintained as this is where the mature gardens hold our precious trees. Basements must also not be able to encroach on these setbacks as the shallow soil above them is not conducive to tree planting / retention.	Averaging of setbacks does not reduce the area required to be set aside for deep soil, landscaping and tree planting. Deep Soil Area requirements ensure that basements do not limit the ability to plant trees.
5	Public	Yes	Support the Policy	

Schedule of Submissions

Draft Local Planning Policy 1.1 – Residential Development

City of Nedlands

nedlands.wa.gov.au

			Perth has the lowest tree canopy of all the major cities, estimated at 16% and falling quickly with uncontrolled clearing of established blocks and new residential development. It is vital we do all we can to retain existing canopy and allow for new canopy with significant trees (i.e., deep plantings). There are specific items in the policy I would like to comment on: P8: 6.1.1 Street setbacks: Setbacks should be specified for R20 and above. I suggest 6m (currently 4m for R30 and R40). Note that WAPC plans to increase canopy rely partly on new street plantings. P18: 6.3.1 Front street setback reductions. No averaging! As this will result in little opportunity for deep planting. Rather than an average there needs to be a specific proportion of frontage with minimum deep setbacks. This will allow more development but also opportunity for large trees. P19: 6.3.2. Rear setback reductions: This is extremely important. This is where a lot of our canopy is. Rear setbacks should be retained to preserve remaining canopy - new buildings should not be allowed. Or there needs to be a minimum allowing for one or more deep plantings depending on block width. Basements: The policy should specify that basements front and rear must allow for one or more deep plantings, depending on width.	Noted. The Tree Retention LPP aims to combat this, and the City is also exploring extending these policy measures to higher coded lots in the future. Retention of existing trees is best dealt with in a sperate policy given the complexity of assessing proposed tree removals. For street setbacks and setback reductions, the Policy does not aim to decrease setback but aims to continue the flexibility existing in the R-codes whilst requiring that any compensating areas be 50% deep soil to promote tree planting. Clause 6.3.2 a) is another longstanding clause that allows the City to consider that arrangement of buildings at the rear of a lot may sometimes lead to better use of the lot. It does not have an effect on the amount of open space, deep soil area, or tree canopy to provide. It is only a Local Housing Objective guiding officers where a Design Principles Assessment is required. The Policy does not explicitly prohibit basements in front and rear setbacks but it is important to note that deep soil are

Schedule of Submissions

Draft Local Planning Policy 1.1 – Residential Development

City of Nedlands

nedlands.wa.gov.au

				requirements, landscaping requirements and minimum tree planting requirements do ensure that there is adequate space for vegetation.
6	Public	Yes	Support the Policy I strongly support the policy to increase street setbacks for new developments, in order to allow more room for deep soil and amenity. At present developments are being approved that allow no deep soil for substantial planting. There ar also instances where a mature tree has been removed that would have been in even the setbacks that are presently provided for. There are a few particular items that need highlighting. P8: 6.1.1 Street setbacks: No specific setback is mentioned for R20 and above. There should be, and we recommend, a minimum of 6m (currently 4m for R30 and R40). P18: 6.3.1 Front street setback reductions. Averaging out existing front setbacks will encourage setback 'creep' with the effect of an overall reduction of deep soil area. Reductions in setbacks should not be allowed. P19: 6.3.2. Rear setback reductions: As with front setbacks, this is where a lot of our canopy is. Rear setbacks should be retained to preserve remaining canopy – new buildings should not be allowed to encroach on this. A good example of flouting of even the DAP approval is the removal of the tree on the rear boundary of 95 Broadway when it was to be retained according to development approval. Basements:	The Policy does not propose to increase setbacks but does propose additional deep soil requirements. The City's Tree Retention Local Planning Policy is now in force which requires that regulated trees be retained on properties R20 and below. The city is investigating similar measures for properties coded higher than R20. For street setbacks and setback reductions, the Policy does not aim to decrease setback but aims to continue the flexibility existing in the R-codes whilst requiring that any compensating areas be 50% deep soil to promote tree planting. The removal of trees on properties is outside the scope of this policy. The Tree Retention Policy is currently in place for properties coded R20 and below and the City is investigating extending policy measures to higher coded properties.

Schedule of Submissions

Draft Local Planning Policy 1.1 – Residential Development

City of Nedlands

nedlands.wa.gov.au

			Most importantly, the policy should specify that basements encroaching on the front and rear setback areas are absolutely prohibited. Basements with shallow soil on them will negate the ability to plant larger trees thus making it even more difficult to preserve and/or produce canopy.	The Policy does not explicitly prohibit basements in front and rear setbacks but it is important to note that deep soil are requirements, landscaping requirements and minimum tree planting requirements do ensure that there is adequate space for vegetation.
7	Public	Yes	Support the Policy Page 8 Clause 6.1.1 Street Setback: No specific setback is mentioned for R20 and above. There should be a minimum setback and a minimum of 6.0 m is suggested (currently 4.0 m for R30 and R40). Page 18 Clause 6.3.1 Street Setback Front street setback reductions by averaging out existing front setbacks will encourage setback 'creep' with the effect of an overall reduction of deep soil area. Reductions in setbacks should not be allowed. Page 19 Clause 6.3.2 Lot Boundary Setbacks. Rear setback reductions, as with front setbacks, is where a lot of the existing tree canopy is. Rear setbacks should be retained to preserve remaining tree canopy and new buildings should not be allowed. Basements: The policy should specify that basements in front and rear setback areas are prohibited. Basements with shallow soil on them will negate the ability to plant larger trees thus making it even more difficult to preserve and produce tree canopy.	The policy does not seek to create new front setbacks. Where the City has specified a 9m setback from R10 to R15 properties, this is to allow for easy use of the Local Planning Framework by bringing across requirements from the Local Planning Scheme. For street setbacks and setback reductions, the Policy does not aim to decrease setback but aims to continue the flexibility existing in the R-codes whilst requiring that any compensating areas be 50% deep soil to promote tree planting. Setback distances are still as per the R-Codes and there is no creep. Compensating areas are not justification for moving setback distances forward.
8	Public	Yes	Support the Policy 6.1.1 Street setbacks: there should be a minimum of 6m setback for R20 and above(currently 4m for R30 and R40) 6.3.1	The Policy does not allow for setback reductions without ensuring that compensating

Schedule of Submissions

Draft Local Planning Policy 1.1 – Residential Development

City of Nedlands

nedlands.wa.gov.au

			Front street setback reductions : Reductions should not be allowed 6.3.2 Rear setback reductions: As with front setbacks, this is where a lot of our tree canopy is. Rear setbacks should be retained to preserve the remaining canopy and encourage the planting of new trees to increase canopy - new building should not be allowed. Basements: The policy should specify that basements in front and rear setback areas are prohibited. Basements with shallow soil on them will negate the ability to plant larger trees, thus making it more difficult to preserve and produce canopy.	area is provided. Where compensating area is provided, 50% of this shall be deep soil. The criteria in the Policy is designed to enhance the liveability of the City of Nedlands with more landscaping, deep soil area and better amenity for R30-R40 Single Houses. The Policy does not explicitly prohibit basements in front and rear setbacks but it is important to note that deep soil are requirements, landscaping requirements and minimum tree planting requirements do ensure that there is adequate space for vegetation.
OBJECT				
9	Public	Address Not Provided	Object to the Policy Too restrictive and should not adopt criteria any more stringent/onerous than the DPLH R-Codes, examples being setbacks etc.	Noted. The criteria in the Policy is designed to enhance the liveability of the City of Nedlands with more landscaping, deep soil area and better amenity for R30-R40 Single Houses. Although there are additional requirements, these will ultimately result in better homes in the City.
COMMENT ONLY				
2	Public	Yes	I wish to comment on the Review, as follows: **<u>Tree protection</u>**	

Schedule of Submissions

Draft Local Planning Policy 1.1 – Residential Development

City of Nedlands

nedlands.wa.gov.au

			Proposed clause 6.2.1 a), which says Council may consider street setback reduction, should be deleted. This allows new houses to progressively be built closer to the street, reducing the area available for trees. If a setback is specified, it should be adhered to, not reduced because others have done something different. Established trees occur almost exclusively in only the front and rear setback areas. To allow the reduction of the front setback area is to potentially decrease half the area available to accommodate trees. Clause 6.3.2. a), which allows buildings in the rear setback area, needs to be exercised sparingly. Established trees occur almost exclusively in only the front and rear setback areas. To allow other uses in the rear setback area is to potentially decrease half the area available to accommodate trees. Clause 6.3.6 a) says "vehicle access may be considered ..". This should be changed to "may be required ..", for safety reasons to reduce traffic conflicts and to protect trees. There should be no options to vary minimum front and rear building setbacks of 6m in all R30 to R40 zones. It is hard enough to retain existing trees in residential zones without making it easy to vary front and rear building setbacks.	This submission reads as it is responding to Clause 6.3.1 a). 6.3.1 a) is unchanged from the current adopted Policy and provides for more consistent streetscapes. It does not have an effect on the amount of open space, deep soil area, or tree canopy to provide. Clause 6.3.2 a) is another longstanding clause that allows the City to consider that arrangement of buildings at the rear of a lot may sometimes lead to better use of the lot. It does not have an effect on the amount of open space, deep soil area, or tree canopy to provide. Clause 6.3.6 a) is a Local Housing Objective and provides guidance to officers assessing design principles assessments. As such it can only guide and not require. R30 and R40 lots have a Deemed to Comply setback of 4m. Clause 6.1.1 b) related to varying setbacks is modified from the R-Codes to add that compensating areas be at least 50% deep soil area. This requirement already

				goes above the requirements of the R-Codes and any further requirement may be too restrictive.
			Electric vehicles The review does nothing to accommodate EVs in residential areas. Council policy does not need to go as far as requiring EV charging at each housing unit but should at least require the wiring for a charger. This has been costed as about $200 per unit if installed at time of original construction, many time cheaper than the cost of retro-fitting.	The City's Sustainable Design Local Planning Policy is a more suitable document for EV charger requirements. The City already requires sustainability measures including EV charges in multiple dwellings but it may be wasteful to include this in more individualised dwellings where if an owner decides to purchase an EV, the cost of installing a charger could be seen more as part of the car purchasing process.
			Front fences Precinct planning allows particular localities to have specific requirements appropriate to each area. The initial construction of houses in many parts of the City of Nedlands was without front fences, but the character of streets in these areas is now changing. For example, Dalkeith and Mt Claremont streets without front fences are now accommodating new builds with front fences. I would like to see residents given the option of deciding whether front fences are permitted, on a street-by-street basis. Security access to properties could be maintained with barriers or gates, but not forward of the building line.	It is agreed that Precinct planning is a useful tool for ensuring that a neighbour character is maintained. The City does consider this important and has prevented front fences within the St Johns Wood Estate in order to maintain the distinct character of the area. However, conducting precinct planning across the entirety of the City on a street by street basis may not be an effective use of

			Basements I support a prohibition of basements within front and rear building setback areas to allow room for trees in deep soil.	resources. It should also be recognised that front fences are popular in Nedlands, Dalkeith, Swanbourne and Floreat. Removing the ability to have a front fence in these suburbs may be seen as inconsistent and an overreach. The Policy does not explicitly prohibit basements in front and rear setbacks but it is important to note that deep soil area requirements, landscaping requirements and minimum tree planting requirements do ensure that there is adequate space for vegetation.

Submission 2 table insert:

Requirement	Minimum deep soil area dimension	Canopy diameter	Canopy area at maturity (min)	No. of trees per R40 site	No. of trees per 1000m2	Canopy area per 1000 m2	(%) canopy over 1000m2
Large tree	6mx6m	>9	63m2	1	4	252m2	25.20%
Medium tree	3mx3m	6 - 9	28m2	1	4	112m2	11.20%
small	1.5mx1.5m	2 - 6	3m2	1	4	12m2	1.20%

16.4 PD79.12.24 Schedule of Strategic Planning Projects

Meeting & Date	Council Meeting – 10 December 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	Tony Free – Director Planning & Development
Director	Tony Free – Director Planning & Development
Attachments	Nil

Purpose

This report is presented to Council to outline the current and future strategic planning projects.

Recommendation

That Council RECEIVES the Schedule of Strategic Planning Projects dated December 2024.

Voting Requirement

Simple Majority.

Background

Council resolved at the 27 August 2024 Ordinary Council Meeting that the strategic projects be listed at every ordinary Council meeting.

Discussion

The current schedule of strategic planning projects is found in the table below. The schedule has been updated to reflect ongoing progress of projects.

Schedule of Strategic Planning Projects – November 2024			
Project	**Summary**	**Status / Council resolution of August 2024**	**Update**
LPP 4.1 Parking	Collection of cash-in-lieu requires a parking plan/strategy setting out where the money is to be spent. Policy would update non-residential car parking standards to contemporary ratios	Council resolution of August 2024 for policy to be presented to Council September 2024.	Adopted for advertising at the November 2024 OCM. Advertising to be undertaken early 2025.
New LPP – Percent for Public Art	Policy to promote public art within development or through developer contributions.	Council resolution of August 2024 for policy to be presented to Council September 2024.	Adopted for advertising at the November 2024 OCM. Advertising to be undertaken early 2025.
Scheme Amendment 14: Vehicle Access	Restricts vehicle access to a single crossover for corner lots in the R60 areas within the NSHAC Residential precinct.	Advertised for community comment from 6 September to 18 October 2024. Council resolution of August 2024 for policy to be presented to Council October 2024.	Presented to Council December 2024 to progress.
New LPP - Natural Ground Level Policy	To clarify natural ground level	Council resolution of August 2024 for policy to be presented to Council September 2024.	Presented to Council at the November 2024 OCM. Policy not progressed
New LPP – Verges and Street Trees	Setting out protection of verges and street trees.	Council resolution of August 2024 for policy to be presented to Council October 2024.	Expected to be presented to Council in early - mid 2025 for approval to advertise.
Mount Claremont Master Plan*	Sets out the vision for the future land use, transportation and green networks for the	Council resolution of August 2024 for master plan to be	Adopted for advertising at the November 2024 OCM.

	Brockway Road area and surrounds once the Waste Water Treatment Plant is capped.	presented to Council October 2024.	Advertising to be undertaken early 2025.
Heritage Areas		Completed. Council resolution of September 2024.	n/a
Local Planning Strategy and Scheme Review*	The Strategy and Scheme are to be reviewed every 5 years as per State legislation. Substantial background reports will be required to research housing needs and estimating housing projections.	Council resolution of August 2024 for strategy to commence in February 2025.	Important to commence in 2024/25 if desire is to avoid a new scheme. Potential for report to be presented to Council in April 2025, subject to a Manager of Planning & Development being appointed.
UWA-QEII Improvement Plan*	Working with the DPLH and City of Perth to create an Improvement Scheme for the area.	Not yet commenced	n/a
New LPP – Construction Management Plans	New policy setting out requirements and processes for construction of new development.	Policy being prepared.	Expected to be presented to Council in early – mid 2025 for approval to advertise.
LPP 3.2: Waste Management	Existing policy sets out waste criteria but is already covered by existing legislation. Policy will not be supported by the WAPC and is redundant. Policy will be revoked with technical specifications for	In progress.	Expected to be presented to Council in 2025 to revoke.

	development provided as a publicly available administrative document.		
Public Open Space Strategy*	Expand the strategy to include the whole of the City as per the Council resolution.	Commencement dependant on budget.	The cost to undertake this work is estimated to be $65,000. This is to be allocated in the 25-26 budget and subject to a procurement process.
New LPP: Commercial	New policy setting out built form and other criteria for non-residential development.	Not yet commenced.	Expected to be presented to Council in first half 2025
Scheme Amendment 16: Fast Food	Scheme Amendment making Fast Food an 'X' use within the City.	Will require a Council resolution, which should be considered in conjunction with the commercial policy.	Expected to be presented to Council in first half 2025
Local Heritage Survey and Heritage List*	The LHS and the Heritage List are required to be periodically reviewed.	Not yet commenced	Expected to be presented to Council in first half of 2025.
New LPP: Broadway Public Realm	Establish guidelines for the public realm.	Not yet commenced	n/a
New LPP: Percent for Canopy	Policy to promote tree canopy through developer contributions.	Not yet commenced	n/a
LPP 1.1: Residential Development*	Amended policy reflecting recently gazetted R-Codes changes. Sets out built form criteria for areas not covered by LPP 5.14: Precincts.	Advertised for community comment from 20 September – to11 October 2024.	Presented to Council December 2024 for adoption

Scheme Amendment: Short-term rental accommodation	Update scheme text to introduce new and revised land use classes and general definitions to facilitate State Government reforms for short-term rental accommodation.	Yet to commence.	Potentially Scheme Amendment will be preseted to Council in March 2025 for consent to advertise. There is a Western Australian Planning Commission requirement that the Scheme Amendment is finalised by January 2026.
LPP 3.4: Tree Retention R25-R80	Policy which seeks to retain regulated trees on R25-R80 lots within the City.	Draft LPP prepared	Adopted for advertising at the November 2024 OCM. Advertising to be undertaken early 2025.

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.
	7. Attractive and welcoming places.

	8. A city that is easy to get around safely and sustainably.
Pillar	**Performance**
Outcome	12. A happy, well-informed and engaged community.

Budget/Financial Implications

Some items, particularly the scheme review, will require consultancy work. These items have been included in the draft 24/25 FY budget contingent on Council approval. Should the budget change, the schedule of upcoming projects will need to be modified.

Legislative and Policy Implications

The Planning and Development Act 2005 requires that the scheme and strategy be reviewed every 5 years, and that local planning policies be regularly reviewed.

Decision Implications

The resolution simply noted the proposed schedule of works but does not bind Council or City Officers to maintain the proposed order of work should other priorities arise.

Conclusion

That Council notes the current and future schedule of strategic planning projects.

Further Information

Nil.

16.5 PD80.12.24 Orton Road Precinct Structure Plan

Meeting & Date	Council Meeting - 10 December 2024
Applicant	Element Advisory on behalf of the landowner, Alinea Inc (site of the Quadriplegic Centre)
Information Provided	All relevant information required has been provided.
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare that they have an association with one of the two planning consultants listed as the applicants. That planning consultant has now left the planning firm (Element Advisory). This association is due to the fact that the planning consultant is a former planning employee at the City of Nedlands and has previously worked alongside staff involved in this application. As a consequence, there may be a perception that the impartiality on the matter may be affected. The authors, reviewers and authorisers of this report declare that they have considered the matter on its merits and provided advice accordingly.
Report Author	Chantel Weerasekera – A/Coordinator Planning Approvals
Director/CEO	Tony Free – Director Planning and Development
Attachments	1. Zoning Map 2. Lot 47 (No. 2) Orton Road Precinct Structure Plan dated received 21 June 2024 3. Bushfire Implications Memorandum prepared by MBS Environmental 4. R-Codes Amendments 5. Schedule of Submissions 6. External Agency Submissions 7. Schedule of Modifications

Purpose

The purpose of this report is for Council to make a recommendation to the Western Australian Planning Commission (WAPC) on the proposed Orton Road Precinct Structure Plan. The Precinct Structure Plan has been prepared and submitted by Element Advisory on behalf of the landowner, Alinea Inc.

It is recommended that the Council recommend to the WAPC that the proposed Precinct Structure Plan be approved, subject to modifications.

Recommendation

That Council in accordance with Clause 20 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015:

1. **RECOMMEND to the Western Australian Planning Commission that the proposed Lot 47 Orton Road Precinct Structure Plan be approved in the instance where:**

   a. **The modifications, as set out in Attachment 7, are made to the Orton Road Precinct Structure Plan;**

2. **FORWARD the full Structure Plan proposal, Schedule of Submissions and the recommended modifications to the Western Australian Planning Commission for its determination.**

3. **NOTIFY the Applicant, affected landowners and submitters of Council's recommendation.**

Voting Requirement

Simple Majority.

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Existing Local Planning Scheme Zone	Urban Development
R-Code	N/A
Land area	1.9ha

On 21 June 2024 the City received an application for a Precinct Structure Plan (PSP) pertaining to Lot 47 (No. 2) Orton Road, Shenton Park (**Figure 1**). The Orton Road PSP has been prepared by Element Advisory on behalf of the landowner, Alinea Inc. The lot is 1.9ha in area. The bulk of the lot is zoned 'Urban Development' by the City of Nedlands Local Planning Scheme No.3 (LPS 3). A small portion of the lot to the south is within the Shenton Park Improvement Scheme area and is also zoned 'Urban Development' by Improvement Scheme No. 1. There is a proposed Amendment 2 to Improvement Scheme No.1 currently being progressed through the Department of Planning Lands and Heritage (DPLH). This amendment will realign the boundary so that the entirety of Lot 47 is within the City of Nedlands LPS 3 scheme area.

Figure 1: Aerial image of Orton Road PSP area.

Site Context

The site currently contains the the Quadriplegic Centre, which was built in the 1960's and is now nearing the end of the building's life span. To the south and south-west of the PSP area, is the Shenton Park Hospital Redevelopment area known as Montario Quarter. This area contains a mix of townhouse and apartment developments and public open space. To the east of the site is the City of Subiaco Local Government area. The lots located to the west are also owned by Alinea Inc.

Application Details

Precinct Structure Plans are guiding documents on how an area could be developed in the future. They outlines land use, density, and development (including built form), access arrangements, infrastructure, environmental assets and community facilities at a precinct scale to facilitate future subdivision and development.

The Orton Road PSP proposes five buildings between three to eight stories in height. The buildings will comprise of 200 residential dwellings, to provide for supported seniors living. Along with the residential component, the PSP also proposes additional land uses including a club house, cafe, recreational facilities and an office intended to be used by the seniors and their visitors and staff. Vehicle and pedestrian access to the site will be from Orton Road and the site proposes 258 car parking spaces.

Discussion

Planning and Development (Local Planning Schemes) Regulations 2015

The Schedule 2 Part 4 Deemed Provisions of the Planning and Development (*Local Planning Schemes*) Regulations 2015 (the Regulations) outlines the process for preparing and amending structure plans. It specifies that PSP's are subject to the approval of the WAPC and are to operate as documents of 'due regard' (i.e. without the statutory weight of the scheme and consequently capable of flexibility in application). The City has followed the relevant processes outlined within the Regulations in the processing of the structure plan.

State Planning Policy 7.2 Precinct Design Guidelines (SPP 7.2)

State Planning Policy 7.2 Precinct Design Guidelines (SPP 7.2) builds upon the '10 Design Principles' in State Planning Policy 7.0 Design of the Built Environment, by introducing the concept of design review into the precinct planning through six performance-based design elements. Assessment of the PSP against the intent, objectives, consideration and guidance of the SPP 7.2 Design Elements is provided below.

Design Element 1: Urban Ecology

Bushfire

A majority of the site is within a Bushfire prone area (**Figure 2**), and State Planning Policy 3.7 Planning in Bushfire-Prone Areas is applicable (SPP 3.7). The Orton Road PSP was referred to the Department of Fire and Emergency Services (DFES) who has noted that SPP 3.7 requires a Bushfire Management Plan (BMP) to accompany strategic planning proposals, including PSP's, in areas above BAL-LOW. The PSP did not include a BMP as part of its lodgement. The applicant provided a bushfire implications memorandum and contour map prepared by MBS Environmental (**Attachment 3**) dated 5 July 2023. Given the PSP seeks to intensify the area through the provision of additional housing, including accommodation for vulnerable persons, it is requested that a BMP be provided as required per DFES advice prior to the endorsement of the PSP (**Attachment 7**).

Figure 2: Bushfire prone area highlighted in pink.

Environmental Conservation

The applicant has provided an Arboricultural Tree Survey prepared by Paperbark Technologies which identifies that there are 115 existing trees on site (refer to Appendix B of **Attachment 2**). The survey indicates that the majority of trees are in good to fair health and fair structural condition at the time of the survey. The applicant has outlined that tree retention on site is a priority and will be based on levels of retention values, impacts of servicing requirements, bushfire risk management and development requirements. **Figure 3** below outlines the trees with greater retention value in relation to the proposed built form. The City values tree canopy retention and it is the City's recommendation that trees worthy of retention be retained wherever possible. Tree retention is particularly encouraged along the eastern boundary to provide a buffer for any perceived building bulk to the City of Subiaco residential dwellings to the eastern side of Selby Street. Given the significant amount of trees and vegetation within the site, it is requested that an amended Arboricultural Tree Survey be provided that clearly indicates what trees are to be retained, prior to the endorsement of the PSP (**Attachment 7**).

Figure 3: Indicative Tree Retention Diagram

The adjacent northern site at Lot 4 Underwood Avenue contains high quality Carnaby Black Cockatoo habitats and the subject site is within 500m of two roosting sites. The subject site itself has not been identified as containing any roosting sites, however contains a substantial amount of tree species which provide a foraging habitat for Carnaby Black Cockatoos. Given the significant amount of trees and vegetation within the site possibly containing important ecological fauna, it is requested that an Environmental Assessment and Management Strategy and be provided prior to the endorsement of the PSP (**Attachment 7**). The PSP was also referred to the Department of Biodiversity Conservation and Attractions which did not raise any specific concerns with the proposal but relies on the City to consider environmental considerations.

Landscaping

The applicant has provided an indicative Landscape Masterplan (refer to Appendix 5, **Attachment 2**). The indicative Landscape Masterplan outlines deep soil areas, proposed trees, potentially retained trees and trees with a moderate to high retention value. In general, the indicative Landscaping Masterplan provides for appropriate areas for landscaping, including consolidated deep soil zones to support tree planting. The plan indicates one tree

per four car parking bays, which is consistent with the City's Local Planning Policy 3.1: Landscaping Plans.

The plan does not specify species selection. Therefore, at this stage the City is unable to make an assessment on the suitability of the landscaping in relation to supporting the functionality of the existing ecological linkages and providing a secondary foraging habitat for Black Cockatoos and other fauna. Notwithstanding, these landscaping specifications will be considered as part of the future development application stage to ensure their suitability considering providing habitat, encouraging a sense of place, reducing climate change and reducing bushfire risk.

Design Element 2: Urban Structure

Pedestrian Movement

The Orton Road PSP orientates the proposed buildings towards the centre of the site to foster a sense of community, with a central hub linked by pedestrian paths and landscaping. The PSP proposes two pedestrian access points which connects the precinct with Orton Road and the Montario Quarter development to the south. The pedestrian paths and the vehicle access points are distinctively separated to provide safety and encourage walkability throughout the precinct. The pedestrian paths are intended to focus on a sense of community internal to the precinct area and create a walkable and pedestrian friendly environment (**Figure 3**). These links will provide sufficient access to nearby transit stops including high frequency bus stops to the south of the site along Selby Street and the Shenton Park train station.

Figure 3: Pedestrian Network

Design Element 3: Public Realm

Public Open Space

Development Control Policy 2.3 Public Open Space in Residential Areas (DCP 2.3) sets out the requirements for the provision of public open space contributions within residential areas. In accordance with DCP 2.3 the typical open space requirement is for 10% of the gross subdivisible area of the lot be given up free of cost and vested to the Crown as a reserve for Recreation. However, as the site is zoned 'Urban Development', and is not required to be rezoned or subdivided (as discussed below), there is no trigger for a formal ceding of public open space (POS).

The site is proposed to facilitate supported seniors housing in an independent living complex. The site is not open to the public and will only open to residents and their visitors. In this regard the provision of public amenity through POS is not necessary. Notwithstanding, the PSP proposes approximately 4,000m^2 of landscaped open space and deep soil areas (**Figure 4**). This equates to approximately 21% of the site area. As discussed above in Design Element 1: Urban Ecology, the applicant has provided an indicative Landscape Masterplan for the open space which is generally supported. Detailed landscaping design will be assessed as part of the development application process.

In addition to open space, the PSP proposes dedicated communal spaces for the use of residents and visitors such as clubrooms, recreational facilities and cafes. These spaces are intended to be used in conjunction with the open space provided, specifically to the centre of the site. The applicant has advised that communal open space will be integrated with existing and proposed vegetation to enhance the natural amenity and form a sense of place.

Figure 4: Proposed Deep Soil Areas

Design Element 4: Movement

Traffic Management

The applicant has prepared a Transport Impact Statement (TIS) in accordance with WAPC Transport Impact Assessment Guidelines (refer to Appendix 1 of **Attachment 2**). The TIS forecasts that traffic will increase by 328 vehicular trips per day and 29 vehicular trips per hour, given the increase in land use intensification from the existing Quadriplegic Centre. The TIS appropriately demonstrates the forecast traffic generation from the proposal is capable of being catered for within the existing road network and will not have undue negative impacts on the surrounding area. The City supports the findings of the TIS.

Parking

The PSP proposes 258 parking bays on site. The proposed land use for the precinct is Residential (supported seniors housing), and the TIS has utilised the Residential Design Codes Volume 2 (R-Codes Vol. 2) parking ratio of 0.75 bays per dwelling for residents and 1 per 4 dwelling (up to 12) and 1 per 8 dwellings (13 and above) for visitor parking (**Figure 5**).

The PSP also includes additional land uses consisting of community facilities, café, office and residential club house. These areas amount to approximately 1,674m^2 floor area. The TIS has considered these as 'ancillary' land uses for the purpose of calculating parking. The applicant has advised that these land uses will be primarily for residents, noting the only external users will be visitors of residents and facility staff. The applicant has stated that the ancillary uses are not proposed for public commercial use. On this basis, it is agreed that it would be unreasonable to apply the City's Local Planning Policy 4.1 Parking in addition to the residential and visitor bays as required under the R-Codes Vol 2. As per the TIS, the additional parking requirements for the ancillary uses considers the additional staff required (20 bays).

It is noted that parking requirements for the proposal will be assessed at development application stage in accordance with the City of Nedlands Local Planning Policy 4.1 Parking and the R-Codes Volume 2. Should the ancillary land uses change, or be opened to the public, the City will require an amended TIS be provided.

Land Use	Requirements	Yield	Total Parking
Lifestyle (Retirement) Village - Residents	0.75 per every apartment	200 apartments	150
Lifestyle (Retirement) Village - Visitors	1 per 4 dwellings up to 12 dwellings; 1 per 8 dwellings for the 13th dwelling and above	200 apartments	27
Lifestyle (Retirement) Village – Ancillary Land Uses Staff members	1 per every staff member	20 staff members assumed	20
		Total Car Parking Requirement	**197**
	Total Volume of Parking Provided by Proponent		**258**

Figure 5: Car parking assessment

The Orton Road PSP was referred to Main Roads WA (MRWA) given the proximity to Railway Road (Other Regional Road). MRWA had requested further information regarding the use of 'ancillary uses' to be included within the TIS (**Attachment 7**) based on parking and trip generation. As discussed above, this amendment is not considered necessary at this stage given the justification provided for the ancillary uses. Parking requirements for the proposal will be assessed at development application stage in accordance with the City of Nedlands Local Planning Policy 4.1 Parking and R-Codes Vol. 2. Should the nature of the ancillary land uses change, or the development be open to the public, an amended TIS will be requested at this stage.

Design Element 5: Land Use

Zoning and Density

The site is zoned 'Urban Development' by LPS 3 and Shenton Park Improvement Scheme No. 1. The objective of the Urban Development zone is to identify areas that require comprehensive planning in order to provide for the coordination of subdivision, land use and development. LPS 3 Clause 18(7) pertains to the Urban Development reads:

(7) If the zoning table (Table 3) does not identify any permissible uses for land in a zone the local government may, in considering an application for development approval for land within the zone, have due regard to any of the following plans that apply to the land

a) a structure plan;
b) an activity centre plan;
c) a local development plan.

In this regard the lot is not required to be rezoned, as the existing LPS 3 provisions provide for due regard to a Structure Plan for the site. As there will be no subdivision nor rezoning, the whole site will be provided as Mixed Use under the PSP. As the PSP provides the built form controls, the applicable density code will be R-AC0.

The City of Nedlands is set a target of 4,320 additional dwellings by 2050 in accordance with Perth and Peel @3.5 Million (2018), which will increase the total number of dwellings in the City to 12,390. Whilst the City's adopted Local Planning Strategy does not identify this site specifically as available for development/redevelopment for the purposes of increasing dwelling numbers, the site directly abuts two identified sites, being Lot 4 Underwood Avenue to the north and the Shenton Park Hospital Redevelopment site to the south. In this regard the proposal for targeted density for Residential land uses in this location is broadly consistent with the intent of the Strategy and is supported.

The draft Liveable Neighbourhoods 2015 provides guidance on the determination of density codes surrounding activity centres and high-frequency public transport routes. The site is approximately 650m from Shenton Park Tain Station. This location is identified in draft Liveable Neighbourhoods as a recommended density code of R50 to R80.

Given the more recent infill targets set by Perth and Peel @3.5 Million and the City's Strategy, the density guidance outlined in draft Liveable Neighbourhoods may no longer be adequate to achieve infill targets. The City's Strategy preferences targeted density over ad-hoc subdivisions, and thereby the site is an appropriate location to accommodate increased density given its close proximity to the Shenton Park Hospital Redevelopment site and Shenton Park Train Station. The Strategy does not set a prescriptive dwelling target for specific lots, therefore, consideration of density is primarily guided by the recently released State Planning Policy 7.2: Precinct Design.

Land Use

The permissible land uses for the site will be determined via the PSP. The PSP proposes a primarily Residential land use consisting of multiple dwellings designated specifically for supported seniors housing. The applicant has indicated that the intended ancillary land uses for the site consist of Restaurant/Café, Office, Civic Use and Recreation - private These ancillary land uses are to be utilised by the residents and visitors to the residents of the seniors housing.

The PSP proposes a predominantly Residential supported senior's housing land use, with the potential for expansion and adaptability to provide aged and disability care. This is consistent with the existing land use of the site as a Quadriplegic Centre. The applicant has provided justification regarding the need for the proposed land use in relation to current needs and expectations of the community. Additionally, the land use is considered appropriate to offset the loss of aged persons dwellings as part of the Nedlands Village PSP within the greater City of Nedlands. The ancillary land uses proposed on site will aid in serving the needs of the residents and include community and civic facilities. The proposed land uses will contribute positively to the precincts character and support the precincts and wider Shenton Park Hospital Redevelopment's vision.

Design Element 6: Built Form

Building Height

The PSP proposes five building 'blocks' within two precincts. Blocks identified as A, B, C are in Precinct Area 1, and Blocks D and E are in Precinct Area 2 (**Figure 6**). The blocks are positioned in a circular orientation around an open space to ensure sunlight reaches communal spaces, prevents formation of wind tunnels and facilitates passive surveillance. The location of the blocks and height restrictions are not considered to have negative impacts on the public realm or adjacent development.

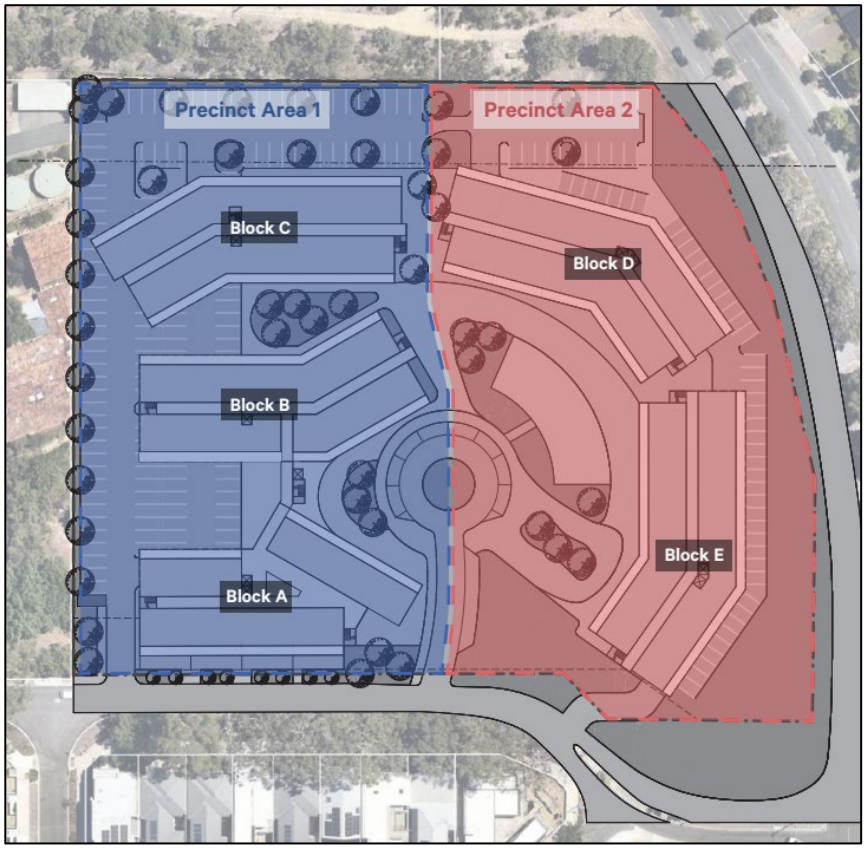


Figure 6: Precinct Area Plan

In relation to allowable building height, this is determined via the Precinct Areas. The proposed maximum height limit for the site is five stories in Area 1 and eight stories in Area 2 (**Figure 7**). The height and density placement within the PSP is consistent with Perth and

Peel @ 3.5 Million framework. The site is identified as an Urban Corridor given its proximity to a station precinct. Urban corridors are intended to provide higher density and higher-rise residential dwellings along transport routes. The proposed built form within the PSP reflects this objective and proposes greater height and density in Area 2 adjacent to major transport routes. Additionally, Area 1 ranges in height from three to five storeys to provide an appropriate transition in scale to the adjacent lower density interface to the south of Orton Road and facilitate interaction with the public realm.

The built form transitions between Area 1, Area 2 and adjacent development is supported for the following reasons:

- The distance between the maximum proposed building height in Area 2 (Blocks D and E) and the adjoining low-coded (R15) residential dwellings on the eastern side of Selby Street exceeds 40m. Significant vegetation, including that to be retained on site, vegetation on the verge adjacent to the eastern boundary and vegetation within the median strip on Selby Street, will help mitigate any perceived building bulk impacts to these dwellings.
- Selby Street features four lanes with a median strip separating the flow of traffic. The western side of Selby Street (heading northbound) is a Distributor A road and the eastern side is a Distributor B road (heading southbound) as per the MRWA Road Hierarchy. These road types carry traffic between industrial, commercial and residential areas feature a 70 kmph speed limit.

It is noted that height is not directly related to bulk and scale. Associated factors such as setbacks, car parking areas, existing vegetation buffers and traffic networks are considered to alleviate any perceived negative impacts of bulk and scale.

It is considered that the current building placement, scale and massing is appropriate for the intended precinct and streetscape character. Additionally, the built form will be further considered during the development application stage where specific building design, aesthetics and materiality are considered.

Figure 7: Recommended Height provisions

Modification to R-Codes

The Orton Road PSP is intended to be read in conjunction with the R-Codes Vol. 2. Section 4.2.3 of the PSP provides additional development provisions which replace, vary or are in addition to the R-Codes Vol. 2. A schedule of those provisions to be replaced and/or varied is provided in **Attachment 4.** For clarity purposes, it is recommended that this schedule as modified be included within the PSP document. The proposed R-Codes variations predominantly pertain to Building Height (as outlined above), Tree Canopy and Deep Soil, Public Interface and Access, Car Parking and Storage. The proposed amendments lend themselves towards design for supported seniors living, as opposed to typical apartment design. For example, amended provision include that the communal space includes active play equipment, and that excess parking may be used by residents for parking caravans and associated recreational vehicles The variations to the R-Codes are generally supported subject to some modifications as outlined in **Attachment 7.**

Consultation

Public Consultation (Community)

In accordance with the Regulations clause (18), the local government must advertise a proposed structure plan. As there is no option to not advertise a PSP. City planning officers formed the view that the PSP was not required to be presented to Council for consent to

advertise. Further, a structure plan must be advertised within 28 days of acceptance. An alternative view is that officers without clear delegation should be providing to Council a report when;
1. Additional information is requested (ahead of the application being accepted).
2. The application is complete and ready for advertising.

The Orton Road PSP was advertised for 42 days, from 19 July 2024 to 29 August 2024, in the following manner:

- Written notification to owners and occupiers within a 200m radius.
- Two signs placed on site for the duration of the advertising period.
- A community information session held on Thursday 1 August 4pm – 6pm.
- Social media post on the City's Facebook.
- Notice and publication on the City's website.
- Notice on the information board at the City's Administration Building.
- Notice in the Post Newspaper.

At the close of the advertising period, the City received 4 submissions. A full schedule of submissions and applicant responses are provided at **Attachment 5**. A summary of the key themes from submissions is provided in **Table 1**.

Table 1: Public Consultation		
Issue Raised	**No. of Submissions**	**Officer Comment**
Concerns with parking and increase in traffic	2	Refer to discussion on Traffic Management and Parking within this report.
Concerns with proposed height and scale	2	Refer to discussion on Land Use and Built Form within this report.
Incompatibility of high density living and aged care / disability accommodation	2	The applicant has advised that the subject site will be used for supported seniors housing with ancillary uses. The applicant has provided additional justification outlining the mobility of seniors in comparison to dedicated aged care or disability care.
Concerns of lack of green space and impact on tree canopy and wildlife	1	Refer to discussion of Urban Ecology and Public Open Space within this report.

Public Agencies/Departments

The application was referred to the following Departments and Agencies for comment.

- ATCO
- City of Subiaco

- Department of Biodiversity Conservation and Attractions
- Department of Education
- Department of Fire and Emergency Services
- Department of Health
- Department of Planning Lands and Heritage
- Department of Water and Environmental Regulation
- Main Roads WA
- NBN
- Public Transport Authority
- Telstra
- Water Corporation
- Western Power

Attachment 6 provides comments from those agencies that made submissions during the consultation period, along with the applicant and a City Officer response.

Design Review Panel

In accordance with the City's Local Planning Policy 7.2: Design Review Panel Clause 4.4 (a), the PSP was not presented to the Design Review Panel (DRP). Given that the PSP only proposes general massing with minimal design detail, and has limited impact on external sites, the City determined that the PSP would not benefit from being presented to the DRP at this stage. It is anticipated that once a development application(s) are lodged for the site, the application will be referred to the DRP at that stage.

Strategic Implications

This item relates to the following elements from the City's Strategic Community Plan.

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

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

Decision Implications

The processes and determination powers with respect to Structure Plans are governed by the Deemed Provisions of Schedule No.2 of the Planning and Development (Local Planning Schemes) Regulations 2015. Under these regulations, the Western Australian Planning Commission is the sole authority responsible for making determinations on Structure Plans.

Pursuant to Regulation 20 (1), Part 4, Schedule 2 of the Regulations, the responsible authority must prepare a report to the Western Australian Planning Commission on that Structure Plan, inclusive of a recommendation as to whether or not it should be approved, within 60 days of the date of closure of the public advertising period, or alternatively by a date agreed to by the Western Australian Planning Commission.

Conclusion

The proposed Orton Road PSP is broadly consistent with the six-design elements of SPP 7.2 subject to modifications. The subject site is suitable for increased residential density, specifically to a targeted demographic of seniors housing. The proposed open space is of a suitable size to enhance amenity for residents of the development and greater ecological linkages. The proposed pedestrian and vehicular movements around the site are safe and appropriate for the development, and the existing road network is capable of accommodating the increased traffic generation.

It is recommended that Council adopts the officer recommendation to WAPC to approve the PSP subject to modifications.

Further Information

Nil.

16.6 PD81.12.24 Adoption for referral to WAPC – Scheme Amendment 15 – Lot 101 (No.118) & Lot 102 (No. 108) Monash Avenue & Lot 103 (No.15) Karella Street Nedlands

Meeting & Date	Council Meeting – 10 December 2024
Applicant	CLE Town Planning and Design
Information Provided	All relevant information required has been provided.
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	Chantel Weerasekera – A/Coordinator Planning Approvals
Director	Tony Free – Director Planning and Development
Attachments	1. Scheme Amendment 15 Text and Maps endorsed for advertising by WAPC 2. Schedule of WAPC Modifications 3. Schedule of Submissions 4. External Agency Submissions

Purpose

The purpose of this report is for Council to consider submissions received on proposed Scheme Amendment 15 to Local Planning Scheme No 3 and make a recommendation on the Amendment to the Western Australian Planning Commission (WAPC). Scheme Amendment 15 proposes to rezone portions of Lots 101 and 102 Monash Avenue, Nedlands from 'Residential' to 'Mixed Use' with a density of R-AC0 and make related changes to the Additional Use provisions to facilitate the implementation of the Nedlands Village Precinct Structure Plan.

Recommendation

That Council:

1. **SUPPORTS Scheme Amendment No.15 to the City of Nedlands Local Planning Scheme No.3, as shown in the Scheme Amendment 15 Text and Zoning Map (Attachment 3) in accordance with regulation 41 of the Planning and Development (Local Planning Schemes) Regulations 2015, except where modified as below:**

   a. **Amending Table 4 – Specified Additional Uses for zoned land in Scheme area by removing the row labelled 'A3'.**

b. Amending the Scheme Map to remove the area depicted as 'A3'
c. The Additional Uses for Lot 103 are given controls to ensure theu are realised as small local amenities.

2. The local government considers Amendment No.15 to City of Nedlands Local Planning Scheme No.3 should have been considered a Complex Amendment instead of a 'Standard Amendment' under Part 5 – Amending local planning scheme:
   a. **The redevelopment of the site facilitated through Amendment 15 with high density residential and muti-storey mixed use is clearly of a significant scale relative to neighbouring single residential housing (Coded R40) and therefore fits the type (c) complex amendment definition.**
   b. Future development will have a significant impact (e.g. traffic, construction management to name two) relative to neighbouring single residential housing (Coded R40).

3. AUTHORISES the CEO to sign relevant documents and submit two copies of the Scheme Amendment 15 report and any other relevant documents to the Western Australian Planning Commission in accordance with Regulation 37(2) of the Planning and Development (Local Planning Schemes) Regulations 2015.

Voting Requirement

Simple Majority.

Background

Land Details

On 23 November 2023 the City received the application for a Scheme Amendment 15 to the City's Local Planning Scheme No 3 (LPS 3) 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**).

Figure 1: Aerial image of Scheme Amendment area.

The Scheme Amendment was considered at the Ordinary Council meeting of 27 February 2024 where Council resolved to initiate the amendment. The Scheme Amendment was subsequently forwarded to the Environmental Protection Authority and WAPC for consent to advertise. On 18 June 2024 the WAPC requested modifications to the draft Scheme amendment prior to advertising.

WAPC Amendments

The modifications to the Scheme Amendment 15 requested by the WAPC are provided in **Attachment 2**. The modifications are predominately administrative changes and have no effect on the intent of the Scheme Amendment as lodged. The Scheme Amendment documentation was duly amended and the WAPC provided formal consent to advertise the modified Scheme Amendment on 27 June 2024.

Amendment details

Draft Scheme Amendment 15 as modified and advertised, 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.

2. Amending the Scheme Map to apply the R-AC0 R-Code to Lots 101 and 102 Monash Avenue, Nedlands and Lot 103 Karella Street, Nedlands as shown on the Scheme Amendment Map.

3. 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.

4. 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.

5. Amending the Scheme Map to reduce the area of A3 as depicted on the Scheme Amendment Map.

6. Amending the Scheme Map to designate A10 over Pt. Lot 101 (118) and Pt. Lot 102 (108) Monash Avenue, Nedlands and Lot 103 (15) Karella Street, Nedlands as depicted on the Scheme Amendment Map.

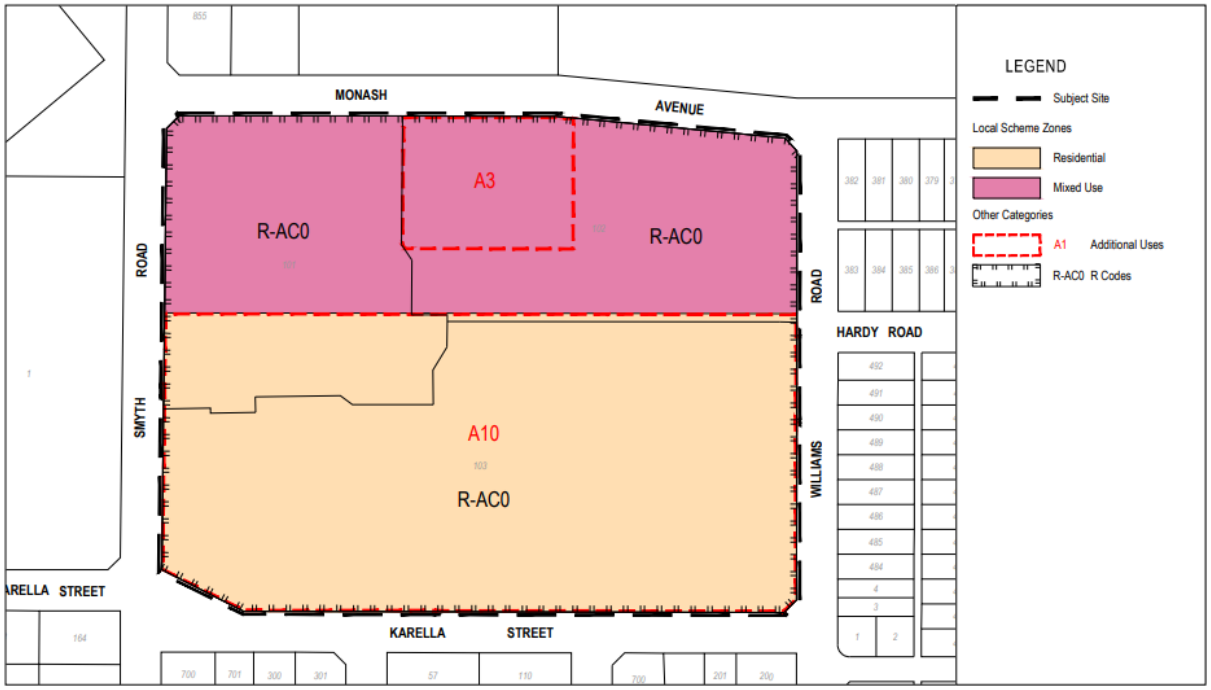


Figure 2: Proposed Scheme Amendment Map

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.

Consultation

Public Consultation (Community)

Draft Scheme Amendment 15 was advertised as a standard amendment in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations) and the City's Local Planning Policy 7.3 Consultation of Planning Proposals, for 42 days from 18 July to 29 August 2024, in the following manner:

- Letters sent to all landowners and occupiers within a 100m radius of the site;
- Emails sent to all persons who made a submission on the Nedlands Village PSP;
- Four signs on site were installed at the around the site's street frontages for the duration of the advertising period;
- An advertisement was published on the City's Your Voice website with all documents relevant to the application made available for viewing during the advertising period;
- An advertisement was placed in The Post newspaper; and
- A community information session was held by City Officers on 1 August 2024 which was attended by five community members.

5. At the end of the public consultation period 35 submissions were received: seven objecting, five providing comment only, and 23 in support. A schedule of submissions is included at **Attachment 4.**
6.
7. A petition against the proposed scheme Amendment was also received by Council at its meeting of 27 August 2024. This contained 86 signatories.
8.

Public Agencies/Departments

The Scheme Amendment was referred to the following Departments and Agencies for comment.

- ATCO

- City of Perth
- City of Subiaco
- Department of Biodiversity Conservation and Attractions
- Department of Education
- Department of Fire and Emergency Services
- Department of Health
- Department of Planning Lands and Heritage
- Department of Water and Environmental Regulation
- Main Roads WA
- Metropolitan Cemeteries Board
- Public Transport Authority
- Water Corporation
- Western Power

Attachment 5 provides comments from those agencies that made submissions during the consultation period, along with a City Officer response.

Discussion

Nedlands Village Precinct Structure Plan

On 10 January 2024 the City received an application for a Precinct Structure Plan pertaining to Lots 101 and Lot 102 Monash Avenue and Lot 103 Karella Street, Nedlands known as the Nedlands Village Precinct Structure Plan (PSP). Precinct Structure Plans are guiding documents on how an area could be developed in the future. It outlines land use, density, and development (including built form), access arrangements, infrastructure, environmental assets and community facilities at a precinct scale to facilitate future subdivision and development.

