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**Agenda**

**Council Committee Meeting**

**8 September 2020**

Dear Council Member

The next meeting of the Council Committee will be held on Tuesday 8 September 2020 online commencing at 6.00 pm.

The public can continue to participate by submitting questions and addresses via the required online submission forms at:

<http://www.nedlands.wa.gov.au/intention-address-council-or-council-committee-form>

<http://www.nedlands.wa.gov.au/public-question-time>



Mark Goodlet

Chief Executive Officer

4 September 2020

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**City of Nedlands**

**Notice of a meeting of the Council Committee to be held online via Teams and livestreamed for the public and onsite in the Council Chambers, 71 Stirling Highway, Nedlands (Councillors Only) on Tuesday 8 September 2020 at 6 pm.**

###### Council Committee Agenda

# Declaration of Opening

The Presiding Member will declare the meeting open at 6 pm and will draw attention to the disclaimer below.

# Present and Apologies and Leave of Absence (Previously Approved)

**Leave of Absence** None.

**(Previously Approved)**

**Apologies** None as at distribution of this agenda.

**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.

# Public Question Time

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

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

# Addresses By Members of the Public (only for items listed on the agenda)

Addresses by members of the public who have completed Public Address Session Forms will be invited to be made as each item relating to their address is discussed by the Committee.

# Disclosures of Financial and/or Proximity Interest

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

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

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

# Disclosures of Interests Affecting Impartiality

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

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

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

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

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

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

# Confirmation of Minutes

## Committee Meeting 11 August 2020

The Minutes of the Council Committee held 11 August 2020 are to be confirmed.

# Matters for Which the Meeting May Be Closed

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

# Divisional Reports

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

## Planning & Development Report No’s PD44.20 to PD45.20

Planning & Development Report No’s PD44.20 to PD45.20 to be dealt with at this point (copy attached yellow cover sheet).

PD44.20 No. 37 Strickland Street, Mount Claremont – Holiday House (Short Term Accommodation)

PD45.20 Establishment of a Design Review Panel

## Technical Services Report No’s TS15.20

Technical Services Report No’s TS15.20 to be dealt with at this point (copy attached blue cover sheet).

TS15.20 Allen Park Cottage

## Corporate & Strategy Report No’s CPS18.20 to CPS21.20

Report No’s CPS18.20 to CPS21.20 to be dealt with at this point (copy attached green cover sheet).

CPS18.20 List of Accounts Paid – July 2020

CPS19.20 Ongoing Implications of COVID-19 on the City’s Tenancy Portfolio

CPS20.20 Review of Point Resolution Child Care Centre

CPS21.20 Sale of 64-66 Melvista Avenue, Dalkeith

# Reports by the Chief Executive Officer

## Melvista Aged Care Facility – 16 & 18 Betty Street and 73 & 75 Doonan Road - Submissions

|  |  |
| --- | --- |
| **Committee** | 8 September 2020 |
| **Council** | 22 September 2020 |
| **Employee Disclosure under *section 5.70 Local Government Act 1995*** | Nil |
| **Director** | Peter Mickleson, Director Planning & Development |
| **CEO** | Mark Goodlet |
| **Previous item** | NOM item 14.2 – 25 August 2020 |
| **Attachments** | Nil. |
| **Confidential Attachments** | Nil. |

**Executive Summary**

At its meeting held 25 August 2020, Council resolved:

That Council instructs the CEO to make publicly available, all public submissions received in response to the advertising of the Development Application – 16 & 18 Betty Street and 73 and 75 Doonan Road, Nedlands – Residential Aged Care Facility (DA) at the 8th September 2020 Council Committee Meeting in accordance with the Council’s Privacy Statement, the submissions via the PDF document (created from Your Voice).

**Recommendation to Committee**

**That Council notes that submissions received by the City of Nedlands on the discontinued Melvista Aged Care Facility development application are publicly available.**

**Discussion/Overview**

A summary of submissions along with copies of all submissions are always provided to Council as part of the assessment of a Development Application. In the case of the Melvista Aged Care Facility the application was withdrawn and therefore Administration had not progressed the provision of submissions to Councillors.

