



AGENDA

Council Meeting Agenda Forum

11 April 2023

Notice of Meeting

To Mayor & Councillors

A Council Meeting Agenda Forum of the City of Nedlands is to be held on Tuesday 11 April 2023 in the Council chambers at 71 Stirling Highway Nedlands commencing at 6pm.

This meeting will be livestreamed [Livestreaming Council & Committee Meetings » City of Nedlands](#)

A handwritten signature in blue ink, appearing to read 'Bill Parker'.

Bill Parker
Chief Executive Officer
6 April 2023

Information

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

Public Question Time

Public Questions are dealt with at the Ordinary Council Meeting.

Deputations

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

Disclaimer

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

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	4
2.	Present and Apologies and Leave of Absence (Previously Approved)	4
3.	Public Question Time	4
4.	Deputations	4
5.	Requests for Leave of Absence	4
6.	Petitions	4
7.	Disclosures of Financial Interest	4
8.	Disclosures of Interests Affecting Impartiality	5
9.	Declarations by Members That They Have Not Given Due Consideration to Papers	5
10.	Confirmation of Minutes	5
11.	Announcements of the Presiding Member without discussion.	5
12.	Members Announcements without discussion.	5
13.	Matters for Which the Meeting May Be Closed	6
14.	En Bloc Items	6
15.	Minutes of Council Committees and Administrative Liaison Working Groups	6
15.1	Minutes of the following Committee Meetings (in date order) are to be received:	6
16.	Divisional Reports - Planning & Development Report No's PD13.04.23 to PD17.04.23	7
16.1	PD13.04.23 Consideration of Development Application – Residential - Single House at 52 (Lot 80) Jutland Parade, Dalkeith	7
16.2	PD14.04.23 Consideration of Development Application for a Home Business at 18 Boronia Avenue, Nedlands	23
16.3	PD15.04.23 Adoption of the amended Signage and Advertisements Local Planning Policy	29
16.4	PD16.04.23 Consideration of Adoption of draft Nedlands Stirling Highway Activity Corridor- Residential Precinct Local Planning Policy	34
16.5	PD17.04.23 Consideration of Development Application – Residential - Four Grouped Dwellings at 10 Louise Street, Nedlands	43
17.	Divisional Reports - Corporate & Strategy Report No CPS16.04.23 to CPS18.04.23	55
17.1	CPS16.04.23 Monthly Financial Report – March 2023	55
17.2	CPS16.04.23 Monthly Investment Report – March 2023	55
17.3	CPS16.04.23 List of Accounts Paid – March 2023	55
18.	Reports by the Chief Executive Officer CEO09.04.23	56
18.1	CEO09.04.23 Register of Outstanding Council Resolutions	56
18.2	CEO10.04.23 Annual Report 2021/22	59
19.	Council Members Notice of Motions of Which Previous Notice Has Been Given	62
20.	Urgent Business Approved By the Presiding Member or By Decision	62
21.	Confidential Items	62
22.	Declaration of Closure	62

1. Declaration of Opening

The Presiding Member will declare the meeting open at 6.00 pm and will draw attention to the disclaimer on page 2.

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

Leave of Absence	Councillor N R Youngman	Dalkeith Ward
(Previously Approved)	Councillor O Combes	Hollywood Ward

Apologies None as at distribution of this agenda.

3. Public Question Time

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

4. Deputations

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

5. Requests for Leave of Absence

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

6. Petitions

Petitions will be dealt with at the Ordinary Council Meeting.

7. Disclosures of Financial Interest

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

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

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

8. Disclosures of Interests Affecting Impartiality

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

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

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

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

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

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

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

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

10. Confirmation of Minutes

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

11. Announcements of the Presiding Member without discussion.

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

12. Members Announcements without discussion.

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

13. Matters for Which the Meeting May Be Closed

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

(insert report number and titles).

14. En Bloc Items

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

15. Minutes of Council Committees and Administrative Liaison Working Groups

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

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

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

16. Divisional Reports - Planning & Development Report No's PD13.04.23 to PD17.04.23

16.1 PD13.04.23 Consideration of Development Application – Residential - Single House at 52 (Lot 80) Jutland Parade, Dalkeith

Meeting & Date	Council Meeting – 26 April 2023
Applicant	Urbanista Town Planning
Information Provided	All relevant information required has been provided.
Employee Disclosure under section 5.70 Local Government Act 1995	<p>The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter.</p> <p>There is no financial or personal relationship between City staff involved in the preparation of this report and the proponents or their consultants.</p>
Report Author	Roy Winslow – Manager Urban Planning
Director	Tony Free – Director Planning and Development
Attachments	<ol style="list-style-type: none">1. Aerial Image and Zoning Map2. Development Plans dated 20 February 20233. Landscaping Plans dated 24 October 20224. Applicants' response to request for information and submissions5. CONFIDENTIAL Submissions

Purpose

The purpose of this report is for Council to consider a development application for a single house at 52 Jutland Parade, Dalkeith. This proposal is presented to Council due to the proposal receiving objections within the consultation period. Council is specifically requested to exercise its judgement in considering the merits of the application against the design principles for the following aspects of the proposal:

- Eastern and western lot boundary setbacks (see report section 5.1.3 Lot boundary setbacks).
- Building height (see report section 5.1.6 Building height).
- Floor area of the carport (see report section 5.2.1 – Setback of garages and carports)
- Amount of landscaping within the street setback area (see report section 5.3.2 – Landscaping)
- Amount of fill and retaining (see report section 5.3.7 – Site works)

Recommendation

That Council in accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 20 February 2023 for a Residential – Single House at 52 Jutland Parade, Dalkeith, subject to the following conditions:

General Conditions

1. This approval relates only to the development as indicated on the approved plans dated 20 February 2023. It does not relate to any other development on this lot and must substantially commence within 2 years from the date of the decision letter.
2. All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site.
3. Prior to the issue of a demolition permit and a building permit, a Demolition or Construction Management Plan (as appropriate) shall be submitted and approved to the satisfaction of the City. The approved Demolition and Construction Management Plans shall be observed at all times throughout the construction and demolition processes to the satisfaction of the City.
4. Prior to the issue of a building permit, a Geotechnical Report covering the development area is to be prepared by a suitably qualified practitioner at the applicant's cost, to the satisfaction of the City of Nedlands. The report will give due consideration to any potential impacts on neighbouring properties including but not limited to: ground water management, excavation or modifications to existing ground levels; vibration or consolidation of material throughout the demolition and construction phase of the project. The Geotechnical Report will identify any remedial treatments required to mitigate any adverse impacts and will be lodged with the building permit application, together with certification that the design is suitable for the site conditions as outlined in the Geotechnical Report.
5. Prior to occupation, walls on or adjacent to lot boundaries are to be finished externally to the same standard as the rest of the development in:
 - a. face brick;
 - b. painted render;
 - c. painted brickwork; or
 - d. other clean finish as specified on the approved plans.

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

6. Prior to occupation, the balcony located on the south elevation as annotated in red on the approved plans shall be screened to prevent overlooking to 50A (Lot 13) Jutland Parade, Nedlands, 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.

7. Prior to the issue of a building permit, the landscape plan prepared by Tristan Peirce Landscape Architecture is to be amended to align with the approved development plans. Prior to occupation, landscaping shall be completed in accordance with the amended landscape plan or any approved modifications to the satisfaction of the City of Nedlands. All landscaped areas are to be maintained on an ongoing basis for the life of the development on the site to the satisfaction of the City of Nedlands.
8. All stormwater discharge from the development shall be contained and disposed of on-site unless otherwise approved by the City of Nedlands.

DBCA Conditions

9. All works are to be undertaken in accordance with a Construction Environmental Management Plan approved by the Department of Biodiversity, Conservation and Attractions.
10. Stormwater runoff from constructed impervious surfaces generated by small rainfall events (that is, the first 15 mm of rainfall) must be retained and/or detained and treated (if required) at source as much as practical and will not be permitted to enter the river untreated to the satisfaction of the Western Australian Planning Commission on the advice of the Department of Biodiversity, Conservation and Attractions.
11. No dewatering effluent is to enter the River, either directly or indirectly (via the stormwater system), unless approved by the Department of Biodiversity, Conservation and Attractions
12. No pool water/backwash from the swimming pool is to be discharged onto the land, into the River or the local government drainage system.
13. The applicant shall implement appropriate on-site measures to ensure that:
 - a. no construction material, sediment or rubbish enters the River, Parks and Recreation reserve or stormwater system, as a result of the works to the satisfaction of the Western Australian Planning Commission based on advice from the Department of Biodiversity, Conservation and Attractions; and
 - b. during the works no vehicular access associated with the construction is permitted within the Parks and Recreation reserve without the prior approval of the manager of the reserve (Western Australian Planning Commission).

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 policies applicable to the matter and given such weight in making the decision as the relevant laws and policies permit them to be given.

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Residential
R-Code	R12.5
Land area	1,959m ²
Land Use	Residential (Single House)
Use Class	'P' – Permitted Use

The site is located at 52 Jutland Parade, Nedlands, within the street block bound by Victoria Avenue to the west and Wattle Avenue to the east (**Attachment 1**). The lot is regular in shape, with a 20.1m frontage and a total area of 1,959m². The site abuts the Swan River on the southern boundary and the southern-most 85m² of land is reserved by the Metropolitan Region Scheme (MRS) as "Parks and Recreation".

The site features a natural slope of approximately 20m from the Jutland Parade frontage down to the Swan River boundary. It is noted that some site works have been undertaken on the lot prior to this application. This application has been assessed on the site levels prior to the demolition of the previous single house, based on the site survey dated 21 December 2017.

Application Details

The application for a single house was lodged on 24 October 2022. Following the initial consultation period, the applicant submitted amended plans on 20 February 2023 (**Attachment 2**) and additional justification (**Attachment 4**) to address concerns raised by the City and public submissions.

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

- reduction in maximum height from 12.9m to 11.8m
- building shifted to the north to reduce the extent of fill required throughout the site
- increase in landscaping within the front setback area from 42% to 48%
- carport reduced in height to 3.5m to meet the deemed-to-comply height provision
- street fence amended to meet the deemed-to-comply provisions. Amended to a maximum height of 1.8m, with all sections perpendicular to the street having a solid height no greater than 1.2m high
- increase in size of pool and outdoor living area.
- modifications to internal layout of Level 1 and introduction of a south facing balcony
- modifications to internal layout of Ground Level and extension to south facing balcony
- modifications to garage layout and car lift.

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 approved by Council as it is considered to satisfy the design principles of the R-Codes. Further, it is considered unlikely that the development will have a significant adverse impact on the local amenity and character of the locality.

Local Planning Scheme No. 3

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

Design Review Panel

Whilst there is no statutory requirement to do so, the applicant requested that the application be reviewed by the City's Design Review Panel (DRP).

The application was referred to the DRP once with a final review by the DRP Chair. A summary of the DRP advice is provided in **Table 1** below. The DRP assesses proposals against State Planning Policy 7.0 Design of the Built Environment (SPP 7.0). This policy provides a broad framework to achieve good design outcomes within the built environment and is applicable to all levels of the planning hierarchy. SPP 7.0 typically holds more weight for large scale strategic planning or complex development applications where there is the lack of a more specific planning framework. In the case of single houses, SPP 7.0 should be read in conjunction with R-Codes and applicable local planning policies.

Table 1: DRP Design Quality Evaluation		
	Supported	
	Further Information / Condition Required	
	Not supported	
SPP 7.0 Principles	5 December 2022	DRP Chair review 9 March 2022
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		

The proposal is considered to satisfy the outstanding SPP 7.0 design principles for the following reasons:

Built Form and Scale

The DRP Chair comments on this principle noted that the building height and setbacks “still greatly exceed the limits identified in the planning scheme and are likely, in my opinion, to adversely impact the neighbouring properties”.

Officer Comment:

There is no further commentary regarding exactly how the proposal would impact on the neighbouring properties. As detailed further in this report, the proposed height and setbacks do not impact on adjoining properties in terms of overshadowing, visual privacy, or access to views of significance. The proposal is commensurate with the pattern of built form within the locality and has no adverse impact on the streetscape or riverscape. The proposal is considered to meet the design principles of clause 5.1.3 Lot boundary setback and 5.1.6 Building height.

Amenity

The final DRP Chair comments on this principle noted concerns with visual privacy.

Officer Comment:

As detailed further in this report, the areas of overlooking to the west do not impact upon any outdoor living areas or active habitable spaces and thereby meet the design principles of clause 5.4.1 Visual Privacy. To the east, the areas of overlooking can be addressed via a condition of approval.

Sustainability

Whilst there are no specific sustainability requirements for single houses, it is acknowledged that the application proposes several sustainability initiatives including:

- Approximately 50kW of PV on the roof.

- 200kWh battery storage to store green energy,
- Rainwater harvesting and storage for use in reticulation and pool top-up.
- Electric vehicle charging.
- High levels of insulation.
- Double glazing.

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 lot boundary setbacks, building height, setback of garages and carports, landscaping, site works and visual privacy. As required by the R-Codes, Council, in assessing the proposal against the design principles, should not apply the corresponding deemed-to-comply provisions.

Clause 5.1.3 – Lot boundary setbacks

The application requires a design principles assessment for the eastern and western lot setbacks to side boundaries. The design principles for lot boundary setbacks consider:

- the impact on adjoining properties in terms of building bulk;
- access to sunlight and ventilation; and
- visual privacy.

The proposal meets the design principles for the following reasons:

- All walls feature multiple articulations, with variations in setbacks and materials, and feature openings to break up the perception of building bulk.
- The setbacks do not unduly impact any adjoining property in relation to visual privacy. All openings on the side elevations achieve the deemed-to-comply criteria. Openings to the southern elevation are discussed in below in Clause 5.4.1 – Visual Privacy.
- The setbacks do not result in undue impacts to solar access, and the proposal meets the deemed-to-comply overshadowing provisions. Notwithstanding, the proposal has been designed to mitigate overshadowing to 50A Jutland Parade, as the most-impacted property, via the alignment of the eastern central courtyard with the rear courtyard of 50A Jutland.
- The bulk of the building features side lot boundary setbacks between 1.2 to 2.2m. Some short portions of boundary wall are proposed to a maximum height of 3.1m associated with the underground garage. This is commensurate with the pattern of built form within the locality, whereby buildings typically have narrow side setbacks to maximise views to the river. Examples of the setbacks within the immediately adjacent locality are provided below:
 - 50A Jutland – Nil eastern side setback to garage. 1.5m eastern side setback to dwelling.
 - 50 Jutland - Nil eastern side setbacks to workshop. 1.2m eastern side setbacks to dwelling.

- 56 Jutland - Nil eastern side setback to garage. 2.0m eastern side setback to dwelling.

It is important to note that deemed-to-comply lot boundary setbacks are determined on the maximum height of the wall. Given the steep slope of the land, the proposed walls vary in their height as measured from natural ground level, up to a maximum of 5.2m over the length of the wall (ground floor western wall). Were the setbacks to be determined on the average wall height, many of the walls would meet the deemed to comply provisions.

Clause 5.1.6 – Building height

The application proposes a maximum building height of 11.8m. The design principles for building height consider the impact on the amenity of adjoining properties and public spaces in relation to:

- access to direct sunlight into buildings and open spaces;
- access to direct sunlight into habitable rooms; and
- access to views of significance.

The proposal meets the design principles for the following reasons.

In relation to adjoining public spaces, the proposed height is not considered to have a detrimental impact on the streetscape or riverscape. As viewed from the street, the building has a height of 5.9m above the street level and presents as a modest two storey building. This is commensurate with the existing streetscape. As viewed from the river, the visual amenity of the riverscape is determinate on advice provided by the Department of Biodiversity Conservation and Attractions (DBCA). As further detailed below, the DBCA has advised that it has no objections to the proposal, subject to general construction conditions.

In relation to amenity, the proposed height does not unduly restrict access to sunlight or ventilation for adjoining properties. Overshadowing from the proposal at mid-winter meets the deemed-to-comply criteria. As demonstrated in **Figure 1** below, whilst the courtyards to 50A Jutland will be overshadowed in the afternoons, the courtyard would also be fully overshadowed by an 8.5m wall height. In this regard the additional height proposed by this development does not unduly impact the adjoining property beyond what would be reasonably expected from a deemed-to-comply building height.

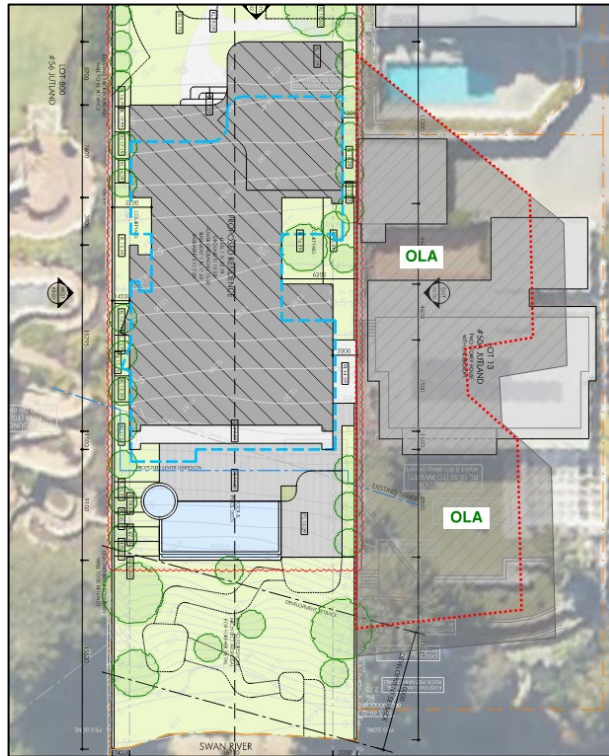


Figure 1 – Approximate overshadowing at 4pm on the Spring equinox. Grey represents overshadowing from the proposal. Red dashed line represents overshadowing by an 8.5m building height. Both outdoor living areas (OLA) overshadowed by an 8.5m wall height.

In considering views, the design principle only considers ‘views of significance’. It has been established by the State Administrative Tribunal (SAT) that this may include views through to water bodies, in this case the Swan River. However, does not include views of other properties, or views to the sky. Given the site is presently vacant, any development will impact on existing views to some extent. In this context, it must be assessed whether there is a loss of views of significance beyond that which would be also impacted by building with a deemed-to-comply 8.5m height.

In considering the immediately surrounding development, the only property which may experience an impact on views of significance, because of the additional height, is 50 Jutland Parade.

In the SAT decision Warden and Town of Mosman Park [2019] WASAT 88, it was stated that “the requirement is not to ‘maintain views’ but rather it is to ‘maintain access to views’, where appropriate. The words used support the conclusion that the design principle is not focused on maintaining views exactly as they exist at a point in time prior to the development under consideration occurring” and that “what level of access to views should be maintained, where appropriate, will be a question of fact and degree depending on the circumstances”.

It is acknowledged that given the height of the proposed building, 50 Jutland Parade will lose some views from the upper floor south facing balcony. Note that views from the lower floor balcony would be obstructed by a deemed-to-comply 8.5m high building, and thereby it is unreasonable to expect these views be maintained. **Figure 2** below reflects views from a 90° cone of vision from the upper floor balcony (aligning with the view measure used when assessing visual privacy).

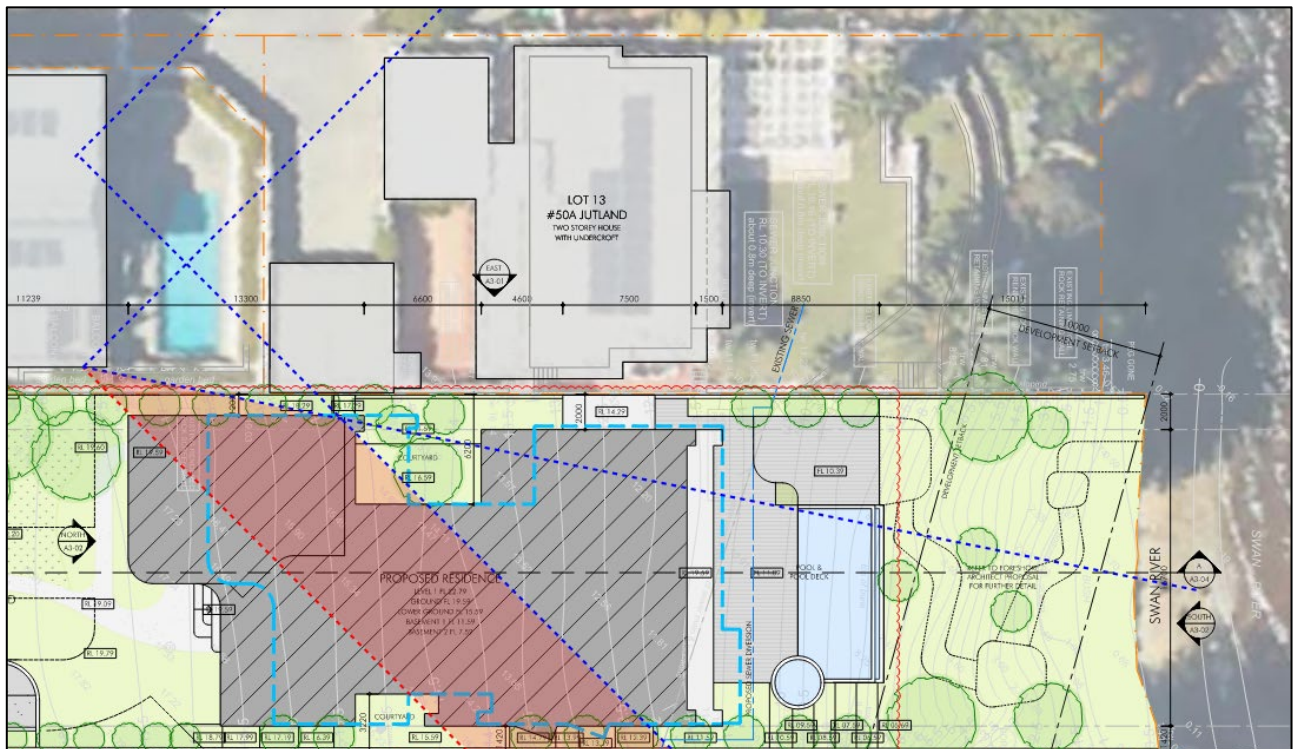


Figure 2 – View corridors from the upper floor balcony of 50 Jutland Parade dotted in blue. Area of lost views highlighted in red. All other views maintained.

As demonstrated some views will be lost to the west when standing on the western side of the balcony. This current view is primarily over the vacant 52 Jutland Parade lot, and 56 Jutland Parade, with views through to the river beyond. However, when standing in the centre or the eastern side of the balcony, a full 90° viewing range is maintained. Whilst it is acknowledged that the existing view from the western side of the upper floor balcony will be impacted, it is reiterated that the design principle is not focused on maintaining views exactly as they exist prior to the development. Further, the R-Codes explanatory guidelines clearly state that the R-Codes Volume 1 cannot guarantee the protection of views. 50 Jutland Parade maintains ample access to uninterrupted views to the Swan River from the upper floor balcony. The height proposed is not considered to unduly impact access to views of significance.

Jutland Parade is characterised by large single houses. Given the steep slope of the lots abutting the Swan River, it is common for developments to exceed the deemed-to-comply height provisions. Directly abutting the subject site, 50 Jutland Parade has a 10.2m maximum wall height and a 10.7m maximum overall height. The house currently under construction at 68 Jutland Parade has a 10.7m maximum wall height and a 11.3 maximum overall height. The existing houses at 36, 38 and 40 Jutland Parade have an approximate 12.5m maximum wall height and 13.6m maximum overall height.

Clause 5.2.1 – Setback of garages and carports

The application proposes a carport in the front setback area measuring 60m² in area in lieu of 36m². The design principles for the setback of carports considers vehicular sightlines and pedestrian safety, and views of the dwelling from the street and vice versa. The proposal meets the design principles for the following reasons:

- the carport is setback 3.8m from the street which exceeds the deemed-to-comply and ensures that vehicular and pedestrian sightlines are unobstructed
- the carport is minimal and open framed in its design, ensuring that views through to the main dwelling are provided
- as viewed from the street the carport occupies less than 50% of the street frontage, thereby does not present excessive bulk onto the streetscape.

Clause 5.3.2 – Landscaping

The application proposes 48% (87m²) landscaping in the front setback area in lieu of 50% (90.5m²). The design principles for landscaping consider the appearance of the development for residential amenity, contribution to the streetscape, and enhancement of tree canopy. The proposal meets the design principles for the following reasons:

- Between the street alignment and the dwelling, the application includes more than 470m² of soft landscaping, inclusive of 42 new trees. This adequately offsets the minor 3.5m² shortfall in landscaping within the defined street setback area, and positively contributes to the streetscape.
- The site is cleared and contains no existing vegetation. Prior to its clearance, the 2017 survey indicates that the site contained six trees and some large bushes. This application proposes over 70 new trees throughout the site, which will effectively enhance the tree canopy from the pre-development condition and contribute to a local sense of place.
- The application proposes a high-quality landscape plan prepared by Tristan Peirce Landscape Architecture (Attachment 3) which will provide a high level of amenity for residents and ensure compatibility with local microclimates.

The landscaping plan prepared by Tristan Peirce Landscape Architecture was based on the original plans at lodgement and has not been updated to reflect the plans dated 20 February 2023. A condition of approval is recommended that the landscaping plan be updated prior to application for a building permit and implemented prior to occupation for the life of the development.

Clause 5.3.7 – Site works

The application proposes site fill up to 1.9m within 2m of the lot boundary. The design principles for site works consider the proposal's response to the natural features of the site and ensuring that the site can be used effectively without detrimentally impacting adjoining properties. The proposal meets the design principles for the following reasons:

- The site features a natural slope of approximately 20m from the Jutland Parade frontage down to the Swan River boundary. Given this topography, it is expected that site works beyond the deemed-to-comply would be required to ensure that the site can be effectively used by residents. Whilst the design features portions of fill up 1.9m, portions of cut up to 3.5m are also proposed. This demonstrates that the site works proposed are in response to the natural site levels, and have balanced the amount of cut and fill required throughout the site, whilst ensuing useability.
- The areas of site work which exceed the deemed-to-comply occur within the side setback areas to the east and west lot boundaries. These areas are non-habitable and result in no overlooking concerns to adjoining properties. All site works are kept below

In relation to 50A Jutland Parade, the 7.5m cone of vision from the south facing balconies and pool decking, provides indirect overlooking over a primary outdoor living area (see **Figure 4**). This is not considered to achieve the design principle and a screening condition is recommended (see condition six).

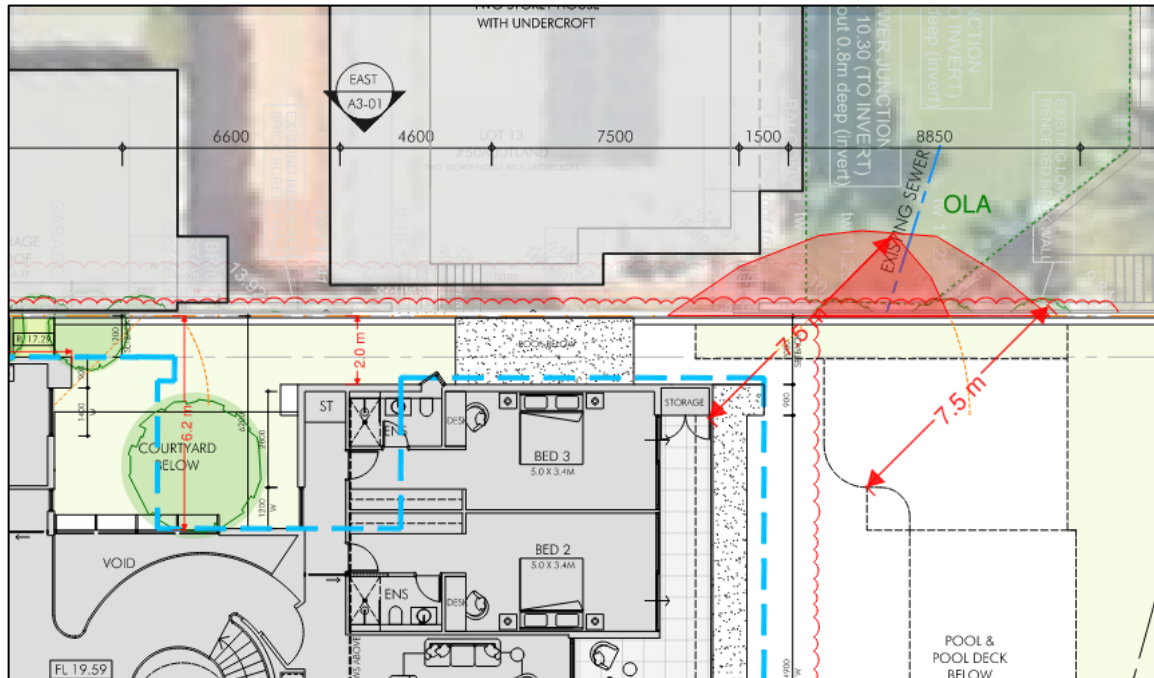


Figure 4 – Overlooking impact to 50A Jutland Parade. Cone of vision intrudes into outdoor living area (OLA).

Consultation

Public Consultation

The development application was advertised in accordance with the City's Local Planning Policy - Consultation of Planning Proposals to 28 adjoining properties. The application was advertised for a period of 14 days from 30 November 2022 to 14 December 2022. At the close of the advertising period, 13 objections were received.

Following the initial consultation period, the applicant submitted amended plans to address concerns raised by the City and public submissions. The amended plans introduced new variations to the deemed-to-comply provisions of the R-Codes and required re-advertising to adjoining landowners only. The application was advertised for a period of 14 days from 22 February 2022 to 8 March 2023. At the close of the advertising period, six objections were received.

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

1. Excessive building bulk

The elevations of the proposal are designed with multiple articulations, variations in setbacks and materials, and feature openings, to break up the perception of building

bulk. Whilst the building seeks discretion in relation to height and setbacks, it is important to acknowledge that purely because a building is visible, this does not necessarily correlate to building bulk. The areas of discretion are considered to meet the design principles of clause 5.1.3 Lot boundary setback and 5.1.6 Building height, as detailed earlier in this report. The application proposes a building bulk which is commensurate with the context of the locality.

2. Excessive building height

The amended plans have shifted the building to the north which has reduced the maximum building height by 1.1m. The amended plans are considered to meet the design principles of clause 5.1.6 Building height, as detailed earlier in this report.

3. Impacts on views

Whilst the proposal may impact on existing views, the design principle is not focused on maintaining views exactly as they exist prior to the development. The design of the proposal ensures that adjoining properties maintain adequate uninterrupted access to direct views of significance. This is detailed in the clause 5.1.6 Building height discussion earlier in this report.

4. Excessive size of carport

The amended plans have reduced the overall height of the carport to achieve the deemed-to-comply. The amended plans are considered to meet the design principles of clause 5.2.1 Setback of garages and carports, as detailed earlier in this report.

5. Impact on riverscape

Concerns with the setback from the river, visual impact of the building from the river, and foreshore planting obstructing views.

The proposal is setback beyond the required 10m DBCA setback from the river. The visual amenity of the riverscape is determinate on advice provided by the DBCA. The DBCA have advised that it has no objections to the proposal, subject to general construction conditions. The riverscape landscaping forms part of a separate approval which has been approved by the DBCA subject to conditions. Obstruction of views as a result of landscaping is not a planning consideration.

6. Overlooking

The amended plans are considered to meet the design principles of clause 5.4.1 Visual Privacy, as detailed earlier in this report, or otherwise can be addressed via a condition of approval.

7. Overshadowing

The proposal results in 5.6% overshadowing to the adjoining property, which is under the 25% allowable under the deemed-to-comply. It is further noted that this overshadowing predominantly impacts non-habitable spaces.

Department of Biodiversity Conservation and Attractions

The application was referred to the DBCA pursuant to Clause 30A(2)a(i) of the MRS, as the proposed development is on land that is partially within the Swan Canning Development Control Area (DCA). The DBCA advised that it had no objections to the proposal, subject to relevant conditions and advice notes.

Strategic Implications

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

Vision	Our city will be an environmentally-sensitive, beautiful and inclusive place.
Values	Great Natural and Built Environment We protect our enhanced, engaging community spaces, heritage, the natural environment and our biodiversity through well-planned and managed development.
Priority Area	Urban form - protecting our quality living environment.

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

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

Further Information

Nil.



City of Nedlands

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

Aerial Map

13/03/2023

1:1200





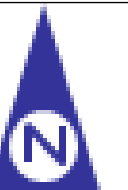
City of Nedlands

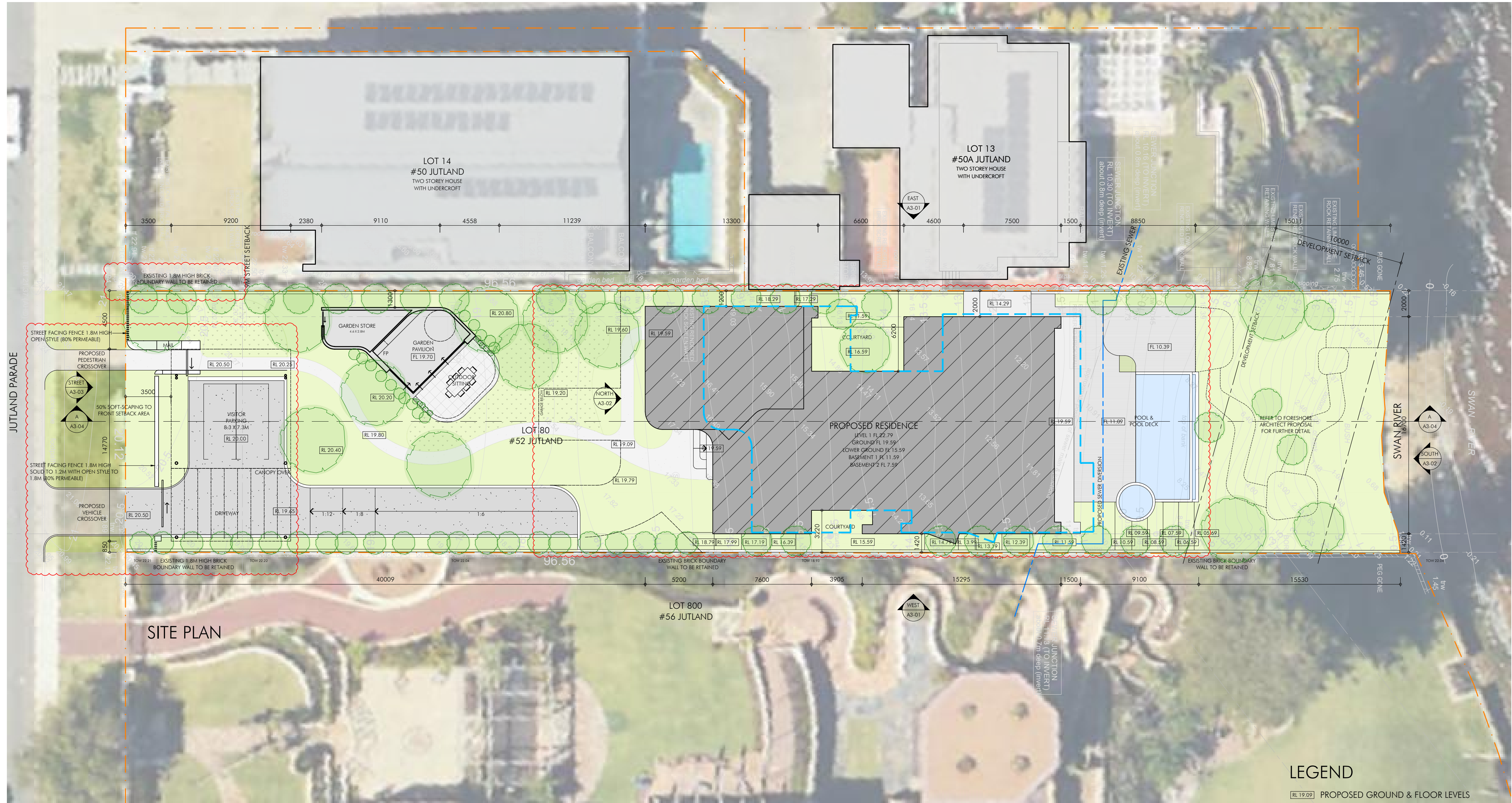
The City of Nedlands accepts no responsibility for the accuracy of this image or the results of any actions taken when using this image

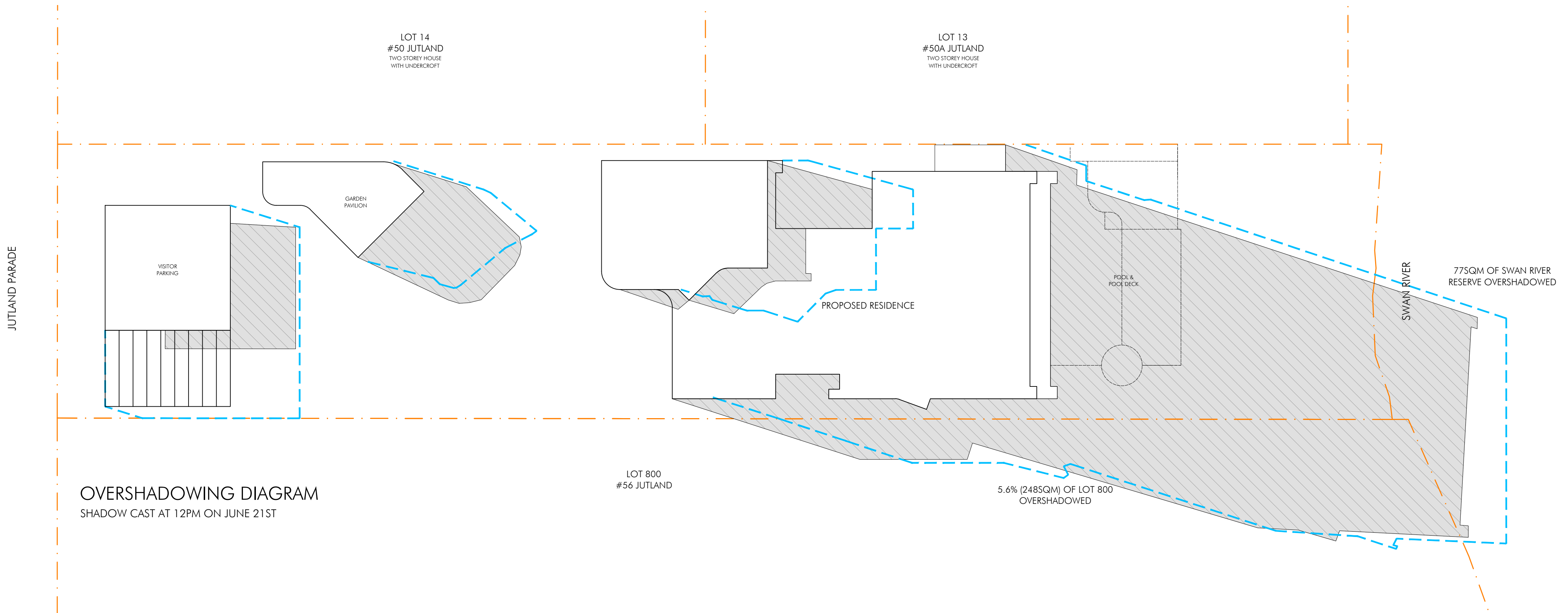
Zoning Map

13/03/2023

1:1200



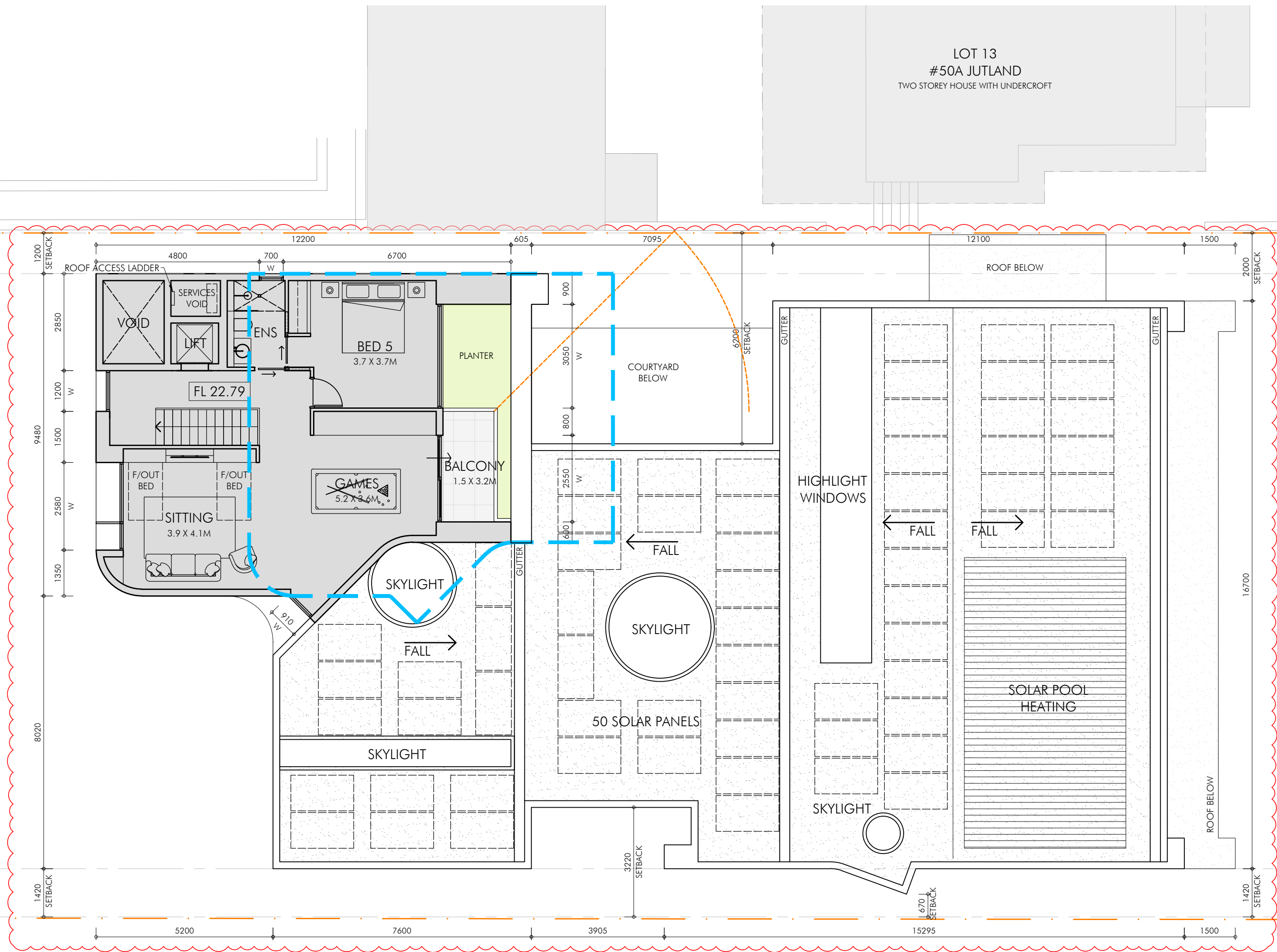




LEGEND

- SHADOW CAST AT 12PM ON JUNE 21ST
- LOT BOUNDARY
- ORIGINAL DA SHADOW OUTLINE

City of Nedlands
Amended Plans Received
20 February 2023

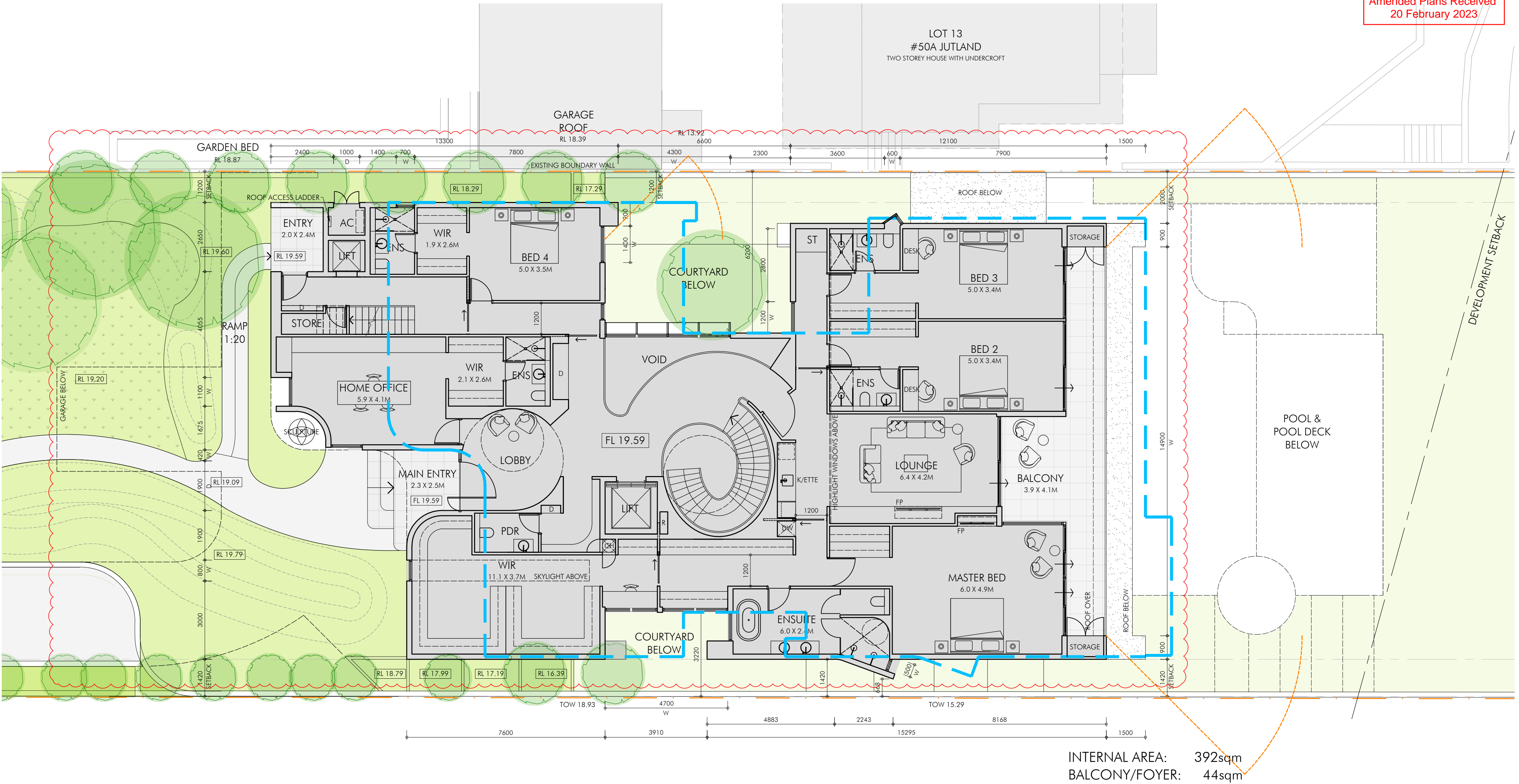


INTERNAL AREA: 86sqm
BALCONY: 5sqm
ROOF AREA: 349sqm

LEGEND

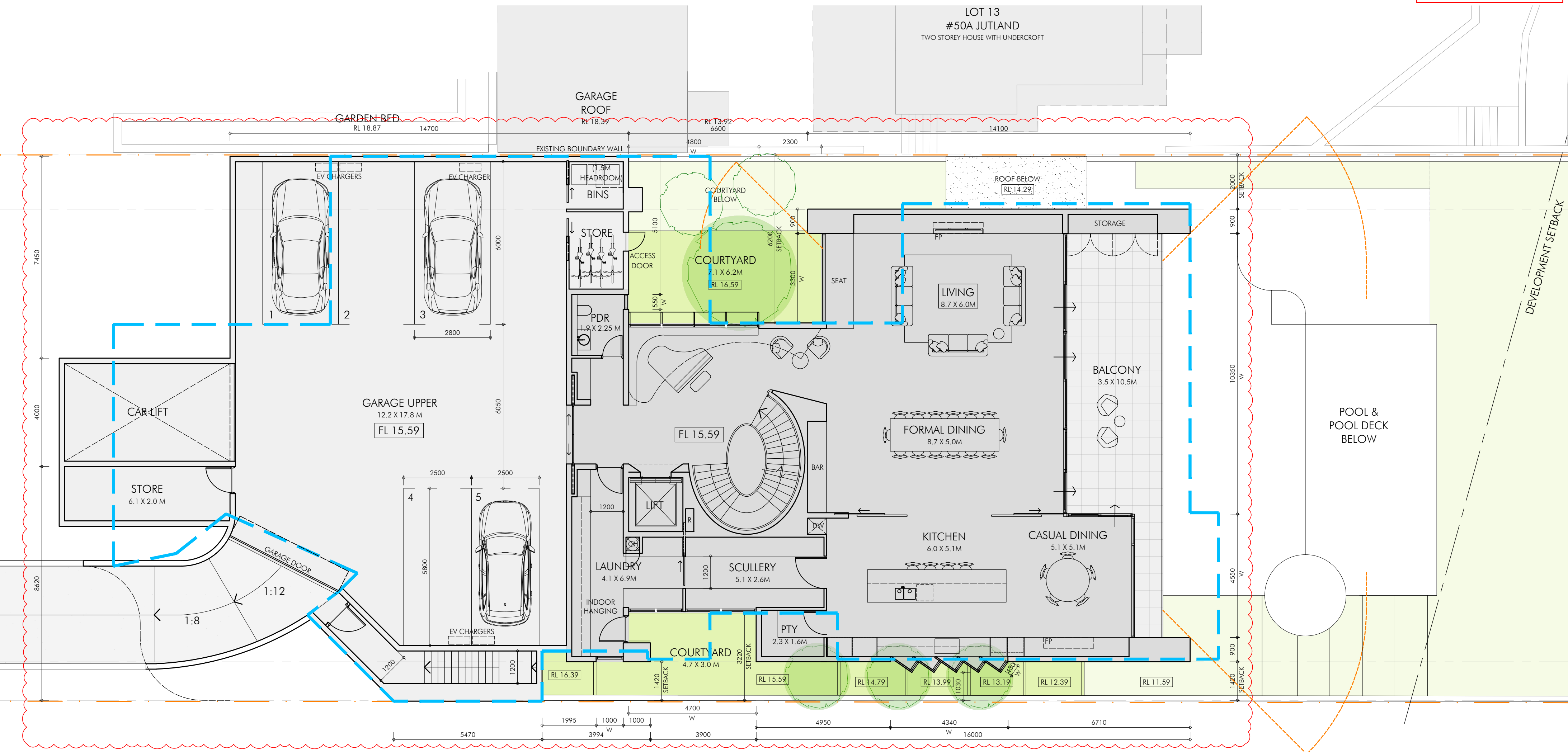
- PROPOSED GROUND & FLOOR LEVELS
- LOT BOUNDARY
- PROPOSED NEW TREE
- ORIGINAL DA BUILDING OUTLINE

City of Nedlands
Amended Plans Received
20 February 2023



LEGEND

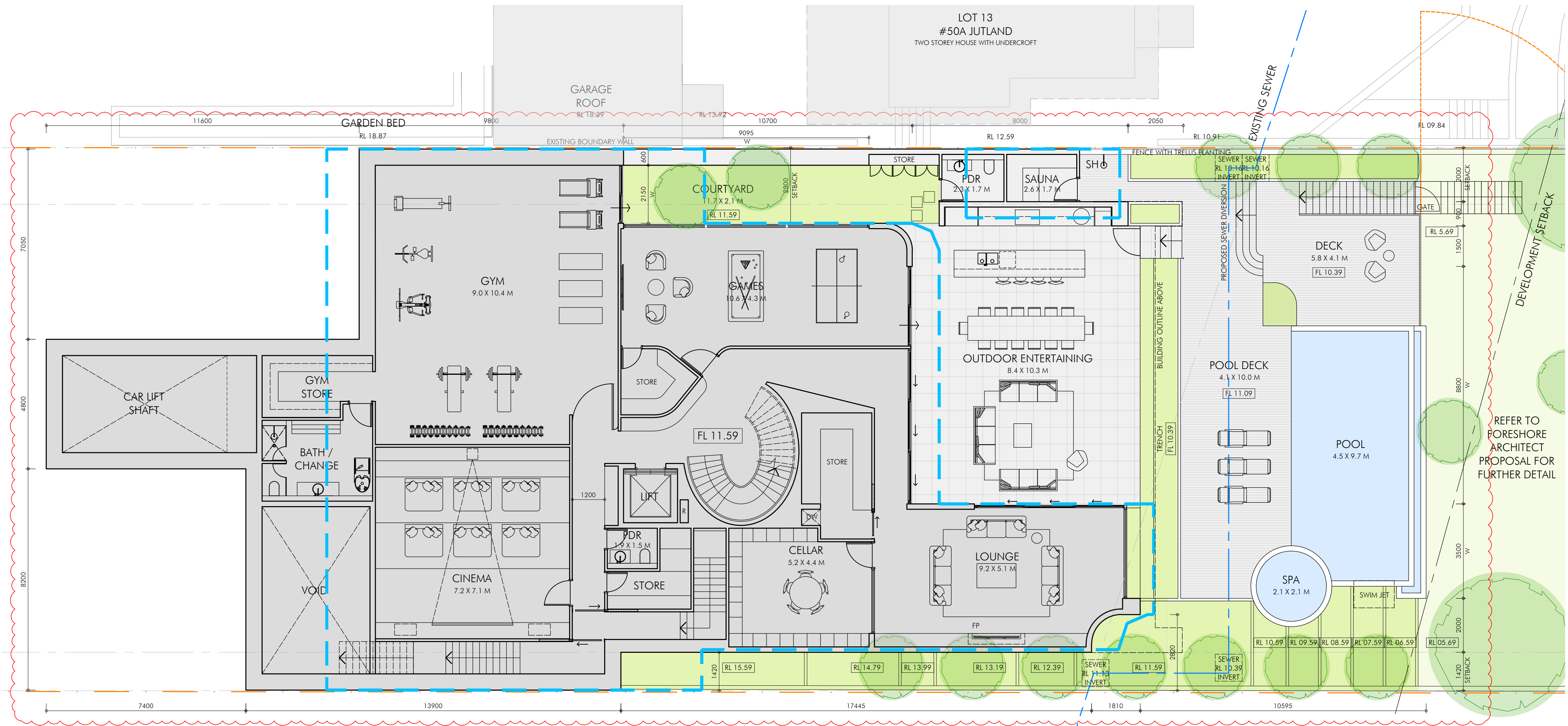
- RL 19.09 PROPOSED GROUND & FLOOR LEVELS
- LOT BOUNDARY
- PROPOSED NEW TREE
- ORIGINAL DA BUILDING OUTLINE