The Nedlands Village PSP was considered by Council at its meeting of 28 May 2024 (PD31.05.24), where Council resolved as follows:

In accordance with Clause 20 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015:

4. Note that the land subject of the proposed Nedlands Village Precinct Structure Plan is subject of Amendment No.15 to the City of Nedlands Local Planning Scheme No.3 to rezone the land from “Residential” to “Mixed Use” and approval of this Structure Plan by the Western Australian Planning Commission should not occur unless and until the Hon. Minister for Planning approves Amendment No.15 to the City of Nedlands Local Planning Scheme No.3 and the land is rezoned.

5. Recommend to the Western Australian Planning Commission that the proposed Nedlands Village Precinct Structure Plan be approved in the instance where:

    b. The Hon. Minister has approved Amendment No.15 to the City of Nedlands Local Planning Scheme No.15 and the land has been rezoned;

c. The modifications, as set out in Attachment 7, are made to the Nedlands Village Precinct Structure Plan;

d. The Western Australian Planning Commission, on the advice of Main Roads WA, is satisfied that the Structure Plan area will not be subject to any adverse impact on the road network; and

e. The Western Australian Planning Commission, on the advice of Department of Fire Emergency Services is satisfied that the Structure Plan area will not be subject to any adverse impact from Bushfire risk.

6. Forward the full Structure Plan proposal, Schedule of Submissions and the recommended modifications to the Western Australian Planning Commission for its determination.

7. Notify the Applicant, affected landowners and submitters of Council's recommendation.

The Nedlands Village PSP was subsequently forwarded to the WAPC with the City's recommendations. The WAPC have 120 days to determine the PSP in accordance with Clause 22(5) of the Regulations.

The reason why the PSP progressed prior to the Scheme Amendment was because the Applicant obtained the necessary consent from the WAPC for this to be lodged, advertised and assessed before the land is rezoned via Scheme Amendment No.15, on the proviso that the Structure Plan is not finalised by the Western Australian Planning Commission (not Council) until the rezoning is in-place.

Density

Under the current LPS 3, all subject lots are zoned Residential, with no applicable density code. Scheme Amendment 15 proposes to apply the R-AC0 coding to all lots. The R-AC0 code is applied to land which requires further detailed planning and refers to an approved Local Development Plan or Structure Plan for the specific development controls within this area. In this instance the R-AC0 code would refer to the final approved Nedlands Village PSP for development controls. These development controls include, but are not limited to, specific R-Code densities, heights, setbacks, plot ratio and design guidelines. The WAPC have determined that detailed planning via a Precinct Structure Plan is required for the site for the purposes of orderly and proper planning. Further, the proposed PSP 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. In this regard the proposed R-AC0 coding is supported.

Zoning

Scheme Amendment 15 proposes to rezone Part Lot 101 Monash Avenue, Nedlands and Part Lot 102 Monash Avenue, Nedlands from the 'Residential' zone to the 'Mixed Use' zone. This change in zoning will allow for a range of non-residential uses to be contemplated for future development on Lots 101 and 102 in accordance with LPS 3 Clause 17. This is consistent with the draft Nedlands Village PSP and is supported.

Additional Use Rights

Under the current LPS 3 all lots are afforded Additional Use rights in accordance with clause 19 Table 4 'A3'. Scheme Amendment 15 proposes to alter the extent of these existing additional use rights to apply only to Part Lot 102 (116) Monash Avenue, Nedlands, which is the Regis Nedlands building built in 2018 proposed to be retained. This modification is to ensure that the retained building continues to be afforded its existing additional use rights.

Whilst this modification is supported in principle, it is noted that all the additional uses afforded to this site via 'A3' are already permitted or contemplated land uses within the 'Mixed Use' zone. The effect of the modification would only change the land use permissibility (i.e.: Residential aged care facility would be considered a 'P' use instead of an 'A' use). Given that the site is already developed, it is not considered necessary to alter the land use permissibility. Should the landowner propose additions or alterations or to entirely redevelop, all additional land uses afforded to the site would be capable of approval irrespective of 'A3'. The existing 'A3' additional use in LPS 3 also includes provisions relating to height 'where there is no approved structure plan, local development plan, and/or activity centre plan'. Given that there is relative certainty that a Precinct Structure Plan will be approved for this site imminently, it is recommended that LPS 3 clause 19 Table 4 'A3' be removed in its entirety.

Scheme Amendment 15 also proposes to insert new additional use rights via 'A10' which is to apply to the southern portion of the site zoned Residential. Proposed 'A10' would insert the 'office', 'recreation-private', 'restaurant/café' and 'shop' uses as discretionary land uses. It is acknowledged that some low intensity non-residential land uses may be appropriate within the Residential zone to provide a greater level of amenity to the 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 proposed amendment to LPS 3 clause 19 Table 4 via addition a new row 'A10' is supported.

Alternative Approach

If Council wish to amend A10 to only apply to the lot with Smyth Road frontage Council may wish to resolve as below.

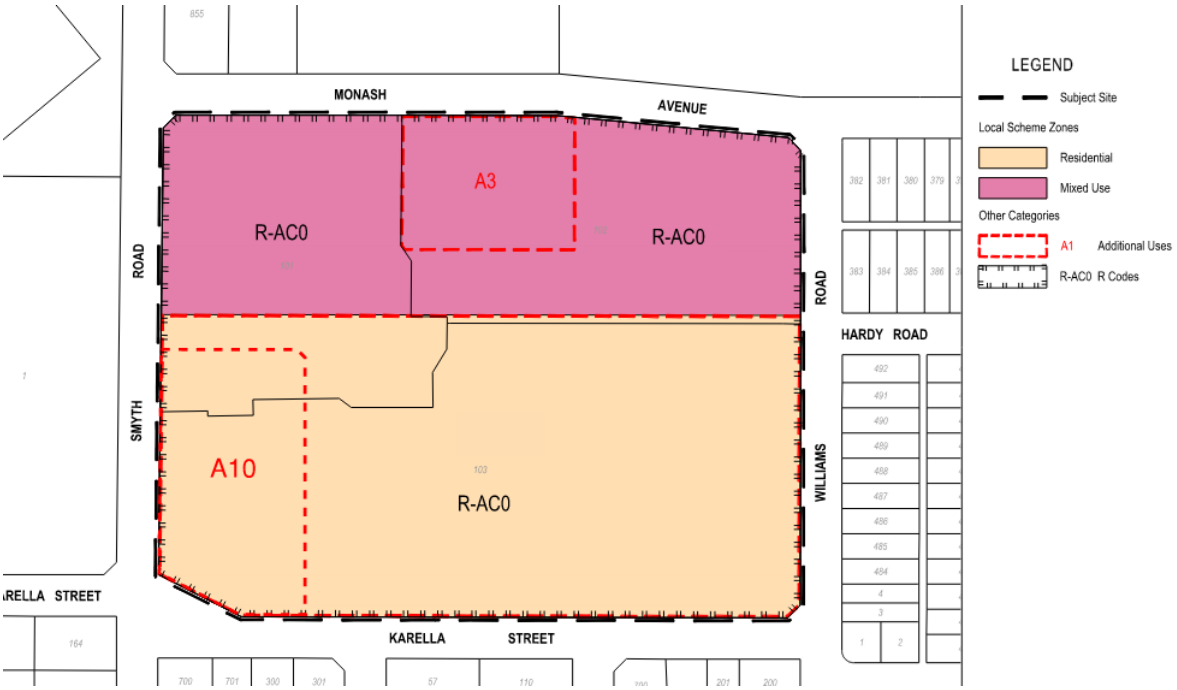
That Council:

1. SUPPORTS Scheme Amendment No.15 to the City of Nedlands Local Planning Scheme No.3, as shown in the Scheme Amendment 15 Text and Zoning Map (Attachment 3) in accordance with regulation 41 of the Planning and Development (Local Planning Schemes) Regulations 2015, except where modified as below:

    a. Amending Table 4 – Specified Additional Uses for zoned land in Scheme area by removing the row labelled 'A3'.

    b. Amending the Scheme Map to remove the area depicted as 'A3'.

c. Amending the Scheme Map to designate A10 over Pt. Lot 101 (118) Monash Avenue, Nedlands and Lot 103 (15) Karella Street, Nedlands as depicted on the amended Scheme Amendment Map below.



2. AFFIRMS that the local government 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. AUTHORISES the CEO to sign relevant documents and submit two copies of the Scheme Amendment 15 report and any other relevant documents to the Western Australian Planning Commission in accordance with Regulation 37(2) of the Planning and Development (Local Planning Schemes) Regulations 2015.

Impacts on Traffic and Infrastructure

Comprehensive assessment of traffic management, parking, pedestrian movement and provision of public open space was undertaken as part of the Nedlands Village PSP which was previously considered by Council (refer to PD31.05.24). The proposed R-AC0 density code simply creates a cross-reference to the Nedlands Village PSP, thereby these factors are not required to be reconsidered at the Scheme Amendment stage.

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

The local government may amend a local planning scheme under the Planning and Development (Local Planning Schemes) Regulations 2015. Under Regulation 50 in respect to a standard amendment, Council must resolve within 60 days of the end of the submission period:

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

Decision Implications

Council's recommendation on Scheme Amendment 15 will be referred to the WAPC, which will make a recommendation to the Minister for Planning. The Minister for Planning makes the final determination either to endorse, require modifications and resubmission, or to refuse the Scheme Amendment. Should the Scheme Amendment be endorsed by the Minister for Planning it will come into effect once published in the Government Gazette.

Conclusion

Scheme Amendment 15 proposes to rezone portions of Lots 101 and 102 Monash Avenue, Nedlands from 'Residential' to 'Mixed Use', and apply a density coding of R-AC0 to the entire of the subject site. The purpose of the Scheme Amendment is to allow for the implementation of the Nedlands Village Precinct Structure Plan, which is currently sitting with the WAPC to be determined. The progression of the Scheme Amendment is consistent with orderly and proper planning, and it is recommended that Council advise the WAPC that it supports proposed Scheme Amendment 15, subject to modifications.

Further Information

Nil.

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:

CLE TOWN PLANNING + DESIGN
2 Abbotsford Street, West Leederville
Tel: 08 9382 1233
www.cleplan.com.au

3767Rep33D

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 the Scheme Map to apply the R-AC0 R-Code to Lots 101 and 102 Monash Avenue, Nedlands and Lot 103 Karella Street, Nedlands as shown on the Scheme Amendment Map.

3. 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.

4. 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 Lot 103 (15) Karella Street, Nedlands	• Office • Recreation-private • Restaurant/café • Shop	(1) Office, Recreation-private, Restaurant/café and Shop are 'D' uses.

5. Amending the Scheme Map to reduce the area of A3 as depicted on the Scheme Amendment Map.

6. Amending the Scheme Map to designate A10 over Pt. Lot 101 (118) and Pt. Lot 102 (108) Monash Avenue, Nedlands and Lot 103 (15) Karella Street, Nedlands as depicted on the Scheme Amendment Map.

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

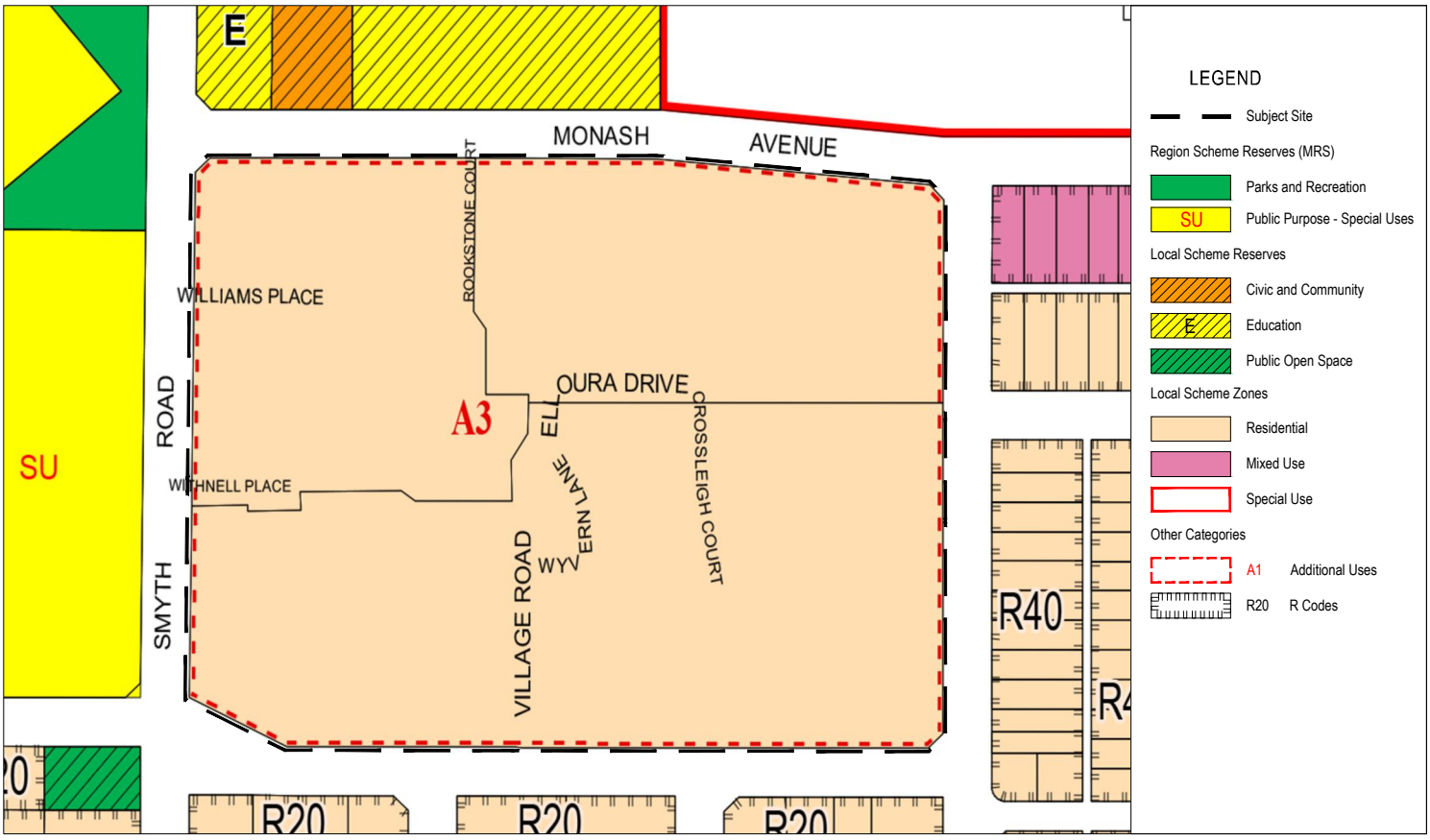
- An amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;
- An amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission, being the City of Nedlands Local Planning Strategy;
- 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……

.....

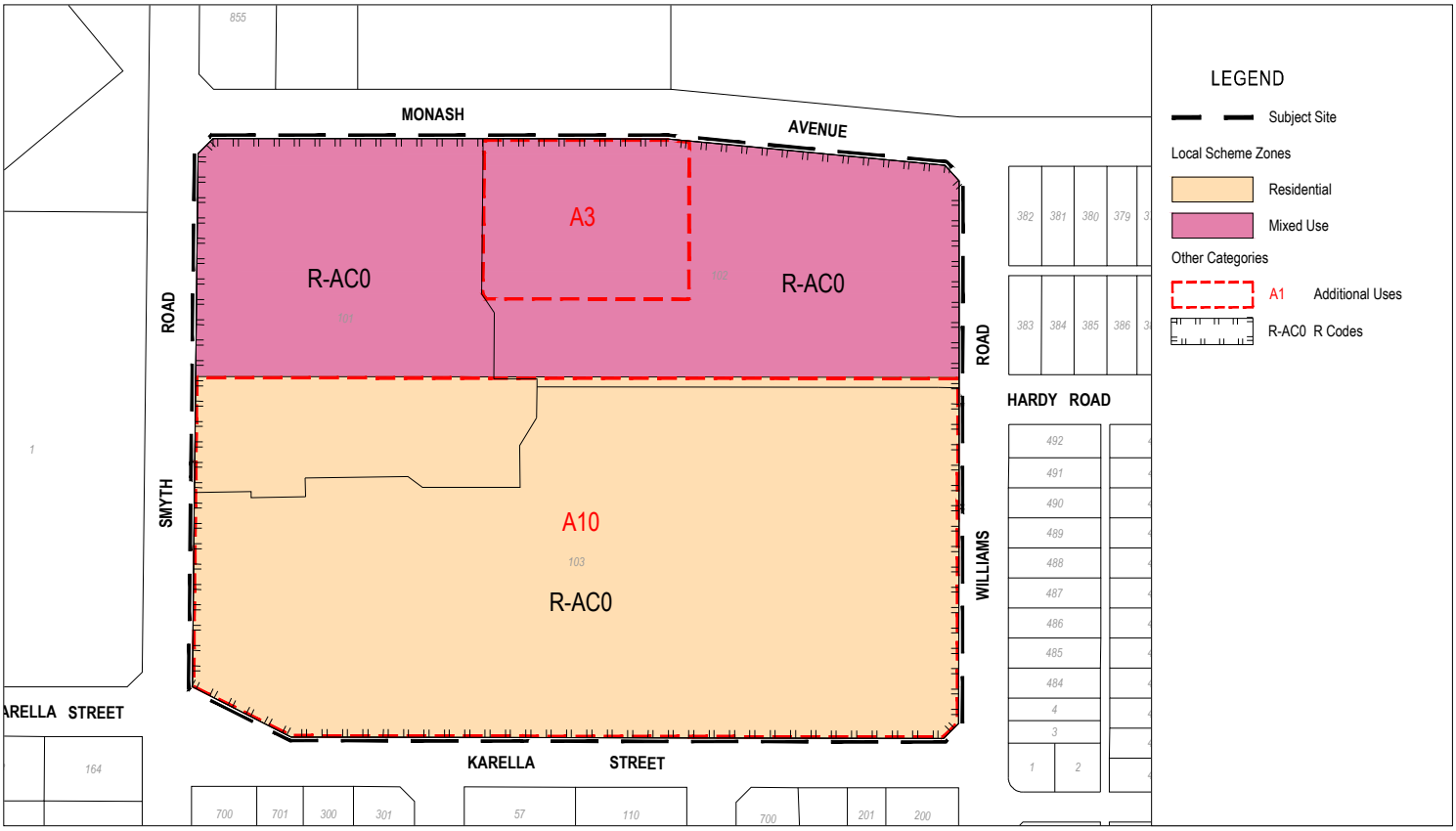
(Chief Executive Officer)

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. 15
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.

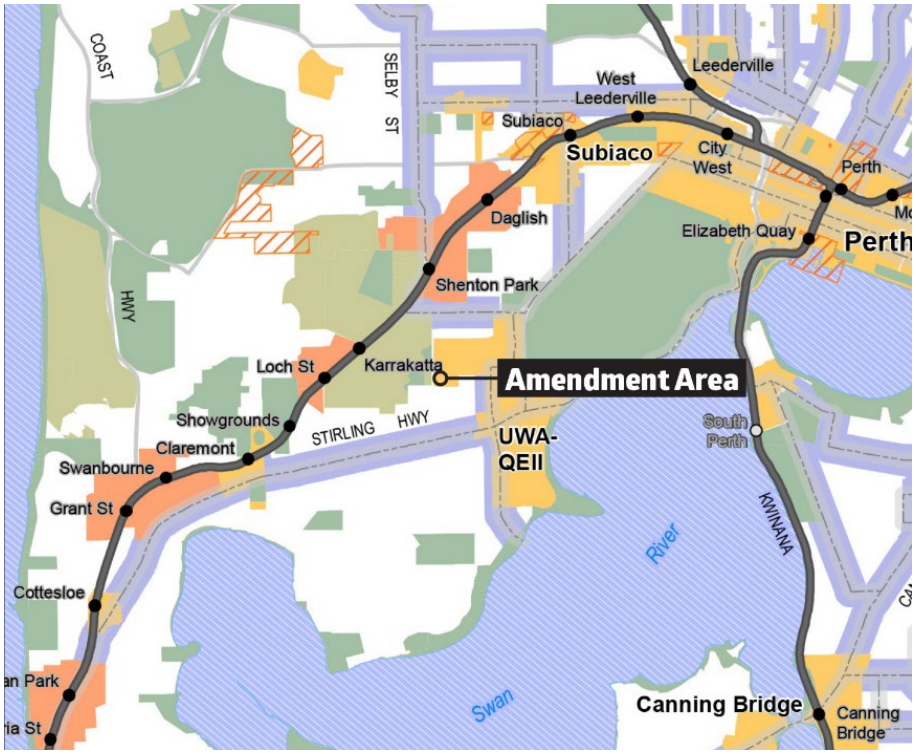


Figure 5: Central Sub-Regional Planning Framework
(Source: Perth & Peel @ 3.5 Million, DPLH, 2018)

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.

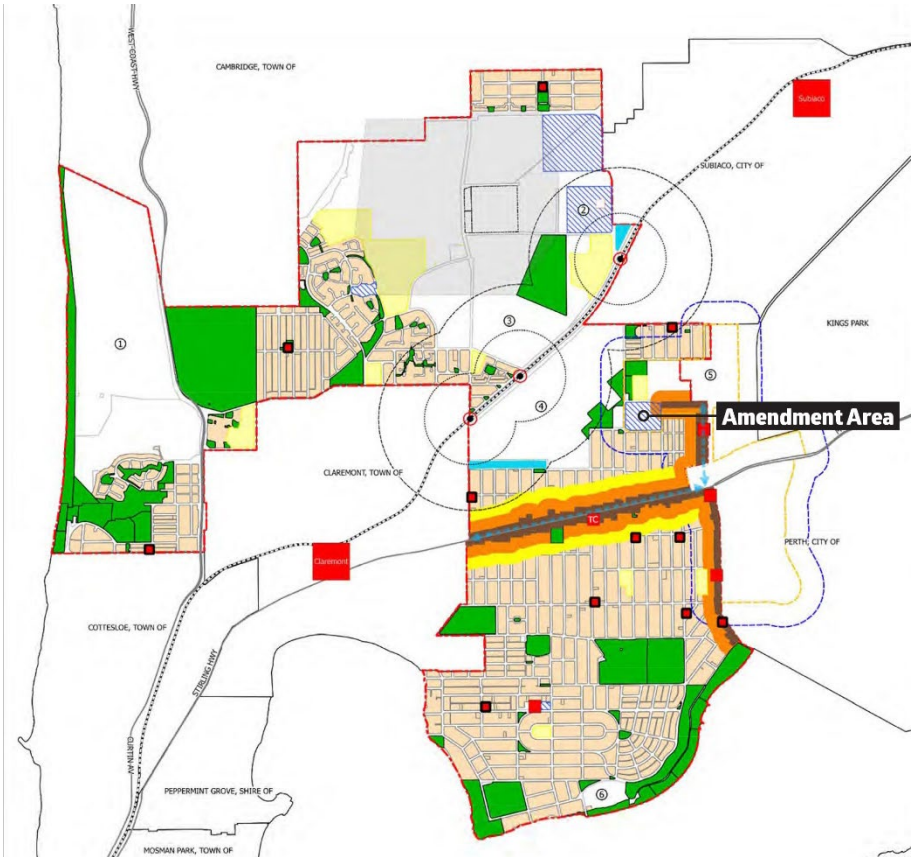


Figure 6: City of Nedlands Local Planning Strategy Map
(Source: City of Nedlands Local Planning Strategy, 2017)

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.

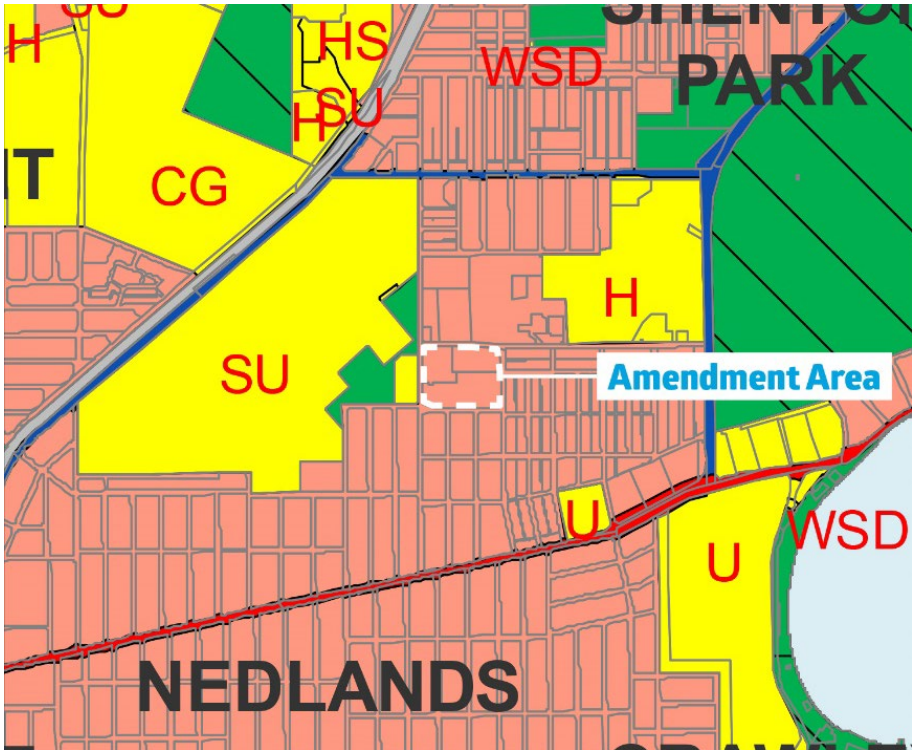


Figure 7: Metropolitan Region Scheme
(Source: DPLH)

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. 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 the Scheme Map to apply the R-AC0 R-Code to Lots 101 and 102 Monash Avenue, Nedlands and Lot 103 Karella Street, Nedlands as shown on the Scheme Amendment Map.

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

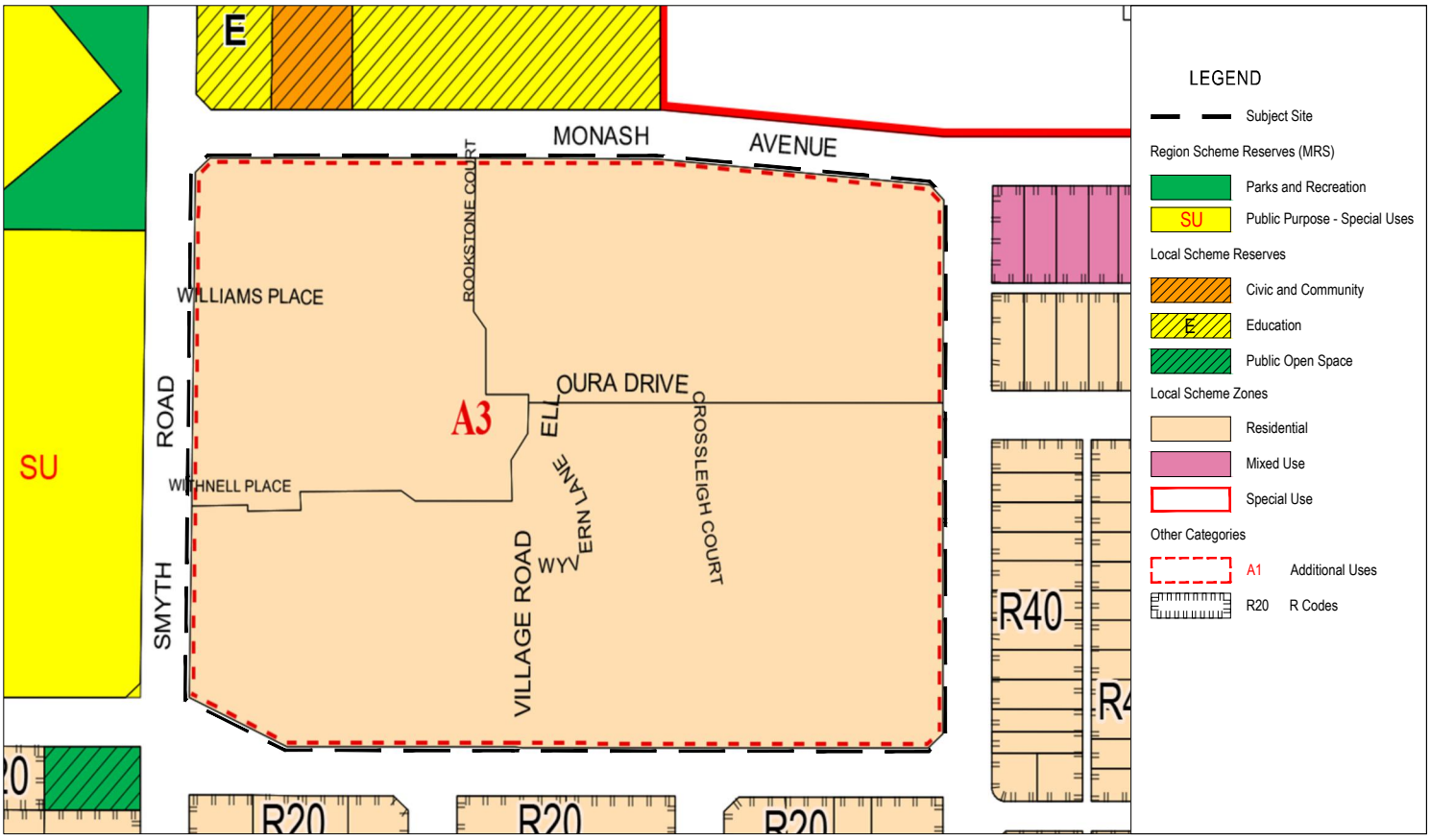
No.	Description of land	Additional use	Conditions
A3	Pt. Lot 102 (116) Monash Avenue, Nedlands	• Car park • Office • Medical centre • Place of worship • Residential aged care facility • Shop	(3) Residential aged care facility is a 'P' use. (4) Car park, Office, Medical centre, Shop and Place of worship are 'I' uses.

4. 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 Lot 103 (15) Karella Street, Nedlands	• Office • Recreation-private • Restaurant/café • Shop	(2) Office, Recreation-private, Restaurant/café and Shop are 'D' uses.

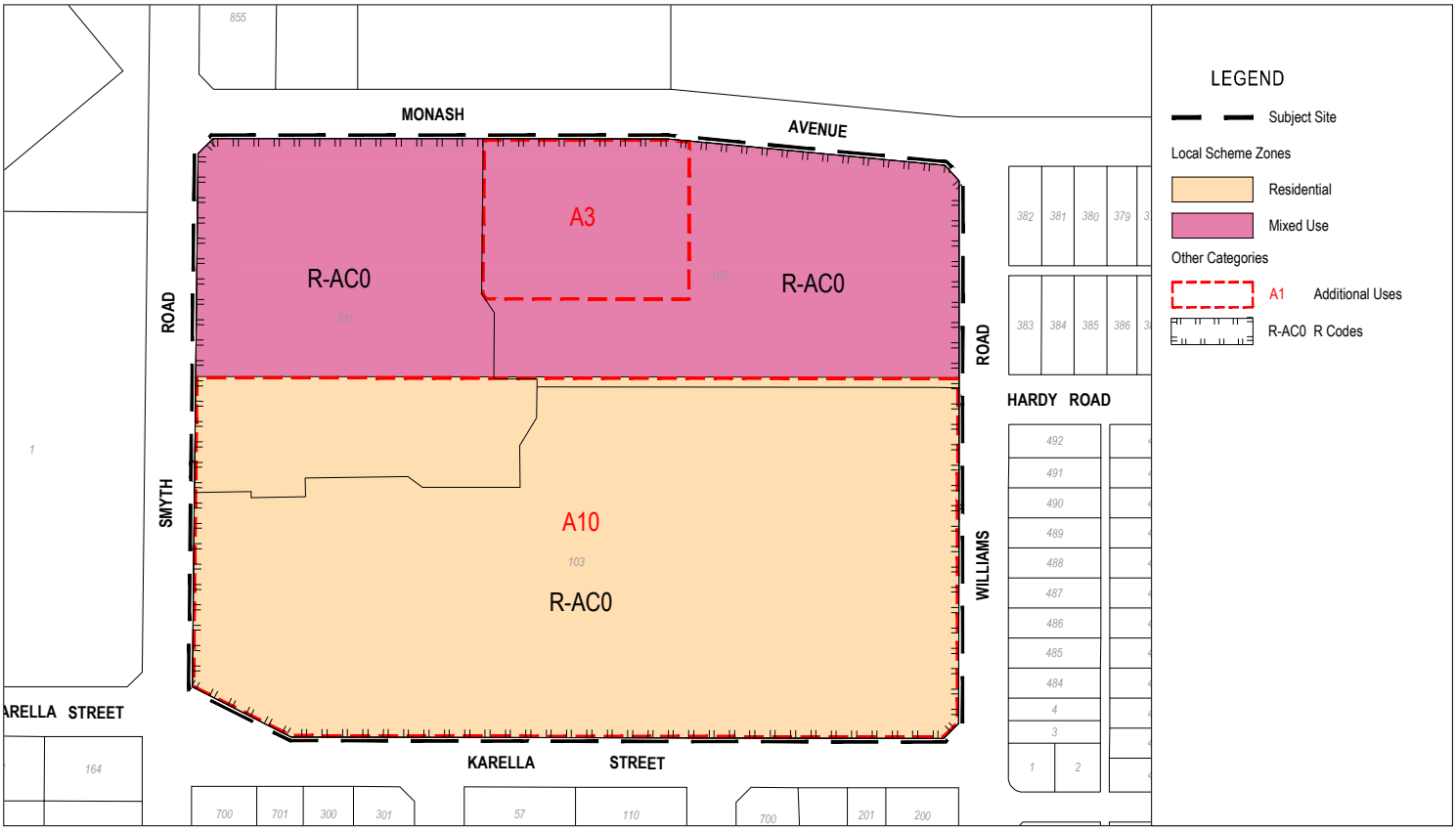
5. Amending the Scheme Map to reduce the area of A3 as depicted on the Scheme Amendment Map.

6. Amending the Scheme Map to designate A10 over Pt. Lot 101 (118) and Pt. Lot 102 (108) Monash Avenue, Nedlands and Lot 103 (15) Karella Street, Nedlands as depicted on the Scheme Amendment Map.



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 .....

ATTACHMENT 2

SCHEDULE OF MODIFICATIONS

CITY OF NEDLANDS
LOCAL PLANNING SCHEME NO. 3, AMENDMENT NO. 15

NUMBER	PROPOSED MODIFICATION	JUSTIFICATION
1	Modify the amendment resolution text by renumbering item 2 as item 3 and item 3 as item 4.	To facilitate the insertion of additional items within the resolution.
2	Modify the amendment resolution text by inserting a new item 2 as follows: 2. Amending the Scheme Map to apply the R-AC0 R-Code to Lots 101 and 102 Monash Avenue, Nedlands and Lot 103 Karella Street, Nedlands as shown on the Scheme Amendment Map.	The WAPC has determined under clause 15(c) of the Deemed Provisions that a precinct structure plan (PSP) is required for the orderly and proper planning of Lots 101 & 102 Monash Avenue and Lot 103 Karella Street, Nedlands. The R-AC0 code on the Scheme Map visually displays that detailed R-Codes will be designated in a PSP that applies to the site.
3	Modify the table under original item 3 of the amendment resolution text to replace “Pt. Lot 103” with “Lot 103”.	The Scheme Amendment Map shows that the whole of Lot 103 is included in the proposed Additional Use 10 boundary.
4	Modify the amendment resolution text by inserting a new item 5 as follows: 5. Amending the Scheme Map to reduce the area of A3 as depicted on the Scheme Amendment Map.	The amendment includes maps showing that the scheme map is also being amended to reduce the area of Additional Use 3.
5	Modify the amendment resolution text by inserting a new item 6 as follows: 6. Amending the Scheme Map to designate A10 over Pt. Lot 101 (118) and Pt. Lot 102 (108) Monash Avenue, Nedlands and Lot 103 (15) Karella Street, Nedlands as depicted on the Scheme Amendment Map.	The amendment includes maps showing that the scheme map is also being amended to include the Additional Use 10.
6	Modify the Proposed Zoning Scheme Amendment Map to insert an R-AC0 R-Code boundary over Lots 101 and 102 Monash Avenue, Nedlands and Lot 103 Karella Street, Nedlands.	The WAPC has determined under clause 15(c) of the Deemed Provisions that a precinct structure plan (PSP) is required for the orderly and proper planning of Lots 101 & 102 Monash Avenue and Lot 103 Karella Street, Nedlands. The R-AC0 code on the Scheme Map visually displays that detailed R-Codes will be designated in a PSP that applies to the site.

Schedule of Submissions

Scheme Amendment No. 15 - Lot 101 (No.118) & Lot 102 (No.108) Monash Avenue & Lot 103 (No.15) Karella Street, Nedlands

City of Nedlands

nedlands.wa.gov.au

#	Support / Object / Comment Only	Submission	Applicant Response	Officer Response
1.	Object	I would like it noted that I strongly object to the scheme amendment. This re-zoning is not in keeping with the suburb and is in stark contrast to the land use and zoning on previous submissions by the WAPC which indicated a different zoning code directly opposite my house. This change could see a mixed use skyscraper across from my house instead of residential or aged care - I find the actions of developers and planners to be untrustworthy in the development of the entire Hollywood Village	The rezoning is responsive to the approved City of Nedlands Local Planning Strategy, which identifies the amendment area as a 'Redevelopment / Development Area' and advocates residential and non-residential development. Height limits for the proposed 'Mixed Use' zone are specified in the related Precinct Structure Plan being progressed concurrently and will not enable skyscraper-type development.	The R-AC0 density code proposed via Scheme Amendment 15 is a cross reference to the final approved Nedlands Village PSP. Height and R-Code densities have been considered as part of the Precinct Structure Plan submission.
2.	Support	I support the change to mixed use along Monash Avenue.	Noted.	Noted.
3.	Support	Support the redevelopment of this urban density sink. The existing Regis Weston and Hollywood Village are dilapidated. With the site being perfectly positioned near key infrastructure, it is primed for dense and mixed development.	Noted.	Noted.
4.	Object	It is disappointing that, although this proposal is open for 'consultation' that seems to be in lip service only. WAPC and Ms Rita Safiotti seem to have stitched up the whole planning process and given full power to developers ignoring the wants and views of the local community and indeed their own publications on the residential design codes. The proposed density of R-AC0 is singularly inappropriate for the lots in question and indeed it is also inappropriate for the part of	The rezoning is responsive to the approved City of Nedlands Local Planning Strategy, which identifies the amendment area as a 'Redevelopment / Development Area' and advocates residential and non-residential development.	The R-AC0 density code proposed via Scheme Amendment 15 is a cross reference to the final approved Nedlands Village PSP. Height and R-Code densities have been considered as part of the Precinct Structure Plan submission.

Schedule of Submissions

Scheme Amendment No. 15 - Lot 101 (No.118) & Lot 102 (No.108) Monash Avenue & Lot 103 (No.15) Karella Street, Nedlands

City of Nedlands

nedlands.wa.gov.au

#	Support / Object / Comment Only	Submission	Applicant Response	Officer Response
		Monash Avenue west of Hampden Road. This area is already congested with far too much traffic. The addition of another 500 residents plus commercial premises will put a further strain on this area. The land in question was ALWAYS gazetted to be used for residential aged care but this zoning was removed without any consultation when the sale to Hisperia was being negotiated. The local resident should be allowed 'quiet enjoyment of their residences' without such outrageous proposals being proposed and acceded to without any regard to their views. Nothing about the new proposals fits within the commonly accepted meaning of 'built form' which is key to the Government's outlined views. This seems to be flagrantly ignored in favour of developers seeking to maximise their return to the detriment of everyone else. I DO NOT support ANY PART of this proposal and I believe that Council and the Government should take note of the voices of objection.	The proposed R-AC0 density code creates a cross-reference to the Nedlands Reserve Precinct Structure Plan, which contains built form controls and was advertised for public comment earlier in 2024. Comprehensive reporting on the anticipated traffic impact of the development, among other matters, was submitted with the Precinct Structure Plan and is currently under assessment by the Department of Planning following review by the City.	Overall traffic impacts and impacts on local infrastructure have been considered as part of the original Precinct Structure Plan proposal (refer to Council Report PD31.05.24).
5.	Support	Western Australia remains in a deep housing shortage. As undertaken in most progressive cities, it is critical that underutilized and well located land provides a range of housing choices for a diverse community. This scheme amendment clearly supports this need and desire and am fully supportive of its progression.	Noted.	Noted.
6.	Support	Support changes to planning framework needed for the Nedlands Village Precinct	Noted.	Noted.

Schedule of Submissions

Scheme Amendment No. 15 - Lot 101 (No.118) & Lot 102 (No.108) Monash Avenue & Lot 103 (No.15) Karella Street, Nedlands

City of Nedlands

nedlands.wa.gov.au

#	Support / Object / Comment Only	Submission	Applicant Response	Officer Response
7.	Object	Object. Not in keeping with the area. Apartments are allowed along Stirling hwy as per the current local planning scheme.	The rezoning is responsive to the approved City of Nedlands Local Planning Strategy, which identifies the amendment area as a 'Redevelopment / Development Area' and advocates residential and non-residential development.	Response to local context and character has been considered as part of the Precinct Structure Plan submission.
8.	Comment only	There is no buffer zones between the development and surrounding established zones. Expect R80 or higher for the first couple of houses in established areas to allow for development to ensure privacy is maintained. I am supportive of development of my area but believe it should be fair in the transition zones. 4 story homes (3+3m site retaining) and a 3m setback from Williams st should only be allowed if existing properties on Williams Karelia and Meriwa are supported for r80 or higher (3story) construction and reduced setbacks to allow for improved context of the development.	The matters raised relate to the Precinct Structure Plan that was advertised earlier in 2024. The PSP provides that the vast majority of the Karella and Williams interfaces comprise townhouses of up to 3 storeys. The PSP only enables taller buildings (4+ storeys) along Smyth Rd and Monash Av.	The R-AC0 density code proposed via Scheme Amendment 15 is a cross reference to the final approved Nedlands Village PSP. Height and R-Code densities have been considered as part of the Precinct Structure Plan submission.
9.	Comment only	I respectfully request that the Council modify the proposed zoning of portions of Lots 101 and 102 Monash Avenue from Mixed Use R-AC0 to Mixed Use R-AC3 with 6 storey height limits and Lot 103 Karella Street from Mixed Use R-AC0 to Residential R-AC4, thereby restricting the redevelopment of Lot 103 Karella Street to low-medium rise residential development only, with 3 storey height limits and no greater than 2 storey development fronting Williams Road and Karella	The proposed R-AC0 density code creates a cross-reference to the Nedlands Reserve Precinct Structure Plan, which contains height limits of: - 6-8 storeys (Monash frontage, toward Williams Rd) - 10 storeys (cnr. Monash and Smyth)	The R-AC0 density code proposed via Scheme Amendment 15 is a cross reference to the final approved Nedlands Village PSP. Height and R-Code densities have been considered as part of the Precinct Structure Plan submission.

Schedule of Submissions

Scheme Amendment No. 15 - Lot 101 (No.118) & Lot 102 (No.108) Monash Avenue & Lot 103 (No.15) Karella Street, Nedlands

City of Nedlands

nedlands.wa.gov.au

#	Support / Object / Comment Only	Submission	Applicant Response	Officer Response
		Street in keeping with the existing streetscape and character of the suburb.	- 6-9 storeys (Smyth frontage) - 3 storeys (Karella and Williams frontages). These are intended to draw the general bulk of the local built form away from the low-density neighbourhoods to the east and south.	
10.	Object	This development is not in line with the current area infrastructure facilities. The land should be kept as for retirement living and should not be used for large developments as proposed. Currently, without this development, it is difficult to drive around the streets around the land. most of the time, It is difficult to reverse out into Monash Ave from our property. I am not sure what will happen with a large development other than imagine traffic jams. The historical buildings around the property will be severally damaged with the proposed land development. Few years ago, we have noted that our building shook severally and damaged when parking work was undertaken. I was informed that the property is sitting on a rock formation such that any work on the land will cause damage to neighbouring properties. ,	Comprehensive reporting on the anticipated traffic impact of the development, among other matters, was submitted with the Precinct Structure Plan and is currently under assessment by the Department of Planning following review by the City. This found that the local road network will, with reference to the relevant standards, perform satisfactorily once the amendment area is redeveloped. Geotechnical reporting was also undertaken and did not identify anything that could be expected to result in off-site impacts.	Overall traffic impacts and impacts on local infrastructure have been considered as part of the original Precinct Structure Plan proposal (refer to Council Report PD31.05.24).
11.	Object	We are very opposed to the new plan to re-zone the Nedlands Reserve site at the end of our street, to R-ACO!! We were quite acceptable of a range of houses/units of a much lower	The proposed R-AC0 density code creates a cross-reference to the Nedlands Reserve Precinct Structure	The R-AC0 density code proposed via Scheme Amendment 15 is a cross reference to the final approved

Schedule of Submissions

Scheme Amendment No. 15 - Lot 101 (No.118) & Lot 102 (No.108) Monash Avenue & Lot 103 (No.15) Karella Street, Nedlands

City of Nedlands

nedlands.wa.gov.au

#	Support / Object / Comment Only	Submission	Applicant Response	Officer Response
		density (up to 2-3 stories high) as was proposed earlier in the year. However, as seems to be the case in any public development now, of course all that has changed! We have been in Langham for over 40 years, and think it's very sad for this to happen in an area of Hollywood where we paid more to live in a nicer area. It would be nice if someone could confirm exactly how high the apartments might reach. It's very difficult to find out the answer to that question! I would also like to see an arrangement made with Main Roads to see if both Portland and Langham Streets could become one way only (drive south only down Langham, drive north only up Portland) I feel as long-term residents of this area, we deserve this much. Many thanks	Plan. This contains a 3 storey height limit along Karella St and Williams Rd. Portland St and Langham St are local roads in the care and custody of the City. Traffic management measures for these streets are for the City to design and implement.	Nedlands Village PSP. Height and R-Code densities have been considered as part of the Precinct Structure Plan submission.
12.	Comment only	After reviewing the published literature around Nedlands Village and attending the information session on 1 August '24, we would like to register out concerns regarding the following: • the apparent reduction to twenty square metres for rear gardens. This will undoubtably contribute to increasing heat conditions during the summer months. • the location and size of the 'parklet' - As it will be boarded on two of the four sides with high rise accomodation, will it be accessible and useable by local flora and fauna, ie birds? What design factors have been included to allow local birds, flora and fauna to be able to use the park? • increased traffic, pollution (noise & air quality) etc. We have yet to see evidence of any traffic studies which look at current and projected comparisons to be able to	With regard to the comments made: - The proposal for 20sqm Primary Garden Areas ('PGAs') is contained in the Design Guidelines for the development and does not affect the overall 70% site coverage limit applied via the R-Codes. Increasing the minimum size for PGAs would simply concentrate more of the garden area in one part of the lot, which the project team does	This comment relates to the Nedlands Village PSP Design Guidelines. The City does not support modifications to Element 1.1 Private Open Space. The design and location of the public open space was considered as part of the original Precinct Structure Plan proposal (refer to Council Report PD31.05.24). Overall traffic impacts and impacts on local infrastructure have been

Schedule of Submissions

Scheme Amendment No. 15 - Lot 101 (No.118) & Lot 102 (No.108) Monash Avenue & Lot 103 (No.15) Karella Street, Nedlands

City of Nedlands

nedlands.wa.gov.au

#	Support / Object / Comment Only	Submission	Applicant Response	Officer Response
		understand the methodologies used. This is particularly important for those attending, child care, pre-primary, primary school, hospitals and aged care within the area. •what protection is there for any trees already well established in the vicinity?	not consider is an improved outcome. It would, for example, make the proposed longer front setbacks (intended to reflect the streetscape character of Nedlands) and proposed smaller, secondary courtyards impractical to implement. - The central POS is intended to be an urban park primarily for use by local people. The intended tree and shrub species mix will create habitat for birds and insects and vastly improve the currently barren environment currently evident on the site. In the local area, Hollywood Reserve, Kings Park and Shenton Bushland provide conservation-focused spaces for a wider variety of flora and fauna. - A Transport Impact Assessment was submitted as part of the Precinct Structure Plan for the site that was advertised earlier	considered as part of the original Precinct Structure Plan proposal (refer to Council Report PD31.05.24).

Schedule of Submissions

Scheme Amendment No. 15 - Lot 101 (No.118) & Lot 102 (No.108) Monash Avenue & Lot 103 (No.15) Karella Street, Nedlands

City of Nedlands

nedlands.wa.gov.au

#	Support / Object / Comment Only	Submission	Applicant Response	Officer Response
			in 2024. A copy of the TIA is available from the City should it not still be available online. - Trees in the vicinity of the amendment area are not affected by the amendment proposal and will be protected in the normal manner. There is a small number of trees on the site itself that will be protected if their location and condition warrants, but regardless of this, the development proposal will lead to an overall increase in canopy cover.	
13.	Support	The current site is vacant and underutilized. It is in a prime mixed-use location so it is great to see the developers plans to provide a multitude of uses on the site including residential which is so important in the current market.	Noted.	Noted.
14.	Support	It is positive to see that the developer is seeking alternative uses for the site and as locals of the area look forward to seeing the plans come into fruition. This will encourage a more vibrant community.	Noted.	Noted.
15.	Support	This Scheme Amendment, which I believe enables a greater diversity of uses on the long-vacant site, will unlock its	Noted.	Noted.

Schedule of Submissions

Scheme Amendment No. 15 - Lot 101 (No.118) & Lot 102 (No.108) Monash Avenue & Lot 103 (No.15) Karella Street, Nedlands

City of Nedlands

nedlands.wa.gov.au

#	Support / Object / Comment Only	Submission	Applicant Response	Officer Response
		potential and contribute to a more vibrant community, and I'm excited to see the plans become reality.		
16.	Support	I support the scheme amendment. It will be great to have vacant landholding of this scale utilised to deliver housing and potentially other uses.	Noted.	Noted.
17.	Support	This is a very well-considered scheme by an experienced developer. It will deliver much-needed housing during a crisis and provide relatively affordable housing within the western suburbs.	Noted.	Noted.
18.	Support	Thanks for accepting my submission. I believe this amendment should be supported given the aspiration of the development to provide vibrant urban infill in an established area such as Nedlands, meaning there is a need to knit into an existing urban context. It feels like the diversity of uses being sought will assist in such integration and improvement of the resultant new wider community. Thank you.	Noted.	Noted.
19.	Support	After the site has been vacant for so long I support this scheme amendment. It will be great to finally see the site developed and surrounding area reactivated through the varied uses the amendment will allow.	Noted.	Noted.
20.	Support	Overall the proposal will be a huge positive for the community of Nedlands. It provides an opportunity for greater diversity of housing options at a time where housing supply in Perth is under great strain. The site is has remained vacant for a	Noted.	Noted.