Copies of submissions are public documents and are always available subject to Council’s Privacy Policy, including this application, however no one had requested them from Administration.

In accordance with Council’s resolution all submissions are now available – with identifying information such as names and addresses redacted - on the City’s Your Voice website.

## Department of Transport’s Draft Long Term Cycle Network

|  |  |
| --- | --- |
| **Committee** | 8 September 2020 |
| **Council** | 22 September 2020 |
| **Applicant** | City of Nedlands on behalf of the Department of Transport |
| **Employee Disclosure under *section 5.70 Local Government Act 1995*** | Nil |
| **Director** | Peter Mickleson |
| **Attachments** | 1. Draft LTCN Map 2. City of Nedlands proposed changes to the draft LTCN and DoT Response, with Agree Recommendations 3. Administration LTCN Assessment |

**1.0 Executive Summary**

The Department of Transport (DoT) drafted a metropolitan Long-Term Cycle Network (LTCN) plan in 2016 to support the Perth and Peel @ 3.5 Million framework. However, it was recognised that the initial draft LTCN did not involve the input of local government, and DoT has subsequently consulted with local government across the region to refine the plan. The DoT is now seeking support from local governments on the revised LTCN (Attachment 1). The LTCN seeks to provide a long-term plan for cycling routes across Perth and Peel and will also link to the annual DoT cycling infrastructure grant process.

The purpose of this report is to consider the draft LTCN, as well as proposed changes by the City, and adopt for the purpose of advertising.

**Recommendation to Committee**

**Council:**

1. **in regard to Attachment 2, Items 1, 3, 4, 5, 7, 8 and 18, adopts the Department of Transport’s (DoT) draft Long Term Cycle Network (LTCN) as updated with the DoT agreed recommendations, for the purpose of advertising for 21 days;**
2. **in regard to Attachment 2, Items 6, 10 and 12, adopts Administration’s recommendation to downgrade the Jutland Parade route and Nedlands Foreshore route from a Primary Route to a Secondary Route; and**
3. **in regard to Attachment 2, Items 2, 9, 11, 13, 14, 15, 16 and 17, does not adopt the proposed LTCN mapping changes.**

**2.0 Background**

This report was presented to the August 2020 Council Meeting, where Council resolved to defer the item to the September 2020 Council Meeting. Following the August 2020 Council Meeting, further comments on the draft LTCN were received from Councillors, and these were discussed further with DoT.

The LTCN project aims to agree a long-term aspirational bicycle network for 33 local governments across the Perth to Peel region. The vision is for a network of bicycle routes:

* To provide continuous routes along major corridors;
* To establish links between strategic, secondary, district, specialised activity centres and public transport services; and
* To provide connections to schools, education sites and local centres.

The DoT note the LTCN will represent the aspirational (‘ultimate’) cycling network across Perth and Peel. It will not constitute a firm commitment from local governments or DoT to deliver the identified network or identify prioritisation or any particular timelines for the delivery. However, it will inform planning and design, and grant allocation. It should be considered a ‘live’ network and subject to refinements and changes as required.

**3.0 Discussion**

Route hierarchy

The LTCN applies a route hierarchy consisting of:

* Primary routes – high demand corridors connecting major destinations forming the ‘spine’ of the network; fully separated, uninterrupted paths e.g. Principal Shared Paths (PSP).
* Secondary routes – lower demand routes providing connections between Primary routes and shopping/industrial/major health, education, sporting, and civic activities; combination shared paths, protected on and off-road paths.
* Local routes – local residential routes connecting into secondary and primary routes and locations; shared paths, protected bike lanes and low speed and low traffic volume shared streets. May involve Safe Active Street treatment and bike friendly Local Area Traffic Management (LATM) treatments. Can utilise existing quiet local streets and include wider footpaths.

Funding

From July 2020 all WA Bicycle Network Grants will be linked to the adopted aspirational LTCN. Only routes included within the LTCN will then be eligible for grants for the installation, renewal, or upgrade of cycle routes. Further, only local governments with a Council adopted LTCN will remain eligible for such grants.