INTERNAL AREA: 257sqm
BALCONY: 44sqm
GARAGE: 251sqm

LEGEND

- RL 19.09 PROPOSED GROUND & FLOOR LEVELS
- LOT BOUNDARY
- PROPOSED NEW TREE
- ORIGINAL DA BUILDING OUTLINE

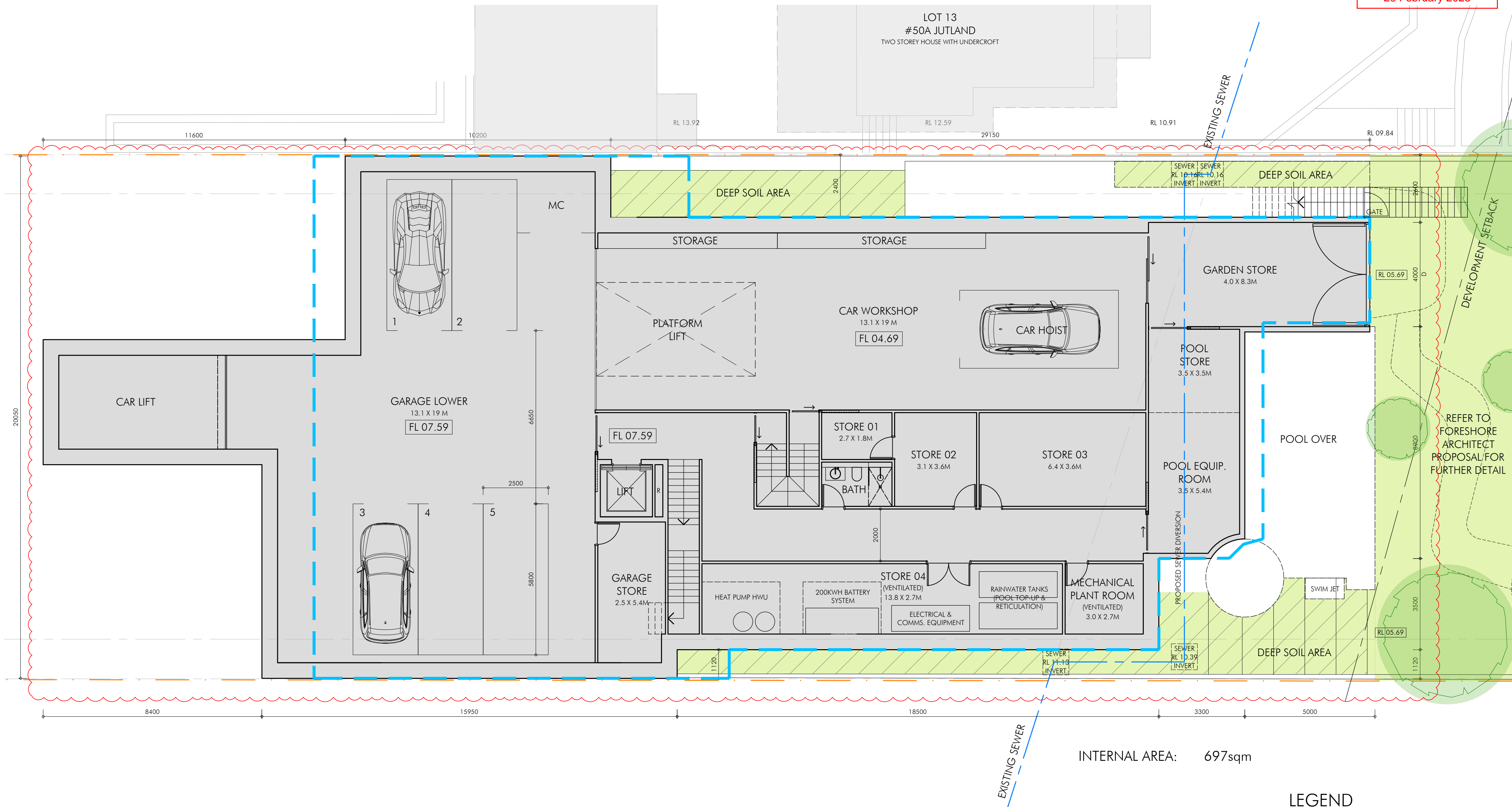


INTERNAL AREA: 410sqm
OUTDOOR ENTERTAINING: 103sqm
POOL & POOL DECK: 147sqm

LEGEND

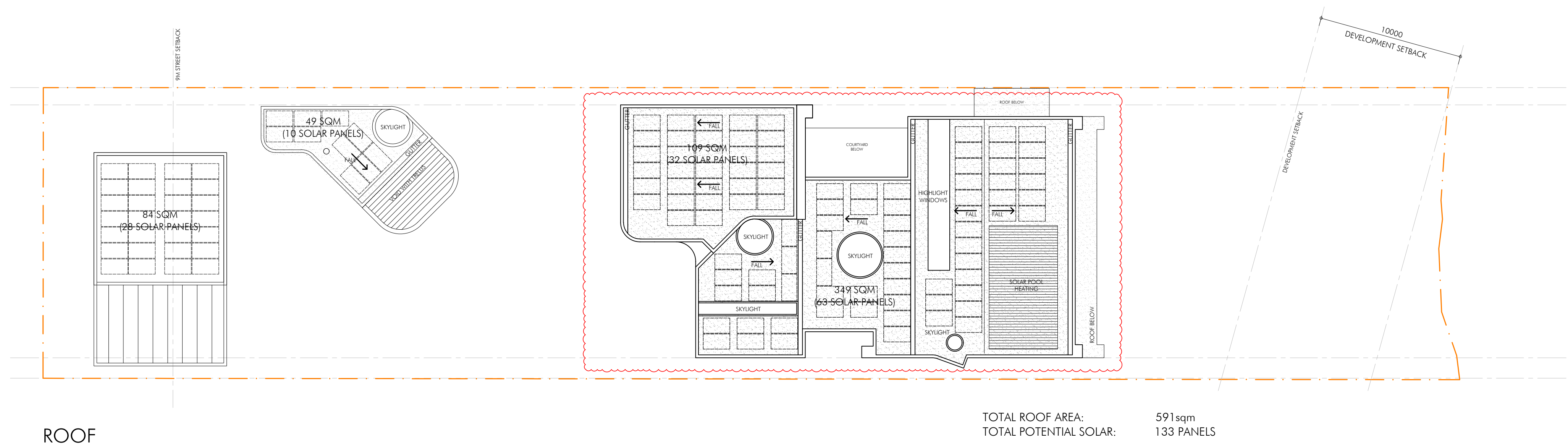
- RL 19.09 PROPOSED GROUND & FLOOR LEVELS
- LOT BOUNDARY
- PROPOSED NEW TREE
- ORIGINAL DA BUILDING OUTLINE

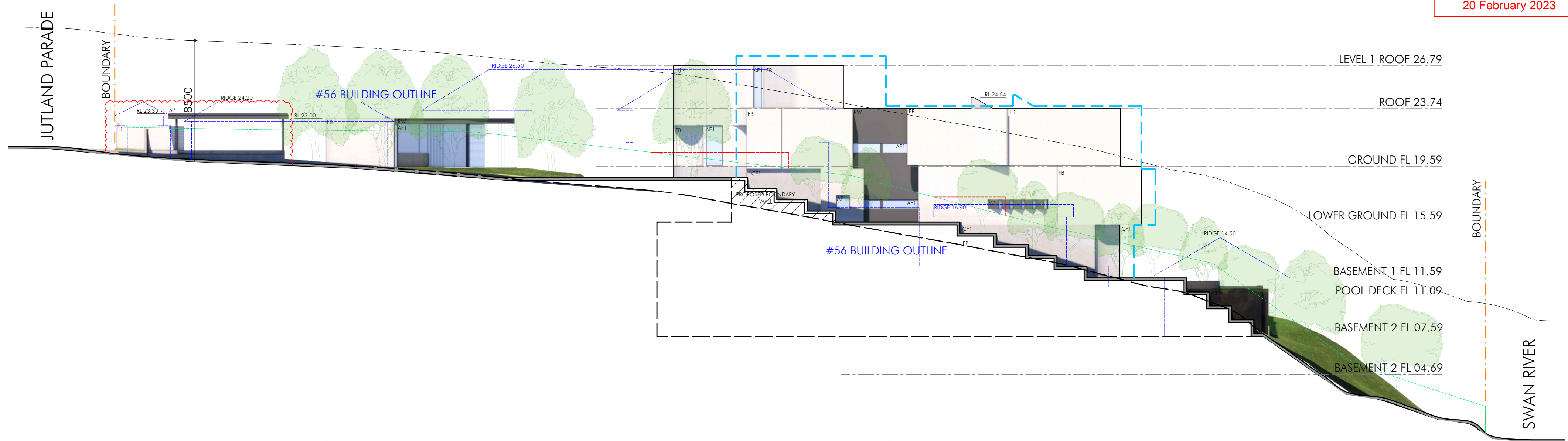
City of Nedlands
Amended Plans Received
20 February 2023



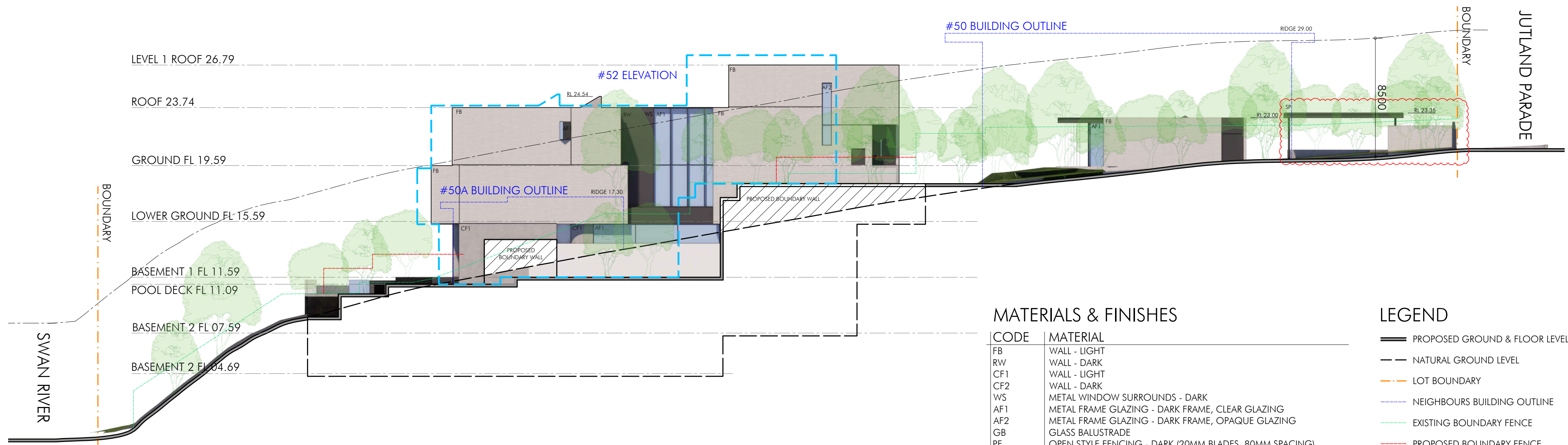
LEGEND

- RL 19.09 PROPOSED GROUND & FLOOR LEVELS
- LOT BOUNDARY
- PROPOSED NEW TREE
- ORIGINAL DA BUILDING OUTLINE





WEST ELEVATION



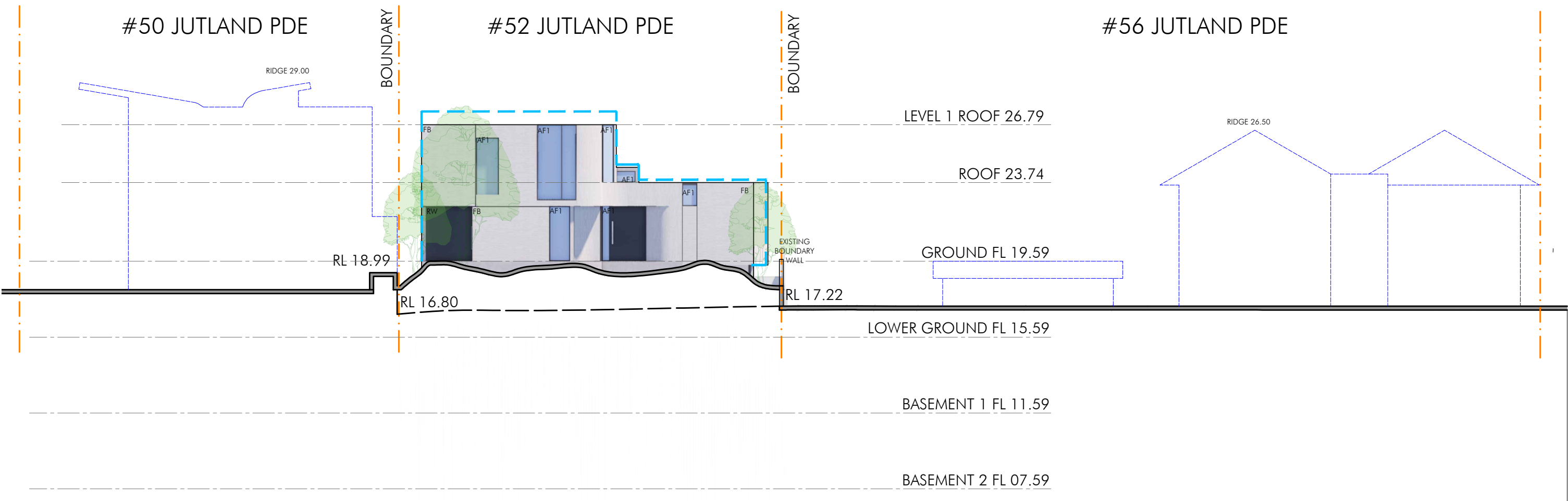
EAST ELEVATION

MATERIALS & FINISHES

CODE	MATERIAL
FB	WALL - LIGHT
RW	WALL - DARK
CF1	WALL - LIGHT
CF2	WALL - DARK
WS	METAL WINDOW SURROUNDS - DARK
AF1	METAL FRAME GLAZING - DARK FRAME, CLEAR GLAZING
AF2	METAL FRAME GLAZING - DARK FRAME, OPAQUE GLAZING
GB	GLASS BALUSTRADE
PF	OPEN STYLE FENCING - DARK (20MM BLADES, 80MM SPACING)
SP	METAL FRAME PAVILION - DARK

LEGEND

- PROPOSED GROUND & FLOOR LEVELS
- NATURAL GROUND LEVEL
- LOT BOUNDARY
- NEIGHBOURS BUILDING OUTLINE
- EXISTING BOUNDARY FENCE
- PROPOSED BOUNDARY FENCE
- PROPOSED LOT BOUNDARY WALL
- ORIGINAL DA BUILDING OUTLINE



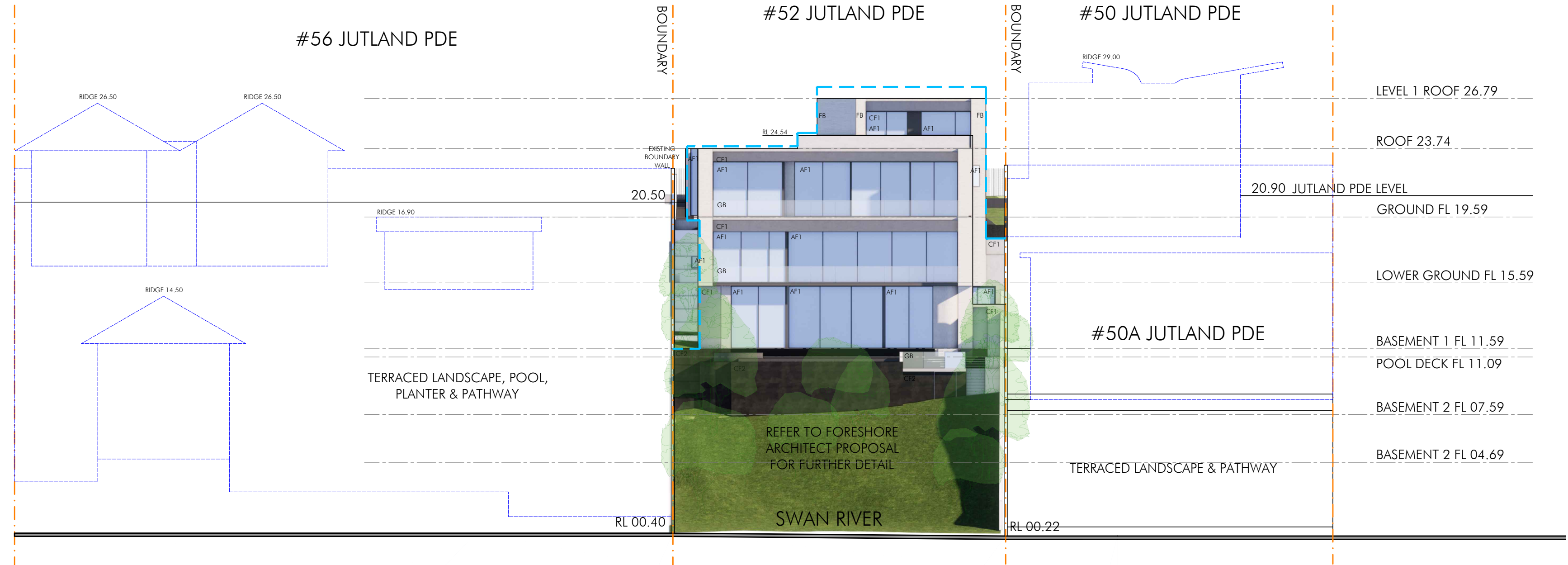
NORTH ELEVATION

MATERIALS & FINISHES

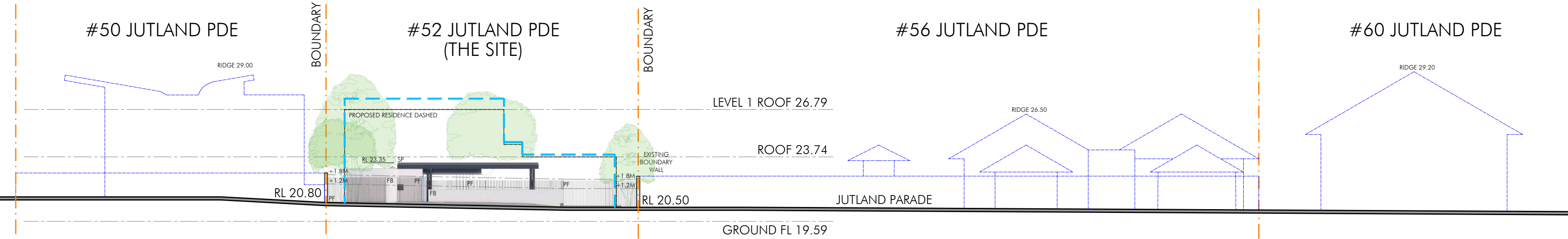
CODE	MATERIAL
FB	WALL - LIGHT
RW	WALL - DARK
CF1	WALL - LIGHT
CF2	WALL - DARK
WS	METAL WINDOW SURROUNDS - DARK
AF1	METAL FRAME GLAZING - DARK FRAME, CLEAR GLAZING
AF2	METAL FRAME GLAZING - DARK FRAME, OPAQUE GLAZING
GB	GLASS BALUSTRADE
PF	OPEN STYLE FENCING - DARK (20MM BLADES, 80MM SPACING)
SP	METAL FRAME PAVILION - DARK

LEGEND

- PROPOSED GROUND & FLOOR LEVELS
- NATURAL GROUND LEVEL
- LOT BOUNDARY
- NEIGHBOURS BUILDING OUTLINE
- EXISTING BOUNDARY FENCE
- PROPOSED BOUNDARY FENCE
- PROPOSED LOT BOUNDARY WALL
- ORIGINAL DA BUILDING OUTLINE



SOUTH ELEVATION



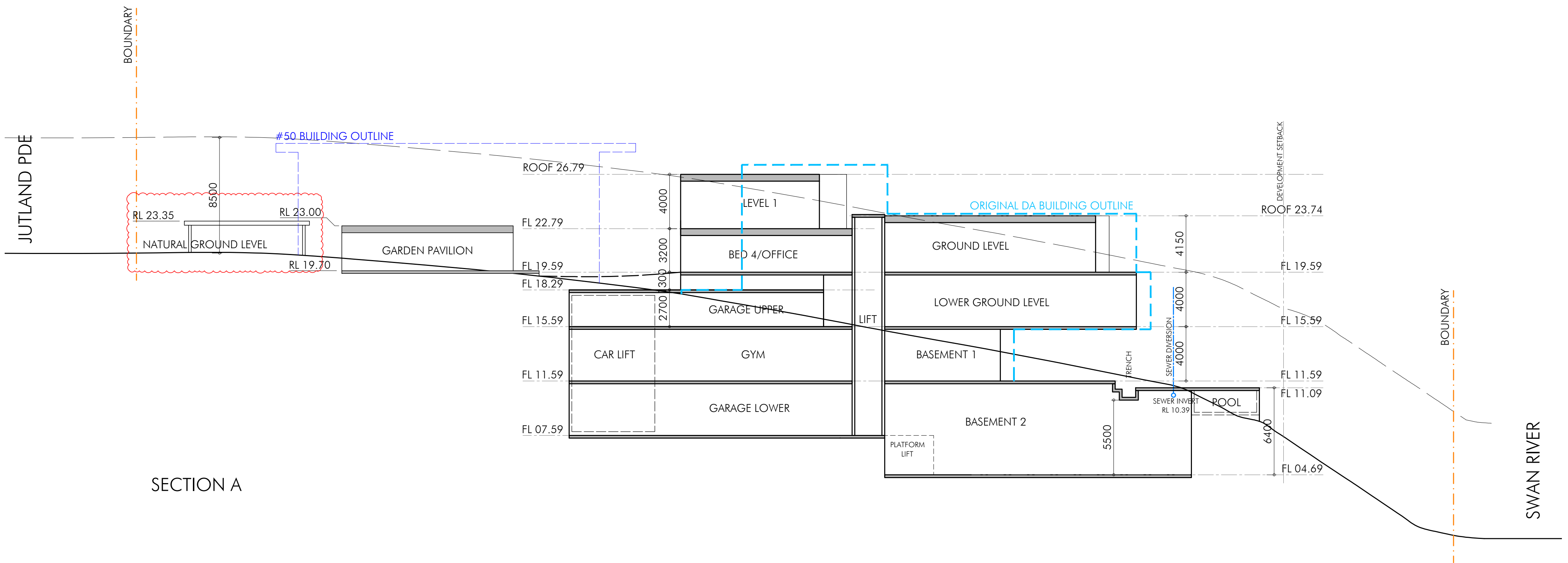
JUTLAND PARADE ELEVATION

MATERIALS & FINISHES

CODE	MATERIAL
FB	WALL - LIGHT
RW	WALL - DARK
CF1	WALL - LIGHT
CF2	WALL - DARK
WS	METAL WINDOW SURROUNDS - DARK
AF1	METAL FRAME GLAZING - DARK FRAME, CLEAR GLAZING
AF2	METAL FRAME GLAZING - DARK FRAME, OPAQUE GLAZING
GB	GLASS BALUSTRADE
PF	OPEN STYLE FENCING - DARK (20MM BLADES, 80MM SPACING)
SP	METAL FRAME PAVILION - DARK

LEGEND

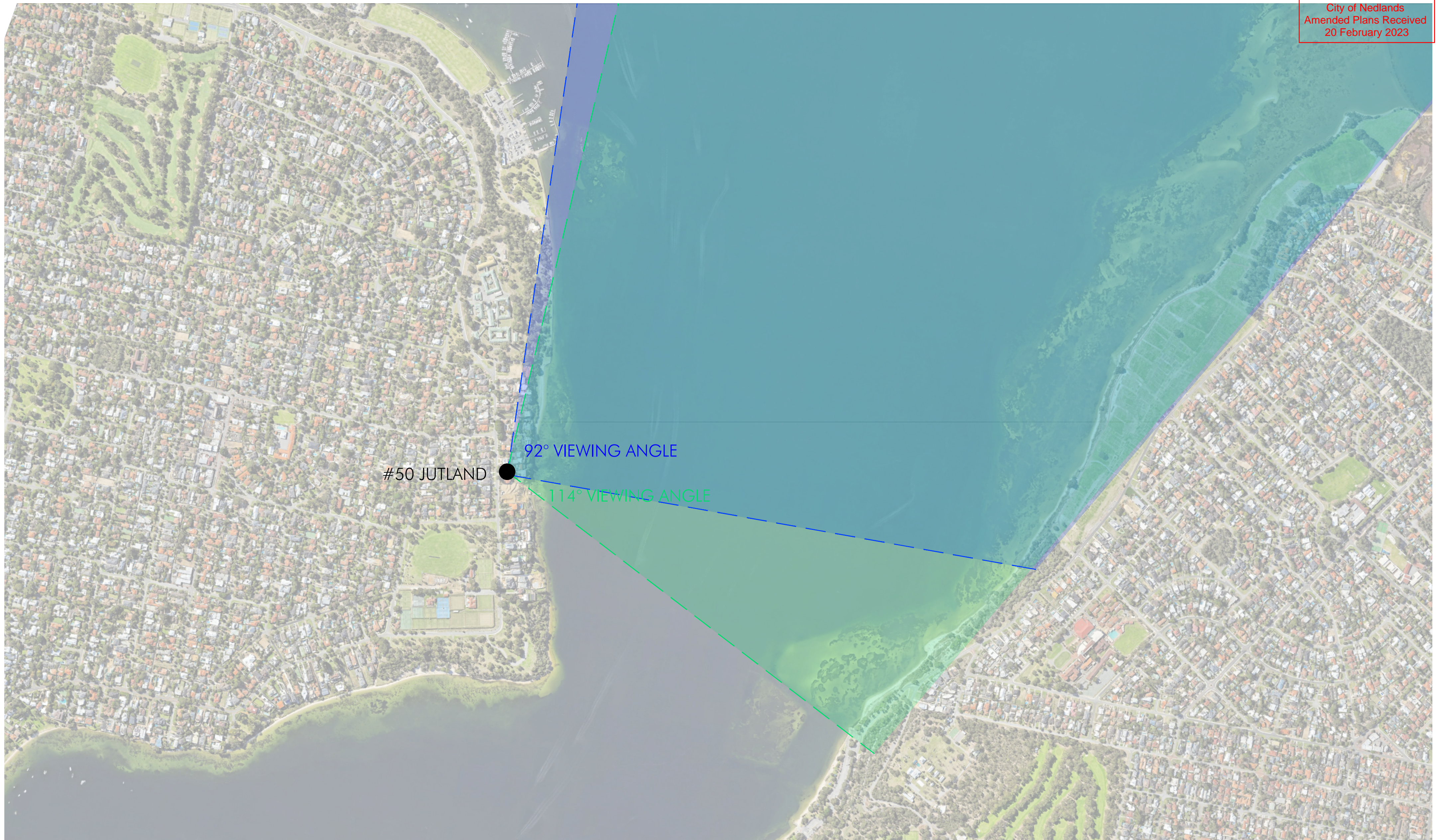
- PROPOSED GROUND & FLOOR LEVELS
- NATURAL GROUND LEVEL
- LOT BOUNDARY
- NEIGHBOURS BUILDING OUTLINE
- EXISTING BOUNDARY FENCE
- PROPOSED BOUNDARY FENCE
- PROPOSED LOT BOUNDARY WALL
- ORIGINAL DA BUILDING OUTLINE





SWAN RIVER

City of Nedlands
Amended Plans Received
20 February 2023

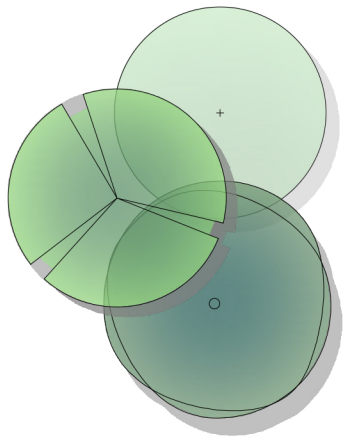


VIEW CORRIDORS FROM #50A JUTLAND BALCONY

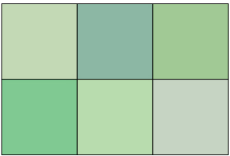


KOMOREBI HOUSE

LEGEND



TREES TO BE SELECTED FROM TREE
SCHEDULE 00279-LS-105



PLANTED AREAS - PLANTS TO BE
SELECTED FROM 00279-LS-105
SHRUBS AND GROUND COVER SCHEDULE



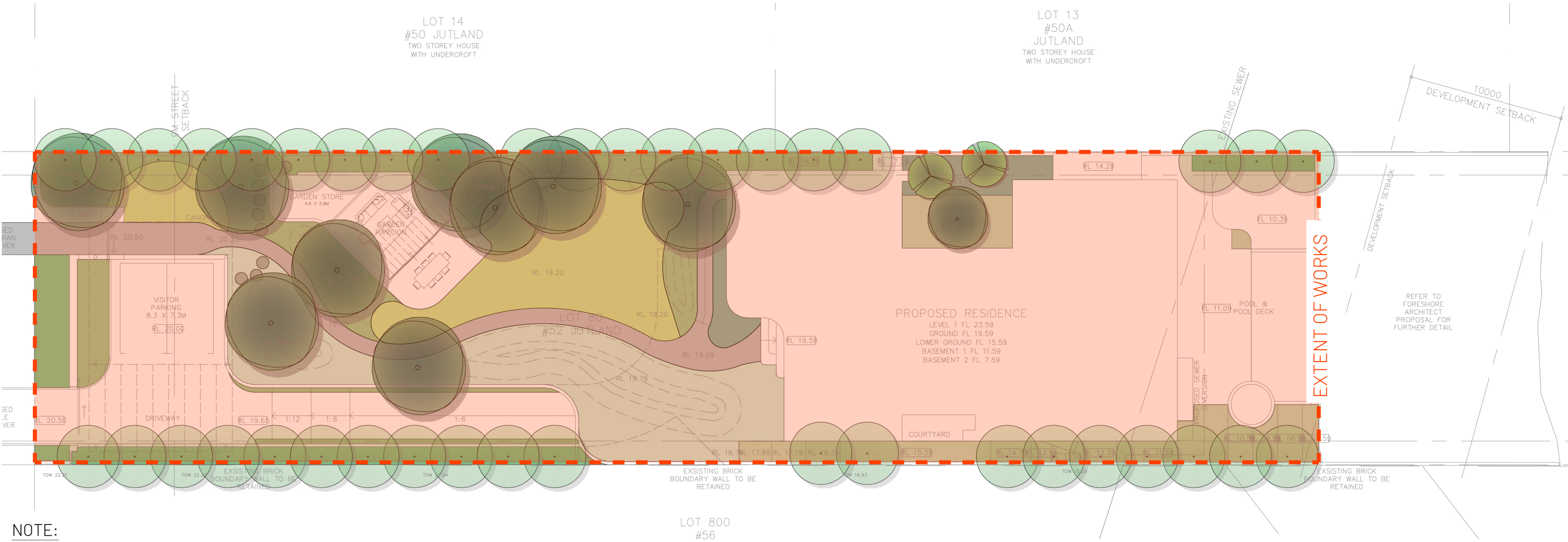
PAVEMENTS - TO BE SELECTED



SOFT LEAF BUFFALO TURF OR KIKUYU
TURF

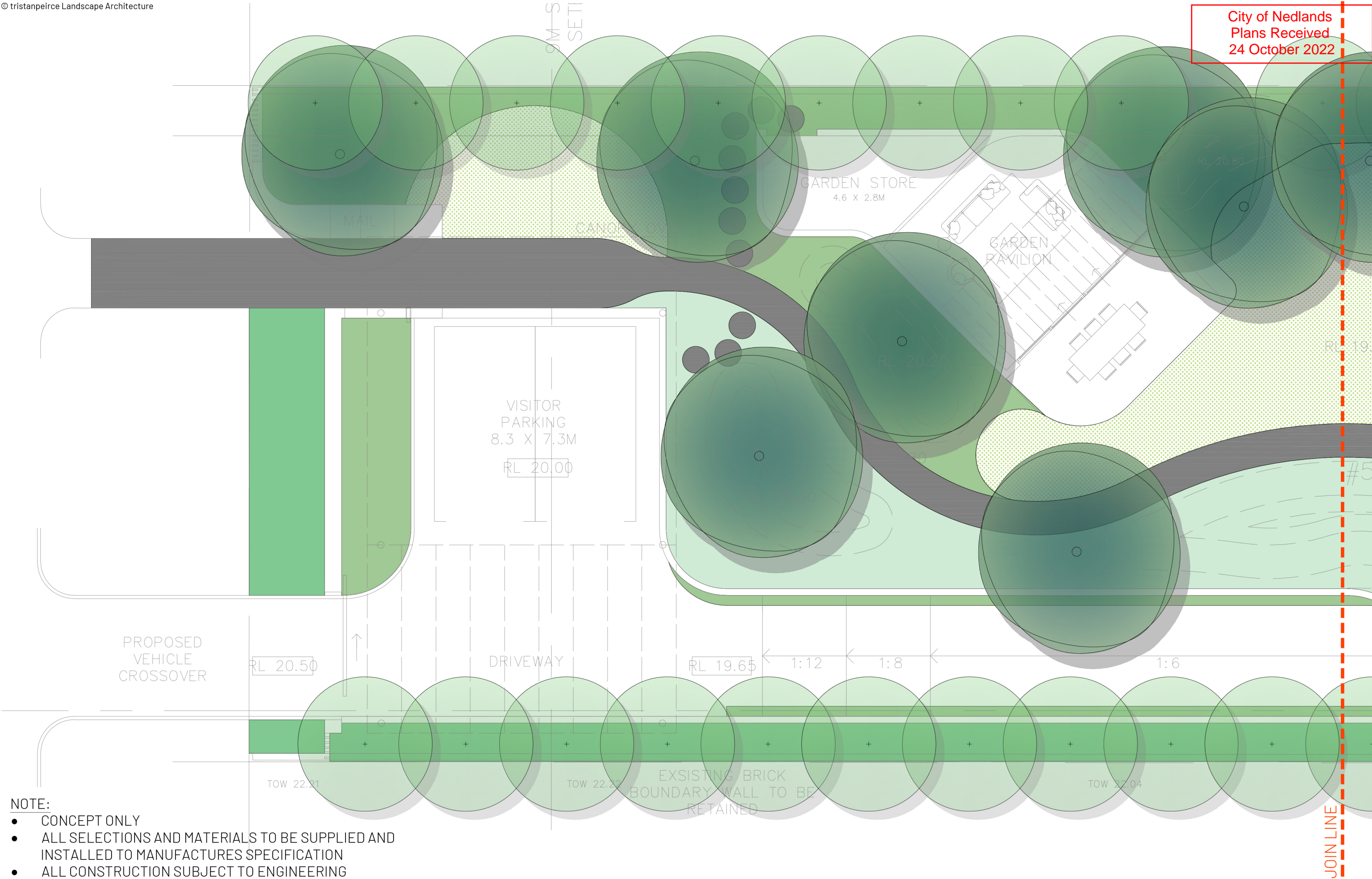


PROPOSED MOUNDING TO SITE



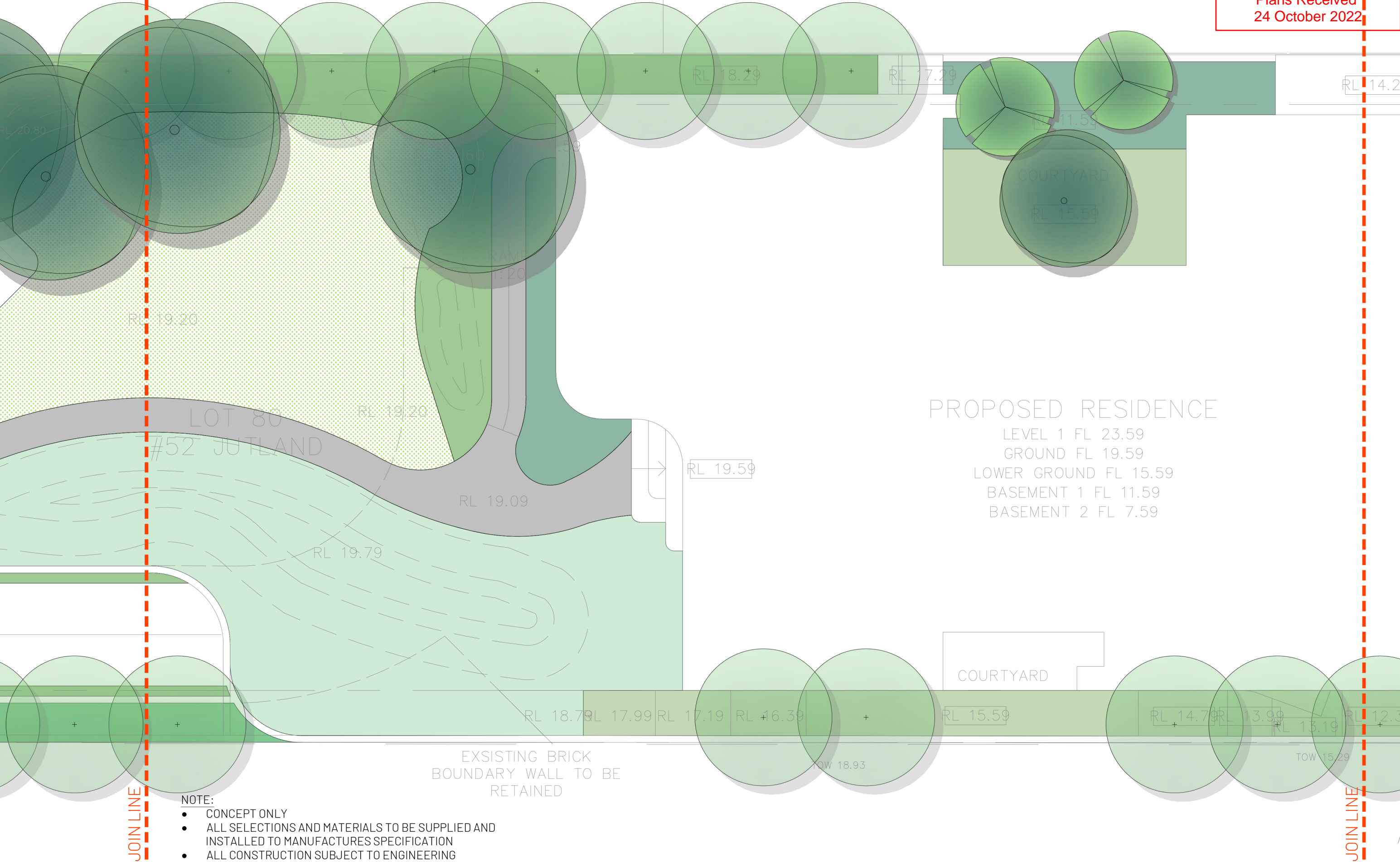
- NOTE:
- CONCEPT ONLY
 - ALL SELECTIONS AND MATERIALS TO BE SUPPLIED AND
INSTALLED TO MANUFACTURES SPECIFICATION
 - ALL CONSTRUCTION SUBJECT TO ENGINEERING

City of Nedlands
Plans Received
24 October 2022



- NOTE:
- CONCEPT ONLY
 - ALL SELECTIONS AND MATERIALS TO BE SUPPLIED AND INSTALLED TO MANUFACTURES SPECIFICATION
 - ALL CONSTRUCTION SUBJECT TO ENGINEERING

City of Nedlands
Plans Received
24 October 2022

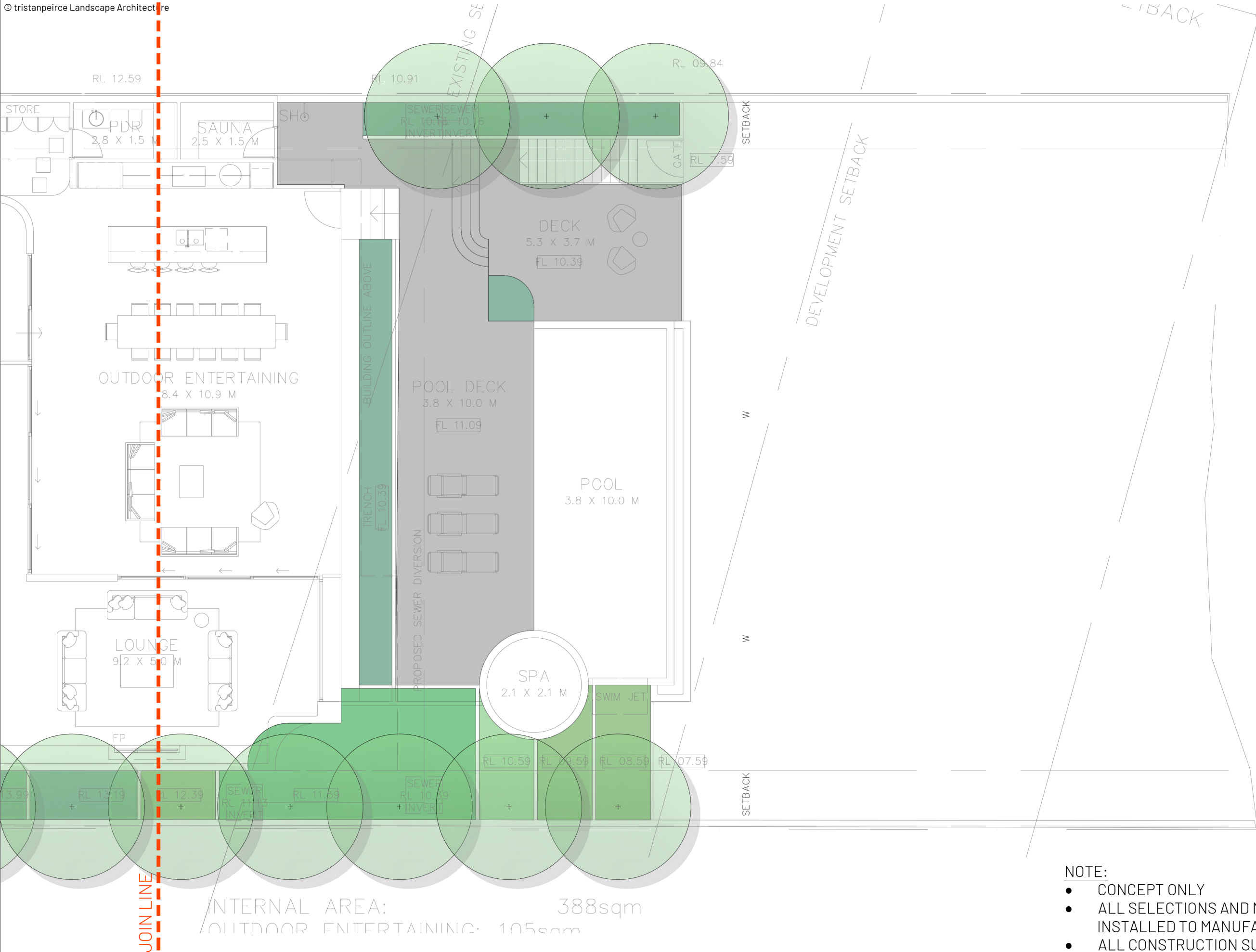


PROPOSED RESIDENCE

- LEVEL 1 FL 23.59
- GROUND FL 19.59
- LOWER GROUND FL 15.59
- BASEMENT 1 FL 11.59
- BASEMENT 2 FL 7.59

- NOTE:
- CONCEPT ONLY
 - ALL SELECTIONS AND MATERIALS TO BE SUPPLIED AND INSTALLED TO MANUFACTURES SPECIFICATION
 - ALL CONSTRUCTION SUBJECT TO ENGINEERING

City of Nedlands
Plans Received
24 October 2022



- NOTE:
- CONCEPT ONLY
 - ALL SELECTIONS AND MATERIALS TO BE SUPPLIED AND INSTALLED TO MANUFACTURERS SPECIFICATION
 - ALL CONSTRUCTION SUBJECT TO ENGINEERING

City of Nedlands
Plans Received
24 October 2022

PLANTING SCHEDULE		
Trees		
Symbol	Species Name	Common Name
AB	Alويدندron barberae	Tree Aloe
BB	Bauhinia blakeana	Hong Kong Orchid
BM	Banksia menziesii	Firewood Banksia
CA	Cupaniopsis anacardioides	Tuckeroo
CC	Cercis canadensis 'Forest Pansy'	Forest Pansy
CL	Citrus limon 'Eureka'	Lemon Tree
CLI	Citrus latifolia 'Tahitian Lime'	Tahitian Lime
CS	Citrus sinesis 'Navel'	Navel Orange
CM	Citrus × meyeri	Meyer Lemon
CF	Caesalpinia ferrea	Leopard tree
DD	Dracaena draco	Dragon Tree / Drago
DR	Delonix Regia	Poinciana
FR	Fraxinus raywoodii	Claret Ash
QTSB	Gleditsia triacanthos 'Sunburst'	Golden Honey Locust
HF	Hymenosporum flavum	Native Frangipani
JM	Jacaranda mimosifolia	Jacaranda
LIN	Lagerstroemia indica 'Natchez'	Crepe Myrtle (White)
LIT	Lagerstroemia indica 'Tuscarora'	Crepe Myrtle (Pink)
LN	Laurus Nobilis	Bay Laurel
LS	Liquidambar styraciflua	Liquidambar
OE	Olea europa	Olive Tree
PRB	Prunus blireana	Flowering Plum
PRC	Prunus cerasifera 'Crimson Spire'	Crimson Spire
PRP	Prunus persica	Flowering Peach
PYC	Pyrus calleryana 'Chanticleer'	Chanticleer
PYCA	Pyrus calleryana 'Aristocrat'	Aristocrat Pear
PYCB	Pyrus calleryana 'Bradford'	Bradford Pear
PYCC	Pyrus calleryana 'Capital'	Capital Pear
PYN	Pyrus nivalis	Snow Pear
PYU	Pyrus ussuriensis	Manchurian Pear
TLL	Tristaniopsis laurina Luscious	Kanooka
LIN	Lagerstroemia indica 'Natchez'	Natchez
LN	Laurus Nobilis	Bay Laurel
PS	Plumeria species (Mature Transplant)	Frangipani
PSE	Plumeria species (Existing)	Frangipani
SP	Syzgium paniculatum	Lilly Pilly
SS	Sapium sebiferum	Chinese Tallow
TT	Tipuana tipu	Pride of Bolivia
UP	Ulmus parvifolia	Chinese Elm
WS	Waterhousia floribunda 'Sweeper'	Waterhousia Sweeper
WF	Waterhousia floribunda	Weeping Lilly Pilly

Shrubs & Groundcovers		
Symbol	Species Name	Common Name
ABB	Aloe Bush Baby Yellow	Aloe Bush Baby Yellow
ABR	Aloe Big Red	Aloe Big Red
Ac	Arthropodium cirratum	New Zealand Rock Lily
Acf	Agave Confederate Rose	Agave Confederate Rose
ALR	Alternanthera Little Ruby	Little Ruby
Am	Alocasia macrorrhiza	Elephant Ear Plant
An	Asplenium nidus	Birds Nest Fern
Av	Aloe Venus	Aloe Venus
Bj	Buxus japonica	Japanese Box
BS	Buxus japonica (600mm Diameter)	Buxus Ball
Btg	Bambusa textilis 'Gracilis'	Slender Weavers Bamboo
BM	Buxus japonica (750 Diameter)	Buxus Ball
BL	Buxus japonica (900mm Diameter)	Buxus Ball
Ca	Crassula arborescens undulatifolia	Jade Ripple
Cbb	Crassula ovata 'Bluebird'	Crassula Bluebird
Cc	Conostylis candicans	Grey Cottonhead
Cci	Casuarina glauca 'Cousin It'	Cousin It
Ccn	Convolvulus cneorum	Silver Bush
CHS	Crassula 'Hummels Sunset'	Hummels Sunset
Csw	Cotyledon orbiculata 'Silver Waves'	Silver Waves
Cv	Carpobrotus virescens	Pig Face
Dcb	Dianella Cassa Blue	Cassa Blue
Dre	Dianella Revelation	Revelation
Dm	Dracaena marginata	Madagascar Dragon Tree
Dr	Dichondra repens	Kidney Weed
Dsf	Dichondra argentea 'Silver Falls'	Silver Falls
Ebh	Eremophila glabra 'Blue Horizon'	Emu Bush (prostrate form)
EgKc	Eremophila glabra 'Kalbarri Carpet'	Emu Bush (prostrate form)
Es	Eremophila serpens	Snake Eremophila
Fg	Festuca glauca	Blue Fescue
Fp	Ficus pumila	Creeping Fig
Hm	Hydrangea macrophylla - white	Hydrangea
Hs	Hibbertia scandens	Snake Vine
Jc	Juniperus conferta	Shore Juniper
Jp	Juniperus procumbens 'Nana'	Japanese Garden Juniper
Kb	Kalanchoe bracteata	Silver Teaspoons
Ko	Kalanchoe orgyalis	Copper Spoons

La	Lavandula angustifolia	English Lavender
Lb	Leucophyta brownii 'Silver nugget'	Cushion Bush
Ld	Lavandula dentata	French Lavender
Lg	Liriope gigantea	Evergreen Giant
Lgl	Lepidosperma gladiatum	Sword-sedge
Leg	Liriope gigantea	Evergreen Giant
Lec	Liriope 'Emerald Cascade'	Emerald cascade
LI	Lomandra longifolia	Spiny-head Mat-rush
LIt	Lomandra 'Lime Tuff'	Lime Tuff
Lmm	Liriope 'Mauve Mojito'	Mauve Mojito
Lsn	Leucaphyta brownii Dome	Silver Nugget
Lt	Lomandra longifolia 'Tanika'	Tanika
Ma	Myrsine africana	African Box
Mi	Myoporum insulare	Common boobialla
Myp	Myoporum parvifolium	Creeping Boobialla
Oj	Ophiopogon japonicus	Mondo Grass
Mp	Murraya paniculata	Orange Jessamine
Oa	Olearia axillaris	Salt Bush
Oj	Ophiopogon japonicus	Mondo Grass
Ojn	Ophiopogon japonicus 'Nana'	Dwarf Mondo Grass
Ov	Oreganum vulgare	Oregano
Pp	Pratia pendunculata (White)	Pratia White
Pmm	Pittosporum tobira 'Miss Muffet'	Miss Muffett
Px	Philodendron xanadu	Philodendron
Pt	Parthenocissus tricuspidata	Boston Ivy
Re	Rhapis excelsa	Lady Finger Palm
Ro	Rosmarius officinalis	Rosemary
Ri	Raphiolepis indica	Indian Hawthorn
RI	Royena lucida	African Snow Drop
Rop	Raphiolepis indica 'Oriental Pearl'	Oriental Pearl
Rs	Radermachera sinica 'Summerscent'	Summerscent
Rsm	Raphiolepis indica 'Snow Maiden'	Snow Maiden
Sb	Stachys byzantina	Lambs Ears
Sc	Santolina chamaecyparissus	Cotton Lavender
Scr	Scaevola crassifolia	Cushion Fanflower
Sf	Stephanotis floribunda	Madagascar jasmine
Ss	Senecio serpens	Blue Chalksticks
St	Senecio talinoides	Ice Sticks
Sr	Strelitzia reginae	Bird of Paradise
Sro	Senecio rowleyanus	String of Pearls
Tj	Trachelospermum jasminoides	Chinese Star Jasmine
Tj-Tripod	Trachelospermum jasminoides (Tony & Sons)	Chinese Star Jasmine
Ts	Thymus serpyllum	Creeping Thyme
Vh	Viola hederacea	Native Violet
Vs	Viburnum suspensum	Sandanqua Viburnum
Vt	Viburnum tinus	Laurestinus
Wf	Westringia fruticosa	Coastal Rosemary
Wm	Westringia 'Mundi'	Mundi
Zf	Zamia furfuracea	Cardboard Plant
Zz	Zamioculcas zamiifolia	ZZ Plant



15 March 2023

Chantel Weerasekera
Planning and Development
City of Nedlands
cweerasekera@nedlands.wa.gov.au

Dear Chantel,

NO. 52 (LOT 80) JUTLAND PARADE, DALKEITH DEVELOPMENT REFERENCE – REQUEST FOR INFORMATION

Thank you for your emails received 6 January, 9 March, and 10 March 2023 requesting further information relating to the proposed development. A summary of the items raised is provided below.