Schedule of Submissions

Scheme Amendment No. 15 - Lot 101 (No.118) & Lot 102 (No.108) Monash Avenue & Lot 103 (No.15) Karella Street, Nedlands

City of Nedlands

nedlands.wa.gov.au

#	Support / Object / Comment Only	Submission	Applicant Response	Officer Response
		number of years so it will be exciting to the development plan come to life.		
21.	Support	I feel this scheme amendment is well balanced and offers a great mix of uses for this location.	Noted.	Noted.
22.	Support	Happy to commence.	Noted.	Noted.
23.	Support	Very excited to see this development and the brining new amenities to the area.	Noted.	Noted.
24.	Support	Full support for the proposed amendment.	Noted.	Noted.
25.	Support	I feel this is a great development opportunity which will bring in more jobs and residences to an otherwise vacant lot.	Noted.	Noted.
26.	Support	Sufficient walkways so people can access office, gym, cafe. Low rise apartment to ensure no overcrowding. density of crowd and traffic /parking around commercial development/offices. Mature trees around development. Public transport like bus stops/taxi stops around development	Noted.	Noted.
27.	Support	Visiting the area often, I can only see the scheme providing more amenity to the area plus a fresh community into the suburb.	Noted.	Noted.
28.	Support	I support amenities around the development	Noted.	Noted.
29.	Support	I support this change as it will create a vibrant and walkable area improving the livability for current and future residents.	Noted.	Noted.
30.	Support	This Scheme Amendment provides a diversity of uses which is appropriate for this site. The Mixed-Use precinct on Monash Ave appropriately considers the potential expansion of	Noted.	Noted.

Schedule of Submissions

Scheme Amendment No. 15 - Lot 101 (No.118) & Lot 102 (No.108) Monash Avenue & Lot 103 (No.15) Karella Street, Nedlands

City of Nedlands

nedlands.wa.gov.au

#	Support / Object / Comment Only	Submission	Applicant Response	Officer Response
		medical related uses from the highly utilised and at capacity QEII precinct adjacent. It is great to see development of this site progressing as this significant landholding has sat vacant for too long.		
31.	Comment only	Thank you for the opportunity to comment on this proposed amendment. It seems the WAPC requires something of a 'leap in the dark': first, the land is rezoned R-AC0, then the LPS can be amended. But, of course, once the land has been rezoned, the amendments to the LPS could be changed. What to do? Can we trust all the parties involved to proceed with the current plans for Nedlands Village once R-AC0 is applied? If so, this necessary step warrants support. But if any of the parties, WAPC, City of Nedlands, Hesperia, others?) seeks to amend the LPS to the detriment of the current proposal, we could lose the opportunity created by Hesperia to develop a zone to the benefit of the whole area. Is there any way to seek a safeguard?	The proposed R-AC0 density code creates a cross-reference to the Nedlands Reserve Precinct Structure Plan, which contains land use and built form controls for the amendment area.	The R-AC0 density code proposed via Scheme Amendment 15 is a cross reference to the final approved Nedlands Village PSP. Height and R-Code densities have been considered as part of the Precinct Structure Plan submission.
32.	Comment only	It was my intention to make comment at an earlier date re Scheme Amendment No.15 (City of Nedlands Local Planning Scheme 3 Amendment 15), however under current Western Australian Government planning releases I and my husband have read, we hold little confidence in our comments having any value or consideration. But here they are. We have lived in Nedlands since 1978, with children and now grandchildren also living in the district (owner/residents in Langham Street). We purchased our current residence in 1982, forty-two years	Comprehensive reporting on the anticipated traffic impact of the development, among other matters, was submitted with the Precinct Structure Plan and is currently under assessment by the Department of Planning following review by the City. This found that the local road network will, with reference to the relevant standards, perform	Overall traffic impacts and impacts on local infrastructure have been considered as part of the original Precinct Structure Plan proposal (refer to Council Report PD31.05.24).

Schedule of Submissions

Scheme Amendment No. 15 - Lot 101 (No.118) & Lot 102 (No.108) Monash Avenue & Lot 103 (No.15) Karella Street, Nedlands

City of Nedlands

nedlands.wa.gov.au

#	Support / Object / Comment Only	Submission	Applicant Response	Officer Response
		ago, believing the area at the end of our street, bounded by Monash, Smyth, Karella and Williams streets was designated and legislated as a provision for current and future "senior citizen" needs. That there has been an unmanaged influx of population into Western Australia the aforementioned holding was recently rezoned and made available to build significantly more dwellings for the general population by private developers. 1) how was that legal? 2) we were also informed Hardy Road would be extended into and through the development of the 'former senior citizen reserved land' forming a T-junction with Smyth Road; "to assist in relieving the pressure of traffic congestion at the roundabout on Smyth Road and Monash Avenue. Hardy Road is a narrow road with fully residential properties where parking is permitted on one side. It is already difficult for traffic to negotiate, particularly when heading in a westerly direction, and the consequent intersection with Williams Road will become dangerous for the many children who walk from all the streets in Hollywood to attend their local Hollywood Primary School. Those who "speed down Carrington Street" which is an alternative route parallel to Stirling Highway, will then turn left into Smyth, right into the extended new section of Hardy Road, pass Meriwa Street, cross over Clifton Street and end at the T-junction of Hampden Road, which we already find difficult to turn into, especially when making a right-hand turn across both lanes of Hampden Road's busy traffic. A wiser plan would be to	satisfactorily once the amendment area is redeveloped.	

Schedule of Submissions

Scheme Amendment No. 15 - Lot 101 (No.118) & Lot 102 (No.108) Monash Avenue & Lot 103 (No.15) Karella Street, Nedlands

City of Nedlands

nedlands.wa.gov.au

#	Support / Object / Comment Only	Submission	Applicant Response	Officer Response
		build additional high-rise residential housing along the existing rail-line rather than to adversely impact the safety and traffic mobility within the very narrow Hollywood Ward streets		
33.	Object	Whilst I'm not a planning professional, it seems the current coding allows maximum of 6 or 3 storeys (Note 1) and the proposed coding allows height controls as per the applicable density code (Note 2), which is not specified. I would be opposed to heights greater than a maximum of 6 or 3 storeys. 1. 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. 2. 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.	The proposed R-AC0 density code creates a cross-reference to the Nedlands Reserve Precinct Structure Plan, which contains built form controls and was advertised for public comment earlier in 2024. It is expected to be approved in October 2024 and subdivision and development will not occur before that time.	The R-AC0 density code proposed via Scheme Amendment 15 is a cross reference to the final approved Nedlands Village PSP. Height and R-Code densities have been considered as part of the Precinct Structure Plan submission.
34.	Support	This Scheme Amendment presents an opportunity to maximize the potential of this substantial land holding, paving the way for a broader range of uses that will contribute to a more dynamic and vibrant community. Given that the site has remained mostly vacant for an extended period, it would be highly beneficial to see it developed in line with the diverse uses proposed in the Scheme Amendment application. It's promising to see the developer exploring alternative uses for the site, and we are eager to witness these plans materialize, ultimately fostering a thriving community.	Noted.	Noted.

Schedule of Submissions

Scheme Amendment No. 15 - Lot 101 (No.118) & Lot 102 (No.108) Monash Avenue & Lot 103 (No.15) Karella Street, Nedlands

City of Nedlands

nedlands.wa.gov.au

#	Support / Object / Comment Only	Submission	Applicant Response	Officer Response
35.		The plan and proposed zoning for the site is incomprehensible to us. Not only has the site after decades of hibernation been taken out of its traditional allocation to aged care, it has bypassed the former Hollywood High School site's subdivision into individual residential blocks to not only become a multi storey development site but the highest category of discretionary zoning in the state namely R-AC0, abutting one of the lowest categories of zoning in the state running the length of Karella Street being residential R20. The disparity of zoning between pre-existing residential zoning along Karella Street and Williams Road and the proposed development site, the unwillingness of the council to unilaterally upgrade the zoning of properties along Karella Street and Williams Road to more comparable and appropriate zoning despite the upgrading of sites along Monash Avenue and streets like Gordon Road and Carrington Street for example, and the lack of any guarantee as to height limits where the zoning of the site is to be discretionary R-AC0 represent an entirely illogical and ill-conceived approach to the requirements of proper planning for the site, not to mention a complete lack of consultation, consideration and engagement with affected residents. We also note the running roughshod over elderly residents of Regis Weston by giving them 3 months to vacate, which simply illustrates the	The rezoning is responsive to the approved City of Nedlands Local Planning Strategy, which identifies the amendment area as a 'Redevelopment / Development Area' and advocates residential and non-residential development. The proposed R-AC0 density code creates a cross-reference to the Nedlands Reserve Precinct Structure Plan, which contains built form controls and was advertised for public comment earlier in 2024. It does not, in itself, carry any development controls. The other matters raised relate to the Precinct Structure Plan that was advertised earlier in 2024. The PSP provides that the vast majority of the Karella and Williams interfaces comprise townhouses of up to 3 storeys. The PSP only enables taller buildings (4+ storeys) along Smyth Rd and Monash Av.	The R-AC0 density code proposed via Scheme Amendment 15 is a cross reference to the final approved Nedlands Village PSP. Height and R-Code densities have been considered as part of the Precinct Structure Plan submission.

Schedule of Submissions

Scheme Amendment No. 15 - Lot 101 (No.118) & Lot 102 (No.108) Monash Avenue & Lot 103 (No.15) Karella Street, Nedlands

City of Nedlands

nedlands.wa.gov.au

#	Support / Object / Comment Only	Submission	Applicant Response	Officer Response
		complete absence of proper regard for the community residing in the Hollywood ward. Where the council does not either dramatically reduce the impact of the proposed development on pre-existing streetscapes by considerable reduction of proposed height limits on an already elevated site as regards Williams Road in particular, does not reduce the proposed zoning of Lot 103 to R-AC3 or lower with a corresponding reduction in permissible building heights or does not upgrade the zoning of Karella Street and Williams Road to at least R80 or higher in order to compensate for the impact on the streetscape and pre-existing century old character of this part of Nedlands, we intend to mount a case with other concerned residents against the council and developer to achieve a more appropriate outcome for the site and the residents of Hollywood ward. We look forward to hearing from you and again confirm our willingness to meet with the council in order to discuss the rezoning of 33 Williams Road or what a more appropriate outcome for Lot 103 might look like, sensitive to its location set within low-density R20 streetscapes.		

Schedule of Submissions

Scheme Amendment No. 15 - Lot 101 (No.118) & Lot 102 (No.108) Monash Avenue & Lot 103 (No.15) Karella Street, Nedlands

City of Nedlands

nedlands.wa.gov.au

SCHEDULE OF EXTERNAL AGENCY SUBMISSIONS

No.	Submitter	Summary of Submission	Local Government Response	Applicant Response
01	ATCO	ATCO Gas Australia (ATCO) has **no objection** to the proposed application, based on the information and plan provided, subject to the following advice notes: Advice notes: • The proposed areas fall within the WAPC Draft Development Control 4.3 Trigger Distance for ATCO Infrastructure (area hachured blue in attachment). Any sensitive land use or high density community use developments within this Trigger Distance of a High Pressure Gas Pipeline requires further consultation with ATCO prior to preliminary designs being finalised. Please consider the WAPC's draft DC4.3 and also the site; PlanWA for development planning. • Anyone proposing to carry out construction or excavation works within 15 metres of Critical Asset Infrastructure must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24- Additional Information for Working Around Gas Infrastructure https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html • All works occurring within 15 metres of Critical Asset Infrastructure must undergo ATCO Engineering Assessment to determine if additional safety measures are required. Risk mitigation and asset protection measures may be necessary. Notification for the works must be submitted to ATCO via the online web portal. • All works occurring within 15 metres of Critical Asset Infrastructure must comply with the ATCO document Additional Information for Working Around Gas	Noted - no action required at this stage.	Noted. This is a known site characteristic and at the development stage, consultation with ATCO will occur and risk management measures undertaken as required.

		Infrastructure - AGA-O&M-PR24 https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html • Future construction and any proposed access roads across the ATCO Critical Asset gas mains (including proposed roads and road upgrades) need to be managed in accordance with the ATCO document Additional Information for Working Around Gas Infrastructure - AGA-O&M-PR24 https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html • Anyone proposing to carry out construction or excavation works must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24- Additional Information for Working Around Gas Infrastructure https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html • If the disconnection and/or removal of an ATCO gas service is required, a request can be submitted via the online ATCO portal found here.		
02	City of Perth	No response provided.	N/A	Noted.
03	City of Subiaco	No response provided.	N/A	Noted.
04	Department of Biodiversity Conservation and Attractions	No response provided.	N/A	Noted.
05	Department of Education	The Department commented on the proposed Nedlands Village Precinct Plan on 1 March 2024 (Department's ref: D24/0137815). In conjunction with the previous submission, the Department wishes to emphasise that land uses nearby schools should be considered carefully in accordance with the Western Australian Planning	Noted - no action required at this stage.	We note that the City will engage with the Department at the development stage if a potentially incompatible land use is proposed within the 'Shop' use class at that time.

		Commission's Operational Policy 2.4 – Planning for school sites (OP 2.4). Schools are deemed sensitive land uses and one of the requirements of OP 2.4 is to ensure land use compatibility is considered carefully. Hollywood Primary School is across from the subject site. Consequently, land uses including but not limited to, fast food outlets, licensed premises (taverns, small bars and liquor stores), certain consulting rooms and restricted premises require careful consideration nearby schools to facilitate safety, good health and well-being outcomes of students. Under the proposed additional row, 'A10', the Department notes that 'Shops' are specified as a discretionary use. The Department supports this as it provides an opportunity for the City to consult with the Department on future proposals based on their merit, factoring in land use compatibility, traffic, access, and safety considerations. In view of the above, the Department has no in principle objection to the proposal.		
06	Department of Fire and Emergency Services	No response provided.	N/A	Noted.
07	Department of Health	Any development on the subject sites must connect to drinking water and sewage services provided by a licensed service provider. Sewage intended to be reused or recycled for beneficial purposes such as landscape and garden bed irrigation, toilet flushing or other purposes, will require prior approval from the Department of Health. Please refer to the "Application Process for approval of a recycling water scheme": https://ww2.health.wa.gov.au/Articles/A_E/Application-process-for-approval-of-recycling-water-scheme	Noted - no action required at this stage.	These are known requirements that have been considered in the early stages of planning and will be addressed at the development stage in the normal manner.

08	Department of Planning Lands and Heritage	No response provided.	N/A	Noted.
09	Department of Water and Environmental Regulation	The Department of Water and Environmental Regulation has considered the proposal and has no objections and no further comments.	Noted - no action required at this stage.	Noted.
10	Main Roads WA (MRWA)	The impact of future development facilitated by the proposed scheme amendment upon the road network is unknown due to uncertainties regarding the Transport Impact Assessment (TIA) associated with the proposed Nedlands Village Precinct Structure Plan. There is outstanding information to be provided for the TIA for the proposed Nedlands Village Precinct Structure Plan (refer to enclosed Main Roads response) and unable to validate the trip generation rates applied in the TIA. Therefore, it is uncertain how many trips are being generated by future development on the site and if road upgrades to the surrounding network are required. The outstanding information to be provided for an updated TIA in accordance with WAPC 'Transport Impact Assessment Guidelines' (August 2016) and updated electronic SIDRA Intersection files (.sip) in Version 9 addressing the following comments are: 1. Provide additional information confirming the source of the trip generation rate for the 'residential' and 'commercial' use and number of dwellings proposed. If a survey has been used, please provide a complete copy of the survey information for consideration. Justification for request Unclear if the survey information is suitable for this use. Dwelling yield and commercial gross floor area (GFA) is missing from trip generation calculations.	These comments arose during the Precinct Structure Plan and are currently being addressed by the applicant. This will be required to be satisfied prior to determination of the Scheme Amendment.	The project team is liaising with Main Roads, the City and DPLH regarding this comment. The comment arose in relation to the Precinct Structure Plan being progressed concurrently and is being addressed in relation to that document.

		2. The medical centre trip generation rates are low and based on a carparking rates used in previous development applications for medical land uses in the surrounding area. Main Roads recommended evidence be provided supporting the adopted trip generation rate. If survey data has been used this should be presented as part of this application Justification for request Survey information is required to demonstrate that the adopted trip generation rate is representative of the proposal. Trips to medical centres should focus on what is generated by the development. 3. Further justification for the adopted background growth is required. Justification for request TIA on page 22 states that for the full build out scenario the "base year background traffic has been uplifted by 10%..." and "…no redistribution of background traffic resulting from the development was completed". It is noted development is proposed in the vicinity. 4. Provide a trip distribution diagram for the full build for AM and PM development traffic scenario and provide justification for the adopted trip distribution. Justification for request For clarity a diagram with development traffic only is required to be included within the TIA to understand the impact upon the wider network (such as the Stirling Highway / Smyth Road intersection). Figure 37 and 38 Traffic volumes and distribution within the TIA identify full build AM and PM scenario with both background and development traffic.		

11	Metropolitan Cemetries Board	The Metropolitan Cemeteries Board (MCB) has no objection to the proposed scheme amendment.	Noted - no action required at this stage.	Noted.
12	Public Transport Authority	No response provided.	N/A	Noted.
13	Water Corporation	The Water Corporation generally supports infill development of this nature that maximizes the use of existing water and sewerage infrastructure in already serviced areas. The subject land is currently partly developed and the remaining buildings on the site are connected to the Water Corporation's water and sewer networks in the locality. The proposed development/redevelopment of the site can be serviced by connection to the surrounding networks at the proponent's cost. Some additional water and sewer mains extensions may be required as well as some off-site capacity upgrades to provide adequate levels of service to the estimated 500 dwellings. <u>Water planning</u> The subject land is situated within the Water Corporation's Mount Eliza Gravity water supply zone, which is supplied with water from the Mount Eliza Reservoir located approximately 3.5km to the east in Kings Park. This part of Nedlands and Subiaco is served via a large (760mm diameter) distribution main coming from the reservoir running through Kings Park and then east to west along Aberdare Road. A smaller diameter water distribution main (300mm diameter) extends southwards along Smyth Road past the site. The site is surrounded by water reticulation mains of various size and capacity, typically 100mm and 150mm diameter. The area is generally well supplied with water infrastructure and mains of this size are usually adequate to meet demands from infill development. However, fire flow requirements for high-density, mixed-use class buildings, such as proposed in the precinct structure plan, may require higher levels of service that may	Noted - no action required at this stage.	A servicing report was prepared as part of the Precinct Structure Plan being progressed concurrently and this addresses all matters raised by the Water Corporation.

		necessitate the proponent undertaking upgrades to some sections of the water reticulation network. Further detailed water planning can be undertaken at a later stage in liaison with the proponents to determine if upgrades are required and how these upgrades can be staged with the development. <u>Wastewater planning</u> The subject land is situated within the Corporation's 'Subiaco Sewer District'. Wastewater collected across the catchment is conveyed via a vast network of reticulation gravity sewers, main sewers and pump stations generally northwards into Subiaco and then west to the discharge at the Subiaco Wastewater Treatment Plant for treatment, re-use and disposal. Provision has been made in the Corporation's adopted conceptual sewer planning for wastewater flows from slightly lower density development over the subject land. The estimated 500 dwellings and associated land uses may generate wastewater flows in excess of what has been provided for in our planning. The sewer planning will need to be checked and reviewed to determine if any local sewer upgrades are required. The existing 150mm diameter gravity sewer that traverses the centre of the subject land must be located and protected in a road reserve on a standard alignment as part of the future subdivision of the land or relocated to another acceptable alignment. Additional water and sewer main extensions along internal access roads will also need to be undertaken as part of the subdivision and development process. The length and layout of the mains extensions will be dictated by the final structure plan layout and the subdivision pattern.		
14	Western Power	No response provided.	N/A	A servicing report was prepared as part of the Precinct Structure Plan being

				progressed concurrently and this addresses all matters relating to electricity supply capacity and infrastructure.

16.7 PD82.12.24 Nedlands Village Precinct Structure Plan Draft Design Guidelines – Recommendation to the Western Australian Planning Commission

Meeting & Date	Council Meeting – 10 December 2024
Applicant	CLE Town Planning and Design
Information Provided	All relevant information required has been provided.
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	Chantel Weerasekera – A/Coordinator Planning Approvals
Director/CEO	Tony Free – Director Planning and Development
Attachments	1. Aerial Map 2. Nedlands Village Draft Design Guidelines 3. Schedule of Recommended Modifications 4. Design Review Panel Minutes and Applicant Response 5. Schedule of Submissions 6. Design Testing Studies

Purpose

The purpose of this report is for Council to make a recommendation to the Western Australian Planning Commission (WAPC) on the Nedlands Village draft Design Guidelines. The draft Design Guidelines provide detailed built form controls for the future single house development within the Nedlands Village Precinct Structure Plan area. The draft Design Guidelines have been prepared and submitted by CLE Town Planning and Design on behalf of the landowner, Hesperia.

Recommendation

That Council NOTES that the Statutory Planning Committee of the Western Australian Planning Commission considered the Nedlands Village Precinct Structure Plan; including the Design Guidelines at its meeting of 27 November 2024.

Voting Requirement

Simple Majority.

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Existing Local Planning Scheme Zone	Residential
R-Code	N/A
Land area	Total: 7.41ha Lot 101: 1.73ha Lot 102: 1.86ha Lot 103: 3.82ha

On 10 January 2024 the City received an application for a Precinct Structure Plan pertaining to Lots 101 and Lot 102 Monash Avenue and Lot 103 Karella Street, Nedlands (**Attachment 1**), known as the Nedlands Village Precinct Structure Plan (PSP). The Nedlands Village PSP has been prepared by CLE on behalf of Hesperia.

The Nedlands Village PSP was considered by Council at its meeting of 28 May 2024 (PD31.05.24), where Council resolved as follows:

In accordance with Clause 20 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015:

1. Note that the land subject of the proposed Nedlands Village Precinct Structure Plan is subject of Amendment No.15 to the City of Nedlands Local Planning Scheme No.3 to rezone the land from “Residential” to “Mixed Use” and approval of this Structure Plan by the Western Australian Planning Commission should not occur unless and until the Hon. Minister for Planning approves Amendment No.15 to the City of Nedlands Local Planning Scheme No.3 and the land is rezoned.

2. Recommend to the Western Australian Planning Commission that the proposed Nedlands Village Precinct Structure Plan be approved in the instance where:

    a. The Hon. Minister has approved Amendment No.15 to the City of Nedlands Local Planning Scheme No.15 and the land has been rezoned;

    b. The modifications, as set out in Attachment 7, are made to the Nedlands Village Precinct Structure Plan;

    c. The Western Australian Planning Commission, on the advice of Main Roads WA, is satisfied that the Structure Plan area will not be subject to any adverse impact on the road network; and

    d. The Western Australian Planning Commission, on the advice of Department of Fire Emergency Services is satisfied that the Structure Plan area will not be subject to any adverse impact from Bushfire risk.

3. Forward the full Structure Plan proposal, Schedule of Submissions and the recommended modifications to the Western Australian Planning Commission for its determination.

4. Notify the Applicant, affected landowners and submitters of Council's recommendation.

The Nedlands Village PSP was subsequently forwarded to the WAPC with the City's recommendations. The WAPC have 120 days to determine the PSP in accordance with Clause 22(5) of the Regulations.

One of the key modifications recommended as part of Attachment 7 of PD31.05.24, was the inclusion of a new Appendix 1 to the PSP, for Design Guidelines. It was recommended that Design Guidelines be submitted to the City for review and assessment, including referral to the City's Design Review Panel and public consultation, prior to the finalisation of the Nedlands Village PSP.

The draft Design Guidelines were provided to the City on 5 July 2024 (**Attachment 2**). This also included a series of test designs by different architects, which formed part of the development of the guidelines (**Attachment 6**). The designs are part of the design testing only and are not intended to be sold off the plan. These are provided only to demonstrate indicatively how the Design Guidelines may inform the future built form.

As agreed by the Department of Planning Lands and Heritage on 16 July 2024, the City's advertising and comment on the draft Design Guidelines is being conducted as an informal process outside of the Deemed Provisions and not considered to be formal re-advertising of the Precinct Structure Plan.

This report was prepared by City Planning Officers for inclusion in the October and then November Council agenda. The report was not included in the Council agenda for either month.

Discussion

State Planning Policy 7.2 Precinct Design Guidelines (SPP 7.2)

State Planning Policy 7.2 builds upon the '10 Design Principles' in SPP 7.0, by introducing the concept of design review into the precinct planning through six performance-based design elements. Assessment of the PSP against the intent, objectives, consideration and guidance of the SPP 7.2 Design Elements was provided as part of the PD31.05.24 report. Design Element 6 of SPP 7.2 pertains to Built Form and considers built form and scale and the relationships between buildings, and between buildings and the public realm. The PD31.05.24 report noted that as Design Guidelines had not been provided, this element was unable to adequately assessed at that time.

Draft Design Guidelines

The draft Design Guidelines for the Nedlands Village PSP area provide detailed built form controls for the future single house development within the area. The aim is to ensure that the future single house development will respond to the site's location, context and

topography, while enhancing the area's amenity and character. The Nedlands Village PSP proposes 78 green title lots, ranging in size from 180m2 – 304m2 which will accommodate the future single house development.

The Design Guidelines are to be read in conjunction with the Residential Design Codes (R-Codes) and Nedlands Village PSP. The Design Guidelines include variations to the R-Codes and additional controls relating to built form, materials and finishes. It is highlighted that the draft Design Guidelines pertain only to the single house component of the Nedlands Village PSP. Apartment, commercial and mixed-use development are subject to separate development controls.

The single house development is proposed to be coded R80, thereby the Residential Design Codes Volume 1 Part C is applicable. The R-Codes Volume 1 Part C were gazetted on 10 April 2024, thereby are a very contemporary and up-to-date planning document. Any modifications to the R-Codes should be carefully considered in the context of the immediate locality and character. The draft Design Guidelines propose to modify sections of Part C. The key modifications are as detailed in **Table 1** below.

Table 1: Key Modifications to R-Codes

Element	R-Codes deemed-to-comply	Draft Design Guidelines
1.1 Private Open Space	Lot sizes are generally 200m2 - 250m2. Minimum primary garden area 35m2 - 40m2	20m2 minimum primary garden area
3.2 Building Height	4 storeys maximum. No minimum.	Minimum 2 storeys at primary frontage (and tertiary for Block type B) Building height proposed to be modified to 3 storeys for Block types B, D, F, E and G via PSP as per City's recommendation.
3.3 Street Setbacks	Primary Street: 2m Secondary Street: 1m ROW: 0.5m	<u>Primary Street</u> Ground: 3m – 3.5m (depending on block type) First: 2m Second: 3m – 3.5m (depending on block type) <u>Secondary Street</u> 2m at ground floor, 1m above <u>Tertiary Street</u> Ground: 1.5m – 2m (depending on block type) First: 1m – 2m (depending on block type) Second: 1.5 – 3.5m (depending on block type)
3.9 Solar Access for Adjoining sites	50% permitted overshadowing to adjoining property.	Nil. C3.9.1 - C3.9.3 inclusive of Part C of the R-Codes do not apply

3.10 Visual Privacy	C3.10.1 Major opening from bedroom and study: 3m setback Major opening from habitable room other than bedroom and study: 4.5m setback Outdoor active habitable space: 6m setback	C3.10.1 and C3.10.5 of Part C of the R-Codes do not apply

Element 1.1 Private Open Space

This modification is not supported in its current form. The proposed modification reducing the primary garden area from 35-40m2 to 20m2 is significant and requires further justification. Should the WAPC be of mind to approve this modification, additional provisions should be included to ensure that adequate usable outdoor space is provided for future residents. As per the DRP recommendations, this may include linking this to a requirement to the inclusion of a generous upper floor balcony with a defined minimum size.

Element 3.2 Building Height

This modification is supported. The modification only pertains to a minimum building height at the street interface. The overall maximum building heights are to be as per the final endorsed PSP. At its meeting of 28 May 2024 Council endorsed the building heights as identified in **Figure 1**. There is no change to the recommended height as part of the draft Design Guidelines.

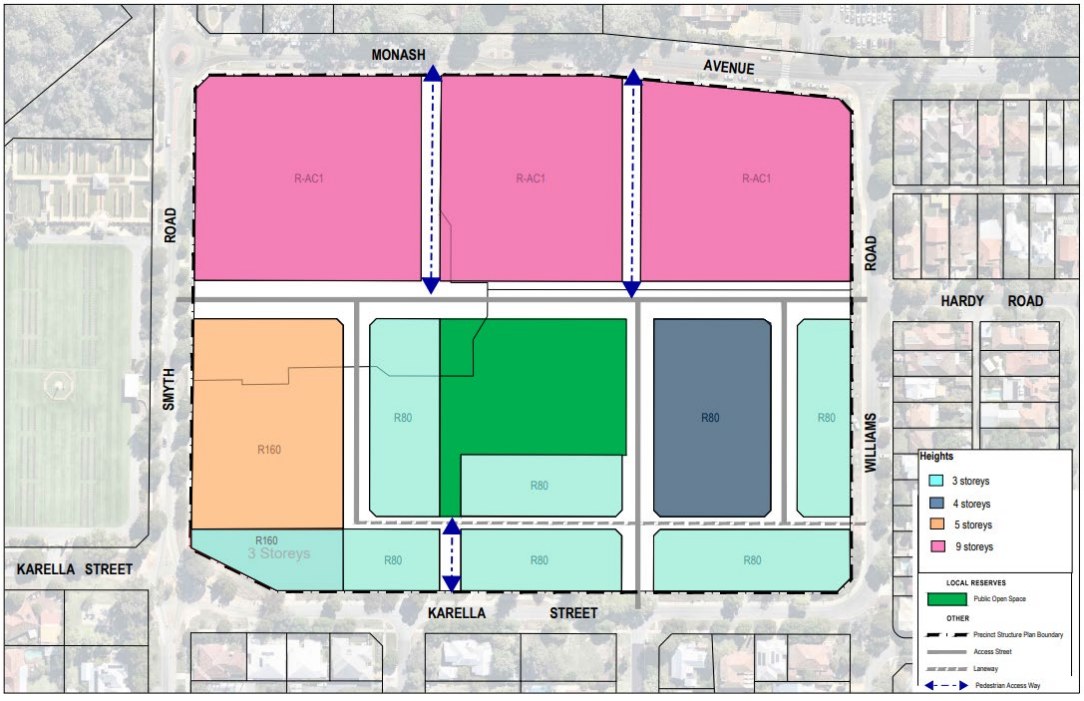


Figure 1: Height map as endorsed by Council 28 May 2024

Element 3.3 Street Setbacks

This modification is supported. The street setbacks are generally greater than the R-Codes minimums which responds to the establish Nedlands character of leafy green streets with deep street setbacks.

Element 3.9 Solar access for Adjoining Sites

This modification is not supported in its current form. In relation to the narrow east-west oriented lots, it is acknowledged that meeting the typical R-Codes overshadowing percentages is often unachievable. In this regard some form of overshadowing modification may be considered. However, by simply removing deemed to comply percentages, it is unclear how the protection of solar access to private open spaces and solar collector will be enforced. Should an overshadowing percentage be removed as deemed-to-comply control, there must be an alternative control in place. This could be by ensuring a minimum of 3.5kw photovoltaic system are unaffected by overshadowing and/or that a minimum of 20m2 of primary garden area is unaffected by overshadowing at mid-winter.

Element 3.10 Visual Privacy

This modification is not supported in its current form. The removal of visual privacy controls when all lots are vacant and being developed together may result in successful outcomes. However, the City has concerns once the area is predominantly built up, and landowners seek to redevelop, or construct additions and alterations. Without any visual privacy controls, ensuring the protection of privacy to adjoining properties becomes difficult. The recently gazetted R-Codes Volume 1 Part C have specifically revised the way in which visual privacy is measured to allow for more flexibility in higher density areas. It is recommended that these controls be retained within the PSP area.

Other modifications

As detailed in **Attachment 3,** a number of other modifications to the Design Guidelines are recommended, predominantly in response to specific design feedback of the Design Review Panel. These are summarised as follows:

- The draft Design Guidelines include block diagrams for each sub-block detailing an indicative location of the primary garden area and garage/carport. Whilst these diagrams are supported in principle, they lack some clarity. Further detail is requested as per the schedule of modifications.
- Request for additional provisions for strengthening of passive surveillance to primary streets, secondary streets and laneways.
- Request for further provisions for screening and location of utilities.
- Request for further provisions for primary street fencing. It is understood that all primary street fencing and associated retaining will be undertaken by the developer. The existing clause in the Design Guidelines pertains to secondary and tertiary fencing only. Primary street fencing should also be included as part of the Design Guidelines to ensure that fencing is to the satisfaction of the City.
- Additional definition of estate architect.

Consultation

Public Consultation

The draft Design Guidelines were advertised for 28 days, from 31 July 2024 to 28 August 2024, in the following manner:

- Written notification to owners and occupiers within a 200m radius.
- Emails sent to all submitters of the Nedlands Village PSP.
- A community information session held on Thursday 22 August 4pm – 6pm.
- Notice and publication on the City's website.
- Notice on the information board at the City's Administration Building.
- Notice in the Post Newspaper.

At the close of the advertising period, the City received 8 submissions. A full schedule of submissions and applicant responses are provided at Attachment 3. A summary of the key themes from submissions is provided in **Table 1**.

Table 2: Public Consultation Summary

Issue Raised	Officer Comment
3m setback on William and Karella Streets is inconsistent with the surrounding areas	It is acknowledged that the setback of Karella and Williams Street will be less than the street setbacks of the established surrounding area. This is due to the difference in density coding. However, it is acknowledged that the street setbacks proposed via the Design Guidelines are greater than those within the R-Codes, to create for an appropriate transition between the established areas and the PSP area.
Opposed to heights	See commentary on Element 3.2 Building Height above.
Concerns with overlooking	It is acknowledged that the City does not support the modification to Element 3.10 Visual Privacy (see above). However, even if the R-Codes deemed-to-comply provisions were reinstated within the design guidelines, the single houses would not overlook any existing property outside of the PSP area give the width of the surrounding road reserves.
Concerns with traffic and parking / Consider underground parking	Overall traffic impacts have been considered as part of the PSP proposal (refer to PD31.05.24). There is no proposed modification to car parking numbers as parking the Design Guidelines. The number of bays required per dwelling is as per the R-Codes. There is no prohibition on underground parking as part of the Design Guidelines, and this may be considered.
Objection to R-AC0 Coding	Note there is not change to R-Coding as part of the Design Guidelines. The R-AC0 density code proposed via Scheme Amendment 15 is a cross reference to the final approved Nedlands Village PSP.

Design Review Panel

The PSP was presented to the City's Design Review Panel (DRP) on 5 August 2024. Full DRP Minutes are provided at **Attachment 4** along with responses from the applicant. A summary of the DRP advice is provided in **Table 3** below.

Table 3: DRP Design Quality Evaluation	
	Supported
	Further Information
	Not supported
	Yet to be assessed
SPP 7.0 Principles	DRP Review 5 August 2024
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	

Broadly, the DRP comments provided support for the draft Design Guidelines and the reiterative design testing process which has been undertaken to formulate the Design Guidelines. The DRP have made a number of recommendations and suggested improvements summarised below:

"There are some additional provisions / controls that the applicant is encouraged to consider incorporating in order to maximise passive surveillance, generate interactive front boundary interfaces, provide adequately sized high quality private outdoor space, and screen utilities appropriately. The applicant is also encouraged to further consider and illustrate streetscape within the precinct."

It is recommended that the full DRP minutes be forwarded to the WAPC along with the City's recommendations for consideration.

Strategic Implications

This item relates to the following elements from the City's Strategic Community Plan.

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

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

Decision Implications

The processes and determination powers with respect to Structure Plans are governed by the Deemed Provisions of Schedule No. 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. Under these regulations, the Western Australian Planning Commission is the sole authority responsible for making determinations on Structure Plans.

The City's advertising and comment on the draft Design Guidelines was conducted as an informal process outside of the Deemed Provisions as agreed upon by the Department of Planning Lands and Heritage. It is anticipated that the final Design Guidelines will be incorporated as an Appendix to the final Structure Plan, if approved.

The finalisation of the Structure Plan is on the proviso that the Ministers approves Scheme Amendment 15 to rezone the land. The reason why the Structure Plan proposal has advanced ahead of the Scheme Amendment is because the Applicant obtained the necessary consent from the Western Australian Planning Commission for this to be lodged, advertised and assessed before the land is formally rezoned.

Conclusion

The Nedlands Village PSP draft Design Guidelines are broadly supported in relation to SPP 7.2 Design Element 6 Built form and the 10 Design Principles of SPP 7.0, subject to modifications and/or additional information.

Further Information

Nil.

17 Divisional Report – Technical Services

17.1 TS37.12.24 Final Adoption of Electric Vehicle Charging Fees

Meeting & Date	10 December 2024
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Author	Matthew MacPherson – Director Technical Services
Director/CEO	Matthew MacPherson – Director Technical Services
Attachments	1. Schedule of Proposed Electric Vehicle Charging Station Fees 2024-25

Purpose

This report is to adopt and begin the application of a fee for the use of the newly installed Electric Vehicle (EV) charging stations throughout the City of Nedlands for 2024-25.

Recommendation

That Council:

1. **BY SIMPLE MAJORITY, NOTE that no comments regarding the imposition of fees pertaining to Electric Vehicle Charing were received during the local public notice period as prescribed in accordance with Section 6.19 of the Local Government Act 1995;**
2. **BY ABSOLUTE MAJORITY, IMPOSE the Schedule of Proposed Electric Vehicle Charging Station Fees 2024-25 fees as outlined in attachment 1, in accordance with 6.16 (3)(a).**

Voting Requirement

Simple and Absolute Majority respectively for recommendation limbs 1. and 2.

Background

At its ordinary Council Meeting held 24 September 2024, Council resolved the following:

CARRIED UNANIMOUSLY EN BLOC 9/-

(For: Crs. Mayor Argyle, Smyth, Amiry, Hodsdon, Pollard, Brackenridge, Coghlan, Bennett, Youngman)

Council Decision:
(Administration Recommendation)

That Council request the CEO:

1. **in accordance with Section 6.19 of the Local Government Act 1995, give local public notice of the intention to impose new fees related to the use of electric vehicle charging stations to take effect from 4 November 2024 as per the schedule of rates outlined in Attachment 1 for a period of 14 days.**

2. **present a report to Council following the public notice period of any feedback received and to consider the amendment of the Schedule of Fees and Charges for 2024 – 2025 to include fees related to the new electric vehicle charging stations pursuant to Section 6.16 of the Local Government Act 1995.**

Subsequently, a further report was presented at the same meeting about further amendments to the 2024-25 fees and charges, of existing fees. Local Public Notice was undertaken accordingly for all items.

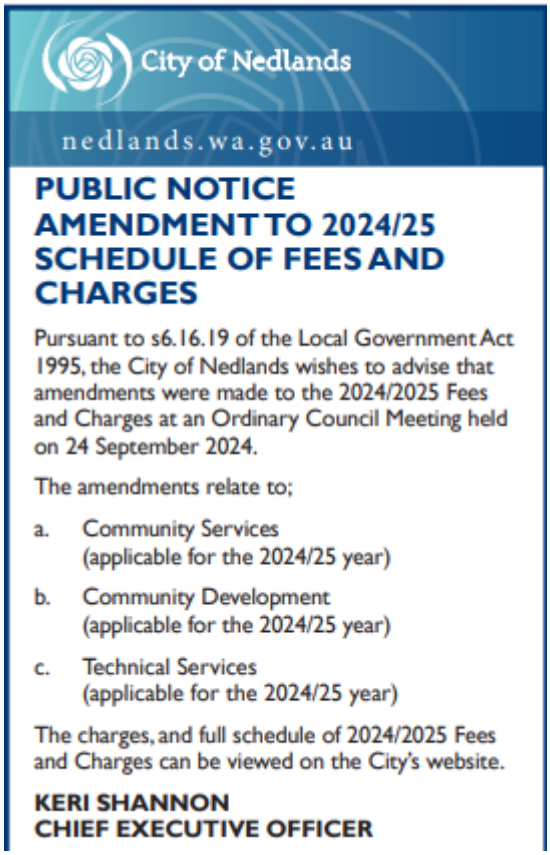
Discussion

A minimum 14 day period has since elapsed and upon completion of which, no submission has been made regarding the EV charging fees.

As such the fee can be imposed accordingly.

Consultation

Consultation through local public notice is provided as per the notice below:



City of Nedlands

nedlands.wa.gov.au

PUBLIC NOTICE AMENDMENT TO 2024/25 SCHEDULE OF FEES AND CHARGES

Pursuant to s6.16.19 of the Local Government Act 1995, the City of Nedlands wishes to advise that amendments were made to the 2024/2025 Fees and Charges at an Ordinary Council Meeting held on 24 September 2024.

The amendments relate to;

a. Community Services (applicable for the 2024/25 year)

b. Community Development (applicable for the 2024/25 year)

c. Technical Services (applicable for the 2024/25 year)

The charges, and full schedule of 2024/2025 Fees and Charges can be viewed on the City's website.

KERI SHANNON
CHIEF EXECUTIVE OFFICER

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	**Performance**
Outcome	11. Effective leadership and governance.

Budget/Financial Implications

Adoption of this item will allow the imposition of new fees both providing a competitive service to residents and visitors to the City of Nedlands but also a potential revenue stream to offset the cost of the service.

Legislative and Policy Implications

Local Government Act 1995 - Section 6.16
Local Government Act 1995 - Section 6.19

Decision Implications

Adoption of the resolution as intended will allow the use of the installed charging stations. Non-adoption will delay this further pending a future decision.

Conclusion

The report is presented as is, and commended to Council.

Further Information

Nil

2024-25 Fees and Charges
Electronic Vehicle Charging Stations

Fee or Charge	Description	Unit of Cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable
Connection Fee	EV Charger connection fee	per connection	$0.91	$1.00	Yes
Energy Fee (Off-Peak)	EV Charger (Off-Peak) per kWh	per kWh	$0.27	$0.30	Yes
Energy Fee (On-Peak)	EV Charger (On-Peak) per kWh	per kWh	$0.36	$0.40	Yes
Idle Fee	EV Charger per minute idle fee	per minute idle	$1.82	$2.00	Yes

17.2 TS38.12.24 RFT 2024-25.07 Rehabilitation of Victoria Avenue and Waratah Avenue

Meeting & Date	Council Meeting – 10th December 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Peter Seed, Project Manager
Director	Matthew MacPherson, Director Technical Services
Attachments	1. Confidential – RFT 2024-25.07 - Rehabilitation of Victoria Avenue and Waratah Avenue evaluation report 2. Confidential - RFT 2024-25.07 - Rehabilitation of Victoria Avenue and Waratah Avenue Financial implications

Purpose

The purpose of the report is for Council to accept the evaluation and recommendation of the Contractor WCP Civil Pty Ltd for RFT 2024-25.07 - Rehabilitation of Victoria Avenue and Waratah Avenue.

Recommendation

That Council:

1. **Accepts the submission for the Rehabilitation of Victoria Avenue and Waratah Avenue by WCP Civil Pty Ltd as the preferred tenderer.**

2. **Authorises the CEO to negotiate and enter into a contract in accordance with the City's Request for Tender number RFT 2024-25.07 and comprising of that request, the City's Conditions of Contract, preferred tender submission, inclusive of the Schedule of Rates, and all post tender clarifications and negotiations, to be executed.**

3. **Requests the CEO to arrange for all other tender respondents to be advised of the tender outcome.**

Voting Requirement

Simple Majority.

Background

The Victoria Avenue and Waratah Avenue rehabilitation project forms part of the approved 2024/25 Capital Works Program. As the City does not have internal resources appropriate for these types of services it has been decided to seek the services of a skilled and experienced contractor.

The Request for Tender was advertised on Tenderlink and was open for submissions from Friday 18 October to 5th November 2024.

The City received a total of 2 compliant submissions.

Discussion

After the Tender period ended, an evaluation panel was formed comprising of three (3) City Projects and Programs team members. The evaluation panel assessed the submitted tenders against the following criteria:

- Relevant experience (40%),
- Key personnel skills and experience (20%),
- Demonstrated Understanding (40%).

The tender evaluation panel nominated the preferred supplier ("the supplier") for this project based on their submitted methodology, program, and schedule of rates.

The supplier demonstrated sufficient capability to handle the project and understanding of the requirements by providing a detailed construction methodology process, outlining how they will complete the work.

The supplier has the relevant experience to complete the proposed works on Victoria Avenue and Waratah Avenue. They have provided key personnel resumes who all have suitable level of experience, and the panel is confident that the supplier can complete the works.

The panel is satisfied that the proposed methodology will achieve the required results. The Supplier has considered the need to maintain access stakeholders along Victoria Avenue and Waratah Avenue during construction. The work is expected to start mid-to-late January 2025 and be completed by the end of May 2025.

The submitted price for the two roads was initially over budget. Upon review of the submission the City officers have assessed what the Contract has allowed for and has reduced the risk to ensure budget alignment.

Additional funding will be requested from Main Roads Western Australia (MRWA) as part of the Metropolitan Regional Road Group (MRRG) funding allocation. The required funding variation is estimated to be in line with adjustment allowances permitted under the funding guidelines. Both the Contract and MRRG additional funding will be discussed in the financial implications section.

Following a due diligence process, the information provided is of a level that officers are confident that the project will be completed on schedule, safely and with minimal disruption to

road users, local community, and businesses. In addition, officers are confident the offer submitted by WCP Civil Pty Ltd, represents value for money to the City.

The City needs to address a backlog of road rehabilitation works, which alone is worth around approximately $18M. The Administration suggests moving forward with the project despite the challenging market. Delaying these works will lead to more project delays, impacting long term, and the ongoing maintenance costs, which will become more expensive to rectify.

The condition of the road warrants:

- Immediate intervention is necessary due to the road's condition to prevent safety risks.
- Prompt action can prevent pavement failure and the need for long-term road closures.
- Delaying repairs will lead to higher reactive maintenance costs.

Consultation

General consultation with impacted stakeholders has occurred as part of the project planning process but no specific consultation has occurred as part of the tender evaluation process.

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**

(delete the options below which are not applicable)

Pillar	**People**
Outcome	2. A healthy, active and safe community.
Pillar	**Place**
Outcome	8. A city that is easy to get around safely and sustainably.
Pillar	**Performance**
Outcome	11. Effective leadership and governance.

Budget/Financial Implications

The preferred tender's submission is within the allocated budget for this project.

The costing is provided in the confidential attachment – Confidential - RFT 2024-25.07 - Rehabilitation of Victoria Avenue and Waratah Avenue Financial implications.

This remaining shortfall, will be sourced through the following, in priority order:

- MRWA via the MRRG variation process,
- Further scope reductions,
- Savings from other projects.

MRRG variation process if approved, at a minimum, will deliver approximately $21,000 of additional It is funding for Waratah Ave. The MRRG variation has been submitted to Main Roads and the outcome is expected early 2025.

The project is set to commence in January 2025. Victoria Avenue and Waratah Avenue have been allocated $676,697.00 in Metropolitan Regional Road Group (MRRG) Funding. If this project is delayed, the City risks losing this grant allocation. The works are required to be completed by 30th June 2024, within the 2024-25 financial year.

Legislative and Policy Implications

Procurement of Goods and Services Council Policy
Local Government (Functions and General) Regulations 1996

Decision Implications

Approving the Victoria Avenue and Waratah Avenue tender is crucial for various reasons:

- **Benefit to Community:** Road users, pedestrians, and homeowners/businesses in the area will benefit from improved roads, pathways, driveways, and drainage systems, ensuring safety and high performance.

- **Preventing Future Issues:** Swift intervention is needed to prevent road pavement failure and ensure road user safety. Delaying repairs could lead to long-term road closures and increased reactive maintenance costs.

- **Avoiding Backlog**: Approval now prevents a backlog of projects, ensuring timely completion and reducing the burden on long-term maintenance. Delaying may lead to prolonged completion times and impact the overall road user experience.

- **Securing Funding:** Timely completion is crucial for future grant funding and prevents negative reputational risks with funding bodies. Not completing the works in this financial year could jeopardize future funding opportunities.

- **Safety and Maintenance:** Postponing repairs risks road degradation, failure, and higher unplanned maintenance costs, posing safety hazards to the community. Endorsing the report ensures the asset's integrity and community safety.

Conclusion

WCP Civil Pty Ltd have demonstrated that they have the understanding to complete the required works on Victoria Avenue and Waratah Avenue. They have performed similar projects for both the City, other local governments, and large-scale road construction projects.

As such the evaluation Panel advises, that WCP Civil Pty Ltd be awarded the package of works for the delivery of the combination of day and nightworks.

Further Information

Nil

18 Divisional Report – Corporate Services

18.1 CPS55.12.24 Monthly Financial Report – 31 October 2024

Meeting & Date	Council Meeting – 12 December 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	M Harika – Chief Finance and Risk Officer
Director	A Alderson - Director Corporate Services
Attachments	1. Statement of Financial Activity – 31 October 2024 2. Statement of Net Current Assets – 31 October 2024 3. Statement of Comprehensive Income – 31 October 2024 4. Statement of Financial Position – 31 October 2024 5. Reserve Movements – 31 October 2024 6. Borrowings – 31 October 2024 7. Capital Works Program – 31 October 2024

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 receives the Monthly Financial Report for 31 October 2024.

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 October 2024. Please note that due to the Disclaimer of Opinion issued for the 2022-23 Annual Financial Statements, the opening position is subject to change as restatements of the prior financial year and the closing processes of the 30 June 2024 year-end are completed. The municipal surplus as of 31 October 2024 is $30,468,240 which is a $3,476,943 favourable variance, compared to a budgeted surplus for the same period of $26,827,809.

The operating revenue at the end of October 2024 was $34,991,698 which represents a $3,474,657 favourable variance compared to the year-to-date budget of $31,517,041 primarily in fees and charges.

The operating expense at the end of October 2024 was $13,606,176 which represents a $531,170 favourable variance compared to the year-to-date budget of $14,137,346, primarily in employee costs.

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
Favourable variance of $84,172 due to timing of receipt grants and further budget review.

Fees and charges
Favourable variance of $3,284,319 due to upfront billing and monthly budget phasing/timing.

Interest earnings
Favourable variance of $52,623 primarily due to budget timing and actual lower interest rates than budgeted.

Other revenue
Unfavourable variance of $46,141 primarily due to budget timing.

Profit on disposal of assets
Unfavourable variance of $73,607 primarily due to phasing of disposal and budget timing.

Employee costs
Favourable variance of $107,932 primarily due to budget timing and lower staff resources compared to budget.

Materials and contracts
Favourable variance of $275,154 primarily due to budget timing.

Utility charges
Unfavourable variance of $41,444 primarily due to budget timing.

Depreciation and amortisation
No variance analysis required as variance to budget is less than 10%.

Insurance expenses
Favourable variance of $76,974 due to budget timing.

Interest expenses
Favourable variance of $14,756 due to budget timing.

Other expenditure
Favourable variance of $97,798 due to budget timing

Investing Activities

Non-operating grants, subsidies, and contributions
Unfavourable variance of $325,012 primarily due to timing of grant receipts and budget timing.

Proceeds from disposal of assets
Favourable variance of $145,865 primarily due to timing of asset disposals and budget timing.

Purchase of property, plant, and equipment
Unfavourable variance of $225,097 primary due to budget phasing of capital projects. To be reviewed at mid-year review.

Purchase and construction of infrastructure
Favourable variance of $1,033,849 primary due to budget phasing of capital projects. To be reviewed at mid-year review.

Purchase of right of use assets
Unfavourable variance is $25,542 due to budget timing of leased assets.

Payments for intangible assets
Unfavourable variance is $49,936 due to budget timing.

Financing Activities

Repayment of borrowings
Favourable variance is $156,373 due to the $4,257,158 WATC loan received on 23 October 2024 obtained later than budgeted.

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 $44,587 due to budget timing.

Transfer to and from reserves
No variance analysis required as variance to budget is less than $20,000 and 10% and will be updated as part of the mid-year budget review.

Rates

Outstanding rates debtors are $13,053,666 as of 31 October 2024 compared to $12,408,898 as of 31 October 2023. Breakdown is as follows:

Receivable	31 October 2024 ($)	31 October 2023 ($)	Variance ($)
Rates & UGP	11,348,147	10,780,537	567,610
Rubbish & Pool	572,787	483,735	89,052
Pensioner Rebates	327,467	345,562	(18,095)
ESL	805,265	799,064	6,201
Total	**13,053,666**	**12,408,898**	**644,768**

Employee Data

Description	Number
Headcount (Active Employees including FT, PT, & Casual)	142
Occupied FTE (FT & PT)	123
Occupied FTE (Casual)	3
No. of contract employees (Temporary/Agency)	6

The figures reported are at the end of the calendar month of October 2024.