Changes by the City

The draft LTCN was presented to a Council Briefing on 16 June 2020. Following this meeting, Councillors provided feedback and suggested changes to the LTCN. Councillor and Administration proposed changes and DoT responses to those changes were presented to the July Council Meeting. Following this meeting, further changes were proposed by Council, which were discussed further with DoT.

Subsequent to the 16 June Councillor briefing and with the exception of Items 6 and 10, all matters raised in Attachment 2 were resolved between Administration and DoT to the point where there is now an agreed recommendation.

Item 6 of Attachment 2 relates to the route along Jutland Parade. The draft LTCN shows this route as a Primary Route, which is intended in the future to form part of a route between Fremantle and Perth. Administration’s recommendation to Council is to downgrade this route to a Secondary Route.

Item 10 of Attachment 2 relates to the route along the Nedlands Foreshore (including JH Abrahams Reserve and Matilda Bay reserve in City of Perth. The draft LTCN shows this route as a Primary Route, which is intended in the future to form part of a route between Fremantle and Perth. Administration’s recommendation to Council is to downgrade this route to a Secondary Route.

Further councillor responses have been provided in writing and are detailed in Attachment 2, items 9 to 18. The DOT and Administration comments are provided for each of these responses.

**4.0 Consultation**

If adopted by Council, the draft LTCN will be advertised to the community for a period of 21 days as follows:

* Newspaper notice;
* YourVoice notice;
* Social media update.

As the LTCN is a City-wide proposal, it is not proposed that owners and occupiers are notified in writing by letter. At the close of the advertising period, the draft LTCN will be reconsidered in light of submissions received, before being presented back to Council for adoption.

Once the public consultation is finalized the draft LTCN can then be updated in response to submissions, in consultation with DoT, before being presented back to Council for adoption. Once the LTCN is adopted by Council, DOT will then determine if it is prepared to accept the changes.

**5.0 Strategic Implications**

**How well does it fit with our strategic direction?**

The City’s Local Planning Strategy aims to promote a movement network that foremost enables mobility, and particularly non-car modes. The development of the draft LTCN which is supported by both DoT and the City will help fund improvements to the City’s bicycle network, which would help to promote non-car modes of transport.

**Who benefits?**

The City will benefit from being eligible for funding of bicycle networks, if it adopts an LTCN which is agreed to by DoT.

**Does it involve a tolerable risk?**

Administration is proposing changes to the draft LTCN to address risks of inappropriate route locations and allocations.

**Do we have the information we need?**

Decisions must be based on robust evidence / data and analysis of all options.

**6.0 Budget/Financial Implications**

From July 2020, the Perth Bike Network (PBN) grant funding will only be issued to projects that form part of the agreed LTCN (albeit with potential for minor refinement).

**Can we afford it?**

Consideration and adoption of the LTCN will not bind the City to fund any cycle path but will allow the City to be eligible for State Government funding of cycle routes.

**How does the option impact upon rates?**

If the LTCN is adopted by the City, in agreement with DoT, the City will be eligible for State Government funding of cycle routes. This has the potential to reduce the use of rate funds being spent on cycle infrastructure within the City.

**7.0 Conclusion**

The purpose of this report is to consider the draft LTCN, as well as proposed changes by the City, and adopt it for the purpose of advertising. Following advertising, the LTCN will be presented back to Council for adoption. Local governments with an adopted LTCN, which is agreed to by DoT, will be eligible for State Government funding of cycle routes.

## Shared Services

|  |  |
| --- | --- |
| **Committee** | 8 September 2020 |
| **Council** | 22 September 2020 |
| **Applicant** | City of Nedlands |
| **Employee Disclosure under *section 5.70 Local Government Act 1995*** | Nil |
| **Director** | Peter Mickelson – Director Planning & Development |
| **CEO** | Mark Goodlet |
| **Attachments** | 1. CEO Weekly Update 12 January 2018 |
| **Confidential Attachments** | Nil |

**Executive Summary**

This report is presented to Council to highlight the continued innovation in service delivery within the City that enables the Building Department to provide shared services to other local governments utilizing existing staff. These services provide an additional revenue stream for the City, assists in cost-effective budget control within the City and allows for additional resourcing to be catered for not out of ordinary budget but out of service income thus maintaining staff numbers to the minimum required to provide the service.