Item	Description	Response
1.	Lot boundary setbacks – R-Codes 5.1.3	East setbacks increased
2.	Building height – R-Codes 5.1.6	Height reduced
3.	Setback of garages and carports – R-Codes 5.2.1	Height reduced
4.	Street walls and fences – R-Codes 5.2.4	Height reduced
5.	Landscaping – R-Codes 5.3.2	Landscaping increased
6.	Site works – R-Codes 5.3.7	Fill reduced
7.	Visual privacy – R-Codes 5.4.1	Variations reduced
8.	Building services	Noted
9.	Department of Biodiversity, Conservation and Attractions	DBCA concerns addressed
10.	Public consultation (original plans)	Responses provided
11.	Public consultation (revised plans)	Responses provided
12.	Design Review Panel (original plans)	Responses provided
13.	Design Review Panel Chair (revised plans)	Responses provided

Further consideration has been given to address the concerns raised and amended plans have been prepared alongside justification to address the items raised for further information. The following information has also been included since the second round of advertising:

- Updated streetscape elevation correctly indicating the extent of carport.
- Updated section A diagram including average height calculation.
- Overshadowing study (additional plan). This plan has been prepared to assist with better understanding shadow fall at different times of the day and year, however it is reiterated that the development solar access outcomes are deemed-to-comply with of 5.6% overshadowing at 12pm on 21 June (25% permitted).

To avoid duplication this justification has avoided points from the original justification provided on submission, however it is noted that the original justification is also still largely relevant to the revised plans.

SUMMARY OF CHANGES

Lot boundary setbacks

- Ground floor bedroom 3 east setback increased from 1.8m to 2.0m.
- Ground floor west setback reduced from 1.52m to 1.42m.
- Solid portion of the ground floor plan shifted 1.5m north to create a stepped building form.
- Eastern courtyard moved 3m north.
- Street setback reduced by 4.5m.

Building height

- Level 1 roof parapet reduced by 0.7m and relocated north to a higher natural ground level.
- Ground floor roof parapet reduced by 0.15m and relocated north to a higher natural ground level.

Carport

- Carport reduced in height 0.2m.

Street fence

- Street fence amended to a maximum height of 1.8m, with all sections perpendicular to the street having a solid height no greater than 1.2m high.

Landscaping

- Soft landscaping within the street setback area has been increased to 48%.

Site works

- Development has been relocated further north on the site, reducing the extent of fill due to the higher natural ground levels. With exception to the basement 1 eastern boundary wall, all boundary walls / retaining on the boundary is below existing masonry works on the boundary associated with the adjoining developments.
- Lower basement floor level reduced by 1.0m, this does not impact building heights.

Visual privacy

- Plans have been updated to include visual privacy cones of vision.
- Level 1
 - Bed 5 window set in behind planter, meets d-t-c requirements.
 - Balcony added, meets d-t-c requirements.
- Ground
 - Bedroom 1, 2, and 3 windows recessed behind narrow balcony area, all windows now d-t-c. Balcony adjacent bedrooms is corridor width (1.5m wide), providing access to the main balcony area adjacent the lounge and not considered to be an active habitable space requiring visual privacy screening.
 - Bedroom 4 (formerly study) slight improvement to cone of vision variation with relocation further north and 0.2m increased side setback.
- Lower ground
 - Casual dining window recessed behind narrow balcony area, now d-t-c. Balcony adjacent casual dining is corridor width (1.0m wide) and not considered to be an active habitable space requiring privacy screening.
 - Main balcony area recessed behind solid wall to the east to provide improved visual and acoustical privacy, overlooking now only to small portion of garden area at 50A.
- Basement 1
 - Pool deck east and west unchanged, overlooking is alleviated by boundary fencing and extensive landscape proposed along both boundaries.

1. LOT BOUNDARY SETBACKS – R-CODES 5.1.3

RFI	Room	Deemed to Comply	Proposed	Difference
	Level 1 east wall	1.8m	1.2m	0.6m
	Ground west wall	4.8m	1.5m	3.6m
	Ground east entry to office wall	1.9m	1.2m	0.7m
	Ground east bedroom 3 wall	1.9m	1.8m	0.1m
	Lower ground west wall	3.3m	1.5m	1.8m
	Lower ground west garage wall	1.5m	Nil	1.5m
	Lower ground east garage wall	1.8m	Nil	1.8m
	Basement 1 west wall	1.7m	1.5m	0.2m
	Basement 1 east spa/sauna wall	1.0m	Nil	1.0m
	Garden Pavilion east wall	1.5m	1.3m	0.2m

The proposed lot boundary setbacks do not meet the design principles in the current form and are considered to detrimentally impact adjoining properties in terms of bulk and scale. It is highly recommended that the design be amended to increase the side setbacks, with particular regard to boundary walls, and to level 1 and the ground floor where height variations are proposed.

Response To address concerns relating to impact of bulk and scale the following amendments have been made:

- Ground east bedroom 3: Increased from 1.8m to 2.0m (1.9m d-t-c)
- Relocation of the eastern courtyard to align with the rear courtyard of 50A Jutland
- The ground floor plan shifted 1.5m north to step the built form and reduce wall height relative to NGL.

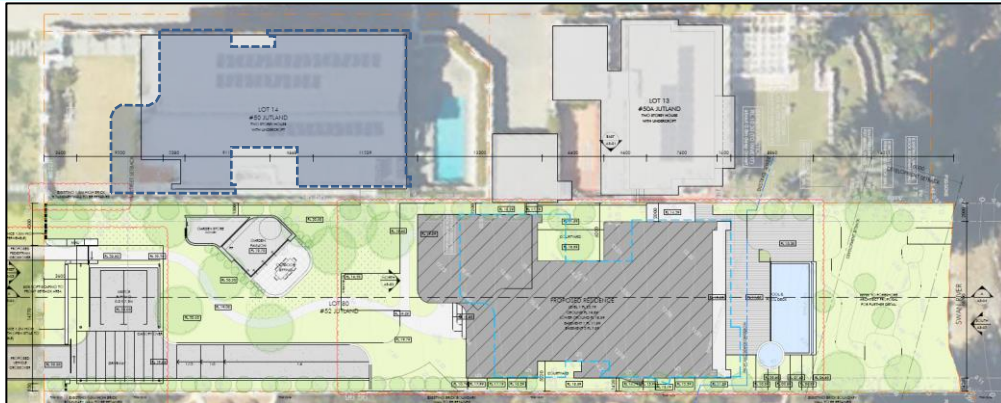
The basement level walls are effectively below the height of the existing dividing fences as shown on the side elevations, and therefore these variations are of no consequence. The deemed-to-comply assessment only considers built form, however a design principle assessment can also consider how an efficient and compact built form creates large areas of open space to provide a more balanced outcome for the site. For example, a 'non-compliant' wall setback 1m from the lot boundary which is 12m long may be less impactful than a 'compliant' wall setback 3m from the lot boundary but with a 30m length.

In terms of impact to the specific adjacent properties, the impact to #56 Jutland is marginal. The building length adjoins only 29% of the western lot boundary, and the entire eastern side of this property functions as an extensive outdoor garden / outdoor living space with the main dwelling located over 20m further west.

The property at #50 is almost entirely unaffected by the development in respect of the lot setback design principles. The dwelling adjoins only 17% of the eastern lot boundary of this site, with the remainder occupied by extensive landscaping and small single storey structures (carport and garden pavilion). Whilst there will be a visual presence from the structure on south-west outlook, this is entirely in character with the nature of development in this context and in no way unexpected or unreasonable.

The building presents a relatively low site coverage for its site area, comparable with dwellings on sites with half the area of the subject site. To demonstrate this, a flipped footprint of the proposed dwelling has been overlaid on the footprint of #50.

1. LOT BOUNDARY SETBACKS – R-CODES 5.1.3



Site coverage overlay with #50 Jutland for comparison

In addition to having a relatively small footprint for its site, the dwellings also features considerable articulation in its design, with large openings along the side boundaries, stepped levels, and curved walls. By comparison, the dwelling at #50 presents a box like form to maximise floor area, minimum street setback with no substantial landscaping, minimal side setbacks and just enough space at the rear to accommodate a swimming pool.

The only adjoining property which may be at risk of any notable impact is #50A Jutland, as this is the only site which does not benefit from the large area of open space provided at the front of the site. For this reason, the development has been specifically designed to minimize impact to 50A Jutland through two key measures;

- Aligning the rear setbacks to ensures full panoramic views are undisturbed through the rear of the adjacent property. This also significantly reduces any potential building bulk impacts for occupants within the rear outdoor living area.
- Aligning the eastern courtyard with the front courtyard of #50A Jutland to reduce visual bulk and overshadowing impact to this area.

In addition to the above measures, further improvements were made following advertising. The eastern courtyard was moved north which further improves direct sunlight access and limits view of level 1 from the courtyard. The building height reduction to level 1 and the ground level also both reduce visual impact and apparent building bulk as viewed from #50A.

The western side of #50A appears to serve primarily as a walkway connecting the front and rear courtyards. There are some windows on the western elevation, however these appear to be either part of rooms which also include significant openings to the south (so would not be significantly impacted) or are located below the existing dividing fence line (and are severely compromised irrespective of the development proposed).

The east and rear setbacks of the ground floor have been increased in response to the City's concerns, and the dwelling provides substantial articulation to the side setbacks which is not typical of other dwelling in this locality. Given the proposed dwelling presents a footprint similar to other dwellings on Jutland Parade with half the site area, it cannot be argued that the proposal is an overdevelopment or presents excessive bulk for its context.

Boundary walls

The lower ground boundary walls are entirely screened behind existing walls on the side boundaries and therefore of no impact. The basement 1 boundary wall adjoins a narrow corridor with limited windows so there is limited potential for impact to any habitable space.

1. LOT BOUNDARY SETBACKS – R-CODES 5.1.3



Approximate location of basement level boundary wall

The solid structure will however provide a significant acoustic and privacy benefits benefit to #50A, by obstructing direct line of site from the large outdoor living area proposed at the rear of the subject site to the western elevation of #50A. In this respect, the benefits are considered to outweigh the impacts.

2. BUILDING HEIGHT – R-CODES 5.1.6

RFI

Deemed to Comply	Proposed	Difference
8.5m (concealed roof)	12.9m max.	Up to 4.4m

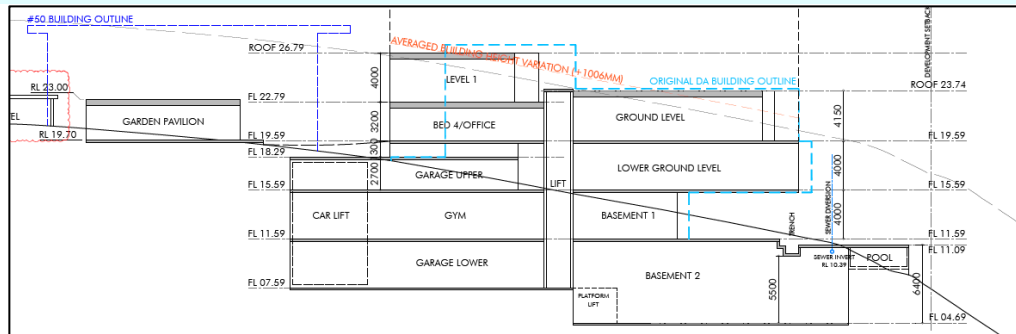
The proposed building height does not meet the design principles in its current form. The height results in adverse impact on amenity in terms of building bulk to adjoining properties and riverscape, and impact to views of significance. It is highly recommended that the design be amended to reduce the overall height to be more commensurate with the scale of surrounding dwellings. Whilst it is acknowledged that some extent of height variation may be acceptable given the natural slope of the site, the proposed height in conjunction with the narrow side setbacks is not supported. In addition to reducing height, further justification should be provided to demonstrate that access to views of significance are not unduly affected.

Response Building height has been thoroughly considered in light of the concerns raised during consultation and accordingly the following significant modifications have been made to reduce building height impact.

- Level 1 roof parapet reduced by 0.7m.
- Ground floor roof parapet reduced by 0.15m.
- Level 1 and ground floor shifted north (further reducing height relative to NGL).

The modifications are clearly apparent on the elevations and section, which include an outline to compare the built form of the original and revised dwelling. The result of the above modifications is a building height which achieves an average height only 1.0m above the R-Codes 8.5m deemed-to-comply requirement, and closely aligning with the 8.5m requirement on the northern side of level 1 and the ground floor level.

2. BUILDING HEIGHT – R-CODES 5.1.6



Section of revised development

The built form of the revised dwellings also more closely follows the natural contours of the site, with the highest points pulled further into the site (north) and further emphasising the stepped building form. The building height is notably less than 8.5m as viewed from the street, and as viewed from the Swan River will be entirely in context with the height of with other dwellings also facing the Swan River (refer to adjacent dwelling outlines on elevations). As all sites are north-south aligned there is no undue impact on direct sunlight access, although the relatively small site coverage provides for a superior level of direct sunlight access than most sites of this size which would include two similar sized dwellings.

This leaves only access to views of significance, and in this regard, #50 Jutland is the only adjacent dwelling warranting further consideration due to its location relative to the proposed dwelling and views of significance. In consideration of access to views of significance, it is critical to note that this does not mean all existing views must be maintained, but rather maintaining access to views of significance in a more general sense. This was considered in the State Administrative Tribunal (SAT) decision [2019] WASAT 88 where the following is stated:

"59 The requirement is not to 'maintain views' but rather it is to 'maintain access to views', where appropriate. The words used support the conclusion that the design principle is not focused on maintaining views exactly as they exist at a point in time prior to the development under consideration occurring. The nature of views is such that the concept of a fixed view is somewhat incongruent. Views, and how one accesses views, can be affected by things changing in the public realm. The focus in the design principle on maintaining access to views makes sense taking into account this understanding of the nature of views, particularly from a private space.

60 This is not to say that the design principle in cl 5.1.6 P6 of SPP 7.3 Vol 1 is only concerned with consideration of whether there is maintained some access to views, no matter how different that access may become, or how much existing views are affected. What level of access to views should be maintained, where appropriate, will be a question of fact and degree depending on the circumstances."

Views of significance were most recently considered in SAT decision [2021] WASAT 115, which refers to a four stage assessment adopted by the New South Wales Land and Environment Court as being of assistance in determining the acceptability of the visual impact of a proposed development on a private property. These steps are provided below, followed by consideration of the proposal against these steps.

1. Identify the views to be affected; water views are valued more highly than land views, iconic views are valued more highly than views without icons, and whole views are valued more highly than partial views.
2. Consider from what part of the property the views are obtained; the expectation to retain side views and sitting views is often unrealistic.

2. BUILDING HEIGHT – R-CODES 5.1.6

3. Determine the extent of impact which should be undertaken for the whole of the property, not just for the view that is affected; the impact on views from living areas is more significant than from bedrooms or service areas.
4. Determine the reasonableness of the development that is causing the impact; a development that complies with all planning controls would be considered more reasonable than one that breaches them.

Step 1: The views of significance are views to the Swan River and coastline opposite, and the specific view impacted are south-westerly views from #50 Jutland Parade. The coastline is located over 1km away from #50 does not include any iconic areas. From this distance, different areas of the visible coastline are essentially indistinguishable.



View of the Swan River and coastline significant views opposite #50 Jutland Parade

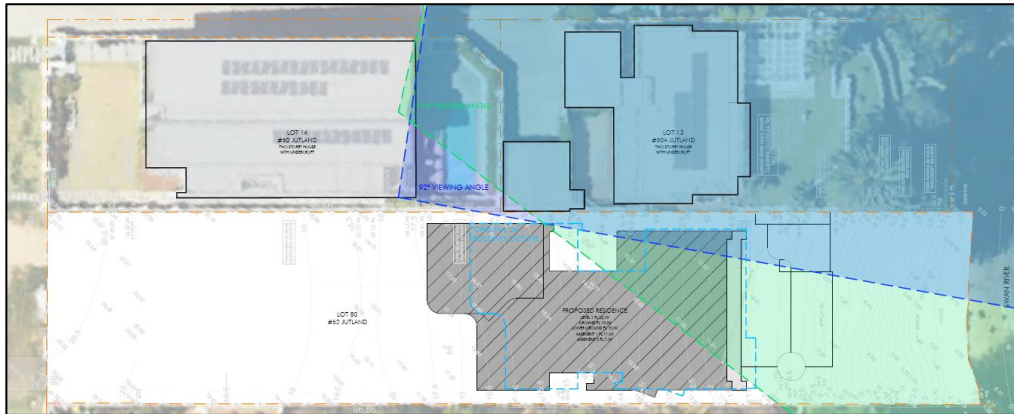
Step 2: Considering where these views are obtained from is relatively straightforward in this instance; views are obtained from the southern elevation of the dwelling and associated outdoor active habitable spaces on the southern side of the site. This includes the entire width of the site across three separate levels looking over the rear boundary.



Southern elevation of #50 Jutland Parade

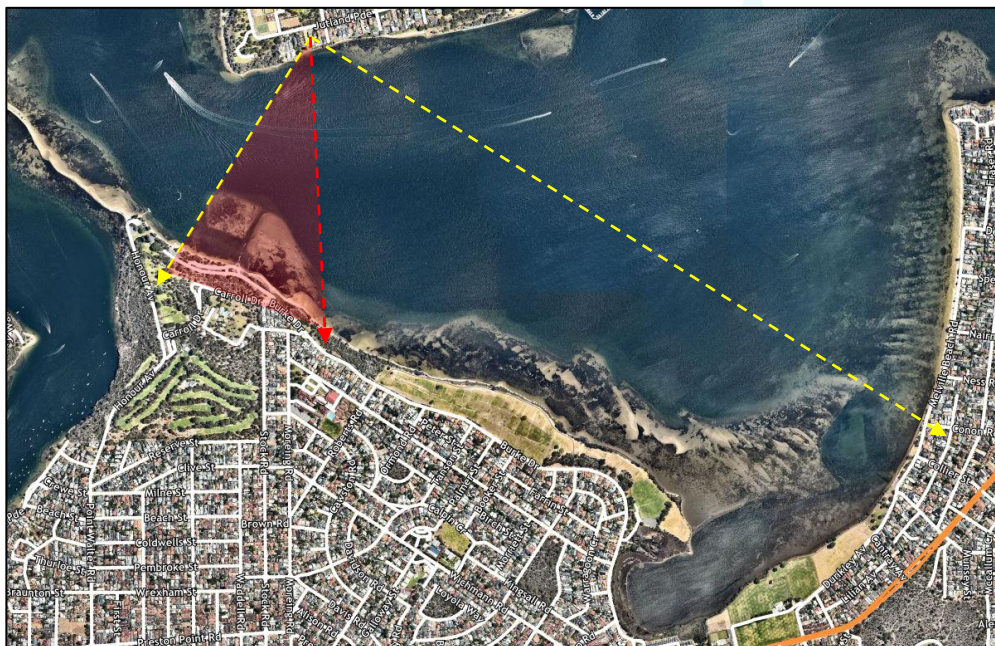
2. BUILDING HEIGHT – R-CODES 5.1.6

The SAT caselaw indicates retention of views over side lot boundaries is not a realistic outcome, however, to provide consideration of a wide range of views a 90° cone of vision (aligning with that used when assessing visual privacy) has been taken into account. The view corridor plan (A4-01) shows that from the upper floor balcony, views from the centre and eastern side of the site will maintain a full 90° viewing range, whilst the far west side will experience a reduction of approximately 34° (across the side boundary).



Impact of viewing angles from the upper floor balcony of #50 Jutland Parade

An extrapolation of sight lines from the western edge of the balcony against a 90° cone of vision is provided below to demonstrate the extent of coastline views which could be affected. As noted above, there are no iconic views along the coastline. Viewed from this distance the coastline is relatively monotonous to the naked eye, and therefore even the partial reduction of views still maintains exceptional access to all views of significance, being the Swan River and coastline opposite. The area obscured includes a carpark and boat ramp; arguably the least attractive section of coastline within a 90° cone of vision.



Extrapolated cone of vision from far west side of #50 Jutland Parade balcony

2. BUILDING HEIGHT – R-CODES 5.1.6

Step 3: The function of the rooms associated with the southern elevation at #50 are unknown, however it is reasonably assumed that habitable areas will be orientated towards the significant views, so it has been assumed that all windows oriented south relate to habitable spaces. The extent of impact in this instance is limited to views from the western side of the property, across the side lot boundary in a south-westerly direction.

These views are still obtainable from the centre and eastern side of the upper floor balcony, so even these views are maintained from some vantage points on the site. Direct views outwards over the rear lot boundary are entirely unaffected for #50 and cannot be impacted by the proposed development. Accordingly, unimpeded access to the views of significance (Swan River and coastline) from all existing vantage points will be maintained, and even the affected south-westerly-views are still maintained from some viewing points.

Step 4: As a wide field of view to the views of significance have been maintained, this step is considered less relevant. Irrespective of the height proposed, a variation cannot be considered unreasonable if it does not result in an unreasonable impact on access to views of significance. The reduction to building height and shifting the dwelling north ensures that a wide field of view (even over the western boundary) is maintained for majority of the upper level of #50 Jutland Parade, and therefore the design outcome is balanced and reasonable.

In considering reasonableness, it is also relevant to consider other development which has been supported and approved within close proximity to the site. This provides a gauge for what level of impact on views can be reasonably expected from development in the area. Given the significant views available in this locality, it is unsurprising that all developments are grand in scale and feature bulky southern elevations to maximise access to views of significance and effective use of the land. It is not difficult to find examples of far more dominating and intrusive outcomes than the comparatively modest dwelling proposed.

The developments at #68 and #40 Jutland Parade match the height of adjacent dwellings whilst protruding considerably forward of them towards the foreshore. This would fully obstruct views across the side boundary, compared with the proposed design which steps height to allows for views over the ground floor. If the impact of these bulky developments was considered acceptable to warrant approval, the far more sensitively designed development subject of this application must also be considered acceptable.



Impact to views of #66 Jutland



Impact to views of #42 Jutland

3. SETBACK OF GARAGES AND CARPORTS – R-CODES 5.2.1

RFI	Deemed to Comply	Proposed	Difference
	36m ² maximum floor area	62m ²	26m ²
	3.5m maximum height	3.6m	0.1m

The carport does not meet the design principles in its current form. The carport limits the ability to provide for high quality landscaping within the front setback area, and limits opportunities for effective passive surveillance. It is recommended to reduce the extent of the canopy cover over the driveway to improve landscaping, streetscape interaction and passive surveillance.

Response The carport has been reduced in height by 0.2m to meet the d-t-c height requirement, and the dwelling has been moved 4.5m north which reducing the distance between the dwelling and the street. Interaction is provided via the active space within the front yard (garden pavilion and outdoor living area), and the upper floor major openings will also provide line of sight from the dwelling to the street.

Landscaping within the street setback area has also been increased to 47%, and this is in addition to the extensive landscaping proposed beyond the street setback area, but forward of the dwelling. This provides a natural setting for the dwelling; appropriate in the context of a locality known for its significant natural features (Swan River, foreshore, and parkland areas).

4. STREET WALLS AND FENCES – R-CODES 5.2.4

RFI	Deemed to Comply	Proposed
	Maximum 1.2m high solid.	Maximum 2.0m high solid.
	Maximum 1.8m high to remainder of the fence (permeable).	Maximum 2.1m high to remainder of fence 2.1m.

The proposed street fencing does not meet the design principles in its current form as it is inconsistent with, and does not enhance, the existing streetscape. It is recommended that the fencing be amended so that the portion of 1.6m high solid fencing is no higher than the 1.2m deemed-to-comply, and that no portion of fencing exceeds 1.8m in height as measured from the street.

In addition to the above, please provide the following information:

- *Detail on the proposed fencing materials. Note that fencing should be brick, stone, concrete, timber, wrought iron, tubular glass and/or steel to be deemed to comply.*
- *Detail on the proposed level of permeability to the fencing infill ("open style fencing").*
- *Details of the return fencing proposed to side boundaries within the front setback area. Note this is subject to the same provisions as the street boundary.*

Response The street fence has been amended with a maximum height of 1.8m, resulting in the fence being lower than both of the adjacent street fences and less than 1.8m on average. In addition, all sections of the fence perpendicular to the street have been modified to provide a solid height of less than 1.2m.

The two sections of street fence adjacent the pedestrian entry point are proposed to remain solid to approx. 1.8m to accommodate an intercom system, built-in mailbox, parcel drop storage, and for aesthetic purposes aligning with the materials and architectural design of the main dwelling to provide a consistent character through the site.

5. LANDSCAPING – R-CODES 5.3.2

RFI	Deemed to Comply	Proposed	Difference
	50% soft landscaping within front setback area	42%	8%

Refer to 5.2.1 Setback of Garages and Carports comments.

Response Landscaping within the street setback area has been increased to 47% in lieu of the deemed-to-comply outcome of 50%. The development provides vastly more landscaping, including deep soil areas and substantial landscaped areas, forward of the dwelling than majority of the properties fronting Jutland Parade. In this respect the outcome is vastly superior to a deemed-to-comply outcome.

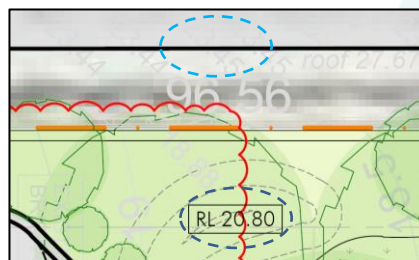
The hardstand associated with the visitor parking will be screened behind the street fence and have no notable impact on the streetscape, whilst also reducing on-street parking demand will does provide a tangible improvement to streetscape amenity and accessibility generally. The substantial deep soil areas forward of the dwelling will enable growth of significant trees which will grow to a height well above the fence and have considerable streetscape presence and visibility from Jutland Parade.

6. SITE WORKS – R-CODES 5.3.7

RFI	Deemed to Comply	Proposed
	Retaining walls, fill and excavation within the site and behind the required street setback to comply with Table 4.	Fill up to 1.92m setback 1.7m from eastern boundary in lieu of 2m. Fill up to 1.79m nil setback from western boundary in lieu of 2m

The proposed site works do not meet the design principles in the current form. It is highly recommended that the design be amended to reduce the extent of site works to respond to the natural slope of the site. Consideration should be given to setting the development further north on the site where the natural topography is flatter, to minimise the need for excessive site works.

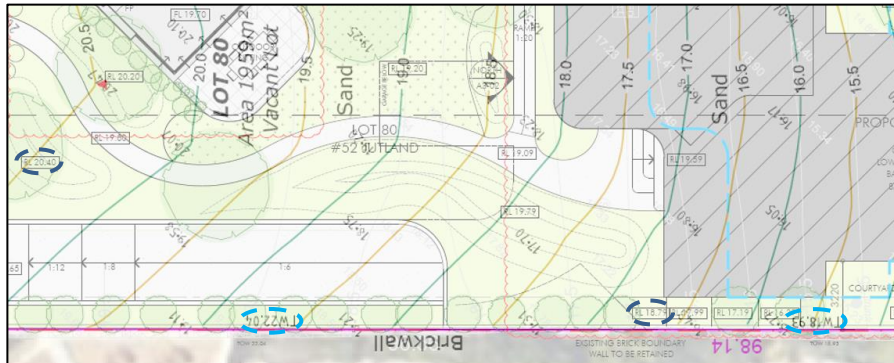
Response Site works are a necessity to ensure functional outcomes on sloping sites and is common in this setting and locality. The eastern variation relates to a landscaped mount south of the garden pavilion with a height of 20.80 (original NGL of 18.88). For context, the finished ground level on the site directly adjacent this area has been approved at 23.45m. This is 4.57m higher than the original NGL of the area, less then 2m away from the location of the fill variation.



Given the context, this variation cannot impact on the adjoining property owner, and provides an appropriate transitional height between the approved ground level of the adjoining development and the original NGL of the area. Whilst the NGL is the key guiding criteria for the deemed-to-comply assessment, a design principles assessment cannot ignore the established levels of development adjacent to the site when considering an appropriate response to the context of the site.

The height of the land on the site adjacent the western variation has been changed since the original site survey and is therefore not known. The below series of images demonstration the location of the most significant variation (RL 18.79) and how this relates to the adjacent site.

6. SITE WORKS – R-CODES 5.3.7



Ground levels and height of existing wall



Height of adjacent wall relative to existing ground level (not the lower NGL used for assessment)

At the point of greatest fill on the western boundary, the existing boundary wall is over 2m high, even when measured from the existing ground level which is roughly 0.5m higher than the NGL at this point. The natural topography of the area slopes downwards in a south-westerly direction, and for this reason, the eastern adjacent site is higher than the subject site, and the subject site should naturally be higher than the western adjoining site. Matching the eastern adjoining site's finished ground levels would be inconsistent with the historical natural topography of the locality.

The eastern adjoining site will be more than 2m above the proposed finished ground levels of the subject site, and the proposed ground levels of this site will result in retaining walls which are lower than the existing significant boundary walls on the western boundary. In this regard the retaining in itself cannot impact on the adjoining site. A boundary fence will need to be erected above the retaining, however the height will be lower (and therefore less impactful) than the boundary walls approved on the western adjacent property which currently presents to the subject site.

Considerable landscaping exists on the western adjoining lot along the boundary which extends well above these walls, and additional landscaping will also be planted on the subject site along this boundary. The existing and proposed landscaping will provide an attractive buffer between the two sites which will offset any visual impact associated with the site works. It is also noted that level 1 of the proposed development is located over 9m away from the western boundary and therefore the highest point of the development will not have any notable impact on the western adjoining lot.

6. SITE WORKS – R-CODES 5.3.7

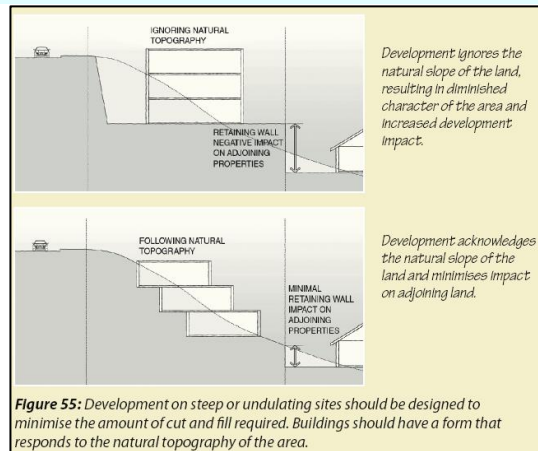


Figure 55 of the R-Codes explanatory guidelines

The R-Codes promote development which acknowledges the natural slope of the site with a stepped design and balancing cut with fill. In this instance the dwelling presents a stepped design which does align with the natural slope of the land. There has been a preference towards cut to minimise impact to adjoining properties given the sensitivity to building height in this location, however the design cleverly hides this and aligns with built form shown in the bottom image of Figure 55 of the R-Codes explanatory guidelines.

7. VISUAL PRIVACY – R-CODES 5.4.1

RFI

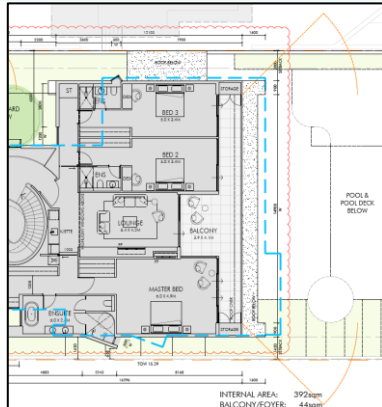
Deemed to Comply	Proposed
<ul style="list-style-type: none"> Bedrooms and Studies – 4.5m setback All other habitable rooms – 6.0m setback Unenclosed outdoor active habitable spaces – 7.5m setback 	<ul style="list-style-type: none"> Level 1 bedroom 5: 3.6m setback Ground bedroom 3: 2.8m setback Ground office: 3.5m setback Ground master bedroom: 2.5m setback Lower ground casual dining: 2.6m Lower ground balcony: 3.6m setback Basement 1 pool deck east: 2.6m setback Basement 1 pool deck west: 3.9m setback

The proposal does not meet the visual privacy design principles in its current form. Of particular concern are the ground floor bedroom 3, lower ground balcony and basement 1 pool deck east which directly overlook the outdoor living area of 50A Jutland Parade. It is highly recommended that the design be amended to minimise all instances of overlooking, with particular regard to adjacent outdoor living areas and active habitable spaces.

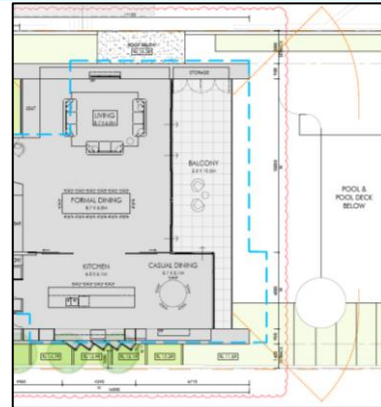
Response A number of improvements have been made to the visual privacy outcomes as outlined in the summary of changes on page 2 of this letter. Majority of the variations have been improved through recessing habitable room windows behind narrow balconies.

As the balconies are not sufficient in width to accommodate outdoor living, they are not considered active habitable spaces and do not present any unacceptable impact of overlooking. People are unlikely to remain within the narrow sections of these balconies for any long period of time, particularly when there are more comfortable areas of balcony with the same access to views directly adjacent these spaces.

7. VISUAL PRIVACY – R-CODES 5.4.1



Ground floor extended balcony walkway



Lower ground extended balcony walkway

The revised plans reduce glazing to the east and west boundaries, with all outwards views oriented south. Overlooking variations all relate to oblique views within the 90° cone of vision. Oblique views into adjacent properties are generally accepted across sites which front onto views of significance as mutually beneficial to allow all property owners to maximise outlook towards the views of significance.

It is also worth noting that most areas overlooked are also visible from the public realm to the south, and therefore the impact of oblique views to a space which already has a compromised level of privacy is less impactful. This type of consideration is common place in planning assessments, and acknowledged by the R-Codes explanatory guidelines which state:

A lesser need for privacy protection is usual in the case of front gardens and areas visible from the street, and this principle should also be carried over to other public places, such as parks. The basis for this acceptance is that control of overlooking for areas visible from public places would be largely ineffective in terms of privacy protection and also could limit outlook over, and surveillance of, the public places themselves, thus compromising safety and security.

8. BUILDING SERVICES

RFI The gym and cinema appear to be “Habitable Rooms” as defined in NCC BCA Vol.2 2019. Please provide information to confirm how the rooms will be provided with required light and ventilation. In its current form the proposal does not appear to comply with deemed to satisfy provisions of Part 3.8.4 and Part 3.8.5 (Light & Vent).

Response

- Irrespective of the NCC definitions, the cinema room is not considered a ‘habitable’ or living room. This is a dedicated cinema room that is intended not to have natural light just as commercial cinemas do not have any windows. This house does not depend on the ‘cinema’ room to be a living area because it enjoys 4 ‘living’ rooms that all have extensive glazing and access to natural light.
- As above, the gym is a dedicated use and will not double as another living area. It does have access to natural light with a glazed sliding door leading out to a courtyard.
- Both the cinema and gym will have sufficient ventilation via a centralised mechanical system.

9. DEPARTMENT OF BIODIVERSITY, CONSERVATION AND ATTRACTIONS

RFI *The application was referred to the DBCA for comment pursuant to Clause 30A(2)a(i) of the Metropolitan Region Scheme. Please refer to the attached letter for the advice provided.*

Response The requirements of the DBCA have been addressed through the application for foreshore works which was lodged concurrently with this development application. This application was approved by the WAPC on 24 January 2023.

10. PUBLIC CONSULTATION (ORIGINAL PLANS)

Whilst the site only adjoins three properties, with no properties located opposite the site on Jutland Parade, a total of 13 objections were received. This unfortunately dilutes the concerns from directly adjacent properties who are likely to be the only sites affected by the proposal. Due to the volume of submissions, the comments have been summarised and grouped for response, noting that any particular comment may have been made by a property unaffected by that variation.

Lot boundary setbacks

- Issue**
- Setback variations result in visual privacy impositions.
 - Narrow side setbacks heighten the wind tunnel effect
 - The lot boundary setbacks proposed crowd the east neighbour
 - Lot boundary setbacks to the east and west indicate the development is too large (or too wide)
 - Lot boundary setbacks in conjunction with building height variations result in unnecessary bulk
 - The eastern walls are imposing and impact on amenity of an adjacent courtyard area.
 - The western wall presents very little articulation resulting in significant building bulk impacting views and amenity of the adjoining property, also reducing morning sunlight
 - Given the size of the lot the non-compliances are unnecessary and not respectful of adjacent properties

Response The proposed development on site has been limited to a relatively small area and presents considerably less overall bulk when compared with the development of other similar sized lots on Jutland Parade. The development has deliberately been designed to minimise its site cover and allow for generous areas of landscaping at the front and rear of the site

The side setback variations are largely the result of a d-t-c assessment which overestimates the impact of walls on a sloping lot, failing to account for portions of the wall which are underground and of no impact.

Building height

- Issue**
- Building bulk is too close to the river, should be closer to Jutland Parade to reduce impact on views and avoid the steep topography at the rear of the site.
 - Dwellings should not reduce glimpses of the river from the street
 - The development is 4.4m / 51.76% / one storey over height
 - The height will be overbearing and is inconsistent with other buildings close to the river
 - The combination of building height, lot boundary setback, and an unarticulated building form results in adverse amenity impacts to neighbouring properties
 - Concern the height will result in a loss of view to Melville Beach Foreshore/Point Dundas for 56 Jutland, and Point Walter for 50 Jutland.
 - The development is not reflective of the R12.5 coding

Response The river setback proposed is appropriately in line with the adjacent development at 50A Jutland Parade.

The design results in no greater impact to views of the river from the street than majority of the developments currently existing on Jutland Parade. A quick run through Jutland Parade

10. PUBLIC CONSULTATION (ORIGINAL PLANS)

on Google Streetview (which provides a higher viewing point than that of a pedestrian) demonstrates that most existing dwellings completely eliminate view of the river from the street.

Claiming the building is 4.4m over height is misleading in the context of a sloping site. This represents only the highest point and a very small section of the development. This is not reflective of the overall development which also includes large areas with no buildings and a considerable extent of the proposed dwelling below the deemed-to-comply height.

The R10 code primarily relates to minimal site area for a dwelling, the building height and setback requirements for a single house on a R10 or an R60 zone are for the most part, the exact same. It is also clear from a review of existing development on Jutland Parade, that the proposed bulk and scale of the dwelling closely reflects the character of existing development in the locality.

Carport

Issue

- Provides a form which is incompatible with the established and desired character of the street, eroding the open landscape setting of dwellings.

Response

It is unclear how the carport is incompatible with the established and desired character of the street. The proposal provides for an open and landscaped street setback area, much larger and more landscaped than the average property fronting Jutland Parade.

Street fence

Issue

- Most other properties in Jutland Parade comply
- The variation does not meet the circumstances to allow greater height under the design principles

The fence proposed provides more than double the visual permeability of a deemed-to-comply outcome.

Response

The points listed in the design principles relate to additional considerations in respect of the main objectives, being permitting surveillance and enhancing streetscape. Fencing can meet the design principles if these objectives are met irrespective of whether the height is required for attenuation of traffic impact or noise.

Landscaping

Issue

- Given the large size of the site, failure to meet the d-t-c requirement for landscaping is inexcusable. This in combination with the fencing variation impacts on streetscape amenity.

Response

Landscaping in the street setback area has been increased to 47%, and this does not account for the exorbitant landscaping provided forward of the dwelling but beyond the 'street setback area'. The extent of landscaping provided forward of the dwelling will provide for a natural landscaped setting, in character with the natural features which the locality is known for, and well above average when considering existing development along Jutland Parade.

Site works

Issue

- The significant site works indicate a disregard for the natural contours of the site
- The fill will enable greater height and bulk of the building without appropriate setbacks
- The development should be located towards the front of the site to avoid the steep topography at the rear necessitating significant site works
- The building is provided with half the setback from the Swan River compared with development on both adjacent properties
- The site was filled prior to any approval

10. PUBLIC CONSULTATION (ORIGINAL PLANS)

Site works are accounted for in the building height and setback assessment, so it does not lead to achieving greater variations which would not otherwise be supported. Given the considerable slope of the land site works are necessary and appropriate.

The City's assessment is based on a site survey undertaken demolition of the existing house. Accordingly the City's assessment and the overall outcome is not influenced by any site works which may have occurred.

A site survey from 2018 indicates top of wall heights up to 3.5m above the natural level of the subject site on the west lot boundary and 2.8m on the east lot boundary. In this context, the proposed site works are not out of character with existing development and are generally accepted to be necessary to achieve functional outcomes on sites exhibiting significant slope.

Issue

Visual privacy

- Overlooking from the pool deck compromises the lower garden and outdoor area of #56 Jutland Parade. Any screening should be setback from the lot boundary to ensure no visual impact.

Response

The R-Codes explanatory guidelines state that '*Protection from overlooking generally is not necessary for extensive areas of garden which are well separated from the dwelling to which they relate*'. The area of concern is an extensive garden area which is disconnected from the main dwelling, and therefore full privacy is not necessary. The dividing fence and landscaping (both proposed and existing) are adequate in this instance to achieve an acceptable level of privacy between the two properties.

If necessary a screen could be installed for increased privacy, although as noted in the submission, this will result in visual impact – which arguably may be more impactful than the perceived privacy impact. The current proposal is considered to strike a suitable balance.

Issue

Overshadowing

- The development will result in significant overshadowing as a result of the building height proposed.
- The development will significantly impact on afternoon sunlight access for the eastern adjoining courtyard and the river facing lawn area at 50A Jutland, impacting enjoyability of these spaces during key times.

Response

The development primarily overshadows itself and achieves a deemed-to-comply outcome for overshadowing. Morning and evening overshadowing will always occur due to the sun rising in the east and setting in the west, height and setback variations will affect this, however the difference due to the variations is not significant. Whilst the development will affect sunlight access for adjacent properties, this is being compared to the existing circumstances of a vacant site, which is not a realistic point of reference within a developed area.

The amended plans relocate the eastern courtyard further north which will better align sunlight through the courtyard with the rear courtyard of 50A Jutland Parade, improving solar access outcomes for this space.

Issue

Impact on streetscape and river precinct generally

- The dwelling does not have sufficient streetscape presence or contribution being set so far into the site.
- The proposed building will overwhelm and dominate other dwellings adjacent the river and their views.

10. PUBLIC CONSULTATION (ORIGINAL PLANS)

Response The development proposed has been carefully considered and architecturally designed to provide an outstanding outcome for the future residents, adjacent landowners, and the locality generally. It is unclear how the development will overwhelm or dominate the river foreshore area when the unique context attracts grand designs and there is no shortage of similar sized and larger dwellings currently existing in the locality.

Objection to all variations

Issue

- Acceptance of these variations will set precedent for future developments on Jutland Parade

Response Comments of this nature are not relevant to assessment against the design principles. The unique context necessitates an objective based approach as the deemed-to-comply requirements become less practical for sites presenting contextual challenges and opportunities. It is unlikely that any dwelling on Jutland Parade presents a deemed-to-comply design, and any suggested precedent being created has already been set by former approvals.

11. PUBLIC CONSULTATION (REVISED PLANS)

Responses to concerns raised in the original consultation period have been kept to a minimum to avoid excessive duplication.

Amendments from original plans

Issue

- The amendments are not materially different to the original plans, still presenting excessive bulk, scale, and an out of context design.
- The amendments reduce the western lot boundary setback by 0.1m, resulting in even greater impact to #56.

Response The overall design has deliberately not been significantly altered as it was thoroughly considered prior to submission of the development application and does not require significant modification to demonstrate compliance with the design principles. Considering the nature of existing development in the locality, the proposed design is of a very similar bulk and scale, and therefore appropriately responds to its context.

Reduction of the western setback in the revised plans was a direct response to the existing site context, whereby the adjacent dwelling to the east achieves minimal building separation to lot boundary, whilst the dwelling to the west achieves considerable building separation. This provided an opportunity to increase building separation to the dwelling to the east, whilst maintaining an indistinguishable level of building separation (and impact) to the western adjacent dwelling.

Neighbouring amenity (generally)

Issue

- The proposal is not representative of 'good design' as it 'takes away' from neighbouring amenity rather than adding to it. The proposed development has the opposite effect. It will compromise significantly the amenity of neighbours and the community.

Response This comment is made in the context of currently adjoining a vacant site. Any development proposed on the subject site will result in an increased impact compared with a vacant site. The subject site is residentially zoned, and suitable for development, so the question is whether the impact is reasonable within the context and planning framework applicable to the site.

11. PUBLIC CONSULTATION (REVISED PLANS)

Building Height

Issue

- The proposed development is the same height near the river as other buildings at Jutland Parade level. It does not respond to or align with the context of the surrounding natural or built environment. It ignores and detracts from the existing and desired streetscape, precinct and local neighbourhood character.
- The design does nothing to reduce the impact of building bulk. The incursions into the side setback areas on both the east and west, coupled with overall height, width of the main house (more than 30m). Its position intruding into the vistas from our house and pavilion all combine to form a house which is an unnecessarily bulky, large-scale structure as viewed from adjoining properties.
- The proposed development was recently amended to reduce the height by 70cms. This 'tokenistic reduction' does not resolve the issue. The building remains 3.3m higher than the "deemed to comply" codes at 11.8m in height in lieu of 8.5m. The exceedance is equivalent to an entire storey bringing the development to 6-storeys in height.

Response

The development is extremely responsive to its context and incorporates numerous measures to mitigate against the impacts of building bulk, including a stepped design which follows the slope of the natural topography, locating a considerable extent of the dwelling below the natural ground level, minimising floor area on level 1, and significant meaningful articulation to side elevations to break up visual impact and improve daylight access.

The amendments achieve a meaningful reduction in impact to the northern courtyard of #50A, which is considered to be the area most at risk of impact from the proposal. In respect of building height, the proposal is already considered to achieve the design principles, so further reductions are not considered necessary.

Street fencing

Issue

- It appears that the proposal for solid front fencing remains. This is not in keeping with neighbouring properties or compliant with the City's R Code fencing requirements. If approved, this will add to the "unfriendly" nature of the proposed development.

Response

The street fencing originally proposed already provide a higher level of visual permeability than a deemed-to-comply outcome and the level of visual permeability has been further increased in the revised plans, so the rationale behind this comment is unclear.

Site works

Issue

- The proposal for fill of 1.8 metres and 1.9 metres remains. We are opposed to this being approved as it will enable the height and bulk of the building without the appropriate setbacks. Site works were carried out in January 2022 resulting in a large volume of fill being placed and spread on the block. This fill should be removed and the block restored to its previous unelevated levels.

Response

The development is being assessed on the basis of the existing natural ground levels prior to demolition of the original dwelling on site, accordingly this has not impacted assessment of this proposal.

Site works proposed do contribute to the building height and setback assessment, so it does not enable consideration of greater heights than would otherwise be considered. Fill of up to 1.9m is not uncharacteristic in this locality given the natural topography. For reference, the site survey indicates fill heights greater than 2m above the natural ground level of the subject site at #50 Jutland Parade.

11. PUBLIC CONSULTATION (REVISED PLANS)

Issue	<p><u>External finish</u></p> <ul style="list-style-type: none"> The proposed development is white or light in colour. This will magnify the adverse impact of the building on the neighbouring community and will give off considerable glare
Response	The walls will not be finished in a reflective material, it is not expected that the dwelling will create any glare impacts.

Issue	<p><u>Visual privacy</u></p> <ul style="list-style-type: none"> The pool is positioned so it sits above the existing boundary wall. From our courtyard and pavilion we look directly across to the pool area. The positioning of the proposed spa and pool, without compliant boundary setbacks, will increase the noise of spa and pool jets and vibration from spa/pool cleaning equipment will intrude upon the adjoining property meaning that the loss of visual privacy will be compounded by the additional loss of acoustic amenity.
--------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

The pool area adjoins a landscaped walkway and extensive garden area, which is considerably disconnected from the main dwelling. In addition, this space is adjacent and exposed to the public realm, therefore not warranting the same level of privacy protection as may typically be expected in a more private residential setting. Providing any further screening in this setting is considered to be inappropriate and unnecessary, and the visual impact created is considered likely to be more detrimental than the privacy which it would provide.

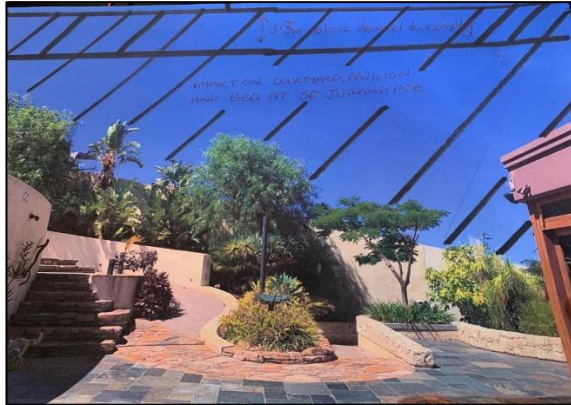
Response



11. PUBLIC CONSULTATION (REVISED PLANS)

In addition to the existing landscaping on the adjacent site, the proposal includes additional landscaping on the subject site which will further assist in providing a buffer between these spaces.

As some of the submissions have also included photos, additional comment is provided in respect of these matters.



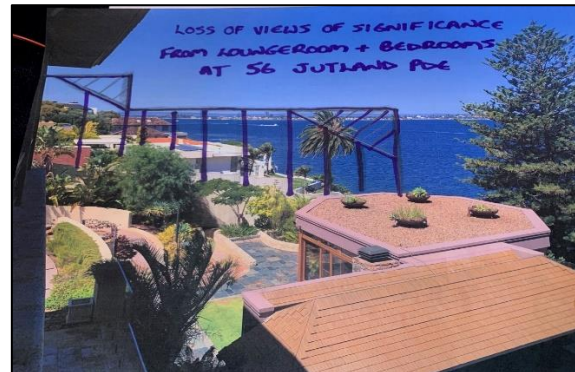
This photo shows the impact on our home, courtyard and pavilion of a massive over height wall that is set too close to the boundary wall.

The extent of building proposed in this photo is exaggerated and not realistic. Whilst it is acknowledged that the development will have a visual presence from the adjacent property, however this will present as an articulated two-storey dwelling. The first floor is unlikely to be visible from #56, and views south towards the Swan River will be maintained. It is completely normal and expected within a developed area for adjacent dwellings to have a notable visual presence when looking directly towards a side lot boundary. For context, the dwelling located on the opposite side of #56 is shown below.



This photo shows the use of our courtyard for a fundraising event by a local public school. The singers /musicians would be playing a few metres away from the large wall and the raised spa and pool of the proposed development. The appropriate setback for the pool deck west should be 7.5m not 3.4m.

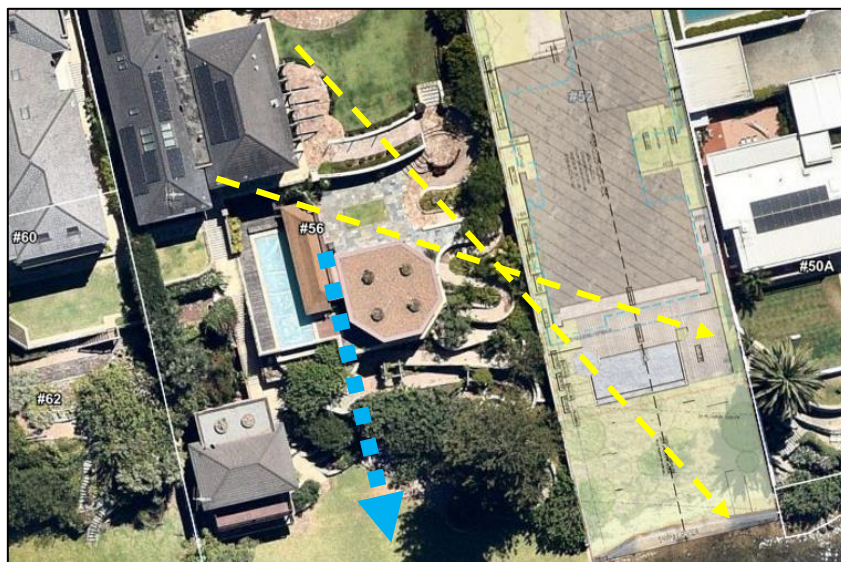
Referring to the images provided in response to visual privacy concerns above, the pool area does not appear to be adjacent to a courtyard area.



These photos show how the over height development will impact on our adjoining property through loss of views of significance.

To provide better analysis of these viewpoints, an overlay with the approximate photo location is provided below. The viewing angle is directly into the neighbouring site rather than towards the views of significance to the south. The photo does not include the near panoramic views to the south which the property will continue to enjoy.