Consultation

N/A

Strategic Implications

This item relates to the following elements from the City's Council Plan.

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

Pillar **Performance**
Outcome 11. Effective leadership and governance

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, and *Australian Accounting Standards.*

Decision Implications

Nil.

Conclusion

The municipal surplus as of 31 October 2024 is $30,468,241 which is favourable, compared to a budgeted surplus for the same period of $26,827,809.

The operating revenue at the end of October 2024 was $34,991,698 which represents a $3,474,657 favourable variance compared to the year-to-date budget of $31,517,041 primarily in fees and charges.

The operating expense at the end of October 2024 was $13,606,176 which represents a $531,170 favourable variance compared to the year-to-date budget of $14,137,346 primarily in employee costs.

Further Information

Nil.

City of Nedlands
Statement of Financial Activity

By Nature or Type
For the Period 01-Jul-2024 to 31-Oct-2024

	Amended Budget	Amended Budget YTD	Actuals YTD	Variance ($) YTD	Variance (%) YTD
Operating Activities					
Net current assets - Opening surplus/(deficit)	2,968,004	3,300,420	2,201,968	(1,098,453)	-33.28%
Revenue					
Operating grants, subsidies, and contributions	150,112	64,771	148,943	84,172	129.95%
Fees and charges	9,289,708	3,179,233	6,463,552	3,284,319	103.31%
Interest earnings	1,045,430	348,477	401,099	52,623	15.10%
Other revenue	195,751	65,250	19,108	(46,141)	-70.72%
Profit on disposal of assets	220,821	73,607	0	(73,607)	-100.00%
	10,901,822	3,731,337	7,032,703	3,301,366	88.48%
Expenses					
Employee costs	(16,632,549)	(5,347,927)	(5,239,996)	107,932	-2.02%
Materials and contracts	(14,143,981)	(4,960,117)	(4,684,962)	275,154	-5.55%
Utility charges	(805,723)	(268,568)	(310,012)	(41,444)	15.43%
Depreciation and amortisation	(9,210,126)	(3,070,044)	(3,070,044)	0	0.00%
Insurance expenses	(461,818)	(153,944)	(76,970)	76,974	-50.00%
Interest expenses	(27,677)	(19,525)	(4,769)	14,756	-75.58%
Other expenditure	(951,656)	(317,222)	(219,423)	97,798	-30.83%
	(42,233,530)	(14,137,346)	(13,606,176)	531,170	-3.76%
Non-cash amounts excluded from operating activities	8,989,305	2,996,437	3,078,181	(81,744)	-2.73%
Amount attributable to operating activities	(19,374,399)	(4,109,152)	(1,293,324)	2,652,339	-64.55%
Investing Activites					
Non-operating grants, subsidies, and contributions	3,574,980	325,012	0	(325,012)	-100.00%
Proceeds from disposal of assets	258,702	21,559	167,424	145,865	676.60%
Purchase of property, plant, and equipment	(1,488,382)	(124,032)	(349,129)	(225,097)	181.48%
Purchase and construction of infrastructure	(13,131,942)	(1,094,329)	(60,480)	1,033,849	-94.47%
Purchase of right of use assets	0	0	(25,542)	(25,542)	No Budget
Purchase of intangible assets	0	0	(49,936)	(49,936)	No Budget
Amount attributable to investing activities	(10,786,642)	(871,790)	(317,663)	554,127	-63.56%
Financing Activites					
Repayment of borrowings	(531,661)	(257,464)	(101,091)	156,373	-60.74%
Proceeds from borrowings	4,257,158	4,257,158	4,257,158	0	0.00%
Principal portion of new lease liability	0	0	(25,542)	(25,542)	
Recoup from self supporting loans	18,504	4,626	0	(4,626)	-100.00%
Payments for principal portion of lease liability	(164,632)	(54,880)	(10,293)	44,587	-81.25%
Transfers to reserves	(3,080,231)	0	0	0	
Transfers from reserves	2,085,109	0	0	0	
Amount attributable to financing activities	2,584,247	3,949,440	4,120,233	170,793	4.32%
Surplus/(deficit) before imposition of general rates	(27,576,794)	(1,031,502)	2,509,246	3,377,259	-327.41%
Total amount raised by general rates	27,859,311	27,859,311	27,958,995	99,684	0.36%
Surplus/(deficit) after imposition of general rates	**282,517**	**26,827,809**	**30,468,241**	**3,476,943**	**12.96%**

City of Nedlands
Net Current Assets

	Balance As At 1-Jul-24	Balance As At 31-Oct-24
Current Assets		
Cash and cash equivalents	13,897,228	33,045,506
Other Financial Assets	18,076	18,076
Trade and other receivables	2,553,930	15,139,172
Inventories	13,627	13,627
Total Current Assets	16,482,861	48,216,380
Current Liabilities		
Trade and other payables	(3,651,622)	(7,528,764)
Lease Liabilities	(161,261)	(125,427)
Borrowings	(515,037)	(1,373,374)
Grant and contract liabilities	0	(199,278)
Provisions	(2,651,605)	(2,018,703)
Other liabilities	(33)	(23,762)
Total Current Liabilities	(6,979,558)	(11,269,307)
Adjustments to NCA		
Less: Reserves	(7,959,558)	(7,959,558)
Less: Restricted Cash	0	0
Less: Self Supporting Loans	(18,076)	(18,076)
Add: Borrowings	515,037	413,946
Add: Leases	161,261	125,427
Total Adjustments	(7,301,335)	(7,438,260)
Net Current Assets	**2,201,968**	**29,508,812**

City of Nedlands
Statement of Comprehensive Income

By Nature or Type
For the Period 1-Jul-2024 to 31-Oct-2024

	Adopted Budget	Amended Budget	Amended Budget YTD	Actuals YTD
Revenue				
Rates	27,859,311	27,859,311	27,859,311	27,958,995
Operating grants, subsidies and contributions	150,112	150,112	64,771	148,943
Fees and charges	9,289,708	9,289,708	3,179,233	6,389,490
Service charges	0	0	0	74,062
Interest earnings	1,045,430	1,045,430	348,477	401,099
Other revenue	195,751	195,751	65,250	19,108
	38,540,312	38,540,312	31,517,041	34,991,698
Expenses				
Employee costs	(16,632,549)	(16,632,549)	(5,347,927)	(5,239,996)
Materials and contracts	(14,143,981)	(14,143,981)	(4,960,117)	(4,684,962)
Utility charges	(805,723)	(805,723)	(268,568)	(310,012)
Depreciation and amortisation	(9,210,126)	(9,210,126)	(3,070,044)	(3,070,044)
Insurance expenses	(461,818)	(461,818)	(153,944)	(76,970)
Other expenditure	(951,656)	(951,656)	(317,222)	(219,423)
Interest expenses	(27,677)	(27,677)	(19,525)	(4,769)
	(42,233,530)	(42,233,530)	(14,137,346)	(13,606,176)
Net Operating	(3,693,218)	(3,693,218)	17,379,695	21,385,522
Non-operating grants, subsidies and contributions	3,574,980	3,574,980	325,012	0
Profit on Disposal of Assets	220,821	220,821	73,607	0
	3,795,801	3,795,801	398,619	0
Net Result for the Period	**102,583**	**102,583**	**17,778,314**	**21,385,522**
Other Comprehensive Income				
	0	0	0	0
Total Other Comprehensive Income	0	0	0	0
Total Comprehensive Income for the Period	**102,583**	**102,583**	**17,778,314**	**21,385,522**

City of Nedlands
Statement of Financial Position

	Balance As At 1-Jul-24	Balance As At 31-Oct-24
Assets		
Current Assets		
Cash and cash equivalents	13,897,228	33,045,506
Other Financial Assets	18,076	18,076
Trade and other receivables	2,553,930	15,139,172
Inventories	13,627	13,627
Total Current Assets	16,482,861	48,216,380
Non Current Assets		
Trade and other receivables	979,382	971,244
Other Financial Assets	167,574	167,574
Property, plant and equipment	103,268,838	102,813,875
Infrastructure	245,575,627	243,255,790
Right of Use Assets	470,860	496,402
Intangible assets	438,082	434,958
Total Non Current Assets	350,900,363	348,139,844
Total Assets	**367,383,224**	**396,356,224**
Liabilities		
Current Liabilities		
Trade and other payables	(3,651,622)	(7,528,764)
Lease Liabilities	(161,261)	(125,427)
Borrowings	(515,037)	(1,373,374)
Grant and contract liabilities	0	(199,278)
Provisions	(2,651,605)	(2,018,703)
Other liabilities	(33)	(23,762)
Total Current Liabilities	(6,979,558)	(11,269,307)
Non Current Liabilities		
Borrowings	(410,319)	(3,708,049)
Lease Liabilities	(320,985)	(320,985)
Provisions	(495,935)	(495,935)
Total Non Current Liabilities	(1,227,239)	(4,524,969)
Total Liabilities	**(8,206,797)**	**(15,794,277)**
Equity		
Retained surplus	(351,216,868)	(372,602,390)
Reserves - cash backed	(7,959,558)	(7,959,558)
Revaluation surplus	0	0
Total Equity	**(359,176,426)**	**(380,561,948)**

City of Nedlands
Reserve Movements

For the Period 01-Jul-2024 to 31-Oct-2024

	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	370,728	0	0	370,728	370,728	0	0	370,728	370,728	0	0	370,728
City Development Reserve	991,682	0	(600,000)	391,682	991,682	0	(600,000)	391,682	991,682	0	0	991,682
North Street Reserve	140,827	0	0	140,827	140,827	0	0	140,827	140,827	0	0	140,827
Welfare Reserve	674,655	0	(142,290)	532,365	674,655	0	(142,290)	532,365	674,655	0	0	674,655
Service Reserve	16,888	0	0	16,888	16,888	0	0	16,888	16,888	0	0	16,888
Insurance Reserve	65,464	0	0	65,464	65,464	0	0	65,464	65,464	0	0	65,464
Underground Power Projects	2,585,872	975,076	(131,988)	3,428,960	2,585,872	975,076	(131,988)	3,428,960	2,585,872	0	0	2,585,872
Waste Management Reserve	1,167,774	493,966	0	1,661,740	1,167,774	493,966	0	1,661,740	1,167,774	0	0	1,167,774
Building Replacement Reserve	582,521	278,593	(306,750)	554,364	582,521	278,593	(306,750)	554,364	582,521	0	0	582,521
Swanbourne Development Reserve	130,833	0	0	130,833	130,833	0	0	130,833	130,833	0	0	130,833
Public Art Reserve	45,709	0	0	45,709	45,709	0	0	45,709	45,709	0	0	45,709
Business System Reserve	97,551	0	0	97,551	97,551	0	0	97,551	97,551	0	0	97,551
All Abilities Play Space	427,356	0	(25,000)	402,356	427,356	0	(25,000)	402,356	427,356	0	0	427,356
Major Projects	338,642	496,817	0	835,459	338,642	496,817	0	835,459	338,642	0	0	338,642
Lawler Park Infrustracture Reserve	0	0	0	0	0	0	0	0	0	0	0	0
Public Open Space Reserve	184,167	0	0	184,167	184,167	0	0	184,167	184,167	0	0	184,167
PRCC Reserve	138,890	0	(7,701)	131,189	138,890	0	(7,701)	131,189	138,890	0	0	138,890
Reserve Total	**7,959,558**	**2,244,452**	**(1,213,729)**	**8,990,281**	**7,959,558**	**2,244,452**	**(1,213,729)**	**8,990,281**	**7,959,558**	**0**	**0**	**7,959,558**

City of Nedlands
Borrowings

For the Period 01-Jul-2024 to 31-Oct-2024

				Adopted Budget					Amended Budget					Actuals YTD				
Loan Description	Loan Number	Institution	Interest Rate	Opening Balance	New Loans	Repayment	Closing Balance	Interest	Opening Balance	New Loans	Repayment	Closing Balance	Interest	Opening Balance	New Loans	Repayment	Closing Balance	Interest
Building Infrastructure	183	WATC	2.78%	184,059	0	(200,683)	(16,624)		184,059	0	(200,683)	(16,624)		184,059	0	(45,854)	138,205	
Building Infrastructure	184	WATC	3.12%	229,386	0	(151,733)	77,653		229,386	0	(151,733)	77,653		229,386	0	(37,492)	191,894	1,789
Building Infrastructure	185	WATC	3.12%	108,563	0	(71,812)	36,751		108,563	0	(71,812)	36,751		108,563	0	(17,744)	90,819	847
Dalkeith Bowling Club	186	WATC	3.07%	19,929	0	(15,882)	4,047		19,929	0	(15,882)	4,047		19,929	0	0	19,929	
Underground Power - West Hollywood	188	WATC	3.07%	306,788	0	(73,254)	233,534		306,788	0	(73,254)	233,534		306,788	0	0	306,788	
Underground Power - Alfred & Mt Claremont	189	WATC	3.07%	44,808	0	(10,699)	34,109		44,808	0	(10,699)	34,109		44,808	0	0	44,808	
Underground Power - Alderbury	190	WATC	3.07%	31,822	0	(7,598)	24,224		31,822	0	(7,598)	24,224		31,822	0	0	31,822	
Underground Power - Nedlands North	191	WATC	4.66%	0	4,257,158	0	4,257,158		0	4,257,158	0	4,257,158		0	4,257,158	0	4,257,158	
				925,356	**4,257,158**	**(531,661)**	**4,650,853**	**0**	**925,356**	**4,257,158**	**(531,661)**	**4,650,853**	**0**	**925,356**	**4,257,158**	**(101,091)**	**5,081,423**	**2,636**

City of Nedlands
Capital Works Program

For the Period 01-Jul-2024 to 31-Oct-2024

Project Description		Adopted Budget	Amended Budget	Actuals YTD
Recreation				
Allen Park Cottage Stage 2 Building upgr		38,099	38,099	0
	Total	38,099	38,099	0
Other Buildings				
City wide air-conditioning program		0	0	11,091
City wide flooring program		40,956	40,956	8,010
City wide painting program		40,956	40,956	14,760
Electric Vehicle Charging Stations		0	0	63,986
	Total	81,912	81,912	97,847
Park Development Renewal				
Greenway - Foreshore Reserve 28307		0	0	1,500
	Total	0	0	1,500
Road Improvements				
Investigation and Design		234,012	234,012	23,780
	Total	234,012	234,012	23,780
Footpath Construction				
Whadjuck Trail Footpath		0	0	17,266
	Total	0	0	17,266
Parks Plant				
1GLJ663: Ford Ranger Super Cab HiRider 2.2L alloy tray		0	0	28,082
	Total	0	0	28,082
Other Plant & Equipment				
1GJZ461: Subaru Forester 2.5i-L awd wagon		0	0	28,082
	Total	0	0	28,082
IT capital				
OneCouncil Solution		0	0	49,936
	Total	0	0	49,936
Projects				
Tresillian Art Cntr-F&F Renewal, Power Improvement		126,997	126,997	10,305
Right of Use asset		0	0	25,542
David Cruickshank Sport Lighting Upgrade		0	0	6,935
Parks - David Cruickshank Reserve Floodlighting		351,018	351,018	741
Parks - College Park Reserve Floodlighting		351,018	351,018	0
Parks - Minor Park Furniture Renewal Program		50,000	50,000	0
Nat Env - Foreshore Reserve 28307 Greenway Development		92,231	92,231	0
Roads - Monash Ave - Road Rehab (Smyth to East of Clifton)		1,518,552	1,518,552	764
Roads - Victoria Ave - Road Rehab (Waratah to Watkins)		1,400,870	1,400,870	4,958
Roads - Waratah Ave - Road Rehab (Robert to Alexender)		816,440	816,440	0
Roads - The Avenue - Traffic Calming (Black Spot)		1,812,658	1,812,658	0
Roads - Webster Street - Road Rehab (Stirling Hwy to Edward)		555,432	555,432	0
Roads - Kennedia Lane - Renewal		600,000	600,000	0
Drainage Improvement - Jenkins Ave Catchment (Taylor Road)		761,950	761,950	0
Drainage Improvement - 3 Waroonga Road		82,115	82,115	0
Drainage Soakwell Installation Program Reactive & Unplanned		58,250	58,250	0
Drainage Civil Works Program (Reactive & Unplanned)		58,250	58,250	0
Buildings - Strickland Street Infant Health Centre - Renewal		63,498	63,498	0
Buildings - Mechanical Services Renewal Program		40,956	40,956	0
Buildings - Roofing / Safety Anchor Program		38,099	38,099	0
Fleet Renewal - 1TAE380 : Polmac B/Tail		22,727	22,727	0
Fleet Renewal - 1TAE381 : Polmac B/Tail		22,727	22,727	0
Fleet Renewal - 1DQP804 : Volvo Loader		286,000	286,000	0
Fleet Renewal - 1ETL928 : Squirrel 805/SD		54,545	54,545	0
Fleet Renewal - 1GXG019 : John Deere 1570 72"4WD		45,455	45,455	0
Fleet Renewal - 1GXG020 : John Deere 1570 72"4WD		45,455	45,455	0
Fleet Renewal - 1AJN270: Caterpillar Forklift		54,545	54,545	0
Fleet Renewal - 1ENI491 : Hino maintenance truck		155,000	155,000	171,216
Other Inf - Underground Power - Nedlands North		4,389,146	4,389,146	0
Buildings - Administration Compactus Room Refurbishment		38,099	38,099	13,596
Placeholder Capital - Drainage		0	0	4,536
	Total	13,892,033	13,892,033	238,593
	Capital Work Program Total	14,246,056	14,246,056	485,086

18.2 CPS56.12.24 List of Accounts Paid – November 2024

Meeting & Date	Council Meeting – 10 December 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	M Harika – Chief Finance and Risk Officer
Director	A Alderson – Director Corporate Services
Attachments	1. Creditor Payment Listing – November 2024 2. Credit Card and Purchasing Card Payments – November 2024

Purpose

The purpose of this report is to present list of accounts paid for the month of November 2024.

Recommendation

That Council RECIEVES the List of Accounts Paid for the month of November 2024.

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 relates to the following elements from the City's Council Plan 2023-33.

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 November 2024 to Council.

Decision Implications

Nil.

Conclusion

The List of Accounts Paid for the months of November 2024 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-Nov-2024 to 30-Nov-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**3,488,733.38**
109650	**1/11/2024**	**10001**	**Australian Taxation Office**		**15,360.00**
FORTNIGHT 27/10/2024	Withholding Tax (PAYG)			15,360.00	
109651	**1/11/2024**	**10003**	**Australian Services Union**		**26.50**
FORTNIGHT 27/10/2024	Australian Services Union			26.50	
109652	**1/11/2024**	**10006**	**Westpac Banking Corporation**		**615.22**
FORTNIGHT 27/10/2024	Employee Additional Contrib Pre Tax (%)			43.72	
FORTNIGHT 27/10/2024	SGC Employer Contribution			276.39	
FORTNIGHT 27/10/2024	SGC Employer Contribution			251.39	
FORTNIGHT 27/10/2024	Employer Contribution (Additional)			43.72	
109653	**1/11/2024**	**10013**	**Alinta Energy**		**166.75**
131998793	24 Jul 2024 to 18 Oct 2024			166.75	
109654	**1/11/2024**	**10029**	**Bunzl Limited**		**4,866.21**
Y373569	PRCC hygiene supplies			3,514.42	
Y365777	Hygiene supplies			948.93	
Y373565	Hygiene supplies			402.86	
109655	**1/11/2024**	**10079**	**Lightning Laundry**		**441.10**
20191	PRCC Laundry			441.10	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
109656	**1/11/2024**	**10140**	**Western Power Corporation - Bills**	**1,068.16**
CORPB0747336	Westen Power- vegetation clearance.		1,068.16	
109657	**1/11/2024**	**10183**	**Water Corporation**	**3,834.89**
9001398891	Bill ID - 0127		363.15	
9001399093	Bill ID - 0138		434.40	
9001409415	Bill ID - 0134		515.35	
9001409423	Bill ID - 0138		192.11	
9001409431	Bill ID - 0135		414.45	
9001410555	Bill ID - 0142		704.57	
9001412833	Bill ID - 0211		570.67	
9001417087	Bill ID - 0133		258.82	
9001412868	Bill ID - 0144		381.37	
109658	**1/11/2024**	**10255**	**Cr B G Hodsdon**	**5,603.08**
NOVEMBER 2024	Monthly Councillor Allowance		5,603.08	
109659	**1/11/2024**	**10273**	**West Tip Waste Control Pty Ltd**	**17,442.54**
79574	Disposal of hardwaste bulk rubbish 2024		17,442.54	
109660	**1/11/2024**	**10402**	**DU Electrical Pty Ltd**	**257.40**
00018279	Replace Probe Cables at Charles Court		257.40	
109661	**1/11/2024**	**10419**	**Sustainable Outdoors**	**20,151.42**
INV-3002	Foreshore Planting Riverbank Grant		3,200.00	
INV-3003	Mt C Greenways Maintenance		8,310.92	
INV-3013	Environmental weed control		1,831.50	
INV-3004	Maintenance Allen Park		6,809.00	
109662	**1/11/2024**	**10516**	**Deputy Mayor Cr K A Smyth**	**7,031.25**
NOVEMBER 2024	Monthly Deputy Mayor Allowance		7,031.25	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
109663	**1/11/2024**	**10553**	**Mr I De Souza**	**440.00**
VIDT4_03	TAC - Supply of Life Models for Drawing		440.00	
109664	**1/11/2024**	**10617**	**Aus Chill Technical Services Pty Ltd**	**5,556.93**
13449	Install new systemin records room		5,556.93	
109665	**1/11/2024**	**10689**	**Illion Australia Pty Ltd**	**369.60**
NEDLAN-650509	Monash Avenue Roadway Rehabilitation		184.80	
NEDLAN-650508	Provision of David Cruickshank Lighting		184.80	
109666	**1/11/2024**	**10693**	**Boyan Electrical Services Boyan Electric**	**4,258.74**
53446	Street lighting		1,990.65	
53242	Various electrical maintenance and install		2,268.09	
109667	**1/11/2024**	**10724**	**TechnologyOne**	**4,538.36**
241952	Technology 1 Q1/Q2 Consulting 24/25		4,538.36	
109668	**1/11/2024**	**10735**	**WINC Australia Pty Ltd (Previous name**	**297.33**
9046338418	Kitchen consumables		297.33	
109669	**1/11/2024**	**10954**	**Colour Flow Painting Services**	**5,610.00**
CFP 2591	Records room painting.		2,640.00	
CFP 2590	Depot toilets renovation painting.		2,970.00	
109670	**1/11/2024**	**10977**	**Watertight Plumbing & Gas**	**484.00**
17376	Backflow testing - Shorehouse		286.00	
17423	Blackflow testing - Adam Armstrong		198.00	
109671	**1/11/2024**	**11012**	**Aussie Broadband Pty Ltd**	**4,930.50**

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
43356099	NBN Enterprise service- March24- Oct24			4,930.50	
109672	**1/11/2024**	**11016**	**Cr R A Coghlan**		**5,603.08**
NOVEMBER 2024	Monthly Councillor Allowance			5,603.08	
109673	**1/11/2024**	**11021**	**Cr F Bennett**		**5,603.08**
NOVEMBER 2024	Monthly Councillor Allowance			5,603.08	
109674	**1/11/2024**	**11184**	**Cr N R Youngman**		**5,603.08**
NOVEMBER 2024	Monthly Councillor Allowance			5,603.08	
109675	**1/11/2024**	**11270**	**Mayor F E Argyle**		**12,029.83**
NOVEMBER 2024	Monthly Mayor Allowance			12,029.83	
109676	**1/11/2024**	**11369**	**Cr Blane Brackenridge**		**5,603.08**
NOVEMBER 2024	Monthly Councillor Allowance			5,603.08	
109677	**1/11/2024**	**11370**	**Cr H Amiry**		**5,603.08**
NOVEMBER 2024	Monthly Councillor Allowance			5,603.08	
109678	**1/11/2024**	**11487**	**Comex Civil Pty Ltd**		**18,745.54**
INV-0398	Stubbs Terrace drainage upgrade			18,745.54	
109679	**1/11/2024**	**11671**	**City of Joondalup**		**1,991.96**
33885	LSL Liability Payment Emp #2180			256.61	
33886	LSL Liability Payment Emp#524			1,735.35	
109680	**1/11/2024**	**11673**	**Nola Britton**		**80.00**
98	Life Drawing Model			80.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
109681	**1/11/2024**	**11688**	**New Eagler International Pty Ltd t/a Uma**	**61.00**
6945566	Lenovo Thinkpad Charger		61.00	
109682	**1/11/2024**	**11752**	**Bing Technologies Pty Ltd**	**1,628.04**
248465	Mail merge for Underground Power Stage 2		1,628.04	
109683	**1/11/2024**	**11758**	**Cynthia Forrest**	**80.00**
106	Life Drawing Social		80.00	
109684	**1/11/2024**	**11766**	**Metal Artwork Badges**	**164.89**
28257	Staff Name Badges August 2024		164.89	
109685	**1/11/2024**	**11773**	**The Fruit Box Group Pty Ltd**	**45.80**
3296447	Admin Full Cream Milk Delivery FY24/25		45.80	
109686	**1/11/2024**	**11797**	**Helene Pty LTD T/AS Lo-Go Appointmen**	**1,745.89**
H4438	LO-GO temp staff		1,745.89	
109687	**1/11/2024**	**11818**	**ZENITH MUSIC & SNADENS PIANOS ZM**	**990.00**
8322	Piano tunning - John Leckie		990.00	
109688	**1/11/2024**	**11823**	**IKIT FIRST AID**	**1,120.00**
INV-0332	Sharps and body fluids training		1,120.00	
109689	**1/11/2024**	**11905**	**Luxworks Traffic Control and Manageme**	**710.27**
INV-0491	TMP & 2 x 1 man Crew Standard		427.46	
1164	Contract Traffic Management		282.81	
109690	**1/11/2024**	**11917**	**EnvisionWare Australia Pty Ltd**	**1,443.75**
INV-AU-0006	Niche academy renewal		1,443.75	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
109691	**1/11/2024**	**11930**	**Coles Supermarkets Australia Pty Ltd**	**164.29**
200786459	Weekly food order- Coles		164.29	
109692	**1/11/2024**	**11931**	**McLeods Lawyers**	**990.33**
140241	Floreat Toy Library		742.17	
141241	Reviewing and responding to email		248.16	
109693	**1/11/2024**	**11965**	**Miss Kareen Cox**	**10,800.00**
INV-4316263	Service delivery - immediate support		10,800.00	
109694	**1/11/2024**	**11972**	**Hammond Legal**	**4,950.00**
12387	Legal fees		4,950.00	
109702	**4/11/2024**	**10006**	**Westpac Banking Corporation**	**155,368.13**
FORTNIGHT 18/08/2024	Employee Additional Contrib Pre Tax (%)		24.28	
FORTNIGHT 18/08/2024	SGC Employer Contribution		55.85	
FORTNIGHT 18/08/2024	SGC Employer Contribution		378.26	
FORTNIGHT 18/08/2024	Employer Contribution (Additional)		9.71	
FORTNIGHT 06/10/2024	Employee Additional Contrib Pre Tax ($)		830.00	
FORTNIGHT 06/10/2024	Employee Additional Contrib Pre Tax (%)		9,668.47	
FORTNIGHT 06/10/2024	Employee Additional Contrib Post Tax (%)		227.37	
FORTNIGHT 06/10/2024	SGC Employer Contribution		3,336.60	
FORTNIGHT 06/10/2024	SGC Employer Contribution		421.26	
FORTNIGHT 06/10/2024	SGC Employer Contribution		335.34	
FORTNIGHT 06/10/2024	SGC Employer Contribution		2,136.60	
FORTNIGHT 06/10/2024	SGC Employer Contribution		726.89	
FORTNIGHT 06/10/2024	SGC Employer Contribution		995.19	
FORTNIGHT 06/10/2024	SGC Employer Contribution		5,276.33	
FORTNIGHT 06/10/2024	SGC Employer Contribution		727.03	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 06/10/2024	SGC Employer Contribution			4,341.69
FORTNIGHT 06/10/2024	SGC Employer Contribution			347.92
FORTNIGHT 06/10/2024	SGC Employer Contribution			407.43
FORTNIGHT 06/10/2024	SGC Employer Contribution			1,058.98
FORTNIGHT 06/10/2024	SGC Employer Contribution			1,062.61
FORTNIGHT 06/10/2024	SGC Employer Contribution			1,589.86
FORTNIGHT 06/10/2024	SGC Employer Contribution			3,756.88
FORTNIGHT 06/10/2024	SGC Employer Contribution			652.51
FORTNIGHT 06/10/2024	SGC Employer Contribution			336.15
FORTNIGHT 06/10/2024	SGC Employer Contribution			1,329.73
FORTNIGHT 06/10/2024	SGC Employer Contribution			451.15
FORTNIGHT 06/10/2024	SGC Employer Contribution			320.67
FORTNIGHT 06/10/2024	SGC Employer Contribution			1,277.31
FORTNIGHT 06/10/2024	SGC Employer Contribution			2,484.80
FORTNIGHT 06/10/2024	SGC Employer Contribution			914.93
FORTNIGHT 06/10/2024	SGC Employer Contribution			3,290.01
FORTNIGHT 06/10/2024	SGC Employer Contribution			2,938.87
FORTNIGHT 06/10/2024	SGC Employer Contribution			522.94
FORTNIGHT 06/10/2024	SGC Employer Contribution			2,589.43
FORTNIGHT 06/10/2024	SGC Employer Contribution			1,358.53
FORTNIGHT 06/10/2024	SGC Employer Contribution			1,109.72
FORTNIGHT 06/10/2024	SGC Employer Contribution			3,117.27
FORTNIGHT 06/10/2024	SGC Employer Contribution			1,438.19
FORTNIGHT 06/10/2024	SGC Employer Contribution			1,833.64
FORTNIGHT 06/10/2024	SGC Employer Contribution			4,892.08
FORTNIGHT 06/10/2024	SGC Employer Contribution			1,811.96
FORTNIGHT 06/10/2024	SGC Employer Contribution			2,019.20
FORTNIGHT 06/10/2024	SGC Employer Contribution			500.58
FORTNIGHT 06/10/2024	SGC Employer Contribution			898.29
FORTNIGHT 06/10/2024	SGC Employer Contribution			1,357.54

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 06/10/2024	Employer Contribution (Additional)			286.32
FORTNIGHT 06/10/2024	Employer Contribution (Additional)			66.88
FORTNIGHT 06/10/2024	Employer Contribution (Additional)			173.08
FORTNIGHT 06/10/2024	Employer Contribution (Additional)			398.78
FORTNIGHT 06/10/2024	Employer Contribution (Additional)			585.70
FORTNIGHT 06/10/2024	Employer Contribution (Additional)			98.77
FORTNIGHT 06/10/2024	Employer Contribution (Additional)			61.63
FORTNIGHT 06/10/2024	Employer Contribution (Additional)			84.06
FORTNIGHT 06/10/2024	Employer Contribution (Additional)			58.46
FORTNIGHT 06/10/2024	Employer Contribution (Additional)			164.41
FORTNIGHT 06/10/2024	Employer Contribution (Additional)			78.46
FORTNIGHT 06/10/2024	Employer Contribution (Additional)			220.31
FORTNIGHT 06/10/2024	Employer Contribution (Additional)			421.93
FORTNIGHT 06/10/2024	Employer Contribution (Additional)			311.85
FORTNIGHT 06/10/2024	Employer Contribution (Additional)			187.80
FORTNIGHT 06/10/2024	Employer Contribution (Additional)			60.71
FORTNIGHT 06/10/2024	Employer Contribution (Additional)			318.89
FORTNIGHT 06/10/2024	Employer Contribution (Additional)			401.45
FORTNIGHT 06/10/2024	Employer Contribution (Additional)			138.56
FORTNIGHT 06/10/2024	Employer Contribution (Additional)			173.87
FORTNIGHT 06/10/2024	SGC Employer Contribution			289.82
FORTNIGHT 06/10/2024	SGC Employer Contribution			112.59
FORTNIGHT 06/10/2024	SGC Employer Contribution			436.28
FORTNIGHT 06/10/2024	Employee Additional Contrib Pre Tax ($)			-200.00
FORTNIGHT 06/10/2024	Employer Contribution (Additional)			-63.89
FORTNIGHT 20/10/2024	Employee Additional Contrib Pre Tax ($)			630.00
FORTNIGHT 20/10/2024	Employee Additional Contrib Pre Tax (%)			8,762.58
FORTNIGHT 20/10/2024	Employee Additional Contrib Post Tax (%)			255.53
FORTNIGHT 20/10/2024	Employee Additional Contrib Pre Tax (%)			496.41
FORTNIGHT 20/10/2024	SGC Employer Contribution			2,233.81

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 20/10/2024	SGC Employer Contribution			421.26
FORTNIGHT 20/10/2024	SGC Employer Contribution			293.77
FORTNIGHT 20/10/2024	SGC Employer Contribution			2,088.53
FORTNIGHT 20/10/2024	SGC Employer Contribution			726.89
FORTNIGHT 20/10/2024	SGC Employer Contribution			995.19
FORTNIGHT 20/10/2024	SGC Employer Contribution			5,369.46
FORTNIGHT 20/10/2024	SGC Employer Contribution			492.70
FORTNIGHT 20/10/2024	SGC Employer Contribution			4,341.69
FORTNIGHT 20/10/2024	SGC Employer Contribution			347.92
FORTNIGHT 20/10/2024	SGC Employer Contribution			407.43
FORTNIGHT 20/10/2024	SGC Employer Contribution			919.82
FORTNIGHT 20/10/2024	SGC Employer Contribution			1,185.93
FORTNIGHT 20/10/2024	SGC Employer Contribution			3,880.66
FORTNIGHT 20/10/2024	SGC Employer Contribution			652.51
FORTNIGHT 20/10/2024	SGC Employer Contribution			134.46
FORTNIGHT 20/10/2024	SGC Employer Contribution			1,305.90
FORTNIGHT 20/10/2024	SGC Employer Contribution			451.15
FORTNIGHT 20/10/2024	SGC Employer Contribution			320.67
FORTNIGHT 20/10/2024	SGC Employer Contribution			1,277.31
FORTNIGHT 20/10/2024	SGC Employer Contribution			2,484.79
FORTNIGHT 20/10/2024	SGC Employer Contribution			914.94
FORTNIGHT 20/10/2024	SGC Employer Contribution			3,329.80
FORTNIGHT 20/10/2024	SGC Employer Contribution			3,011.05
FORTNIGHT 20/10/2024	SGC Employer Contribution			522.94
FORTNIGHT 20/10/2024	SGC Employer Contribution			2,638.36
FORTNIGHT 20/10/2024	SGC Employer Contribution			1,358.53
FORTNIGHT 20/10/2024	SGC Employer Contribution			716.56
FORTNIGHT 20/10/2024	SGC Employer Contribution			3,117.27
FORTNIGHT 20/10/2024	SGC Employer Contribution			1,119.56
FORTNIGHT 20/10/2024	SGC Employer Contribution			1,875.42

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 20/10/2024	SGC Employer Contribution			4,121.27
FORTNIGHT 20/10/2024	SGC Employer Contribution			1,811.96
FORTNIGHT 20/10/2024	SGC Employer Contribution			1,431.45
FORTNIGHT 20/10/2024	SGC Employer Contribution			500.58
FORTNIGHT 20/10/2024	SGC Employer Contribution			898.29
FORTNIGHT 20/10/2024	SGC Employer Contribution			1,357.54
FORTNIGHT 20/10/2024	Employer Contribution (Additional)			277.96
FORTNIGHT 20/10/2024	Employer Contribution (Additional)			66.88
FORTNIGHT 20/10/2024	Employer Contribution (Additional)			173.08
FORTNIGHT 20/10/2024	Employer Contribution (Additional)			389.84
FORTNIGHT 20/10/2024	Employer Contribution (Additional)			585.70
FORTNIGHT 20/10/2024	Employer Contribution (Additional)			98.77
FORTNIGHT 20/10/2024	Employer Contribution (Additional)			84.06
FORTNIGHT 20/10/2024	Employer Contribution (Additional)			23.38
FORTNIGHT 20/10/2024	Employer Contribution (Additional)			168.13
FORTNIGHT 20/10/2024	Employer Contribution (Additional)			78.46
FORTNIGHT 20/10/2024	Employer Contribution (Additional)			156.42
FORTNIGHT 20/10/2024	Employer Contribution (Additional)			434.47
FORTNIGHT 20/10/2024	Employer Contribution (Additional)			321.96
FORTNIGHT 20/10/2024	Employer Contribution (Additional)			187.80
FORTNIGHT 20/10/2024	Employer Contribution (Additional)			60.71
FORTNIGHT 20/10/2024	Employer Contribution (Additional)			326.16
FORTNIGHT 20/10/2024	Employer Contribution (Additional)			267.40
FORTNIGHT 20/10/2024	Employer Contribution (Additional)			138.55
FORTNIGHT 20/10/2024	Employer Contribution (Additional)			71.65
FORTNIGHT 20/10/2024	SGC Employer Contribution			346.09
FORTNIGHT 20/10/2024	SGC Employer Contribution			340.91
FORTNIGHT 20/10/2024	SGC Employer Contribution			770.82
FORTNIGHT 20/10/2024	SGC Employer Contribution			541.97
FORTNIGHT 20/10/2024	Employer Contribution (Additional)			134.05

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
FORTNIGHT 20/10/2024	Employer Contribution (Additional)			94.25	
109703	**8/11/2024**	**10001**	**Australian Taxation Office**		**119,707.00**
FORTNIGHT 03/11/2024	Withholding Tax (PAYG)			114,321.00	
FORTNIGHT 03/11/2024	Extra Tax			1,836.00	
FORTNIGHT 03/11/2024	HELP			1,388.00	
FORTNIGHT 03/11/2024	TSL			2,162.00	
109704	**8/11/2024**	**10002**	**Child Support Registrar**		**686.49**
FORTNIGHT 03/11/2024	Child Support Agency			686.49	
109705	**8/11/2024**	**10003**	**Australian Services Union**		**316.00**
FORTNIGHT 03/11/2024	Australian Services Union			316.00	
109706	**8/11/2024**	**10004**	**City of Nedlands - Social Club**		**270.00**
FORTNIGHT 03/11/2024	Social Club			270.00	
109707	**8/11/2024**	**10005**	**Easi**		**2,696.02**
FORTNIGHT 03/11/2024	Novated Lease Easifleet - Pre Tax			1,554.87	
FORTNIGHT 03/11/2024	Novated Lease Easifleet- Post Tax			1,141.15	
109708	**8/11/2024**	**10006**	**Westpac Banking Corporation**		**71,033.55**
FORTNIGHT 03/11/2024	Employee Additional Contrib Pre Tax ($)			630.00	
FORTNIGHT 03/11/2024	Employee Additional Contrib Pre Tax (%)			8,742.57	
FORTNIGHT 03/11/2024	Employee Additional Contrib Post Tax (%)			266.80	
FORTNIGHT 03/11/2024	SGC Employer Contribution			1,670.08	
FORTNIGHT 03/11/2024	SGC Employer Contribution			421.26	
FORTNIGHT 03/11/2024	SGC Employer Contribution			199.54	
FORTNIGHT 03/11/2024	SGC Employer Contribution			2,088.53	
FORTNIGHT 03/11/2024	SGC Employer Contribution			726.89	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 03/11/2024	SGC Employer Contribution			995.19
FORTNIGHT 03/11/2024	SGC Employer Contribution			5,404.85
FORTNIGHT 03/11/2024	SGC Employer Contribution			561.73
FORTNIGHT 03/11/2024	SGC Employer Contribution			492.70
FORTNIGHT 03/11/2024	SGC Employer Contribution			3,828.91
FORTNIGHT 03/11/2024	SGC Employer Contribution			347.92
FORTNIGHT 03/11/2024	SGC Employer Contribution			407.43
FORTNIGHT 03/11/2024	SGC Employer Contribution			1,058.99
FORTNIGHT 03/11/2024	SGC Employer Contribution			1,199.19
FORTNIGHT 03/11/2024	SGC Employer Contribution			3,749.02
FORTNIGHT 03/11/2024	SGC Employer Contribution			652.51
FORTNIGHT 03/11/2024	SGC Employer Contribution			168.08
FORTNIGHT 03/11/2024	SGC Employer Contribution			912.64
FORTNIGHT 03/11/2024	SGC Employer Contribution			451.15
FORTNIGHT 03/11/2024	SGC Employer Contribution			320.67
FORTNIGHT 03/11/2024	SGC Employer Contribution			1,277.31
FORTNIGHT 03/11/2024	SGC Employer Contribution			2,484.79
FORTNIGHT 03/11/2024	SGC Employer Contribution			914.94
FORTNIGHT 03/11/2024	SGC Employer Contribution			3,290.01
FORTNIGHT 03/11/2024	SGC Employer Contribution			3,039.92
FORTNIGHT 03/11/2024	SGC Employer Contribution			522.94
FORTNIGHT 03/11/2024	SGC Employer Contribution			2,113.44
FORTNIGHT 03/11/2024	SGC Employer Contribution			1,358.53
FORTNIGHT 03/11/2024	SGC Employer Contribution			716.56
FORTNIGHT 03/11/2024	SGC Employer Contribution			3,117.27
FORTNIGHT 03/11/2024	SGC Employer Contribution			1,119.56
FORTNIGHT 03/11/2024	SGC Employer Contribution			1,833.64
FORTNIGHT 03/11/2024	SGC Employer Contribution			4,084.93
FORTNIGHT 03/11/2024	SGC Employer Contribution			1,811.96
FORTNIGHT 03/11/2024	SGC Employer Contribution			1,477.23