The provision of this shared service is at odds with Council’s Chief Executive Officer key results area to “reduce staff numbers to the minimum required to provide services approved by Council and by law”. Council direction on this matter is therefore required.

**Recommendation to Council**

**Council approves the continued provision of shared services to other local governments.**

**Discussion/Overview**

Since August 2014, the City has been partnering with various other local governments to provide shared services for building control matters. The Cities building department has been sharing its expertise and knowledge with the Town and providing services being the assessment of building applications, the creation and management of a swimming pool inspection programs and the investigation of building compliance matters.

The provision of building control matters is possible as building regulations are consistent throughout the state of WA, so the rules are the same for everybody regardless of which local government district they are in.

Building applications that are submitted either at the City or other local governments are subject to the same scrutiny and assessment. Applications for each local government are dealt with at the City and either issued from the City or the relevant local government.

Building control and compliance matters are also dealt with under the same regulations and have the same basic protocol applies to each case. Compliance or prosecution outcomes are investigated by the City initially and referred to each respective local government executive for final approval.

Services are provided on a fee for service with cost recovery being the basis of the charge applied.

A major advantage with the application of shared services is that rate payers and applicants in both local government districts are dealt in the same way improving the consistency of regulation for both local governments, avoiding the complaint about the ever-differing rules applied in different local governments.

For example, a four-yearly rotational swimming pool program has been set up for the Town of Claremont in 2014 and continues each year in the same way that the City’s program operates. The Town’s pool barriers inspections have received the same professional scrutiny and inspection as the City’s own barriers do resulting in improved compliance outcomes.

Having possibly the only fully resourced building department in the western suburbs the City of Nedlands is able to provide technical advice to applicants, rate payers and the public at large regarding building control matters, applications for building approvals, swimming pool inspections, building compliance and general building control related matters.

This advice is transferable anywhere in the state because the *Building Act 2011* and associated legislation is the same throughout the state of WA and the National Construction Code Building Code of Australia is consistent throughout Australia.

This means that the same advice is given out regardless of whether one is an applicant to the City or a partnering local government. This assists in removing the frustration of different interpretations for different local government areas and improving customer confidence.

In this regard the City can extend consistent advice to service partners in the course of normal work as part of our shared services.

The City continues to provide these services and with new innovations and process improvement now, and into the future. New innovations in record keeping and electronic processing are made available to other local governments in the normal course of events, as ongoing improvements.

These technological improvements will maintain compliance with state records keeping requirements and State and Federal statistical reporting to the WA Building Commission and the Australian Bureau of Statistics and maintain the City as lead innovator in these areas.

Shared services and partnership brings significant efficiency and savings outcomes and mutual benefit for each party.

Since 2014 the City has shared its services to other local governments who have found themselves temporarily under resourced or unable to maintain service levels or as a direct partner outsourcing a service. Services provided being the assessment of building permits, technical advice and consultancy, swimming pool barrier inspections and building compliance.

|  |  |
| --- | --- |
| **Services Provided in** | **Local Government Area Assisted** |
| 2014 | Town of Claremont |
| 2015 | Town of Claremont  Shire of Serpentine Jarrahdale |
| 2016 | Town of Claremont  Town of East Fremantle |
| 2017 | Town of Claremont |
| 2018 | Town of Claremont |
| 2019 | Town of Claremont  Shire of Peppermint Grove |
| 2020 | Town of Claremont  Shire of Peppermint Grove |
|  |  |

Administratively the resourcing for the shared service provides capacity flexibility in servicing the City of Nedlands. The service also lifts the capability of the staff, giving them higher level assessment capability and job satisfaction.

**Key Relevant Previous Council Decisions:**

Previously information on the Cities shared services was present in the CEO weekly update for 12 January 2018 (attached) to which this report provides a current update thereto.