The building outline indicated is inaccurate and exaggerates how far forward the building will project towards the foreshore, there is inadequate information to determine the accuracy of the height depicted. As outlined in the building height justification above, the State Administrative Tribunal has established that maintaining views across side boundaries is not a realistic expectation.





The height of this proposed building is 3.3 metres. This is markedly higher than what is deemed to comply. Council giving permission for the owners of 52 Jutland Parade to not comply would result in complete obstruction of a significant part of the view from our home.

This is the current view from the top floor of my parents' home looking to the west: The almost complete obstruction of our view to the west, if Council gives permission to the owners of 52 Jutland Parade to not comply, is demonstrated here:

The bulk of this blacked out portion is not compliant as confirmed on the plans advertised. So, please instruct the owners of 52 Jutland Parade to reduce this blacked out portion to 8.5 metres above ground instead of 11.8 metres above ground.

Similar to the above, to provide better analysis of the above viewpoint, an overlay with the approximate photo location and angle taken is provided below. The viewing angle is directly into the neighbouring site rather than towards the views of significance to the south. The photo does not include the near panoramic views to the south which the property will continue to enjoy.



11. DESIGN REVIEW PANEL (ORIGINAL PLANS)

Principle 1 – Context and character

Reconsider carport roof design to allow for better street surveillance and establish a visual connection to the house.

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

The carport canopy over the driveway has been maintained as it provides a trestle for landscaping to grow around, and will contribute to legibility of the vehicle entry point by defining this section of the structure, whilst also providing an attractive, soft shading device to offset the hardstand of the driveway.

Principle 2 – Landscape quality

Consider further opportunities for landscaping in areas that address the street.

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

Landscaping within the street setback area has been further increased through a reduction to the pedestrian path width.

Principle 3 – Built form and scale

Consider relocation of bedroom 5 to reduce building height.

Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

The entirety of level 1 represents 5.5% of the site area and is not significant in the context of overall site or built form such that relocation is necessary. To address concerns in respect of height, bedroom 5 has been reduced in height and shifted north to where NGL is higher. Relocation of bed 5 to the ground level would increase site cover / reduce landscaping whilst also preventing the bedroom from achieving access to the sites views of significance.

Consider additional illustrations to demonstrate the impact of building height on the adjoining properties.

The plans include outlines of the adjacent properties on the site plan, floor plans, and elevations. The amended plans include an outline of the existing built form to clearly demonstrate the improvements made.

Consider relocating the guest suite and pair with the Garden Pavilion structure or at ground level.

Refer to comments in respect of bedroom 5 above.

Review overlooking to ensure the proposal is compliant on both side boundaries.

The revised plans reduce glazing to the east and west boundaries, with all outwards views oriented south. Overlooking variations all relate to oblique views within the 90° cone of vision. Oblique views into adjacent properties are generally accepted across sites which front onto views of significance as mutually beneficial to allow all property owners to maximise outlook towards the views of significance.

It is also worth noting that most areas overlooked are also visible from the public realm to the south, and therefore the impact of oblique views to a space which already has a compromised level of privacy is less impactful (i.e. street setback areas).

Principle 4 – Functionality and build quality

Ensure the PV cells on Visitor Parking roof structure pose a low impact and are not visually obtrusive.

Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.

The solar panels are intended to be installed flush to the roof and will therefore not be visually obtrusive.

Further consideration for AC plant provision recommended.

A ventilated 'mechanical plant room' has been allocated at Basement 2 level that could house AC units. The dwelling is likely to have a centralised AC system located here, however details cannot be finalised until the detailed design stage with engineer input.

Annotate location of AC condensers on the plans.

As above.

11. DESIGN REVIEW PANEL (ORIGINAL PLANS)

Principle 5 – Sustainability

Consider shading devices to reduce dependence on AC.

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.

The majority of large windows face south and require no shading. Improvements to shading include:

- The bed 3 ensuite window reoriented south.
- Master and bed 3 west and east windows removed.
- Casual dining west window removed.

Principle 6 – Amenity

Consider increasing outdoor deck area in size to improve user amenity.

Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.

The rear outdoor deck area has been increased as part of the built form shift to the north. The southern setback of the deck has not been modified, whilst the deck area has been stretched north-south to fill the gap where the dwelling was previously located.

It is strongly recommended to address visual privacy issues.

Visual privacy impacts have been reduced through recessing habitable room windows behind narrow balconies with screen walls on the east and west elevations which prevents direct views.

It is not uncommon for the mutual relaxation of privacy requirements on oblique views where adjacent properties have access to views over their rear boundaries. This ensures the mutually beneficial outcome of all owners being able to maximise their outlook to views of significance.

Principle 7 – Legibility

Consider reconfiguring the built form by locating the living space towards the street for interaction.

Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.

The dwelling has been moved north and is now closer to the street, and the living area associated with bed 5 has been reoriented to the front of the dwelling for improved interaction. The main living areas of the dwelling are deliberately oriented towards the views of significance to the south which is a key attribute of the site and would be common for all dwellings in this context.

Reduce the extent of the canopy over the driveway to improve streetscape interaction.

Removal of the carport canopy over the driveway is considered to have limited benefit in respect of improving streetscape interaction. Level 1 of the development is raised above the carport canopy and capable of interaction with the street.

Interaction and activity within the street setback area is also achieved through the garden pavilion and outdoor sitting area which is located forward of the dwelling, adjacent the street.

Principle 8 – Safety

Nil.

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

Noted.

Principle 9 – Community

Nil.

Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.

Noted.

Principle 10 – Aesthetics

Nil.

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

Noted.

12. DESIGN REVIEW PANEL CHAIR (REVISED PLANS)

The revised plans were reviewed by the Design Review Panel Chair (as opposed to the entire Design Review Panel). Further comment was provided against the three elements which were not originally supported.

Principle 3 – Built form and scale

A combination of changes has diminished the built form and scale of the house. However the extent of this diminution appears to me to be insufficient to satisfy this Design Principle. Building height and setbacks to the west still greatly exceed the limits identified in the planning scheme and are likely, in my opinion, to adversely impact the neighbouring properties. Yet neighbours may have no objections, perhaps due to their own future development aspirations, in which case the decision maker may be more inclined to support the proposal.

Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

The original DRP comments related to the building height and concerns in respect of Level 1. The revised plans have reduced this impact accordingly, however a new concern relating to the west lot boundary setback has been raised.

It is unclear what adverse impact there could be to the western adjoining neighbour. In addition to the setbacks provided on site, the nearest 9m on the adjacent site contains only a walkway and landscaping, with no active spaces. The dwelling is located a significant distance away in the opposite corner of the site.



Principle 4 – Functionality and build quality

Improvements have been made to locations, layout and visibility of the PV cells and the air conditioning plant.

Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.

Noted.

Principle 6 – Amenity

Efforts have been made to improve the privacy for various side neighbours. However I am not convinced by the reasoning presented concerning the proposed widths of balconies being such that privacy protection is not required. I am also unable from the drawings submitted to accurately assess the adequacy of the boundary fencing claimed to solve the privacy issues of the Basement 1 Floor level. Indeed it is not clear how high that fencing is -

Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.

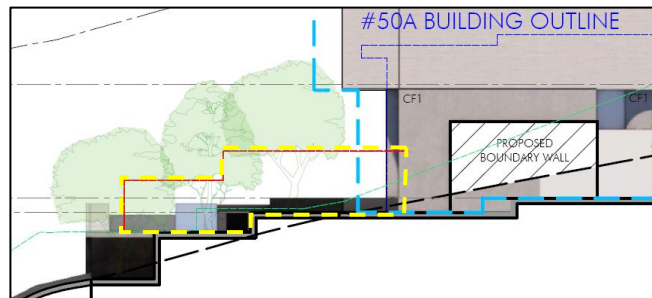
In respect of visual privacy generally, refer to item 7 of this submission above. The basement 1 floor level decked area is intended to be screened through either proposed new or existing dividing fence / walls. Given the location of this space nearest the foreshore reserve, located in a semi-public space (visible from the public realm), it is important to balance privacy with the visual impact of large screen walls.

The proposed screening provides an appropriate balance of these two considerations and will obstruct direct views between properties from

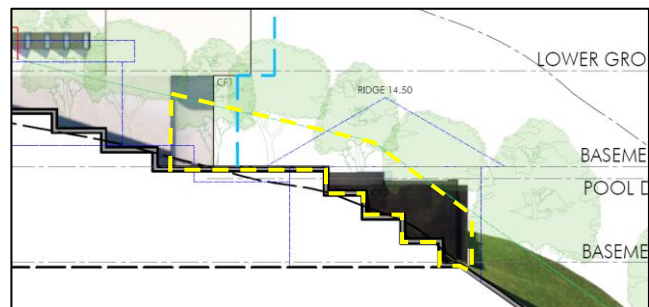
12. DESIGN REVIEW PANEL CHAIR (REVISED PLANS)

it may need to be so high that neighbours might be concerned with the fence height itself. But like the comments under Built Form and Scale above, neighbours may be amenable to the current proposal due to future development aspirations. For me, privacy for neighbours requires further consideration in order to satisfy this Design Principle.

the outdoor living area. It is acknowledged that due to the natural slope of the land, there will be some oblique views into the adjacent properties when looking to the south, and the same can be said for southern views from adjacent sites, however this is a generally accepted outcome within areas adjacent to public spaces.



East elevation (proposed 1.8m fence in yellow)



West elevation (existing fence in yellow)

Should additional clarification in respect of the proposed and existing fencing levels relative to the pool deck be required we are happy to provide this to assist the City's considerations, or have this matter addressed through a condition of development approval.

Concluding statement

When asked to undertake a Chair review of amended plans I have always closed my comments with a statement of support or otherwise for the proposal in its current form. In this case, informed by the submitted documents and for the reasons outlined above, I cannot support the current proposal. Bulk and privacy remain of great concern and, in my opinion, need significant further attention.

Based on feedback during the Design Review Panel meeting and the Design Review Panel minutes, the panel was undeniably overall supportive of the original development design with seven of ten elements 'supported'. Despite the design having since been further refined and improved, now achieving eight elements 'supported' and two 'further information / condition required' in its evaluation (no elements were 'not supported'), it is unclear how a single member of the panel could rationally conclude to not support the proposal – going so far as to even state that elements of the design require 'significant further attention'.

The lack of consistency with the full panel's review and contradictory conclusions are a clear indication that this statement, prepared by a single member of the panel, is not based on sound reasoning and should be disregarded accordingly.

CONCLUSION

Based on the information presented in this submission, all the further information requests are considered to have been addressed. Considering the remaining variations on a performance-based assessment, the revised development meets all objectives of the applicable planning framework.

The development is considered to align with the intent for the locality and provides a respectful balance of achieving high quality function and form whilst ensuring there are no undue impacts to adjacent properties or the streetscape character. Accordingly, it is requested that the application be supported, with any further minor adjustments being addressed as conditions on approval.

Should you have any question in relation to the details provided in this submission, please contact Steven DePiazzi on 6444 9171 or steven@urbanistaplanning.com.au.

Yours sincerely,



Steven DePiazzi | **Senior Urban Planner**
Urbanista Town Planning
231 Bulwer Street, Perth

16.2 PD14.04.23 Consideration of Development Application for a Home Business at 18 Boronia Avenue, Nedlands

Meeting & Date	Council Meeting - 26 April 2023
Applicant	K Vijayan
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	Roy Winslow – Manager Urban Planning
Director	Tony Free – Director Planning and Development
Attachments	1. Aerial Image and Zoning Map 2. Development Plan 3. CONFIDENTIAL Map of Objectors 4. CONFIDENTIAL Submissions

Purpose

The purpose of this report is for Council to consider a development application for a Home Business at 18 Boronia Avenue, Nedlands. The application is presented to Council as objections have been received. It is noted that the business has been operating with a previous time limited approval.

Recommendation

That Council, in accordance with clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 25 January 2023 for a 'Home Business' at 18 Boronia Avenue, Nedlands, subject to the following conditions:

1. this development approval only relates to the 'Home Business'. The use shall be in accordance with the land use definition within City of Nedlands Local Planning Scheme No.3, approved plan(s), any other supporting information and conditions of approval. It does not relate to any other development on the lot.
2. no materials and/or equipment associated with the home business are to be stored in areas that are visible from the street or neighbouring properties, or be located in areas set aside for the parking or access of vehicles or pedestrians.
3. this decision constitutes planning approval only and is valid for a period of three years from the date of the approval, after which the Home Business is to cease operating or a seek a new approval from the City of Nedlands.

4. service and/or delivery vehicles are not to service the premises before 7.00am or after 7.00pm Monday to Saturday, and/or before 9.00am or after 7.00pm on Sunday and Public Holidays.
5. the Home Business is to be operated only by the applicant, K. Vijayan, who must remain a permanent resident on site at the subject premises. The operation of the Home Business by any other person, or its operation at any other premises, is not permitted by this approval.

Voting Requirement

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 decisions 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 judgements in the decision must be confined to those permitted to be considered under the laws and policies applicable to the matter and given such weight in making the decision as the relevant laws and policies permit them to be given.

Background

Land details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Residential
R-Code	R10
Land area	776m ²
Land Use	Home Business
Use Class	'A' Use

The site is located east of Boronia Avenue approximately 120m north of Carrington Street. The lot is regular in shape and has a total area of 776m². The property is zoned Residential R10.

Application Details

Since 2013, the applicant/owner has had approval to operate a 'Home Business' from 18 Boronia Avenue, Nedlands. The business is for preparing flour-based sweets in the 15m² kitchen area of the dwelling. The products are supplied to selected shops and not sold on-site.

As there is a time limit on the approval, this application seeks to continue operating the 'Home Business' operation. One employee will commute to the property for work. The hours of operation are Tuesday to Friday from 10am – 4pm. There will be no retail sale from the site. The applicant has been operating with development approvals for a Home Business with the most recent issued in 2019.

Discussion

Local Planning Scheme No. 3 - Land Use Permissibility

A 'Home Business' is an 'A' use within the Residential zone. This means that the use is not permitted unless the Local Government has exercised its discretion by granting approval after conducting public consultation. A 'Home Business' is defined as a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or profession if the carrying out of the business, service or profession –

- a) Does not involve employing more than 2 people who are not members of the occupier's household; and
- b) Will not cause injury to or adversely affect the amenity of the neighbourhood; and
- c) Does not occupy an area greater than 50m²; and
- d) Does not involve the retail sale, display, or hire of any goods unless the sale, display or hire is done only by means of the internet; and
- e) Does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and
- f) Does not involve the presence, use or calling of a vehicle more than 4.5 tonnes tare weight; and
- g) Does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located.

As outlined in this report, the proposed home business use is consistent with the above Scheme requirements.

Objectives

The application has been assessed against each objective of the Residential zone and is considered consistent with the objectives of the Residential zone as detailed below.

Table 1: Assessment on Residential zone objectives	
Objective	Officer comment
To provide a range of housing and a choice of residential densities to meet the needs of the community.	Not applicable
To facilitate and encourage high quality design, and streetscapes throughout the residential area	There are no works proposed as part of this application, and the dwelling maintains its role as part of the existing high-quality streetscape.
To provide for a range of non-residential uses, which are compatible with and complementary to residential development.	The operation is located within the kitchen on a part time basis. It is not considered to cause injury or adversely affect the amenity of the neighbourhood. In this regard the application

	is considered to provide a suitable non-residential use which is both complementary with and compatible to the locality.
To ensure development maintains compatibility with the desired streetscape in terms of bulk, scale, height, street alignment and setbacks.	As above, there are no works proposed as part of this application, and the proposal will have no impact in terms of bulk, scale, height, street alignment and setbacks.

City of Nedlands Local Planning Policy – Parking

The City's Parking LPP states that for a Home Business additional parking is required to cater for the number of staff and customers coming to the property, over and above the parking required for the dwelling.

The application states that one employee will travel to the Home Business, with no customer visitation. Therefore, one additional car space is required.

2+ bedroom dwelling requirement	2 car bays
Parking LPP requirement	1 car bay
Supplied	3 car bays (2 undercover, 1 exposed)

Consultation

The development application was advertised in accordance with the City's Local Planning Policy - Consultation of Planning Proposals to landowners and occupants within 100m radius of the site. The application was advertised for a period of 14 days from 20 February 2023 to 6 March 2023. At the close of the advertising period four objections were received. The following is a summary of the concerns/comments raised and the Officer response in relation to each issue:

1. The proposal negatively impacts the amenity of the residential area

The home business has been operating for an extended period of time. The City has no record of complaints having been received relating to the operation. The operation is located within the confines of the dwelling and operates only during daylight hours using the domestic kitchen. There is no traffic generated over and above that expected from a single dwelling of the size involved.

2. The fire risk from a commercial kitchen in a residential area is considered too high

The operation of the kitchen for purposes of the home business are of a size and nature ancillary to the main use of the premises as a dwelling. The undertaking of the home business does not trigger requirements to upgrade the dwelling or fire safety systems under the National Construction Code. The production of sweets does not create greater additional risk to adjoining landowners than the operation of a domestic kitchen within a dwelling.

3. The cleanliness and quality of the kitchen is unknown

The owners are required to meet environmental health requirements and to lodge a Food Business Registration Form. As part of this the City will regularly inspect the kitchen.

4. Time of delivery and type of vehicle is unknown

The applicant has advised that deliveries will be once a month during business hours. This vehicle has been described as a delivery van and as such will be less than 4.5 tonnes satisfying the requirements of a home business in the LPS3.

5. Concerns about odour affecting the surrounding residents

In recent years, there have been no complaints regarding odour due to the operation of the Home Business.

6. Concerns of how the statutory time limit will be enforced

As per condition 3, the applicant can only operate for 3 years and then is required to cease operating or apply for a fresh approval.

7. Noise pollution from the business has not been appropriately considered

The business will be operating in normal business hours (10am-4pm) and the noise of cooking would not be out of place in a residential area. The type of operation does not require the use of machinery that would generate undue noise or vibration. Scheme requirements and the Environmental Protection (Noise) Regulations 1997 will ensure that the noise emissions from any operation within a residential zone is commensurate with the protection of residential amenity.

8. The increase in traffic is considered detrimental to the residential area

The increase in traffic is negligible, as there will be one delivery vehicle once a month, and the applicant will deliver the sweets offsite once a week. There is one employee accessing the property by car each day, which is consistent with residential use of the premises.

Strategic Implications

Vision Our city will be an environmentally sensitive, beautiful, and inclusive place.

Values **Great Natural and Built Environment**
We protect our enhanced, engaging community spaces, heritage, the natural environment, and our biodiversity through well-planned and managed development.

Priority Area Urban form - protecting our quality living environment

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 resolve to approve the development without conditions (cl.68(2)(a)), approve with development with conditions (cl.68(2)(b)), or refuse the development (cl.68(2)(c)).

Decision Implications

If Council resolves to approve the proposal, the use can proceed.

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

Conclusion

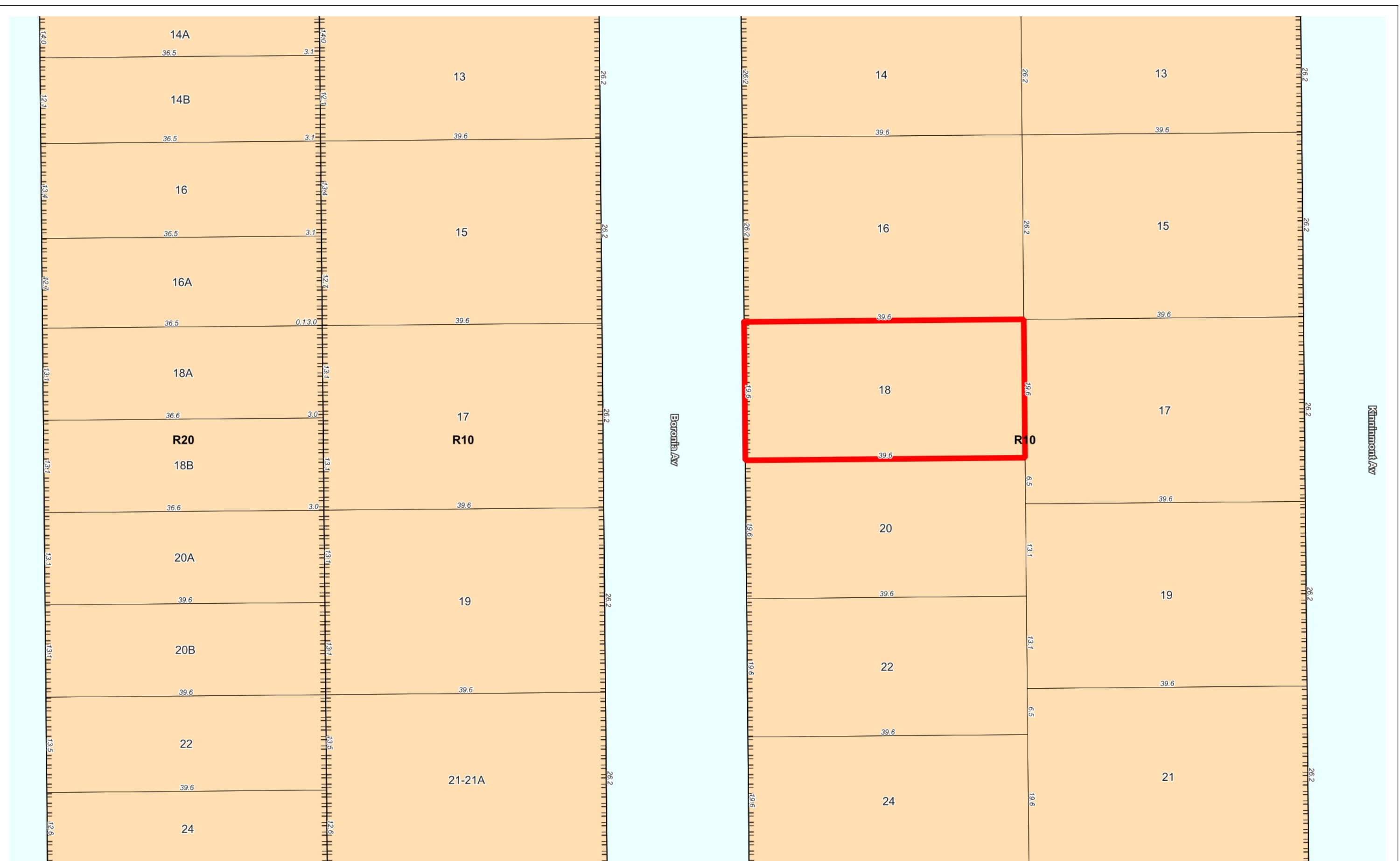
The application for the addition of a Home Business land use to existing Residential ('Single House') development has been presented for Council consideration due to objections being received. The proposal is considered to meet the development provisions of the City's local planning framework and, as such, is unlikely to have a significant adverse impact on the local amenity of the area.

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

Further Information

Nil.





16.3 PD15.04.23 Adoption of the amended Signage and Advertisements Local Planning Policy

Meeting & Date	Council Meeting – 26 April 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	<p>The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter.</p> <p>There is no financial or personal relationship between City staff involved in the preparation of this report and the proponents or their consultants.</p>
Report Author	Roy Winslow – Manager Urban Planning
Director	Tony Free – Director Planning & Development
Attachments	1. Signage and Advertisements Local Planning Policy

Purpose

The purpose of this report is for Council to adopt the draft amendments to the Signage and Advertisements Local Planning Policy, following advertising, which resulted in one submission being received.

Recommendation

That Council adopts the Signage and Advertisements Local Planning Policy in accordance with Regulation 4(3)(b) of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 as attached.

Voting Requirement

Simple Majority.

Background

The current Signs Local Planning Policy (the Policy) was adopted at the Ordinary Council Meeting held on 23 July 2019. A review of the Policy has been undertaken in the context of the Council resolution dated 27 July 2021, which reflects the development pressure Nedlands is currently facing, with attention to construction signs and property transaction signs. Council adopted the draft amended Policy for advertising on 25 October 2022 (**refer to Attachment 1**).

Discussion

The content of the Policy has been reviewed in the context of the legislative planning requirements and practical application of the existing provisions.

The Amendments seek to provide a contemporary and concise set of provisions to assist the City in the assessment of signage proposals.

Key changes

The key elements of the Policy include:

1. Policy Title

The policy title has been revised from “Signs Local Planning Policy” to “Signage and Advertisements Local Planning Policy” to align with the statutory terminology used by the Planning and Development (Local Planning Schemes) Regulations 2015 relating to Advertisements.

The Regulations also contain a definition of “heritage-protected place”, and this new terminology is proposed to be included in the Policy.

2. Objectives

The objectives of the Policy are worded to highlight the importance of minimising the adverse impacts of signage and advertisements on the amenity of residential areas and heritage-protected places.

The objectives seek to limit commercial signage to areas zoned for non-residential uses and reduce the proliferation and cumulative impact of signage across the City.

3. Exemptions/Non-Exemptions

Temporary advertisements and election advertisements are exempt under the Regulations and the Policy has been updated to reflect this.

4. Where approval is required

All signs on “heritage protected places” require development approval, as do signs which emit light (refer to section 4.1 (i) and (vii)).

Appendix A provides a list of the different signs, including a definition and an image of an example of that form of signage.

If the sign meets the requirements listed under “Development Provisions for Exemption” then approval is not required.

Consultation

The draft Amendments were advertised from 4 November 2022 to 2 December 2022 in accordance with the City’s Consultation – Local Planning Policy. The amended Policy was advertised through a notice in the *Post* newspaper and on the City’s Your Voice website.

At close of advertising 1 submission was received stating the following:

“too restrictive and prescriptive, and yet the likes of McDonald's, Bunnings, are allowed to build signs that don't comply with the requirements of the policy; which suggests no policy at all is required”.

City Officers provide the following response:

Notwithstanding that there is neither a McDonalds nor a Bunnings within the City of Nedlands, a Policy cannot be overly prescriptive such that it fetters discretion. Advertisements that do not meet the exemption criteria of Appendix 1 may still be approved subject to a development application demonstrating the signage will meet the Objectives and General Requirements of the Policy.

Concept Forum of 20 September 2022

The policy was presented at the concept forum of 20 September 2022 where the following key provisions were highlighted:

1. Construction Site and Development Signs

For a Construction site and Development Sign, if the sign is:

- More than 5 square metres in area or
- More than 2 metres above the natural ground level

then development approval will be required, or if more than one sign per street frontage is requested.

2. Digital Signs

All digital signs will require a development application to be lodged, with the exception of window signs less than 5 square metres where located in the window of an approved or exempt business.

3. Property Transaction Signs

The definition of a property transaction sign is to be updated to include the words 'coming soon' and the sign is to be removed within 14 days of settlement or leasing of the property.

Development approval is required if the proposed property transaction sign has an area of more than 3 square metres.

4. Roof Sign

Development approval is required if:

- the total height of the building and the sign (combined) exceed the building height for the applicable property
- the sign exceeds 5 square metres in area.

Deemed to Comply or Acceptable Outcomes Criteria

Deemed to comply or acceptable outcomes criteria are not considered appropriate in respect to a signage policy, as “exempt” provisions (effectively deemed to comply / acceptable outcomes) already exist in the Regulations and draft policy. It is important to provide consistency, certainty, and clarity in the application of such a policy.

However, previous legal advice received by the City confirms that a local planning policy cannot fetter discretionary consideration. In other words, a planning policy cannot be used to ban advertisements over a certain size, for example. Application for signage and advertisements that exceed the exemption criteria may still be approved provided they meet the objectives of the policy (Clause 3) as well as the general requirements for all signage and advertisements (Clause 4).

Following advertising, minor modifications were made to ensure the definition of heritage-protected place included reference to the Regulations, and the photo of the digital sign was changed to reflect the large LED billboards that are intended to be captured.

Strategic Implications

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

Vision	Our city will be an environmentally-sensitive, beautiful and inclusive place.
Values	Great Natural and Built Environment We protect our enhanced, engaging community spaces, heritage, the natural environment and our biodiversity through well-planned and managed development.
Priority Area	Urban form - protecting our quality living environment.

Budget/Financial Implications

Nil.

Legislative and Policy Implications

Regulation 4(3) of the [Planning and Development \(Local Planning Schemes\) Regulations 2015](#) requires that, after advertising, Council is to 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 endorse the recommendation without modifications, the Policy will become operative and replace the existing Policy criteria after public notice has been given. If Council resolves to endorse the recommendation with modifications, and the modifications are significant, the Policy should be re-advertised prior to being put back to Council for adoption. If the modifications are minor the draft Policy will become operative and replace the existing Policy after public notice has been given.

If Council resolves not to endorse the recommendation, the existing Policy will remain in use by the City when assessing Development Applications for signage and advertisements.

Conclusion

The Policy has been reviewed and updated to provide applicants with clear and concise provisions to support applicants in determining their approval obligations for proposed signage and advertisements. It also guides the assessment of development applications for proposed signage and advertisements by the City. It is recommended that Council adopts the Recommendation and formally adopts the amended Policy.

Further Information

Nil.



LOCAL PLANNING POLICY – Signage and Advertisements

1.0 PURPOSE

1.1 The purpose of this policy is to:

- i. Define Signage and Advertisements that are exempt from development approval;
- ii. Establish general requirements which apply to Signage and Advertisements;
- iii. Provide guidance for determining applications for non-exempt Signage and Advertisements.

2.0 APPLICATION OF POLICY

- 2.1 This policy applies to all land zoned by City of Nedlands Local Planning Scheme No. 3 (LPS3) and does not apply to road reserves or any other reserves under LPS3 or the Metropolitan Region Scheme (MRS).
- 2.2 All Signage and Advertisements are exempt from requiring development approval unless specifically required by this policy.

3.0 OBJECTIVES

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



4.0 GENERAL REQUIREMENTS FOR ALL SIGNAGE AND ADVERTISEMENTS

4.1 All Signage and Advertisements shall –

- i. not be detrimental to a heritage-protected place;
- ii. be in keeping with the scale and form of the building on which it is placed or to which it relates;
- iii. located and designed so as not to obstruct the sight lines of vehicles and/or pedestrians;
- iv. not contain any discriminatory or offensive material;
- v. be located wholly within the property boundary;
- vi. be adequately maintained to the satisfaction of the local government;
- vii. not emit a flashing or moving light, emit noise, contain reflective, retro-reflective or fluorescent materials, or include any form of animation, variable or electronically variable content except where specifically exempted elsewhere in this policy; and
- viii. not contain third party Advertisements or Signage that does not directly relate to a business or approved development located at the property.

5.0 EXEMPT SIGNAGE AND ADVERTISEMENTS

5.1 All Signage and Advertisements are exempt from development approval, except where the signage or advertisement –

- i. is associated with a heritage-protected place;
- ii. does not meet the General Requirements of section 4.0 above;
- iii. includes a digital billboard or other fixed sign that includes variable messages except where specifically exempted; and
- iv. does not meet the Development Provisions for Exemption as specified in Appendix A or does not reasonably fall within any of the categories.

5.2 Pursuant to the *Planning and Development (Local Planning Schemes) Regulations 2015* the following Advertisements are also exempt –

- i. Temporary Advertisements where in existence for less than 48 Hours in any 12 month period; and
- ii. Election Advertisements where:



- The Advertisement is erected or installed in connection with an election, referendum or other poll conducted under the *Commonwealth Electoral Act 1918*, the *Electoral Act 1907* or the *Local Government Act 1995*; and
- The primary purpose of the Advertisement is for political communication in relation to the election, referendum or poll; and
- The Advertisement is not erected or installed until the election, referendum or other poll is called and is removed no later than 48 hours after the election, referendum or other poll is conducted.

6.0 DEVELOPMENT APPLICATION REQUIREMENTS FOR NON-EXEMPT SIGNAGE AND ADVERTISEMENTS

- 6.1 Development Applications are required to be lodged with the local government for all non-exempt Signage and Advertisements as set out in 5.0 above.
- 6.2 In addition to the standard City of Nedlands Development Application Form 1, as set out in the *Planning and Development (Local Planning Schemes) Regulations 2015*, all applications for Advertisements are required to complete and submit the additional information for Development Approval for Advertisement Form (contained in Appendix B).
- 6.3 Applicants are required to submit:
- i. A detailed written statement addressing each of the objectives of the policy as set out in 3.0 above;
 - ii. Details of the period of time for which the Sign or Advertisement is required;
 - iii. A scaled dimensioned plan showing the size, height above ground, colours, materials, illumination and content of the Sign or Advertisement.
- 6.4 Where in the Local Government's opinion the application may have an adverse impact on the amenity of an adjoining property or the streetscape, the Local Government may notify and undertake consultation with adjoining landowners and occupiers.



7.0 ASSESSMENT OF NON-EXEMPT SIGNAGE AND ADVERTISEMENTS

- 7.1 Development Applications are required for all non-exempt Advertisements as set out in 5.0 above.
- 7.2 When assessing a development application for Signage and Advertisements the local government will consider:
- i. The objectives of the policy as set out in 3.0 above;
 - ii. The general requirements for Advertisements as set out in 4.0 above;
 - iii. Whether the Advertisements are in keeping with the scale and design of the building or lot, and is not considered excessive in size in order to fulfill its purpose;
 - iv. Whether the Advertisements rationalise existing Advertisements and results in the removal of redundant Advertisements; and
 - v. Whether the unique topography or configuration of the lot, building or other approved structure necessitates a different location, configuration or size of the Advertisements.
- 7.3 Non-compliance with the relevant exemption criteria is not a reason to refuse a proposed sign or advertisement.
- 7.4 Where more than one sign definition applies, the provisions for all of the relevant sign types applies.

8.0 RELATED LEGISLATION

- 8.1 This policy has been prepared in accordance with Clause 4 of the Deemed Provisions contained in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- 8.2 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*
- City of Nedlands Local Planning Scheme No. 3
- State Planning Policy 7.3 – Residential Design Codes

9.0 DEFINITIONS

9.1 For this policy the following definitions apply –

Definition	Meaning
Advertisement	<p>Any word, letter, model, sign, placard, board, notice, device or representation, whether illuminated or not, that is used wholly or partly for the purposes of advertising, announcing or directing, and includes-</p> <ul style="list-style-type: none">a) Any hoarding or similar structure used, or adapted for use for the display of advertisements; andb) Any airborne device anchored to any land or building used or the display of advertising; andc) Any vehicle or trailer or similar object placed so as to serve the purpose of displaying advertising.



Heritage-protected place

[As per Schedule 2, Part 1 of the *Planning and Development \(Local Planning Schemes\) Regulations 2015*](#), a heritage-



protected place is a place —

- (a) that is entered in the State Register of Heritage Places under the Heritage Act 2018 section 42; or
- (b) that is under consideration for entry into the State Register of Heritage Places as described in subclause (2); or
- (c) that is the subject of an order under the Heritage Act 2018 Part 4; or
- (d) that is the subject of a heritage agreement that has been certified under the Heritage Act 2018 section 90; or
- (e) that is included on a heritage list as defined in clause 7; or
- (f) that is within a heritage area as defined in clause 7.


9.2 A word or expression that is not defined in the Policy has the same meaning as it has in the Scheme.




APPENDIX A – SIGNAGE AND ADVERTISEMENTS CATERGORIES AND EXEMPTION REQUIREMENTS


Construction and Development signs		
Definition	A sign that provides detail or promotional material of the project, professional consultants, contractors and/or builders; displayed prior to or during construction of a building, development or subdivision.	 <p>Construction sign</p>  <p>Development sign</p>
Development Provisions for Exemption	<ul style="list-style-type: none"> i. Wholly contained within the property boundaries; ii. Maximum of one sign per street frontage; iii. Maximum height of 2.0m above natural ground level; iv. Maximum area of 5m²; v. Single sided; and vi. To be removed within 14 days from the date of practical completion of the development 	
Permitted Locations	All zones	




Digital sign		
Definition	A sign that incorporates images or text that are illuminated and may move or change. This also includes signs with variable messages.	
Development Provisions for Exemption	If associated with an approved or exempt business and all of the following apply: <ol style="list-style-type: none"> The sign is a window sign and meets exemptions for a window sign below; The lot is not located in or facing a Residential zone; There is only one digital sign displayed in the tenancy; The sign is not more than 5m²; and The sign is attached to a window parallel to the road. 	
Permitted Locations	All zoned land except the Residential zone.	

Monolith signs		
Definition	A sign in-filled from natural ground level to the top of the sign and appears as a solid structure when the supporting columns cannot be seen.	
Development Provisions for Exemption	<ol style="list-style-type: none"> Wholly contained within the property boundaries; Maximum of one sign per property, which may be double sided; Maximum height of 6.0m above natural ground level and a maximum width of 2.0m; Minimum setback of 2.0m from adjoining sites; Minimum 1.5m clearance from where the driveway meets the crossover; and Aligned at a right angle to street. 	
Permitted Locations	All zoned land except the Residential zone.	




Name Plate signs		
Definition	A flat, usually rectangular sign which the name of a person, company etc. is printed or engraved.	
Development Provisions for Exemption	If associated with an authorised business or home business: <ol style="list-style-type: none"> Located wholly within the property boundaries; Maximum of one sign per building in the residential zone and three signs per building in all other zones; and Maximum of 0.2m² in area per sign. 	
Permitted Locations	All zones.	


Portable signs		
Definition	A sign which is not permanently attached to a building, structure, fence or the ground, includes 'A-frame' and 'sandwich board' signs.	
Development Provisions for Exemption	<ol style="list-style-type: none"> Located wholly within the property boundaries; Maximum of one sign per tenancy; Maximum of 1.2m high x 1.2m wide; Does not flash or pulsate; and Minimum 1.5m clearance from where the driveway meets the crossover. 	
Permitted Locations	All zoned land except the Residential zone.	

Projecting signs




Definition	A sign which is attached to a projection or projects more than 300mm from a wall of the building below the eaves or ceiling height.	
Development Provisions for Exemption	<ul style="list-style-type: none"> i. Located wholly within the property boundaries; ii. Maximum of one sign per tenancy; iii. Minimum clearance of 2.75m above natural ground level or where it can be demonstrated the sign complies with the requirements of the relevant Building Code; iv. Maximum area of 4.0m²; v. Not to project above the height of the wall to which they are attached; vi. Not to project more than 1.0m forward of the wall to which they are attached; and vii. May be internally illuminated during the operating hours of the use to which it relates. 	
Permitted Locations	All zoned land except the Residential zone.	

Property Transaction signs


Definition	A sign designed to promote the sale or lease of a property and includes the words 'for sale', 'for lease', 'coming soon' or similar.	
Development Provisions for Exemption	<ul style="list-style-type: none"> i. Located wholly within the property boundaries; ii. Maximum of 3m² in area; iii. Maximum of one sign per street frontage; and iv. To be removed within 14 days from settlement or leasing of a property. 	
Permitted Locations	All zones.	

Pylon signs




Definition	A freestanding and elevated sign supported by one or more posts.	
Development Provisions for Exemption	<ul style="list-style-type: none"> i. Located wholly within the property boundaries; ii. Maximum of one sign per site, which may be double sided; iii. Maximum height of 6.0m above natural ground level; iv. Maximum area of 4.0m²; v. Minimum setback of 2.0m from adjoining sites; vi. Aligned at a right angle to the street; vii. Minimum 1.5m clearance from where the driveway meets the crossover; viii. Minimum clearance of 2.75m above natural ground level or where it can be demonstrated the sign complies with the requirements of the relevant Building Code. 	
Permitted Locations	All zoned land except the Residential zone.	

Roof signs


Definition	Signs which protrude above the roof line or are attached to the roof	
Development Provisions for Exemption	<ul style="list-style-type: none"> i. Located wholly within the property boundaries; ii. Compliant with building heights which are applicable to the property; and iii. Not exceed a maximum area of 5m². 	
Permitted Locations	All zoned land except the Residential zone.	


Statutory signs




Definition	A sign required to be exhibited by, or pursuant to, any law or policy, includes all categories of signs.	
Development Provisions for Exemption	<ul style="list-style-type: none">i. Located wholly within the property boundaries; andii. Limited to the requirements of any applicable Act or Statute.	
Permitted Locations	All zones.	



Tethered signs		
Definition	<p>A sign which is suspended from or tethered to any building/structure or pole (with or without supporting framework) and made of paper, plastic, fabric or similar materials. The term includes lighter than air aerial devices, inflatables, bunting, banners, flags and kites.</p>	
Development Provisions for Exemption	<ul style="list-style-type: none"> i. Located wholly within the property boundaries; ii. Maximum of one sign per site; iii. Where attached to the ground, a maximum height of 4.0m and maximum area of 5m²; iv. Where attached to a pole, maximum area of 3m²; v. Tethered signs which are inflatable to be limited to one sign per site, with a maximum height of 3.0m and width of 2.0m; vi. Tethered signs are not permitted to be erected on the roof of a building. 	
Permitted Locations	All zoned land except the Residential zone.	

Wall signs		
Definition	<p>A sign which is affixed to the external part of a wall of a building.</p>	
Development Provisions for Exemption	<ul style="list-style-type: none"> i. Located wholly within the property boundaries; ii. Does not project more than 300mm from the wall; iii. Maximum of two signs per tenancy; iv. Maximum area of 10m² in aggregate for a tenancy; v. Must be displayed on the wall/s of tenancy to which it relates; and vi. Must not extend above or below the wall on which it is placed. 	
Permitted Locations	All zoned land except the Residential zone.	



Window signs		
Definition	A sign painted or affixed to either the interior or exterior surface of the glazed area of a window.	
Development Provisions for Exemption	<ul style="list-style-type: none"> i. Located wholly within the property boundaries; ii. Shall not, in aggregate, cover more than 25% of the glazed area of the window; and iii. Shall not flash or pulsate. 	
Permitted Locations	All zoned land except the Residential zone.	



APPENDIX B – DEVELOPMENT APPROVAL FOR ADVERTISEMENTS FORM

Additional Information for Development Approval for Advertisements Form

1. Description of property on which advertisement is to be displayed including full details of its proposed position within that property:

.....
.....
.....

2. Details of proposed sign:

- (a) Type of structure on which advertisement is to be erected (i.e. freestanding, wall mounted, other):

.....

- (b) Height: Width: Depth:

- (c) Colours to be used:

- (d) Height above ground level —

to top of advertisement:

to underside:

Materials to be used:

.....

- (e) Illuminated: Yes / No

If yes, state whether steady, moving, flashing, alternating, digital, animated or scintillating and state intensity of light source:

.....

3. Period of time for which advertisement is required:

.....

4. Details of signs (if any) to be removed if this application is approved:

.....
.....

Note: This application should be supported by a photograph or photographs of the premises showing superimposed thereon the proposed position for the advertisement and those advertisements to be removed as detailed in 4 above.

16.4 PD16.04.23 Consideration of Adoption of draft Nedlands Stirling Highway Activity Corridor- Residential Precinct Local Planning Policy

Meeting & Date	Council Meeting – 26 April 2023
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 in 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	Roy Winslow – Manager Urban Planning
Director	Tony Free – Director Planning and Development
Attachments	1. Draft NSHAC-R Precinct – Local Planning Policy 2. Summary of Submissions and Officer Responses

Purpose

The purpose of this report is for Council to consider final adoption of the draft Nedlands Stirling Highway Activity Corridor – Residential (NSHAC-R) Precinct Local Planning Policy (the Policy) after community consultation which resulted in five submissions. The policy can be summarised as follows;

Policy objectives include:

1. Retain and enhance the Precinct's tree lined streetscape; and
2. Allow for additional dwellings in a manner that respects the context and character of the area.

Future Character

The NSHAC Residential Precinct will consist of local, leafy streets designed for walking, providing respite from the traffic and busyness of the Highway. Future development will encourage public realm interfaces that provides comfortable and attractive pedestrian journeys through the neighbourhood.

Local streets will function as the green 'ribs' of the NSHAC Precinct. Trees, especially well-established, mature trees, will be valued and preserved wherever possible. Trees are a critical part of the material heritage and identity of place in the NSHAC Residential Precinct, and their presence is highly valued by the local community. A variety of endemic and water-wise plants will be planted throughout the private realm to safeguard the natural biodiversity within the City.

These outcomes are sought to be achieved by requiring:

- 4 metre front street setbacks
- Increased rear setbacks
- for multiple dwellings the following apply:

- the front and rear setbacks areas shall be utilised for the inclusion of deep soil areas and tree plantings. This allows for a landscaped buffer between the proposed development and the rear adjoining site/s, softening the interface with the street. Where possible, deep soil areas should be located against lot boundaries
- a minimum total of 20% of the site area (area of parent lot/s) is to be provided as landscaping. This total shall include at least 15% of the site area to be deep soil area
- the required deep soil area may be reduced to 10% of the site area if a significant existing tree is retained on site, or if a large tree is planted on site.

Recommendation

That Council:

1. **adopts those elements of the draft Nedlands Stirling Highway Activity Corridor – Residential Precinct Local Planning Policy (Attachment 1) that do not require Western Australian Planning Commission approval in accordance with regulation 4(3) of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015;**
2. **requests the CEO to give notice to the Western Australian Planning Commission (WAPC) requesting approval to amend elements of the Residential Design Codes Volumes 1 and 2 within the draft Nedlands Stirling Highway Activity Corridor - Residential Precinct Local Planning Policy (Attachment 1) and adopts these elements in the event of the WAPC approval; and**
3. **revokes the Local Planning Policy – Peace Memorial Rose Garden Precinct, Nedlands.**

Voting Requirement

Simple Majority.

Background

The Nedlands Stirling Highway Activity Corridor – Residential (NSHAC-R) Precinct includes the R60 and R160 coded lots directly north and south of Stirling Highway. The only built form controls currently in place for the NSHAC-R Precinct are the R-Codes. This Policy seeks to modify the built form controls within the NSHAC-R Precinct to reflect the local context and character of the area, as well as support the future growth of the city. It is not seeking to make changes to the zoning or density gazetted in the City's Local Planning Scheme No. 3.

The Policy is based on extensive research and consultation with community and industry experts to provide appropriate built form outcomes for the NSHAC-R Precinct. The City contracted consultants to undertake Local Distinctiveness and Context Analysis work in

August 2020. This was followed by Built Form Modelling and a Community Engagement Program in 2021.

The Policy was adopted for advertising at the Ordinary Council Meeting of 27 September 2022 (**refer to Attachment 1**). The Policy was advertised from 21 October 2022 to 9 December 2022 with the community invited to comment on the draft Policy. The submissions received have been taken into consideration in the preparation of the Policy and a summary is included at **Attachment 2**.

Discussion

Most of the Policy will come into effect once Council adopts the Policy and gives public notice. However, the Policy seeks to amend some elements of the R-Codes Volumes 1 and 2 that require Western Australian Planning Commission (WAPC) approval.

The following elements of the Policy require WAPC approval to come into effect and are highlighted in the Policy within **Attachment 1**:

General Provisions

Clause 4.2: Sustainability

Clause 4.4: Landscaping

Clause 4.7: Vehicle Access (Volume 1 – Single houses and grouped dwellings only)

Clause 4.8: Car and Bicycle Parking

5.1.3 Primary Controls

Rear setbacks for Single and Grouped Dwellings Residential R60 / R160 being the following clauses:

Clause DC 1.5

Clause DC 2.5

Tree Canopy and Deep Soil Areas

5.3 Multiple Dwellings – Clause 3.3

Landscaping

5.4 Single Houses and Grouped Dwellings – Clause 5.3.2

In the event of the WAPC approving the elements listed above, they will come into effect at that point in time.

Notwithstanding the elements of the Policy which require WAPC approval, there are significant elements within the Policy which strengthen the Council position when determining applications or providing a recommendation to other bodies such as JDAP. These include:

- Desired Future Character Statements
- Building heights
- Front setbacks
- Vehicle access

Modifications to the Policy

The following modifications have been made to the Policy following advertising:

- Maximum solar absorptance ratings were added to Clause 4.5.2 to strengthen the Policy provision to avoid dark roof materials and reduce the urban heat island effect.
- In response to feedback received through the submission process, the primary street setback for R160 lots has been increased to 4 metres for the first 3 storeys and remains at 5m for greater than or equal to four storeys.
- Multiple Dwellings on R160 sites adjoining R60 sites are limited to a four storey height.
- Multiple Dwellings along Jenkins Avenue between Bay Road and Taylor Road are limited to four storeys.
- Minor formatting changes have been made to the Policy post advertising to establish clarity and consistency in Policy wording and structure.
- The Green Star Rating for commercial developments has been reduced to 5 Green Stars to provide consistency across the precinct policies. Further work in the sustainability space will be undertaken in due course to strengthen the City's position on sustainability and policy provisions.

Consultation

Following adoption for advertising at the Ordinary Council Meeting of 27 September 2022 the Policy was advertised in accordance with the City's Consultation of Planning Proposals Local Planning Policy, which involved the following:

- 42-day advertising period
- Letters to notify owners and occupiers within the precinct
- Notice in the 'Post' newspaper
- Notice on the City's Notice Board
- Notice on the City's Your Voice engagement portal
- Social media
- Community engagement sessions held on 9 November 2022 and 30 November 2022.

Eight people attended the community engagement sessions across the two dates. During these sessions the community had the opportunity to view the Policy and supporting documents. There were officers from the City available to address any questions community members had.

During the advertising period five submissions were received by the City. These comprised one submission in support of the Policy and four submissions which neither opposed nor supported the Policy but provided comment. A summary of the submissions along with officer comments can be found at **Attachment 2**.

The following are the key issues raised during the advertising period:

1. Onerous landscaping provisions, especially for smaller developments.

Officer Response

Stakeholder consultation on the formulation of this Policy and past experience with development applications highlighted the desire to maintain and enhance the leafy green character and biodiversity of the Precinct. Increasing landscaping requirements to exceed those of the R-Codes will help to achieve this. Requiring a landscaping plan will compel new development to consider and demonstrate how it will achieve the required deep soil area to permit landscaping to be viable into the future.

2. The proposed increase in minimum street setbacks in the Policy will force development to the rear of the lot.

Officer Response

The Policy proposes increases in the primary street setbacks for R160 multiple dwellings as well as R160 and R60 single houses and grouped dwellings. It also increases or allows for an average rear setback for all lots in the precinct. Allowing for averaging rear setbacks will encourage development to be designed to retain significant existing trees and create areas for deep soil landscaping.

3. Application of this Policy against all subdivision and development applications is excessive. The requirements of this Policy should at most be considered against applications for substantial redevelopment of site and residential developments, only when exceeding a threshold (i.e. 10 dwellings).

Officer Response

Officers consider that to assist in the retaining the City's landscape character the Policy must apply to all development within the area. Developments of less than 10 dwellings, including the many examples of developments for 4 to 8 dwellings currently encountered play an important role in shaping the future character of Nedlands. Existing single houses proposing extensions and alterations are unlikely to be much impacted by the Policy, unless those extensions are significant.

4. The primary street setback should be increased to 4m for multiple dwelling developments less than or equal to 3 storeys and 5m for 4 and 5 storeys. Multiple dwellings are likely to be taller and therefore need a greater setback. If a large tree is retained the setback can be reduced from the proposed 3m to 2m.

Officer Response

Agreed. Currently the R-Codes Vol. 2 allows for a primary street setback for multiple dwellings in the R160 coded areas at 2 metres. Post advertising the minimum primary street setback for multiple dwellings on R160 coded lots has been increased to 4 metres for the first 3 storeys and remains at 5m for greater than or equal to four storeys.

Matters raised at the Concept Forum of 21 March

1. Transition between R160 and R60 lots (E.g. If an R160 block is adjacent to a R60 block then the maximum height allowable is 4 storeys not 5).

Officer Response

Agreed. It is recommended that the Policy be modified to include a limitation on the building height for Multiple Dwellings on R160 sites adjacent to R60 sites to four storeys.

It is noted that there is currently a 'hard transition' in densities between the three primary residential density codes within the Policy Area. The general principle used when considering development on a lot with a neighbouring property of a lower density is to be satisfied that the impacts of the greater density are not unduly transmitted to the neighbouring lot. Placing a four storey height acceptable outcome on a R160 lot that adjoins a R60 lot as a default provision is supported.

It should be noted that the placement of a modified height acceptable outcome does not automatically restrict height to four storeys as the R-Codes do not provide prescribed limits. Acceptable outcomes are default provisions to assist in satisfying the element objectives.

2. Transition between R160 Lots and R12.5 lots across Jenkins Road at the western end.

Officer Response

Agreed. It is recommended that the Policy be amended to limit the building height for the R160 sites on Jenkins Avenue between Bay Road and Taylor Road to four storeys.

Discussions with Department of Planning, Lands and Heritage

Officers from the City have met with representatives from the Department of Planning, Lands and Heritage (DPLH) to discuss the Policy and proposed amendments to R-Code provisions requiring the approval of the WAPC, as outlined in the discussion above. The draft Policy proposes general provisions relating to sustainability which seek to exceed the R-Codes and National Construction Code provisions. These provisions echo community input from the engagement process during Policy development and in accordance with Council's direction. As outlined above in the Discussion, these elements (General Provisions 4.2) will come into effect should approval be granted by the WAPC.

In line with Council's resolution of 27 September 2022 a discussion paper on the merits and implications of the Policy's proposed star rating for building sustainability will be prepared to strengthen the City's position. However, discussions with DPLH have indicated that the WAPC is unlikely to support sustainability initiatives for residential development that go beyond the existing R-Codes provisions and the National Construction Codes.