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
FORTNIGHT 03/11/2024	SGC Employer Contribution			500.58	
FORTNIGHT 03/11/2024	SGC Employer Contribution			898.29	
FORTNIGHT 03/11/2024	SGC Employer Contribution			1,344.17	
FORTNIGHT 03/11/2024	Employer Contribution (Additional)			277.96	
FORTNIGHT 03/11/2024	Employer Contribution (Additional)			66.88	
FORTNIGHT 03/11/2024	Employer Contribution (Additional)			173.08	
FORTNIGHT 03/11/2024	Employer Contribution (Additional)			391.46	
FORTNIGHT 03/11/2024	Employer Contribution (Additional)			592.65	
FORTNIGHT 03/11/2024	Employer Contribution (Additional)			98.77	
FORTNIGHT 03/11/2024	Employer Contribution (Additional)			84.06	
FORTNIGHT 03/11/2024	Employer Contribution (Additional)			29.23	
FORTNIGHT 03/11/2024	Employer Contribution (Additional)			158.72	
FORTNIGHT 03/11/2024	Employer Contribution (Additional)			78.46	
FORTNIGHT 03/11/2024	Employer Contribution (Additional)			156.42	
FORTNIGHT 03/11/2024	Employer Contribution (Additional)			439.50	
FORTNIGHT 03/11/2024	Employer Contribution (Additional)			230.67	
FORTNIGHT 03/11/2024	Employer Contribution (Additional)			187.80	
FORTNIGHT 03/11/2024	Employer Contribution (Additional)			60.71	
FORTNIGHT 03/11/2024	Employer Contribution (Additional)			318.89	
FORTNIGHT 03/11/2024	Employer Contribution (Additional)			267.40	
FORTNIGHT 03/11/2024	Employer Contribution (Additional)			138.55	
FORTNIGHT 03/11/2024	Employer Contribution (Additional)			79.62	
109709	**8/11/2024**	**10007**	**Becarwise**		**1,082.52**
PP06202425	Adjustment 191475			49.92	
PP5202425	Adjustment 190445			135.00	
PP07202425	Adjustment 191948			49.92	
PP08202425	Adjustment 192374			49.92	
PP9202425	Adjustment 193459			49.92	
FORTNIGHT 03/11/2024	Novated Lease Becarwise - Pre Tax			499.19	
FORTNIGHT 03/11/2024	Novated Lease Becarwise- Post Tax			248.65	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
109710	**8/11/2024**	**10008**	**Advantech Mobile Auto Electrics**	**4,390.00**
A642	New Hino Install		2,195.00	
A641	New Hino Install		2,195.00	
109711	**8/11/2024**	**10013**	**Alinta Energy**	**383.60**
550999733	26 Jul 2024 to 21 Oct 2024		383.60	
109712	**8/11/2024**	**10021**	**Australia Post**	**4,550.21**
1013599073	October 2024		2,580.35	
1013594624	October 2024		1,969.86	
109713	**8/11/2024**	**10025**	**Boc Limited**	**22.57**
4037826086	BOC Rental		22.57	
109714	**8/11/2024**	**10028**	**Bunnings Group Limited**	**133.18**
2433/00880295	Bunnings Materials		133.18	
109715	**8/11/2024**	**10034**	**Chubb Fire & Security Pty Ltd**	**1,078.78**
747013	College Park Fire Pump Shed Maintenance		105.05	
747014	College Park Fire Pump Shed Maintenance		42.97	
747015	College Park Fire Pump Shed Maintenance		80.63	
747016	Admin - Fire Panels 2024/25		66.21	
747012	College Park Fire Pump Shed Maintenance		30.60	
746676	NCC - Fire Panels 2024/25		66.21	
747011	College Park Fire Pump Shed Maintenance		30.60	
745963	Tresillian - Fire Panels 2024/25		66.21	
674644	NCC - Fire Panels 2024/25		66.21	
674169	College Park Fire Pump Shed Maintenance		30.60	
674167	College Park Fire Pump Shed Maintenance		42.97	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
674166	College Park Fire Pump Shed Maintenance			80.63	
674165	College Park Fire Pump Shed Maintenance			105.05	
673216	Tresillian - Fire Panels 2024/25			66.21	
610125	NCC - Fire Panels 2024/25			66.21	
609018	Tresillian - Fire Panels 2024/25			66.21	
610124	NCC - Fire Panels 2024/25			66.21	
109716	**8/11/2024**	**10040**	**CJD Equipment Pty Ltd**		**38.46**
001122256	Volvo Parts			38.46	
109717	**8/11/2024**	**10043**	**Western Australia Police Force**		**18.00**
127091647	Volunteer National Police Certificates			18.00	
109718	**8/11/2024**	**10046**	**Team Global Express Pty Ltd**		**533.26**
P60816923	September 2024			533.26	
109719	**8/11/2024**	**10057**	**Elliotts Filtration (Previously**		**649.00**
F31578	Filtration servicing - Montario			324.50	
F31577	Filtration servicing -Dot Bennett			324.50	
109720	**8/11/2024**	**10070**	**J Blackwood & Son Ltd**		**675.24**
SI09504666	PPE- Parks Staff			116.30	
SI09491040	PPE- Parks Staff			144.00	
SI09498505	PPE- Parks Staff			86.63	
SI09494381	PPE- Parks Staff			328.31	
109721	**8/11/2024**	**10073**	**John Hughes**		**405.97**
4657876	Ford Parts			405.97	
109722	**8/11/2024**	**10123**	**The Potters Market**		**95.80**
40757	4 Bags of Clay			95.80	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
109723	**8/11/2024**	**10139**	**Western Metropolitan Regional Council**	**2,413.10**
M-2410110	Council hardwaste disposal 2024/25		1,023.49	
M-2410310	Council hardwaste disposal 2024/25		1,389.61	
109724	**8/11/2024**	**10160**	**Hire Society**	**424.75**
115268	Crockery for event - Dalkeith Hall		424.75	
109725	**8/11/2024**	**10183**	**Water Corporation**	**958.03**
9001416797	Bill ID - 0124		8.55	
9024975372	Guttman		387.60	
9008659732	Bill ID - 0119		8.55	
9001429774	Bill ID - 0123		22.73	
9001419939	Bill ID - 0155		347.74	
9017842942	Bill ID - 0086		182.86	
109726	**8/11/2024**	**10199**	**Hays Specialist Recruitment Aust Pty Ltd**	**15,274.53**
52486154	Labour hire - Turf Maintenance Officer		2,398.24	
52490396	Labour hire - Turf Maintenance Officer		1,427.53	
52486153	General Hand Labour Hire for Landscape		1,456.08	
52495477	General Hand Labour Hire for Landscape		2,369.70	
52495478	Labour hire - Turf Maintenance Officer		1,941.43	
52495479	Labour hire - Turf Maintenance Officer		1,941.43	
52470025	Labour hire - Turf Maintenance Officer		1,912.89	
52470026	Labour hire - Turf Maintenance Officer		1,827.23	
109727	**8/11/2024**	**10223**	**Local Government Professionals Austral**	**1,012.00**
41032	Governance Modules		242.00	
41038	Mentoring Program		770.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
109728	**8/11/2024**	**10229**	**WALGA**	**1,089.00**
SI-012167	Training session		1,089.00	
109729	**8/11/2024**	**10233**	**Dept of Local Government, Sport &**	**8,466.33**
RI039099	Panel Fees - FY23/24		8,466.33	
109730	**8/11/2024**	**10280**	**GHD Pty Ltd**	**10,500.33**
112-0222253	The Avenue - Stormwater Project		10,500.33	
109731	**8/11/2024**	**10302**	**Wilson Security**	**213.40**
W00321937	Swanbourne gate carpark opening/closing		213.40	
109732	**8/11/2024**	**10304**	**Synergy**	**8,928.02**
131596660	Invoice 2046240394		846.63	
380380600	Invoice 2094208137		3,020.73	
968214430	Invoice 2098173601		262.76	
380380220	Invoice 2094208136		2,866.27	
801870080	Invoice 3000228122		1,931.63	
109733	**8/11/2024**	**10313**	**Active Transport & Tilt Tray Svces WA**	**528.00**
INV-20372	Transport Mower		528.00	
109734	**8/11/2024**	**10318**	**Perth Irrigation Centre**	**2,948.50**
I5820	Irrigation material for parks		2,608.35	
I5617	Irrigation material for parks		340.15	
109735	**8/11/2024**	**10328**	**Macri Partners**	**1,540.00**
52520	Grant acquittal audit for FY23 and FY24		1,540.00	
109736	**8/11/2024**	**10343**	**Wren Oil**	**88.00**
178619	Waste Oil		88.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
109737	**8/11/2024**	**10353**	**Western Power Corporation - Project**	**1,418,778.33**
CORPB0742701	Nedlands North Underground Project		1,418,778.33	
109738	**8/11/2024**	**10376**	**Syrinx Environmental Pty Ltd**	**6,687.12**
INV02328	Pt Resolution Erosion Control		6,687.12	
109739	**8/11/2024**	**10397**	**Mowmaster Turf Equipment**	**680.39**
00068868	Honda Engine		680.39	
109740	**8/11/2024**	**10407**	**Nu-Trac Rural Contracting**	**896.00**
00003297	Beach cleaning- Swanbourne		896.00	
109741	**8/11/2024**	**10410**	**Public Libraries Western Australia Inc.**	**300.00**
6C630F99DA	PLWA membership renewal		300.00	
109742	**8/11/2024**	**10444**	**Arbor Carbon Pty Ltd**	**27,287.58**
102161	Urban Forest Strategy		27,287.58	
109743	**8/11/2024**	**10457**	**Instant Products Hire**	**141.52**
190978	John XXIII depot hire toilet		141.52	
109744	**8/11/2024**	**10464**	**Pirtek Malaga**	**1,154.80**
ML-T00066574	Loader Hose		1,154.80	
109745	**8/11/2024**	**10467**	**The Information Management Group Pty**	**2,382.93**
93878532	Archive Record Storage & Digitisation		1,576.73	
93878531	Archive Record Storage & Digitisation		806.20	
109746	**8/11/2024**	**10479**	**State Wide Turf Services**	**4,001.80**
9251	Broadacre Mowing - Summer 7/10 to 18/10		4,001.80	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
109747	**8/11/2024**	**10483**	**Drainflow Services Pty Ltd**	**25,500.17**
00019472	September City Wide Sweep		1,174.54	
00019471	August City Wide Sweep		24,325.63	
109748	**8/11/2024**	**10506**	**Dept of Planning, Lands and Heritage - D**	**6,432.00**
736151	DAP Fees for Lots 143 & 144 (No. 17-19)		264.00	
736214	DAP Fees for Lot 414 (No. 37) ClarkStree		6,168.00	
109749	**8/11/2024**	**10608**	**Corsign WA Pty Ltd**	**3,334.10**
00088684	Allen Park Dog Signage		3,334.10	
109750	**8/11/2024**	**10617**	**Aus Chill Technical Services Pty Ltd**	**9,524.35**
13628	New Evap Install - Adam Armstrong		9,524.35	
109751	**8/11/2024**	**10649**	**Ultimo Catering and Event P/L**	**729.40**
00424908	Agenda Forum Catering - 8 October 2024		348.45	
00425065	x1 Noodle Salad - Half Tray		380.95	
109752	**8/11/2024**	**10688**	**Officeworks Ltd**	**869.42**
617194680	TAC Stationary Order		486.56	
617034735	Depot Stationery Order - Oct 2024		382.86	
109753	**8/11/2024**	**10689**	**Illion Australia Pty Ltd**	**184.80**
NEDLAN-655081	Tender Advertisement		184.80	
109754	**8/11/2024**	**10693**	**Boyan Electrical Services Boyan Electric**	**1,551.00**
53498	Oven electrical install.		1,551.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
109755	**8/11/2024**	**10724**	**TechnologyOne**		**9,006.68**
240793	Technology 1 Q1/Q2 Consulting 24/25			2,186.11	
240721	Technology 1 Q1/Q2 Consulting 24/25			4,730.00	
241951	Technology 1 Q1/Q2 Consulting 24/25			2,090.57	
109756	**8/11/2024**	**10750**	**Playmaster Pty Ltd**		**693.00**
INV-1991	Supply & deliver 5 half bucket seats			693.00	
109757	**8/11/2024**	**10783**	**South Metropolitan Tafe**		**425.60**
I0136326	Dip Civil Construction - J Jegathesan			425.60	
109758	**8/11/2024**	**10909**	**Richards Tyrepower**		**50.00**
3371466	Tyre Repair			50.00	
109759	**8/11/2024**	**10925**	**Westend Plumbing & Gas**		**5,128.82**
INV-15690	Supply & install parts Guttman App			2,035.00	
INV-15689	new bottle filler self return dog tap			2,136.82	
INV-15600	Repair drinking fountain at Mt Claremont			198.00	
INV-15692	Repair D/fountain Brockman Reserve			759.00	
109760	**8/11/2024**	**11017**	**West Coast Shade Pty Ltd**		**5,772.25**
13866	Repair shade sails			1,155.00	
13583	Replacement of Mt Claremont CC sail			4,617.25	
109761	**8/11/2024**	**11063**	**Cameron Chisholm & Nicol (WA) Pty Ltd**		**1,353.00**
10817.P19046.33	Design Review Panel Member Sitting Fees			1,353.00	
109762	**8/11/2024**	**11214**	**Roof Checks W.A.**		**2,880.00**
356	Rosegardens Toilets - Gutter Cleaning			250.00	
354	PRCC			250.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
355	College Park - Gutter Cleaning			310.00	
359	Depot - Gutter / Solar Panel cleaning			440.00	
360	Drabble House - Gutter Cleaning			250.00	
353	Mt Claremont CC / Library / Playgroup -			300.00	
361	Nedlands Library - Gutter Cleaning			330.00	
357	Adam Armstrong - Gutter Cleaning			450.00	
358	Depot - Gutter / Solar Panel cleaning			300.00	
109763	**8/11/2024**	**11280**	**Programmed Skilled Workforce Limited**		**5,950.72**
4902106	Invoices for PA			3,354.00	
4897898	Invoices for PA			2,596.72	
109764	**8/11/2024**	**11307**	**Liveable Group Pty Ltd T/A Professional**		**602.89**
1623	Boundary reduction			602.89	
109765	**8/11/2024**	**11316**	**Coastview Australia Pty Ltd**		**1,700.00**
626133	Verge Bond Refund			1,700.00	
109766	**8/11/2024**	**11398**	**R & J Marinich Pty Ltd T/as Totally**		**426.00**
INV-35742	PPE work clothes			426.00	
109767	**8/11/2024**	**11532**	**Rent A Fence Pty Ltd**		**204.93**
RF 693491	Security Fencing			204.93	
109768	**8/11/2024**	**11539**	**Ambius**		**734.86**
21633676	Interior Plantscape Rental for Depot			315.13	
21633675	Int Plantscape Rental Admin Building			419.73	
109769	**8/11/2024**	**11573**	**Veale Auto Parts**		**440.10**
20966396	Battery			440.10	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
109770	**8/11/2024**	**11673**	**Nola Britton**		**80.00**
99	Life Drawing Social			80.00	
109771	**8/11/2024**	**11752**	**Bing Technologies Pty Ltd**		**190.30**
248387	DA Advertising			190.30	
109772	**8/11/2024**	**11758**	**Cynthia Forrest**		**80.00**
107	Life Drawing Social			80.00	
109773	**8/11/2024**	**11773**	**The Fruit Box Group Pty Ltd**		**193.30**
3298747	Nedlands Libraries Hi-Lo milk			29.50	
3298736	Admin Full Cream Milk Delivery FY24/25			45.80	
PO10007204	Nedlands Libraries Hi-Lo milk			29.50	
3293058	Nedlands Libraries Hi-Lo milk			29.50	
3294765	Nedlands Libraries Hi-Lo milk			29.50	
3296449	Nedlands Libraries Hi-Lo milk			29.50	
109774	**8/11/2024**	**11797**	**Helene Pty LTD T/AS Lo-Go Appointmen**		**2,389.10**
H4464	LO-GO temp staff			2,389.10	
109775	**8/11/2024**	**11805**	**Aqua Filtration Enterprises Pty Ltd**		**302.50**
INV-1126	Mt Claremont Library - Water Unit hire			49.50	
INV-1128	Tresillian - Water Unit Hire & Maintain			49.50	
INV-1129	Mt Claremont Hive - Water Unit hire			49.50	
INV-1125	John XXIII - Water Unit hire & maintain			49.50	
INV-1127	Admin Comms - Water Unit hire			49.50	
INV-1124	PRCC - Water Unit hire & maintain			55.00	
109776	**8/11/2024**	**11883**	**Focus Consulting WA**		**2,662.00**
2324-218-1	College Park Lighting Verification			2,662.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
109777	**8/11/2024**	**11890**	**Procurement PLUS**	**3,513.84**
Q2023-24-034C	RFT General Streetscape Weed Control		3,513.84	
109778	**8/11/2024**	**11905**	**Luxworks Traffic Control and Manageme**	**1,267.27**
1424	Contract Traffic Management		892.79	
INV-0501	TMP & 2 x 1 man Crew Standard		374.48	
109779	**8/11/2024**	**11949**	**Thomas Pontre**	**3,465.00**
00000296	Advice on wall		3,465.00	
109780	**8/11/2024**	**11969**	**Intertek SAI GLOBAL PTY LTD**	**1,377.00**
PTRN0254429	IM Training		1,377.00	
109781	**8/11/2024**	**11981**	**FELTON INDUSTRIES**	**3,949.00**
00039247	Bench seat replacement		3,949.00	
109790	**15/11/2024**	**10001**	**Australian Taxation Office**	**1,896.00**
FORTNIGHT 10/11/2024	Withholding Tax (PAYG)		1,896.00	
109791	**15/11/2024**	**10004**	**City of Nedlands - Social Club**	**5.00**
FORTNIGHT 10/11/2024	Social Club		5.00	
109792	**15/11/2024**	**10006**	**Westpac Banking Corporation**	**221.21**
FORTNIGHT 10/11/2024	SGC Employer Contribution		210.63	
FORTNIGHT 10/11/2024	SGC Employer Contribution		10.58	
109793	**15/11/2024**	**10027**	**Construction Training Fund**	**14,702.91**
INV-251300-N9W5T8	BCITF LEVY TAX INVOICE		14,702.91	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
109794	**15/11/2024**	**10034**	**Chubb Fire & Security Pty Ltd**		**607.07**
546073	College Park Fire Pump Shed Maintenance			42.97	
546074	College Park Fire Pump Shed Maintenance			80.63	
546075	College Park Fire Pump Shed Maintenance			30.60	
609013	College Park Fire Pump Shed Maintenance			30.60	
609014	College Park Fire Pump Shed Maintenance			30.60	
609015	College Park Fire Pump Shed Maintenance			42.97	
609016	College Park Fire Pump Shed Maintenance			80.63	
546328	NCC - Fire Panels 2024/25			66.21	
545957	Tresillian - Fire Panels 2024/25			66.21	
546072	College Park Fire Pump Shed Maintenance			105.05	
546071	College Park Fire Pump Shed Maintenance			30.60	
109795	**15/11/2024**	**10136**	**Westbooks**		**1,045.25**
344719	Adult local stock books			459.77	
344718	MtC adult local stock books			48.98	
344721	Mt Claremont junior local stock books			129.43	
344722	Nedlands junior local stock books			155.33	
344295	MtC Library local stock			251.74	
109796	**15/11/2024**	**10143**	**Zipform Pty Ltd**		**2,217.92**
221728	Final Notice Run 2024/2025			2,217.92	
109797	**15/11/2024**	**10183**	**Water Corporation**		**466.91**
9001453424 - NOVEMBER 2024	Bill ID - 0118			259.39	
9016775055 - NOVEMBER 2024	Bill ID - 0079			207.52	
109798	**15/11/2024**	**10304**	**Synergy**		**59,808.81**
401930300	Invoice 2062247400			185.43	
982976450	Invoice 2034276376			401.05	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
034081140	Invoice 2026273771			481.84	
401930540	Invoice 2062247402			325.79	
319160610	Invoice 2002335777			414.05	
401930490	Invoice 2062247401			531.31	
661436990	Invoice 2014284075			561.01	
856995430	Invoice 2094211621			1,811.35	
801340050	Invoice 3000228799			4,941.14	
239411960	Invoice 2070249729			290.55	
313447070 - OCTOBER 2024	Invoice 2034257940			56.60	
313447070 - NOVEMBER 2024	Invoice 2094217077			56.60	
392417010	Invoice 2090225165			2,874.87	
380380790	Invoice 2042264630			794.71	
380380410	Invoice 380380410			1,339.60	
214579230	Invoice 2090218232			44,742.91	
109799	**15/11/2024**	**10318**	**Perth Irrigation Centre**		**2,447.50**
I5396	Irrigation Materials for Daran Park			2,447.50	
109800	**15/11/2024**	**10326**	**C Schilizzi**		**2,736.00**
00069A	TAC - Tutor Fees - C Schilizzi			2,736.00	
109801	**15/11/2024**	**10329**	**Flexipole Industries Pty Ltd**		**1,011.67**
00002996	Bollard Repairs/replace standing order			1,011.67	
109802	**15/11/2024**	**10402**	**DU Electrical Pty Ltd**		**534.60**
00018314	Repairs to Mt Claremont Cabinet			534.60	
109803	**15/11/2024**	**10405**	**C Marinovich**		**1,888.00**
T22028CMA	TAC - Tutor Fees - C Marinovich			1,888.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
109804	**15/11/2024**	**10419**	**Sustainable Outdoors**		**3,360.72**
INV-3029	Spraying - Mason Gardens Turtle Pond			1,459.92	
INV-3014	Environmental weed control			1,900.80	
109805	**15/11/2024**	**10456**	**G M S Security (WA) Pty Ltd**		**4,656.30**
INV-20990	Security system maintenance			2,398.00	
INV-20963	Security system maintenance			101.75	
INV-20974	Security system maintenance			1,636.80	
INV-20968	Security system maintenance			418.00	
INV-20961	Security system maintenance			101.75	
109806	**15/11/2024**	**10504**	**Ms S Hibbert**		**2,478.00**
69	TAC - Tutor Fees - S Hibbert			2,478.00	
109807	**15/11/2024**	**10515**	**Aqualoo**		**2,613.60**
INV-8075	Locker room digital key pads			2,613.60	
109808	**15/11/2024**	**10528**	**Daimler Trucks Perth**		**1,849.01**
RA980034993	Bus camera repair			1,849.01	
109809	**15/11/2024**	**10553**	**Mr I De Souza**		**440.00**
VIDT4_04	TAC - Supply of Life Models for Drawing			440.00	
109810	**15/11/2024**	**10693**	**Boyan Electrical Services Boyan Electric**		**14,397.70**
53607	Electrical test			155.74	
53563	Night light audits			550.00	
53225	Electrical repairs			234.29	
53410	Electrical repairs			182.77	
51218	Electrical work - JC Smith			6,746.30	
52807	Supply and install GPO Depot			970.31	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
53007	Supply GPO Managers office - Admin			254.41	
52265	Electrical works			181.79	
52810	Supply & install exhaust fan - Admin			309.30	
50295	Supply lights as per plan - Admin			3,175.70	
53280	Electrical works - JC Smith			433.96	
52139	install 2 beacon lights and switch Admin			1,104.14	
52817	ALLEN PK SPORTS FLOODLIGHT REPAIR			98.99	
109811	**15/11/2024**	**10724**	**TechnologyOne**		**4,730.00**
241925	TechnologyOne Consultancy Q2 24/25			4,730.00	
109812	**15/11/2024**	**10880**	**Horizon West Landscape & Irrigation Pty**		**16,544.00**
00015355	Van Kleef & Regents weed slash & spray			1,930.50	
00015354	Mulching Miyarm Rise Gardens			4,504.50	
00015353	Ivy removal from fence Camelia Ave			2,574.00	
00015351	General Gardening October 2024 2024			6,028.00	
00015352	Mulching R/about St John Wood Bvd & Marl			1,287.00	
00015291	PFSYC Foreshore Gardening September, Oct			220.00	
109813	**15/11/2024**	**10925**	**Westend Plumbing & Gas**		**6,990.50**
INV-15693	BBQ repair Mt Claremont Com Centre			165.00	
INV-15586	Various plumbing maintenance.			4,988.50	
INV-15588	HWS, and new Tap			1,837.00	
109814	**15/11/2024**	**10968**	**Fiona Buchanan Art**		**1,956.00**
24_1102	TAC - Tutor Fees - Fiona Buchanan			1,956.00	
109815	**15/11/2024**	**10977**	**Watertight Plumbing & Gas**		**4,411.00**
17524	Backflow testing - Allen Park			286.00	
17456	Backflow testing repairs - Shorehouse			4,125.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
109816	**15/11/2024**	**11291**	**CMS Engineering Pty Ltd**	**1,004.97**
894896	Humidifier Falt Finding Nedlands Library		1,004.97	
109817	**15/11/2024**	**11307**	**Liveable Group Pty Ltd T/A Professional**	**1,560.72**
1403	Stump grinding at various locations.		1,560.72	
109818	**15/11/2024**	**11324**	**EL Plumbing & Gas**	**431.75**
2275	Sewer pump fault finding -All Abilities		431.75	
109819	**15/11/2024**	**11336**	**Troy Yiakalis Landscapes**	**154.00**
13071	Maisonettes Garden and Ground Maintenance		154.00	
109820	**15/11/2024**	**11428**	**Ergolink Advanced Ergonomics**	**2,198.79**
SI-00088721	Monitor Stands		2,198.79	
109821	**15/11/2024**	**11487**	**Comex Civil Pty Ltd**	**1,196.02**
INV-0405	Swanbourne Beach clean up		1,196.02	
109822	**15/11/2024**	**11673**	**Nola Britton**	**80.00**
100	Life Drawing Social		80.00	
109823	**15/11/2024**	**11706**	**Baroness Holdings Pty Ltd t/as Tree Plar**	**1,074.64**
INV-1857	Tree Watering at Montario Quarter.		537.32	
INV-1812	Tree Watering at Montario Quarter.		537.32	
109824	**15/11/2024**	**11728**	**Patricia Jane Barwell**	**590.00**
0103	TAC - Tutor Fees		590.00	
109825	**15/11/2024**	**11758**	**Cynthia Forrest**	**80.00**
108	Life Drawing Social		80.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
109826	**15/11/2024**	**11773**	**The Fruit Box Group Pty Ltd**	**121.10**
3307224	Admin Full Cream Milk Delivery FY24/25		45.80	
3309031	Nedlands Libraries Hi-Lo milk		29.50	
3309015	Admin Full Cream Milk Delivery FY24/25		45.80	
109827	**15/11/2024**	**11797**	**Helene Pty LTD T/AS Lo-Go Appointmen**	**1,041.40**
H4490	LO-GO temp staff		1,041.40	
109828	**15/11/2024**	**11905**	**Luxworks Traffic Control and Manageme**	**427.46**
INV-0414	LUX TMP for 3 Granby Crescent, Dalkeith		427.46	
109829	**15/11/2024**	**11912**	**I3 Consultants WA**	**4,812.50**
09711-1	Waratah Avenue - Road safety Audit		4,812.50	
109830	**15/11/2024**	**11931**	**McLeods Lawyers**	**1,027.84**
142078	McLeods Solicitors		1,027.84	
109831	**15/11/2024**	**11978**	**Proarb WA R Hawkins & C.N Jones**	**3,080.00**
2011	Boundary reduction on euc's		1,540.00	
2030	Prune euc as per site meet		1,540.00	
109832	**15/11/2024**	**11988**	**Deloitte Touche Tohmatsu**	**17,453.34**
8005336824	Secondment Finance and accounting support		17,453.34	
109833	**15/11/2024**	**11992**	**I Love Tea TANG MINH ENTERPRISES P**	**3,632.00**
00000199	Seniors High Tea Catering		3,632.00	
109845	**21/11/2024**	**10001**	**Australian Taxation Office**	**129,529.00**
FORTNIGHT 17/11/2024	Withholding Tax (PAYG)		118,953.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
FORTNIGHT 17/11/2024	Extra Tax			1,836.00	
FORTNIGHT 17/11/2024	HELP			1,228.00	
FORTNIGHT 17/11/2024	TSL			2,280.00	
FORTNIGHT 17/11/2024	Withholding Tax (PAYG)			5,232.00	
109846	**21/11/2024**	**10002**	**Child Support Registrar**		**686.49**
FORTNIGHT 17/11/2024	Child Support Agency			686.49	
109847	**21/11/2024**	**10003**	**Australian Services Union**		**316.00**
FORTNIGHT 17/11/2024	Australian Services Union			316.00	
109848	**21/11/2024**	**10004**	**City of Nedlands - Social Club**		**250.00**
FORTNIGHT 17/11/2024	Social Club			250.00	
109849	**21/11/2024**	**10005**	**Easi**		**2,696.02**
FORTNIGHT 17/11/2024	Novated Lease Easifleet - Pre Tax			1,554.87	
FORTNIGHT 17/11/2024	Novated Lease Easifleet- Post Tax			1,141.15	
109850	**21/11/2024**	**10006**	**Westpac Banking Corporation**		**75,285.98**
FORTNIGHT 17/11/2024	Employee Additional Contrib Pre Tax ($)			530.00	
FORTNIGHT 17/11/2024	Employee Additional Contrib Pre Tax (%)			9,159.69	
FORTNIGHT 17/11/2024	Employee Additional Contrib Post Tax (%)			244.27	
FORTNIGHT 17/11/2024	Employee Additional Contrib Pre Tax ($)			100.00	
FORTNIGHT 17/11/2024	Employee Additional Contrib Pre Tax (%)			138.69	
FORTNIGHT 17/11/2024	SGC Employer Contribution			1,808.54	
FORTNIGHT 17/11/2024	SGC Employer Contribution			686.65	
FORTNIGHT 17/11/2024	SGC Employer Contribution			343.66	
FORTNIGHT 17/11/2024	SGC Employer Contribution			2,136.60	
FORTNIGHT 17/11/2024	SGC Employer Contribution			726.89	
FORTNIGHT 17/11/2024	SGC Employer Contribution			1,393.27	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 17/11/2024	SGC Employer Contribution			4,881.02
FORTNIGHT 17/11/2024	SGC Employer Contribution			561.73
FORTNIGHT 17/11/2024	SGC Employer Contribution			492.70
FORTNIGHT 17/11/2024	SGC Employer Contribution			4,066.88
FORTNIGHT 17/11/2024	SGC Employer Contribution			347.92
FORTNIGHT 17/11/2024	SGC Employer Contribution			407.43
FORTNIGHT 17/11/2024	SGC Employer Contribution			1,611.89
FORTNIGHT 17/11/2024	SGC Employer Contribution			1,237.03
FORTNIGHT 17/11/2024	SGC Employer Contribution			3,796.65
FORTNIGHT 17/11/2024	SGC Employer Contribution			652.51
FORTNIGHT 17/11/2024	SGC Employer Contribution			336.15
FORTNIGHT 17/11/2024	SGC Employer Contribution			1,041.12
FORTNIGHT 17/11/2024	SGC Employer Contribution			451.15
FORTNIGHT 17/11/2024	SGC Employer Contribution			622.54
FORTNIGHT 17/11/2024	SGC Employer Contribution			1,277.31
FORTNIGHT 17/11/2024	SGC Employer Contribution			2,484.79
FORTNIGHT 17/11/2024	SGC Employer Contribution			914.94
FORTNIGHT 17/11/2024	SGC Employer Contribution			3,398.64
FORTNIGHT 17/11/2024	SGC Employer Contribution			3,150.79
FORTNIGHT 17/11/2024	SGC Employer Contribution			522.94
FORTNIGHT 17/11/2024	SGC Employer Contribution			2,147.14
FORTNIGHT 17/11/2024	SGC Employer Contribution			1,358.53
FORTNIGHT 17/11/2024	SGC Employer Contribution			1,424.25
FORTNIGHT 17/11/2024	SGC Employer Contribution			2,823.37
FORTNIGHT 17/11/2024	SGC Employer Contribution			800.93
FORTNIGHT 17/11/2024	SGC Employer Contribution			1,833.64
FORTNIGHT 17/11/2024	SGC Employer Contribution			4,543.51
FORTNIGHT 17/11/2024	SGC Employer Contribution			1,433.96
FORTNIGHT 17/11/2024	SGC Employer Contribution			1,431.45
FORTNIGHT 17/11/2024	SGC Employer Contribution			500.58

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 17/11/2024	SGC Employer Contribution			898.29
FORTNIGHT 17/11/2024	SGC Employer Contribution			1,344.17
FORTNIGHT 17/11/2024	Employer Contribution (Additional)			46.15
FORTNIGHT 17/11/2024	Employer Contribution (Additional)			286.32
FORTNIGHT 17/11/2024	Employer Contribution (Additional)			66.88
FORTNIGHT 17/11/2024	Employer Contribution (Additional)			173.08
FORTNIGHT 17/11/2024	Employer Contribution (Additional)			290.51
FORTNIGHT 17/11/2024	Employer Contribution (Additional)			707.30
FORTNIGHT 17/11/2024	Employer Contribution (Additional)			98.77
FORTNIGHT 17/11/2024	Employer Contribution (Additional)			84.06
FORTNIGHT 17/11/2024	Employer Contribution (Additional)			58.46
FORTNIGHT 17/11/2024	Employer Contribution (Additional)			126.40
FORTNIGHT 17/11/2024	Employer Contribution (Additional)			78.46
FORTNIGHT 17/11/2024	Employer Contribution (Additional)			168.39
FORTNIGHT 17/11/2024	Employer Contribution (Additional)			428.69
FORTNIGHT 17/11/2024	Employer Contribution (Additional)			236.53
FORTNIGHT 17/11/2024	Employer Contribution (Additional)			123.08
FORTNIGHT 17/11/2024	Employer Contribution (Additional)			136.69
FORTNIGHT 17/11/2024	Employer Contribution (Additional)			60.71
FORTNIGHT 17/11/2024	Employer Contribution (Additional)			318.89
FORTNIGHT 17/11/2024	Employer Contribution (Additional)			267.40
FORTNIGHT 17/11/2024	Employer Contribution (Additional)			138.56
FORTNIGHT 17/11/2024	Employer Contribution (Additional)			71.65
FORTNIGHT 17/11/2024	SGC Employer Contribution			503.57
FORTNIGHT 17/11/2024	SGC Employer Contribution			293.90
FORTNIGHT 17/11/2024	SGC Employer Contribution			318.63
FORTNIGHT 17/11/2024	Employer Contribution (Additional)			87.58
FORTNIGHT 17/11/2024	Employer Contribution (Additional)			51.11

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
109851	**21/11/2024**	**10007**	**Becarwise**		**1,557.84**
FORTNIGHT 17/11/2024	Novated Lease Becarwise - Pre Tax			499.19	
FORTNIGHT 17/11/2024	Novated Lease Becarwise- Post Tax			248.65	
PP1, PP3, PP4 2025	Becarwise Emp5494 & 5505			810.00	
109852	**21/11/2024**	**10013**	**Alinta Energy**		**216.10**
441535710	13 Aug 2024 to 6 Nov 2024			51.95	
977901950	13 Aug 2024 to 6 Nov 2024			70.70	
350890590	20 Aug 2024 to 13 Nov 2024			93.45	
109853	**21/11/2024**	**10028**	**Bunnings Group Limited**		**77.95**
2708/00418822	Building products and materials			77.95	
109854	**21/11/2024**	**10070**	**J Blackwood & Son Ltd**		**11.96**
SI09533185	PPE- Parks Staff			11.96	
109855	**21/11/2024**	**10099**	**Optus Billing Services Pty Ltd**		**2,780.07**
000470661854	Optus Mobile-Shared Data & Teams Calling			2,780.07	
109856	**21/11/2024**	**10104**	**WA Hino Sales & Service**		**3,040.70**
HTFS160704	Hino Service			3,040.70	
109857	**21/11/2024**	**10183**	**Water Corporation**		**6,840.45**
9001418119	Bill ID - 0120			5.63	
9014026229	Bill ID - 0090			155.63	
9014026245	Bill ID - 0089			182.40	
9014584802	Bill ID - 0100			851.12	
9001418629	Bill ID - 0153			871.21	
9001418688	Bill ID - 0132			478.80	
9001418733	Bill ID - 0147			227.47	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
9001418928	Bill ID - 0122			31.35	
9001419920	Bill ID - 0142			629.19	
9001438160	Bill ID - 0104			76.95	
9001436843	Bill ID - 0124			74.10	
9014278979	Bill ID - 0084			19.95	
9001458444	Bill ID - 0132			293.55	
9011837667	Bill ID - 0098			31.35	
9001442397	Bill ID - 0150			622.64	
9001444608	Bill ID - 0152			274.76	
9001448625	Bill ID - 0124			8.55	
9001450303	Bill ID - 0124			14.25	
9001453432	Bill ID - 0154			441.79	
9001453731	Bill ID - 0151			240.86	
9001458620	Bill ID - 0128			37.05	
9001458743	Bill ID - 0122			14.25	
9010249468	Bill ID - 0106			5.70	
9001426506	Bill ID - 0148			169.31	
9001434741	Bill ID - 0150			745.52	
9012041505	Bill ID - 0092			74.03	
9011838619	Bill ID - 0096			94.05	
9016473946	Bill ID - 0080			94.05	
9001459017	Bill ID - 0129			74.94	
109858	**21/11/2024**	**10286**	**A. Noble & Son Ltd**		**1,595.40**
NP048504	Lifting Inspections			1,595.40	
109859	**21/11/2024**	**10302**	**Wilson Security**		**213.40**
W00322429	Swanbourne gate carpark opening/closing			213.40	
109860	**21/11/2024**	**10456**	**G M S Security (WA) Pty Ltd**		**544.50**
INV-20977	Security system maintenance			544.50	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
109861	**21/11/2024**	**10506**	**Dept of Planning, Lands and Heritage - D**	**16,824.00**
737822	DAP Fees Returned		10,656.00	
728214	DAP Fees Returned		6,168.00	
109862	**21/11/2024**	**10517**	**Insight Enterprises Australia Pty Ltd**	**1,281.91**
100483922	Azure Plan for Commercial Business		1,281.91	
109863	**21/11/2024**	**10557**	**K2 Audio Visual**	**5,348.20**
INV-10830	Install projector and screen		5,348.20	
109864	**21/11/2024**	**10584**	**Rubek Automatic Doors**	**264.00**
00042718	Auto door repairs.		264.00	
109865	**21/11/2024**	**10640**	**Moore Australia WA Pty Ltd**	**242.00**
438710	Internal Audit Log updates		242.00	
109866	**21/11/2024**	**10649**	**Ultimo Catering and Event P/L**	**861.00**
00425193	Water Sensitivity Catering -29 Oct		861.00	
109867	**21/11/2024**	**10688**	**Officeworks Ltd**	**259.00**
617264519	HP 970XL Ink Cartridge Black		259.00	
109868	**21/11/2024**	**10735**	**WINC Australia Pty Ltd (Previous name**	**345.98**
9046516950	Winc Facial Tissues 2 Ply 100 Sheets Car		345.98	
109869	**21/11/2024**	**10815**	**Stephanie Reisch**	**1,946.00**
2408	TAC - Tutor Fees - Stephanie Reisch		1,946.00	
109870	**21/11/2024**	**11012**	**Aussie Broadband Pty Ltd**	**4,930.50**
44098399	NBN Enterprise service- Nov24- Jul25		4,930.50	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
109871	**21/11/2024**	**11018**	**Dept of Mines, Industry Regulation and**	**27,848.81**
OCTOBER 2024	BSL Levy 1/10/24 - 31/10/24		27,848.81	
109872	**21/11/2024**	**11182**	**Brownes Foods Operations Pty Ltd**	**130.68**
18047380	Standing order - Depot milk 2024-25		65.34	
18075042	Standing order - Depot milk 2024-25		65.34	
109873	**21/11/2024**	**11307**	**Liveable Group Pty Ltd T/A Professional**	**13,779.28**
1436	Removal of Tuart leader@3 Granby Cresc		3,594.14	
1630	Ficus. Canopy reduction and thinning		3,895.58	
1583	166 Victoria Ave- Prune eucalypts as per		2,741.99	
1314	21 Taylor Rd. Remove dead box tree		1,843.25	
1401	57 Haldane -Boundary reduction		1,704.32	
109874	**21/11/2024**	**11654**	**Alex Kyriakacis**	**266.00**
422	Exhibition: 2024 Student and Tutor Exhib		266.00	
109875	**21/11/2024**	**11673**	**Nola Britton**	**80.00**
101	Life Drawing Social		80.00	
109876	**21/11/2024**	**11731**	**STIHL Shop Osborne Park**	**119.60**
82237 #7	Stihl Parts		119.60	
109877	**21/11/2024**	**11737**	**BY WORD OF MOUTH**	**2,324.50**
00015275	Catering TAC - 2024 Chen He Exhibition		350.00	
00015276	Catering for2024 Volunteer Appreciation		1,974.50	
109878	**21/11/2024**	**11758**	**Cynthia Forrest**	**80.00**
109	Life Drawing Social		80.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
109879	**21/11/2024**	**11816**	**Casella Anthony**	**820.00**
20328	Design Review Panel Member Fees (24-25)		820.00	
109880	**21/11/2024**	**11862**	**Motorpass**	**12,449.86**
11	Period ending 8 Nov		12,449.86	
109881	**21/11/2024**	**11905**	**Luxworks Traffic Control and Manageme**	**2,841.97**
1518	TM Plan, for Dalkeith & Stirling Hwy		595.18	
1444	Traffic mgmt for 3 Granby Cresc.		874.79	
778	Monash Ave Road Sampling		1,372.00	
109882	**21/11/2024**	**11954**	**Matilde Aurora Alessi**	**1,308.00**
20001	TAC - Tutor Fees		1,308.00	
109883	**21/11/2024**	**11971**	**iPrintPlus**	**3,184.50**
81757	TAC Course Booklet Printing		3,184.50	
109884	**21/11/2024**	**11976**	**GREENWAY TURF SOLUTIONS**	**1,595.00**
SI-00093556	FERTILISER SPREADER		1,595.00	
109885	**21/11/2024**	**12006**	**Cr M Pollard**	**15,194.10**
JUNE 2024	Monthly Councillor Allowance		1,078.66	
JULY 2024	Monthly Councillor Allowance		2,022.50	
AUGUST 2024	Monthly Councillor Allowance		2,022.50	
SEPTEMBER 2024	Monthly Councillor Allowance		2,022.50	
OCTOBER 2024	Monthly Councillor Allowance		2,344.86	
NOVEMBER 2024	Monthly Councillor Allowance		5,603.08	
701406	Candidate Nomination Refund		100.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
109896	**29/11/2024**	**10013**	**Alinta Energy**		**301.65**
531000688	Invoice			99.20	
921743550	21 Aug 2024 to 14 Nov 2024			39.85	
493345330	21 Aug 2024 to 14 Nov 2024			162.60	
109897	**29/11/2024**	**10028**	**Bunnings Group Limited**		**88.05**
2433/00795323	Standing Order Bunnings Materials			47.75	
2433/00190023	Standing Order Bunnings Materials			40.30	
109898	**29/11/2024**	**10029**	**Bunzl Limited**		**2,079.19**
Y452062	Cleaning supplies.			2,079.19	
109899	**29/11/2024**	**10046**	**Team Global Express Pty Ltd**		**533.26**
P60819154	October 2024			533.26	
109900	**29/11/2024**	**10057**	**Elliotts Filtration (Previously**		**324.50**
F31825	Filtration servicing - Montario			324.50	
109901	**29/11/2024**	**10070**	**J Blackwood & Son Ltd**		**171.47**
SI09584993	PPE - Ear Plugs			147.84	
SI09596981	PPE - Parks Staff			23.63	
109902	**29/11/2024**	**10073**	**John Hughes**		**170.63**
4695605	Ford Parts			170.63	
109903	**29/11/2024**	**10076**	**Kleenit Pty Ltd**		**814.00**
174276	Graffiti removal - Montgomery Ave			132.00	
174270	Graffiti Removal - Negal Pass			418.00	
174275	Graffiti removal - Selby Street			132.00	
174476	Graffiti removal - Foreshore Toilets			132.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
109904	**29/11/2024**	**10093**	**LGISWA**		**337,898.55**
100-158059-02	LGIS Liability			337,898.55	
109905	**29/11/2024**	**10099**	**Optus Billing Services Pty Ltd**		**1,463.95**
000471205827	Optus Mobile-Shared Data & Teams Calling			1,463.95	
109906	**29/11/2024**	**10104**	**WA Hino Sales & Service**		**666.72**
312324	Hino Parts			666.72	
109907	**29/11/2024**	**10136**	**Westbooks**		**1,298.94**
345079	Nedlands junior local stock books			208.38	
345080	Mt Claremont junior local stock books			97.23	
344720	MtC Library local stock			156.04	
345075	MtC adult local stock books			17.49	
345076	Adult local stock books			508.48	
345077	MtC Library local stock			311.32	
109908	**29/11/2024**	**10147**	**Seton Australia**		**198.43**
9357560312	Spill Pads			198.43	
109909	**29/11/2024**	**10183**	**Water Corporation**		**3,528.60**
9001478795	Bill ID - 0134			153.90	
9001480350	Bill ID - 0151			199.50	
9001482049	Bill ID - 0154			1,018.15	
9008766896	Bill ID - 0118			59.85	
9011328467	Bill ID - 0095			19.95	
9001480836	Bill ID - 0146			5.70	
9017842942	Bill ID - 0088			990.73	
9001482217	Bill ID - 0146			1,080.82	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
109910	**29/11/2024**	**10199**	**Hays Specialist Recruitment Aust Pty Ltd**	**12,076.85**
52506879	Labour hire - Turf Maintenance Officer		1,456.08	
52506878	Labour hire - Turf Maintenance Officer		2,398.24	
52506877	General Hand Labour Hire for Landscape		1,941.43	
52516570	General Hand Labour Hire for Landscape		2,398.24	
52516571	Labour hire - Turf Maintenance Officer		1,941.43	
52516572	Labour hire - Turf Maintenance Officer		1,941.43	
109911	**29/11/2024**	**10231**	**Seek Limited**	**4,465.16**
700862692	Employment Advertisement - October 2024		4,465.16	
109912	**29/11/2024**	**10273**	**West Tip Waste Control Pty Ltd**	**808.50**
81776	skip bins		330.00	
81312	John XXIII depot bin hire		478.50	
109913	**29/11/2024**	**10288**	**Nutrient Water (Total Eden Pty Ltd)**	**142.21**
413372386	Irrigation Materials for Daran Park		142.21	
109914	**29/11/2024**	**10296**	**Connect Call Centre Services (Previous**	**346.06**
00118054	Telephony services - After hours calls		346.06	
109915	**29/11/2024**	**10302**	**Wilson Security**	**833.79**
W00322156	Nedlands library Evening patrol 3 months		427.89	
W00322617	Swanbourne gate carpark opening/closing		405.90	
109916	**29/11/2024**	**10319**	**Claremont Nedlands Cricket Club**	**22,260.13**
INV-0267	Turf Wicket Management (Melvista Park)		22,260.13	
109917	**29/11/2024**	**10332**	**Natural Area Consulting Management**	**1,706.78**
00023999	Birdwood Environmental Weed Control		1,706.78	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
109918	**29/11/2024**	**10376**	**Syrinx Environmental Pty Ltd**		**13,010.36**
INV02337	Pt Resolution Erosion Control			10,898.36	
INV02338	Weed Control and Maintenance			2,112.00	
109919	**29/11/2024**	**10398**	**Centurion Temporary Fencing**		**423.50**
46284	Temp Fence for Swanbourne Beach			423.50	
109920	**29/11/2024**	**10402**	**DU Electrical Pty Ltd**		**1,184.70**
00018324	Replace PLC at Bishop Reserve			1,184.70	
109921	**29/11/2024**	**10419**	**Sustainable Outdoors**		**39,505.39**
INV-3015	Greenways Maintenance Road Verges			20,643.79	
INV-3048	Maintenance Allen Park			1,320.00	
INV-3047	Greenways Maintenance Road Verges			13,449.60	
INV-3051	Greenways Maintenance Swanbourne			792.00	
INV-3049	Swanbourne Estate Maintenance			3,300.00	
109922	**29/11/2024**	**10429**	**Sonic HealthPlus Pty Ltd**		**248.60**
3420831	Employment Medicals			248.60	
109923	**29/11/2024**	**10430**	**South East Regional Centre for Urban**		**46,795.69**
00006164	Shenton PVG Hand Weeding			15,111.25	
00006163	Shenton Bushland maintenance			1,732.50	
00006165	Environmental Weed Control			14,437.50	
00006166	Montario Quarter Maintenance			1,155.00	
00006070	Shenton Bushland maintenance			14,359.44	
109924	**29/11/2024**	**10464**	**Pirtek Malaga**		**1,372.49**
ML-T00067007	Loader Hoses			1,372.49	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
109925	**29/11/2024**	**10479**	**State Wide Turf Services**		**20,027.70**
9208	Broadacre Mowing - Summer 23/9 to 4/10			4,001.80	
9207	Broadacre Mowing -Winter 9/9 to 20/9/24			4,132.70	
9223	Broadacre Mowing - Summer 7/10 to 18/10			3,945.70	
9296	Broadacre Mowing - Summer 21/10 to 1/11			3,945.70	
9303	Broadacre Mowing - Summer 21/10 to 1/11			4,001.80	
109926	**29/11/2024**	**10483**	**Drainflow Services Pty Ltd**		**1,518.81**
00019359	Jetting and educating city wide			465.44	
00019440	Jetting and educating city wide			1,053.37	
109927	**29/11/2024**	**10517**	**Insight Enterprises Australia Pty Ltd**		**95.81**
100485290	CIRRUS STANDARD - Over usage			95.81	
109928	**29/11/2024**	**10557**	**K2 Audio Visual**		**2,640.00**
INV-10853	AV Equipment			2,640.00	
109929	**29/11/2024**	**10561**	**Internode Pty Ltd**		**2,950.50**
123	Internode IDC COLO: Full Rack Next DC			2,950.50	
109930	**29/11/2024**	**10582**	**T J Depiazzi & Sons**		**2,090.22**
INV-3178	30m3 Bushland Mulch			2,090.22	
109931	**29/11/2024**	**10608**	**Corsign WA Pty Ltd**		**1,072.50**
00089448	Parking sign order			1,072.50	
109932	**29/11/2024**	**10658**	**Central Regional TAFE**		**155.92**
I0029787	TAFE Unit			155.92	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
109933	**29/11/2024**	**10667**	**CTI Couriers Pty Ltd**	**707.19**
CISC4730378	Library courier October 24		707.19	
109934	**29/11/2024**	**10688**	**Officeworks Ltd**	**89.10**
617467557	SanDisk 32GB Cruzer Blade USB FlashDrive		89.10	
109935	**29/11/2024**	**10693**	**Boyan Electrical Services Boyan Electric**	**710.98**
53668	Princess & Bruce uplight not working		710.98	
109936	**29/11/2024**	**10697**	**StrataGreen**	**882.28**
169143	Marking paint for sports oval		425.33	
169795	Trimmer Line		456.95	
109937	**29/11/2024**	**10698**	**Malco Flooring Pty Ltd**	**2,645.50**
00287198	Supply and install carpet tiles		2,645.50	
109938	**29/11/2024**	**10733**	**TPG Telecom**	**5,121.16**
21188192	TPG Telecom - Internet Service		5,121.16	
109939	**29/11/2024**	**10735**	**WINC Australia Pty Ltd (Previous name**	**1,432.07**
9046347913	Storage Tray 200x150x50mm		167.11	
9046425595	Rainbow Lightweight Board White 250 gsm		808.54	
9046560933	Winc Quartz Wall Clock 30cm White		456.42	
109940	**29/11/2024**	**10747**	**V Glover**	**540.00**
2024VG4	TAC - Tutor Fees		540.00	
109941	**29/11/2024**	**10766**	**Inlogik Pty Ltd**	**549.91**
IN000083254	Promaster monthly user		549.91	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
109942	**29/11/2024**	**10800**	**Living Turf**	**25,712.50**
147151/01	FUNGICIDE SUPPLY & DELIVERY		25,712.50	
109943	**29/11/2024**	**10856**	**Ahern Australia Pty Ltd**	**451.00**
240008990	EWP Inspection		451.00	
109944	**29/11/2024**	**11047**	**Axiis Contracting Pty Ltd**	**18,521.13**
8627	Aberdare rd Dot Bennet Footpath		9,765.18	
8628	Williams/Monash rd footpath repairs		4,363.10	
8629	Bus stop Bruce St		4,392.85	
109945	**29/11/2024**	**11088**	**OtagoIT Pty Ltd**	**711.48**
0000403	Tresillian WebsiteMonthlyManag 2024-2025		711.48	
109946	**29/11/2024**	**11160**	**Office Line**	**5,130.40**
84927	Admin Training Room Furniture		5,130.40	
109947	**29/11/2024**	**11182**	**Brownes Foods Operations Pty Ltd**	**65.34**
18094886	Depot milk 2024-25		65.34	
109948	**29/11/2024**	**11192**	**Veolia Recycling & Recovery Pty Ltd (Su**	**38,866.33**
59649752	bulk commercial bulk bins (Jul-Dec24)		766.37	
59627588	Waste Disposal - Res&comm (Jul-Dec24)		43,327.71	
109949	**29/11/2024**	**11280**	**Programmed Skilled Workforce Limited**	**1,834.25**
4910672	Invoices for Nicole Robson		1,834.25	
109950	**29/11/2024**	**11307**	**Liveable Group Pty Ltd T/A Professional**	**14,143.36**
1587	Removal of Tuart from Granby Cres by PTS		14,143.36	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
109951	**29/11/2024**	**11398**	**R & J Marinich Pty Ltd T/as Totally**	**729.73**
INV-36042	Uniform - PPE		554.23	
INV-35824	Uniform Order		175.50	
109952	**29/11/2024**	**11557**	**Ms Megan Jane McKinlay**	**330.00**
W450	Junior author talk		330.00	
109953	**29/11/2024**	**11579**	**Delisha Distributors Pty Ltd**	**100.10**
323241	MtC Library Newspapers July-Dec		100.10	
109954	**29/11/2024**	**11673**	**Nola Britton**	**80.00**
102	Life Drawing Social		80.00	
109955	**29/11/2024**	**11752**	**Bing Technologies Pty Ltd**	**168.43**
249190	Advertising		168.43	
109956	**29/11/2024**	**11758**	**Cynthia Forrest**	**80.00**
110	Life Drawing Social		80.00	
109957	**29/11/2024**	**11763**	**Environmental Industries**	**19,673.50**
INV33495	VERGE MOWING SEPTEMBER 2024		19,673.50	
109958	**29/11/2024**	**11773**	**The Fruit Box Group Pty Ltd**	**127.60**
3310818	Nedlands Libraries Hi-Lo milk		29.50	
3310800	Admin Full Cream Milk Delivery FY24/25		68.60	
3312588	Nedlands Libraries Hi-Lo milk		29.50	
109959	**29/11/2024**	**11778**	**Omnicom Media Group Australia Pty Ltd**	**6,087.00**
1791106	RFT Advertisements		1,259.82	
1791107	Vacancy Director Planning Development		967.87	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
1791108	Fungicide Application Notification		779.21	
1791102	Public Notices		799.25	
1791104	Nedlands News October 24		1,930.50	
1791105	Marketforce Rate Adjustment		350.35	
109960	**29/11/2024**	**11813**	**Meta Maya Environmental Pty Ltd**	**2,750.00**
G42006667	Asbestos Inspect & Report		2,750.00	
109961	**29/11/2024**	**11827**	**Brightmark Group Pty Ltd**	**28,106.10**
0003944	Provision of Cleaning Services		22,513.70	
0003945	Provision of Cleaning Services		5,592.40	
109962	**29/11/2024**	**11834**	**West-Sure Security**	**237.16**
00031212	Weekly cash payment pickup from Admin		118.58	
00030927	Weekly cash payment pickup from Admin		118.58	
109963	**29/11/2024**	**11904**	**Emerge Associates**	**17,187.50**
16650	Stormwater Management Plan		17,187.50	
109964	**29/11/2024**	**11905**	**Luxworks Traffic Control and Manageme**	**2,631.20**
1261	Contract Traffic Management		771.87	
1391	City wide drainage traffic management		1,190.38	
1613	City wide drainage traffic management		668.95	
109965	**29/11/2024**	**11921**	**Thomas Executive Pty Ltd**	**25,756.50**
0121	Placement-Programs& Business Improvement		25,756.50	
109966	**29/11/2024**	**11936**	**Subsurface Mapping**	**20,922.00**
INV000828	Underground Service Location- Kennedia		15,818.00	
INV000829	Underground Service Location- Shrike		5,104.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
109967	**29/11/2024**	**11937**	**New Day Services**	**3,300.00**
2409	Underground Power Consultant		3,300.00	
109968	**29/11/2024**	**11991**	**Totally Workwear Myaree Omac Enterpri**	**230.00**
963473	Work boots		230.00	
109969	**29/11/2024**	**11996**	**Steve's Sand Sifting For Playground Ser**	**7,805.40**
3835	Playground Sand Cleaning		7,805.40	
109970	**29/11/2024**	**12002**	**Ozipond Solutions Enford Works PTY LT**	**2,200.00**
1154	Soil Zyme for Daran Park		2,200.00	
Sundry EFT				**40,204.64**
109695	**1/11/2024**	**99998**	**Sally and Howard Healy**	**250.00**
21102024	Community Grant		250.00	
109696	**1/11/2024**	**99998**	**Madeleine Gladwin-Grove**	**500.00**
REFUND2025-07	Refund of Rates Direct Debit		500.00	
109697	**1/11/2024**	**99998**	**Brendon Riley**	**1,700.00**
669784	Bond Refund		1,700.00	
109698	**1/11/2024**	**99998**	**P Kilpa**	**26.00**
15102024	Reimbursement for USB for project		26.00	
109699	**1/11/2024**	**99998**	**Sally Grainger**	**102.00**
414	Exhibition: 2024 Student and Tutor		102.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
109700	**1/11/2024**	**99998**	**W&J Johnson**	**560.00**
416	Exhibition: 2024 Student and Tutor		560.00	
109701	**1/11/2024**	**99998**	**Wayne McGowan**	**343.00**
419	Exhibition: 2024 Student and Tutor		343.00	
109782	**8/11/2024**	**99998**	**D.J. Hocken and J.A. Jay**	**91.00**
415	Exhibition: 2024 Student and Tutor		91.00	
109783	**8/11/2024**	**99998**	**K Shannon**	**520.00**
28102024	Reimbursement for patio table and chairs		520.00	
109784	**8/11/2024**	**99998**	**T Masson**	**4,981.89**
REFUND2025-08	Refund credit additional incorrect pay		4,981.89	
109785	**8/11/2024**	**99998**	**Sabrina Earsman**	**68.97**
15102024	PRCC Xplor Account Refund		68.97	
109786	**8/11/2024**	**99998**	**Allen Park Tennis Club**	**250.00**
4112024	Community Grant		250.00	
109787	**8/11/2024**	**99998**	**National Seniors Perth Western Suburbs**	**250.00**
31102024	Community Grant		250.00	
109788	**8/11/2024**	**99998**	**North Beach Nominees Pty Ltd**	**2,000.00**
698631	Verge Bond Refund		2,000.00	
109789	**8/11/2024**	**99998**	**Nulook Homes**	**1,530.06**
06112024	Refund of CTF Levy (duplicate payment)		1,530.06	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
109834	**15/11/2024**	**99998**	**Paul Simpson**	**251.80**
736920	Refund		251.80	
109835	**15/11/2024**	**99998**	**Catherine Emma Law**	**265.50**
730564	Refund of DA Fee 90% - DA24-98506		265.50	
109836	**15/11/2024**	**99998**	**Elizabeth Wright**	**500.00**
421	2024 People's Choice Award Winner		500.00	
109837	**15/11/2024**	**99998**	**Complete Approvals Pty Ltd**	**474.50**
728328	Refund BSL as application cancelled		474.50	
109838	**15/11/2024**	**99998**	**Tyrell Cafe Pty Ltd**	**539.98**
06112024	Reimburse repairs dishwasher Tyrell Cafe		539.98	
109839	**15/11/2024**	**99998**	**P. N.B Dias**	**56.00**
12112024	Parking fee reimbursement Internal Audit		56.00	
109840	**15/11/2024**	**99998**	**K Shannon**	**30.38**
12112024	Reimbursement Parking to attend DLGSC		30.38	
109841	**15/11/2024**	**99998**	**L Berendsen**	**249.00**
12112024	Reimbursement for Battery 1GVS992		249.00	
109842	**15/11/2024**	**99998**	**P. N.B Dias**	**6.00**
14112024	Parking Reimbursement		6.00	
109843	**15/11/2024**	**99998**	**Graylands Hospital Volunteer Service**	**250.00**
14112024	Community Grant		250.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
109844	**15/11/2024**	**99998**	**Elizabeth Merry**	**250.00**
14112024 2	Youth Grant		250.00	
109886	**21/11/2024**	**99998**	**Michael MacRae**	**5,299.00**
420	Exhibition: Michael Macrae		5,299.00	
109887	**21/11/2024**	**99998**	**The Churches Commission on Educatior**	**13,000.00**
18112024	Community Grant Fund		13,000.00	
109888	**21/11/2024**	**99998**	**K Shannon**	**775.00**
18112024	Reimbursement legal practicing cert		775.00	
109889	**21/11/2024**	**99998**	**J Edwards-Lawson**	**95.78**
15112024	Name Badge Holders for Volunteer Event		95.78	
109890	**21/11/2024**	**99998**	**Z Brauer**	**43.48**
14112024	Reimbursement for Mayors Travel		43.48	
109891	**21/11/2024**	**99998**	**M Harika**	**25.00**
14112024	Reimbursement Parking for training		25.00	
109892	**21/11/2024**	**99998**	**K Frankel**	**180.00**
20112024	Staff Recognition years of service		180.00	
109893	**21/11/2024**	**99998**	**Laura Radovan**	**244.30**
422	Exhibition: 2024 Student and Tutor		244.30	
109894	**21/11/2024**	**99998**	**Mr & Mrs Rickett**	**1,004.00**
REFUND2025-11	Refund pensioner concession rebate		1,004.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
109895	**21/11/2024**	**99998**	**Howard Thomas Styles**		**3,000.00**
606515	Bond refund			3,000.00	
109971	**29/11/2024**	**99998**	**LA Peet**		**227.00**
REFUND2025-10	Refund for incorrect payment			227.00	
109972	**29/11/2024**	**99998**	**Ms Ka Y Lau**		**176.00**
REFUND2025-63	Refund credit additional incorrect pay			176.00	
109973	**29/11/2024**	**99998**	**B O'Brien**		**26.00**
28112024	Reimbursement Parking Meeting			26.00	
109974	**29/11/2024**	**99998**	**K Richards**		**63.00**
28112024	Decorations for Christmas			63.00	
Cancelled Payments					**0.00**
0	**-**	**0**	**0**		**0.00**
Payroll					**781,879.15**
FORTNIGHT 03/11/2024	**3/11/2024**	**109000900010010**	**City of Nedlands**		**372,597.51**
FORTNIGHT 03/11/2024	Additional Bank 1			4,765.00	
FORTNIGHT 03/11/2024	Additional Bank 2			750.00	
FORTNIGHT 03/11/2024	Net Pay			367,082.51	
FORTNIGHT 10/11/2024	**10/11/2024**	**109000900010010**	**City of Nedlands**		**5,221.45**
FORTNIGHT 10/11/2024	Net Pay			5,221.45	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
FORTNIGHT 17/11/2024	**17/11/2024**	**109000900010010**	**City of Nedlands**		**404,060.19**
FORTNIGHT 17/11/2024	Additional Bank 1			4,765.00	
FORTNIGHT 17/11/2024	Additional Bank 2			750.00	
FORTNIGHT 17/11/2024	Net Pay			382,637.63	
FORTNIGHT 17/11/2024	Net Pay			15,907.56	
				TOTAL PAYMENTS	**4,310,817.17**