**Consultation**

Nil

**Strategic Implications**

**How well does it fit with our strategic direction?**

The shared services have a direct correlation with the Nedlands 2018-2028 Strategic Community Plan in two areas being within ‘Our Priorities – Working with Neighbouring Councils’ and within the ‘Objective and Strategies – Working with neighbouring local governments to achieve the best outcomes for the western suburbs as a whole’

**Who benefits?**

The Nedlands community - partnering with other local governments to supply services results in better economies of scale, a consistency of applied regulation and process, an increase in safety of pool barriers, consistency in technical advice and compliance and cost saving benefits enabling the provided services to have no adverse impact on rates.

**Does it involve a tolerable risk?**

Services benefits of improved process, innovation in technology, professional inspections regimes and consistency in assessment, advice and compliance all go towards mitigating the risks associated of not having the ability to share knowledge and professionalism between local governments leading to a reducing in associated risk levels for service partners. Risk is then managed through process and procedures utilized in normal activity of the department and extended within the service to other local governments.

**Do we have the information we need?**

Information of the required service available to other local governments is formally agreed upon through mutual negotiation of the terms and conditions of the service being shared or sought. All relevant information is put together and agreed upon through that process prior to final acceptance of agreed services.

**Budget/Financial Implications**

An overall net gain on budget figures adding an ongoing revenue stream.

Services are provided on a fee for service basis with cost recovery being the core of the charge applied.

Current shared services due for financial year 2020-2021.

|  |  |  |
| --- | --- | --- |
| **Fee for Services** | **Town of Claremont** | **Shire of Peppermint Grove** |
| Building Permit Approvals | $16,000 | $2,000 |
| Swimming Pool Inspections |
| Compliance Matters |
| Consultancy and Advice |
| **Total (Estimated)** | **$18,000** | |

Received fee for service - Jan 2018 to June 2020.

|  |  |  |
| --- | --- | --- |
| **Fee for Services** | **Town of Claremont** | **Shire of Peppermint Grove** |
| Building Permit Approvals | $36,956 | $3,200 |
| Swimming Pool Inspections |
| Compliance Matters |
| Consultancy and Advice |
| **Total** | **$40,156** | |

Received fee for services for - Aug 2014 to Jan 2018.

|  |  |  |  |
| --- | --- | --- | --- |
| **Fee for Services** | **Town of Claremont** | **Shire of Serpentine Jarrahdale** | **Town of East Fremantle** |
| Building Permit Approvals | $315,000 | $82,900 | $2,700 |
| Swimming Pool Inspections |
| Compliance Matters |
| Consultancy and Advice |
| **Total** | **$400,600** | | |

**Can we afford it?**

The service is self-funding beyond the use of existing staff.

**How does the option impact upon rates?**

No rate increase is required for this service.

## Responsible Authority Report – Lot 538 (No. 93) and Lot 539 (No. 95) Broadway, Nedlands – Mixed Use Development (38 Multiple Dwellings and Office)

|  |  |
| --- | --- |
| 0BCouncil | 8 September 2020 – Committee Meeting |
| 1BApplicant | Element |
| 2BLandowner | Andrew Macvie and Kamala Macvie & Premium Custody Services Pty Ltd |
| 3BDirector | Peter Mickleson - Director Planning & Development |
| 4BEmployee Disclosure under section 5.70 Local Government Act 1995 | Nil |
| 5BReport Type6BInformation Purposes | Item provided to Council for information purposes. |
| 7BReference | DAP/20/01789 |
| 8BPrevious Item | Nil |
| 9BDelegation | Not applicable – Joint Development Assessment Panel application. |
| 10BAttachments | Responsible Authority Report and Attachments – available at: <https://www.dplh.wa.gov.au/about/development-assessment-panels/daps-agendas-and-minutes> |

1. **Executive Summary**

In accordance with the Planning and Development (Development Assessment Panels) Regulations 2011, Administration have prepared a Responsible Authority Report (RAR) in relation to the revised plans received on 13 May 2020 for the Metro-Inner North Joint Development Assessment Panel (JDAP) Form 1 Application at Lot 538 (No. 93) and Lot 539 (No. 95) Broadway, Nedlands. The application proposes the development of a six-storey mixed-use development, comprising of 38 apartments and an office at ground level.