Provisions for landscaping, tree canopy and deep soil areas are other significant elements which will require WAPC approval. The position of the WAPC on these provisions is unknown. The policy proposes a minimum of 20% of each site area to be provided as landscaping. A minimum 15% of the total site area is to be deep soil area. The required deep soil areas may be reduced by 5% where a significant existing tree is retained on site or a large tree is planted on site. This is a significant increase over the Acceptable Outcomes outlined in the R-Codes Vol. 2, which requires a minimum 10% deep soil area or 7% if an existing tree is retained on site.

The requirements within the Policy are linked to the front and rear setback provisions and consistent with community feedback received. While Council, via the Policy, controls the front setback, the WAPC is required to approve amendments to the side and rear setbacks for single and grouped dwellings (Clause 5.2 Primary Controls within the Policy). If the WAPC does not approve the proposed rear setbacks outlined in the Policy it may impact upon landscaping outcomes.

Strategic Implications

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

Vision Our city will be an environmentally-sensitive, beautiful and inclusive place.

Values **Great Natural and Built Environment**
We protect our enhanced, engaging community spaces, heritage, the natural environment and our biodiversity through well-planned and managed development.

Reflects Identities
We value our precinct character and charm. Our neighbourhoods are family-friendly with a strong sense of place.

Priority Area Urban form - protecting our quality living environment
Encouraging sustainable building

Budget/Financial Implications

Minor expense will be attributed to typesetting of the Policy. This expense will be accommodated by the adopted Urban Planning budget.

Legislative and Policy Implications

The preparation and adoption of a built form local planning policy provides for clearer guidance for built form within the NSHAC-R Precinct area.

Clause 3(1) of the Deemed Provisions of Schedule 2 of the [Planning and Development \(Local Planning Schemes\) Regulations 2015](#) allows the City to prepare a local planning policy in respect to any matter related to the planning and development of the Scheme area. Following the advertising period, the Policy is to be presented back to Council to consider any submissions received and to:

- a. Proceed with the Policy without modification; or
- b. Proceed with the Policy with modification; or
- c. Not proceed with the Policy.

Regulation 4(3A) of the Deemed provisions has the effect that elements of the Policy requiring WAPC approval will not come into effect unless and until the WAPC has granted approval.

Decision Implications

If Council resolves to endorse recommendation elements of the Policy not requiring WAPC approval will come into effect immediately. Those elements requiring approval by the WAPC will not come into effect upon receiving the approval. If the WAPC requires substantial amendments, those amendments will be referred back to Council for review before taking effect.

If Council doesn't endorse the recommendation the Policy will not progress.

Local Planning Policy – Peace Memorial Rose Garden Precinct, Nedlands

At the 3 September 2020 Special Council Meeting, Council adopted the Local Planning Policy – Peace Memorial Rose Garden Precinct, Nedlands. Though the policy was adopted, it is not currently being given weight in the assessment of development applications for lots directly east, west and south of the Peace Memorial Rose Garden, because:

- The Policy was adopted with significant modifications following the advertising period, which warranted further community consultation.
- The Policy was not based on built form modelling, as recommended by the State Design Review Panel.

If Council resolves not to endorse the recommendation of this report, there will be no Policy in place with specific built form controls for the NSHAC-R Precinct that could be given weight in a planning assessment. Effectively, all built form controls will remain as per the existing R-Codes.

Conclusion

After significant research and consultation with the community, the resulting NSHAC-R Precinct Local Planning Policy provides a contextually appropriate and nuanced built form guide for the growth of the NSHAC-R Precinct. As such, it is recommended that Council adopt the recommendation to endorse the Policy.

Further Information

Nil.

Draft NSHAC Residential Precinct Local Planning Policy

CONTENTS	
1. APPLICATION OF POLICY	
2. RELATIONSHIP TO OTHER POLICIES AND GUIDELINES	
3. CONTEXT	3.1 Precinct Map 3.2 Precinct Vision Statement 3.3 Policy Objectives 3.4 Policy Purpose 3.5 Existing Character Statement 3.6 Desired Future Character Statement
4. GENERAL PROVISIONS	4.1 Policy Objectives and Desired Future Character Statement 4.2 Sustainability 4.3 Public Open Space 4.4 Landscaping 4.5 Facades and Materials 4.6 Subdivision 4.7 Vehicle Access 4.8 Car and Bicycle Parking
5. SUB-PRECINCT PROVISIONS	5.1 Residential R60 5.2 Residential R160 5.3 Multiple Dwellings – Acceptable Outcomes and Design Guidance 5.4 Single Houses and Grouped Dwellings – Deemed-to-comply Provisions and Local Housing Objectives
6. DEFINITIONS	
7. APPENDICES	Appendix 1 – Energy Efficiency Initiatives Appendix 2 – Rear Averaging Methodology
1 APPLICATION OF POLICY	
1.1	This Policy applies to the Residential zoned lots within the NSHAC Precinct as identified in 3.1 Precinct Map .
1.2	This Policy applies to all subdivision and development applications.
2 RELATIONSHIP TO OTHER POLICIES AND GUIDELINES	
2.1	This Policy has been prepared in accordance with Clause 4 of the Deemed Provisions of Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
2.2	This Policy should be read in conjunction with the following planning instruments, and the Policy requirements apply unless specifically stipulated elsewhere in any of the below: <ul style="list-style-type: none"> • <i>State Planning Policy 7.3 – Residential Design Codes Volume 1</i> • <i>State Planning Policy 7.3 – Residential Design Codes Volume 2 – Apartments</i> • <i>State Planning Policy 7.2 – Precinct Design</i> • <i>City of Nedlands Local Planning Scheme No. 3</i> • <i>City of Nedlands Local Planning Policy – Residential Development</i>
2.3	Where this Policy is inconsistent with a Local Development Plan that applies to a specific site, area, or density code, the provisions of that Local Development Plan shall prevail over this Policy.
2.4	Where this Policy is inconsistent with the provisions of another Local Planning Policy, the provisions of this Policy shall prevail.

3.1 PRECINCT MAP



3.3 POLICY OBJECTIVES

- ### 3.4 POLICY PURPOSE

1. To define the desired future character of the NSHAC Residential sub-precinct in context with its zoning, density coding and in consideration of its proximity to Stirling Highway.
2. Ensure that new development contributes to the desired future character of the NSHAC Residential Precinct, while respecting and reflecting existing character.
3. To manage the sensitive interfaces between developments of a different scale, zone and density code.
4. Facilitate housing diversity appropriate to the key location of the NSHAC Residential Precinct alongside a major transport corridor. Housing diversity shall provide for whole-of-life living within Nedlands, encouraging a permanent population and ageing in place.
5. To maintain and enhance the tree canopy and landscape character within the NSHAC Residential Precinct.

Draft NSHAC Residential Precinct Local Planning Policy

6. To optimise comfort, energy efficiency and water efficiency of new developments through sustainable building design.

3.5 EXISTING CHARACTER STATEMENT

The residential area typifies the traditional domestic character of housing seen throughout the NSHAC Residential Precinct. The low-rise, detached single dwellings sit on some of the largest residential lots in Nedlands (approximately 900m² – 1000m²). Residential lots run east-west between parallel streets. Established, traditional bungalow style homes are interspersed with newer, contemporary development.

Inter-war bungalow style homes contribute significant aesthetic and cultural heritage value to the streetscape. Key character elements include large verandas, awnings, gabled roofs, freestanding carports and considerable front setbacks that are well-maintained and display open, leafy front gardens. Many properties in this precinct do not have front fencing, contributing to the open, leafy character of the area.

Residential properties have large rear yards with significant mature trees and landscaping. Adjoining backyards create vast corridors of connected green space that run north-south. These contiguous corridors provide habitats which are sanctuaries for a myriad of bird life and fauna.

Some examples of low-rise grouped dwellings can be seen closer to the Highway. Only a few examples of contemporary townhouse style development and duplex development can be observed. Tree-lined streetscapes have wide grassy, landscaped verges with mature canopy trees creating a cool microclimate. Footpaths located on one side of the street are shaded by tree canopies providing a comfortable, walking experience for pedestrians.

3.6 DESIRED FUTURE CHARACTER STATEMENT

The NSHAC Residential Precinct shall facilitate a transition from the high density development on the Highway to the low density residential neighbourhoods of Nedlands. The NSHAC Residential Precinct will spread north and south from Stirling Highway, creating a place for people around a busy urban corridor. The NSHAC Residential Precinct will consist of local, leafy streets designed for walking, providing respite from the traffic and busyness of the Highway. Future development will encourage public realm interfaces that provides comfortable and attractive pedestrian journeys through the neighbourhood.

Local streets will function as the green 'ribs' of the NSHAC Precinct. Trees, especially well-established, mature trees, will be valued and preserved wherever possible. Trees are a critical part of the material heritage and identity of place in the NSHAC Residential Precinct, and their presence is highly valued by the local community. A variety of endemic and water-wise plants will be planted throughout the private realm to safeguard the natural biodiversity within the City.

Environmental and cultural sustainability is important in the establishment of quality built forms. New development will be of a form and scale that is appropriate to the contemporary vision for the NSHAC Residential Precinct as a medium-rise and higher density residential, near-City urban neighbourhood. It will exhibit quality design that reflects the existing, traditional patterns of development. Through these measures the future form of development and growth in the NSHAC Residential Precinct will create distinctive places which will support a local neighbourhood feel.

Draft NSHAC Residential Precinct Local Planning Policy

4	GENERAL PROVISIONS
4.1	Policy Objectives and Desired Future Character Statement
4.1.1	All development applications within the NSHAC Residential Precinct shall be consistent with the Objectives of this Policy and the applicable Desired Future Character Statement.
4.2	Sustainability
4.2.1	All developments with a commercial Gross Floor Area greater than 1000m ² shall be designed and constructed to achieve a minimum rating of 5 Green Stars under the Green Building Council of Australia Green Star rating tool.
4.2.2	All commercial development within the NSHAC Residential Precinct shall be designed to achieve and maintain a minimum NABERS rating of 5.5 Stars.
4.2.3	The following sustainability measures are required for Residential developments: <ul style="list-style-type: none"> i. When fittings and appliances are to be supplied by the developer, these should be within one level of the highest level available under the Water Efficiency Labelling and Standards (WELS) system; and ii. Incorporate at least one significant energy efficiency initiative within the development that exceeds minimum practice (refer Appendix 1); OR iii. All dwellings exceed the minimum NatHERS requirements by 1 star.
4.2.4	For all development applications proposing Grouped Dwellings and/or Multiple Dwellings, a sustainability report, completed by a suitably qualified sustainability consultant must be provided. This report must demonstrate how the requirements of clause 4.2.3 have been addressed. The efficiencies demonstrated will be required to be implemented as part of any development approval.
4.2.5	For all Grouped Dwelling and Multiple Dwelling development applications, electrical vehicle charging is to be provided at a minimum rate of 50 per cent of total residential bays. Where this charging infrastructure has not been provided, electrical supply and car park distribution boards are to allow for future capacity to supply electric vehicle charging points to the remainder of the bays.
4.2.6	New developments shall select building material based on suitable thermal mass and lifecycle costs.
4.3	Public open space
4.3.1	In accordance with <i>Development Control Policy 2.3 – Public Open Space in Residential Areas</i> , a Public Open Space contribution of 10 per cent of the gross residential area or cash-in-lieu of the equivalent value, shall be required for all subdivision applications (including strata applications) where 6 or more residential lots are created, unless otherwise stated in a specific public open space local planning policy.

Draft NSHAC Residential Precinct Local Planning Policy

4.4 Landscaping

4.4.1 All new developments shall follow the principles of Water Sensitive Urban Design, including:

- i. Maximising the use of permeable surfaces at ground level to enable groundwater recharge, and minimising impervious areas;
- ii. Incorporating on-site infiltration and detention systems such as garden beds, rain gardens, tree pits, infiltration cells and detention tanks (the latter shall be sited to avoid conflict with deep soil areas); and
- iii. Designing landscape treatments to slow down overland flows and minimise scouring.

4.4.2 Except for heavily shaded areas, species selection shall prioritise the use of endemic and native species, with an emphasis on drought tolerance and provision of shade. See the City's Sustainable Landscaping Advice Information Sheet for suggested species.

4.4.3 On-structure planting is encouraged in addition to the minimum deep soil area and tree canopy requirements. Where on-structure planting is proposed, the structure must be designed to provide suitable drainage to root systems and avoid the pooling of water.

4.4.4 Where on-structure planting is proposed (including planting above a basement level), the landscaping plan provided with the Development Application must detail:

- i. The proposed planting design, including planter box widths, depths, water supply and drainage.
- ii. Suitability of plants to ensure on-structure planting is viable as a long-term greening option.
- iii. Reticulation and maintenance by the strata body.

4.4.5 Trees and deep soil areas specified throughout this Policy are to be provided in accordance with the below:

Tree size	Indicative canopy diameter at maturity	Nominal height at maturity	Required DSA per tree	Recommended minimum DSA width
Small	4-6m	4-8m	9m ²	2m
Medium	6-9m	8-12m	36m ²	3m
Large	>9m	>12m	64m ²	6m

4.4.6 Deep soil areas require a minimum width of 2m. This may be reduced to 1.5m where it adjoins rootable soil zones with a minimum dimension of 1m (not including soil beneath built structures) OR where it adjoins permeable paving with a minimum of 0.5m.

4.4.7 Deep soil areas are to be located against the parent lot boundaries where possible.

4.4.8 Artificial turf is not to be visible from the public realm. Artificial turf, swimming pools, barbecue areas, and any other areas of aggregate, concrete or similar hardscape will not be considered as contributing to deep soil areas or landscaping.

Draft NSHAC Residential Precinct Local Planning Policy

4.5 Facades and Materials

4.5.1 The facades and materials of new development are to reference the existing facades and materials and key design elements of the surrounding area.

4.5.2 To reduce the urban heat island effect and to integrate with the prevailing streetscape, roof materials on all new developments are to have the following maximum solar absorptance ratings (*Photovoltaic panels or similar are excluded from this provision*):

Roof Structure	Maximum Solar Absorptance Rating
Flat roof structures that are not visible for the street or adjacent properties	0.4
Pitched roof structures or roof structures that are visible from the street or adjacent properties	0.5

4.5.3 Where development adjoins a rear laneway and/or secondary street, provision is to be made for passive surveillance of the laneway and street.

4.6 Subdivision

4.6.1 Lot amalgamation is encouraged to create development efficiencies and to facilitate **significant existing tree** retention.

4.6.2 Where 3 or more residential lots are proposed vehicle access is to be consolidated to minimise crossovers.

4.7 Vehicle Access (Note: WAPC Approval required for single house and grouped dwelling assessments)

4.7.1 A maximum of one vehicle access per development site is permitted, including amalgamated lots.

4.7.2 The maximum width of the driveway at the street boundary is 4m unless two-way access is required in accordance with the relevant provisions of the R-Codes.

4.7.3 Vehicle access is to be designed and located to avoid the removal of street trees.

4.7.4 Where a communal street is proposed, all proposed dwellings are to take access from that communal street.

4.8 Car and Bicycle Parking

4.8.1 At-ground or above-ground car parking (excluding visitor parking) it is to be sleeved behind other land uses, or other portions of the building, along the street frontage.

4.8.2 The City may consider a reduction in the provision of visitor parking in instances where a **significant existing tree** is retained; OR where the development achieves or exceeds the required deep soil area, tree canopy and landscaping provisions of this Policy to the satisfaction of the City.

4.8.3 In multiple dwelling and mixed use developments a reduction in the number of residential car bays can be considered where electric vehicles are provided for shared use. In instances where this is proposed, a parking management plan is to be submitted.

4.8.4 Where commercial land uses are proposed within the NSHAC Residential Precinct (in accordance with the City's Local Planning Scheme No 3 - Table 3 – Zoning Table) parking requirements are as per the City's Local Planning Policy – Parking.

Draft NSHAC Residential Precinct Local Planning Policy

5 SUB-PRECINCT PROVISIONS		
All development within the Residential zone in the NSHAC Residential area must be consistent with the relevant Desired Future Character Statement. The Acceptable Outcomes, Design Guidance and Housing Objectives specific to each density code provide further contextual guidance for applicants.		
Primary Controls		
5.1 R60 Density		
MULTIPLE DWELLINGS (R60)		
AO	Primary Control	Acceptable Outcome
AO 1.1	Building height ¹	Maximum 3 storeys (12m)
AO 1.2	Minimum primary street setback	≤2 storeys: 4 m (3m where a significant existing tree is retained within the street setback area. ¹¹) 3 storeys: 6 m
AO 1.3	Minimum secondary street setback ⁴	≤2 storeys: 1.5 m 3 storeys: 3 m
AO 1.4	Minimum side setback ^{6,7}	≤3 storeys: 3 m
AO 1.5	Minimum rear setback ^{8,9}	≤2 storeys: Average 4 m 3 storeys: 5 m
AO 1.6	Boundary walls ^{2,5}	Maximum height: 1 storey (4m) Length: Up to 50% of the length of the boundary excluding the front and rear setbacks. Location: Outside of the primary street and rear setbacks and: <ul style="list-style-type: none"> a) to one lot boundary; or b) to up to two side boundaries where a minimum 20% deep soil area is provided OR 15% deep soil area where a significant existing tree is retained on site.
SINGLE HOUSES AND GROUPED DWELLINGS (R60)		
DC	Primary Control	Deemed-to-comply requirement
DC 1.1	Building height	2 storeys (8.5m wall or concealed roof height, 10m pitched roof height).
DC 1.2	Primary street setback ^{3,10}	4 m
DC 1.3	Secondary street setback	Minimum 1.5m
	Corner truncation setback	
	Street setback for dwelling with main frontage to communal street	
DC 1.4	Side setbacks ⁵	As per R-Codes Vol 1
DC 1.5	Rear setback ^{5,8,9}	Average 4 metres
DC 1.6	Boundary walls ^{2,5}	<ul style="list-style-type: none"> • Maximum 1 storey (3.5m) • Unlimited length • Located a minimum of 3m behind the primary street setback line on both side lot boundaries.

¹ Subject to indicative building heights outlined in Table 2.2 of R-Codes Vol.2.

² Walls may be built up to a lot boundary, where it abuts an existing or simultaneously constructed wall of equal or greater proportions.

³ Minimum primary street setback may be reduced by up to 50% for a porch, verandah, unenclosed balcony or equivalent.

⁴ Where lots side onto a laneway, minimum side setback provisions apply in place of secondary street setback provisions.

⁵ Boundary setbacks will also be determined by provisions for building separation and visual privacy within the R-Codes and building separation provisions of the National Construction Codes.

⁶ Ground floor side setback may be reduced by up to 50% of the side setback area outside the minimum front and rear setbacks. Applies to one side boundary only; or up to two side boundaries, where minimum 20% deep soil area is provided OR 15% deep soil area where a **significant existing tree** is retained on site.

⁷ Service areas (such as lifts and stairs) may intrude into the side setback area for a maximum width (parallel to the lot boundary) of 12m.

Draft NSHAC Residential Precinct Local Planning Policy

⁸ Rear setbacks may be reduced by up to one metre where a **significant existing tree** is retained within the setback area, where DSA requirements are still met. Arboriculturist report to be provided to demonstrate the building location will not harm long term viability of the tree.

⁹ For the purpose of assessing averaging setbacks, lot boundary walls and patios are to be include. Refer to **Appendix 4 - Rear Averaging Methodology**.

¹⁰ Unenclosed carports may be considered within the primary street setback subject to meeting landscaping criteria within this policy.

¹¹ Arboriculturist report to be provided to demonstrate the building location will not harm long term viability of the tree.

5.2 R160 Density

MULTIPLE DWELLINGS (R160)

AO	Primary Control	Acceptable Outcome
AO 2.1	Building height ¹	Maximum 5 storeys (18m) Maximum 4 storeys (15m): where adjoining R60 coded lots AND for development between Bay Rd and Taylor Rd, and within 20m of the Jenkins Ave road reserve.
AO 2.2	Minimum primary street setback	≤3 storeys: 4 m (3m where a significant existing tree is retained within the street setback area. ¹²) ≥4 storeys: 5 m
AO 2.3	Minimum secondary street setback ⁴	≤3 storeys: 3 m ≥4 storeys: 4.5 m
AO 2.4	Minimum side setbacks ^{5,6,7}	≤3 storeys: 1.5 m ≥4 storeys: 3 m
AO 2.5	Minimum rear setback ^{5,8,9}	≤4 storeys: Average 6 m 5 storeys: 9 m
AO 2.6	Boundary walls ^{2,5}	Maximum height: 1 storey (4m) Length: Up to 50% of the length of the boundary excluding the front and rear setbacks. Location: Outside of the primary street and rear setbacks and: a) to one lot boundary; or b) to up to two side boundaries where a minimum 20% deep soil area is provided OR 15% deep soil area where a significant existing tree is retained on site.

SINGLE HOUSES AND GROUPED DWELLINGS (R160)

DC	Primary Control	Deemed-to-comply requirement
DC 2.1	Building height	Maximum 3 storeys (12m)
DC 2.2	Primary street setback ^{3,10}	4 metres
DC 2.3	Secondary street setback	Minimum 1.5 metres
	Corner truncation setback	
	Street setback for dwelling with main frontage to communal street	
DC 2.4	Side setbacks ^{5,11}	As per R-Codes Vol 1
DC 2.5	Rear setback ^{5,8,9,11}	Average 4 metres
DC 2.6	Boundary walls ^{2,5,11}	<ul style="list-style-type: none"> Maximum 1 storey (3.5m) Unlimited length Located a minimum of 3m behind the primary street setback line on both side lot boundaries.

¹ Subject to indicative building heights outlined in Table 2.2 of R-Codes Vol.2 plus 2m for roof articulation for services.

² Walls may be built up to a lot boundary, where it abuts an existing or simultaneously constructed wall of equal or greater proportions.

³ Minimum primary street setback may be reduced by up to 50% for a porch, verandah, unenclosed balcony or equivalent.

⁴ Where lots side onto a laneway, minimum side setback provision applies in place of secondary street setback provisions.

⁵ Setbacks will also be determined by provisions for building separation and visual privacy within the R-Codes and building separation provisions of the National Construction Codes.

Draft NSHAC Residential Precinct Local Planning Policy

⁶ Ground floor side setback may be reduced by up to 50% of the side setback area, between the minimum front and rear setbacks. Applies to one side boundary only; or up to two side boundaries, where minimum 20% deep soil area is provided OR 15% **deep soil area** where a **significant existing tree** is retained on site.

⁷ Service areas (such as lifts and stairs) may intrude into the side setback area for a maximum width (parallel to the lot boundary) of 12m.

⁸ Rear setbacks may be reduced by up to one metre where a **significant existing tree** is retained within the setback area, where DSA requirements are still met.

⁹ For the purpose of assessing averaging setbacks, lot boundary walls and patios are to be include. Refer to **Appendix 4 - Rear Averaging Methodology**.

¹⁰ Unenclosed carports may be considered within the primary street setback subject to meeting landscaping criteria within this policy.

¹¹ Where the subject site and an affected adjoining site are subject to different density codes setbacks are determined by reference to the lower density code.

¹² Arboriculturist report to be provided to demonstrate the building location will not harm long term viability of the tree.

5.3 Multiple Dwellings – Acceptable Outcomes and Design Guidance

	Acceptable outcomes (AO) In accordance with section 1.2.2 and 1.2.3 of the R-Codes Vol. 2, the below provisions amend or replace acceptable outcome provisions in the R-Codes Vol. 2.	Design guidance (DG) Design guidance provides additional direction for applicants to ensure that proposals are contextually appropriate for the specific sub-precinct.								
R-Codes Element 2.3: Street setbacks		<div>a) Private open space is encouraged within the street setback area, subject to:<div><div>i. Deep soil area/s being incorporated; and</div><div>ii. Any front fence meeting A3.6.6 of Element 3.6 Public domain interface of R-Codes Vol. 2.</div></div></div> <div>b) Where private open space is provided within the street setback area in accordance with (a) above, additional privacy may be afforded to the private open space by providing a level change between the private open space and the street level. A maximum level difference of 1.2m may be supported for this purpose.</div>								
R-Codes Element 3.3: Tree canopy and deep soil areas	<div>a) The development is to include the minimum number of trees outlined below.</div> <table><tr><th>Site area</th><th>Minimum requirement for trees</th></tr><tr><td><700m²</td><td>2 medium trees AND small trees to suit area</td></tr><tr><td>700 – 1,000m²</td><td>3 medium trees AND small trees to suit area</td></tr><tr><td>>1,000m²</td><td>1 large tree AND 1 medium tree per 400m² OR 1 medium tree per 400m² AND 2 small trees per 400m²</td></tr></table> <div><div>b) Of the trees required above, at least one is to be provided within the street setback area, either within private or communal open space.</div><div>c) A minimum total of 20% of the site area is to be provided as landscaping. This total shall include at least 15% of the site area to be deep soil area.</div><div>d) The required deep soil area may be reduced to 10% where a significant existing tree is</div></div>	Site area	Minimum requirement for trees	<700m ²	2 medium trees AND small trees to suit area	700 – 1,000m ²	3 medium trees AND small trees to suit area	>1,000m ²	1 large tree AND 1 medium tree per 400m ² OR 1 medium tree per 400m ² AND 2 small trees per 400m ²	<div>a) Deep soil areas and tree plantings should be consolidated within the front and rear setback areas, creating a landscaped buffer between the proposed development and the rear adjoining site/s, and softening the interface with the street.</div> <div>b) Deep soil areas within the street setback area should form part of ground floor apartment private open space.</div> <div>c) Where hard surfaces are proposed within outdoor living areas, permeable finishes such as gravels or permeable paving should be considered in order to reduce stormwater run-off.</div> <div>d) Where a tree is proposed within the street setback area, the required deep soil area for that tree may project into the verge, subject to a landscaping plan demonstrating that any impervious surfaces within the verge will not inhibit the growth of the tree.</div>
Site area	Minimum requirement for trees									
<700m ²	2 medium trees AND small trees to suit area									
700 – 1,000m ²	3 medium trees AND small trees to suit area									
>1,000m ²	1 large tree AND 1 medium tree per 400m ² OR 1 medium tree per 400m ² AND 2 small trees per 400m ²									

Draft NSHAC Residential Precinct Local Planning Policy

	retained on site, or if a large tree is planted on site.					
5.4 Single Houses And Grouped Dwellings – Deemed-To-Comply Provisions and Local Housing Objectives						
	Deemed to comply (DC) In accordance with section 7.3 of the R-Codes Vol. 1, the below provisions amend or replace deemed to comply provisions in the R-Codes Vol. 1.	Local Housing Objectives Housing objectives provide additional direction for applicants to ensure that proposals are contextually appropriate for the specific sub-precinct.				
R-Codes Element 5.1.2: Street setback		a) Outdoor living areas are encouraged to be located within the street setback area, subject to: <ul style="list-style-type: none">i. Deep soil area/s being incorporated; andii. Any front fence meeting Part 5.2.4 of the R-Codes Vol. 1. b) Where an outdoor living area is provided within the street setback area in accordance with (a) above, additional privacy may be afforded to the outdoor living area by providing a level change between the outdoor living area and the street level. A maximum level difference of 1.2m may be supported for this purpose.				
R-Codes Element 5.3.2: Landscaping	<p>a) The development is to include the minimum number of trees outlined below.</p> <table><tr><th>Parent lot developed simultaneously</th><th>New lots developed separately</th></tr><tr><td>2 medium trees per parent lot OR 3 medium trees per parent lot AND 1 small tree per new lot OR 1 large tree and small trees to suit the site</td><td>Per new lot: 1 medium tree OR 4 small trees</td></tr></table> <p>b) Of the trees required above, at least one is to be provided within the street setback area, either within private or communal open space.</p> <p>c) A minimum total of 20% of the site area is to be provided as landscaping. This total shall include at least 15% of the site area to be deep soil area.</p> <p>d) The required deep soil area may be reduced to 10% where a significant existing tree is retained on site, or if a large tree is planted on site.</p> <p>e) Where a development application is submitted for all grouped dwellings on the parent lot, the minimum deep soil area per site may be varied, provided that it can be demonstrated the total deep soil area allocated across the lot achieves 20% of the lot area.</p>	Parent lot developed simultaneously	New lots developed separately	2 medium trees per parent lot OR 3 medium trees per parent lot AND 1 small tree per new lot OR 1 large tree and small trees to suit the site	Per new lot: 1 medium tree OR 4 small trees	a) Medium trees (and large trees where provided) should be provided within the front and rear of the parent lot, while small trees may be provided for internal lots. b) Deep soil areas within the street setback area should form part of ground floor outdoor living area where possible. c) Where hard surfaces are proposed within outdoor living areas, permeable finishes such as gravels or permeable paving should be considered in order to reduce stormwater run-off. d) Where a tree is proposed within the street setback area, the minimum tree planting area for that tree may project into the verge, subject to a landscaping plan being provided which demonstrates that any impervious surfaces within the verge will not inhibit the growth of the tree.
Parent lot developed simultaneously	New lots developed separately					
2 medium trees per parent lot OR 3 medium trees per parent lot AND 1 small tree per new lot OR 1 large tree and small trees to suit the site	Per new lot: 1 medium tree OR 4 small trees					

Draft NSHAC Residential Precinct Local Planning Policy

	f) Not more than 50 per cent of the street setback area is to consist of impervious surfaces.	
--	-----------------------------------------------------------------------------------------------	--

6 Definitions

Terms used in this Policy are defined as per State Planning Policy 7.3 Residential Design Codes Volume 1 and Volume 2, unless otherwise specified below:

Significant existing tree: an existing tree that meets the following criteria:

- healthy specimens with ongoing viability; and
- species is not included on a State or local area weed register; and
- height of at least 4m; and/or
- trunk diameter of at least 160mm, measured 1m from the ground; and/or
- average canopy diameter of at least 4m.

Draft NSHAC Residential Precinct Local Planning Policy

7 Appendices

Appendix 1 – Energy efficiency initiatives

Examples of energy efficient initiatives that exceed current minimum practice are provided below. Applicants are encouraged to propose other innovative solutions where supported by evidence demonstrating how minimum practice is exceeded:

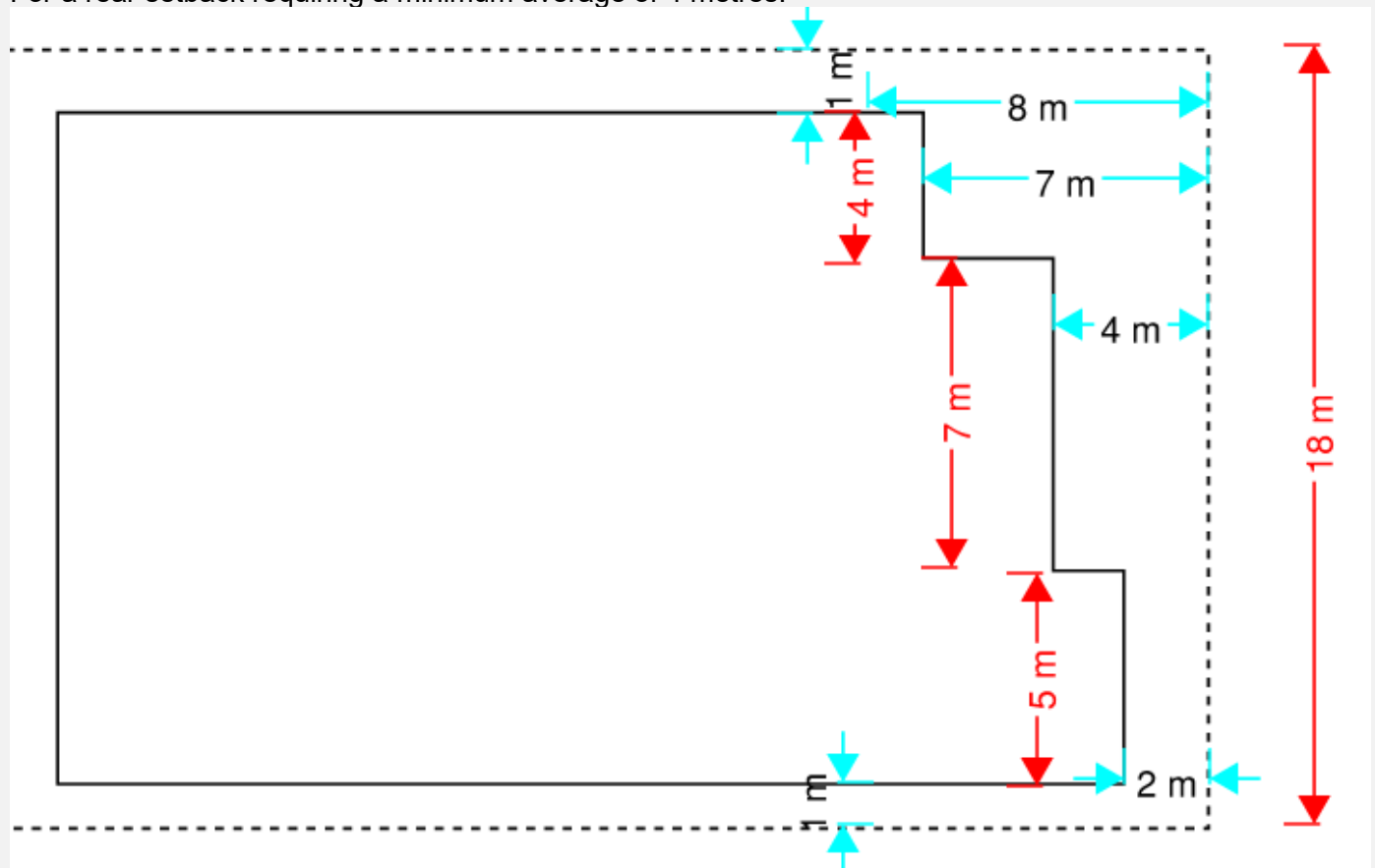
- Ceiling fans to all habitable rooms;
- Hot water systems that are more energy efficient than electric storage units;
- Provision of an external clothesline to every dwelling, located in an area out of direct view on an external wall or in a breezeway;
- Use of a photovoltaic array for communal services;
- Installation of a lift with regenerative braking;
- Solar powered lighting of external open space, circulation areas and common spaces.

Appendix 2 – Rear Averaging Methodology

Rear setback calculations are measured by calculating the length of each setback as a proportionate percentage of the length of the rear boundary. Only areas within twice the maximum average distance are included for calculation purposes.

Example:

For a rear setback requiring a minimum average of 4 metres:



Setback	Length of setback portion	Proportionate weighting ((Portion length / Total Length) x Setback
8	1	0.44
7	4	1.56
4	7	1.56
2	5	0.56
8	1	0.44
AVERAGE =		4.56

Summary of Submissions

NSHAC-R Local Planning Policy



City of Nedlands
nedlands.wa.gov.au

No.	Within Precinct? Y/N	Summary of Submission	Officer Response
Support			
1	Not supplied	<ol style="list-style-type: none"> I fully support the Policy Objectives, namely: <ul style="list-style-type: none"> Retain and enhance the Precinct's tree lined streetscape Allow for additional dwellings in a manner that respects the context and character of the area. Respect that many properties in the area will remain as single houses. Policy purpose, desired future character statement. To date developments in this precinct have NOT preserved the trees, which is one of the many reasons I see this Local Planning Policy as urgent. Support for sustainability reports, following Water Sensitive Urban Design with a landscaping plan. The requirement to provide trees and deep soil in accordance with 4.4.6 and preferably increased requirements is supported as is maintenance of trees on the verge. 	<ol style="list-style-type: none"> Submitters support for objectives of the Policy is noted. Noted. Tree retention is important to the character of the City and environmental concerns. Support for sustainability provisions is noted. Noted. In accordance with the adopted Council resolution, the City will be planting additional verge trees in 2023.

Summary of Submissions

NSHAC-R Local Planning Policy



City of Nedlands
nedlands.wa.gov.au

		<p>5. Support 4.7.3 – a maximum of one vehicle access per development site.</p> <p>6. Support for the primary controls in 5.2, particularly building height and primary street setback. Concern with whether the proposed trade-offs in footnote 3 at 50% is too high and should be 25%.</p> <p>7. I encourage Council to expeditiously proceed with this Local Planning Policy.</p>	<p>5. Noted. Reduction of vehicle access points allows for increased areas of deep soil area and retention of trees, as well increased safety on in the public realm.</p> <p>6. Noted. This is consistent with the deemed to comply requirement of the R-Codes Vol.1 5.1.2 C2.1iii. This Policy allows this as an acceptable outcome for multiple dwellings to encourage retention of trees.</p> <p>7. Noted.</p>
Comment			
2	Y	<p>1. I am concerned that R60 in Dalkeith Road has been stated to allow three story developments whereas the current setting only has a two story allowance. I think this needs to be addressed s many landholders in Dalkeith Rd South wish to maintain their single dwelling status. Could you clarify the notice height provision accordingly. None of the current new development properties have gone over two story height.</p>	<p>1. There are two separate building heights for the R60 zone for the NSHAC-R precinct. For Multiple dwelling developments the policy states a maximum height of 12m and 3 storeys. For single and grouped dwelling developments the maximum height is 8.5m to the top of the wall, 10m to top of pitched roof and 2 storeys. These provisions are largely unchanged from the current R-Code provisions.</p>
3	Not supplied	<p>1. This LPP should take the opportunity to clarify the definition of what “A Deep Soil Area” (DSA) actually is. Vol 2 of the R-Codes defines a deep soil are as follows: “Soft landscape area on lot with no impeding building structure or feature above or below, which supports growth of medium to large canopy trees and meets a stated minimum dimension...”.</p>	<p>1. A Policy cannot vary a definition contained within the R-Codes. Tree size and DSA requirements outlined in the Policy are consistent with those contained in R-Codes Vol. 2. Ultimately, deep soil area needs to be of a sufficient dimension to facilitate healthy plant growth. Flexibility exists because, for example, deep soil area with a medium sized tree needs a larger dimension to cater for the root zones than deep soil area that is primarily for the purposes of grass, shrubs or small plants. This</p>

Summary of Submissions

NSHAC-R Local Planning Policy



City of Nedlands
nedlands.wa.gov.au

		<p>Next, we find the minimum DSA dimensions for a medium tree, which are given in Table 3.3b: “36m² with a minimum width of 3m”.</p> <p>Therefore, it can be said that Vol 2 of the R-Codes defines DSA as: Soft landscape area on lot with no impeding building structure or feature above or below, with a minimum area of 36m² and a minimum width of 3m.</p> <p>This means, according to Vol 2 of the R-Codes, an area of deep soil is not “A Deep Soil Area” unless it meets the definition above. There is plenty of built and unbuilt evidence to suggest that neither development designers nor planning departments respect this definition. Both parties appear to use the terms ‘deep soil area’ and landscape area’ as if they are more or less interchangeable.</p> <p>4.4.6 and 4.4.7 of the LPP is a restatement of that contained in Vol 2 of the R-Codes.</p> <p>This LPP has an opportunity to clarify what “A Deep Soil Area” actually means in the City of Nedlands. And perhaps more importantly, to more clearly specify how much DSA as a minimum, must be provided for established trees retained on the lot – to ensure sufficient infiltration of rainwater and to maintain their healthy growth. The table at 4.4.6 of the proposed LPP is already in Vol 2 of the R-Codes and is routinely ignored by development designers and planning departments.</p>	<p>flexibility allows designers to produce better outcomes unique to the qualities of their site than a more prescriptive definition.</p>
--	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------

Summary of Submissions

NSHAC-R Local Planning Policy



City of Nedlands

nedlands.wa.gov.au

	<p>2. The proposed increase to minimum street setbacks in this LPP is misconceived.</p> <p>With this precinct rezoned to R60 or higher, it must be accepted that large street setback of yesteryear are gone forever. Given that none of the boundary setback parameters in the R-Codes or in this proposed LPP are enforceable, it is foreseeable that increasing the minimum street setback, will have the unintended consequence of forcing development to the rear of the lot.</p> <p>This will happen because developers will seek to appease Council by complying with the LPP's minimum street setback requirement, and then compensate by building right up to the lot's rear boundary. This will have a disproportionate negative impact on building separation, resident amenity and the urban heat sink. A better outcome for the city and its residents will be achieved by leaving the minimum street setback as is, per the R-Codes, and further increasing the minimum rear boundary setback over that currently proposed in this draft LPP.</p> <p>The strategy here is to retain practical, usable area of outdoor green space at the rear of the lot. This will not only promote the retention of established trees at the rear of a lot – it will automatically assist in the provision of an appropriately dimensioned deep soil area for their ongoing viability.</p> <p>Given this precinct already has a 7m council verge, with a footpath on one side of the street only, a case could be made for</p>	<p>2. City Officers acknowledge that the large 9m setbacks will not be maintained. However, feedback from the community in relation to specific development applications has repeatedly raised concerns about the disappearance of the leafy green streets due to new development with minimal street setbacks.</p> <p>The Policy proposes increases in the primary street setbacks for R160 multiple dwellings as well as R160 and R60 single houses and grouped dwellings in order to provide more trees and vegetation towards the street. It also increases or allows for an average rear setback for all lots in the precinct. Allowing for averaging rear setbacks will encourage development to be designed to retain significant existing trees and create areas for deep soil landscaping.</p>
--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Summary of Submissions

NSHAC-R Local Planning Policy



City of Nedlands
nedlands.wa.gov.au

		<p>reducing the minimum street setbacks to nil or nominal (0.6m), in this LPP – in conjunction with a commensurate, further increase to the minimum rear boundary setback.</p> <p>3. The role of the City's Design Review Panel (DRP) in Development Application (DA) assessment should be clarified in this LPP. The City's DRP should not be used arbitrarily as a quasi Local Planning Instrument in the assessment of DA's. That is for example as evidence Element Objectives for the Primary Controls in Vol. 2 of the R-Codes have been achieved. OR, of the DRP is going to be used as a quasi Local Planning Instrument of DA's the scope and extent to which it can or will be used in DA assessment should be stipulated in this actual LPP.</p>	<p>3. The DRP review sits separate to this Policy and can be used to review development seeking discretion under the design principles of the R-Codes and/or this Policy. As outlined in the DPLH Design Review Guide the role of the DRP is to provide recommendations to the City on the architectural and design aspects of any planning proposal to ensure new developments are consistent with intent and objectives of the City's policies.</p>
4	Y	<p>1. Application of the Policy The broad application of this policy against all subdivision and development applications is excessive and will lead to unintended and onerous implications for small scale development and alterations. The requirements of this policy should at most be considered against applications for substantial redevelopment of sites, and for residential developments, only when exceeding a threshold (i.e. 10 dwellings).</p>	<p>1. In order to maintain the leafy suburbs and the vegetation between rear properties, the Policy must apply to all development within the area. Past experience has shown that even small subdivisions result in a loss of vegetation and detrimental impacts to amenity of adjoining lots. Existing single houses proposing extensions and alterations are unlikely to be much impacted by the Policy, unless those extensions are significant.</p>

Summary of Submissions

NSHAC-R Local Planning Policy



City of Nedlands
nedlands.wa.gov.au

	<p>2. 4.2 Sustainability - 4.2.3, 4.2.4. & 4.2.5 – The R-Codes Vol. 2 already includes energy and water efficiency requirements exceeding the standards requires under the National Construction Code. The imposition of yet another layer of regulatory requirements on top of this is too onerous and likely to stifle development within the activity corridor.</p> <p>3. 4.2.6 – Installation of electric vehicle charging stations should be at the discretion of future owners/residents, currently electric vehicles make up only a small fraction of vehicle ownership, so most of these charges being provided will not be utilised within the foreseeable future if at all. It is recommended that this be referred to DFES.</p> <p>4. 4.2.7 – The policy provides no guidance on suitable thermal mass, so there is no clear indication on how this is to be assessed, and the potential implications cannot be determined.</p> <p>5. Public Open Space The City does not currently have an adopted public open space strategy, so it is entirely inappropriate to introduce any provisions beyond those contained in DCP 2.3 into a local planning policy at this time. This cannot be legally enforced.</p>	<p>2. Noted. The Policy seeks to improve the existing development standards. However, this criterion requires WAPC approval. Officers will be undertaking work in the future seeking to improve sustainable outcomes across the City.</p> <p>3. It is anticipated that electric vehicle ownership will increase and eventually exceed petrol vehicle as the mode of choice. As such, new development should be built to prepare for that eventuality because it is expected to occur within the lifetime of new developments and it is difficult and expensive to retrofit electric vehicle charging infrastructure.</p> <p>4. The Policy leaves it to the applicant to demonstrate this. This criterion requires WAPC approval. Officers will be undertaking work in the future seeking to improve sustainable outcomes across the City.</p> <p>5. This clause is for information only. A separate policy and strategy is being developed relating to POS contributions.</p>
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Summary of Submissions

NSHAC-R Local Planning Policy



City of Nedlands
nedlands.wa.gov.au

	<p>6. Landscaping <u>4.4.3</u> - This is contrary to the R-Codes Vol. 2 which allows on structure landscaping to provide a contribution to DSA requirements (at a reduced rate) where space available for available for ground level DSA is limited. Requesting on structure landscaping in addition to DSA is excessive and can be unrealistic for high density development.</p> <p>7. <u>4.4.4</u> - The requirement for a landscape plan prepared by a landscape architect is excessive for small scale development.</p> <p>8. <u>4.4.5</u> - This replicates the more stringent R-Codes Vol. 2 requirements intended for large scale development and applies it to R-Codes Vol. 1 development. The R-Codes Vol. 1 already includes tree and deep soil area requirements which are appropriate to small development, this duplication is unnecessary and excessive for small scale development.</p> <p>9. Facades and Materials <u>4.5.1</u> – The existing character of the area is low density, predominantly featuring single houses. The forms and materials of these developments often translates poorly to high density residential development. Further refinement and elaboration on what constitutes the appropriate character of future high density</p>	<p>6. Stakeholder consultation indicated the desire to maintain and enhance the leafy green character and biodiversity of the Precinct. Increasing the landscaping requirements to exceed those of the R-Codes will help to achieve this.</p> <p>7. Requiring a landscaping plan will ensure all new developments will achieve the required deep soil area and to facilitate landscaping that will be viable into the future.</p> <p>8. The provision of a landscaping plan as a condition of approval is a key mechanism in achieving the objectives of this policy in respect to trees and deep soil areas. The Policy expands on the existing R-Codes provision to enhance the urban canopy.</p> <p>9. Design that is complementary to the character of the area will be encouraged and advice will be sought from the DRP on larger developments in accordance with Council policy. Proponents must demonstrate to the City's satisfaction how their design reflects the character of the area. This does not necessarily mean copying exact</p>
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Summary of Submissions

NSHAC-R Local Planning Policy



City of Nedlands
nedlands.wa.gov.au

	<p>development should be provided, otherwise this requirement should not be included.</p> <p>10. 4.5.2 – No clear guidance is provided to determine what a ‘dark roof colour’ is, which can lead to confusion for developers and inconsistency in application by local government.</p> <p>11. Subdivision <u>4.6.2</u> – Creation of an LDP for a 3 lot subdivision is excessive and represents unnecessary additional red tape which will discourage and stifle future development within the activity corridor. All of these matters are addressed through the development application process, so this is little more than replication of an existing process.</p> <p>12. Primary Controls - 5.2.1 - Majority of these matters are already appropriately addressed by the relevant R-Codes. It is acknowledged that the City intends to ensure a minimum street setback to maintain the open leafy streetscape character of the Nedlands area, however all other requirements are unnecessary as the general amenity of adjacent properties is already dealt with under the R-Codes.</p> <p>13. <u>5.2.2</u> - Majority of these matters are already appropriately addressed by the relevant R-Codes. It is acknowledged that the</p>	<p>forms and materials but using the existing forms and materials as a starting point for design.</p> <p>10. Additional guidance has been added to this provision with maximum absorbance ratings for roof materials.</p> <p>11. The requirement for an LDP for 3 lot subdivision has been removed from the Policy. The vehicle access requirements the LDP looked to address have been added to 4.7 of the General Provisions of the Policy.</p> <p>12. The intent of primary controls is to provide ease of reference for application of the policy provisions. The Policy provides for a design response more appropriate to the local context than the mass application of the R-Codes.</p> <p>13. As indicated above, the table sets out provisions for ease of reference. The Policy increases side setbacks for multiple dwellings as one attempt to address the transition from higher to lower density properties.</p>
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Summary of Submissions

NSHAC-R Local Planning Policy



City of Nedlands
nedlands.wa.gov.au

	<p>City intends to ensure a minimum street setback to maintain the open leafy streetscape character of the Nedlands area, however all other requirements are unnecessary as the general amenity of adjacent properties is already dealt with under the R-Codes. Despite one of the key purposes of the policy being intended to address the transition of development densities, there is no real discussion around the lots which sit on the border of the R160 and R60 codes.</p> <p>14. Multiple dwellings – Acceptable Outcomes and Design Guidelines</p> <p><u>2.3</u> - Whilst acknowledging the positive intent of concessions for tree related retention, if the tree being retained is located within the street setback area, this would generally necessitate a larger street setback in order to preserve root structure and canopy spread. On this basis the concession being offered is unlikely to be any practical benefit.</p> <p>15. <u>3.3</u> - Tree provision is already dealt with under the R-Codes, the proposed requirements which are up to double the R-Codes requirements are overly onerous. The viability of providing this extent of trees and the considerable limitations on development associated with DSA will result in reduce yield of development and potentially stifle future projects.</p>	<p>14. It is envisaged that the architectural design (supported by an arborist report) would facilitate the concessions offered by this provision. The provision allowing for averaging of setbacks would allow an articulated building footprint. Portions of the building could come closer to the street to compensate for the portions of building that need to be set back further to allow the building to be built around the tree.</p> <p>15. Tree preservation and viable deep soil conditions are a key objective of this policy and a major concern of the community. The Policy increases deep soil requirements to maintain and enhance the urban canopy and retain the leafy green feel of the suburb.</p>
--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Summary of Submissions

NSHAC-R Local Planning Policy



City of Nedlands

nedlands.wa.gov.au

	<p>16. Single House and Grouped Dwellings – Deemed to Comply provisions and Local Housing Objectives 5.1.2 - Whilst acknowledging the positive intent of concessions for tree related retention, if the tree being retained is located within the street setback area, this would generally necessitate a larger street setback in order to preserve root structure and canopy spread. On this basis the concession being offered is unlikely to be any practical benefit.</p> <p>17. 5.3.2 – In the context of R60 and R160 coded areas, where site can be as small as 100m², requiring 36m² DSA to accommodate the new lot requirements is unlikely to be practical. Whilst the total open space will exceed this area, in practice a fair portion of open space will be covered for OLA and include narrow spaces which do not achieve the minimum dimension. The R-Codes Vol. 1 already provides for more reasonable tree and DSA requirement for single houses and grouped dwellings. The second parent lot option is simply a more onerous version of the first option; there is no reason why this option would ever be chosen.</p> <p>18. In summary, the proposed LPP in our opinion is not needed as SPP 7.2 Vol. 2 already provided sufficient guidance for high quality design outcomes including landscaping. In addition to proposing an additional unnecessary layer of regulatory</p>	<p>16. Noted. The intent is to improve landscaping to front and rear areas of lots and maintain the streetscape as well as the amenity of properties. The provision allowing for averaging of setbacks would allow an articulated building footprint. Portions of the building could come closer to the street to compensate for the portions of building that need to be set back further to allow the building to be built around the tree.</p> <p>17. Lot sizes were considered during policy development, and it is envisaged the provisions will enable the desired open space and landscaping outcome for smaller, higher density lots. This is to ensure that new development fits within the existing streetscape context and maintains or enhances the vegetation within the precinct.</p> <p>18. The Policy seeks to improve upon the R-Codes for the local context by balancing infill development with the existing urban character of the area via tree preservation and deep soil area provisions, seeking innovative</p>
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Summary of Submissions

NSHAC-R Local Planning Policy



City of Nedlands
nedlands.wa.gov.au

		<p>requirements on what is already a complex planning framework, the LPP seeks to enforce requirements intended only for larger scale development onto all development, which would significantly impact small scale development and applications for alterations.</p> <p>In addition to the more onerous requirements, the LPP also introduces additional planning processes (requirement for LDPs) which will unnecessarily increase timeframes for development and workload of the local government officers.</p> <p>The volume of documentation currently required for development is already considerable, and the complexity of the current planning system can be difficult to navigate even for professionals. The introduction of further red tape on top of a recently adopted state wide policy will only serve to deter and stifle redevelopment within the activity corridor.</p> <p>The proposed LPP is unnecessary and either should not be progressed further or reconsidered with a view to only include the clauses absolutely necessary to account for the unique nature of the Nedlands locality, to supplement the existing requirements of the R-Codes.</p>	<p>and well designed developments that can achieve this balance. The requirement for and LDP has been removed.</p>
5	Y	<p>1. Setbacks</p> <p>The document recognises that many blocks will remain as single dwellings yet the setbacks proposed are minor compared to the existing 9m setbacks south of the highway. However, I realise that some protection is better than nothing, so I begrudgingly support</p>	<p>1. Noted. The primary street setback for a multiple dwelling in the R60 zone will exceed the R-Codes Vol. 2 provision even with the concession for retention of a significant existing tree. However, retention of a significant tree will improve the overall streetscape experience. R160 multiple dwellings are allowed closer to the street to compensate</p>

Summary of Submissions

NSHAC-R Local Planning Policy



City of Nedlands
nedlands.wa.gov.au

	<p>the proposal to increase the primary street setback to 4m for single and grouped dwellings. I would like to see the primary street setback increased to 4m for multiple dwellings. Multiple dwellings are likely to be taller and therefore the need a greater setback. Plus if they retain a large tree then they will reduce the setback from the proposed 3m to 2m which means we are no better off that the current r-codes. As such the primary street setback should be set to 4m (for less than or equal to 3 storeys and 5m for 4 storeys and 5 storeys).</p> <p>2. Section 3.3 tree and soil canopy. I support the intent to retain large trees and ensure minimum deep soil areas are provided for. For sites >1000m² R codes currently require 1 large tree (plus either small or medium tree depending on site). This proposal seems to water it down to a medium tree + 2 small trees. I do not support this. Medium sized trees do not provide the same visual buffer or habitat that a large tree does.</p> <p>3. Due to the very harsh transitions in the zoning (r160 to r60) I would like to see a reduction height of one storey where the adjacent block is coded lower. Eg if block is coded r160 but is adjacent to a r60 then the maximum height allowable is 4 storeys not 5. This will improve the impact and be more respectful of neighbours amenity.</p>	<p>for the increased side setbacks, which will allow further provision of vegetation.</p> <p>2. This provision for multiple dwellings exceeds the current R-Codes Vol. 2 acceptable outcomes by allowing for a medium tree per 400m² total area, whereas the R-Codes allows for a medium tree only for each 400m² above 1000m². The Policy provisions encourage quantity over size.</p> <p>3. Lot boundary setbacks are in accordance with the lower coding requirements. The Policy does not propose to reduce overall heights, as doing so would result in concessions elsewhere. Taller but narrower buildings may result in better vegetation and open space outcomes. Buildings must still demonstrate they are compatible with the setting of adjoining properties.</p>
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Summary of Submissions
NSHAC-R Local Planning Policy



City of Nedlands
nedlands.wa.gov.au

		<p>4. I do not wish to be part of an activity corridor and do hope that is not the same in planning sense as an activity centre. Frankly we've had so many different proposals for these areas it's hard to keep track (first they were going to be done in 6 different lots, now you've lumped us all together and in with the highway).</p>	<p>4. This Policy provides built form controls for residential-zoned lots north and south of Stirling Highway and based on the current R-Coding gazetted with LPS3. The activity corridor nomenclature just refers to the fact that these higher density lands adjoin Stirling Highway. The area is not being designated as an activity centre.</p>
--	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

16.5 PD17.04.23 Consideration of Development Application – Residential - Four Grouped Dwellings at 10 Louise Street, Nedlands

Meeting & Date	Council Meeting – 26 April 2023
Applicant	Sincerity Development Pty Ltd
Information Provided	All relevant information required for this assessment has been provided by the applicant.
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	Roy Winslow – Manager Urban Planning
Director	Tony Free – Director Planning and Development
Attachments	1. Aerial Image and Zoning Map 2. Development Plans dated 4 April 2023 3. Architectural Perspectives dated 4 April 2023 4. Landscaping Plan dated 4 April 2023 5. CONFIDENTIAL ATTACHMENT - Submissions

Purpose

The purpose of this report is for Council to consider a development application for four grouped dwellings at 10 Louise Street, Nedlands. This proposal is being presented to Council for consideration due to the proposal receiving objections within the consultation period.