City of Nedlands - Purchasing Card - Fuel

For the Period 9-Oct-2024 to 8-Nov-2024

WEX Australia Pty Ltd ABN: 68 005 970 570

Transaction Date	Amount	Merchant Name	Card Description	Product Name
10/10/2024	6.88	WEX AUSTRALIA	FLEET 1362	ROADSIDE ASSIST
8/11/2024	3.58	WEX AUSTRALIA	FLEET 1362	MANAGEMENT FEE
10/10/2024	6.88	WEX AUSTRALIA	FLEET 106	ROADSIDE ASSIST
11/10/2024	3.10	BP ROSEGARDEN	FLEET 106	SURCHARGE
11/10/2024	194.34	BP ROSEGARDEN	FLEET 106	ULS DIESEL
11/10/2024	-2.14	BP ROSEGARDEN	FLEET 106	DISCOUNT
11/10/2024	0.83	WEX AUSTRALIA	FLEET 106	TRANSACTION FEE
25/10/2024	2.89	BP ROSEGARDEN	FLEET 106	SURCHARGE
25/10/2024	181.01	BP ROSEGARDEN	FLEET 106	ULS DIESEL
25/10/2024	-1.91	BP ROSEGARDEN	FLEET 106	DISCOUNT
25/10/2024	0.83	BP ROSEGARDEN	FLEET 106	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 106	MANAGEMENT FEE
10/10/2024	6.88	WEX AUSTRALIA	FLEET 107	ROADSIDE ASSIST
15/10/2024	3.29	BP ROSEGARDEN	FLEET 107	SURCHARGE
15/10/2024	205.83	BP ROSEGARDEN	FLEET 107	ULS DIESEL
15/10/2024	-2.19	BP ROSEGARDEN	FLEET 107	DISCOUNT
15/10/2024	0.83	WEX AUSTRALIA	FLEET 107	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 107	MANAGEMENT FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 512	MANAGEMENT FEE
22/10/2024	2.81	BP ROSEGARDEN	FLEET 539	SURCHARGE
22/10/2024	176.00	BP ROSEGARDEN	FLEET 539	ULS DIESEL
22/10/2024	-1.85	BP ROSEGARDEN	FLEET 539	DISCOUNT
22/10/2024	0.83	WEX AUSTRALIA	FLEET 539	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 539	MANAGEMENT FEE
9/10/2024	1.49	BP ROSEGARDEN	FLEET 1380	SURCHARGE
9/10/2024	93.73	BP ROSEGARDEN	FLEET 1380	REGULAR ULP FUEL
9/10/2024	-0.94	BP ROSEGARDEN	FLEET 1380	DISCOUNT
9/10/2024	0.83	WEX AUSTRALIA	FLEET 1380	TRANSACTION FEE
10/10/2024	6.88	WEX AUSTRALIA	FLEET 1380	ROADSIDE ASSIST
20/10/2024	78.69	COLES EXPRESS	FLEET 1380	REGULAR ULP FUEL
20/10/2024	1.73	WEX AUSTRALIA	FLEET 1380	TRANSACTION FEE
27/10/2024	73.22	COLES EXPRESS	FLEET 1380	REGULAR ULP FUEL
27/10/2024	1.61	WEX AUSTRALIA	FLEET 1380	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 1380	MANAGEMENT FEE
8/10/2024	132.72	AMPOL	FLEET 218	ULS DIESEL FUEL
8/10/2024	0.83	WEX AUSTRALIA	FLEET 218	TRANSACTION FEE
15/10/2024	2.16	BP ROSEGARDEN	FLEET 218	SURCHARGE
15/10/2024	135.49	BP ROSEGARDEN	FLEET 218	ULS DIESEL FUEL
15/10/2024	-1.44	BP ROSEGARDEN	FLEET 218	DISCOUNT
15/10/2024	0.83	WEX AUSTRALIA	FLEET 218	TRANSACTION FEE
29/10/2024	2.33	BP ROSEGARDEN	FLEET 218	DIESEL
29/10/2024	145.71	BP ROSEGARDEN	FLEET 218	TRANSACTION FEE
29/10/2024	-1.53	BP ROSEGARDEN	FLEET 218	DISCOUNT
29/10/2024	0.83	WEX AUSTRALIA	FLEET 218	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 218	MANAGEMENT FEE
18/10/2024	2.20	BP ROSEGARDEN	FLEET 644	SURCHARGE
18/10/2024	138.01	BP ROSEGARDEN	FLEET 644	ULS DIESEL
18/10/2024	-1.47	BP ROSEGARDEN	FLEET 644	DISCOUNT
18/10/2024	0.83	WEX AUSTRALIA	FLEET 644	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 644	MANAGEMENT FEE
10/10/2024	6.88	WEX AUSTRALIA	FLEET 1002	ROADSIDE ASSIST
8/11/2024	3.58	WEX AUSTRALIA	FLEET 1002	MANAGEMENT FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 555	MANAGEMENT FEE
10/10/2024	6.88	WEX AUSTRALIA	FLEET 1373	ROADSIDE ASSIST
11/10/2024	81.19	CALTEX	FLEET 1373	REGULAR ULP FUEL
11/10/2024	0.83	WEX AUSTRALIA	FLEET 1373	TRANSACTION FEE
23/10/2024	1.41	BP	FLEET 1373	SURCHARGE
23/10/2024	88.19	BP	FLEET 1373	REGULAR ULP FUEL
23/10/2024	-0.90	BP	FLEET 1373	DISCOUNT
23/10/2024	0.83	WEX AUSTRALIA	FLEET 1373	TRANSACTION FEE
30/10/2024	80.73	CALTEX	FLEET 1373	REGULAR ULP FUEL
30/10/2024	0.83	WEX AUSTRALIA	FLEET 1373	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 1373	MANAGEMENT FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 182	MANAGEMENT FEE
10/10/2024	1.96	BP ROSEGARDEN	FLEET 643	SURCHARGE
10/10/2024	122.51	BP ROSEGARDEN	FLEET 643	ULS DIESEL
10/10/2024	-1.35	BP ROSEGARDEN	FLEET 643	DISCOUNT

City of Nedlands - Purchasing & Credit Card Payments
November 2024

For the Period 28 October 2024 to 27 November 2024

Date	Supplier	Description	AUD	Comment
23/10/2024	BUNNINGS 309000	Maintenance materials	359.97	
24/10/2024	BUNNINGS 483000	Packing boxes for PRCC	46.50	
25/10/2024	GADEAN FOOTWEAR PTY	PPE	240.00	
25/10/2024	ELECTRIC CABLE DUC	Maintenance materials	525.99	
28/10/2024	COLES 0302	Water Sensitive Cities Workshop 29 Oct 2024	17.10	
28/10/2024	COLES 0302	Water Sensitive Cities Workshop 29 Oct 2024	39.50	
28/10/2024	SP LITTLE POSY	Maternity Leave Gift	97.00	
28/10/2024	BUNNINGS GROUP LTD	Items and materials for Tresillian	606.19	
29/10/2024	BUNNINGS 483000	Maintenance materials	7.44	
29/10/2024	LIZZI BEE	Sympathy flowers for staff member	100.00	
30/10/2024	COLES 0299	October birthdays morning tea	43.00	
31/10/2024	BUNNINGS 309000	Maintenance materials	419.76	
31/10/2024	BUNNINGS 309000	Maintenance materials	150.58	
31/10/2024	BUNNINGS 309000	Maintenance materials	42.42	
31/10/2024	WANEWSDTI	Quarterly Newspaper subscription for libraries	325.20	
31/10/2024	BIGW ONLINE	Cups for Christmas function	162.83	
31/10/2024	RED DOT STORES	Glassware for Christmas function 2024	30.00	
31/10/2024	RED DOT	Glassware for Christmas function 2024	40.54	
1/11/2024	Google GSUITE_nedlands.wa	Google WorkSpace-Communication	46.19	
4/11/2024	MISS MAUD	Elected member catering for concept forum - 5/11/24	183.45	
5/11/2024	TAYLOR RD IGA	Catering for monthly Technical Services meeting	44.95	
5/11/2024	COLES 0299	Catering for monthly Technical Services meeting	19.00	
5/11/2024	OFFICEWORKS	Maintenance materials	55.10	
5/11/2024	BUNNINGS 483000	Treehouse materials	30.42	
5/11/2024	NESPRESSO AU	Nespresso pods - Tresillian	262.30	
6/11/2024	SPOTLIGHT INNALOO	Training room materials	40.00	
6/11/2024	AUSSIE PLASTERBOARD	Treehouse office materials	234.14	
6/11/2024	BUNNINGS 454000	Maintenance materials	510.35	
7/11/2024	CITY OF SUBIACO	Parking for attending a CLAG mosquito management meeting	1.90	
7/11/2024	PAYPAL	QTRA Registration	93.47	
7/11/2024	DAN MURPHYS ONLINE	Drinks for volunteer event/Citizenship	526.80	
7/11/2024	DAN MURPHYS ONLINE	Drinks for volunteer event	312.00	
7/11/2024	PERTH PARTY HIRE	Table cloth hire for Seniors week high tea	170.00	
8/11/2024	TWILIO INC	Twilio-SMS Service-OneCouncil	354.57	
8/11/2024	TWILIO INC	Twilio-SMS Service-OneCouncil	10.64	
8/11/2024	BUNNINGS 483000	Maintenance materials	4.82	
8/11/2024	BUNNINGS 483000	Maintenance materials	15.11	
8/11/2024	CHEEKY BOOTH	Photo booth for Christmas function 2024	550.00	
9/11/2024	MICROSOFT#G065913056	MS Azure storage	101.27	
11/11/2024	BUNNINGS 483000	Batteries for mosquito traps	43.96	
11/11/2024	AMPOL NEDLANDS 55130F	Ice for Remembrance Day 2024	5.50	
12/11/2024	BUNNINGS 483000	Maintenance materials	115.29	
13/11/2024	LIME FLOWERS	Employee flower on compassionate grounds	73.00	
13/11/2024	BOC GAS AND GEAR	Dry ice for mosquito trapping	15.51	
13/11/2024	Intuit Mailchimp	MailChimp-Communication dep.	114.97	
13/11/2024	WWW.RECKON.COM	Tresillian POS-Reckon	87.00	
13/11/2024	BUNNINGS 483000	Maintenance materials	74.13	
13/11/2024	BUNNINGS 483000	Maintenance materials	39.20	
13/11/2024	STRANGE GRAINS	Mayors Meeting - catering - Ukranian ambassador	282.00	
14/11/2024	BOC GAS AND GEAR	Dry ice for mosquito trap	5.17	
14/11/2024	MSFT * E0200U24YH	MS Azure PAYG-SQL	532.36	
14/11/2024	JB HI FI CLAREMONT	Maintenance materials	39.95	
14/11/2024	BIGW ONLINE	Suggestion boxes	132.00	
15/11/2024	MISS MAUD	Catering for Councillors - Concept Forum - 19 November 2024	161.30	
16/11/2024	KMART 1024	Items for Christmas function	35.50	
18/11/2024	OFFICEWORKS	Key tags	41.57	
18/11/2024	TAYLOR RD IGA	Flowers for Volunteer event	71.97	
18/11/2024	BLISK RIDGE PTY LTD	Ice for volunteer appreciation event	9.98	
18/11/2024	BROADWAY IGA	Chocolates for volunteer event - 20 year appreciations	25.98	
18/11/2024	BUNNINGS GROUP LTD	Replacement Mahjong tables	79.94	
19/11/2024	SQ *WORKFORCE HEALTH ASSE	Pre-employment medical	264.00	
19/11/2024	COSMIC COCKTAILS	Christmas function	275.00	
20/11/2024	Twinkl 15365143	-	166.73	Disputed transaction with bank
20/11/2024	GYM MART	Step for positive ageing bus	60.65	
21/11/2024	COLES 0299	Staff farewell morning tea - 21 November 2024	46.00	
21/11/2024	COLES 0299	Staff farewell morning tea - 21 November 2024	4.00	
21/11/2024	BED BATH N TABLE	Leaving Contribution	30.00	
21/11/2024	COLES 0299	Leaving Contribution	30.00	
21/11/2024	DAVID JONES LIMITED	Leaving Contribution	10.00	
22/11/2024	BUNNINGS 483000	Leaving Contribution	10.00	
22/11/2024	Cloud Nine Dry Cleaners	Drycleaning - Volunteer Appreciation event	81.00	
22/11/2024	Cloud Nine Dry Cleaners	Drycleaning - Volunteer Appreciation event	1.20	
26/11/2024	Rebel	Staff Xmas function	64.96	
27/11/2024	CARD FEE	CARD FEE	5.00	
27/11/2024	CARD FEE	CARD FEE	5.00	
27/11/2024	CARD FEE	CARD FEE	5.00	
27/11/2024	CARD FEE	CARD FEE	5.00	
27/11/2024	CARD FEE	CARD FEE	5.00	
27/11/2024	CARD FEE	CARD FEE	5.00	
27/11/2024	CARD FEE	CARD FEE	5.00	

Date	Supplier	Description	AUD	Comment
27/11/2024	CARD FEE	CARD FEE	5.00	
27/11/2024	CARD FEE	CARD FEE	5.00	
27/11/2024	CARD FEE	CARD FEE	5.00	
27/11/2024	CARD FEE	CARD FEE	5.00	
27/11/2024	CARD FEE	CARD FEE	5.00	
27/11/2024	CARD FEE	CARD FEE	5.00	
			$ 9,915.32	

Transaction Date	Amount	Merchant Name	Card Description	Product Name
10/10/2024	0.83	WEX AUSTRALIA	FLEET 643	TRANSACTION FEE
17/10/2024	2.12	BP ROSEGARDEN	FLEET 643	SURCHARGE
17/10/2024	133.00	BP ROSEGARDEN	FLEET 643	ULS DIESEL
17/10/2024	-1.42	BP ROSEGARDEN	FLEET 643	DISCOUNT
17/10/2024	0.83	WEX AUSTRALIA	FLEET 643	TRANSACTION FEE
25/10/2024	2.12	BP ROSEGARDEN	FLEET 643	SURCHARGE
25/10/2024	133.02	BP ROSEGARDEN	FLEET 643	ULS DIESEL
25/10/2024	-1.40	BP ROSEGARDEN	FLEET 643	DISCOUNT
25/10/2024	0.83	WEX AUSTRALIA	FLEET 643	TRANSACTION FEE
5/11/2024	129.10	BP	FLEET 643	ULS DIESEL
5/11/2024	-1.45	BP	FLEET 643	DISCOUNT
5/11/2024	0.83	WEX AUSTRALIA	FLEET 643	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 643	MANAGEMENT FEE
8/10/2024	104.00	AMPOL	FLEET 201	DIESEL
8/10/2024	0.83	WEX AUSTRALIA	FLEET 201	TRANSACTION FEE
23/10/2024	105.03	COLES EXPRESS	FLEET 201	DIESEL
23/10/2024	2.31	WEX AUSTRALIA	FLEET 201	TRANSACTION FEE
6/11/2024	101.54	AMPOL	FLEET 201	DIESEL
6/11/2024	0.83	WEX AUSTRALIA	FLEET 201	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 201	MANAGEMENT FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 917	MANAGEMENT FEE
8/10/2024	1.20	BP ROSEGARDEN	FLEET 265	SURCHARGE
8/10/2024	75.22	BP ROSEGARDEN	FLEET 265	ULS DIESEL FUEL
8/10/2024	-0.83	BP ROSEGARDEN	FLEET 265	DISCOUNT
8/10/2024	0.83	WEX AUSTRALIA	FLEET 265	TRANSACTION FEE
17/10/2024	1.24	BP ROSEGARDEN	FLEET 265	SURCHARGE
17/10/2024	77.73	BP ROSEGARDEN	FLEET 265	ULS DIESEL FUEL
17/10/2024	-0.83	BP ROSEGARDEN	FLEET 265	DISCOUNT
17/10/2024	0.83	WEX AUSTRALIA	FLEET 265	TRANSACTION FEE
28/10/2024	1.37	BP ROSEGARDEN	FLEET 265	SURCHARGE
28/10/2024	85.91	BP ROSEGARDEN	FLEET 265	ULS DIESEL FUEL
28/10/2024	-0.90	BP ROSEGARDEN	FLEET 265	DISCOUNT
28/10/2024	0.83	WEX AUSTRALIA	FLEET 265	TRANSACTION FEE
7/11/2024	1.34	BP ROSEGARDEN	FLEET 265	SURCHARGE
7/11/2024	83.86	BP ROSEGARDEN	FLEET 265	ULS DIESEL FUEL
7/11/2024	-0.88	BP ROSEGARDEN	FLEET 265	DISCOUNT
7/11/2024	0.83	WEX AUSTRALIA	FLEET 265	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 265	MANAGEMENT FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 321	MANAGEMENT FEE
7/11/2024	2.06	BP ROSEGARDEN	FLEET 868	SURCHARGE
7/11/2024	128.96	BP ROSEGARDEN	FLEET 868	ULS DIESEL FUEL
7/11/2024	-1.36	BP ROSEGARDEN	FLEET 868	DISCOUNT
7/11/2024	0.83	WEX AUSTRALIA	FLEET 868	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 868	MANAGEMENT FEE
10/10/2024	6.88	WEX AUSTRALIA	FLEET 1375	ROADSIDE ASSIST
15/10/2024	70.59	AMPOL	FLEET 1375	ULS DIESEL FUEL
15/10/2024	0.83	WEX AUSTRALIA	FLEET 1375	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 1375	MANAGEMENT FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 837	MANAGEMENT FEE
8/11/2024	3.58	WEX AUSTRALIA	WORKSHOP	MANAGEMENT FEE
10/10/2024	6.88	WEX AUSTRALIA	FLEET 1378	ROADSIDE ASSIST
11/10/2024	1.51	BP ROSEGARDEN	FLEET 1378	SURCHARGE
11/10/2024	94.78	BP ROSEGARDEN	FLEET 1378	REGULAR ULP
11/10/2024	-1.07	BP ROSEGARDEN	FLEET 1378	DISCOUNT
11/10/2024	0.83	WEX AUSTRALIA	FLEET 1378	TRANSACTION FEE
30/10/2024	117.75	AMPOL	FLEET 1378	REGULAR ULP
30/11/2024	0.83	WEX AUSTRALIA	FLEET 1378	TRANSACTION FEE
7/11/2024	1.61	BP ROSEGARDEN	FLEET 1378	SURCHARGE
7/11/2024	100.65	BP ROSEGARDEN	FLEET 1378	REGULAR ULP
7/11/2024	-1.09	BP ROSEGARDEN	FLEET 1378	DISCOUNT
7/11/2024	0.83	WEX AUSTRALIA	FLEET 1378	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 1378	MANAGEMENT FEE
10/11/2024	6.88	WEX AUSTRALIA	FLEET 1372	ROADSIDE ASSIST
21/10/2024	1.22	BP ROSEGARDEN	FLEET 1372	SURCHARGE
21/10/2024	76.81	BP ROSEGARDEN	FLEET 1372	REGULAR ULP
21/10/2024	-0.87	BP ROSEGARDEN	FLEET 1372	DISCOUNT
21/10/2024	0.83	WEX AUSTRALIA	FLEET 1372	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 1372	MANAGEMENT FEE
9/10/2024	1.37	BP ROSEGARDEN	FLEET 1381	SURCHARGE
9/10/2024	86.00	BP ROSEGARDEN	FLEET 1381	REGULAR ULP
9/10/2024	-0.86	BP ROSEGARDEN	FLEET 1381	DISCOUNT
9/10/2024	0.83	WEX AUSTRALIA	FLEET 1381	TRANSACTION FEE
17/10/2024	1.31	BP ROSEGARDEN	FLEET 1381	SURCHARGE

Transaction Date	Amount	Merchant Name	Card Description	Product Name
17/10/2024	82.22	BP ROSEGARDEN	FLEET 1381	REGULAR ULP
17/10/2024	-0.84	BP ROSEGARDEN	FLEET 1381	DISCOUNT
17/10/2024	0.83	WEX AUSTRALIA	FLEET 1381	TRANSACTION FEE
26/10/2024	1.17	BP ROSEGARDEN	FLEET 1381	SURCHARGE
26/10/2024	73.32	BP	FLEET 1381	REGULAR ULP
26/10/2024	-0.87	BP	FLEET 1381	DISCOUNT
26/10/2024	0.83	WEX AUSTRALIA	FLEET 1381	TRANSACTION FEE
2/11/2024	57.57	S24	FLEET 1381	REGULAR ULP
2/11/2024	0.83	WEX AUSTRALIA	FLEET 1381	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 1381	MANAGEMENT FEE
21/10/2024	1.94	BP ROSEGARDEN	FLEET 600	SURCHARGE
21/10/2024	121.38	BP ROSEGARDEN	FLEET 600	ULS DIESEL
21/10/2024	-1.28	BP ROSEGARDEN	FLEET 600	DISCOUNT
21/10/2024	0.83	WEX AUSTRALIA	FLEET 600	TRANSACTION FEE
7/11/2024	1.92	BP ROSEGARDEN	FLEET 600	SURCHARGE
7/11/2024	120.24	BP ROSEGARDEN	FLEET 600	ULS DIESEL
7/11/2024	-1.27	BP ROSEGARDEN	FLEET 600	DISCOUNT
7/11/2024	0.83	WEX AUSTRALIA	FLEET 600	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 600	MANAGEMENT FEE
9/10/2024	1.78	BP ROSEGARDEN	FLEET 648	SURCHARGE
9/10/2024	111.32	BP ROSEGARDEN	FLEET 648	ULS DIESEL
9/10/2024	-1.22	BP ROSEGARDEN	FLEET 648	DISCOUNT
9/10/2024	0.83	WEX AUSTRALIA	FLEET 648	TRANSACTION FEE
30/10/2024	2.11	BP ROSEGARDEN	FLEET 648	SURCHARGE
30/10/2024	131.98	BP ROSEGARDEN	FLEET 648	ULS DIESEL
30/10/2024	-1.39	BP ROSEGARDEN	FLEET 648	DISCOUNT
30/10/2024	0.83	WEX AUSTRALIA	FLEET 648	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 648	MANAGEMENT FEE
8/10/2024	0.83	BP ROSEGARDEN	FLEET 901	SURCHARGE
8/10/2024	52.28	BP ROSEGARDEN	FLEET 901	ULS DIESEL
8/10/2024	-0.57	BP ROSEGARDEN	FLEET 901	DISCOUNT
8/10/2024	0.83	WEX AUSTRALIA	FLEET 901	TRANSACTION FEE
28/10/2024	1.05	BP ROSEGARDEN	FLEET 901	SURCHARGE
28/10/2024	65.76	BP ROSEGARDEN	FLEET 901	ULS DIESEL
28/10/2024	-0.69	BP ROSEGARDEN	FLEET 901	DISCOUNT
28/10/2024	0.83	WEX AUSTRALIA	FLEET 901	TRANSACTION FEE
30/10/2024	22.83	WEX AUSTRALIA	FLEET 901	ROADSIDE ASSIST
8/11/2024	3.58	WEX AUSTRALIA	FLEET 901	MANAGEMENT FEE
4/11/2024	2.12	BP	FLEET 1600	SURCHARGE
4/11/2024	33.00	BP	FLEET 1600	CARWASH
4/11/2024	100.10	BP	FLEET 1600	PREMIUM
4/11/2024	-1.10	BP	FLEET 1600	DISCOUNT
4/11/2024	0.83	WEX AUSTRALIA	FLEET 1600	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 1600	MANAGEMENT FEE
13/10/2024	1.76	BP ROSEGARDEN	FLEET 200	SURCHARGE
13/10/2024	110.36	BP ROSEGARDEN	FLEET 200	ULS DIESEL
13/10/2024	-1.20	BP ROSEGARDEN	FLEET 200	DISCOUNT
13/10/2024	0.83	WEX AUSTRALIA	FLEET 200	TRANSACTION FEE
2/11/2024	110.53	AMPOL	FLEET 200	SURCHARGE
2/11/2024	0.83	WEX AUSTRALIA	FLEET 200	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 200	MANAGEMENT FEE
9/10/2024	0.82	BP ROSEGARDEN	FLEET 322	SURCHARGE
9/10/2024	51.55	BP ROSEGARDEN	FLEET 322	ULS DIESEL
9/10/2024	-0.57	BP ROSEGARDEN	FLEET 322	DISCOUNT
9/10/2024	0.83	WEX AUSTRALIA	FLEET 322	TRANSACTION FEE
21/10/2024	0.58	BP ROSEGARDEN	FLEET 322	SURCHARGE
21/10/2024	36.69	BP ROSEGARDEN	FLEET 322	ULS DIESEL
21/10/2024	-0.39	BP ROSEGARDEN	FLEET 322	DISCOUNT
21/10/2024	0.83	WEX AUSTRALIA	FLEET 322	TRANSACTION FEE
28/10/2024	1.52	BP ROSEGARDEN	FLEET 322	SURCHARGE
28/10/2024	95.22	BP ROSEGARDEN	FLEET 322	ULS DIESEL
28/10/2024	-1.00	BP ROSEGARDEN	FLEET 322	DISCOUNT
28/10/2024	0.83	WEX AUSTRALIA	FLEET 322	TRANSACTION FEE
1/11/2024	1.45	BP ROSEGARDEN	FLEET 322	SURCHARGE
1/11/2024	90.91	BP ROSEGARDEN	FLEET 322	ULS DIESEL
1/11/2024	-0.96	BP ROSEGARDEN	FLEET 322	DISCOUNT
1/11/2024	0.83	WEX AUSTRALIA	FLEET 322	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 322	MANAGEMENT FEE
10/10/2024	6.88	WEX AUSTRALIA	FLEET 1001	ROADSIDE ASSIST
14/10/2024	1.48	BP ROSEGARDEN	FLEET 1001	SURCHARGE
14/10/2024	92.66	BP ROSEGARDEN	FLEET 1001	REGULAR ULP
14/10/2024	-1.09	BP ROSEGARDEN	FLEET 1001	DISCOUNT
14/10/2024	0.83	WEX AUSTRALIA	FLEET 1001	TRANSACTION FEE

Transaction Date	Amount	Merchant Name	Card Description	Product Name
23/10/2024	1.60	BP ROSEGARDEN	FLEET 1001	SURCHARGE
23/10/2024	100.52	BP ROSEGARDEN	FLEET 1001	REGULAR ULP
23/10/2024	-0.98	BP ROSEGARDEN	FLEET 1001	DISCOUNT
23/10/2024	0.83	WEX AUSTRALIA	FLEET 1001	TRANSACTION FEE
2/11/2024	1.47	BP ROSEGARDEN	FLEET 1001	SURCHARGE
2/11/2024	92.11	BP ROSEGARDEN	FLEET 1001	REGULAR ULP
2/11/2024	-1.10	BP ROSEGARDEN	FLEET 1001	DISCOUNT
2/11/2024	0.83	WEX AUSTRALIA	FLEET 1001	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 1001	MANAGEMENT FEE
9/10/2024	3.50	BP ROSEGARDEN	FLEET 108	SURCHARGE
9/10/2024	218.83	BP ROSEGARDEN	FLEET 108	ULS DIESEL
9/10/2024	-2.41	BP ROSEGARDEN	FLEET 108	DISCOUNT
9/10/2024	0.83	WEX AUSTRALIA	FLEET 108	TRANSACTION FEE
10/10/2024	6.88	WEX AUSTRALIA	FLEET 108	ROADSIDE ASSIST
21/10/2024	4.21	BP ROSEGARDEN	FLEET 108	SURCHARGE
21/10/2024	263.16	BP ROSEGARDEN	FLEET 108	ULS DIESEL
21/10/2024	-2.77	BP ROSEGARDEN	FLEET 108	DISCOUNT
21/10/2024	0.83	WEX AUSTRALIA	FLEET 108	TRANSACTION FEE
28/10/2024	4.27	BP ROSEGARDEN	FLEET 108	SURCHARGE
28/10/2024	267.25	BP ROSEGARDEN	FLEET 108	ULS DIESEL
28/10/2024	-2.81	BP ROSEGARDEN	FLEET 108	DISCOUNT
28/10/2024	0.83	WEX AUSTRALIA	FLEET 108	TRANSACTION FEE
1/11/2024	4.11	BP ROSEGARDEN	FLEET 108	SURCHARGE
1/11/2024	256.95	BP ROSEGARDEN	FLEET 108	ULS DIESEL
1/11/2024	-2.71	BP ROSEGARDEN	FLEET 108	DISCOUNT
1/11/2024	0.83	WEX AUSTRALIA	FLEET 108	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 108	MANAGEMENT FEE
10/10/2024	6.88	WEX AUSTRALIA	FLEET 1374	ROADSIDE ASSIST
11/08/2024	3.58	WEX AUSTRALIA	FLEET 1374	MANAGEMENT FEE
22/10/2024	2.15	BP ROSEGARDEN	FLEET 190	SURCHARGE
22/10/2024	134.96	BP ROSEGARDEN	FLEET 190	ULS DIESEL
22/10/2024	-1.42	BP ROSEGARDEN	FLEET 190	DISCOUNT
22/10/2024	0.83	WEX AUSTRALIA	FLEET 190	TRANSACTION FEE
1/11/2024	1.92	BP ROSEGARDEN	FLEET 190	SURCHARGE
1/11/2024	120.34	BP ROSEGARDEN	FLEET 190	ULS DIESEL
1/11/2024	-1.27	BP ROSEGARDEN	FLEET 190	DISCOUNT
1/11/2024	0.83	WEX AUSTRALIA	FLEET 190	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 190	MANAGEMENT FEE
10/10/2024	6.88	WEX AUSTRALIA	FLEET 1371	ROADSIDE ASSIST
23/10/2024	1.30	BP ROSEGARDEN	FLEET 1371	SURCHARGE
23/10/2024	81.85	BP ROSEGARDEN	FLEET 1371	REGULAR ULP
23/10/2024	-0.80	BP ROSEGARDEN	FLEET 1371	DISCOUNT
23/10/2024	0.83	WEX AUSTRALIA	FLEET 1371	TRANSACTION FEE
6/11/2024	1.35	BP ROSEGARDEN	FLEET 1371	SURCHARGE
6/11/2024	84.92	BP ROSEGARDEN	FLEET 1371	REGULAR ULP
6/11/2024	-0.85	BP ROSEGARDEN	FLEET 1371	DISCOUNT
6/11/2024	0.83	WEX AUSTRALIA	FLEET 1371	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 1371	MANAGEMENT FEE
23/10/2024	3.77	BP ROSEGARDEN	CIVIL	SURCHARGE
23/10/2024	236.12	BP ROSEGARDEN	CIVIL	REGULAR ULP
23/10/2024	-2.49	BP ROSEGARDEN	CIVIL	DISCOUNT
23/10/2024	0.83	WEX AUSTRALIA	CIVIL	TRANSACTION FEE
23/10/2024	3.58	WEX AUSTRALIA	CIVIL	MANAGEMENT FEE
10/10/2024	1.15	BP ROSEGARDEN	FLEET 266	SURCHARGE
10/10/2024	72.45	BP ROSEGARDEN	FLEET 266	ULS DIESEL
10/10/2024	-0.80	BP ROSEGARDEN	FLEET 266	DISCOUNT
10/10/2024	0.83	WEX AUSTRALIA	FLEET 266	TRANSACTION FEE
21/10/2024	1.53	BP ROSEGARDEN	FLEET 266	SURCHARGE
21/10/2024	95.71	BP ROSEGARDEN	FLEET 266	ULS DIESEL
21/10/2024	-1.01	BP ROSEGARDEN	FLEET 266	DISCOUNT
21/10/2024	0.83	WEX AUSTRALIA	FLEET 266	TRANSACTION FEE
31/10/2024	1.89	BP ROSEGARDEN	FLEET 266	SURCHARGE
31/10/2024	118.57	BP ROSEGARDEN	FLEET 266	ULS DIESEL
31/10/2024	-1.25	BP ROSEGARDEN	FLEET 266	DISCOUNT
31/10/2024	0.83	WEX AUSTRALIA	FLEET 266	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 266	MANAGEMENT FEE
12/10/2024	95.36	AMPOL	FLEET 1387	ULS DIESEL
12/10/2024	0.83	WEX AUSTRALIA	FLEET 1387	TRANSACTION FEE
19/10/2024	86.52	COLES EXPRESS	FLEET 1387	ULS DIESEL
19/10/2024	1.90	WEX AUSTRALIA	FLEET 1387	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 1387	MANAGEMENT FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 505	MANAGEMENT FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 505	MANAGEMENT FEE

Transaction Date	Amount	Merchant Name	Card Description	Product Name
22/10/2024	1.16	BP ROSEGARDEN	FLEET 1386	SURCHARGE
22/10/2024	72.63	BP ROSEGARDEN	FLEET 1386	ULS DIESEL
22/10/2024	-0.91	BP ROSEGARDEN	FLEET 1386	DISCOUNT
22/10/2024	0.83	WEX AUSTRALIA	FLEET 1386	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 1386	MANAGEMENT FEE
10/10/2024	6.88	WEX AUSTRALIA	FLEET 137	ROADSIDE ASSIST
10/10/2024	105.68	AMPOL	FLEET 137	ULS DIESEL
10/10/2024	0.83	WEX AUSTRALIA	FLEET 137	TRANSACTION FEE
17/10/2024	1.98	BP ROSEGARDEN	FLEET 137	SURCHARGE
17/10/2024	123.81	BP ROSEGARDEN	FLEET 137	ULS DIESEL
17/10/2024	-1.32	BP ROSEGARDEN	FLEET 137	DISCOUNT
17/10/2024	0.83	WEX AUSTRALIA	FLEET 137	TRANSACTION FEE
25/10/2024	134.87	AMPOL	FLEET 137	ULS DIESEL
25/10/2024	0.83	WEX AUSTRALIA	FLEET 137	TRANSACTION FEE
31/10/2024	2.12	BP ROSEGARDEN	FLEET 137	SURCHARGE
31/10/2024	132.95	BP ROSEGARDEN	FLEET 137	ULS DIESEL
31/10/2024	-1.40	BP ROSEGARDEN	FLEET 137	DISCOUNT
31/10/2024	0.83	WEX AUSTRALIA	FLEET 137	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 137	MANAGEMENT FEE
8/11/2024	3.58	WEX AUSTRALIA	PARKS	MANAGEMENT FEE
10/10/2024	6.88	WEX AUSTRALIA	FLEET 1000	ROADSIDE ASSIST
10/10/2024	98.83	COLES EXPRESS	FLEET 1000	REGULAR ULP
10/10/2024	2.17	WEX AUSTRALIA	FLEET 1000	TRANSACTION FEE
22/10/2024	1.34	BP ROSEGARDEN	FLEET 1000	SURCHARGE
22/10/2024	83.96	BP ROSEGARDEN	FLEET 1000	REGULAR ULP
22/10/2024	-1.05	BP ROSEGARDEN	FLEET 1000	DISCOUNT
22/10/2024	0.83	WEX AUSTRALIA	FLEET 1000	TRANSACTION FEE
1/11/2024	1.43	BP ROSEGARDEN	FLEET 1000	SURCHARGE
1/11/2024	89.94	BP ROSEGARDEN	FLEET 1000	REGULAR ULP
1/11/2024	-1.03	BP ROSEGARDEN	FLEET 1000	DISCOUNT
1/11/2024	0.83	WEX AUSTRALIA	FLEET 1000	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 1000	MANAGEMENT FEE
7/11/2024	0.44	BP ROSEGARDEN	FLEET 1388	SURCHARGE
7/11/2024	27.88	BP ROSEGARDEN	FLEET 1388	REGULAR ULP
7/11/2024	-0.30	BP ROSEGARDEN	FLEET 1388	DISCOUNT
7/11/2024	0.83	WEX AUSTRALIA	FLEET 1388	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 1388	MANAGEMENT FEE
13/10/2024	107.20	COLES EXPRESS	FLEET 1385	ULTRA PULP
13/10/2024	2.36	WEX AUSTRALIA	FLEET 1385	TRANACTION FEE
25/10/2024	1.77	BP	FLEET 1385	SURCHARGE
25/10/2024	110.81	BP	FLEET 1385	ULTRA PULP
25/10/2024	-1.08	BP	FLEET 1385	DISCOUNT
25/10/2024	0.83	WEX AUSTRALIA	FLEET 1385	TRANACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 1385	MANAGEMENT FEE
16/10/2024	1.99	BP ROSEGARDEN	FLEET 616	SURCHARGE
16/10/2024	124.82	BP ROSEGARDEN	FLEET 616	ULS DIESEL
16/10/2024	-1.33	BP ROSEGARDEN	FLEET 616	DISCOUNT
16/10/2024	0.83	WEX AUSTRALIA	FLEET 616	TRANSACTION FEE
30/10/2024	2.26	BP ROSEGARDEN	FLEET 616	SURCHARGE
30/10/2024	141.42	BP ROSEGARDEN	FLEET 616	ULS DIESEL
30/10/2024	-1.49	BP ROSEGARDEN	FLEET 616	DISCOUNT
30/10/2024	0.83	WEX AUSTRALIA	FLEET 616	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 616	MANAGEMENT FEE
10/10/2024	6.88	WEX AUSTRALIA	FLEET 109	ROADSIDE ASSIST
14/10/2024	2.61	BP ROSEGARDEN	FLEET 109	SURCHARGE
14/10/2024	163.45	BP ROSEGARDEN	FLEET 109	ULS DIESEL
14/10/2024	-1.78	BP ROSEGARDEN	FLEET 109	DISCOUNT
14/10/2024	0.83	WEX AUSTRALIA	FLEET 109	TRANSACTION FEE
22/10/2024	3.42	BP ROSEGARDEN	FLEET 109	SURCHARGE
22/10/2024	214.07	BP ROSEGARDEN	FLEET 109	ULS DIESEL
22/10/2024	-2.25	BP ROSEGARDEN	FLEET 109	DISCOUNT
22/10/2024	0.83	WEX AUSTRALIA	FLEET 109	TRANSACTION FEE
1/11/2024	3.55	BP ROSEGARDEN	FLEET 109	SURCHARGE
1/11/2024	222.22	BP ROSEGARDEN	FLEET 109	ULS DIESEL
1/11/2024	-2.34	BP ROSEGARDEN	FLEET 109	DISCOUNT
1/11/2024	0.83	WEX AUSTRALIA	FLEET 109	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 109	MANAGEMENT FEE
1/11/2024	1.09	BP ROSEGARDEN	FLEET 1382	SURCHARGE
1/11/2024	68.20	BP ROSEGARDEN	FLEET 1382	REGULAR ULP
1/11/2024	-0.78	BP ROSEGARDEN	FLEET 1382	DISCOUNT
1/11/2024	0.83	WEX AUSTRALIA	FLEET 1382	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 1382	MANAGEMENT FEE
10/10/2024	6.88	WEX AUSTRALIA	FLEET 113	ROADSIDE ASSIST

Transaction Date	Amount	Merchant Name	Card Description	Product Name
16/10/2024	148.43	AMPOL	FLEET 113	DIESEL
16/10/2024	0.83	WEX AUSTRALIA	FLEET 113	TRANSACTION FEE
30/10/2024	144.36	AMPOL	FLEET 113	DIESEL
30/10/2024	0.83	WEX AUSTRALIA	FLEET 113	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 113	MANAGEMENT FEE
9/10/2024	2.12	BP ROSEGARDEN	FLEET 191	SURCHARGE
9/10/2024	133.06	BP ROSEGARDEN	FLEET 191	ULS DIESEL
9/10/2024	-1.46	BP ROSEGARDEN	FLEET 191	DISCOUNT
9/10/2024	0.83	WEX AUSTRALIA	FLEET 191	TRANSACTION FEE
25/10/2024	2.06	BP ROSEGARDEN	FLEET 191	SURCHARGE
25/10/2024	129.11	BP ROSEGARDEN	FLEET 191	ULS DIESEL
25/10/2024	-1.36	BP ROSEGARDEN	FLEET 191	DISCOUNT
25/10/2024	0.83	WEX AUSTRALIA	FLEET 191	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 191	MANAGEMENT FEE
10/10/2024	6.88	WEX AUSTRALIA	FLEET 136	ROADSIDE ASSIST
15/10/2024	2.19	BP ROSEGARDEN	FLEET 136	SURCHARGE
15/10/2024	137.2	BP ROSEGARDEN	FLEET 136	DIESEL
15/10/2024	-1.46	BP ROSEGARDEN	FLEET 136	DISCOUNT
15/10/2024	0.83	WEX AUSTRALIA	FLEET 136	TRANSACTION FEE
29/10/2024	2.14	BP ROSEGARDEN	FLEET 136	SURCHARGE
29/10/2024	134.28	BP ROSEGARDEN	FLEET 136	DIESEL
29/10/2024	-1.41	BP ROSEGARDEN	FLEET 136	DISCOUNT
29/10/2024	0.83	WEX AUSTRALIA	FLEET 136	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 136	MANAGEMENT FEE
15/10/2024	65.5	CALTEX	FLEET 1383	ULP
15/10/2024	0.83	WEX AUSTRALIA	FLEET 1383	TRANSACTION FEE
25/10/2024	81.6	CALTEX	FLEET 1383	ULP
25/10/2024	0.83	WEX AUSTRALIA	FLEET 1383	TRANSACTION FEE
3/11/2024	82.25	CALTEX	FLEET 1383	ULP
3/11/2024	0.83	WEX AUSTRALIA	FLEET 1383	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 1383	MANAGEMENT FEE
8/10/2024	2.17	BP ROSEGARDEN	FLEET 100	SURCHARGE
8/10/2024	135.84	BP ROSEGARDEN	FLEET 100	ULS DIESEL
8/10/2024	-1.49	BP ROSEGARDEN	FLEET 100	DISCOUNT
8/10/2024	0.83	WEX AUSTRALIA	FLEET 100	TRANSACTION FEE
17/10/2024	2.15	BP ROSEGARDEN	FLEET 100	SURCHARGE
17/10/2024	134.86	BP ROSEGARDEN	FLEET 100	ULS DIESEL
17/10/2024	-1.44	BP ROSEGARDEN	FLEET 100	DISCOUNT
17/10/2024	0.83	WEX AUSTRALIA	FLEET 100	TRANSACTION FEE
28/10/2024	1.66	BP ROSEGARDEN	FLEET 100	SURCHARGE
28/10/2024	103.97	BP ROSEGARDEN	FLEET 100	ULS DIESEL
28/10/2024	-1.09	BP ROSEGARDEN	FLEET 100	DISCOUNT
28/10/2024	0.83	WEX AUSTRALIA	FLEET 100	TRANSACTION FEE
7/11/2024	2.17	BP ROSEGARDEN	FLEET 100	SURCHARGE
7/11/2024	135.72	BP ROSEGARDEN	FLEET 100	ULS DIESEL
7/11/2024	-1.43	BP ROSEGARDEN	FLEET 100	DISCOUNT
7/11/2024	0.83	WEX AUSTRALIA	FLEET 100	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 100	MANAGEMENT FEE
23/10/2024	1.01	BP ROSEGARDEN	FLEET 646	SURCHARGE
23/10/2024	63.24	BP ROSEGARDEN	FLEET 646	ULS DIESEL
23/10/2024	-0.67	BP ROSEGARDEN	FLEET 646	DISCOUNT
23/10/2024	0.83	WEX AUSTRALIA	FLEET 646	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 646	MANAGEMENT FEE
31/10/2024	1.53	BP ROSEGARDEN	FLEET 202	SURCHARGE
31/10/2024	95.84	BP ROSEGARDEN	FLEET 202	ULS DIESEL
31/10/2024	-1.01	BP ROSEGARDEN	FLEET 202	DISCOUNT
31/10/2024	0.83	WEX AUSTRALIA	FLEET 202	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 202	MANAGEMENT FEE
7/11/2024	1.1	BP ROSEGARDEN	FLEET 1003	SURCHARGE
7/11/2024	69.07	BP ROSEGARDEN	FLEET 1003	REGULAR ULP
7/11/2024	-0.75	BP ROSEGARDEN	FLEET 1003	DISCOUNT
7/11/2024	0.83	WEX AUSTRALIA	FLEET 1003	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 1003	MANAGEMENT FEE
25/10/2024	1.12	BP ROSEGARDEN	FLEET 1004	SURCHARGE
25/10/2024	70.23	BP ROSEGARDEN	FLEET 1004	ULP
25/10/2024	-0.78	BP ROSEGARDEN	FLEET 1004	DISCOUNT
25/10/2024	0.83	WEX AUSTRALIA	FLEET 1004	TRANSACTION FEE
31/10/2024	0.28	BP ROSEGARDEN	FLEET 1004	SURCHARGE
31/10/2024	18.00	BP ROSEGARDEN	FLEET 1004	CARWASH
31/10/2024	0.83	WEX AUSTRALIA	FLEET 1004	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 1004	MANAGEMENT FEE
21/10/2024	3.77	BP ROSEGARDEN	FLEET 115	SURCHARGE
21/10/2024	235.76	BP ROSEGARDEN	FLEET 115	ULP

Transaction Date	Amount	Merchant Name	Card Description	Product Name
21/10/2024	-2.48	BP ROSEGARDEN	FLEET 115	DISCOUNT
21/10/2024	0.83	WEX AUSTRALIA	FLEET 115	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 115	MANAGEMENT FEE
10/10/2024	1.83	BP ROSEGARDEN	FLEET 101	SURCHARGE
10/10/2024	114.78	BP ROSEGARDEN	FLEET 101	ULS DIESEL
10/10/2024	-1.26	BP ROSEGARDEN	FLEET 101	DISCOUNT
10/10/2024	0.83	WEX AUSTRALIA	FLEET 101	TRANSACTION FEE
21/10/2024	1.63	BP ROSEGARDEN	FLEET 101	SURCHARGE
21/10/2024	102.13	BP ROSEGARDEN	FLEET 101	ULS DIESEL
21/10/2024	-1.08	BP ROSEGARDEN	FLEET 101	DISCOUNT
21/10/2024	0.83	WEX AUSTRALIA	FLEET 101	TRANSACTION FEE
31/10/2024	1.49	BP ROSEGARDEN	FLEET 101	SURCHARGE
31/10/2024	93.54	BP ROSEGARDEN	FLEET 101	ULS DIESEL
31/10/2024	-0.99	BP ROSEGARDEN	FLEET 101	DISCOUNT
31/10/2024	0.83	WEX AUSTRALIA	FLEET 101	TRANSACTION FEE
8/11/2024	3.58	WEX AUSTRALIA	FLEET 101	MANAGEMENT FEE
	12,449.86			

18.3 CPS58.12.24 Quest Early Learning Lease Proposal

Meeting & Date	Council Meeting – 10th of December 2024
Applicant	City of Nedlands (unless otherwise)
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	Ashley Niciforo Strategic Land and Property Coordinator
Director/CEO	Keri Shannon Chief Executive Officer
Attachments	Attach only documents that have been referred to in the report. 1. Building plan 2. Quest Early Learning Proposal

Purpose

The purpose of this report is to seek in principle support for the new lease agreement with Quest Learning over portion of Lot 103 on Deposited Plan 222793, Volume LR3012, Folio 206, 100 Princess Road, Nedlands, the Nedlands Park Early Learning Centre.

ADMINISTRATION RECOMMENDATION

That council

1. **Provide in Principle support to a lease over a portion of the 100 Princess Road, Nedlands, the College Park Family Centre to Quest Early Learning Pty Ltd.**
2. **In accordance with section 3.58 of the Local Government Act 1995, notes that each submission received during the statutory advertising period has been considered;**
3. **Requests the Chief Executive Officer proceed with the proposed new lease with Quest Early Learning Pty Ltd over portion of area within Lot 103 on deposited plan 222793, Volume LR3012, Folio 206, the College Park Family Centre; and**
4. **Requests the Chief Executive Officer and Mayor to execute the agreement and apply the City's common seal.**

Voting Requirement

Simple Majority.

Background

The Nedland Park Family Centre in recent times has been utilized by three community groups, the Nedlands Play Group (NPG), Nedlands Toy Library (NTL) and Aim Archery (AA).

The NPG has been leasing the rear half of the College Park Family Centre since 2013, and have been holding over since their lease agreement expired in June 2016. The NPG vacated the College Park Family Centre in August 2024.

The NTL has a licence over the front portion of the College Park Family centre since 2013, and have been holding over since the licence expired in June 2016. The NTL has recently informed the City that they are winding down the business due to a lack of volenteers. The NTL are currently divesting their assets to other nearby toy libraries including the Floreat Toy Library. The NTL anticipates they will be in a position to hand over the front section of the College Park Family Centre in February 2025.

Quest Early Learning (QEL) has approached the City recently requesting to lease space to operate their childhood early development kindergarten service. Their programs includes integrated allied health services and intervention for children, as well as support programs for parents, to meet the needs of the child.

The Kindergarten would be licensed as an approved education and care service by the Education and Care Regulatory Unit (WA) and hold service approval for twenty children between the ages of three to five years, one early child education teacher and assistant. The hours of operation would be between 8.00 am to 4.30 pm Monday to Friday, fifty weeks of the year. Quest Community Kindergarten would also look at arranging programs to facilitate community participation, through Floreat Men's Support Group, Intergenerational Program, and Sustainability workshops for children and adults to name a few.

The AA also utilizes one of the right hand side store rooms for their equipment storage. QEL confirmed that the use of the storage facility by the AA would not be an issue.

Discussion

Quest Early Learning is looking to enter into a new lease agreement over portion of Lot 103 on deposited plan 222793, Volume LR3012, Folio 206, 100 Princess Road, Nedlands, the Nedlands Park Early Learning Centre for a ten year term, with a five year option.

1. The proposal relates to portion of Lot 103 on deposited plan 222793, Volume LR3012, Folio 206, 100 Princess Road, Nedlands.
2. The new lease agreement will be within the majority of the College Park Centre, with exception to one storage room utilized by AIM Archery.
3. The purpose of the lease is to operate their childhood early development kindergarten service.
4. The rental per annum proposed is $22,620.00 per annum, plus GST, being the market rent advised by Burgess Rawson within their valuation dated the 11th of July 2024.