The purpose of this report is to inform Council of Administration’s recommendation to the JDAP:

**Recommendation to Council**

**That Council:**

1. **notes the Responsible Authority Report for the proposed 38 Mixed Use Development comprising of 38 Multiple Dwellings and an Office at Lot 538 (No. 93) and Lot 539 (No. 95) Broadway, Nedlands;**
2. **agrees to appoint Councillor …… and Councillor ….. to coordinate the Council’s submission and presentation to the Metro Inner-North JDAP;**
3. **does / does not (remove one) support approval of the development; and**

1. **provides the following reasons for the Council’s position on the application:**
2. **..**

1. **Background**

On 13 May 2020, the City received a development application for Mixed Use Development Comprising of 38 Multiple Dwellings and an Office at No.93-95 Broadway, Nedlands which is to be determined by the Metro-Inner North Joint Development Assessment Panel. The subject site is zoned ‘Mixed Use’ and has a density coding of R-AC3.

On the 23 January 2020, the City appointed Hassell to undertake the built form modelling for the Nedlands Town Centre, Broadway and Waratah Precincts in which the subject site is located within. As Hassell is the architect on this application, there is a potential for a perception there being a conflict of interest and therefore to the City sought to appoint an independent planning consultant (Altus) to undertake the assessment work and present at the Metro-Inner North Joint Development Assessment Panel.

Altus submitted the RAR on the 4 September 2020, recommending that the JDAP approve the application. A copy of the revised RAR and revised plans are attached to this report for your reference.

1. **Application Details**

Development approval is sought for the construction of a six (6) storey mixed use development comprising 38 residential apartments and an office tenancy located at Lot 538 (No. 93) and Lot 539 (No. 95) Broadway, Nedlands. The proposal can be summarised as follows:

* The proposed dwelling mix include 16 single-bedroom apartments (with 9 containing a study) 14 two-bedroom apartments and 8 three-bedroom apartments
* Six (6) storeys with communal amenities for residents located at the rear of the site with deep soil planting. As measured to the highest point of the development above the corresponding NGL, the six-storey building is approximately 20.2m in height;
* 1 office tenancy comprising of 83.7m2 with a nil setback to Broadway;
* 71 car parking bays, comprising 60 residents’ bays, 6 visitors bays and 5 commercial bays.

1. **Consultation**

The City’s Local Planning Policy – Consultation of Planning Proposals states that the

development proposal for multiple dwellings is classified as a “Complex” Application. In accordance with this policy, the application was advertised for a period of 21 days from 19 June 2020 to 11 July 2020. At the conclusion of advertising the City received a total of 128 submissions, 116 of which objected to the proposal, three provided comments and nine raised no objection.

As per the requirements of the City’s Local Planning Policy – Consultation of Planning Proposals, the amended plans received on the 13 August 2020 were not publicly advertised as they proposed no additional impacting modifications to the original plans. However, the plans will be placed on the City’s Your Voice page for the information of interested residents, providing an opportunity for review with comments likely to be presented via deputations to the JDAP.

1. **Amendments to the Development Application Plans**

The applicant submitted revised plans and technical information on 13 August 2020 that differed from the plans as advertised.

1. **Recommendation to JDAP**

Approval, subject to conditions.

1. **Conclusion**

The City received the JDAP application for Lot 531 (No.79) and Lot 532 (No.81) Broadway, Nedlands on 19 May 2020. The subject lot is zoned ‘Mixed Use’ and has a density code of R-AC3. Altus was appointed to prepare a report due to a perceived conflict of interest. The recommendation is for approval.

# Urgent Business Approved By the Presiding Member or By Decision

Any urgent business to be considered at this point.

# Confidential Items

Any confidential items to be considered at this point.

# Declaration of Closure

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