This application was tabled for consideration at the 28 March 2023 Ordinary Meeting, at which it was deferred to allow for further information to be provided.

Recommendation

That Council:

In accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 4 April 2023 for four grouped dwellings at 10 Louise Street, Nedlands, subject to the following conditions:

1. This approval relates only to the development as indicated on the approved plans dated 28 March 2023. It does not relate to any other development on this lot and must substantially commence within 2 years from the date of the decision letter.

2. All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site.
3. Prior to the issue of a building permit, a Construction Management Plan shall be submitted and approved to the satisfaction of the City. The approved Construction Management Plan shall be observed at all times throughout the construction process to the satisfaction of the City.
4. Prior to occupation, the roof terraces for Units 2 and 3 are to be screened to the extent shown on the approved plans and in accordance with the Residential Design Codes by;
 - a. fixed and obscured glass to a minimum height of 1.6 metres above finished floor level; or
 - b. fixed screening devices to a minimum 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.

5. Prior to occupation, walls on or adjacent to lot boundaries are to be finished externally to the same standard as the rest of the development in:
 - a. Face brick;
 - b. Painted render;
 - c. Painted brickwork; or
 - d. Other clean finish as specified on the approved plans.

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

6. Prior to the issue of a Building Permit, a detailed Landscaping Plan, prepared by a suitably qualified person, shall be submitted and approved by the City of Nedlands.
7. Prior to occupation, landscaping shall be completed in accordance with the approved Landscaping Plan. All landscaped areas are to be maintained on an ongoing basis for the life of the development on the site to the satisfaction of the City of Nedlands.
8. The street tree(s) within the verge in front of the lot are to be protected and maintained through the duration of the demolition and construction process to the satisfaction of the City of Nedlands. Should the tree(s) die or be damaged, they are to be replaced with a specified species at the owner's expense and to the satisfaction of the City of Nedlands.
9. All stormwater discharge from the development shall be contained and disposed of on-site unless otherwise approved by the City of Nedlands.

10. Prior to the issue of a Building Permit, an Ecologically Sustainability Development (ESD) report prepared by a suitably qualified person shall be submitted and approved to the City of Nedlands. Recommendations contained within the report are to be carried out and maintained for the lifetime of the development to the satisfaction of the City of Nedlands.
11. Prior to the issuing of a Building Permit, an acoustic report and noise management plan shall be prepared by a suitably qualified acoustic engineer certifying that the proposal incorporates sufficient sound attenuation measures in accordance with the quiet house design requirements as identified in State Planning Policy 5.4 – Road and Rail Noise.
12. All recommendations contained within the acoustic report shall be implemented and adhered to for the lifetime of the development to the satisfaction of the City of Nedlands. Any changes to the assumptions, recommendations, or acoustic solutions require assessment by an acoustic consultant to confirm compliance with Environmental Protection (Noise) Regulations 1997.
13. Prior to occupation of the development, a notification pursuant to Section 70A of the Transfer of Land Act 1893 shall be prepared at the expense of the owner and registered against the Certificate of Title to the land the subject of the proposed development advising the owners and subsequent owners of the land of the following matter(s):

“This lot is situated in the vicinity of a transport corridor and is currently affected, or may in the future be affected by transport noise. Additional planning and building requirements may apply to development on this land to achieve an acceptable level of noise reduction.”

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 policies applicable to the matter and given such weight in making the decision as the relevant laws and policies permit them to be given.

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Residential
R-Code	R160
Land area	Parent Lot: 1,012m ² Strata Lot 1: 214 m ² Strata Lot 2: 216 m ² Strata Lot 3: 217 m ² Strata Lot 4: 213 m ²
Land Use	Residential (Grouped Dwellings)
Use Class	'P' – Permitted Use

The site is located at 10 Louise Street, Nedlands and is 90m south of Stirling Highway (**Attachment 1**). The site has been recently subdivided into four strata lots and a common property driveway. The site is relatively flat with a slight fall of 0.6m from west (front) to east (rear).

The locality is predominantly characterised by single residential houses between one to two storeys. The properties in this area are coded R60 or R160 and are expected to undergo a gradual transition to a higher density and scale of development.

Several other similarly scaled developments have been approved in the nearby locality, including:

- Five grouped dwellings at 26 Louise Street, Nedlands.
- Six grouped dwellings at 24 Louise Street, Nedlands.
- Seven grouped dwellings and six multiple dwellings at 21-23 Louise Street, Nedlands

Application Details

The application seeks development approval for the construction of four grouped dwellings as follows:

- Units 1 and 4 are two storey, contain four bedrooms and five bathrooms and have pedestrian entries directly accessed from Louise Street.
- Units 2 and 3 are three storey, contain four bedrooms and four bathrooms and a rooftop terrace.

All units have vehicle access via a central driveway, which has been previously created as common property by subdivision of the land into 4 strata lots.

The proposal has been subject to refinement over time as a result of design review and consultation. The current version of plans dated 28 March 2023 are included at **Attachment 2** and form the basis of Council's consideration of this application. Architectural perspectives of the development are included at **Attachment 3**.

A number of changes were made to the plans as a result of design review in November 2022. These changes include:

- Reduction in roof pitch to Units 1 and 4 to increase views from the rear units to the Rose Gardens.
- Unit 2 window to stairwell on the third floor along the northern elevation amended to a highlight window.
- Unit 3 window to stairwell on the second and third floors along the southern elevation amended to a highlight window.
- Amended landscaping plan to increase landscaping in common property and use more native plant species.
- Additional information provided on vehicle swept paths.
- Solar panels and EV charging points within each garage.
- Entry arbours added to the front units.
- Engagement of a sustainability professional.

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 approved by Council as it is considered to satisfy the design principles of the R-Codes. Further, it is considered unlikely that the development will have a significant adverse impact on the local amenity and character of the locality.

Local Planning Scheme No. 3

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

Design Review Panel

The application was reviewed by the City's Design Review Panel (DRP) on 6 December 2021 (prior to lodgement) and 7 November 2022. A final review of revised plans was conducted by the DRP Chair on 30 March 2023. A summary of the DRP advice is provided in the table following:

DRP Design Quality Evaluation			
	Supported		
	Further Information Required		
	Not supported		
SPP 7.0 Principles	6 December 2021 DR1	7 November 2022 DR2	30 March 2023 (Chair Review)
11. Context and Character			
12. Landscape Quality			
13. Built Form and Scale			
14. Functionality and Built Quality			
15. Sustainability			
16. Amenity			
17. Legibility			
18. Safety			
19. Community			
20. Aesthetics			

There was significant improvement in the overall design of the development between the three reviews.

In reviewing the current plans, the DRP Chair has made the following comments:

“I have now had a chance to study the amended plans and the response to the DRP review. Generally, the proponents have engaged with DRP comments in a constructive manner and have improved the design accordingly. I now consider that the proposal should be supported (GREEN) on 8 of the 10 Design Principles. and supported with conditions on the other 2 Principles...

...I support the current proposal with appropriate conditions for Landscape Quality and Sustainability. The proponents should be congratulated for their positive and thorough response to their last DRP review.”

Administration consider that the proposal satisfies the outstanding SPP 7.0 design principles for the following reasons:

Landscaping

The applicant has since appointed a Landscaping Architect (Kelsie Davies). In the event of approval, a condition is recommended to ensure the implementation of a detailed landscaping plan is submitted and approved by the City (Condition 6).

Sustainability

Whilst there are no specific sustainability requirements or reports for grouped dwellings, the applicant has taken on board the advice of the DRP and appointed an ESD Consultant (Leading Energy). It is acknowledged that the applicant proposes sustainability initiatives such as electric vehicle charging stations in the garage, passive solar design elements and solar panels on the roof. In the event of approval, Condition 10 is recommended to have the measures implemented, noting this not a standard requirement for grouped dwellings.

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 via a design principle assessment pathway.

The proposed development is seeking a design principle assessment pathway for parts of this proposal relating to street setback, lot boundary setback and parking. A new version of the Codes for low and medium density development will come into effect on 1 September 2023 (R-Codes 2023). Consistent with Western Australian Planning Commission advice to local government, the City has assessed the development against the deemed-to-comply provisions of the R-Codes 2021. Where a design principle assessment has been required, due regard has been made to the relevant design principle of the R-Codes 2023.

Street Setback

Units 2 and 3 propose a 1.0m – 1.1m setback to the common property. The design principles for communal street setbacks consider the streetscape, privacy, site planning requirements and building mass. The development meets the design principles as:

- The setback is internal to the lot and has no adverse impact on any external lots or the streetscape.
- Open space achieves the deemed-to-comply provisions of the R-Codes.
- The proposal responds to site planning requirements, including vehicle access, parking, landscaping and utility services. These site planning requirements are appropriately screened from the street interface where possible.
- The development provides a functional 2.1m setback from the upper floor balcony to the primary street.

Lot Boundary Setback

Units 1 and 4 propose a 1.85m lot boundary setback to the balcony on the first floor, whilst Units 2 and 3 propose a 2.0m setback on the first floor and 2.7m setback on the second floor to both the northern and southern lots. The design principles for lot boundary setbacks consider the impact of building bulk on adjoining properties, providing adequate sun and ventilation and minimising overlooking. The proposed northern lot boundary setbacks are considered to meet the design principles for the following reasons:

- The proposed lot boundary setbacks do not impede on any adjoining lot's solar access or ventilation. Solar access achieves the deemed-to-comply provisions of the R-Codes.
- The external walls feature multiple articulations along the length of the boundary, across all storeys which reduces the impact of building bulk by breaking up the mass of built form addressing the northern and southern lots.
- The proposed setbacks do not impact adjoining properties in terms of overlooking. The development satisfies the deemed-to-comply provisions of the R-Codes.
- The proposed lot boundary setbacks and boundary walls are consistent with the site's density code and a grouped dwelling proposal.

Parking

The development proposes no visitor bays. The design principles for parking consider the availability of on-street parking and the proximity of the site to public transport. The proposed parking is considered to meet the design principles as outlined below.

Availability of On-street Parking:

Unrestricted parking is available on the eastern side of Louise Street. No stopping is permitted on the western side of Louise Street along the frontage to the Peace Memorial Rose Gardens.

Proximity to High Frequency Public Transport:

The subject site is located 100m from Stirling Highway, on which there are two '900 series' high frequency bus routes – the 995 (Perth-Claremont) and 998/999 (Circle Route). The 900 series routes provide a daytime off-peak service frequency of 15 minutes in each direction, seven days a week. This exceeds the R-Codes definition of a 'high frequency route', which requires a 15-minute frequency only during the weekday morning and afternoon peaks of 7am-9am and 5pm-7pm respectively.

The nearest bus stops are located approximately 140m (towards Claremont/Fremantle) and 200m (towards Perth/Stirling) from the site. The service frequency in Stirling Highway is high given the combination of routes. Unlike many bus routes in Perth, there is a significant contraflow patronage that creates high frequencies in both directions of travel for both peaks. In the AM peak eastbound, there is a 995 bus to Perth every 10-13 minutes and a 998 Circle Route to Stirling every 8-15 minutes. For eastbound travel in the PM peak, the 995 operates every 12-15 minutes and the 998 every 8-18 minutes. For westbound travel, the 995 bus to Claremont operates every 10-15 minutes in the AM peak and every 6-15 minutes in the PM peak. The 999 Circle Route to Fremantle operates every 8-15 minutes during both peaks.

Where the site is located within 250m of a high frequency bus route, or multiple bus routes that, if combined, have timed stops every 15 minutes during the weekday peak periods, the deemed-to-comply parking provisions for "Location A" can be used. As outlined above, the site is located within this distance and is served by two separate bus routes that exceed the high frequency criteria. Indeed, both routes provide a minimum 15-minute frequency for at least 13 hours each weekday. Given this proximity, the deemed-to-comply parking provision for this development is 1 car parking space per dwelling. As 2 spaces are provided for each dwelling, there is 'spare capacity' available to accommodate visitor parking.

It is considered that the combination of the provision of the 2 car parking bays per dwelling without a visitor parking space is sufficient given the availability of on-street parking and the site's proximity to high frequency public transport.

WAPC Subdivision Approval

The subdivision for four lots with common property was approved by the Western Australian Planning Commission on 1 October 2021 without provision for a visitor bay in common property, notwithstanding the deemed-to-comply requirement for a visitor bay was introduced on 2 July 2021. As the submission was approved after the deemed-to-comply provision came into effect, it is accepted that the WAPC exercised a judgement of merit and permitted the subdivision to occur without visitor parking.

Upcoming Visitor Parking Changes

The deemed-to-comply requirement for visitor parking in grouped dwellings was limited to five dwellings or more served by a common access before 2 July 2021. From this date, the deemed-to-comply provision was modified to allow for four dwellings served by a common driveway to include a visitor bay.

The WAPC has recently released a revised version of the R-Codes Volume 1, which will become effective on 1 September 2023. From this date, visitor parking will revert to situations where five or more dwellings are served by a common driveway. It is noted that the deemed-to-comply provision for visitor parking for this 4-unit development will become nil from 1 September 2023.

State Planning Policy 5.4 Road and Rail Noise

The objective of State Planning Policy 5.4 is to protect the community from unreasonable levels of transport noise and ensure transport infrastructure and land use can mutually exist within urban corridors. The subject site is within the policy “trigger distance” of Stirling Highway, which is an “other significant freight/traffic route”. Where a site is located within or partly within a trigger distance, an assessment against the state planning policy is required to determine the likely level of transport noise and management/mitigation required.

The state planning policy provides a noise target for noise-sensitive land use, such as dwellings. These targets recommend a maximum daytime and night-time decibel level of 55dB and 50dB respectively for outdoors. For indoors the daytime recommendation is 40dB for living and work areas. At night in bedrooms the recommendation is 35dB. It is recommended that a condition be placed on any approval granted by Council that an acoustic report is prepared, and all dwellings incorporate sufficient sound attenuation measures in accordance with this policy.

Nedlands Stirling Highway Activity Corridor - Residential Local Planning Policy

The City is currently preparing a local planning policy to augment the Residential Design Codes for development in the R60 and R160 areas of the Stirling Highway corridor. Consideration of public submissions made on the draft policy is scheduled for the April Ordinary Council Meeting. As the draft Policy had not been adopted by Council at the time of assessment of this proposal, it has been afforded little weight in the assessment. This is consistent with the legal principles of “seriously entertained planning proposals” and the consideration of “certainty and imminence”.

Consultation

The development application was advertised in accordance with the City’s Local Planning Policy - Consultation of Planning Proposals to five adjoining properties. The application was advertised for a period of 14 days from 16 January 2023 to 30 January 2023. At the close of the advertising period, two objections were received.

Community Concerns/Comments

8. Lot boundary setbacks should be increased to the southern lot boundary

The proposed setbacks to the south are consistent with the immediate development context and are unlikely to negatively impact the amenity of adjoining landowners or the streetscape. Refer to discussion on Clause 5.1.3 – Lot Boundary Setback.

9. Unit 3 terrace screening should be increased to 1.9m to prevent overlooking.

The terrace of Unit 3 is provided with a 1.6m high screen and meets the deemed-to-comply provisions of the R-Codes relating to visual privacy. The screening will be conditioned to ensure compliance.

10. Unit 2 first storey and Unit 3 second and third storey stairwell openings should be obscured to prevent overlooking.

The openings to the stairwell of Unit 2 and Unit 3 meet the deemed-to-comply provision of the R-Codes as they are not openings to habitable rooms. However, the applicant submitted amended plans after the advertising process to make these openings highlight windows to address this concern.

11. Concerns regarding the lack of a designated visitor car parking bay within the site.

The development proposal is seeking a judgement of merit for the visitor car parking. Refer to discussion on Clause 5.3.3 – Parking. It is noted that the WAPC approved the subdivision without the provision of a visitor car parking bay. As the lots and common property have been previously created, it is difficult to retrofit a visitor bay that is located within common property and available to all lots.

Agenda Forum 14 March 2023

1. What does Condition 5 relate to?

Condition 5 relates to the screening of the roof terrace balconies for Units 2 and 3. The screening is shown on the plans, with the Condition bolstering this by requiring the height and type of screening to meet the R-Codes requirements for screening.

2. Can we condition a louvred roof rather than solid roof?

It is understood that this relates to the upper floor balconies for Units 1 and 4 (front units). A review of the plans shows that there are two outdoor living areas for these units. The first is a ground level courtyard of 29-32m², which is approximately 60% unroofed and meets the design principles for outdoor living areas. The second area is a roofed balcony. Officers are satisfied that there is sufficient access to winter sun and natural ventilation and that the space optimizes the northern aspect of the site.

Requiring the upper level balconies to be unroofed or louvred is not necessary to achieve the requirements of the R-Codes given the presence of the ground level courtyard. Any modification of the roofline by a planning condition may have unforeseen streetscape or design implications. Officers recommend the roof of Units 1 and 4 remain unaltered.

3. Copy of the Design Review Report

Since preparation of the first report on this matter, the proposal has been reviewed by the Chair of the Design Review Panel. The outcomes of this review are outlined elsewhere in this report.

4. Visitor Car Parking for Subdivision

When considering subdivisions, the WAPC have regard to the visitor car parking requirements of the R-Codes. As they currently stand, one visitor space is required for 4 dwellings served by a common lot, 2 spaces for 5-8 dwellings and 3 spaces for 9-12 dwellings. The requirement for 4 dwellings to have a visitor bay is relatively new, having been introduced on 2 July 2021. As explained elsewhere in this report, the requirement for 4 dwellings to have a visitor space as a deemed-to-comply requirement will be removed on 1 September 2023.

5. NATHERS rating changes

Dwellings are currently required to meet a 6 star NATHERS rating as a requirement of the National Construction Codes (NCC). The upcoming NCC 2022 will increase the level of energy efficiency to 7 stars. The timing for this change is subject to government confirmation. It is noted that this is a national requirement that will affect all house construction in Australia. There is no need for a planning intervention, such as a condition of approval, to trigger this requirement.

6. Definition of Location A for parking and presence of high frequency buses near site.

Officers have provided further information in this report on both the parking deemed-to-comply provisions and the presence of high frequency bus routes in the vicinity.

Strategic Implications

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

Vision Our city will be an environmentally-sensitive, beautiful and inclusive place.

Values **Great Natural and Built Environment**
We protect our enhanced, engaging community spaces, heritage, the natural environment and our biodiversity through well-planned and managed development.

Priority Area Urban form - protecting our quality living environment

Budget/Financial Implications

Nil.

Legislative and Policy Implications

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

Decision Implications

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

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

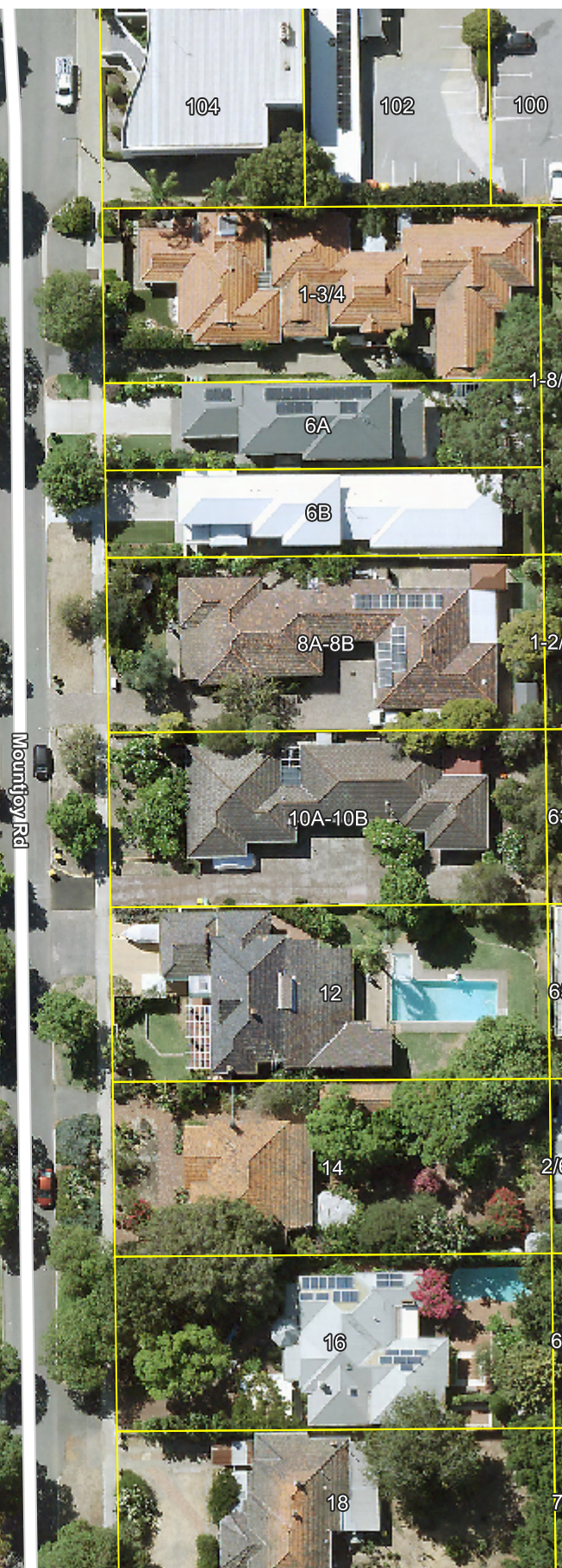
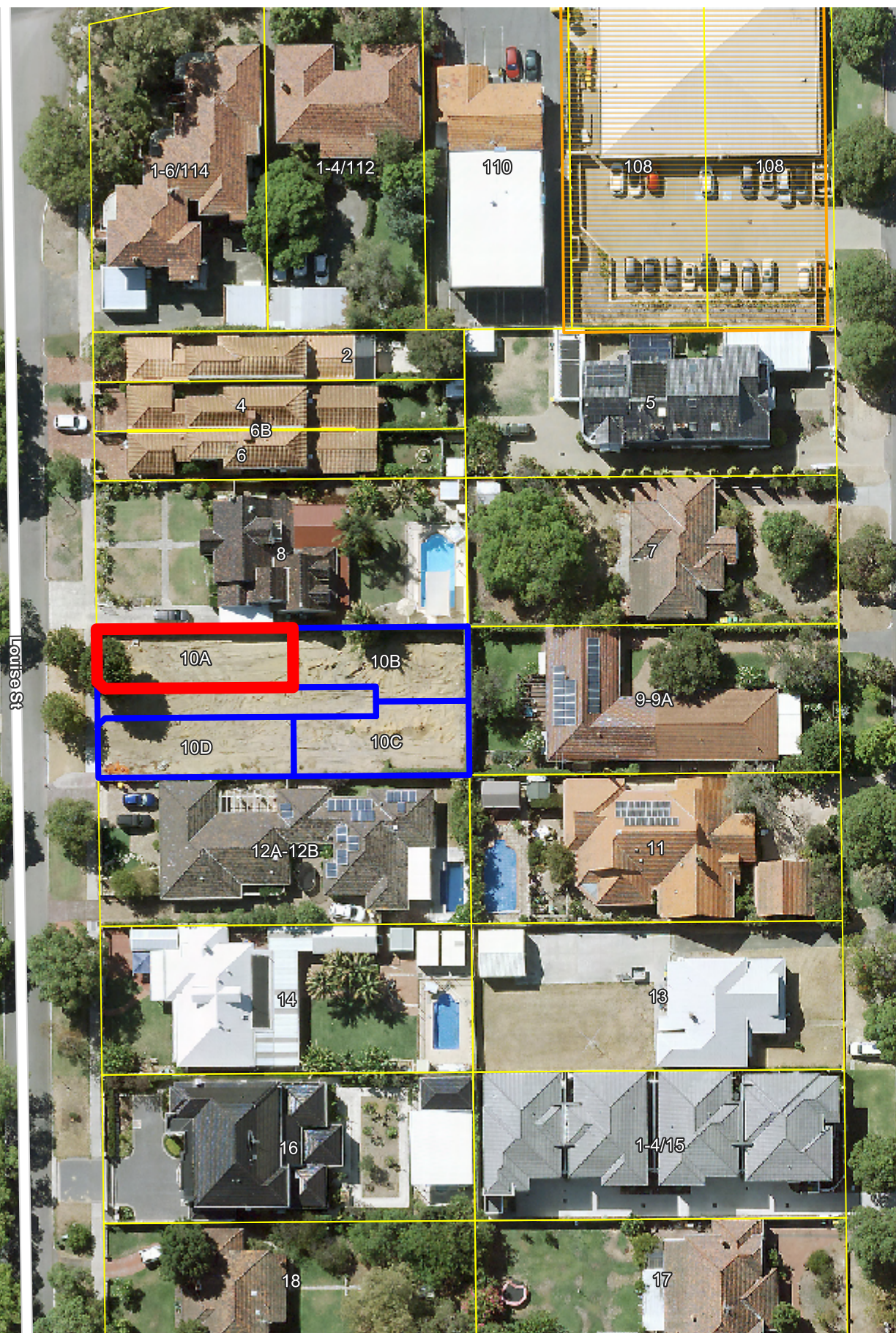
Conclusion

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

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

Further Information

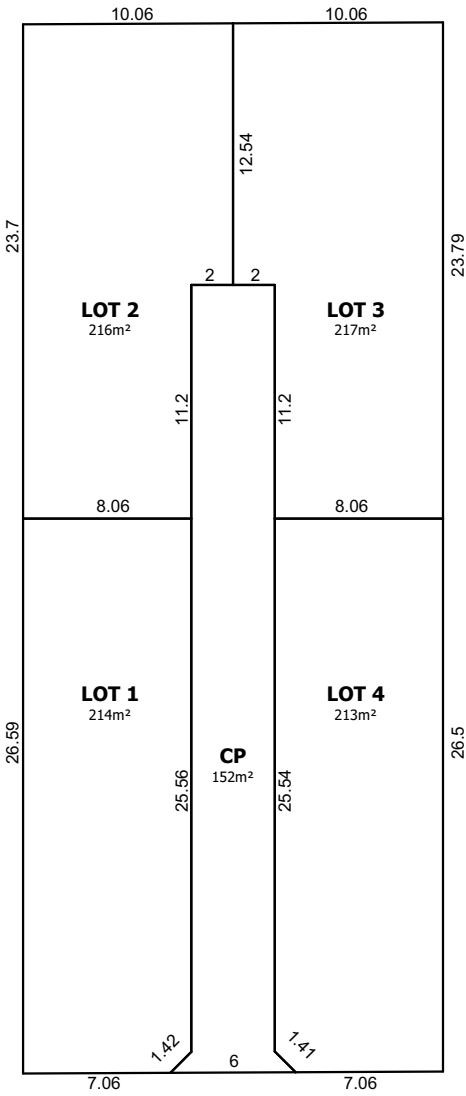
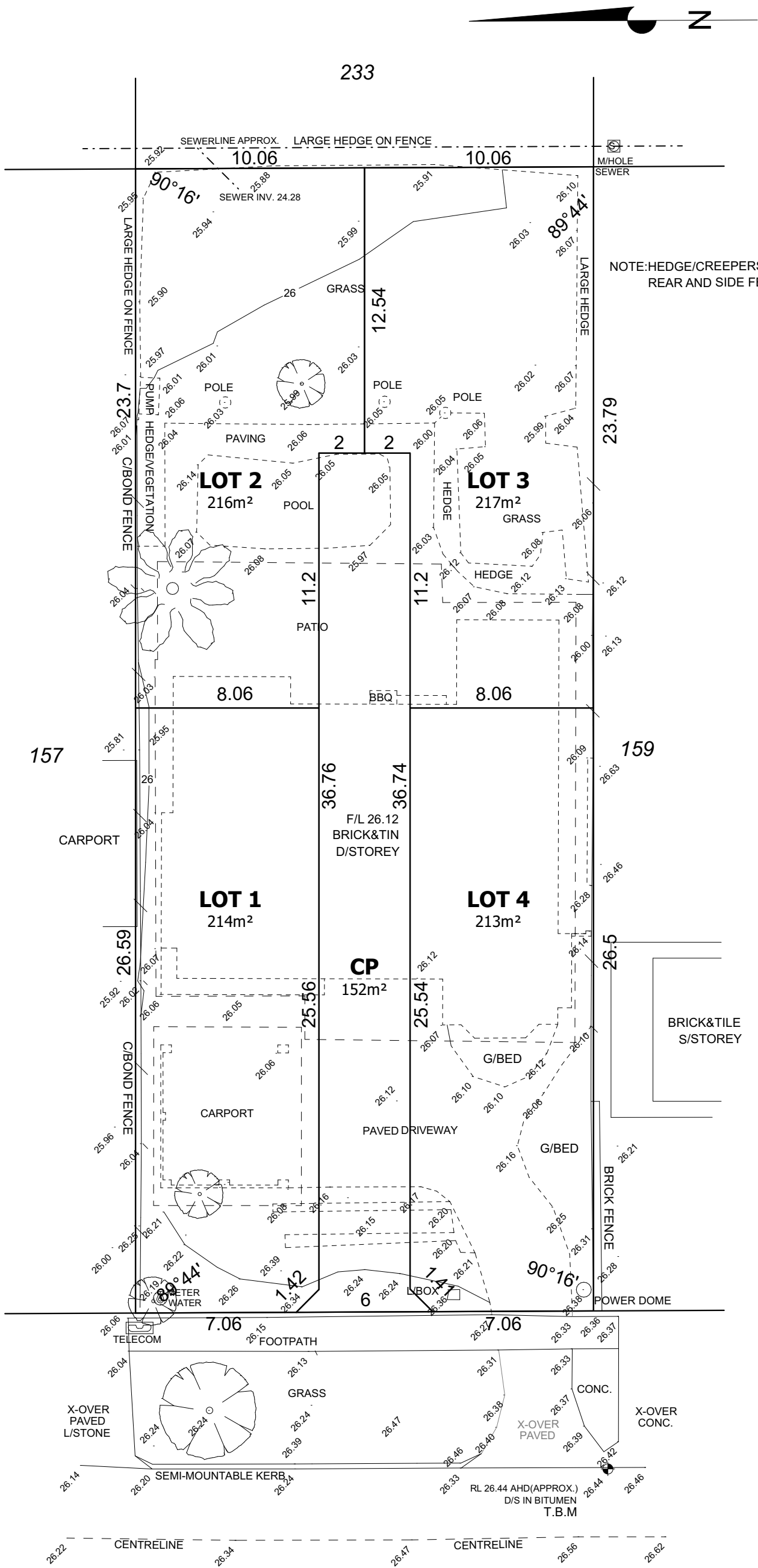
Nil.





NOTE: SITE HAS BEEN DEMOLISHED / CLEARED

City of Nedlands
Received
4 April 2023



Strata Lot Plan
NOT TO SCALE

Site Plan - EXISTING
1:200

LOUISE STREET



SINCERITY BUILDING GROUP
WE BUILD, YOU PROFIT

A: Unit 1, 10 Canning Hwy
South Perth WA 6151
BRN: BC 103067

CLIENT: **Sincerity Building Group**

SITE ADDRESS: **Lot 158 (#10)
Louise Street
Nedlands**

PROJECT STATUS: **Concept Sketch**

AMENDMENTS:	
23/09/22	RS DA
05/11/22	RS A2 Ancillary Sheets / Soakwells
10/11/22	RS Increased Garage Openings
21/12/22	RS DA 2
07/02/23	RS Neighbour comment window changes
27/03/23	RS DA 3

**Site Plan
EXISTING**

SHEET: 1 of 19

SCALE: 1:200, 1:1

PROJECT NO:

STRATA LOT 2 - SITE COVERAGE

ZONED	R160
% ALLOWED	70%
SITE AREA	216.19m ²
SITE COV. AREA	146.73m ²

SITE COV. = 67.4%
COMMON AREA (152m² / 4) 38m²
SITE AREA + COMMON AREA 254m²
ADJUSTED SITE COVERAGE = 57.72%

LOT 2 STORMWATER CALC.

No.	Soak Well Type
1.0 m3	1 SW 1200x900
1.4 m3	1 SW 1200x1200
2.4 m3	Total Capacity
60.4 m2	Roof Area GF
91.9 m2	Roof Area 3rd
152.3 m2	Total Area
1.9 m3	Capacity Required (Area x 0.0125)
0.5 m3	Extra Capacity Provided

COMMON DRIVEWAY STORMWATER CALC.

No.	Soak Well Type
3.1 m3	3 SW 1200x900
3.1 m3	Total Capacity
0.0 m2	Roof Area GF
202.6 m2	Paved Area
202.6 m2	Total Area
2.5 m3	Capacity Required (Area x 0.0125)
0.5 m3	Extra Capacity Provided

STRATA LOT 1 - SITE COVERAGE

ZONED	R160
% ALLOWED	70%
SITE AREA	213.72m ²
SITE COV. AREA	137.61m ²

SITE COV. = 64.4%

COMMON AREA (152m² / 4) 38m²
SITE AREA + COMMON AREA 252m²

ADJUSTED SITE COVERAGE = 54.67%

LOT 1 STORMWATER CALC.

No.	Soak Well Type
2.7 m3	2 SW 1200x1200
2.7 m3	Total Capacity
35.6 m2	Roof Area GF
152.8 m2	Roof Area UF
188.5 m2	Total Area
2.4 m3	Capacity Required (Area x 0.0125)
0.4 m3	Extra Capacity Provided

STRATA LOT 2 - SITE COVERAGE

ZONED	R160
% ALLOWED	70%
SITE AREA	216.66m ²
SITE COV. AREA	146.73m ²

SITE COV. = 67.7%

COMMON AREA (152m² / 4) 38m²
SITE AREA + COMMON AREA 255m²

ADJUSTED SITE COVERAGE = 57.62%

LOT 3 STORMWATER CALC.

No.	Soak Well Type
1.0 m3	1 SW 1200x900
1.4 m3	1 SW 1200x1200
2.4 m3	Total Capacity
60.4 m2	Roof Area GF
91.9 m2	Roof Area 3rd
152.3 m2	Total Area
1.9 m3	Capacity Required (Area x 0.0125)
0.5 m3	Extra Capacity Provided

shadow cast onto adjoining lot on 21st June at midday
2226.86m² = 22.42%

STRATA LOT 4 - SITE COVERAGE

ZONED	R160
% ALLOWED	70%
SITE AREA	213.26m ²
SITE COV. AREA	137.61m ²

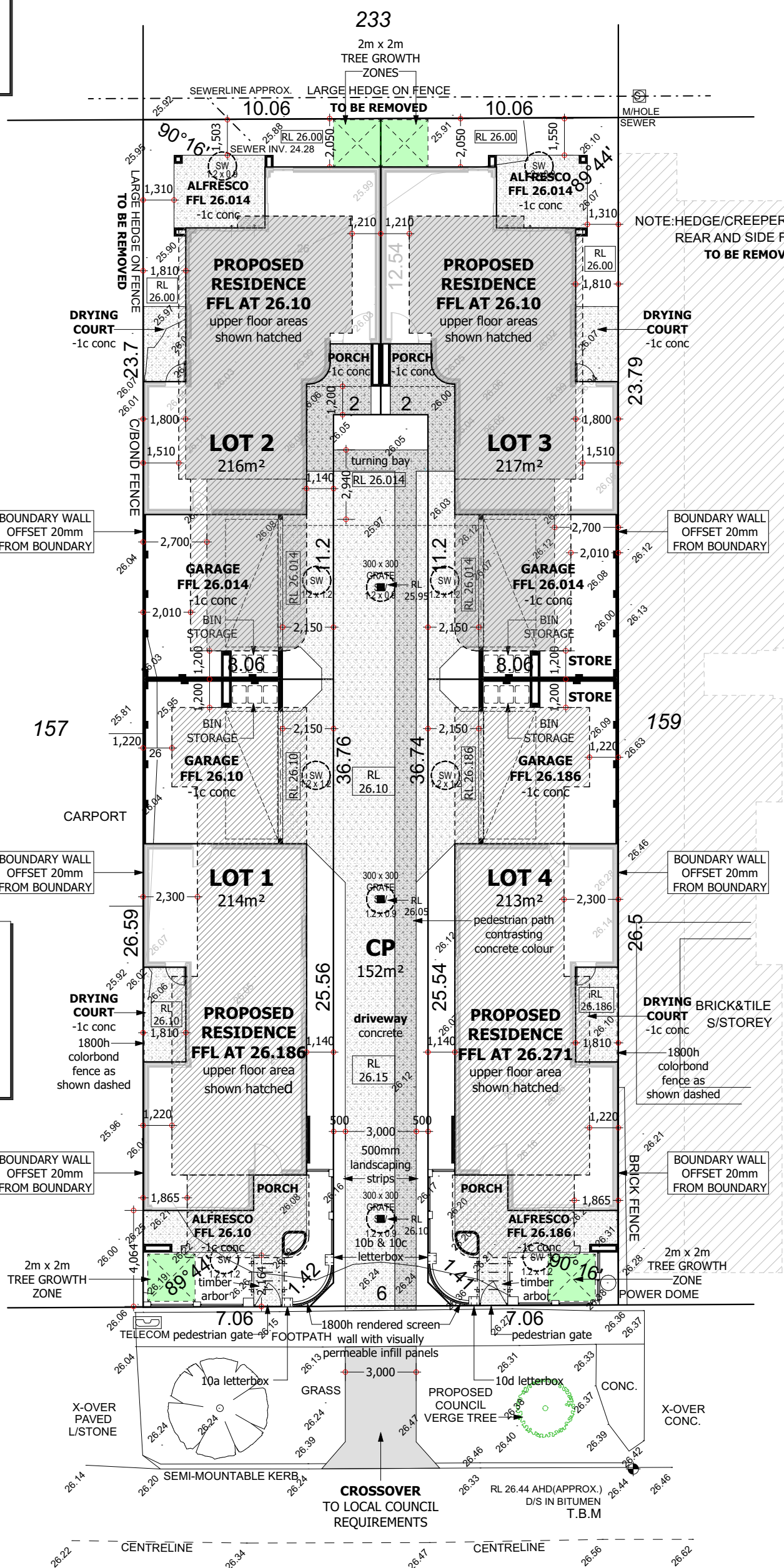
SITE COV. = 64.5%

COMMON AREA (152m² / 4) 38m²
SITE AREA + COMMON AREA 251m²

ADJUSTED SITE COVERAGE = 54.77%

LOT 4 STORMWATER CALC.

No.	Soak Well Type
2.7 m3	2 SW 1200x1200
2.7 m3	Total Capacity
35.6 m2	Roof Area GF
152.8 m2	Roof Area UF
188.5 m2	Total Area
2.4 m3	Capacity Required (Area x 0.0125)
0.4 m3	Extra Capacity Provided



Site Plan - PROPOSED

1:200

LOUISE STREET



SINCERITY BUILDING GROUP
WE BUILD, YOU PROFIT

A: Unit 1, 10 Canning Hwy
South Perth WA 6151
BRN: BC 103067

CLIENT: Sincerity Building Group

SITE ADDRESS: Lot 158 (#10)
Louise Street
Nedlands

PROJECT STATUS: Concept Sketch

AMENDMENTS:

23/09/22	RS	DA
05/11/22	RS	A2 Ancillary Sheets / Soakwells
10/11/22	RS	Increased Garage Openings
21/12/22	RS	DA 2
07/02/23	RS	Neighbour comment window changes
27/03/23	RS	DA 3

Site Plan PROPOSED

SHEET: 2 of 19

SCALE: 1:200, 1:1

PROJECT NO:

SUSTAINABILITY INITIATIVES

- PROPOSED DWELLINGS TO BE A MINIMUM ENERGY RATING OF 7 STARS THROUGH VARIOUS METHODS SUCH AS CAVITY INSULATION, DOUBLE GLAZING AND WHATEVER IS PRESCRIBED BY OUR ENERGY ASSESSMENT CONSULTANT (TO BE DETERMINED AT BUILDING PERMIT STAGE)
- PROPOSED DWELLINGS TO HAVE SOLAR PANELS AS SPECIFIED BY OUR SOLAR PANEL CONSULTANT (TO BE DETERMINED AT BUILDING PERMIT STAGE)
- ALL LANDSCAPE PLANTS SPECIES ARE AUSTRALIAN NATIVES THAT REQUIRE MINIMAL WATERING



Ground Floor
1:100

SINCERITY BUILDING GROUP
WE BUILD, YOU PROFIT

A: Unit 1, 10 Canning Hwy
South Perth WA 6151
BRN: BC 103067

CLIENT: **Sincerity Building Group**

SITE ADDRESS: **Lot 158 (#10)
Louise Street
Nedlands**

PROJECT STATUS: **Concept Sketch**

AMENDMENTS:

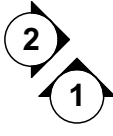
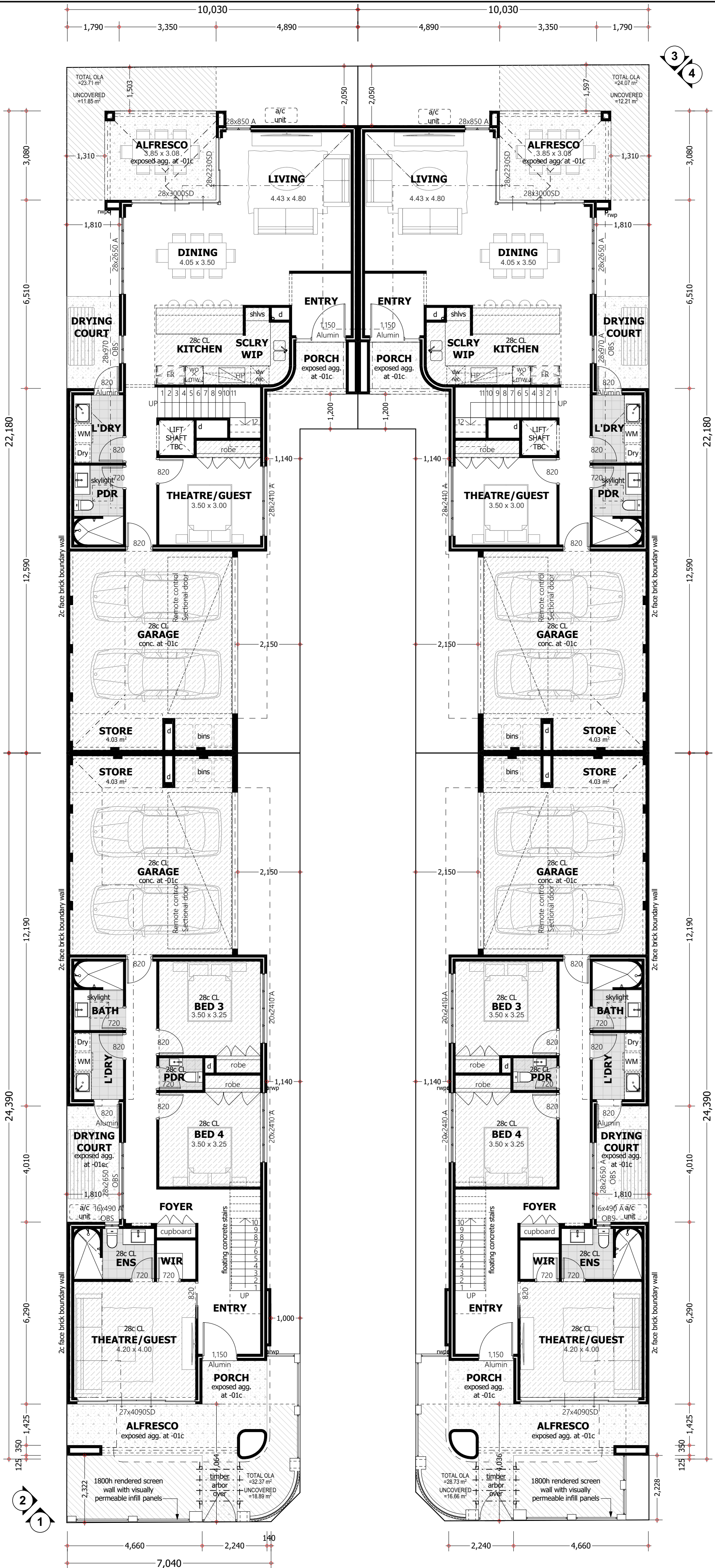
23/09/22	RS	DA
05/11/22	RS	A2 Ancillary Sheets / Soakwells
10/11/22	RS	Increased Garage Openings
21/12/22	RS	DA 2
07/03/23	RS	Neighbour comment window changes
27/03/23	RS	DA 3

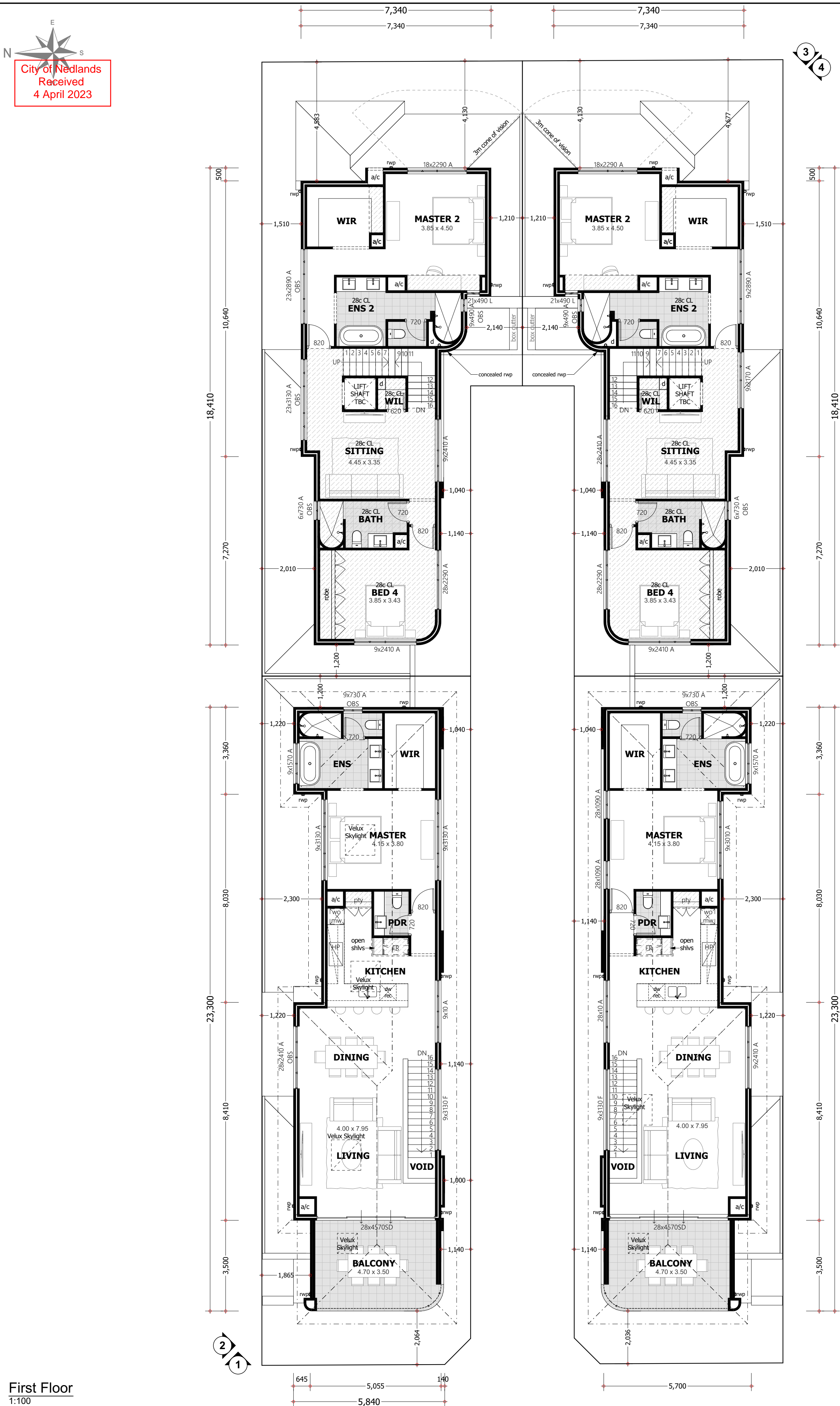
Ground Floor

ANCILLARY
SHEET: 1 of 4

SCALE: 1:100, 1:1

PROJECT NO:





First Floor

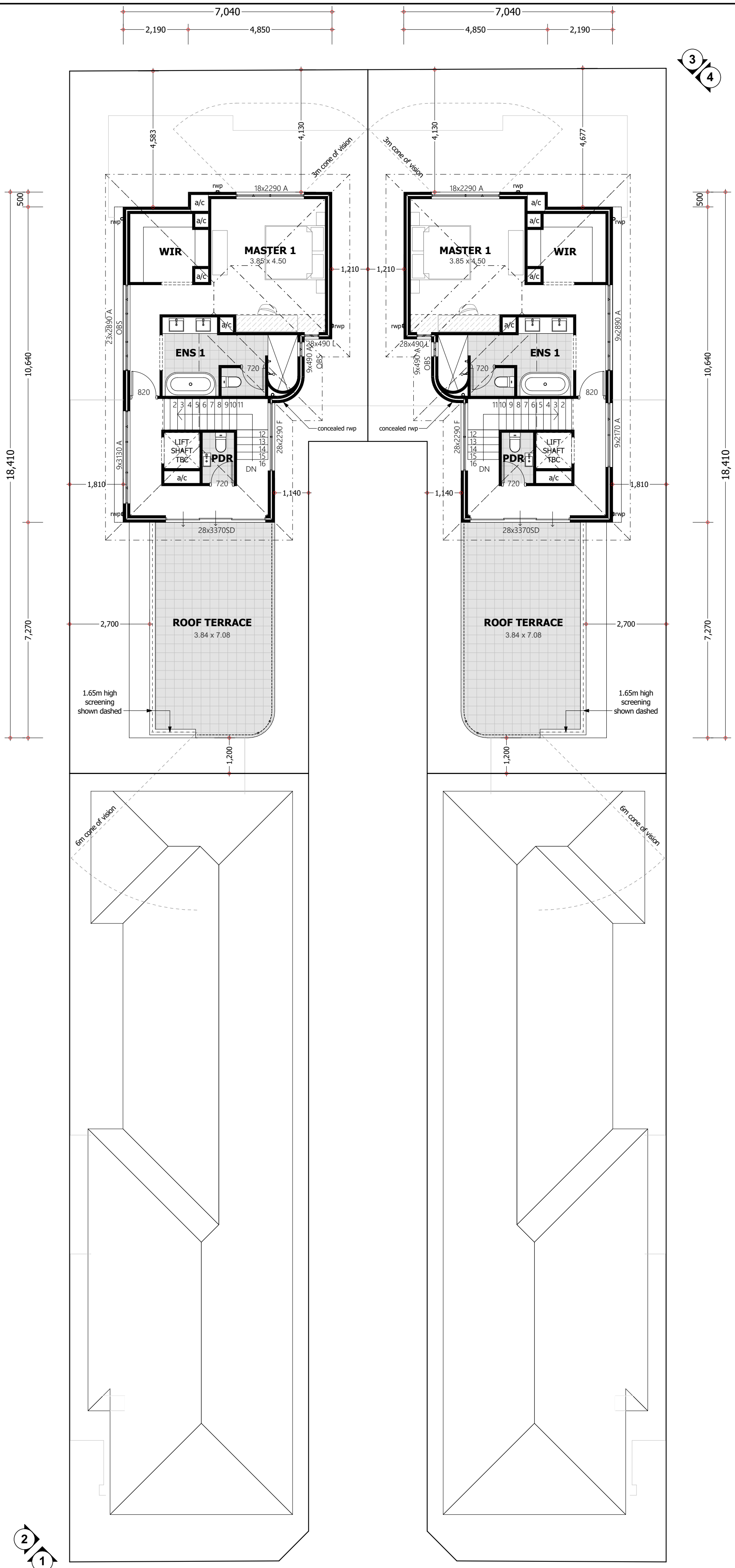


PROJECT STATUS: **Concept Sketch**

23/09/22	RS	DA
05/11/22	RS	A2 Ancillary Sheets / Soakwells
10/11/22	RS	Increased Garage Openings
21/12/22	RS	DA 2
07/02/23	RS	Neighbour comment window changes
27/03/23	RS	DA 3

ANCILLARY
SHEET: 2 of 4

SCALE: 1:100, 1:1
PROJECT NO:



SUSTAINABILITY INITIATIVES

- PROPOSED DWELLINGS TO HAVE SOLAR PANELS AS SPECIFIED BY OUR SOLAR PANEL CONSULTANT, TBC DURING WORKING DRAWINGS STAGE.
- PROPOSED DWELLINGS TO HAVE EV CHARGING POINTS INSTALLED IN ALL GARAGES.