5. The rent to be reviewed annually by three percent on the anniversary on the commencement date and valued to a market rent upon the tenant exercising their option for a further term.
6. Tenant responsible for payment of outgoings associated with the tenant's use of the premises.
7. The lease is for an initial term of ten years with five year option thereafter.
8. The commencement date will be the date the Deed of Lease is signed by the parties.
9. Maintenance of the lease area is the responsibility of QEL.
10. The lease proposal has been advertised in accordance with section 3.58 of the Local Government Act 1995 allowing two weeks for any submissions.

Consultation

Consultation with Quest Learning has occurred to ensure that proposed terms of lease is suitable to their requirements.

Property advice was obtained from Burgess and Rawson valuers who provided a market rental valuation for the lease area.

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	**People**
Outcome	3. A caring and supportive community for all ages and abilities.
Pillar	**Planet**
Outcome	5. Climate resilience.
Pillar	**Place**
Outcome	7. Attractive and welcoming places.
Pillar	**Prosperity**
Outcome	10. Active participation in education and lifelong learning.
Pillar	**Performance**
Outcome	11. Effective leadership and governance.

Budget/Financial Implications

If council endorses the new agreement between the City and Quest Early Learning, additional income will be generated over the period of the lease.

Legislative and Policy Implications

The City is bound by specific conditions within the Local Government Act 1995 with regard to the disposal of property. Section 3.58 of the Act enables a local government to dispose of a property to the highest bidder at a public auction, by way of a public tender process or by giving local public notice of the proposed disposition and following the public consultation process as prescribed by sub-section 3.58 (3) of the Act. In this context, disposing of a property means to 'sell, lease or otherwise dispose of, whether absolutely or not'.

Decision Implications

If council support the new proposed lease agreement between the City and Quest Early Learning, administration will arrange to finalise the lease agreement.

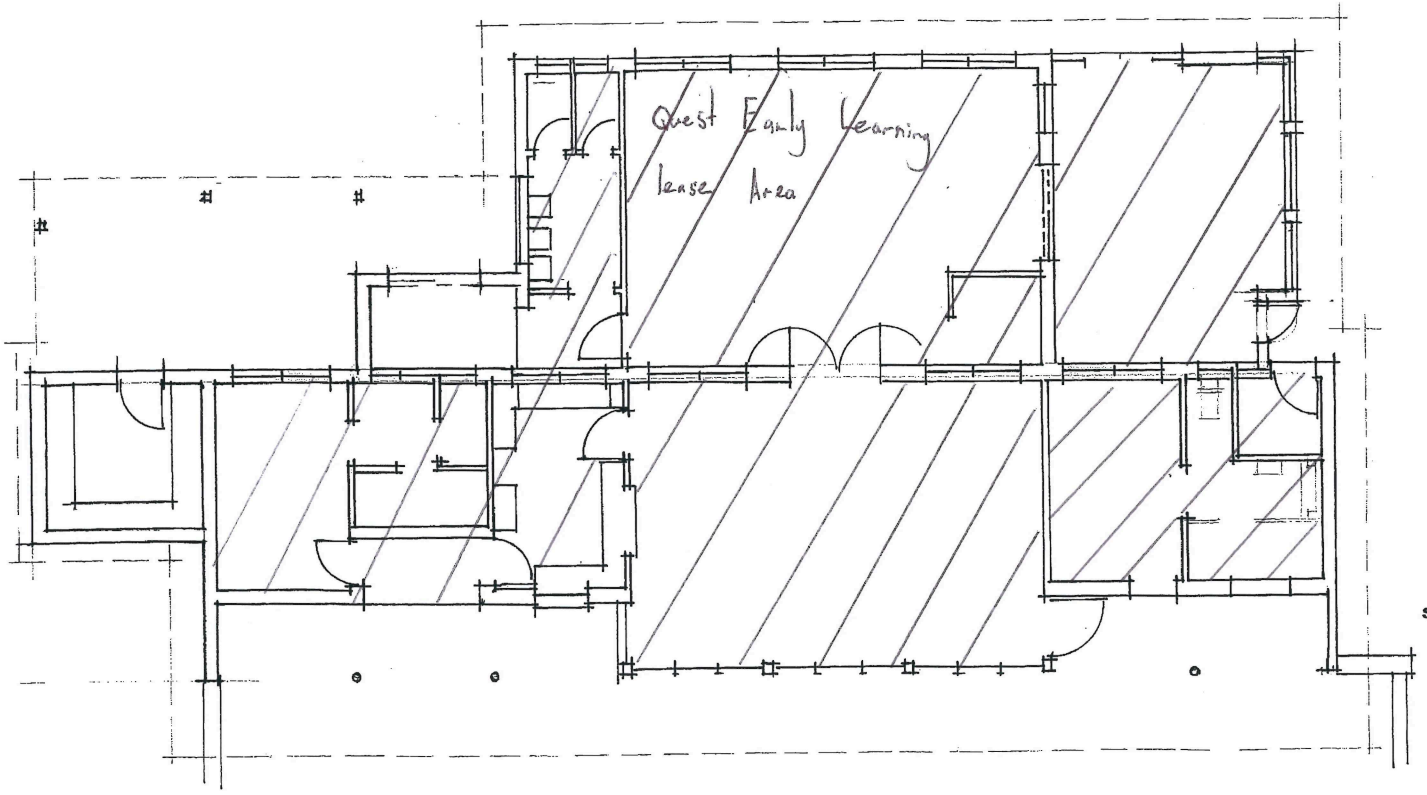
Conclusion

The applicant is proposing to enter into a lease agreement for the use of the College Park Family Centre to operate an early learning kindergarten for a ten year term, with a further five year option. The proposed lease is at no further cost to council and additional income will be generated for the City.

City of Nedlands

PLAN/456

College Park Family Centre - Plan - April 2003



NORTH

SCALE 1:100

COLLEGE PARK FAMILY CENTRE

CITY OF NEDLANDS APRIL 2003

BUILDING SERVICES

PROPOSAL FOR

Quest | Early Learning

to offer a

Kindergarten Program & Associated Support Groups

at Floreat Toy Library

(Monday to Friday 8:00am - 4:30pm)

PREPARED FOR

Aleisha Smit

Land and Property Officer

City of Nedlands

Approved Provider Details

Name of Legal Entity:	Quest Early Learning PTY LTD
ACN:	640 887 967
ABN:	63 640 887 967
Contact Person:	Mrs Natasha Fisher
Position:	Company Director
Email:	info@questfamilydaycare.com.au
Address:	3 Mead Grove, Floreat WA 6014
Telephone:	0468 324 499

WHO WE ARE.

Quest | Early Learning

Quest Early Learning is an Approved Provider of education and care services in Western Australia. 2024 marks our fourth year offering 3 licensed education and Care services to our local community.

These include a 31 place OSHC service (City Beach PS OSHC), a 40 place OSHC service (Holy Spirit OSHC) and a 70 place family day care central office which provides oversight for 10 family day care services across Perth.

At Quest, we believe family is central to children's learning and development. We have a culture that values collaboration, respect, inclusion and excellence and we strive to work together to build and maintain trusting and respectful relationships with children, families and communities.

We believe that children should develop connections and relationships with their communities and that everyone has the right to belong.

Our company philosophy 'CONNECT' encompasses 7 key pillars:

Celebrate inclusion and diversity

Offer exceeding care quality

Network with other ECE professionals

Nurture community involvement

Explore and interact with nature

Collaborate with families

Train with industry experts

The People

On 15th April 2024, Natasha and Nigel purchased 3 Mead Grove Floreat. Shortly after moving into their new house, they noticed the Floreat Toy library at the end of their street was vacant Monday – Friday. Natasha's goal for some time has been to open an integrated community kindergarten offering opportunities for community involvement, allied healthcare consultations and support groups for infants, children, families and the community.

Natasha

Natasha is an early childhood teacher and has previously worked as an executive development manager in the early childhood space. She holds a Bachelor of Primary Education, Graduate Certificate in Early Childhood Education and Certificate IV in Training and Assessment.

Natasha is an advocate for the integrated model of early childhood education and development which places an emphasis on integrating early healthcare, early community involvement, early support for parents and a collaborative approach to ECE program delivery.

In practice, this looks like joint service delivery where organisations and professionals partner to deliver services within their professional practice from a single location. It includes integrated allied health services and intervention for children, as well as support programs for parents, to meet the needs of the whole child.

This may also extend to delivering STEAM classes (e.g. art and music therapy), culturally responsive ECE programs, and encouraging children as active citizens and environmental custodians through community engagement.

Natasha understands the extent to which nurturing community partnerships enhances positive outcomes for communities, children and families. She is passionate about delivering engaging, meaningful communication and messaging around the benefits of shared outcomes for children, families, and the community.

Nigel

Nigel is the husband of Natasha. He is also the owner of Fisher Digital, a full service agency providing brand and creative strategy, media planning, digital marketing and traditional advertising services. Fisher Digital employs 22 staff and is based in West Perth.

Nigel is passionate about helping the less fortunate and donates significant resources to those who are struggling. He is a member of the board of Teen Challenge and will be seeking to push the development of an addiction rehabilitation centre in the metropolitan area.

In his spare time, Nigel can be found riding his motorbike, walking his beloved dogs (a poodle and a cocker spaniel) and spending time in his local church.

Nigel will contribute to the proposed service delivery by implementing effective marketing for all community programs being hosted. Nigel will be able to provide a website for Quest Community Kindergarten (Floreat) where community members will be able to view programs on offer and register their participation.

The website will include a calendar of events and booking link to enrol into the community programs on any given day. Nigel will also assist with producing marketing flyers, brochures and online advertising material for the workshops and support groups being offered.

OUR WHY.

Quest | Early Learning

The Opportunity

Quest is committed to promoting the ongoing development of partnerships between individuals of all ages and backgrounds, local clubs, and wider communities. We advocate for programs and initiatives that promote active citizenship and intergenerational knowledge sharing.

We would welcome the opportunity to contribute to the Floreat community by delivering a kindergarten service with associated community participation groups for the local community to enjoy.

The community kindergarten would be licensed as an approved education and care service by the Education and Care Regulatory Unit (WA) and hold a service approval for 20 children between the ages of 3-5 years, 1 ECE teacher and an EA.

The hours of operation would be 8:00am – 4:30pm Monday – Friday, 50 weeks per year, with a 2 week closure period during the Christmas/new year festive season.

Quest Community Kindergarten would provide opportunities for shared woodwork and metalwork experiences, musical creativity, information technology creativity, nature walks to local parks and bush lands, visual arts and crafts, cooking classes, and the development of friendships between the generations.

As young adults and middle-aged citizens participate in our programs, this too, will benefit children's growing creative expression as they participate in shared workshops.

Creative experiences allow for the development of friendships, as participants work together to generate ideas, achieve a shared goal and solve problems along the way.

Quest Community Kindergarten would be delighted to host a variety of programs for community participation alongside our kindergarten children, including:

- **Floreat Security Parenting course delivery**
  (Circle of Security International)
- **Floreat Play Group** (Playgroup WA)
- **Floreat Men's Support Group** (The Fathering Project),
- **Floreat Integrational Program**
  (Quest Early Learning / local aged residential care facility)
- **Intergenerational Music Program**
  (Hey Dee Ho / local aged residential care facility)
- **Sustainability workshops for children and adults of all ages**
  (Remida workshops)
- **Buddy program with primary students** (City Beach Primary School)
- **Delivery of allied health services to children within the community**
  (Smart Talk Therapy Focus & The Feeding Clinic)

Floreat Play Group

We are committed to supporting new mothers and fathers and hosting a weekly play group at 2 Draper Street, Floreat integrated with the children of Quest Community Kindergarten. We have already established a core group of interested attendees to be involved in the playgroup and Natasha is a registered playgroup director with Playgroup WA.

We have a volunteer committee who have completed relevant Playgroup WA paperwork and we are looking forward to welcoming new enquiries. We currently have 8 families who will attend with infants and toddlers. Additionally, we can confirm that the play group which previously operated out of the facility (Hackett Play Group) have closed and that Quest Play Group (Floreat Play group) can be registered with Playgroup WA when our proposal is approved.

Circle of Security Parenting – Regular Course Delivery

We will further support new mothers and fathers in the local area by offering the 8-week Circle of Security Parenting course from Quest Community Kindergarten as a free service to support healthy early attachment and positive parenting strategies between parents and infants / toddlers. This course will operate on a term by term basis with the first two weeks of each new term open for enrolment enquiries. Natasha is an internationally registered Circle of Security Trainer who will host the training at the kindergarten each week.

The Fathering Project – Floreat Men's Group

We will establish a men's support group registered with TFP (Floreat men's support group) which will meet at Quest Community Kindergarten on a fortnightly basis and implement a 'positive role modelling program'. We will grow our men's group into a large team of men who want to invest in their mental health, access tools for positive/ engaged parenting, build a social network focused on supporting the role of fathers / male role models, and invest into the next generation of children.

Our aim in establishing the community group is to:

1. Use Quest Community Kindergarten as a base to deliver teaching resources, mental health support tools, and social networking gatherings for men (after hours when the kindy has closed for the day e.g. 5pm – 6pm), using The Fathering Project model. These collective tiers of the men's group will build confidence in our men to establish positive relationships with our children.

2. Offer 'connection building' activities for men and the children of the kindergarten and our local community, during kindergarten hours, on a regular basis. The aim being to develop mutually beneficial learning opportunities, connection, and a sense of belonging to our community.

Quest will host a rich calendar of shared opportunities for Floreat Men's group and Quest Community Kindergarten.

We will also advertise the TFP group with flyers and an information/resource table, provide membership and registration, video training, and establish a volunteer leadership team to grow Floreat Men's Group.

We will source our dad's, grandads and male role models through our kindergarten families, our partnership with local aged care facilities and our intergenerational programs, and fathers attending Circle of Security Training.

Quest Intergenerational Program

Quest will deliver programs that bring together the collective interest and learning needs of older Australians and younger Australians. Our intergenerational program with local aged care facilities will nurture community involvement, promote shared decision-making and allow participants to engage in a process of project work.

We will provide the resources for project work involving robotics, metalwork, woodwork, cooking, storytelling and gardening. The program will also involve spontaneous moments of unstructured play to build connection between older and younger Australians, and allow for mutual enjoyment of one another's company while establishing a sense of belonging.

Intergenerational Music Program

Hey Dee Ho currently offers intergenerational music programs for Quest in the northern suburbs of Perth. Hey Dee Ho sub-contracts to Quest and offers a fortnightly program for our family day care educators in the Yanchep and Two Rocks areas.

Hey Dee Ho music teacher Emily also hosts the intergenerational music program in a number of aged care facilities where our family day care educators take the infants, toddlers, and preschoolers in care to the intergenerational music program. Emily is a dynamic teacher who offers a

A short video on the Hey Dee Ho intergenerational music program and its benefits for older and younger Australians can be viewed here:
https://youtu.be/7_X_p4itXkI?feature=shared

Sustainability Workshops

QQuest has a longstanding partnership with Remida who offer sustainability workshop incursions for organisations across Perth. Quest has contacted Remida and tentatively booked a weekly sustainability workshop to be held for the community each week at the kindergarten on Tuesdays at 9:30am, with the commencement date to be confirmed if this proposal is considered.

The workshops will allow for participants to engage in a 10-week project (one project per term) and take away a product which they have created using sustainable resources under the guidance of the Remida instructor, at the end of a series of classes.

The kindergarten will also benefit from the development of sustainable project pieces which will become part of the fabric of the early learning environment.

The initial term project theme will be 'nurturing the birdlife in Floreat' and will include the following activities for the children of Quest, and other community members, as part of the Term Project: :

- Building bird feeders (woodwork)
- Creating windchimes (metalwork)
- Using mosaic art to bring an old bird bath back to life (mosaic art)

The benefit of these activities is that any adult attending the workshops will also be able to take their own project piece home at the end of the community engagement journey.

The classes are flexible enough to support other creative ideas and products being developed using the skills and resources provided within the weekly Remida workshops. For example, participants engaging in the mosaic art classes may bring a platter from home to mosaic over. It will also allow for the development of significant pieces of sustainable artwork to be included at the Quest Community Kindergarten, which reflect the community's voice, culture and creative expression.

Allied Health Services

Our current working relationship with Smart Talk and The Feeding Clinic will enable integrated allied health services to be offered from the kindergarten location to all children within the community from the week we open. Communicare inclusion professionals will also offer their services from the kindergarten. Some services include a free initial consultation only, while others offer partially or fully subsidesed support for families. We will form additional partnerships with allied health professionals as needed so that a broad variety of consultations can be offered, including: speech pathology, physiotherapy, occupational therapy, dietician support, feeding therapy, and child health nurse services.

Quest Community Kindergarten will utilize these services within the kindergarten curriculum and actively market them to members of the local community, via our website. As needed, we will hire specialist equipment via the Inclusion Support Specialist Equipment Library (Communicare) to be utilized onsite and promote an inclusive environment for all.

Buddy Program

Our partnership with City Beach PS which we have developed over the last 4 years provides an excellent avenue for older children to mentor our younger children in practical, hands on ways. As part of our school buddy program, cooking / baking classes will enable kindy and primary children to donate bread which they have baked to people in the community. Buddy classes will also involve shared story reading and joint choir performances at Christmas time.

In addition, we have an existing partnership with North Perth Men's Shed who are currently building large wooden resources for the community kindergarten to enjoy including a waterway and troph, mud kitchen and conveyor belt for supporting STEM exploration.

THE PROPOSAL.

Quest | Early Learning

The Proposal

Quest has allowed budget for operational costs of each integrated program as well as building works required to implement the kindergarten program (e.g. children's toilets / nappy change facilities).

Given that most programs invite community members to participate, some of the programs (such as the Science / Art / Technology workshops hosted by Remida) will require community members to pay a small fee for their attendance at the workshop. There will also be some out of pocket expenses for some families accessing allied health services and these would be paid directly to Smart Talk Therapy Focus or another allied health provider. We do not have any financial relationship or benefit from any incentives with Smart Talk or other health providers - our collaborative partnership is intended to only support holistic positive outcomes for children and families within the community.

The community engagement programs which we have booked in are:

Mon
- **Buddy Program** (City Beach PS)
- **Circle of Security Training**
  (Free course promoting attachment for new mums)

Tue
- **Remida workshop for children and adults**
  (Science / Art / Technology Focus Per Term)

Wed
- **Hey Dee Ho Music Program with Intergenerational Focus**
  (Hey Dee Ho / Aged Care Residents)

Thur
- **Floreat Play Group** (Quest Play Group)

Fri
- **Allied Health Services** (Smart Talk Therapy Focus)
- **The Fathering Project** (Men's Support Group after hours (5pm - 6pm)

We wish to secure a lease of 10 years, with a 5 year option, to offer the above programs from 2 Draper Street and will work closely with the Floreat Toy Library committee members to ensure the Toy Library is only enhanced by the introduction of the kindergarten and continues to operate smoothly.

It appears that this opportunity would be a wonderful way to bring an enhanced community focus to our end of Floreat, while also fulfilling the journey which Quest is on to offer integrated early learning and development services for our youngest citizens. I look forward to hearing your feedback on the proposal and working through the finer details in due course.

Quest | Early Learning

www.questfamilydaycare.com.au

19 Reports from CEO

19.1 CEO49.12.24 Meeting Schedule for 2025

Meeting & Date	Council Meeting – 10 December 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Keri Shannon – Chief Executive Officer
Director/CEO	Keri Shannon – Chief Executive Officer
Attachments	Nil.

Purpose

The purpose of this report is for Council to ADOPT the meeting dates for 2025 for public advertising purposes.

ADMINISTRATION RECOMMENDATION

That Council:

1. **ADOPT the Agenda Forum Meeting dates schedule for 2025 as listed below.**

Tuesday	**11 February 2025**
Tuesday	**11 March 2025**
Tuesday	**8 April 2025**
Tuesday	**13 May 2025**
Tuesday	**10 June 2025**
Tuesday	**8 July 2025**

Tuesday	12 August 2025
Tuesday	9 September 2025
Tuesday	11 November 2025
Tuesday	9 December 2025

2. ADOPT the Council Meeting dates schedule for 2025 as listed below.

Tuesday	25 February 2025
Tuesday	25 March 2025
Tuesday	22 April 2025
Tuesday	27 May 2025
Tuesday	24 June 2025
Tuesday	22 July 2025
Tuesday	26 August 2025
Tuesday	23 September 2025
Tuesday	25 November 2025
Tuesday	16 December 2025

3. ADOPT the Audit Committee Meeting dates schedule for 2025 as listed below.

Monday	17 February 2025
Monday	17 March 2025
Monday	14 April 2025
Monday	19 May 2025
Monday	16 June 2025
Monday	14 July 2025
Monday	18 August 2025
Monday	15 September 2025
Monday	20 October 2025
Monday	17 November 2025

4. ADOPT the Public Art Committee Meeting Committee dates schedule for 2025 as listed below.

Monday	**10 March 2025**
Monday	**9 June 2025**
Monday	**8 September 2025**

5. ADOPT the Governance Committee Meeting dates schedule for 2025 as listed below

Monday	**27 January 2025**
Monday	**28 April 2025**
Monday	**28 July 2025**
Monday	**27 October 2025**

Voting Requirement

Simple Majority.

Background

Every year Council adopts the meeting dates schedule for the year ahead for advertising.

Discussion

Council Meeting Agenda Forums are generally held on the second Tuesday of each month and Council Meetings are generally held on the fourth Tuesday of each month.

Council Meeting Agenda Forums

The purpose of the Agenda Forum is for Council Members to ask questions and seek information in respect to items that are to be considered at the forthcoming Ordinary Council Meeting.

No debate is allowed, nor decisions made at Agenda Forums. Agenda Forums are open to the public.

Any items that are not listed on the Council Meeting Agenda Forum, must be treated as urgent business as provided for in section 3.10 of the Standing Orders Local Law 2016. This will alleviate the significant variance that currently exists between what is considered at the Council Meeting.

Council meetings

Ordinary Council Meetings will commence at 7:00pm. Council will not meet in October every second year to coincide with the Ordinary Election cycle to allow a thorough induction process for new Councillors.

Audit and Risk Committee meetings

As requested during the Audit and Rick Committee meeting of 21 November 2024 these meetings have been moved back to Mondays. They are proposed for the third Monday of each month. The exception to this is April and July when they have been scheduled for the second Monday of the month as the third Monday coincides with the fourth Tuesday meaning that the Audit and Rick Committee and Council Meetings would have been on consecutive days.

Governance Committee meetings

At the Ordinary Council Meeting of 22 October 2024, Council resolved to establish a Governance Committee. This Governance Committee is to meet every three months and as this is a new Committee for Councillors to attend consideration has been given to the months in which the Committee will meet to attempt to reduce the number of months where Councillors will need to attend three or more meetings.

Consultation

Not applicable.

Strategic Implications

Vision	Our city will be an environmentally-sensitive, beautiful and inclusive place.
Pillar	**Performance** 11. Effective leadership and governance 11.1.2 Provide standardised council meeting procedures, in accordanc with the Local Government Reform process

Budget/Financial Implications

The proposed meeting schedule for 2025 will be advertised in accordance with the requirements for local public notice.

Legislative and Policy Implications

Under regulation 12 of the Local Government (Administration) Regulations 1996 the CEO must publish before the beginning of the year in which the meetings are to be held meeting details for ordinary council meetings and committee meetings that are required under the Local Government Act to be open to the members of the public.

Decision Implications

Nil.

Conclusion

It is recommended that the proposed Schedule of Meetings for 2025 be adopted to provide transparency to the community and allow participation and ensure the City is compliant with the Local Government Act 1995.

Further Information

Nil.

19.2 CEO50.12.24 Register of Outstanding Council Resolution

Meeting & Date	Council Meeting – 10 December 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	Sara Bloomfield – Governance Officer (Council Support)
Director/CEO	Keri Shannon – Chief Executive Officer
Attachments	1. Register of Outstanding Council Resolutions

Purpose

For Council to consider the Register of Outstanding Council Resolutions (OCR) and the actions taken by Administration in progressing these items.

ADMINISTRATION RECOMMENDATION

That Council RECEIVES the Register of Outstanding Council Resolutions dated November 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.

Outstanding Council Resolutions - November 2024
November Council Notices of Motion will be included once the Minutes have been finalised

Directorate	Title	Item No. and Meeting Date	Description/Council Resolution
CEO			
CEO	Public Places and Local Government Property Local Law 2014	CPS33.14 OCM 28/10/2014	Public Places and Local Government Property Local Law 2014 Council agrees to: 1. Advertise the proposed City of Nedlands Public Places and Local Government Local Law 2014 as contained in Attachment 1; and 2. Increase the modified penalty to $500 for the following offences: a). Item 24, Damaging or removing whole or part of a street tree without authorisation (currently $250); b). Item 25, Obstruction of thoroughfare (currently $125); c). Item 26, Damaging, removing or interfering with thoroughfare, part of thoroughfare, sign or structure in thoroughfare without consent (currently $125); d). Item 29, Carry on or undertake prohibited activity in thoroughfare or damage Local Government property in thoroughfare without authorisation (currently $250); and e). Item 36, failure to remove redundant crossing or reinstate kerb, drain, footpath, nature strip or thoroughfare (currently $125).
CEO	Council Policy Reviews	13.1 OCM 23/02/2021	Council: 1. Refers the following policies to a Councillor workshop: • Elected Member Fees, Expenses, Allowances and Other Provisions • Legal Representation for Elected Members and Employees Council Policy • Management of Information for Elected Members Council Policy • Professional Development and Attendance at Events 2. Amends the Community Notice Boards in Council Operated Facilities policy be amended by: Query 1st item on the 2nd page, revision requested: 'Commercial products and services' appears to include the many exercise and wellness activities that are currently advertised on community notice boards. If this clause is applied it will exclude many low profit, highly valued community exercise classes, including Zumba for retirees and chair yoga classes et cetera. Having these remain advertised on the community notice boards retains a valued source of information for many members of the community. Council Resolution 1. adopts the following updated Council Policies: d. Council Member and Employee training and conference attendance Policy (attachment 4); e. Asset Management Council Policy (attachment 5); f. Use of Council Facilities for Community Purposes Policy (attachment 6); h. Application of Grant Funding Council Policy (attachment 8); i. Community Signage Council Policy (attachment 9); k. Unauthorised Damage of Vegetation Council Policy (attachment 11); l. Trading in Public Places Council Policy (attachment 12); m. Natural Area Path Network Council Policy (attachment 13); n. Nature Strip (Verge) Parking adjacent to Vacant Lots Council Policy (attachment 14); and o. Operation of Bank Accounts Council Policy (attachment 15); and 2. adopts the following new Council Policies: a. Advisory & Working Groups Policy (attachment 17); and b. Natural Areas Management Council Policy (attachment 18). 3. Amends the Bulk Waste Collection Policy be amended as follows: a. Context to read as follows: The City is committed to providing excellent waste management services to the community, whilst minimising any adverse impact on amenity from waste services. b. Add a new clause d) as follows: d) Residents are to ensure that wherever possible Municipal refuse, recycling and green waste bins do not block pathways.
CEO	CEO03.03.23 Proposed Repeal Local Law	19.1 OCM 28/03/2023	That Council pursuant to Section 3.12 of the Local Government Act 1995 resolves to: 1. in accordance with sections 3.12(3)(a) and (3a) of the Local Government Act 1995, give local public notice stating that: a. It is proposed to make a City of Nedlands Repeal Local Law, and a summary of its purpose and effect; i. The purpose of the local law is to repeal a number of local laws that have been superseded by other legislation or no longer have effect. ii. The effect the local laws are repealed. b. Copies of the proposed local law may be inspected at the City offices; c. Submissions about the proposed local law may be made to the City within a period of not less than 6 weeks after the notice is given; 2. in accordance with s3.12(3)(b) of the Act, as soon as the notice is given, send a copy of the proposed local law to the Minister for Local Government; 3. in accordance with s3.12(3)(c) of the Act, supply a copy of the proposed local law to any person requesting it; and 4. note that the results of the public consultation will be presented to Council for consideration of any submissions received.
CEO	Workforce Plan Implementation Committee	19.1 OCM 26/07/2022	ORC01.06.22 Draft Organisational Review and Workforce PlanCouncil Resolution That Council: 1. receives the Organisational Review; 2. adopts the Workforce Plan to be reviewed by Council in 12 months; 3. establishes a Workforce Plan Implementation Committee to oversee the programmed implementation based on Cost-Benefit analysis of all services, with an initial focus on Customer & Community Services. 4. appoints the Mayor and four Councillors (one Councillor from each ward) as Workforce Plan Implementation Committee Members: Councillor Amiry - Coastal Ward; Councillor Hodsdon - Hollywood Ward Councillor Mangano - Dalkeith Ward; and Councillor Senathirajah - Melvista Ward: 5. appoints the Deputy Mayor and four Councillors (one Councillor from each ward) as Deputy Members of the Workforce Plan Implementation Committee: Councillor Smyth - Coastal Ward; Councillor Combes - Hollywood Ward; Councillor Bennett - Dalkeith Ward; and Councillor Brackenridge - Melvista Ward; and 6. directs the CEO to draft a Terms of Reference for the Workforce Plan Implementation Committee that includes scope to: a. Undertake the following further tasks with respect to the Organisational Review; • analysis of the actual workload in each section compared with staffing numbers in each section including benchmarking against at least 2 similar Local Governments • explanation and justification for the FTE levels within the draft Workforce Plan being preferred to the FTE levels consistent with the industry benchmarks identified in the Organisational Review • prepare financial information which sets out the impact of adopting the draft Workforce Plan on the City's future financial circumstances; b. having regard to the results of the further tasks undertaken in (a), re-examine and, as appropriate, revise the Workforce Plan for a 12 month review ahead of the 2023-24 budget preparation; and c. collaboration with the CEO Performance Review Committee to ensure effective development of KRAs, goals, measures and targets.
CEO	PD37.05.24 Invitation for Involvement in the Design Process of the Proposed Greenspace Adjacent to WA Bridge Club, Allen Park, Swanbourne	PD37.05.24 OCM 25/06/2024	That Council: Instructs the CEO to write to the PCHF: 1. Acknowledging the invitation from the Perth Children's Hospital Foundation for elected members and senior City officers to participate in the design process of the proposed greenspace adjacent to the WA Bridge Club located at Allen Park, Swanbourne presented in Agenda Item 16.7 PD 37.05.24 of the 28 May 2024. 2. Advising that: (i) The land between the northern boundary of the West Australian Bridge Club lease and the southern boundary of Lot 503 (Children's Hospice site) cannot be the subject of a lease, licence, agreement, arrangement or gift issued by the City of Nedlands as Management Body to PCHF or any other entity because that land is the only land on Class A reserves in Allen Park providing permanent, uninterrupted and safe passage between locations in Allen Park, Swanbourne Reserve and the coast for all people. (ii) By a resolution of 25 October 2022, Council resolved to construct the Whadjuk (Norn Bidi Trail) on that land. (iii) Any negotiations regarding the SDAU Conditions of Approval and Building and Constructions phase approvals are a separate matter that will be given due consideration at the appropriate time.
CEO	CEO22.07.24 Proposed Establishment of Policy and Legislation Committee	20.1 OCM 23/07/2024	That Council approves by an absolute majority - 1. Pursuant to section 5.8 and 5.9(2)(b) of the Local Government Act 1995 to ESTABLISH a 'City of Nedlands Policy and Legislation Committee' to support Council in fulfilling its responsibility under section 2.7(2)(b) of the Local Government Act 1995, and to assist the Council in considering the Register of Delegations and in carrying out its legislative functions to manage local laws. 2. To ADOPT the Terms of Reference for the Policy and Legislation Committee as contained in Attachment 1.3. Appoints the Mayor and four (4) Councillors (one Councillor from each ward) to the City of Nedlands Policy and Legislation Committee for the period ending immediately prior to the next Local Government elections in 2025.4. Appoints the Deputy Mayor and four (4) Councillors (one Councillor from each ward) as Deputy Members of the Committee
CEO	CEO23.07.24 Workforce Agreements	20.2 OCM 23/07/2024	1. That Council receives the City of Nedlands Outside Workforce Agreement 2023 dated 14 February 2024 and City of Nedlands Inside Workers Industrial Agreement 2023 dated 8 March 2024.2. The CEO : (a) implement a policy that the administration must send the City's Governance Statement to all organisations that it deals with on significant matters being contracts in excess of $50,000 or of moderate risk to the City. (b) creates an approval grid and training on how the City makes decisions which it provides to all employees and which it includes in its induction program for new staff and in its regular training for existing staff.(c) advise the WA Industrial Relation Commission that the Director who signed the agreements on behalf of the City lacked the appropriate delegation. (d) investigates the grounds on which the acting CEO made the decision to allow the Director of Corporate Services to sign the contract without the referral to Council.
CEO	CEO 28.07.24 Public Art Committee Membership - Hollywood Ward	20.7 OCM 23/07/2024	That Council appoints Councillor Pollard as the Hollywood Ward Deputy Member to the Public Art Committee for the period ending immediately prior to the next Local Government elections in 2025.
CEO	CEO 20.06.24 Establishment & Appointment of Members – CEO Performance Review Committee	20.10 OCM 23/07/2024	That Council: 1. appoints the Mayor and all Councillors to the CEO Performance Review Committee for the period ending immediately prior to the next Local Government Ordinary elections in 2025; 2. requests the CEO to call for expressions of interest for an independent Consultant; 3. requests the CEO to call for expressions of interest and appoints an independent community member in accordance with Local Government (Administration) Regulations 1996 and the Local Government (Administration) Amendment) Regulations 2021. The independent community member is to have voting rights on the Committee; 4. adopts the Terms of Reference of the CEO Performance Review Committee as contained in Attachment 1; and 5. amends the Chief Executive Officer Performance Review Policy as contained in Attachment 2.
CEO	CEO44.10.24 Bushcare Volunteer Advisory Committee	20.5 OCM 22/10/2024	That Council: 1. APPROVE the Terms of Reference for a new advisory committee called the Bushcare Volunteer Advisory Committee; 2. REQUESTS the CEO instruct the City's staff to prepare a Friends Group Manual to outline the roles and responsibilities of the City and the volunteers and address safety, public liability, and best practice issues associated with working in natural areas;
Community and Organisational Development			
Community and Organisational Development	CSD03.06.23 Developing an Age-Friendly Strategy	17.1 OCM 27/06/2023	That Council: 1. supports the development of an Age-Friendly Nedlands Strategy. 2. requests the CEO to submit to the August Council meeting the Terms of Reference for an Age-Friendly Nedlands Working Group (AFNWG), consisting of Councillors, Staff and Community members. The role of the AFNWG is to assist with the development of the Strategy, and its implementation following adoption by Council; and 3. requests the CEO, as part of the Workforce Implementation process, to assign the required resource to coordinate the Strategy development process and to provide administrative support to the Working Group (AFNWG).
Community and Organisational Development	CSD04.07.24 Acquisition of Tim Macfarlane Reid Sculpture	18.1 OCM 23/07/2024	That Council: 1. approves an amount of $65,700 for consideration in the 2024/2025 draft budget process to facilitate the purchase of 'Mantle' by Tim Macfarlane Reid; and 2. approves installation of 'Mantle' at Swanbourne Beach Reserve pending budget allocation.
Community and Organisational Development	CSD06.08.24 Club Night Light Application – Charles Court Reserve Floodlighting	18.1 OCM 27/08/2024	Council: 1. ADVISES Department of Local Government, Sport and Cultural Industries (DLGSCI) that it has ranked and rated the application to the Club Night Lights Program Small Grants Round as follows: City of Nedlands – Sports Floodlight Upgrade, Charles Court Reserve: Well planned and needed by the municipality (A Rating); 2. ENDORSES the application to DLGSCI on the condition that all necessary statutory approvals are obtained by the applicant. 3. APPROVES a grant of $84,105.40 ex GST to the Nedlands Rugby Club towards its Charles Court lighting upgrade project, subject to the following conditions:
Corporate and Strategy			
Corporate and Strategy	CPS42.11.23 Superannuation for Council Members	19.1 OCM 28/11/2023	Council NOTES the officer's response and DEFERS consideration of this matter to the June 2024 Ordinary Meeting of Council.
Corporate and Strategy	CPS27.05.24 Underground Power – Consideration of Results from Consultation and Next Steps	19.5 OCM 28/05/2024	1. Receives the results of the survey of landowners in Nedlands North (Floreat) and Nedlands West (Mt Claremont). 2. Agrees to proceed with underground power in the Nedlands North (Floreat) and Nedlands West (Mt Claremont) project areas and: a. Authorises the Chief Executive Officer and Mayor to sign the co funding agreements with Western Power on completion of negotiations. b. Notes service charges for Nedlands North (Floreat) will be included in the 2025/2026 Draft Annual Budget, after the estimated completion of the project in that area with Nedlands West (Mt Claremont) in subsequent years after the completion of the project in that area. c. Notes proposed borrowings will be listed for consideration in the 2024/2025 Draft Annual Budget. d. Notes additional Project Management resources will be listed for consideration in the 2024/2025 Draft Annual Budget.
Corporate and Strategy	CPS39.08.24 - Provision of Pest Control Services	19.3 OCM 27/08/2024	That Council: 1. approves the award of the contract for the "Provision of Pest Control Services" in accordance with the City's request for quotation number RFQ 2023-24.19 and comprising of that request, the City's conditions of Contract and Perth Pest Control Pty Ltd submission; 2. instructs the CEO to arrange for a Letter of Acceptance and a Contract document to be sent to Perth Pest Control Pty Ltd; and 3. Instructs the CEO to arrange for all other quote respondents to be advised of the outcome 4. Council prohibits the use of second generation rodenticides and requests the CEO to keep a register of rodenticides used by city staff and contractors

Corporate and Strategy	CPS51.10.24 Mainswest Mt Claremont Depot Lease	19.5 OCM 22/10/2024	1. That Council PROVIDE in Principle support to a lease of a portion of the John XXIII Depot to Mainswest. 2. Instructs the CEO to: a) negotiate a premium rental of at least $50K per annum, and direct the income to the UGP reserve b) ensures the lease is no longer than 2 years. c) disallow installation of septic tank. d) give priority to the Mt Claremont East Structure Plan aspirations.
Councillor Notice of Motion			
Councillor Notice of Motion	Councillor Smyth – Care and Management Program for the Marlows Park	14.3 OCM 23/02/2021	Council instructs the CEO to provide an update on the care and management program for The Marlows Park R45965 being 2,509m2 of Public Open Space within the St John's Wood subdivisional allocation. This should include but not be limited to: Public Access options, Tree Planting potential and fire management of garden escaped bougainvillea.
Councillor Notice of Motion	Councillor Coghlan – Amendment to Local Planning Policy – Residential Aged Care Facility	14.8 OCM 23/02/2021	1. instructs the CEO to prepare a revision to Local Planning Policy, Residential Aged Care Facilities, in accordance with Schedule 2 Part 2 Clause 5 of the Planning and Development (Local Planning Schemes) Regulations 2015, including the following amendment: Delete 4.3.4 2) b)(i) and replace with the following "(i) A minimum 9 m street set back applies; and" 2. advertise the proposed amendments for a period of not less than 21 days in accordance with Clause 4(2) of the Deemed Provisions; and 3. acknowledges that once submissions have been received, that the revised Local Planning Policy, Residential Aged Care Facilities be brought back to the next available Council meeting for determination.
Councillor Notice of Motion	Mayor Argyle - Energy Efficiency Sustainability	14.1 OCM 23/11/2021	That the Chief Executive Officer: 1. prepares a report for Council's consideration that details: • the existing and proposed energy efficiency provisions for residential and mixed-use development under the Residential Design Codes Volume 1 and 2. • The various planning instruments that are available to Council to reduce non-renewable energy use, with via development approvals. 2. prepares a report for Council's consideration on the merits and implications of preparing a strategy that: • Identifies opportunities to improve greening and biodiversity, as well as reduce non-renewable energy, water and waste within the City. • Sets realistic targets to achieve these sustainability measures based on quantifiable baseline data. • Is consistent with the City's Community Strategic Plan 2018- 2028.
Councillor Notice of Motion	Councillor Mangano - Increased Verge Bonds	14.2 OCM 23/11/2021	That the Chief Executive officer prepare a report for Council's consideration outlining the implications and process of Council imposing a verge bond of $10,000 per lineal metre of frontage be applied for all single residential developments exceeding $1M and all multiple and grouped dwellings developments, and that administration time, legal fees and damage is deducted from this bond. In addition, if the costs exceeded the bond, the applicant is liable for those costs and must agree to this condition prior to the building permit being issued.
Councillor Notice of Motion	Mayor Argyle – Protection of Trees on Private Property	18.8 OCM 26/04/2022	Council Resolution That Council requests the Chief Executive Officer provide a report to Council for the purposes of preparing an amendment to Local Planning Scheme No. 3 to require development approval for the removal of trees that meet certain criteria on all lots zoned R25 to R80 inclusive. This proposed scheme amendment is to be presented to council at the 27th September 2022, Ordinary Council meeting, and no later.
Councillor Notice of Motion	Councillor Mangano – Standing Orders Local Law Amendment	20.2 OCM 26/07/2022	That Council amend the Standing Orders Local Law: 1. to include the following clause under section 3.9: No Notice of Motion is to be ruled out of order if it is legal. 2. under section 10.11(2): Only 1 amendment shall be discussed at a time, but as often as an amendment is lost, another amendment may be moved before the original motion is put to the vote. There shall be no more than 2 successful amendments and on the adoption of the second successful amendment the debate on the substantive motion shall resume.
Councillor Notice of Motion	Councillor Mangano – Sealing of Laneways (original notice of motion lost) Councillor Amiry - Sealing of Laneways (alternate motion adopted)	22.1 OCM 27/09/2022	Council Resolution That Administration is to present a Laneways Maintenance Programme in the indicated timeframe in relation to maintenance of laneways throughout the City, including the following elements: 1. By December 2022 provide to council a: a. Definition of a Laneway Minimum Standard Condition for the City of Nedlands (if one does not currently exist). This should include seal, drainage, curbing, signage and lighting; and b. Compiled list of all laneways, their square meterage and current condition throughout the City of Nedlands; 2. By February 2023 rank each Laneway in terms of their need for repair/renewal to meet the Laneway Minimum Standard Condition, according to following 4 categories:
Councillor Notice of Motion	Councillor Mangano - City Utility Costs - OCM 23 August 2022	21.4 OCM 23/08/2022	Council Resolution Due to extremely high utility costs in the budget, the CEO is directed to conduct an audit and report of utility costs (water, power, gas) including the following: 1. Is full cost recovery from end users eg clubs, playgroups, tenants etc occurring and if not which do not. 2. Identify the Top 10 utility users by $ and location 3. In the case of Administration Building and other staff occupied buildings, a solution to provide at least 80% of daytime electricity from PV at each location 4. Solutions to eliminate gas usage where practicable 5. Solutions to significantly reduce mains water usage.
Councillor Notice of Motion	Councillor Smyth - Amendments to Standing Orders	22.2 OCM 22/03/2022	Council instructs the CEO to: 1. draft an amendment to the Standing Orders creating an Agenda Item where a Councillor's Notice of Intention to bring a Motion to Council can be recorded; and 2. draft an amendment to the Standing Orders creating an opportunity for Councillors Motions can be considered at the Agenda Forum.
Councillor Notice of Motion	Councillor Bennett - Heritage Project for Military Service Roll of Honour	20.2 OCM 28/03/2023	Council requests that the CEO, after inviting the Town of Claremont to collaborate and liaise with the RSLWA Head Office shall prepare a report with options to undertake a Heritage Project for a Military Service Roll identifying community members who have served in the Australian or Allied militaries and to document their stories in a digital database for posterity.
Councillor Notice of Motion	Councillor Mangano – Deep Soil Planting Areas on R10-R35	19.5 OCM 23/05/2023	That the CEO is directed to produce a report for the June OCM detailing a minimum of 30% deep soil planting area on R10-R35 sites, with a minimum width of 3m. Justification 1. To maximise the opportunity for trees to be planted 2. To encourage the retention of trees on sites being rebuilt 3. To provide buffer zones between neighbouring properties, and the street 4. To reduce the amount of hard surfaces to allow better drainage on properties 5. To reduce the amount of heat reflected from hard surfaces.
Councillor Notice of Motion	Councillor Bennett – Demolition Permit Condition to avoid secondary poisoning of wildlife	21.8 OCM 22/08/2023	Council Resolution That Council requests the Chief Executive Officer to: 1. implement conditions that must be met in order for delegated authority to be executed when granting approval of demolition permits, whereby treatment for an identified rodent infestation will require a rodent treatment plan that avoids secondary poisoning of wildlife, and particularly refraining from the use of second generation rodenticides; 2. immediately communicate to all existing demolition permit holders that have not commenced demolition of the new condition to require a treatment plan for identified rodent infestations outlining the avoidance of secondary poisoning of wildlife, unless a declaration for the prohibition of second generation rodenticides is agreed upon; and 3. draft guidelines, policy or local laws that grant local government the ability to more closely regulate the demolition process as outlined in the Building Act 2011, Building Regulations 2012 and Interpretation Act 1984.
Councillor Notice of Motion	Councillor Bennett – Tree Bonds Adjacent to Development Sites	21.7 OCM 22/08/2023	Council Resolution That Council requests the Chief Executive Officer present to Council via Concept Forum a draft Policy prior to the final Council for consideration of 2024/25 Annual Budget, addressing the following matters: 1. The preparation of an arborist report in accordance with AS 4970-2009 Protection of Trees on Development Sites (arborist report) at the developers cost including a Tree Maintenance Plan; 2. The taking of a tree protection bond by the City prior to the commencement of demolition and development. The bond value is to be reflected in the City's fees and charges schedule, including consideration of the application of the Helliwell (monetary) value for large trees up to a maximum value of $20,000; 3. The taking of a maintenance fee to cover inspections and watering over the course of the development and the 12 months following completion. It is proposed that the value of the maintenance fee be defined and applied on an annual basis; 4. The requirement for tree protection fencing being installed around the tree prior to the commencement of construction. The type of fencing to be in line with the Australian Standard for Protection of Trees on Development Sites. The fenced area should not be less than the tree protection zone, which is defined in the arborist report. 5. The proposal that City officers assess the tree(s) following the completion of work. If works are recommended to the tree(s) due to adverse effect of being adjacent to the demolition/construction, this may be deducted from the bond if the developer is unwilling to action when requested. Consideration is to be given to the situation of, if the tree(s) die due to the demolition and/or construction works, the full bond is not refunded to the developer/applicant.
Councillor Notice of Motion	Councillor Bennett – Tree Canopy Rates Incentive	21.6 OCM 22/08/2023	Council Resolution That Council requests the CEO prepare a report before the 2023-24 mid-year budget review, investigating options for a rates based financial incentive that encourages the retention and growth of tree canopy in the City such as through a differential rates system, rates subsidy or rates discount that is calculated proportional to the tree canopy maintained on each ratable property.
Councillor Notice of Motion	Councillor Coghlan – Loretto Primary School Site	21.4 OCM 22/08/2023	Council Resolution That Council requests that the Chief Executive Officer immediately engage with the owners of the Loretto Primary School site and the Heritage Council of WA and present the findings to Council by November 2023. This will consider: 1. The current zoning of the site; 2. Options for a structure plan on the site; 3. Existing vegetation including the significant trees on the site; 4. The need for Public Open Space in this area; 5. The heritage value of the buildings on the site; and 6. The surrounding residential area.

Councillor Notice of Motion	Councillor Smyth – Bushcare Volunteer Advisory Committee Proposal	21.1 OCM 28/11/2023	That Council endorse the following Notice of motion: With regard to the upcoming Committee formation and representations; Council requests the Chief Executive Officer to: 1. prepare a Terms of Reference for a new advisory committee that will strengthen and invigorate our volunteer bush care groups by: a. Bridging the strategic and operational endeavours with a well-supported communication plan. b. Improved collaboration with intra-city groups and groups in neighbouring areas. c. Focus on whole of land system approach including our river, coastal and bushland environments. d. Expand the scope of volunteer groups to encompass recreational greenways, wildlife corridors and isolated remnant bushland. 2. provide options for the community membership structure. 3. provide a potential program of agenda items for a 2-year inaugural period. 4. provide details of the overall budget implications of this measure.
Councillor Notice of Motion	Mayor Argyle – Solar Energy on Key City of Nedlands Buildings	20.1 OCM 27/02/2024	That Council requests the Acting CEO provide an update to Council Members at a Concept Forum in May 2024, on the progress towards the delivery of the following Council resolution from August 2022, which is: Due to extremely high utility costs in the budget, the CEO is directed to conduct an audit and report on utility costs (water, power, gas) including the following: 1. Is full cost recovery from end users e.g. clubs, playgroups, tenants etc occurring and if not which do not. 2. Identify the Top 10 utility users by dollar value and location 3. In the case of Administration Building and other staff occupied buildings, a solution to provide at least 80% of daytime electricity from PV at each location 4. Solutions to eliminate gas usage where practicable 5. Solutions to significantly reduce mains water usage
Councillor Notice of Motion	NOM21.05.24 – Councillor Youngman - Tree Management – Public and Private	21.4 OCM 28/05/2024	1.That Council Request the CEO to develop a Tree Management Policy that: o Gives direction and consideration to the City's position and approach to: ▫ public tree conflicts with private assets ▫ private tree conflicts with private assets ▫ public tree conflicts with public assets ▫ private tree conflicts with public assets o Adopts a definition of a 'Significant Tree' o Outlines what the City will, and will not do in various situations
Councillor Notice of Motion	NOM 25.06.24 - Councillor Amiry - Kennedia Lane - Resurfacing & Drainage	21.3 OCM 25/06/2024	That Council Instructs the CEO to: 1. budget, design and implement the resurfacing of Kennedia Lane extending from Mayfair Street to Adderley Street, Mt Claremont. 2. prioritise the design to address curbing, resurfacing and draining requirements to Residential 1 standards for a 15-year life as defined by the Technical Team. 3. include provision for traffic slowing features upon entrance and exit from Kennedia Lane. 4. Include the following funding provisions for this upgrade as follows: 5. A budget allocation of approximately $50,000 in the 2024/25 Capital Works Program for the development and design of the Kennedia Lane improvements; and 6. A budget allocation of approximately $610,000 to be considered for inclusion in the 2025/26 Capital Works program as part of the budget development for the delivery of the construction works of Kennedia Lane. 7. advise impacted residents they will be required to make a nominal contribution towards curb edging and additional cross-over features.
Councillor Notice of Motion	NOM26.06.24 Councillor Amiry - Engagement of Independent Consultant	21.4 OCM 25/06/2024	That Council 1. Approves extension of contract of the Independent Consultant, Mr Craig Ross, to 4 October 2024; 2. The terms of the extension to be equal to 40% full time basis, (equivalent to 2 days per week); 3. Payment to be pro rata equivalent to 40% of existing contract.
Councillor Notice of Motion	NOM27.06.24 - Councillor Coghlan - Change a Decision of the Council - North Tyrell Street	21.5 OCM 25/06/2024	"That further to the Council decision of 23 April 2024, item 16.3 – 'Consent to Advertise Heritage Areas and Local Planning Policy 6.2: Heritage Protected Places', Council agrees to change its decision and: 1. exclude Tyrell Street North, which includes both sides of Tyrell Street between Stirling Highway and Edward Street, from further consideration of designation as a Heritage Area; 2. exclude Tyrell Street North, which includes both sides of Tyrell Street between Stirling Highway and Edward Street, from draft Planning Policy 6.2 Heritage-Protected Places; 3. cease community consultation regarding the designation of Tyrell Street North, which includes both sides of Tyrell Street between Stirling Highway and Edward Street, as a Heritage Area; 4. cease community consultation in respect of Tyrell Street North, which includes both sides of Tyrell Street between Stirling Highway and Edward Street, in relation to draft Planning Policy 6.2 Heritage-Protected Places; and 5. issue a notice to all residents of Tyrell Street North, which includes both sides of Tyrell Street between Stirling Highway and Edward Street, confirming the revocation of the notice issued to residents on 4 June 2024 in accordance with the Planning and Development (Local Planning Scheme) Regulations 2015 (WA).
Councillor Notice of Motion	NOM28.06.24 - Councillor Smyth - Compliance Issues - Bus Maintenance Depot at (Lot 501) 1C Brockway Road Mt Claremont	21.6 OCM 25/06/2024	With regard to the Bus Maintenance Depot at (Lot 501) 1C Brockway Road Mt Claremont; Council instructs the CEO to: 1. Approach the responsible land holders, Perth Transport Authority, regarding the original conditions of Development Application approval for landscaping, lighting and traffic safety expressing concern that: a) the verge landscaping is not being maintained to the satisfaction of the City; b) the internal landscaping, and particularly tree canopy has not thrived to the expectations shown in the approved plans; c) the traffic congestion caused when entering buses wait for gate to open; and d) .Flood lighting is intrusive. 2. Using the PTA example, schedule a Concept Forum to address related issues including: a) Verge and greenway management adjacent to all public purpose zoned landholdings; b) Strengthening tree canopy strategy and policy controls within public and privately owned landholdings in commercial zones; and c) A priority list of commercial and public purpose land holdings that can be targeted for tree canopy improvement
Councillor Notice of Motion	NOM29.06.24 Councillor Smyth - New Public Road - Mt Claremont Depot Access Driveway	21.7 OCM 25/06/2024	That Council instructs the CEO to: 1. progress the investigation for the creation of a Public Road connecting John 23rd Ave with Brockway Road, via the City's depot holdings, taking into account previous Council resolutions relating to: i. the Local Planning Strategy (LPS) and the Local Structure Plan (LSP) work for the Mt Claremont North-East precinct; ii. the leases and land use management at the City of Nedlands Depot (John 23rd Avenue); iii. the Christ Church Grammar School playing fields acquisition and development (including City's participation); iv. the Depot Service Road northern extension to connect with Brockway Road, as marked in yellow on Map 1. 2. provide a provisional project outline that includes: Scope options, timelines and budget; v. a risk assessment that considers: vi. school and sports precinct access and egress requirements, vii. impact on any local structure plans and zoning within the LPS3, viii. local traffic modelling. 3. Supports the continued progression of the Mount Claremont Master Plan to outline the vision for the area, and requests that the potential for a public road connecting John XXIII Avenue with Brockway Road be incorporated into the Master Plan.
Councillor Notice of Motion	NOM30.06.24 - Councillor Amiry - Audit committee Terms of Reference and Agenda	21.8 OCM 25/06/2024	That Council 1. Adopts the attached Terms of Reference and model agenda 2. Requests the CEO to report the data detailed therein.
Councillor Notice of Motion	NOM32.07.24 – Councillor Hodsdon - Council Meetings to Adjourn at 11.00pm	21.1 OCM 23/07/2024	Council Resolution: It is recommended that the motion be amended to suggest the meeting is adjourned to the following evening. The City has an obligation to provide a healthy work environment and persons conducting a business or undertaking (PCBUs) are responsible for using a risk management approach to manage fatigue as outlined in the Work Health and Safety Act 2020. Staff at the council meeting have worked a full day before attendance. The extended work hours caused by attendance at a late council meeting can affect the amount of time available for adequate sleep opportunity. The administration is broadly supportive of an 11pm adjournment of the meeting with the balance of agenda items to be decided at a reconvened meeting.
Councillor Notice of Motion	NOM46.10.24 – Cr. Hodsdon- Bushland Maintenance	21.2 OCM 22/10/2024	That Council INCREASES the budget by $430,000 for native bush land.
Councillor Notice of Motion	NOM44.10.24 –Cr. Amiry- Expansion of Tresillian Services to Mount Claremont	21.1 OCM 22/10/2024	That Council Instructs the CEO to work with Tresillian management to develop a plan for presentation to Council at the November OCM to relocate and / or expand Centre's course offerings to the Mount Claremont Community Centre.