Second Floor
1:100



A: Unit 1, 10 Canning Hwy
South Perth WA 6151
BRN: BC 103067

CLIENT: Sincerity Building Group

SITE ADDRESS: Lot 158 (#10)
Louise Street
Nedlands

PROJECT STATUS: Concept Sketch

AMENDMENTS:

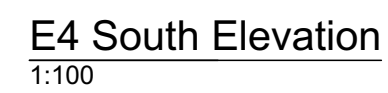
23/09/22	RS	DA
05/11/22	RS	A2 Ancillary Sheets / Soakwells
10/11/22	RS	Increased Garage Openings
21/12/22	RS	DA 2
07/02/23	RS	Neighbour comment window changes
27/03/23	RS	DA 3

Second Floor

ANCILLARY
SHEET: 3 of 4

SCALE: 1:100, 1:1

PROJECT NO:



GENERAL NOTES:
1. THIS IS A CONCEPT PLAN ONLY.
2. ALL STRUCTURES SUBJECT TO ENGINEERING
AND COUNCIL APPROVAL.
3. ALL MEASUREMENTS TO BE CHECKED PRIOR
TO CONSTRUCTION.

City of Nedlands
Received
4 April 2023

EXISTING VEGETATION
EG. HONG KONG ORCHID,
CREPE MYRTLE

STRAPPY PLANTING
ALONG FENCE LINE
EG. MOTHER IN LAWS
TONGUE, LOMANDRA

SELECTED SMALL TREE
EG. CITRUS

FEATURE PLANTING
EG. KANGAROO PAWS

LAYERED MIXED PLANTING
EG. WESTRINGIA, LIRIOPE,
DIANELLA, YAREENA, BLUE
HORIZON

LAYERED MIXED PLANTING
EG. MISS MUFFET, LIRIOPE,
DIANELLA, PHILODENDRON

SHADE TOLERANT TREE
EG. NATIVE FRANGIPANI

FEATURE PLANTING
EG. AGAVES

MIXED SHADE PLANTING
EG. PHILODENDRON, LIRIOPE,
DIANELLA, DICHONDRA

SELECTED MEDIUM SHRUB
EG. SWEET PRIVACY, JADE JEWEL

SHADE TOLERANT TREES
ALONG DRIVEWAY
EG. NATIVE FRANGIPANI

LAYERED MIXED PLANTING
EG. WESTRINGIA, LIRIOPE,
DIANELLA, YAREENA, BLUE
HORIZON

SELECTED MEDIUM SHRUBS
EG. GREY BOX

STRAPPY PLANTING
IN FRONT OF FENCE
EG. LOMANDRA

STRAPPY UNDERPLANTING
EG. LOMANDRA, DIANELLA

EXISTING VERGE TREE TO
BE RETAINED

FEATURE PLANTING TO WINDOW OUTLOOKS
EG. AGAVE, ZAMIA

LAYERED MIXED PLANTING
EG. WESTRINGIA, MISS MUFFET,
LIRIOPE, DIANELLA

SELECTED SMALL TREE
EG. CITRUS

MILD STEEL EDGING
TO GRASSED AREA

ORGANIC BLUE STONE STEPPERS

GROUND COVER THROUGH STEPPERS
EG. DICHONDRA

LANDSCAPE AREA CALCULATIONS
LANDSCAPE AREAS
Total Landscape areas = 154.9m² (15.3% of site)
DEEP SOIL AREAS (DSA)
Total Deep soil areas = 145m² (14.4% of site)
CANOPY COVER
Proposed Medium Trees (5m canopy) x 4 = 78.4m²
Proposed Small Trees (4m canopy) x 9 = 113.4m²
Proposed Small Trees (3m canopy) x 4 = 28m²
Total Canopy Cover = 219.8m² (21.8% of site)

FEATURE PLANTING
EG. AGAVE, ALOE

SELECTED SHADE TOLERANT TREES
EG. NATIVE FRANGIPANI

MIXED PLANTING ALONG
DRIVEWAY
EG. PHILODENDRON, LIRIOPE,
DIANELLA

FEATURE SHADE PLANTING
EG. CLIVIA, AGAVE

SELECTED SMALL TREES
EG. CITRUS

SELECTED CLIMBER TO TRELLIS
EG. CREEPING ROSE

STRAPPY PLANTING
EG. LIRIOPE, DIANELLA

SELECTED MEDIUM TREES
EG. LITTLE GHOST GUM

FEATURE PLANTING TO ENTRY WAY
EG. KANGAROO PAWS
VERGE TREE TO BE APPROVED
BY COUNCIL

LEGEND TREES

EXISTING TREES
TO BE RETAINED

VERGE TREE TO BE CONFIRMED
WITH COUNCIL

SELECTED FRUITING TREES
EG. CITRUS
CANOPY: 3m

SELECTED SHADE TREES
EG. NATIVE FRANGIPANI
CANOPY: 4m

SELECTED SMALL TREES
EG. HONG KONG ORCHID,
CREPE MYRTLE
CANOPY: 5m

SELECTED MEDIUM TREES
EG. LITTLE GHOST GUM
CANOPY: 5m

FEATURE PLANTS

SELECTED FEATURE PLANTING

PLANTING

- PLANTING TYPE 01
GROUNDCOVERS
- PLANTING TYPE 02
SHRUBS
- PLANTING TYPE 03
STRAPPY/MIXED
- PLANTING TYPE 04
CLIMBERS
- PERMEABLE PAVING
- DEEP SOIL AREAS (DSA)
- SELECTED STEPPERS
EG. BLUESTONE ROUNDS

NOTES

1. GENERAL

- ALL SCALES ARE AS NOTED AND TO SUIT A1 PAPER SIZE
- THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT SCHEDULES, REPORTS AND DRAWINGS AND PROJECT SPECIFICATIONS.
- FOR ALL FINISHED LEVELS, DRAINAGE DESIGN AND WATER CONNECTION POINTS. REFER TO ASSOCIATED PROJECT DOCUMENTATION (BY OTHERS).
- PLANTING SETOUT SHOULD BE CHECKED BY SUPERINTENDENT BEFORE INSTALLATION BEGINS.

2. SOIL PREPARATION

- ALL AREAS ARE TO BE FINE GRADED EVENLY TO CONFORM TO KERB LEVELS AND SURROUNDING FINISHES.
- SURFACES SHALL BE FREE FROM DEPRESSIONS, IRREGULARITIES AND NOTICEABLE CHANGES IN GRADE. GENERALLY, GRADES SHALL DEVIATE IN LEVEL NO GREATER THAN 20mm IN ONE LINEAR METRE.
- PLANTED AREAS SHALL BE SPREAD WITH MIN. 50mm OF APPROVED STANDARD SOIL CONDITIONER THAT SHALL BE RIPPED INTO EXISTING SOIL TO A MIN. DEPTH OF 200mm.
- ALL SITE AND IMPORTED SOILS, POTTING MIX, SOIL CONDITIONERS AND MULCHES TO BE IN ACCORDANCE TO RELEVANT AUSTRALIAN STANDARDS.

3. PLANTING

- PLANTED AREAS SHALL BE MULCHED WITH AN ORGANIC MULCH UNLESS OTHERWISE STATED TO A MINIMUM DEPTH OF 75mm.
- ADVANCED TREES SHALL BE STAKED W/ 50x50mm DIA HARDWOOD POSTS. POSTS SHALL BE PAINTED BLACK AND INSTALLED TO A MIN DEPTH OF 500mm. TREES SHALL BE SECURED TO POLES W/ RUBBER TIES IN FIGURE 8.
- TREES PLANTED WITH IN 1000mm OF BOUNDARY WALLS AND/OR PARKING AREAS SHALL BE INSTALLED WITHIN 600mm DEPTH NYLEX ROOT BARRIER MEMBRANE. MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
- REFER TO PLANTING SCHEDULE FOR SPECIES AND SIZES.
- PLANTS TO BE SET OUT IN EVEN SPACING TO FILL THE DESIGNATED AREAS.
- IN AREAS OF MIXED PLANTING, SPECIES TO BE SPREAD OUT AT RANDOM, IN GROUPINGS OF 2 OR 3.
- PLANTS SHALL BE SUPPLIED FROM AN INDUSTRY ACCREDITED WHOLESALE NURSERY. PLANTS SHALL BE IN APPROPRIATE SIZE FOR THE LISTED POT SIZE AND IN GOOD HEALTH.
- IF SPECIES ARE UNAVAILABLE (OR IN SIZES SPECIFIED), SUBSTITUTES MUST BE APPROVED BY SUPERINTENDENT BEFORE DELIVERY AND INSTALLATION.

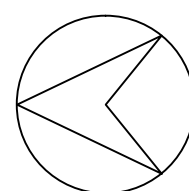
4. IRRIGATION

- PLANTING TO GROUND LEVEL TO BE IRRIGATED VIA A FULLY AUTOMATIC SYSTEM FROM MAINS.
- WATER PRESSURE TO HAVE A MINIMUM FLOW RATE OF 30L/pm AT 300KPA FROM THE WATER CONNECTION POINT (OR AS STIPULATED).
- PLANTING TO COURTYARDS TO BE IRRIGATED VIA DIGITAL TAP TIMER (INDIVIDUAL CONNECTION POINTS TO BE PROVIDED).
- CONTROLLER TO BE LOCATED IN SERVICE ROOM (OR AS SHOWN ON IRRIGATION DETAILS).
- SLEEVES BENEATH PAVED SURFACES AND TO RAISED PLANTING AREAS TO BE PROVIDED BY OTHERS.
- IRRIGATION TO GARDEN BEDS TO BE NETAFIM TECHLINE, SUB SURFACE IRRIGATION. INSTALLED TO MANUFACTURERS SPECIFICATION. IRRIGATION TO TURF TO BE POP UP SPRINKLERS; MP ROTATORS OR SIMILAR. IRRIGATION TO TREES TO BE BUBBLERS; TORO FLOOD BUBBLERS OR SIMILAR.
- ASCON DRAWINGS, MANUALS AND 12 MONTH WARRANTY SHALL BE SUPPLIED BY THE IRRIGATION CONTRACTOR TO THE CLIENT UPON PRACTICAL COMPLETION.
- PLEASE REFER TO IRRIGATION DRAWING SET FOR FINAL LAYOUT AND SCHEDULE (TO FUTURE DETAIL).

PLANTING PALETTE

Symbol	Species	Common Name	Spacing	Size
Trees:				
BAUbla	Bauhinia blakeana	Hong King Orchid Tree	As Shown	100L
QTLim	Citrus limon	Dwarf Eureka Lemon	As Shown	100L
EUOvic	Eucalyptus victrix	Little Ghost Gum	As Shown	100L
HYMfla	Hymenosporum flavum	Native Frangipani	As Shown	100L
LAGtus	Lagerstroemia tuscara	Pink Crepe Myrtle	As Shown	100L
Shrubs and Groundcovers:				
DIAeme	Dianella tasmanica 'Emerald Arch'	Emerald Arch	3/m2	140mm
DIABla	Dianella tasmanica 'Blaze'	Blaze	3/m2	140mm
DICrep	Dichondra repens	Kidney Weed	3/m2	140mm
DICsil	Dichondra 'Silver Falls'	Silver Falls	3/m2	140mm
ECHimb	Echeveria imbricata	Blue Rose	3/m2	140mm
EREBlu	Eremophila 'Blue Horizon'	Blue Horizon	3/m2	140mm
LIRjus	Liriope 'Just Right'	Just Right	3/m2	140mm
LOMTan	Lomandra 'Tanika'	Tanika	3/m2	200mm
PITmis	Pittosporum tobira 'Miss Muffet'	Miss Muffet	2/m	200mm
MURpin	Muraya paniculata	Sweet Privacy	2/m	200mm
MYOpar	Myoporum parvifolium 'Yareena'	Yareena	3/m2	140mm
RADsin	Radermachera sinica	Jade Jewel	3/m2	140mm
RHAori	Rhapiolepis 'Oriental Pearl'	Dwarf Indian Hawthorn	2/m	200mm
SANtri	Sansevieria trifasciata laurentii	Mother-in-law's Tongue	3/m2	200mm
SCAHum	Scaevola humilis 'Purple Fusion'	Fan Flower	3/m2	140mm
WESgre	Westringia 'Grey Box'	Compact Coastal Rosemary	2/m	200mm
Feature Plants:				
AGAatt	Agave attenuata	Foxtail	As Shown	12L
ALOTop	Aloe hybrid	Topaz	As Shown	12L
ANIGol	Anigozanthos 'Gold Velvet'	Kangaroo Paw	As Shown	12L
CLimn	Olivia miniata	Olivia - Orange Flowers	As Shown	12L
ROShyb	Rose hybrid	Climbing Rose	As Shown	12L

PLANTING IMAGES



SUSTAINABILITY INITIATIVES

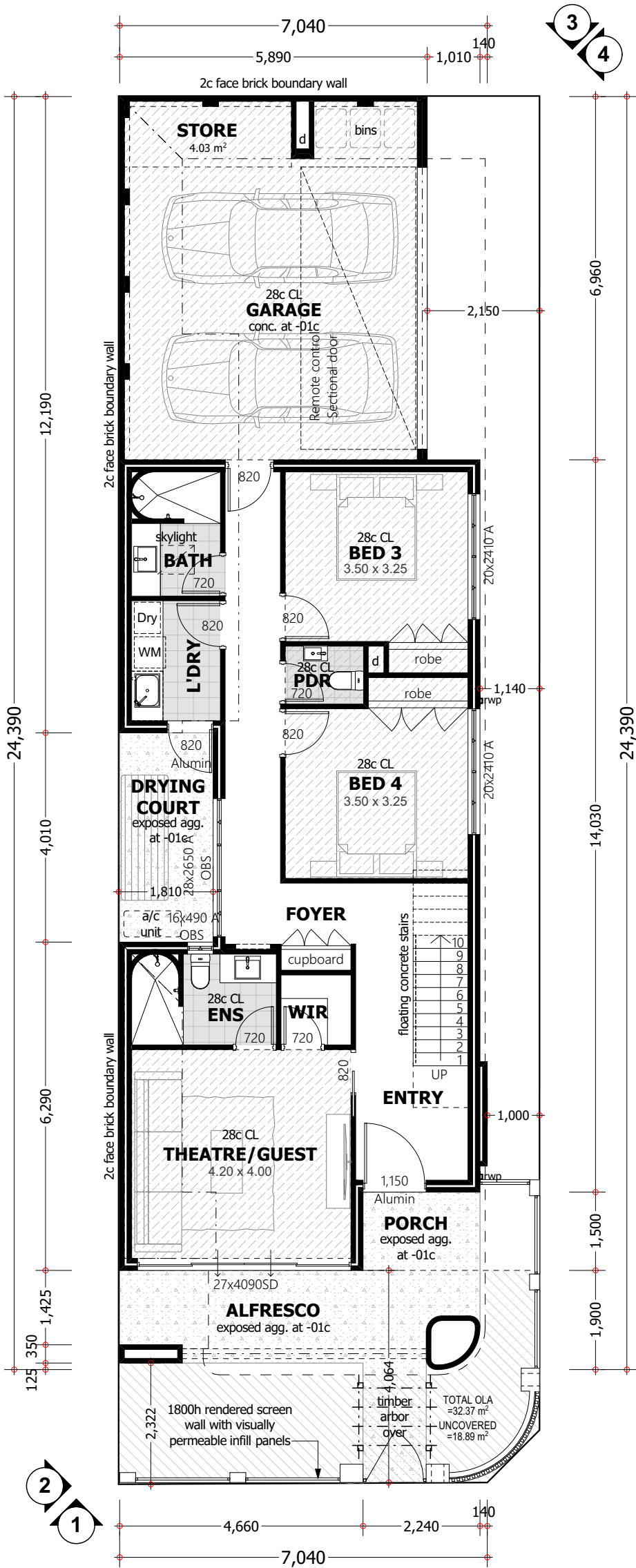
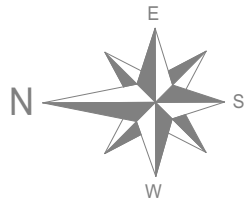
- PROPOSED DWELLINGS TO HAVE SOLAR PANELS AS SPECIFIED BY OUR SOLAR PANEL CONSULTANT, TBC DURING WORKING DRAWINGS STAGE.
- PROPOSED DWELLINGS TO HAVE EV CHARGING POINTS INSTALLED IN ALL GARAGES.

City of Nedlands
Received
4 April 2023

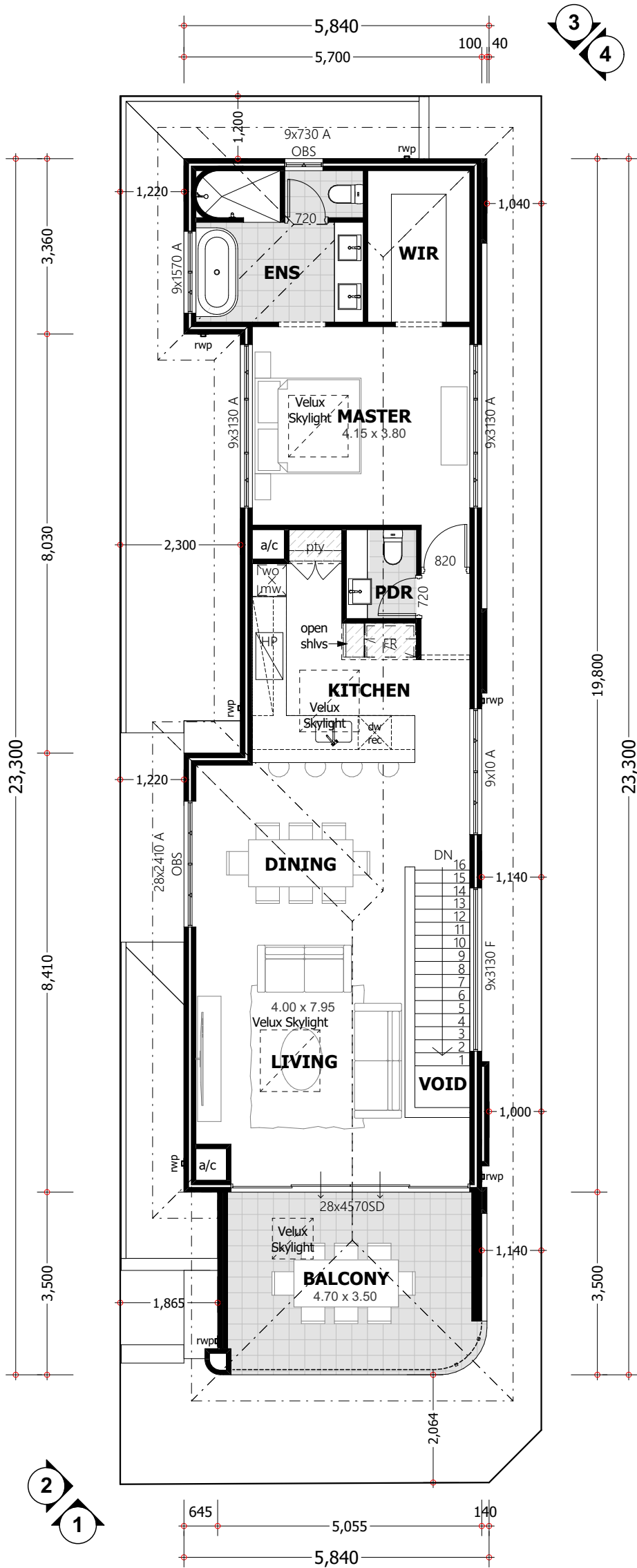
LOT 1

Area Calc	Perimeter
FIRST FLOOR	104.19
GROUND FLOOR	96.62
GARAGE/STORE	40.99
BALCONY	18.20
ALFRESCO/PORCH	14.94
	274.94 m ²

CEILINGS AT 31c THROUGHOUT
UNLESS NOTED OTHERWISE



Ground Floor
1:100



First Floor
1:100



SINCERITY BUILDING GROUP
WE BUILD, YOU PROFIT

A: Unit 1, 10 Canning Hwy
South Perth WA 6151
BRN: BC 103067

CLIENT: Sincerity Building Group

SITE ADDRESS: Strata Lot 1 (#10a)
Louise Street
Nedlands

PROJECT STATUS: DA

AMENDMENTS:

23/09/22	RS	DA
10/11/22	RS	Increased Garage Opening
21/12/22	RS	DA 2
27/03/23	RS	DA 3

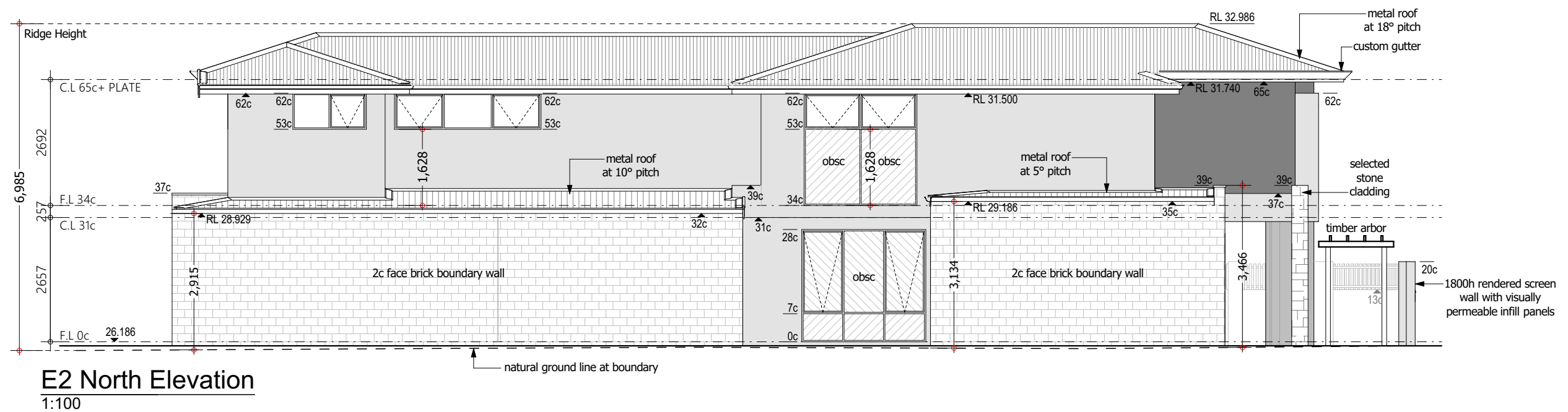
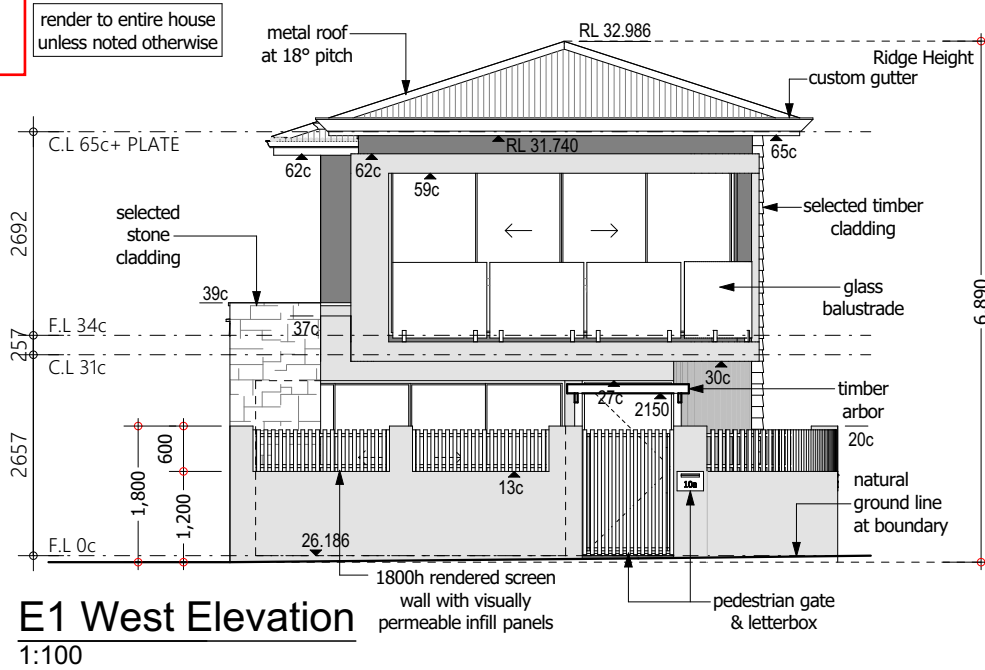
Floor Plans

SHEET: 4 of 19

SCALE: 1:100, 1:1

PROJECT NO:

City of Nedlands
Received
4 April 2023



SINCERITY BUILDING GROUP
WE BUILD, YOU PROFIT

A: Unit 1, 10 Canning Hwy
South Perth WA 6151
BRN: BC 103067

CLIENT: **Sincerity Building Group**

SITE ADDRESS: **Strata Lot 1 (#10a)
Louise Street
Nedlands**

PROJECT STATUS: **DA**

AMENDMENTS:

23/09/22	RS	DA
10/11/22	RS	Increased Garage Opening
21/12/22	RS	DA 2
27/03/23	RS	DA 3

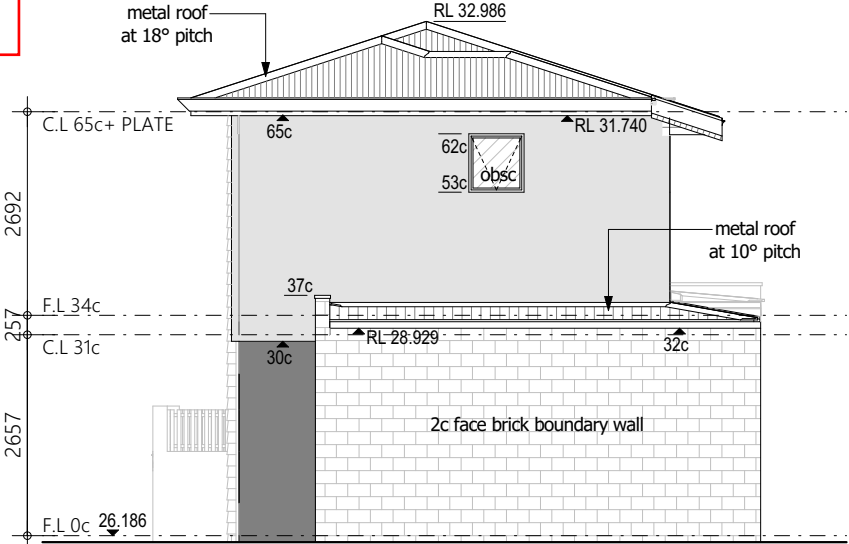
Elevations

SHEET: 5 of 19

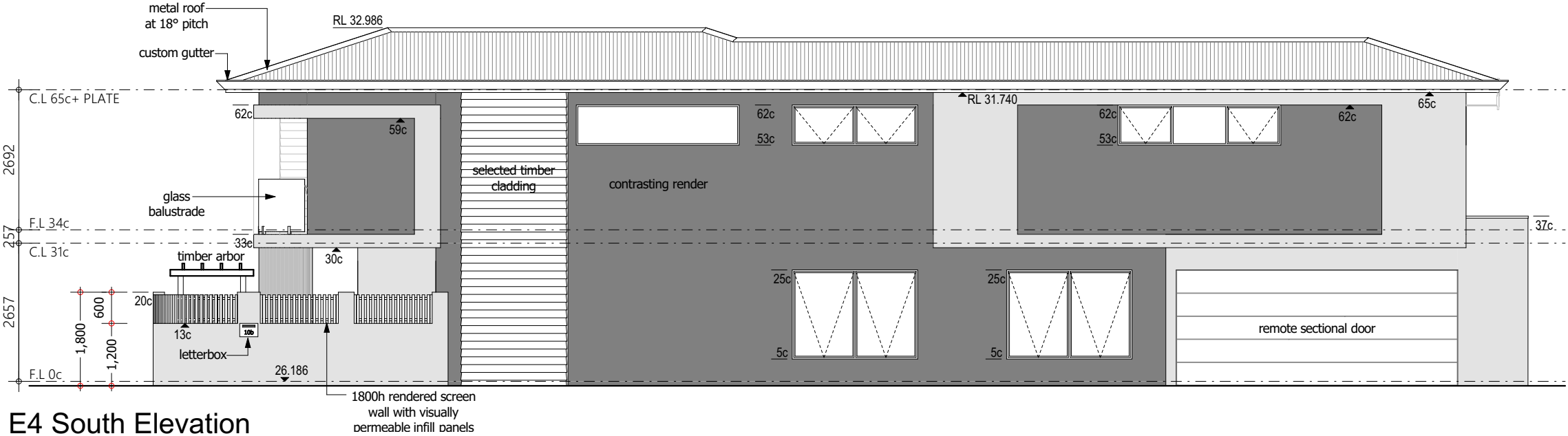
SCALE: 1:1, 1:100

PROJECT NO:

City of Nedlands
Received
4 April 2023



E3 East Elevation
1:100



E4 South Elevation
1:100



SINCERITY BUILDING GROUP
WE BUILD, YOU PROFIT

A: Unit 1, 10 Canning Hwy
South Perth WA 6151
BRN: BC 103067

CLIENT: **Sincerity Building Group**

SITE ADDRESS: **Strata Lot 1 (#10a)
Louise Street
Nedlands**

PROJECT STATUS: **DA**

AMENDMENTS:

23/09/22	RS	DA
10/11/22	RS	Increased Garage Opening
21/12/22	RS	DA 2
27/03/23	RS	DA 3

Elevations

SHEET: 6 of 19

SCALE: 1:1, 1:100

PROJECT NO:

SUSTAINABILITY INITIATIVES

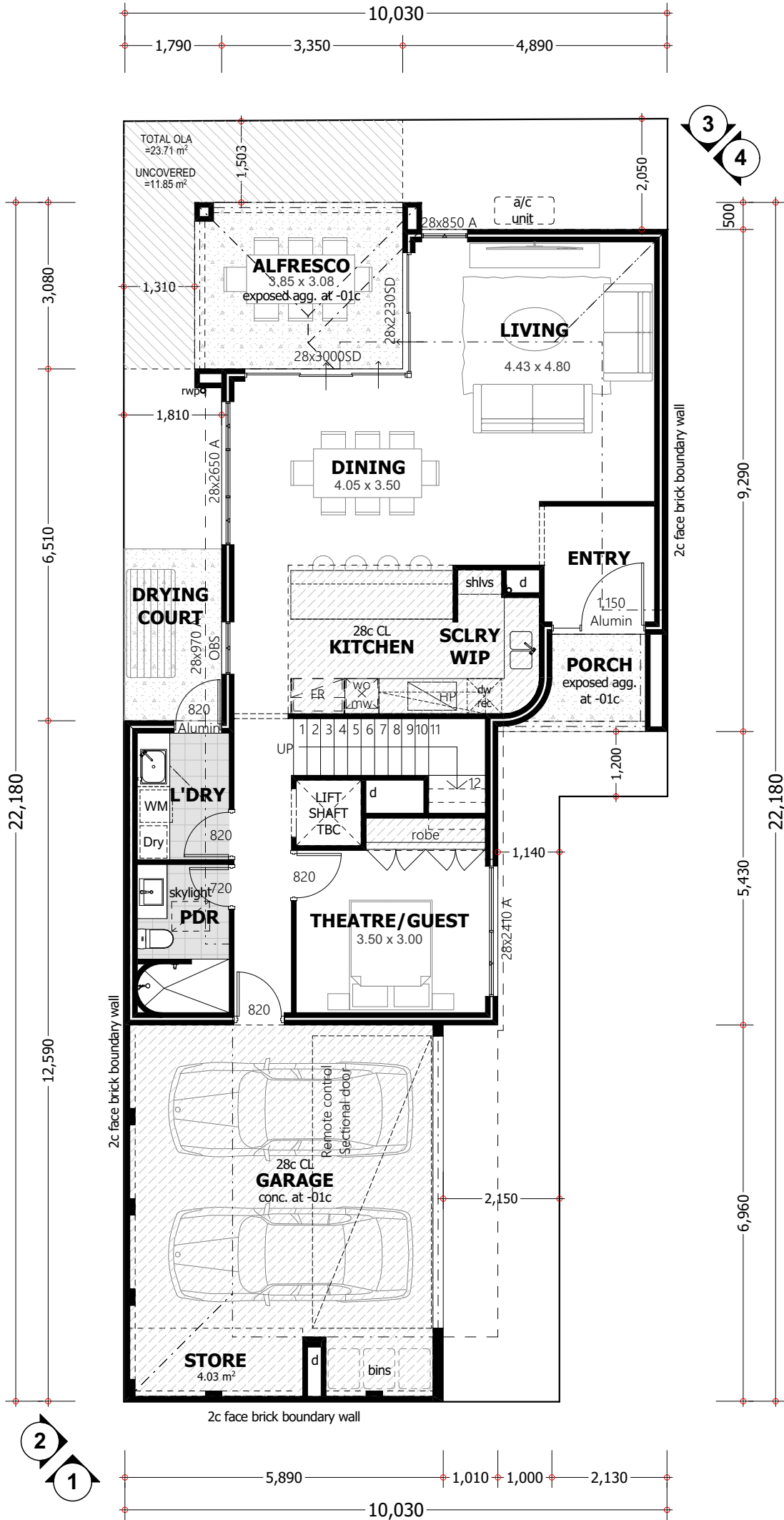
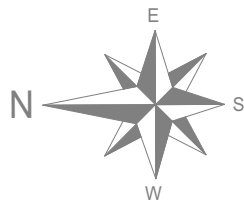
- PROPOSED DWELLINGS TO HAVE SOLAR PANELS AS SPECIFIED BY OUR SOLAR PANEL CONSULTANT, TBC DURING WORKING DRAWINGS STAGE.
- PROPOSED DWELLINGS TO HAVE EV CHARGING POINTS INSTALLED IN ALL GARAGES.

City of Nedlands
Received
4 April 2023

LOT 2

Area Calc		Perimeter
FIRST FLOOR	106.09	50.73
GROUND FLOOR	101.62	49.12
SECOND FLOOR	67.30	35.98
GARAGE/STORE	40.99	
ROOF TERRACE	30.50	
ALFRESCO	11.86	
PORCH	4.11	
	362.47 m ²	

CEILINGS AT 31c THROUGHOUT
UNLESS NOTED OTHERWISE



Ground Floor
1:100



SINCERITY BUILDING GROUP
WE BUILD, YOU PROFIT

A: Unit 1, 10 Canning Hwy
South Perth WA 6151
BRN: BC 103067

CLIENT: Sincerity Building Group

SITE ADDRESS: Strata Lot 2 (#10b)
Louise Street
Nedlands

PROJECT STATUS: DA

AMENDMENTS:

23/09/22	RS	DA
10/11/22	RS	Increased Garage Opening
21/12/22	RS	DA 2
07/02/23	RS	Neighbour comment window changes
27/03/23	RS	DA 3

Ground Floor

SHEET: 7 of 19

SCALE: 1:100, 1:1

PROJECT NO:

SUSTAINABILITY INITIATIVES

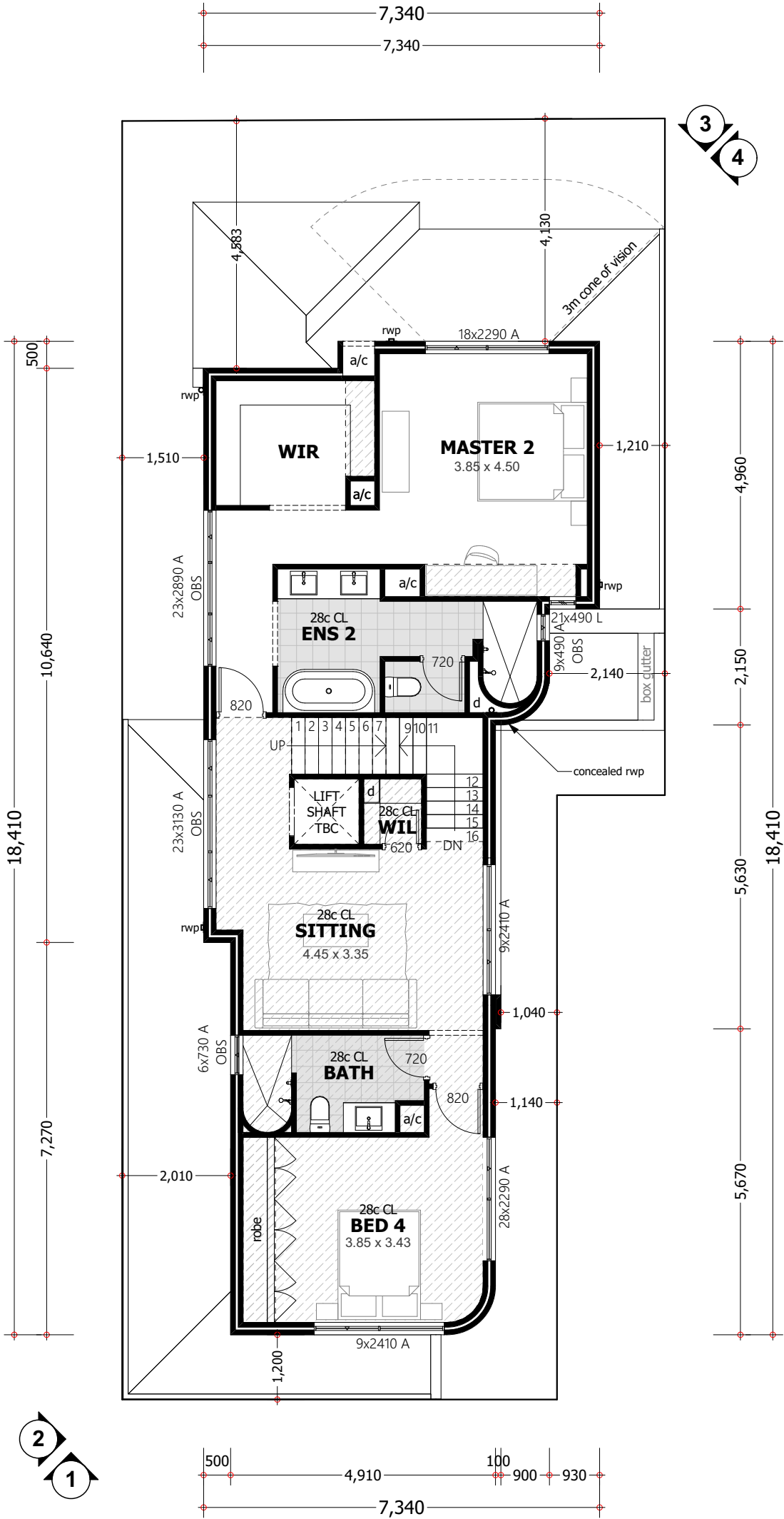
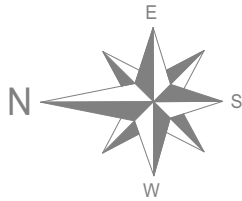
- PROPOSED DWELLINGS TO HAVE SOLAR PANELS AS SPECIFIED BY OUR SOLAR PANEL CONSULTANT, TBC DURING WORKING DRAWINGS STAGE.
- PROPOSED DWELLINGS TO HAVE EV CHARGING POINTS INSTALLED IN ALL GARAGES.

City of Nedlands
Received
4 April 2023

LOT 2

Area Calc		Perimeter
FIRST FLOOR	106.09	50.73
GROUND FLOOR	101.62	49.12
SECOND FLOOR	67.30	35.98
GARAGE/STORE	40.99	
ROOF TERRACE	30.50	
ALFRESCO	11.86	
PORCH	4.11	
	362.47 m ²	

CEILINGS AT 31c THROUGHOUT
UNLESS NOTED OTHERWISE



First Floor
1:100



SINCERITY BUILDING GROUP
WE BUILD, YOU PROFIT

A: Unit 1, 10 Canning Hwy
South Perth WA 6151
BRN: BC 103067

CLIENT: Sincerity Building Group

SITE ADDRESS: Strata Lot 2 (#10b)
Louise Street
Nedlands

PROJECT STATUS: DA

AMENDMENTS:

23/09/22	RS	DA
10/11/22	RS	Increased Garage Opening
21/12/22	RS	DA 2
07/02/23	RS	Neighbour comment window changes
27/03/23	RS	DA 3

First Floor

SHEET: 8 of 19

SCALE: 1:100, 1:1

PROJECT NO:

SUSTAINABILITY INITIATIVES

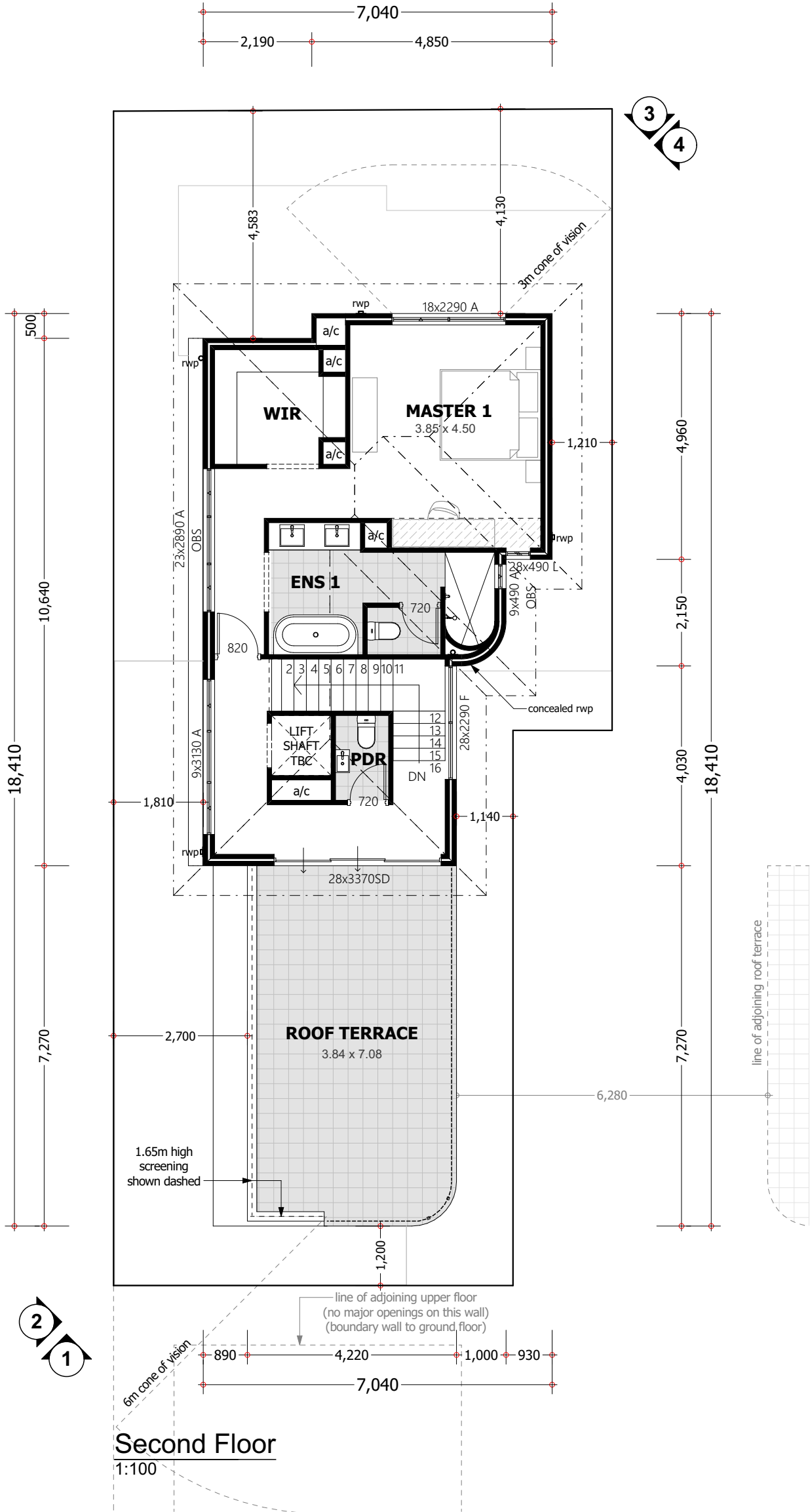
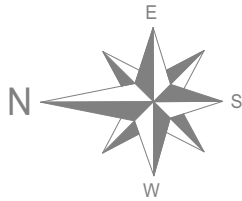
- PROPOSED DWELLINGS TO HAVE SOLAR PANELS AS SPECIFIED BY OUR SOLAR PANEL CONSULTANT, TBC DURING WORKING DRAWINGS STAGE.
- PROPOSED DWELLINGS TO HAVE EV CHARGING POINTS INSTALLED IN ALL GARAGES.