Technical Services

Technical Services	Peace Memorial Rose Garden Restoration	TS06.19 OCM 23/04/2019	Council Resolution "Council: 1. supports the development of the Peace Memorial Rose Garden to reflect the original design by WG (Bill) Bennett subject to the favourable outcome of the following: a) The Heritage Council supports the project; and b) A community engagement supports the project. 2. requests the Administration complete the detail design, costing and anticipated program of works for the project including an application for a Department of Veterans Affairs Grant.
Technical Services	Investigations into Use of Masons Gardens by Dog Owners and Options for Fenced Dog Parks	13.9 OCM 27/10/2020	1. acknowledges the unique place Masons Gardens holds within the City as the only recreational reserve providing community focused amenities and diverse habitat for local wildlife where dogs are permitted on lead only pursuant to the Dog Act 1976 and the City of Nedlands Dogs Local Law (Local Law); 2. acknowledges that amending the conditions by which dogs are allowed to access Masons Gardens is not in the broader community interest at this time; 3. consents to the CEO applying discretion on compassionate grounds to withhold or withdraw infringement notices associated with dogs being off lead at Masons Gardens; 4. acknowledges the future construction of a fenced dog park facility within the approved Stage 2 public open space landscape plan for the Montario Quarter development in Shenton Park; and 5. agrees to development of a set of draft guidelines for the locating, design and management of fenced dog park facilities providing the principles for a planned and coordinated approach to the location and development of new facilities, to be presented to Council for endorsement in early 2021.
Technical Services	Initiatives for the Department of Transport's Perth Greater Central Business District Transport Plan	13.7 OCM 24/11/2020	Council Resolution That Council: 1. notes the Department of Transport (DoT) is developing Phase Two of the Perth Greater CBD Transport Plan; 2. instructs the CEO to further investigate and prioritise the Department of Transport's (DOT) initiatives list to have a better understanding of the projects and theirs implications to actively respond to the DoT's development of the plan, which includes the development of initiatives and its priority, in order to ensure better outcomes for the City of Nedlands; and 3. instructs the CEO to present a report to Council detailing the results of the City's review of the Department of Transport (DOT) initiatives list and any subsequent recommendations for Council's consideration; and 4. instructs the CEO to engage with the City of Perth when undertaking this review in respect of the Crawley-Nedlands area of the Perth Greater CBD Transport Plan.
Technical Services	Allen Park Cottage - Structural Defects	16.1 OCM 23/11/2021	Council instructs the CEO to: 1. continue with Council Resolution of 22 September 2020 for TS15.20, providing options for revised funding stages; and 2. undertake an investigation to implement the recommendations of the RBC Structural Inspection Report dated 16 November 2021, including a cost analysis of value for money with refurbishment versus replacement; and 3. consult with the Friends of Allen Park Bushland Group.
Technical Services	TS26.12.22 Revised Crossover Construction and Maintenance Council Policy	17.2 OCM 13/12/2022	That this item be deferred until the February 2023 Ordinary Council Meeting
Technical Services	TS21.10.22 Repurposing of Former Tennis Courts at David Cruickshank Reserve, Dalkeith	17.1 OCM 25/10/2022	Council: 1. endorses the proposal for a least cost solution for improvements to enhance the upkeep and presentation of the former tennis courts at David Cruickshank reserve in the short term; 2. requests a capital budget item is prepared to be included in the 2022/23 midyear budget review for Council's consideration, which if approved, will provide for the proposed works to be delivered in the fourth quarter of the 2022/23 financial year; and 3. requests that a capital budget item is prepared for the 2023/24 annual budget for Council's consideration to provide for a more comprehensive design and delivery project to deliver a permanent repurposing of the former tennis courts at David Cruickshank Reserve.
Technical Services	TS06.03.24 - Allen Park Trail Construction Options, Swanbourn	17.1 OCM 26/03/2024	Council Resolution That Council: 1. reaffirms its decision to continue with construction of the path beginning as soon as possible; and 2. notes the potential positives and negatives identified for Option 1, being the continued construction in full of the path; and 3. requests the CEO to negotiate with the Childrens Hospice Project Team regarding the "Hospice Logistics Methodology Drawings" TS06.03.24 - Attachment 2, to achieve a modified construction management plan that: a. minimises impact on the City's Whadjuk (Norn Bidi) Trail construction plan, b. has minimal interference with the community's use and enjoyment of the Allen Park walking trail access'. c. prioritises safety and minimises risk.
Technical Services	TS11.04.24 Foreshore Master Plan Update	17.1 OCM 23/04/2024	Council Resolution 1. notes the progress made to date on the Foreshore Master Plan (FMP). 2. notes that the FMP is a conceptual work in progress and may evolve with additional technical considerations. 3. requests the CEO further investigate and update the Council on the following considerations; a. Creation of a foreshore heritage area. b. Rezoning foreshore bushland reserves to conservation. c. Engagement of Boodjar Consulting for more detailed foreshore Aboriginal Heritage assessment. d. Updating the Karda Bidi walking trails. e. Protection of public access along the historical river high tide mark in perpetuity. f. CHRMAP assessment of the foreshore g. Spatially defining a tree green way to support the Swan River foreshore wildlife corridor h. Spatially defining a tree green way to support the Swan River foreshore wildlife corridor i. Partnering with The Nature Conservancy Australia to address river bank erosion. j. Cost estimates relating to various viable shoreline treatments k. Preference for traversable revetments where rock revetments are proposed. l. Raising playing field surface levels. m. Constructed wetland for stormwater discharge at Charles Court Reserve. n. Possible presence of contaminated soils or groundwater
Technical Services	TS13.04.24 RFQ 2023-24.10 Electric Vehicle Charges	17.3 OCM 23/04/2024	That Council: 1. pending confirmation of successful grant funding, approves the award of the contract for the supply and installation of Electric Vehicle Chargers to EVSE Australia Pty Ltd, in accordance with the City's Request for quote number RFQ 2023-24.10, the City's Conditions of Contract and the EVSE Australia Pty Ltd submission; and 2. instructs the CEO to arrange for a Letter of Acceptance and a Contract document be sent to EVSE Australia Pty Ltd for execution. 3. approves a budget adjustment of $62,455 to the account 'EV Charger installation' consisting of: a. $31,227.50 from the Charge Up grant stream. b. $31,227.50 to be journalled from the 2023-24 Building Maintenance contract services account (5120-15044-6008). 4. requests the CEO to identify and investigate additional Electric Vehicle charging locations to be considered for inclusion in the next grant scheme opportunity. These additional locations should service public and community amenity areas such as recreation and education locations. These could include, but not limited to: a. Nedlands Foreshore, b. Swanbourne Beach, c. McGilvray Oval precinct, and d. Shenton College Lemnos Bushland.
Technical Services	TS15.04.24 Tree Removal for Development – 18 Betty Street Nedlands	17.5 OCM 23/04/2024	That Council approves the removal and subsequent stump grinding of a mature Sapium sebiferum (Chinese Tallow) from the verge of 18 Betty Street, Nedlands to facilitate the construction of an emergency services parking bay that is a condition of the development approval.

Technical Services	TS16.04.24 Western Metropolitan Regional Council (WMRC) – Agreement Extension	17.6 OCM 23/04/2024	That Council: 1. authorise the CEO to negotiate with the Western Metropolitan Regional Council to extend the current MOU for one (1) year offering the service throughout the 2024-25 financial year, subject to a modification to the MOU for additional data to be provided by the Western Metropolitan Regional Council to allow for a value analysis to be completed on the service; 2. review the Waste Service Charge for the 2024-25 budget to include a provision for an increase in line with expected inflation as part of the Western Metropolitan Regional Councils Participating Council fee; and 3. request the CEO present a report to Council prior to the expiry of the extension with an analysis of the cost and benefit of the service.
Technical Services	TS14.04.24 Street Tree Policy 2024 Minor Amendments	17.4 OCM 23/04/2024	Council Resolution/Recommendation That Council 1. Adopts the amended Street Tree Policy as contained in Attachment 2; and 2. acknowledges that a major review of the Policy will be presented to Council prior to the 2025 planting season. 3. request the CEO ensure that pedestrian and cyclist safety be considered when selecting appropriate species and sites for planting and; 4. request the CEO consider as part of a Major Street Tree Policy review a mechanism that takes into account residents who desire to retain streetscapes which already display a clear theme or consistency of species and; 5. request the CEO include as part of the Urban Forest Strategy review options for greater stakeholder involvement, such as volunteering, adopt a tree, and sponsorship and the costs and benefits of implementation. 6. requests that the City's preferred street tree species list is modified before the 2025 planting season such that; a. tree sizes are categorised according to state planning policy definitions for tree size with suitable deep soil areas defined to create options for small, medium and large trees for residents to choose from. b. suitable small trees can be placed in remnant nature strip areas such as between crossovers and sparsely spaced existing trees where physically practical. c. consultation with nurseries to identify readily available endemic species. d. deciduous tree options for each size category where overshadowing of properties is a concern. e. low height, wide canopy tree options appropriate where significant views may be impeded by tall tree growth. f. trees that provide a food source to black cockatoos are encouraged.
Technical Services	TS17.05.24 Brockway Roadside Safety Inspection	17.1 OCM 28/05/2024	That Council 1. receives the Road Safety Inspection and corresponding Corrective Action Report for Brockway Road / Camelia Avenue / Quintilian Road, and 2. lists for considerations an allocation of $30,000 for the detailed design and construction of Local Area Traffic Management devices on Camelia Avenue for consideration in the 2024/25 budget. 3. Requests the CEO contact the Department of Main Roads to request an interim measure of installing STOP signs to replace the GIVE WAY signs at the intersection.
Technical Services	TS18.05.24 Tree Removal to Facilitate a City Project – WA Bridge Club Car Park	17.2 OCM 28/05/2024	That Council: 1. refuses the removal of the three Araucaria heterophylla (Norfolk Island Pine) from the southern perimeter of the car park at the WA Bridge Club, Swanbourne. 2. requests the CEO to remove the three Araucaria heterophylla (Norfolk Island Pine) from within the car park at the WA Bridge Club.
Technical Services	TS20.06.2024 Removal and Replacement of Trees – 8 Taylor Road, Nedlands	17.2 OCM 25/06/2024	That Council support the removal of one Brachychiton popolneus and one Callistemon viminalis, that are each in decline, to support an improved environmental and aesthetic condition at this location with replacement of three large endemic verge trees and twelve sump trees.
Technical Services	TS21.06.24 - Removal of Hazardous Tree – 12 Coast Rise, Swanbourne	22.1 OCM 25/06/2024	That Council: • approves the removal and subsequent stump grinding of a Casuarina cunninghamia (River Sheoak) from the verge of 12 Coast Rise, Swanbourne due to it presenting a hazard. • Updates the Street Tree Policy under Removals point 11 to add the words 'or presents an imminent safety risk' and be read in full as follows: "Any verge tree above 5 metres in height which not either dead, diseased or dying, or presents an imminent safety risk, must be presented to Council for decision." • Updates the Street Tree Policy under Removals point 12 to the words 'Where a tree has been, or is proposed to be, removed as a result of imminent safety risk, specific details of the hazard should be provided as part of that report.' And to read in full as follows: "Other than where there are imminent safety risks, Administration shall notify ward Councillors of all proposed street tree removals not requiring formal Council approval at least two weeks prior to removal and the reasons why in accordance with the preceding provisions. Where a tree has been, or is proposed to be, removed as a result, of imminent safety risk, specific details of the hazard should be provided as part of that report. Accepted forms being the weekly CEO Update or an email to Councillors."
Planning and Development			
Planning and Development	PD27.04.24 - Endorsement of Public Open Space Strategy, Adoption of Local Planning Policy 7.7 – Public Open Space Contributions, and Progression of Amendments to the Local Planning Strategy	16.2 OCM 23/04/2024	That Council: 1. endorses the draft Public Open Space Strategy (Attachment 1), which requires a cash-in-lieu contribution 5% for the creation of 3-5 lots. 2. proceeds with modifications to Local Planning Policy 7.7: Public Open Space Contributions (Attachment 2) in accordance with Regulation 4 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. 3. proceeds with draft amendments to the City of Nedlands Local Planning Strategy as shown in Attachment 3 in accordance with Clause 17(1) of Part 3 of Schedule 1 of the Planning and Development (Local Planning Schemes) Regulations 2015. 4. refers the Local Planning Strategy amendments to the Western Australian Planning Commission in accordance with Clause 17(1) of Part 3 of Schedule 1 of the Planning and Development (Local Planning Schemes) Regulations 2015. 5. Requests CEO to extend the LK Advisory study area to be inclusive of the entire City (ie: suburbs of Floreat, Mt Claremont, Shenton Park and Swanbourne) to enable future refinement of the Strategy, so that is inclusive of the whole City. This complimentary task is not to delay the effect of clauses 1 – 4.
Planning and Development	PD28.04.24 Consent to Advertise Heritage Areas and Local Planning Policy 6.2 - Heritage Protected Places	16.3 OCM 23/04/2024	That Council: 1. supports consideration of designating the following as Heritage Areas to conserve and enhance their cultural heritage significance and character: a. Tyrell Street North Heritage Area, which includes both sides of Tyrell Street between Edward Street and Elizabeth Street in Nedlands; b. Tyrell Street North Heritage Area, which includes both sides of Tyrell Street between Stirling Highway and Edward Street in Nedlands; c. Tyrell Street South Heritage Area, which includes the western side of Tyrell Street between Princess Road and Melvista Avenue in Nedlands; d. Meriwa Street Heritage Area, which includes both sides of Meriwa Street between Hardy Road and Gordon Street in Nedlands; e. Clifton Street Heritage Area, which includes both sides of Clifton Street between Hardy Road and Gordon Street in Nedlands; and f. Mountjoy Road Heritage Area, which includes both sides of Mountjoy Road between Jenkins Avenue and Princess Road in Nedlands. 2. initiates community consultation regarding designation of the above Heritage Areas in accordance with regulation 9 of the Planning and Development (Local Planning Scheme) Regulations 2015. 3. initiates community consultation on the draft Local Planning Policy 6.2 Heritage-Protected Places as shown in Attachment 1 in accordance with regulation 4 of the Planning and Development (Local Planning Scheme) Regulations 2015. 4. Supports consideration of a wider range of areas for inclusion in the Local Planning Policy 6.2 Heritage-Protected Places, once the Pilot has been assessed. These additional areas should include: a. Heritage Lane, and Old Swanbourne Hospital precinct, b. Graylands Hospital precinct and Directors House c. James St, and Clare Cops, Swanbourne d. Floreat Hackett precinct e. River Foreshore.
Planning and Development	PD34.05.24 Proposed naming of unnamed laneway north of Haldane Street, Mt Claremont	16.4 OCM 28/05/2024	That Council: 1. Endorses the following names for the purpose of advertising for community input the naming the unnamed laneway north of Haldane Road and west of Rochdale Road, Mt Claremont: a) Boundary Lane b) Grevillia Lane c) Maleluca Lane d) Jacksonia Lane; 2. Refers the names to the adjoining landowners and wider community for a period of 30 days; and 3. Upon conclusion of the consultation period refers the two preferred names to the Geographical Names Committee for registration.
Planning and Development	PD46.06.24 Consideration of Responsible Authority Report for Eight Grouped Dwellings at 45 (Lot 300) Boronia Avenue, Nedlands	22.2 OCM 25/06/2024	DAP Application reference DAP/23/02531 and accompanying plans dated 28 May 2024 (Attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015, and the provisions of the City of Nedlands Local Planning Scheme No. 3, subject to the following conditions: General Conditions 1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme. 2. This decision constitutes planning approval only and is valid for a period of 4 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect. 3. All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site. 4. Prior to the issue of a building permit, a Construction Management Plan shall be submitted and approved to the satisfaction of the City of Nedlands. The approved Construction Management Plan shall be observed at all times throughout the construction processes to the satisfaction of the City of Nedlands. Engineering 5. 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 of Nedlands. 6. Prior to occupation, the redundant crossover to the north shall be removed and the verge and kerbing reinstated to the City's specifications, at the expense of the applicant and to the satisfaction of the City of Nedlands. Design 7. Prior to the issue of a building permit, the fence shall be truncated or reduced to 0.75m height within 1.5m of where the driveway meets the street boundary to the satisfaction of the City of Nedlands. 8. Prior to occupation, the Lots 4 and 6 Bedroom 1 window and Lots 2, 4, 6, and 8 ground floor courtyards located on the south elevation 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. 9. Prior to occupation, all screening as shown on the approved plans shall be 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. 10.All external lighting is to be
Planning and Development	PD47.06.24 Consideration of Responsible Authority Report for Amendments to Approved Mixed Use Development at 135 (Lot 684) Broadway, Nedlands	22.3 OCM 25/06/2024	Adopts as the Responsible Authority the Officer Recommendation contained in the Responsible Authority Report for the extension of time and amendments to the approved mixed use development at No. 135 (lot 684) Broadway, Nedlands as follows: It is recommended that the Metro Inner Development Assessment Panel resolves to: 1. Accept that the DAP Application reference DAP/19/01655 as detailed on the DAP Form 2 dated 18 March 2024 is appropriate for consideration in accordance with regulation 17 of the Planning and Development (Development Assessment Panels) Regulations 2011; 2. Approve DAP Application reference DAP/19/01655 and accompanying plans dated 28 May 2024 in accordance with Clause 17(4)(a) of Division 2 of the Planning and Development (Development Assessment Panels) Regulations 2011 and Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015 for the extension of time and minor amendments to the approved mixed use development at No. 135 (Lot 684) Broadway, Nedlands, subject to following conditions: Conditions 1. Amend Condition 2 as follows: "This decision constitutes planning approval only and is valid for a period of six years (6) years from the date of the original approval, this being 3 April 2020. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect." 2. Insert New Condition 10 as follows: "Prior to the lodgement of a building permit, a sustainability report prepared by a qualified practitioner is to be submitted demonstrating how the development achieves Design Principle 5: Sustainability from State Planning Policy 7.0." 3. All other conditions remain and are renumbered accordingly.
Planning and Development	PD53.08.24 Consideration of Development Application – Amendment to Change of Use Development Application (Extending Trading Hours) at Unit 6, 158 Stirling Highway, Nedlands	16.1 OCM 27/08/2024	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 31 May 2024 for an amendment to the change of use (extension of trading hours) at Unit 6, 158 Stirling Highway, Nedlands, subject to the same conditions and advice notes specified in the original approval granted 12 April 2022, except where modified below: Condition 3 be amended to read as follows: 3.All customer visits to the Recreation – Private land use shall be limited to the following hours: •7am – 10pm: Monday to Thursday •7am – Midnight: Friday to Saturday •7am – 10pm: Sunday New Condition 5.All other conditions detailed on the previous approval shall remain in effect unless altered by this application.
Planning and Development	PD55.08.24 Consent to Advertise Local Planning Policy 1.1 - Residential Development	16.2 OCM 27/08/2024	That Council adopts the draft Local Planning Policy 1.1: Residential Development (Attachment 1) for the purpose of advertising in accordance with Clause 4 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.
Planning and Development	PD56.08.24 Adoption of draft Local Planning Policy 5.14 – Precincts and Revocation of Local Planning Policies 4.3, 5.8, 5.9, 5.10, 5.11 and 5.12	16.3 OCM 27/08/2024	That Council: 1. Adopts the draft Local Planning Policy 5.14 – Precincts (Attachment 1) in accordance with Clause 4 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. 2. Revokes the following Local Planning Policies: a) 4.3 Waratah Village Laneway Requirements b) 5.8 Alexander and Philip Road Height Limit c) 5.9 Primary Controls for Apartment Development d) 5.10 Broadway Precinct e) 5.11 Hampden Hollywood Precinct f) 5.12 Nedlands Stirling Highway Activity Corridor – Residential 3. REQUIRE the City's planning officers to specifically address the application of LPP Primary Controls for Apartment Developments on every multiple development application made to the City by specifically addressing the individual elements of this policy within the RAR submitted for the requirements of the development approval process.
Planning and Development	PD57.08.24 Schedule of Strategic Planning Projects	16.4 OCM 27/08/2024	1. That Council notes the existing schedule of strategic planning items. 2. That the strategic planning projects be listed at every ordinary council meeting
Completed Council Resolutions - These will be removed at the next Council meeting			

19.3 CEO51.12.24 Review of Governance Framework Policy

Meeting & Date	Council Meeting – 10 December 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Author	Alyce Martin – Coordinator of Governance Legal and Risk
Director/CEO	Keri Shannon – Chief Executive Officer
Attachments	1. Draft Amended Governance Framework Policy

Purpose

The purpose of this report is for Council to review the Governance Framework Policy which requires amendment due to the establishment of the Governance Committee by Council resolution on 22 October 2024.

A further amendment is required due to the *Local Government Amendment Bill 2024* (WA) (**Amendment Bill**) being passed by the Legislative Council.

ADMINISTRATION RECOMMENDATION

That Council:

1. **APPROVE the adoption the Governance Framework Policy as per attachment 1 to apply from 1 January 2025**

2. **AMENDS the name of the "Audit & Risk Committee" to be the "Audit, Risk and Improvement Committee".**

3. **INSTRUCTS the CEO to advertise for two independent committee members for the Audit, Risk and Improvement Committee.**

Voting Requirement

Absolute Majority.

Background

Council adopted a Governance Framework Policy (**Framework**) in December 2021 that has been operational since February 2022. The Framework has been reviewed on:

- 13 December 2022

- 31 January 2023
- 26 March 2024

On 22 October 2024 Council resolved to establish a Governance Committee and as a consequence the Framework requires updating.

Additionally the Amendment Bill was passed through both houses of Parliament as of 27 November 2024 and this will require changes to the Audit Committee. Although these requirements are not yet law, to ensure that Council will be on the front foot when these changes do pass into law it is recommended that Council consider taking action now to recruit independent members to join the Audit, Risk and Improvement Committee.

This item recommends that Council adopt a revised Governance Framework Policy and authorise the advertising for two independent committee members for the Audit, Risk and Improvement Committee.

Discussion

To further the work being done by Elected Members to increase the measures within the City to standardise and implement good governance principles an amendment to the Framework has been considered as necessary.

The amendment to the Framework suggested as per this report and the attachment are limited to the change of the name of the Audit & Risk Committee, inclusion of the Governance Committee at the end of the “Council Committees” table in item 7 and correcting typographical errors in the “External Committees & Panels” table.

Further a request to Council to instruct the CEO to advertise for the positions for the independent committee members is made so that advertising for these positions can commence as soon as possible.

With respect to the Audit, Risk and Improvement Committee a further more detailed report will be submitted to Council when candidates for the independent Committee member positions have been identified as the appointment of any independent members is a matter for Council. In addition this next report will seek to update the terms of reference, confirm the terms of which the independent members are appointed and ensure compliance with the new legislative provisions yet to be proclaimed.

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	Our city will be an environmentally-sensitive, beautiful and inclusive place.
Pillar	**Performance** 11. Effective leadership and governance 11.1.2 Provide standardised council meeting procedures, in accordance with the Local Government Reform process

Budget/Financial Implications

There are no budget or financial implications in adopting this updated framework.

Legislative and Policy Implications

1. Local Government Act 1995 (WA) - Local Government Act 1995 - [07-am0-00].pdf
2. *Local Government Amendment Bill 2024* (WA) https://www.parliament.wa.gov.au/parliament/bills.nsf/BillProgressPopup?openForm&ParentUNID=E89C0023410BDDCF48258B790032ADCF
3. City of Nedlands Code of Conduct Council Members, Committee Members and Candidates - city-of-nedlands-code-of-conduct-council-members-committee-members-and-candidates
4. City of Nedlands Standing Orders Local Law - local-laws-standing-orders

Decision Implications

If Council adopts the revised Policy, the updated Policy will apply from January 2025.

If Council does not adopt the revised Policy, the previous Policy will continue to apply.

Conclusion

It is recommended that the revised Governance Framework Policy be adopted to provide a transparent, efficient, participatory, and statutorily compliant meeting framework

Further Information

Nil.

Governance Framework Policy

Council Policy Objective

To provide a transparent, efficient, participatory and statutorily compliant meeting framework in which:

- Council Members are engaged in the development of strategy and policy from initiation to adoption.
- Council Members are provided with accurate, relevant and timely information by the Chief Executive Officer (CEO) to inform quality decision-making.
- Community members can participate in the decision-making process and have access to information used to inform Council decisions.

Council Policy Scope

This policy applies to Council Members, the Administration and community members participating in and informing the Council decision-making process.

Council Policy Statement

1. Ordinary Council Meetings

Ordinary Council Meetings shall be conducted in the Council Chamber on the fourth Tuesday of each month, commencing at 7:00pm, except in:

a. December whereby the Ordinary Council Meeting will be conducted on the second Tuesday of that month.
b. January whereby an Ordinary Council Meeting will not occur.
c. October of an ordinary election year whereby an Ordinary Council Meeting will not occur.
d. Instances of a public holiday.

The Agenda shall be made available to Council Members via the Councillor Portal and to the public via the City's website on the Thursday immediately preceding the meeting.

2. Special Council Meetings

Special Council Meetings shall be conducted in the Council Chamber.

Agendas for Special Council Meetings shall be made available to Council Members via the Councillor Portal and to the public via the City's website no less than 24 hours prior to the meeting, unless, in extenuating circumstances, agreed upon by CEO and the Presiding Member.

3. Council Meeting Agenda Forums

Agenda Forums shall be conducted in the Council Chamber on the second Tuesday of each month commencing at 7:00pm except in December whereby the Council Meeting Agenda Forum will be conducted on the first Tuesday of that month.

The purpose of the Agenda Forum is for Council Members to ask questions and seek information in respect to items that are to be considered at the forthcoming Ordinary Council Meeting.

Agenda Forums shall be chaired by the Mayor, in the absence of the Mayor the Deputy Mayor, and otherwise by resolution of those Council Members present.

No debate shall be allowed, nor decisions made at Agenda Forums.

Agenda Forums shall be open to the public except for confidential items.

Agendas shall be made available to Council Members via the Councillor Portal and to the public via the City's website on the Thursday immediately preceding each Agenda Briefing.

Members of the public may make presentations or ask questions on items contained within the agenda. Presentations are limited to 3 minutes.

The agenda shall comprise all officers' reports and recommendations that will be given consideration at the Ordinary Council Meeting in the same month.

With the exception of the monthly financial, investment and list of accounts for payment reports, any items for consideration at the Ordinary Council Meeting that have not been listed on the agenda for the Agenda Forum must be treated as urgent business as provided for in section 3.10 of the *Standing Orders Local Law 2016*.

A general record is to be kept of the Agenda Forum noting attendance, requests for further information and interests disclosed. Elected members can request a question to be recorded.

Answers to questions taken on notice or recorded on request will be provided as 'further information' in the agenda for the corresponding Ordinary Council Meeting.

4. Concept Forums

Concept Forums shall be conducted in the Council Chamber or Boardroom on the first and third Tuesday of each month commencing at 5.30pm and finishing no later than 7.30pm. The sessions provide an environment where Council Members and the Administration can meet to review and measure the performance of policy and strategy matters, and to discuss and consider complex, important and topical issues.

Concept Forums also provide an opportunity to discuss projects that are in the early planning stage and are sometime away from being presented to Council for decision.

Concept Forums are closed to the public.

Concept Forums shall be chaired by the Mayor, in the absence of the Mayor the Deputy Mayor, and otherwise by resolution of those Council Members present.

Debating, collective decision making or revelation of one's intention to vote at a future Council meeting is not permitted. Expressing an opinion on matters under discussion is appropriate and welcome.

A general record is kept of the sessions by the CEO noting attendance, requests for further information and interests disclosed.

The two principal modes of communication at Concept Forums shall be information exchange and facilitated discussion.

4.1 Information Exchange

Staff, subject matter experts and relevant stakeholders will inform Council Members on complex, important and topical issues both strategic and operational.

a) Staff must ensure that Council Members are provided sufficient time in which to ask questions, seek clarification and provide feedback on the subject matter; and
b) All items must be supported by briefing papers providing enough detail to orientate and prepare Council Members on the subject matter so as to stimulate discussion and information exchange.

4.2 Facilitated Discussion

A forum in which Council Members can be actively involved and engaged in the development, review and performance measurement of the City's policy and strategy framework on an ongoing basis.

a) All discussions are to be facilitated by either an appropriately qualified staff member or subject matter expert;

b) Feedback from the discussion must be recorded and utilised by staff to inform and guide the preparation of draft strategy and policy documents that will form the basis of future Council decision making and community engagement processes; and

c) All discussions must be informed by a discussion paper containing sufficient information and background material to enable a Council Member to actively and effectively participate in discussion and the facilitated distillation of key themes.

4.3 Agenda setting for Concept Forums

The agenda will be set by the CEO but guided by the following:

a) Complex matters which are considered by the CEO to be topical, important and deserving of more scrutiny by, and communication with Council Members.
b) Matters relating to the development, review and performance measurement of strategies contained within or generated by the City's Integrated Strategic Planning Framework. Matters relating to the development and review of Council Policies as provided for in the Council Policy Framework.
c) Other matters of a similar nature supported for inclusion on the agenda by at least two Council Members.

The Concept Forum Agenda containing Briefing Papers and Discussion Papers shall be made available to Council Members via the Councillor Portal on the Friday immediately preceding the Concept Forum.

5. Declaring Interests at Council Meeting Agenda Forums and Concept Forums

Disclosure rules applying to meetings constituted under the *Local Government Act 1995* apply at all Council Meeting Agenda Forums and Concept Forums.

Council Members having a direct or indirect financial interest or proximity interest in a matter listed for discussion should declare that interest and leave the room for the duration of discussion on that matter. A Council Member having left the room is not

permitted to contact any person within the room until the meeting has moved to the next item of business.

Council Members having an impartiality interest in a matter listed for discussion should declare that interest however there is no requirement to leave the room.

6. Dealing with Officer Recommendations and Council Motions

6.1 Revised Officer Recommendations

Additional information may emerge, or circumstances may change with regards to items contained within the Ordinary Council Meeting Agenda. In such circumstances, an officer may put forward a revised officer recommendation.

The CEO is to ensure that the revised recommendation is supported by the new information or circumstances that necessitated the change. This would include any material impacts that the revised recommendation might have upon the implications contained within the original officer's report. The CEO must make the revised recommendation and supporting information available as soon as possible.

6.2 Alternate Motions and Material Amendments

In accordance with the *Standing Orders Local Law 2017*, alternate motions and material amendments must be submitted by Council Members in writing to the CEO and received on or before 12 noon on the day before each Council meeting.

Alternate motions either negate or change the intent of the original motion.

Material amendment means any amendment, modification or supplement to an original motion that:

(i) increases or decreases a financial commitment by more than 5% of the project budget being considered
(ii) amends a key milestone or delivery date
(iii) requires the commitment of additional resources
(iv) Adds, amends or removes a condition or advice note

The CEO is to ensure that alternate motions and material amendments along with an officer's response to the motion or material amendment is made available electronically as soon as possible and in hard copy on commencement of the subject meeting. The officer's response is to advise of any material changes that the alternate motion or material amendment might have upon the implications contained within the original officer's report.

The response may also contain an officer's recommendation in support, opposition or otherwise of the alternate motion or material amendment.

Alternate motions and material amendments shall be considered by Council in ascending order according to the time, then date of receipt by the CEO.

7. Representation on Council Committees, and External Committees

Nomination of Elected Members to Council Committees, and External Committees shall take place at a Special Meeting of Council convened for the purpose of electing members to these groups as soon as is practicable after each local government election.

Council Committees

Name	Role/Objective	Number of Council Members
Audit, ~~&~~ Risk and Improvement Committee	To oversee the risk management, internal control, legislative compliance and external audit processes of the City, including receipt of the auditors statements and management reports.	In accordance with the Committee's Terms of Reference.
Chief Executive Officer Performance Review Committee	To undertake an annual review of the performance of the Chief Executive Officer as required by Section 5.38 of the Local Government Act 1995 and establish annual performance objectives for the Chief Executive Officer	In accordance with the Committee's Terms of Reference.
Chief Executive Officer Recruitment Committee	An interim Committee for the life of the CEO recruitment and selection processes. The CEO Recruitment and Selection Committee will coordinate the end-to-end recruitment process, including working with an Executive Search consultancy as required to advertise for and search and select appropriate candidates.	In accordance with the Committee's Terms of Reference.

Public Art Committee	To ensure that the City of Nedlands includes artworks of a high standard in the public domain.	In accordance with the Committee's Terms of Reference.
Workforce Plan Implementation Committee	To oversee the implementation of the City of Nedlands Workforce Plan.	In accordance with the Committee's Terms of Reference.
Integrated Transport Strategy Committee	To oversee and provide guidance to the Administration on the City of Nedlands Integrated Transport Strategy Project.	In accordance with the Committee's Terms of Reference.
Foreshore Management Steering Committee	To oversee the City of Nedlands Foreshore Management Planning Project.	In accordance with the Committee's Terms of Reference.
Governance Committee	To deal with the formulation of policy, review delegations and subsidiary legislation.	In accordance with the Committee's Terms of Reference.

Internal Working Groups

Name	Role/Objective	Number of Council Members

External Committees & Panels

Name	Role/Objective	Number of Council Members
WALGA Central Metropolitan Zone	To participate in political advocacy and for services to meet the needs of WALGA members.	Two Council Member Delegates Two Council Member Deputy Delegates
Development Assessment Panel	To determine mandatory planning applications with a value over $20 million and applicants who have opted-in for assessment by the JDAP.	Two Local Members Two Alternate Local Members

Lake Claremont Advisory Committee	The Committee was established to prepare and implement a Management Plan for the Lake. Lake Claremont Committee, with community participation, ensures that the Lake is Managed by the Town of Claremont, as a healthy natural seasonal lake for both conservation and recreational purposes.	One Council Member Delegate One Deputy Council Member Delegate
Metropolitan Regional Road Group	The Agenda should include an item to review all current funded projects. Quarterly Expenditure Reports are distributed by MRWA to each Local Government and the respective Sub-Group Technical Representatives to assist with the review. Local Governments shall provide an update on projects and report any projects that are at risk.	One Council Member Delegate One Council Member Deputy Delegate
Coastal Management Plan Working Group (Committee)	This Working Group is established oversee the City of Nedlands Coastal Management Plan Project.	One ~~Councilor~~Council Member as a City Representative One ~~Councilor~~Council Member as a Deputy City Representative

8. Policy Review

This performance of this Policy shall be reviewed after each Ordinary Local Government Election.

Document Control			
Document Responsibilities			
Owner	Chief Executive Officer	**Owner Business Unit:**	Office of the Chief Executive Officer
Inception Date:	14/12/2021 (Item 13.1)	**Decision-maker:**	Council
Review Date:	13/12/2022 (Item 19.1) 31/01/2023 (Item 04.17) 26/03/2024 (Item 20.2)	**Repeal and Replace:**	Nil.
Compliance Requirements: Review after Ordinary Local Government Election.			
Legislation:	City of Nedlands Code of Conduct Council Members, Committee Members and Candidates City of Nedlands Standing Orders Local Law *Local Government Act 1995*		
Link to Council Plan	Pillar – Performance Outcome – Effective leadership and governance		

City of Nedlands

nedlands.wa.gov.au

1

First Tuesday of month

Concept Forum

Closed to public

5:30pm to 7:30pm

To discuss:

- complex matters
- review and performance measurement of strategies
- other matters supported by 2+ Cllrs.

Agenda, briefing, and discussion papers added to Cllr portal by Friday before 1st Tuesday of month

2

Second Tuesday of month

Agenda Forum

Open to public

7pm start

Opportunity for Council Members to ask questions and seek information on items to be considered at the forthcoming Ordinary Council Meeting.

Members of the public may make presentations or ask questions on items contained within the agenda.

Agenda added to Cllr portal and City's website before Agenda forum

3

Third Tuesday of month

Concept Forum

Closed to public

5:30pm to 7:30pm

To discuss:

- complex matters
- review and performance measurement of strategies
- other matters supported by 2+ Cllrs.

Agenda, briefing, and discussion papers added to Cllr portal by Friday before 3rd Tuesday of month

4

Fourth Tuesday of month*

Ordinary Council Meeting

Open to public

7pm start

Council members to consider items on the agenda comprising of officer's reports and recommendations.

Members of the public may make presentations or ask questions on items contained within the agenda.

Agenda added to Councillor portal and City's website on Thursday before OCM

**December OCM is held on 2nd Tuesday of month | No OCM in January | No OCM in October of ordinary election year*

19.4 CEO52.12.24 Elected Member Information Bulletin

To Be Provided.

20 Council Members Notice of Motions of Which Previous Notice Has Been Given

20.1 NOM44.12.24 WALGA Central Metropolitan Zone

Date of Submission	29 November 2024
Meeting date	10 December 2024
Item title	NOM44.12.24 WALGA Central Metropolitan Zone – 40kph Speed Limit Advocacy Proposal
Name of elected member	Cr. Kerry Smyth

Notice of motion

With regard to the City of Vincent's presentation at the WALGA CMZ meeting on 22 November 2024 concerning 40kph speed limits in residential areas, Council requests the CEO to:

1. **Raise this matter with the next meeting of the Western Suburbs Alliance, and**
2. **Assist in the draft of a brief advocacy position for Council and members to consider at the April 2025 meeting of the WALGA CMZ.**

Reason / Justification

1. City of Vincent has suggested that the WALGA Central Metropolitan Zone considers advocating for a more uniform approach to speed reduction.
2. Traffic congestion overflow into residential streets has presented increase safety concerns.
3. The mix of vehicle types such as electric scooters and bicycles alongside motor vehicles has presented a greater number of erratic vehicle movements that warrant a review of speed limits.

Excerpt from WALGA CMZ Agenda 22 November 2024

Item 4.1 Speed Limit initiative

In 2018 the City of Vincent proposed a 40km/h speed zone trial within Vincent's southern suburban residential areas to study the impact of slower speed limits. The objective was that the trial would make neighbourhood streets safer and provide a better street environment for all road users and residents living close by.

The trial was a success and in 2023 Main Roads WA (MRWA) approved permanent 40km/h speed limits in parts of North Perth, in addition to an existing trial area in Vincent's southern-most suburbs. This covered 40 per cent of City of Vincent's local access roads.

Community consultations by City of Vincent demonstrated significant support for the reduction of the speed limits, with almost 60 per cent of respondents showing they were in favour of the change.

MRWA has now granted approval for the speed to be permanently reduced on all local access roads within the City of Vincent. The 40km/h speed limits will apply to local access roads only.

City of Vincent Chief Executive Officer, David McLennan will provide a presentation and further information on this initiative's success.

20.2 NOM45.12.24 Restoration Planting at Lot 38 Blenheim Lane, Mt Claremont

Date of Notice of Motion	29th November 2024
Date of Submission	29th November 2024
Meeting date	10th December 2024
Item title	Restoration Planting at Lot 38 Blenheim Lane Mt Claremont R48631 (the sump)
Name of elected member	Cr Kerry Smyth

Notice of motion

With regard to Lot 38 Blenheim Lane Mt Claremont R48631 (the sump) Council instructs the CEO to:

1. **Apply the project objectives in the Point Resolution Planting Project "*Reimagining POINT RESOLUTION as Mandyooranup | Place of the Banksia*" to the implementation of the 2024-25 Budget Resolution Clause 15.**
   Clause 15 being That Council instructs the CEO to allocate $20,000 of proposed tree planting budget to the eradication of Caster Oil Bush and mass planting of significant eucalyptus trees in R4863, this being the sump located at Lot 38 Blenheim Lane Mt Claremont (3,567m2) R48631 has been the subject of previous budget submissions, land access licences and easement arrangements, and a Petition to Council.

2. **Approach JTC to improve access gateways and pathways in the vicinity of The Marlows Park (Lot 13207 R 45965) and rear of 2-8 Blenheim Lane houses (JTC land) and The Sump (Lot 38 R48631). This being a precursor in the implementation of Land Tenure Access Arrangements for Greenway Corridors in Mt Claremont Resolution Clause 1 and inline with legal access agreements already in place with CCGS.**

Reasons:

4. The City should follow its own lead as set out in the Project Objectives in particular "Set a precedent to inspire similar biodiverse restoration projects in other locations and as a showcase for other local governments to follow;"
5. Plant selection, landscape framework and pathway concessions need to be in concept form prior to next planting season.
6. Community has expressed need for improved access particularly during school holidays when gates may be locked for extended periods.
7. JDAP Attachment for CCGS Playing fields RAR shows the potential for City to broker other similar Legal Deed of Agreement for Access to Playing Fields.

Justification:

There have been ongoing calls by the community for Council to:

- facilitate the arrangements for access across the old Brockway landfill site;
- show leadership in the regeneration of the natural environment; and

- champion greenway connection and wildlife corridors.

Community feedback since Petition for Access OCM 22 November 2022 Item 6.1

Thank you very much for bringing this to our attention. So long as the access remains as is, I don't have any issues with it at all – it really has been a 'game changer' for the area and we are all very grateful for your assistance. The one access we would love, if at all possible, would be the ability to access the JTC tennis courts through the gate, if only to extend the access hours (currently 730-9 and 3-4) on the weekend. This would enable us to easily walk to floorball and cricket games held on the school grounds and we believe that such access would actually deter unsavoury behaviour given there will be more people around. We have attempted to contact them several times previously on this issue and noted how much the kids (particularly the smaller kids) would appreciate this gesture and how it would significantly add to the friendliness of the neighbour (particularly given we tolerate the neighbourhood traffic around school pick up and drop off times) but to date, we have either had a negative response to no response at all. If there was any weight that the council could place on JTC in this regard, it would be most appreciated. I am sure that X, Y and the other surrounding residents would strongly support this view. We look forward to reviewing the action plan in due course.

20.3 NOM46.12.24 Motion to Revoke Council Decision

Councillor Coghlan, Councillor Smyth and Mayor Argyle supported in writing by the Councillors as listed below has advised of their intention to move a motion to revoke Council's decision of 26 November 2024 relating to Item PD68.11.24, as follows:

Supported by:

1. Councillor Smyth (mover)
2. Councillor Coghlan
3. Mayor Argyle

"That Council:

1. Revokes the Council decision of 26 November 2024, item PD68.11.24 and amend as follows (amended underlined):

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 October 2024 for a partial change of use to a "Small Bar" at 136 Stirling Highway, Nedlands, subject to the following conditions:

1. **<u>This approval is limited for a period of 6 months, commencing on the date of the liquor license approval, with a new Development Approval required beyond this 6 month period.</u>**

2. **This approval is for the use of the portion of the development outlined in blue on the approved plans, being the entirety of the third storey, as a "Small Bar", as defined in the City of Nedlands Local Planning Scheme No.3. Any alternative use of the premises may require development approval.**

3. **This approval is for a maximum of 50 patrons.**

4. **All sound attenuation measures and stipulations contained within the Acoustic Report prepared by Stantec, date stamped 8 August 2024, shall be implemented and undertaken in perpetuity to the satisfaction of the City of Nedlands.**

5. Waste collection related to the Small Bar is restricted to 7am and 7pm Monday to Saturday and 9am to 5pm on Sunday and Public Holidays.

6. The small bar shall be limited in operation in the following ways:

    a. Every day, between the hours of 11am and 4pm, patrons may only attend the Small Bar by prior appointment. Appointments must be booked and confirmed by the venue management no less than 24 hours prior to the appointment time.
    b. Sunday to Tuesday, the Small Bar may open to the public without a prior appointment between the hours of 4pm and 9pm.
    c. Wednesday to Saturday, the Small Bar may open to the public without a prior appointment between the hours of 4pm and 11pm.

7. Prior to the issue of an occupancy permit, a Noise Management Plan for the operation of the Small Bar shall be prepared and submitted to the City of Nedlands for approval. The Noise Management Plan shall be complied with at all times, to the satisfaction of the City of Nedlands.

8. Prior to the issue of an occupancy permit, the Management Plan document shall be updated to reflect the operational restrictions in Condition 5. The updated Management Plan forms part of this approval and shall be complied with at all times to the satisfaction of the City of Nedlands.

Main Roads

9. No compensation will be sought by the landowner / applicant in respect to the loss, removal or relocation of any improvements arising out of this approval that are within the portion of land reserved for road purposes under the Metropolitan Region Scheme, if and when the identified portion of the land is acquired for any works consistent with the purpose of that reservation (including, without limitation, the upgrading of Stirling Highway or intersection improvements).

10. All signs must be placed on private property and must not overhang or encroach the Primary Regional Road Reservation.

11. The maximum luminance level of the signs shall be in accordance with the requirements below at all times:

    a. During daytime, the maximum luminance levels shall be 300 cd/m2.

    b. During the night, the maximum luminance levels shall be 150 cd/m2.

12. **The sign must not flash, pulsate or chase.**

13. **The device must not contain fluorescent, reflective or retro-reflective colours or materials.**

Councillor's Reasons for Revocation

- There is a need for a review of the operation of the small bar after 6 months. This is a Change of Use in a residential area. Safety concerns remain due to an increase in traffic movements and the potential of having people milling around late at night.
- School age children reside in at least four houses in the immediate vicinity of the small bar. The proposed hours of operation of the Sky Bar, for patrons without prior appointment, is not conducive to late evening amenity of the nearby neighbours. The Small Bar should close at 11pm. Closing any later is too disruptive.
- People will make noise as they leave potentially talking loudly late at night while moving to their cars or other means of transport.
- The transport report is factually incorrect stating that there are buses available on the highway every 15 minutes. Close examination of the bus timetables demonstrates that travelling towards the Perth City requires a change at Shenton Park train station and towards Fremantle all evening buses terminate at Claremont.
- There have been many objections.
- What food options are available to patrons? Without the food being provided by the bar there is a greater chance of anti-social behaviour by patrons.

Officer Comment

A rescission motion is dealt with under the *Local Government (Administration) Regulations 1996*.

Regulation 10 states:

10. Revoking or changing decisions (Act s. 5.25(1)(e))

(1) If a decision has been made at a council or a committee meeting then any motion to revoke or change the decision must be supported —

(a) in the case where an attempt to revoke or change the decision had been made within the previous 3 months but had failed, by an absolute majority; or

(b) in any other case, by at least 1 /3 of the number of offices (whether vacant or not) of members of the council or committee, inclusive of the mover.

20.4 NOM47.12.24 Additional "No Parking" signs on Croydon Street, Nedlands

Date of Notice of Motion	29th November 2024
Date of Submission	29th November 2024
Meeting date	10th December 2024
Item title	Additional "No Parking" signs on Croydon Street, Nedlands
Name of elected member	Cr Noel Youngman

Notice of motion
Council instructs the CEO to: **Install additional "No Parking" signs on Croydon Street, Nedlands.**

Justification:

- Kith Eatery has enlivened the Aberdare Road shops.
- The residents of Croydon St feel that they are unduly impacted by the sudden popularity of their area, with vehicles illegally parked on their street, across driveways and on verges, where I am told reticulation has been damaged.
- City Rangers attend Croydon St every day and issue Parking Infringement Notices. In doing so they are regularly placed in a situation of potential conflict, with both the residents, cafe customers and staff feeling that they are not appreciated.
- The residents believe most cafe customers are ignorant of the parking restrictions because of the wide spacing of the current signs.
- If more sign posts, even temporary ones, are installed then most of the problems should be reduced.
- The City Rangers will be able to provide input into where new signs should be placed based on the location of most infringements they have written up.
- The Council wants businesses to succeed and add benefit to the area. Kith Eatery has done this, with many of their clientele walking from the nearby hospitals.
- The residents want their tranquility restored. They are a generous group that I met with many allowing oncology nurses the use of their verge for parking whilst at work.
- Given the amount of money collected from infringements the expense would be almost be cost neutral to install another 2 or 3 No Parking signs to better inform motorists.

21 Urgent Business Approved By the Presiding Member or By Decision

22 Confidential Items

Confidential items to be discussed at this point.

23 Declaration of Closure

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