City of Nedlands
Received
4 April 2023

LOT 2

Area Calc		Perimeter
FIRST FLOOR	106.09	50.73
GROUND FLOOR	101.62	49.12
SECOND FLOOR	67.30	35.98
GARAGE/STORE	40.99	
ROOF TERRACE	30.50	
ALFRESCO	11.86	
PORCH	4.11	
	362.47 m ²	

CEILINGS AT 31c THROUGHOUT
UNLESS NOTED OTHERWISE



SINCERITY BUILDING GROUP
WE BUILD, YOU PROFIT

A: Unit 1, 10 Canning Hwy
South Perth WA 6151
BRN: BC 103067

CLIENT: **Sincerity Building Group**

SITE ADDRESS: **Strata Lot 2 (#10b)
Louise Street
Nedlands**

PROJECT STATUS: **DA**

AMENDMENTS:

23/09/22	RS	DA
10/11/22	RS	Increased Garage Opening
21/12/22	RS	DA 2
07/02/23	RS	Neighbour comment window changes
27/03/23	RS	DA 3

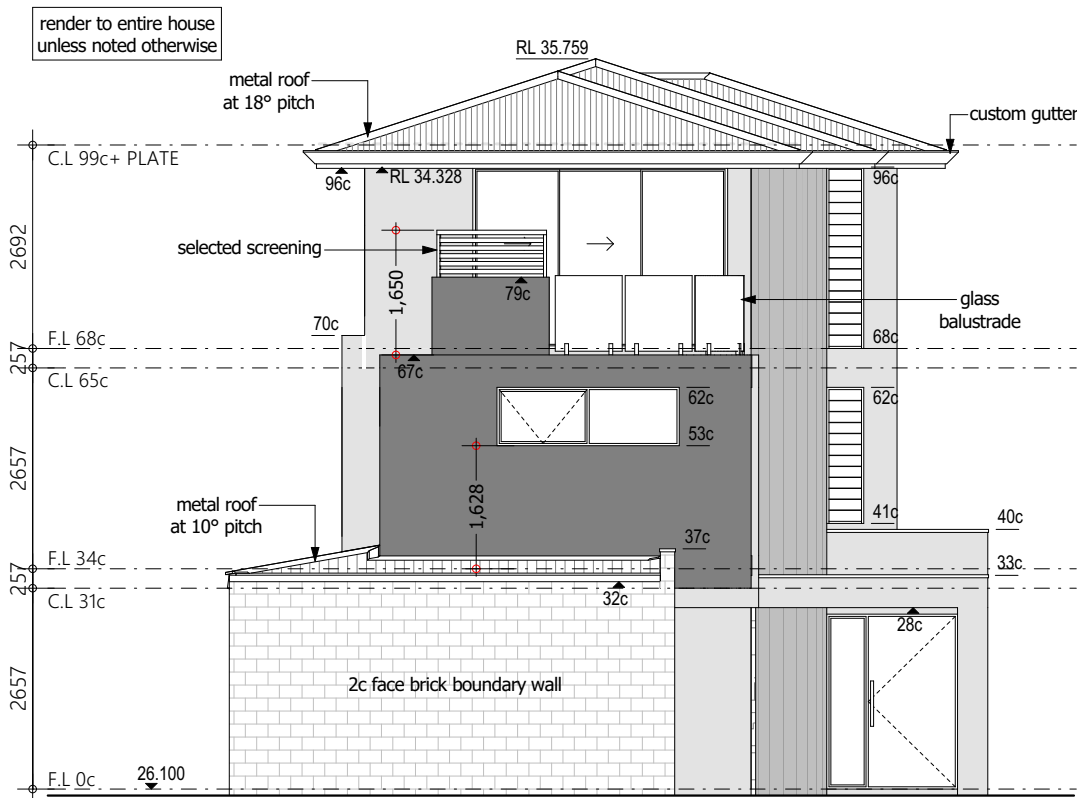
Second Floor

SHEET: 9 of 19

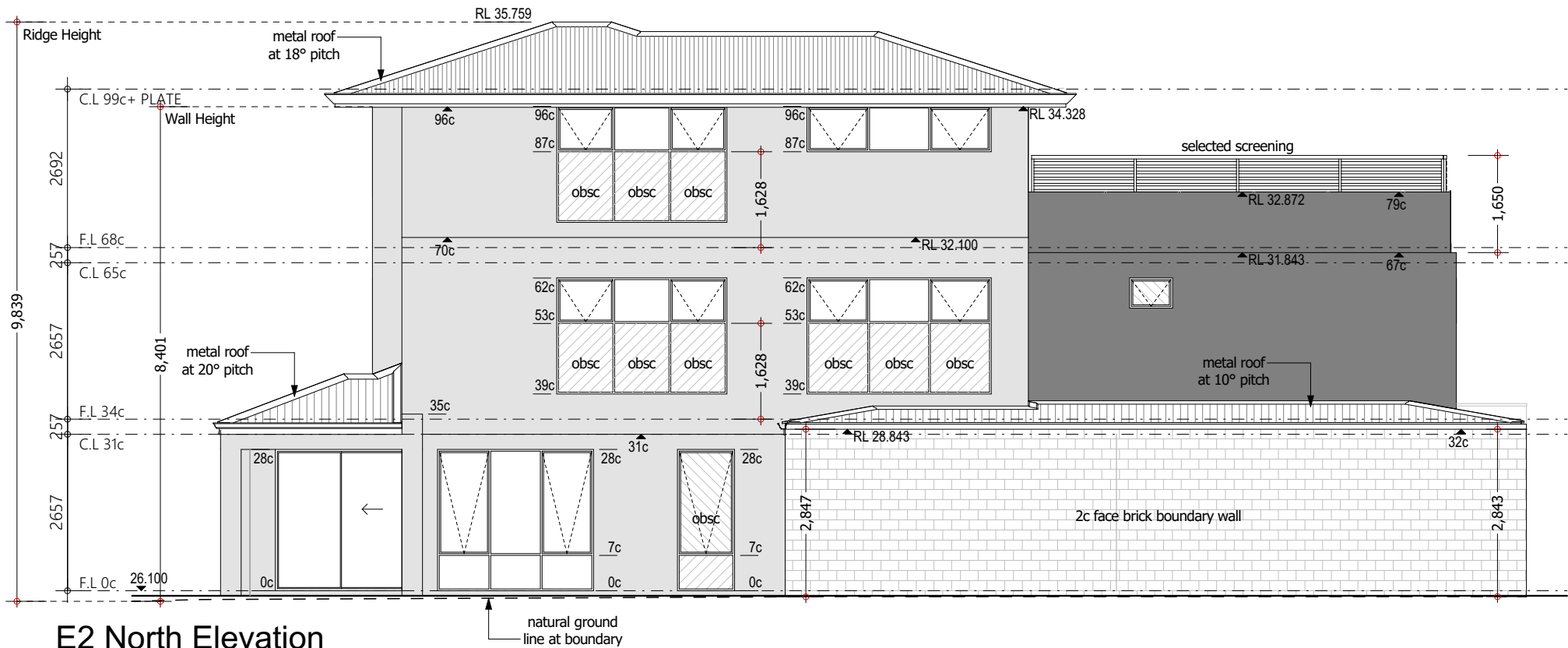
SCALE: 1:100, 1:1

PROJECT NO:

City of Nedlands
Received
4 April 2023



E1 West Elevation
1:100



E2 North Elevation
1:100



SINCERITY BUILDING GROUP
WE BUILD, YOU PROFIT

A: Unit 1, 10 Canning Hwy
South Perth WA 6151
BRN: BC 103067

CLIENT: **Sincerity Building Group**

SITE ADDRESS: **Strata Lot 2 (#10b)
Louise Street
Nedlands**

PROJECT STATUS: **DA**

AMENDMENTS:		
23/09/22	RS	DA
10/11/22	RS	Increased Garage Opening
21/12/22	RS	DA 2
07/02/23	RS	Neighbour comment window changes
27/03/23	RS	DA 3

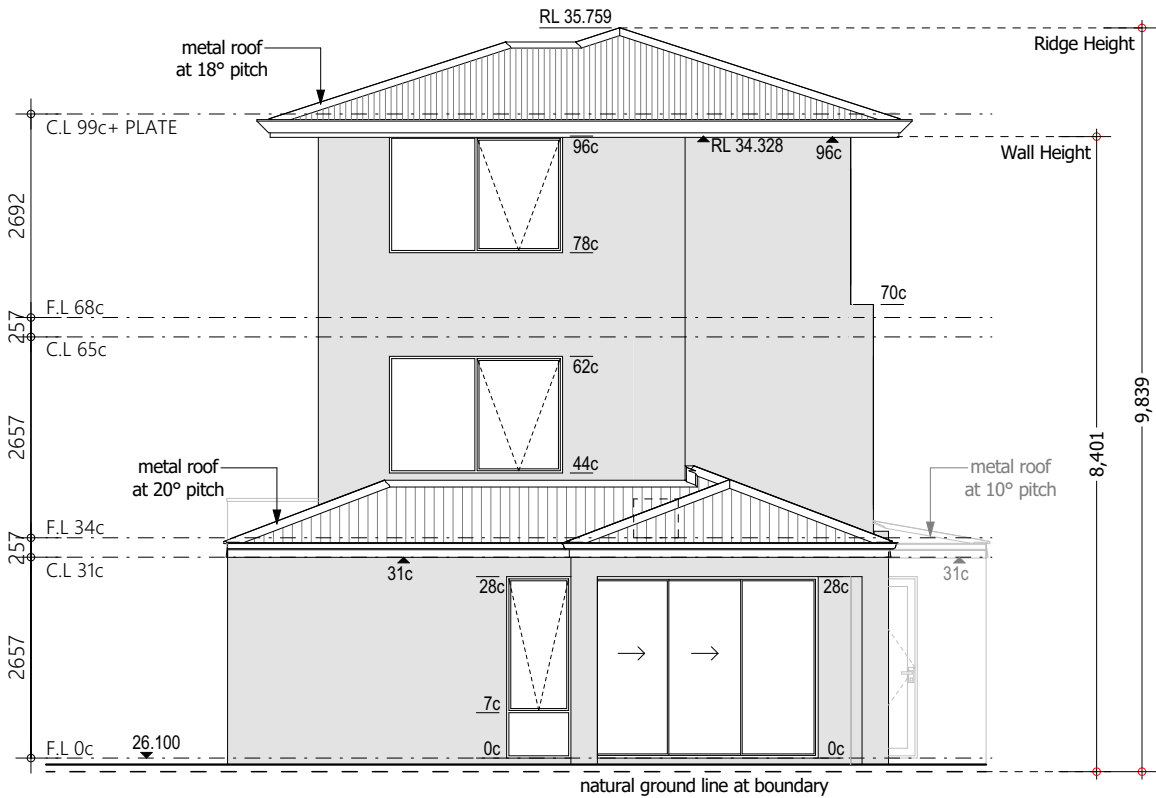
Elevations

SHEET: 10 of 19

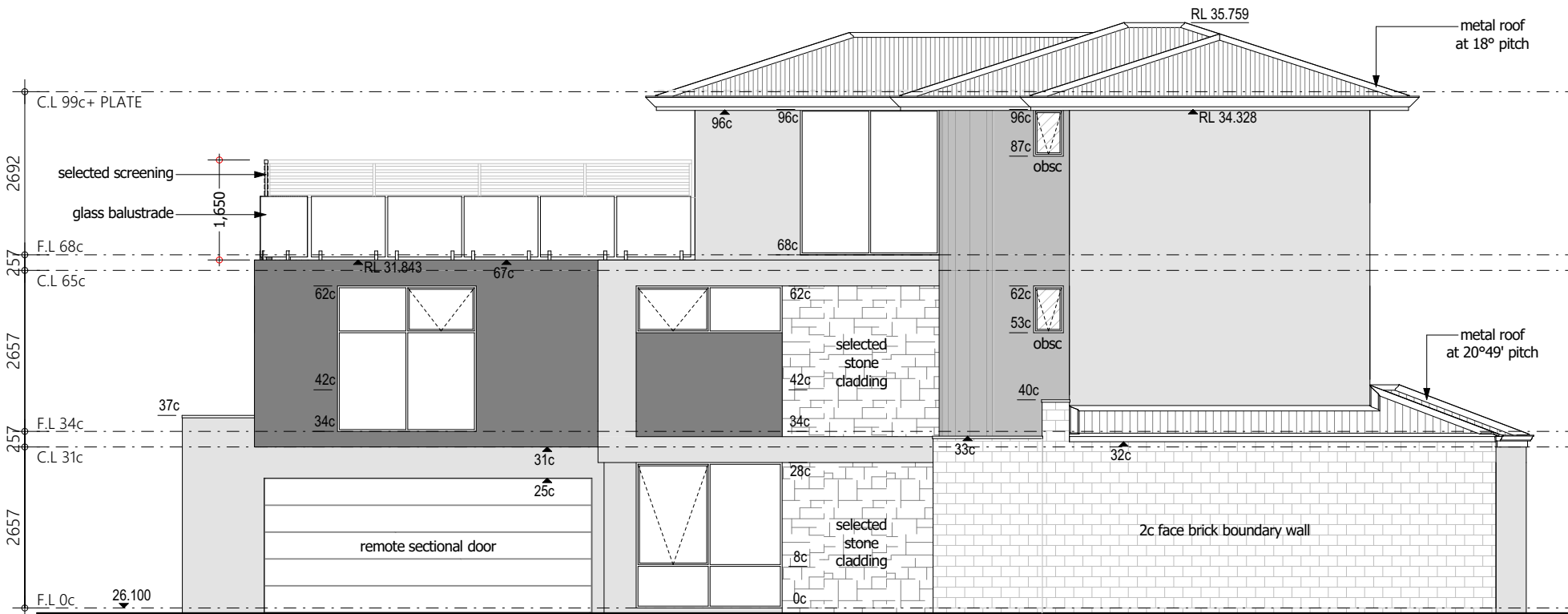
SCALE: 1:1, 1:100

PROJECT NO:

City of Nedlands
Received
4 April 2023



E3 East Elevation
1:100



E4 South Elevation
1:100



SINCERITY BUILDING GROUP
WE BUILD, YOU PROFIT

A: Unit 1, 10 Canning Hwy
South Perth WA 6151
BRN: BC 103067

CLIENT: **Sincerity Building Group**

SITE ADDRESS: **Strata Lot 2 (#10b)
Louise Street
Nedlands**

PROJECT STATUS: **DA**

AMENDMENTS:		
23/09/22	RS	DA
10/11/22	RS	Increased Garage Opening
21/12/22	RS	DA 2
07/02/23	RS	Neighbour comment window changes
27/03/23	RS	DA 3

Elevations

SHEET: 11 of 19

SCALE: 1:1, 1:100

PROJECT NO:

SUSTAINABILITY INITIATIVES

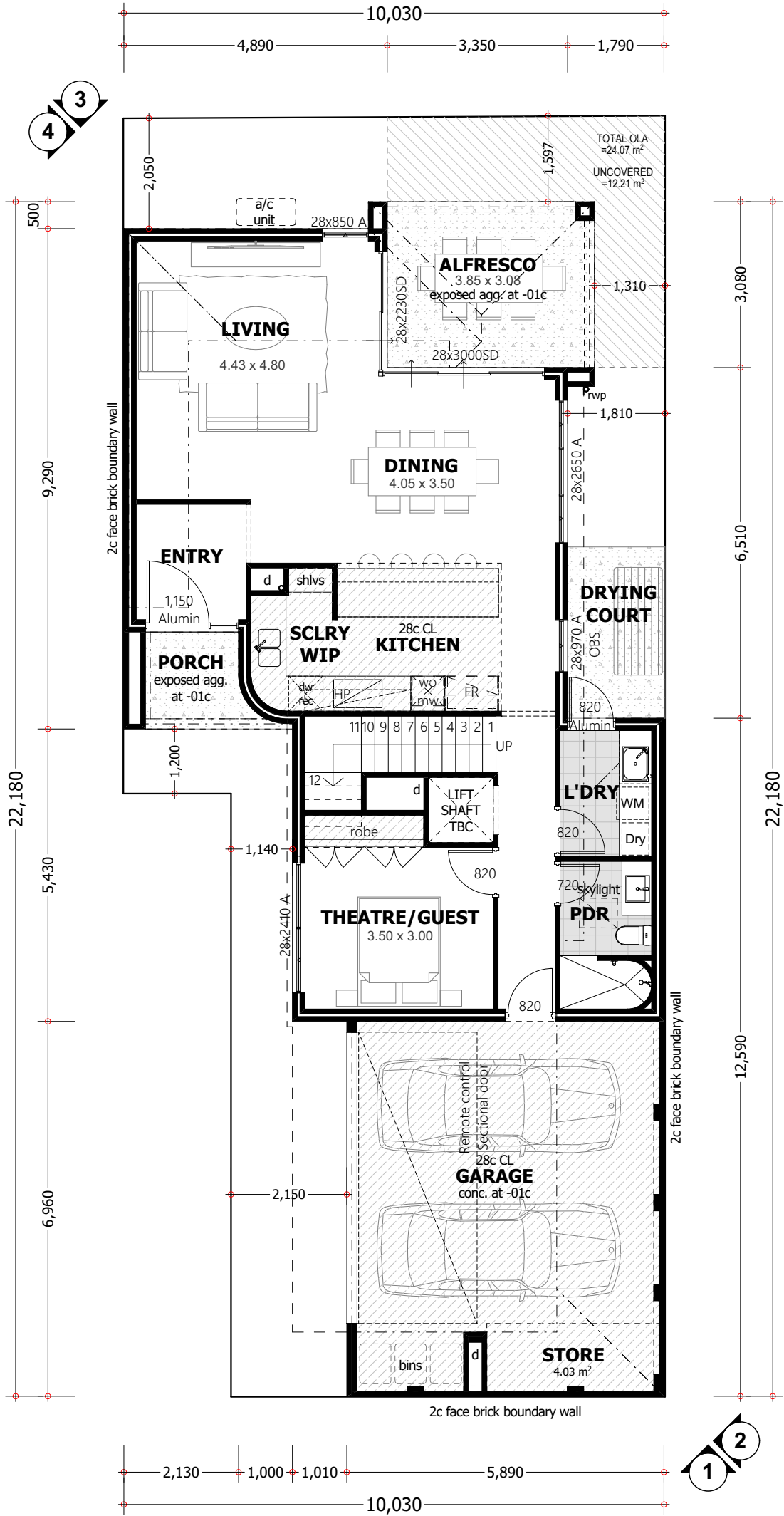
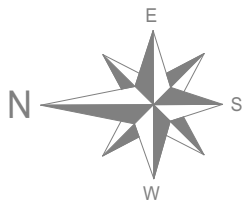
- PROPOSED DWELLINGS TO HAVE SOLAR PANELS AS SPECIFIED BY OUR SOLAR PANEL CONSULTANT, TBC DURING WORKING DRAWINGS STAGE.
- PROPOSED DWELLINGS TO HAVE EV CHARGING POINTS INSTALLED IN ALL GARAGES.

City of Nedlands
Received
4 April 2023

LOT 3

Area Calc		Perimeter
FIRST FLOOR	106.09	50.73
GROUND FLOOR	101.62	49.12
SECOND FLOOR	67.30	35.98
GARAGE/STORE	40.99	
ROOF TERRACE	30.50	
ALFRESCO	11.86	
PORCH	4.11	
	362.47 m ²	

CEILINGS AT 31c THROUGHOUT
UNLESS NOTED OTHERWISE



Ground Floor
1:100



SINCERITY BUILDING GROUP
WE BUILD, YOU PROFIT

A: Unit 1, 10 Canning Hwy
South Perth WA 6151
BRN: BC 103067

CLIENT: Sincerity Building Group

SITE ADDRESS: Strata Lot 3 (#10c)
Louise Street
Nedlands

PROJECT STATUS: DA

AMENDMENTS:

23/09/22	RS	DA
10/11/22	RS	Increased Garage Opening
21/12/22	RS	DA 2
07/02/23	RS	Neighbour comment window changes
27/03/23	RS	DA 3

Ground Floor

SHEET: 12 of 19

SCALE: 1:100, 1:1

PROJECT NO:

SUSTAINABILITY INITIATIVES

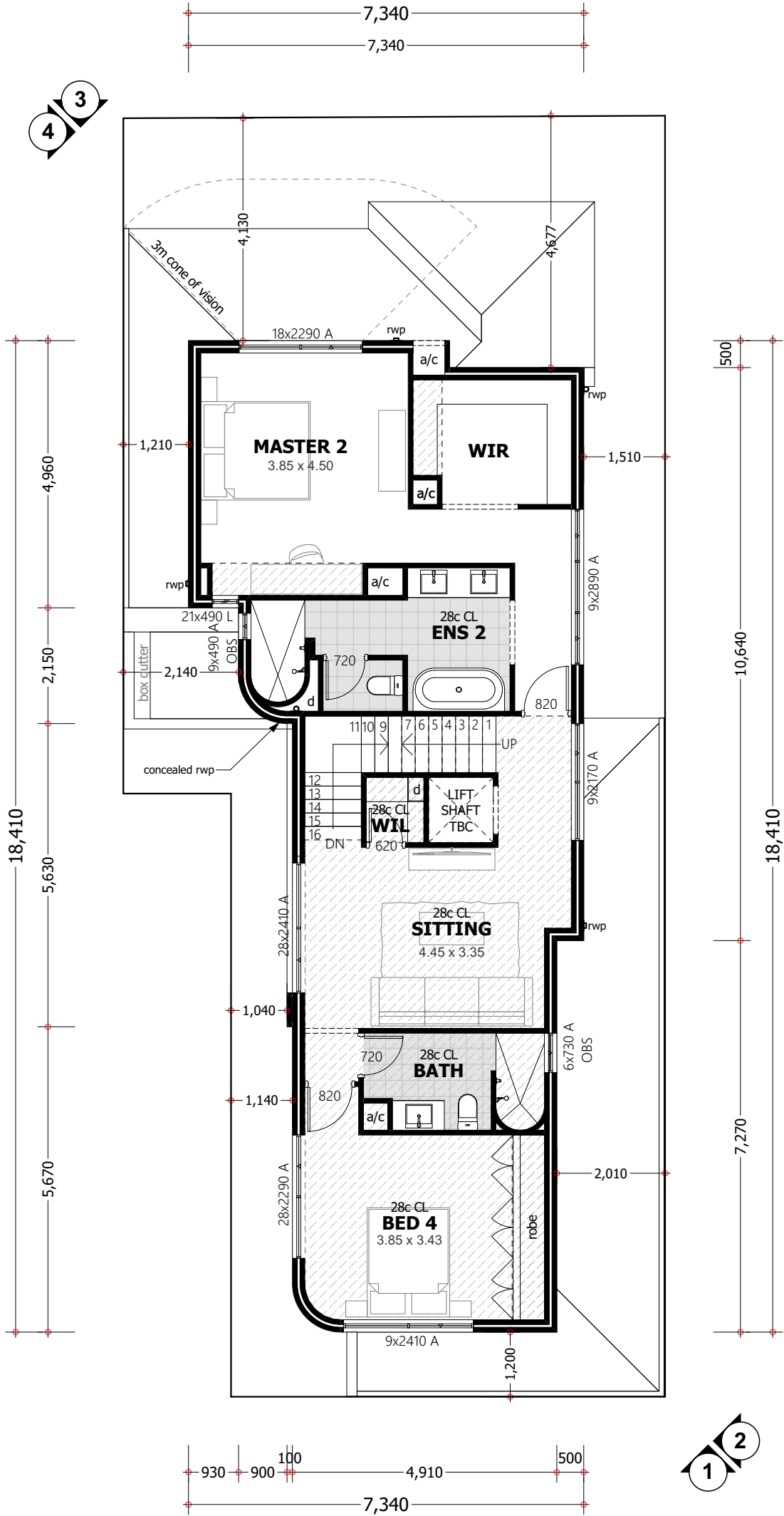
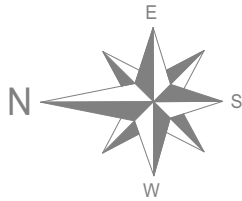
- PROPOSED DWELLINGS TO HAVE SOLAR PANELS AS SPECIFIED BY OUR SOLAR PANEL CONSULTANT, TBC DURING WORKING DRAWINGS STAGE.
- PROPOSED DWELLINGS TO HAVE EV CHARGING POINTS INSTALLED IN ALL GARAGES.

City of Nedlands
Received
4 April 2023

LOT 3

Area Calc		Perimeter
FIRST FLOOR	106.09	50.73
GROUND FLOOR	101.62	49.12
SECOND FLOOR	67.30	35.98
GARAGE/STORE	40.99	
ROOF TERRACE	30.50	
ALFRESCO	11.86	
PORCH	4.11	
	362.47 m ²	

CEILINGS AT 31c THROUGHOUT
UNLESS NOTED OTHERWISE



First Floor
1:100



SINCERITY BUILDING GROUP
WE BUILD, YOU PROFIT

A: Unit 1, 10 Canning Hwy
South Perth WA 6151
BRN: BC 103067

CLIENT: Sincerity Building Group

SITE ADDRESS: Strata Lot 3 (#10c)
Louise Street
Nedlands

PROJECT STATUS: DA

AMENDMENTS:

23/09/22	RS	DA
10/11/22	RS	Increased Garage Opening
21/12/22	RS	DA 2
07/02/23	RS	Neighbour comment window changes
27/03/23	RS	DA 3

First Floor

SHEET: 13 of 19

SCALE: 1:100, 1:1

PROJECT NO:

SUSTAINABILITY INITIATIVES

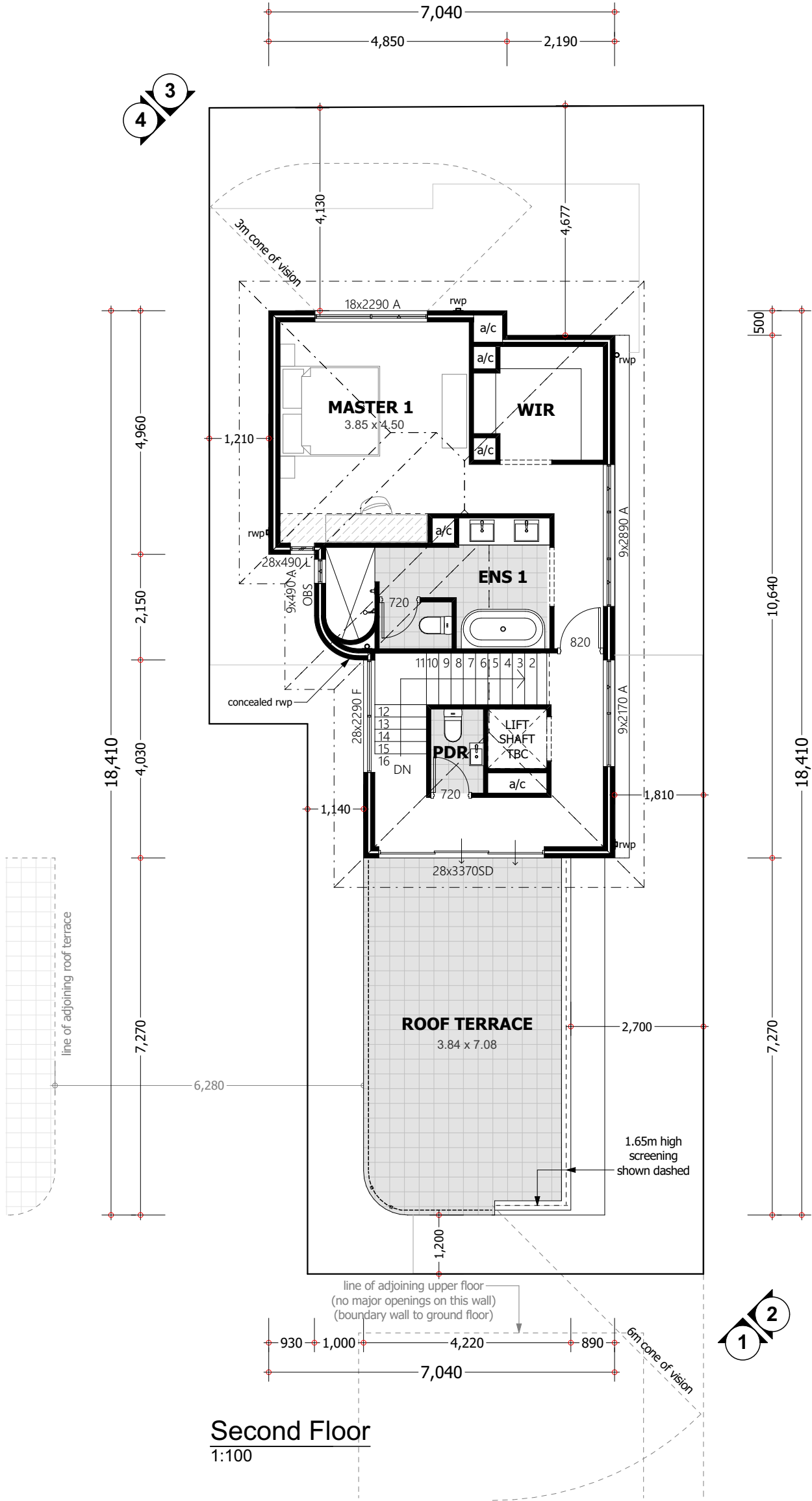
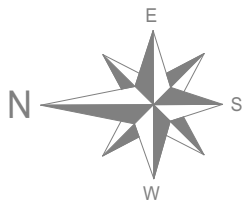
- PROPOSED DWELLINGS TO HAVE SOLAR PANELS AS SPECIFIED BY OUR SOLAR PANEL CONSULTANT, TBC DURING WORKING DRAWINGS STAGE.
- PROPOSED DWELLINGS TO HAVE EV CHARGING POINTS INSTALLED IN ALL GARAGES.

City of Nedlands
Received
4 April 2023

LOT 3

Area Calc		Perimeter
FIRST FLOOR	106.09	50.73
GROUND FLOOR	101.62	49.12
SECOND FLOOR	67.30	35.98
GARAGE/STORE	40.99	
ROOF TERRACE	30.50	
ALFRESCO	11.86	
PORCH	4.11	
	362.47 m ²	

CEILINGS AT 31c THROUGHOUT
UNLESS NOTED OTHERWISE



SINCERITY BUILDING GROUP
WE BUILD, YOU PROFIT

A: Unit 1, 10 Canning Hwy
South Perth WA 6151
BRN: BC 103067

CLIENT: **Sincerity Building Group**

SITE ADDRESS: **Strata Lot 3 (#10c)
Louise Street
Nedlands**

PROJECT STATUS: **DA**

AMENDMENTS:

23/09/22	RS	DA
10/11/22	RS	Increased Garage Opening
21/12/22	RS	DA 2
07/02/23	RS	Neighbour comment window changes
27/03/23	RS	DA 3

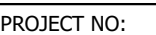
Second Floor

SHEET: 14 of 19

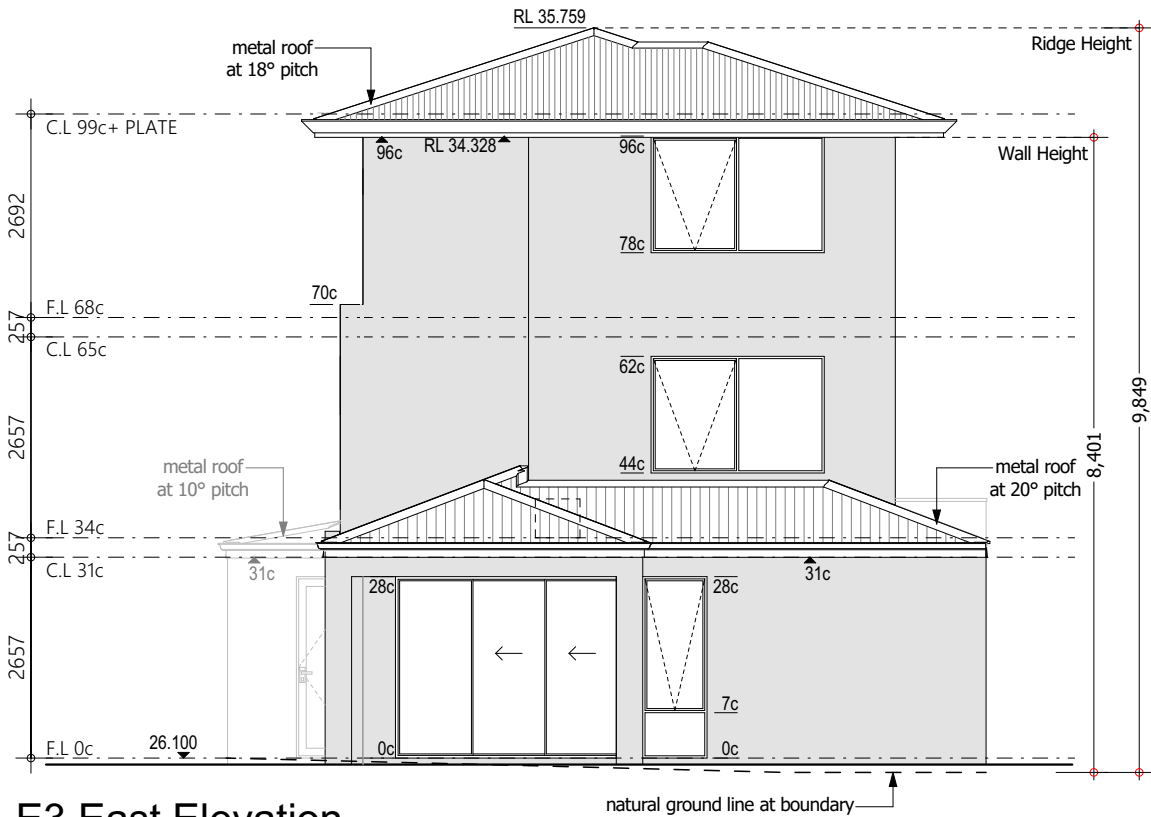
SCALE: 1:100, 1:1

PROJECT NO:

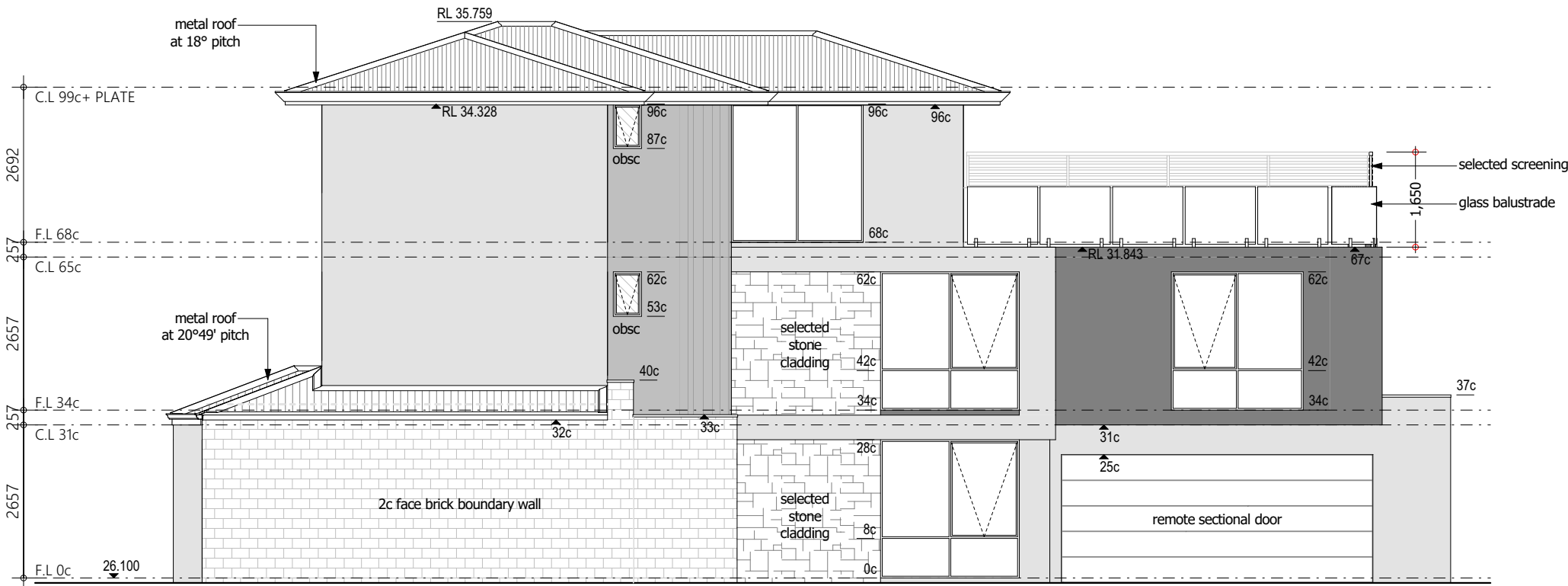
render to entire house
unless noted otherwise



City of Nedlands
Received
4 April 2023



E3 East Elevation
1:100



E4 North Elevation
1:100



SINCERITY BUILDING GROUP
WE BUILD, YOU PROFIT

A: Unit 1, 10 Canning Hwy
South Perth WA 6151
BRN: BC 103067

CLIENT: **Sincerity Building Group**

SITE ADDRESS: **Strata Lot 3 (#10c)
Louise Street
Nedlands**

PROJECT STATUS: **DA**

AMENDMENTS:		
23/09/22	RS	DA
10/11/22	RS	Increased Garage Opening
21/12/22	RS	DA 2
07/02/23	RS	Neighbour comment window changes
27/03/23	RS	DA 3

Elevations

SHEET: 16 of 19

SCALE: 1:1, 1:100

PROJECT NO:

SUSTAINABILITY INITIATIVES

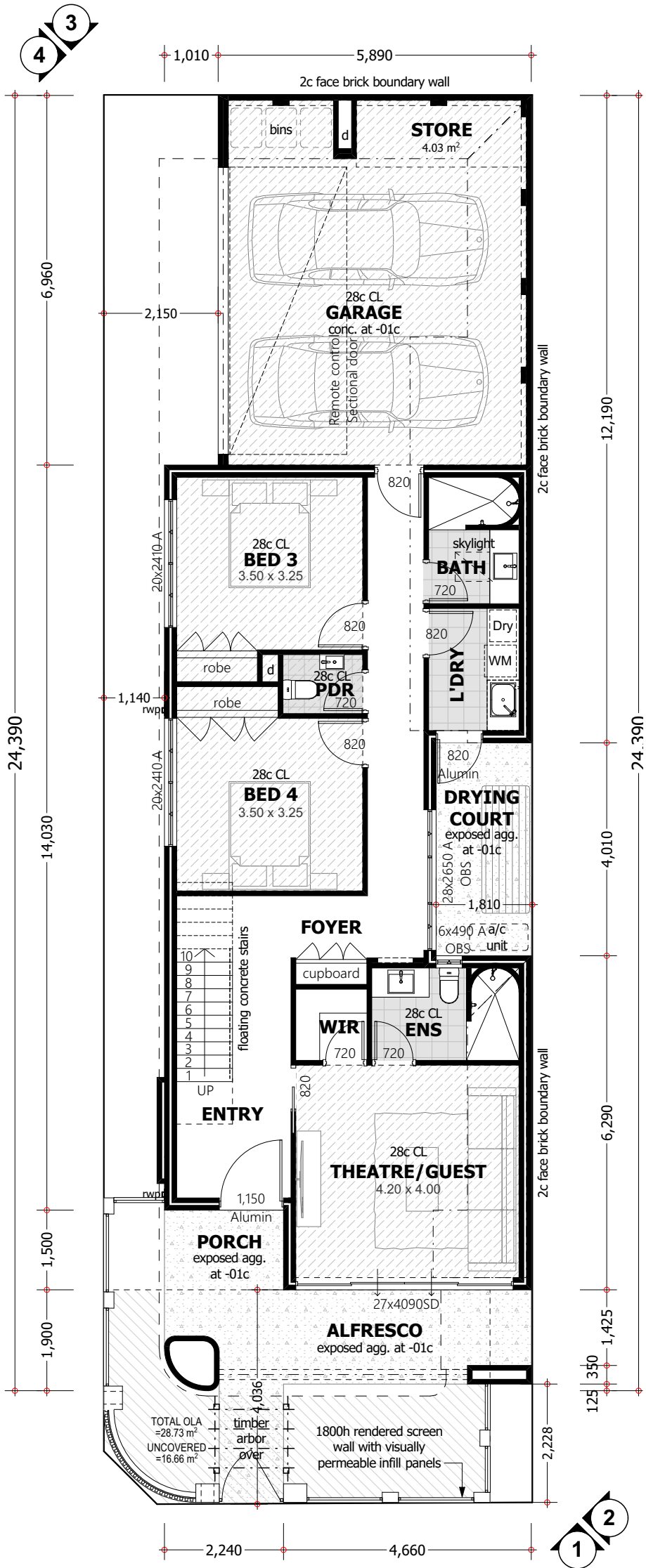
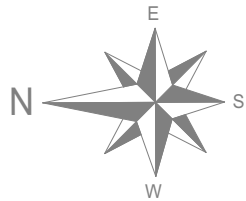
- PROPOSED DWELLINGS TO HAVE SOLAR PANELS AS SPECIFIED BY OUR SOLAR PANEL CONSULTANT, TBC DURING WORKING DRAWINGS STAGE.
- PROPOSED DWELLINGS TO HAVE EV CHARGING POINTS INSTALLED IN ALL GARAGES.

City of Nedlands
Received
4 April 2023

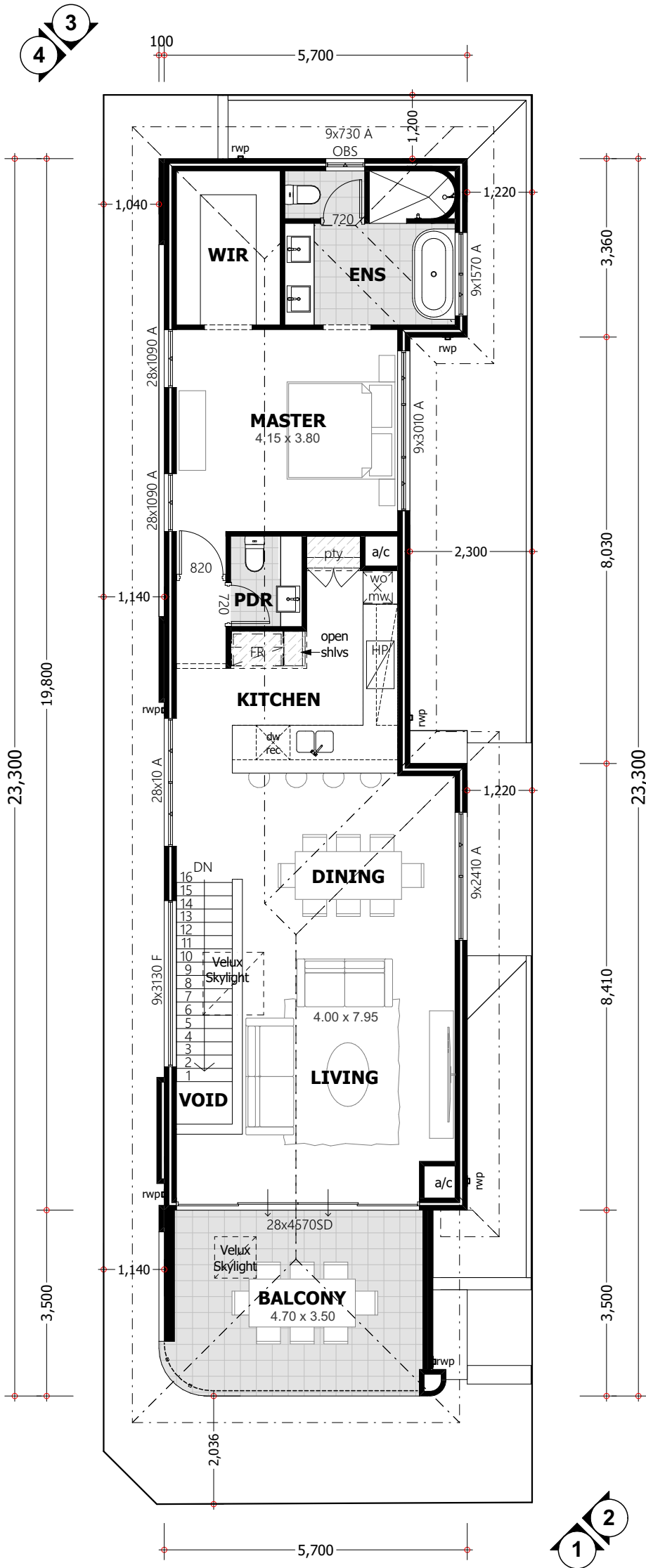
LOT 4

Area Calc		Perimeter
FIRST FLOOR	104.19	53.16
GROUND FLOOR	96.62	48.44
GARAGE/STORE	40.99	
BALCONY	18.20	
ALFRESCO/PORCH	14.94	
	274.94 m ²	

CEILINGS AT 31c THROUGHOUT
UNLESS NOTED OTHERWISE



Ground Floor
1:100



First Floor
1:100



SINCERITY BUILDING GROUP
WE BUILD, YOU PROFIT

A: Unit 1, 10 Canning Hwy
South Perth WA 6151
BRN: BC 103067

CLIENT: Sincerity Building Group

SITE ADDRESS: Strata Lot 4 (#10d)
Louise Street
Nedlands

PROJECT STATUS: DA

AMENDMENTS:

23/09/22	RS	DA
10/11/22	RS	Increased Garage Opening
21/12/22	RS	DA 2
27/03/23	RS	DA 3

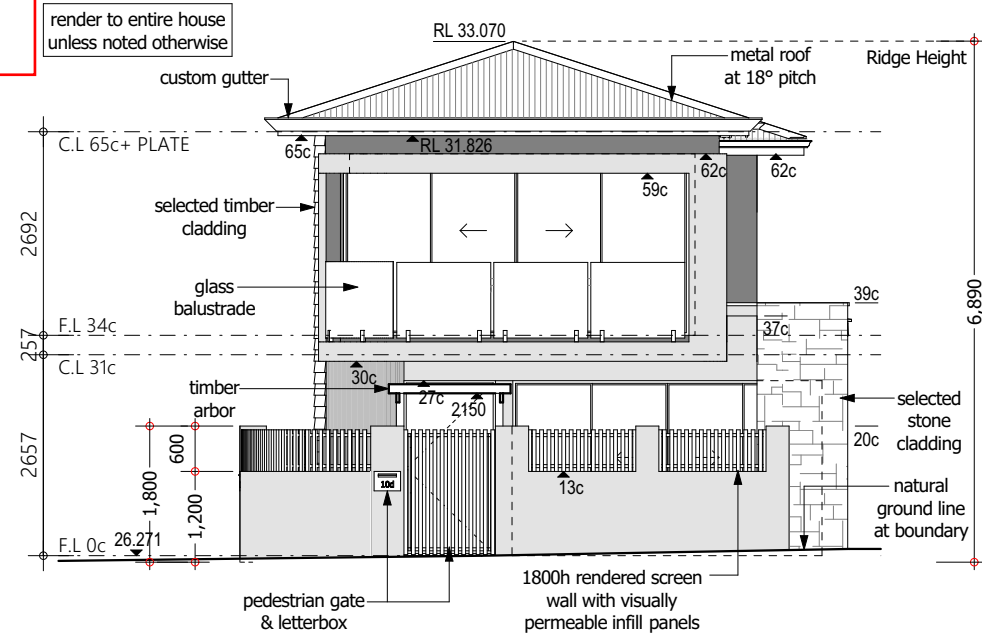
Floor Plans

SHEET: 17 of 19

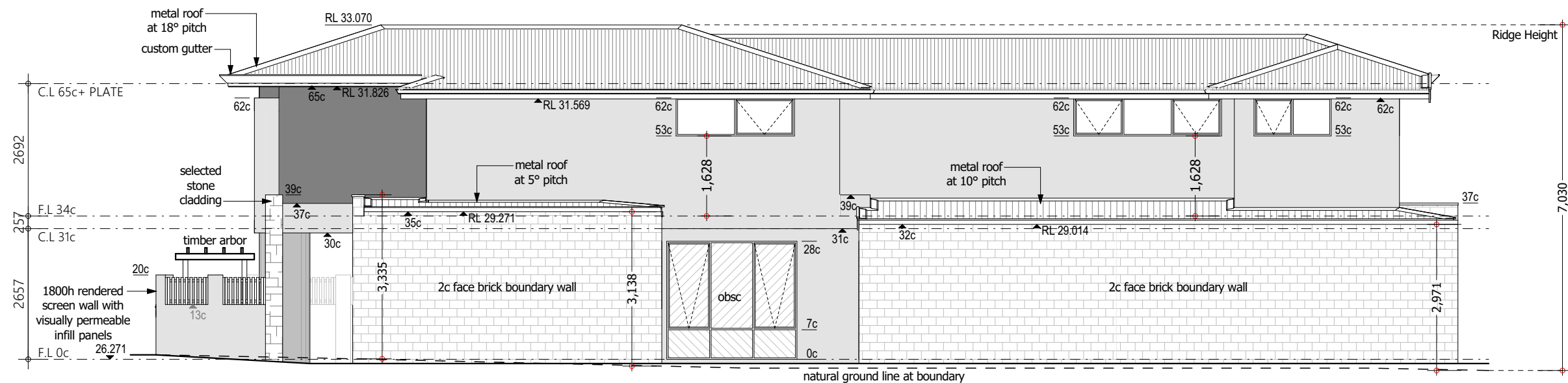
SCALE: 1:100, 1:1

PROJECT NO:

City of Nedlands
Received
4 April 2023



E1 West Elevation
1:100



E2 South Elevation
1:100



SINCERITY BUILDING GROUP
WE BUILD, YOU PROFIT

A: Unit 1, 10 Canning Hwy
South Perth WA 6151
BRN: BC 103067

CLIENT: **Sincerity Building Group**

SITE ADDRESS: **Strata Lot 4 (#10d)
Louise Street
Nedlands**

PROJECT STATUS: **DA**

AMENDMENTS:

23/09/22	RS	DA
10/11/22	RS	Increased Garage Opening
21/12/22	RS	DA 2
27/03/23	RS	DA 3

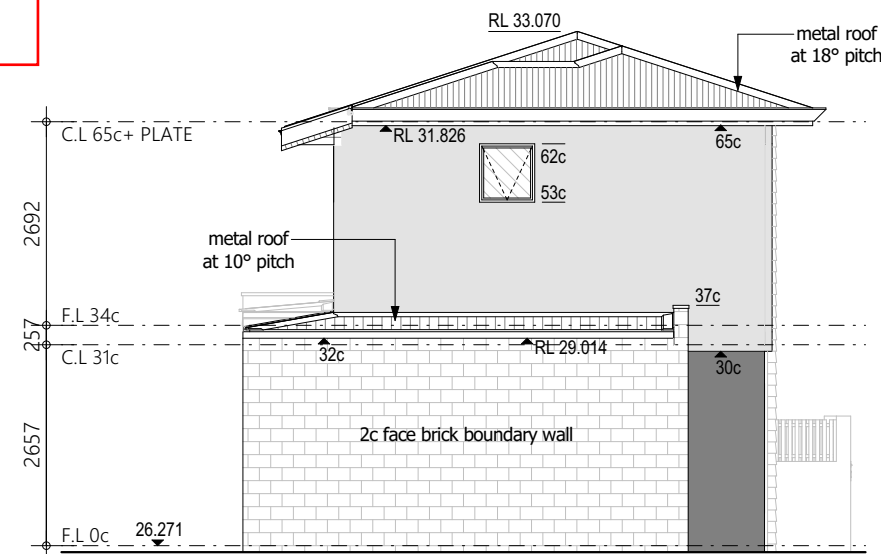
Elevations

SHEET: 18 of 19

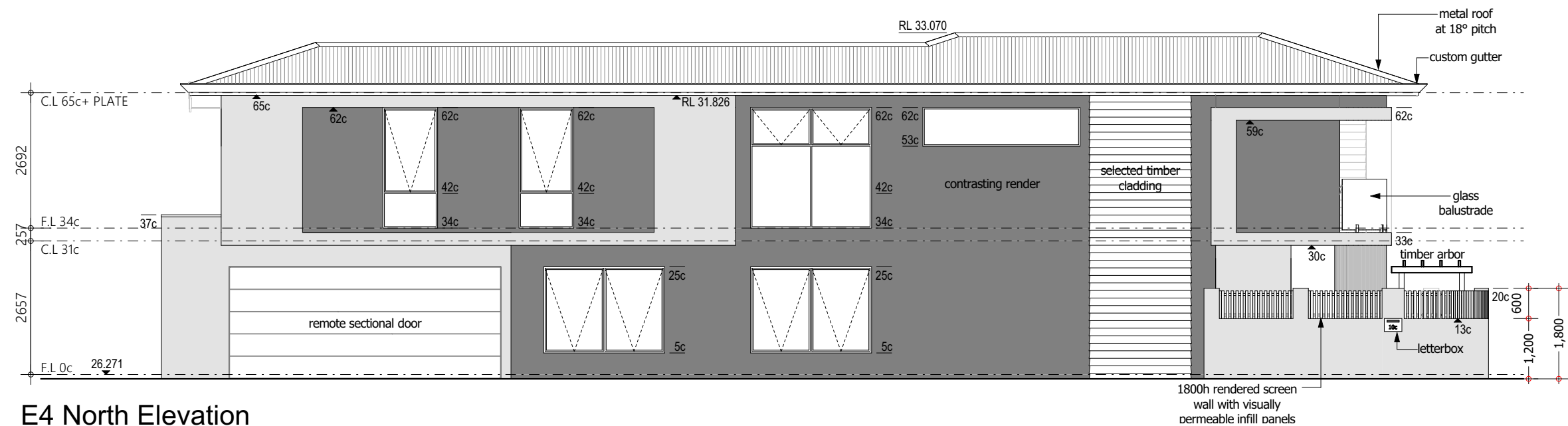
SCALE: 1:1, 1:100

PROJECT NO:

City of Nedlands
Received
4 April 2023



E3 East Elevation
1:100



E4 North Elevation
1:100



SINCERITY BUILDING GROUP
WE BUILD, YOU PROFIT

A: Unit 1, 10 Canning Hwy
South Perth WA 6151
BRN: BC 103067

CLIENT: **Sincerity Building Group**

SITE ADDRESS: **Strata Lot 4 (#10d)
Louise Street
Nedlands**

PROJECT STATUS: **DA**

AMENDMENTS:

23/09/22	RS	DA
10/11/22	RS	Increased Garage Opening
21/12/22	RS	DA 2
27/03/23	RS	DA 3

Elevations

SHEET: 19 of 19

SCALE: 1:1, 1:100

PROJECT NO:

City of Nedlands
Received
4 April 2023



SINCERITY BUILDING GROUP
WE BUILD, YOU PROFIT

A: Unit 1, 10 Canning Hwy
South Perth WA 6151
BRN: BC 103067

CLIENT: **Sincerity Building Group**

SITE ADDRESS: **Lot 158 (#10)
Louise Street
Nedlands**

PROJECT STATUS: **Concept Sketch**

AMENDMENTS:		
23/09/22	RS	DA
05/11/22	RS	A2 Ancillary Sheets / Soakwells
10/11/22	RS	Increased Garage Openings
21/12/22	RS	DA 2
07/02/23	RS	Neighbour comment window changes
27/03/23	RS	DA 3

3D Renders

ANCILLARY
SHEET: 1 of 2

SCALE: 1:2.55

PROJECT NO:

City of Nedlands
Received
4 April 2023



SINCERITY BUILDING GROUP
WE BUILD, YOU PROFIT

A: Unit 1, 10 Canning Hwy
South Perth WA 6151
BRN: BC 103067

CLIENT: **Sincerity Building Group**

SITE ADDRESS: **Lot 158 (#10)
Louise Street
Nedlands**

PROJECT STATUS: **Concept Sketch**

AMENDMENTS:		
23/09/22	RS	DA
05/11/22	RS	A2 Ancillary Sheets / Soakwells
10/11/22	RS	Increased Garage Openings
21/12/22	RS	DA 2
07/02/23	RS	Neighbour comment window changes
27/03/23	RS	DA 3

3D Renders

ANCILLARY

SHEET: 2 of 2

SCALE: 1:2.55

PROJECT NO:

GENERAL NOTES:
1. THIS IS A CONCEPT PLAN ONLY.
2. ALL STRUCTURES SUBJECT TO ENGINEERING
AND COUNCIL APPROVAL.
3. ALL MEASUREMENTS TO BE CHECKED PRIOR
TO CONSTRUCTION.

City of Nedlands
Received
4 April 2023

REV	DATE	DWN	APP	DESCRIPTION
A	04.04.23	AC	KD	LANDSCAPE CONCEPT PLAN

LEGEND
TREES

EXISTING TREES
TO BE RETAINED

VERGE TREE TO BE CONFIRMED
WITH COUNCIL

SELECTED FRUITING TREES
EG. CITRUS
CANOPY: 3m

SELECTED SHADE TREES
EG. NATIVE FRANGIPANI
CANOPY: 4m

SELECTED SMALL TREES
EG. HONG KONG ORCHID,
CREPE MYRTLE
CANOPY: 5m

SELECTED MEDIUM TREES
EG. LITTLE GHOST GUM
CANOPY: 5m

FEATURE PLANTS

SELECTED FEATURE PLANTING

PLANTING

PLANTING TYPE 01
GROUNDCOVERS

PLANTING TYPE 02
SHRUBS

PLANTING TYPE 03
STRAPPY/MIXED

PLANTING TYPE 04
CLIMBERS

PERMEABLE PAVING

DEEP SOIL AREAS (DSA)

SELECTED STEPPERS
EG. BLUESTONE ROUNDS

- NOTES
1. GENERAL
- 1.1 ALL SCALES ARE AS NOTED AND TO SUIT A1 PAPER SIZE
- 1.2 THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT SCHEDULES, REPORTS AND DRAWINGS AND PROJECT SPECIFICATIONS.
- 1.3 FOR ALL FINISHED LEVELS, DRAINAGE DESIGN AND WATER CONNECTION POINTS REFER TO ASSOCIATED PROJECT DOCUMENTATION (BY OTHERS).
- 1.4 PLANTING SETOUT SHOULD BE CHECKED BY SUPERINTENDENT BEFORE INSTALLATION BEGINS.
2. SOIL PREPARATION
- 2.1 ALL AREAS ARE TO BE FINE GRADED EVENLY TO CONFORM TO KERB LEVELS AND SURROUNDING FINISHES.
- 2.2 SURFACES SHALL BE FREE FROM DEPRESSIONS, IRREGULARITIES AND NOTICEABLE CHANGES IN GRADE. GENERALLY, GRADES SHALL DEVIATE IN LEVEL NO GREATER THAN 20mm IN ONE LINEAR METRE.
- 2.3 PLANTED AREAS SHALL BE SPREAD WITH MIN. 50mm OF APPROVED STANDARD SOIL CONDITIONER THAT SHALL BE RIPPED INTO EXISTING SOIL TO A MIN. DEPTH OF 200mm.
- 2.4 ALL SITE AND IMPORTED SOILS, POTTING MIX, SOIL CONDITIONERS AND MULCHES TO BE IN ACCORDANCE TO RELEVANT AUSTRALIAN STANDARDS.
3. PLANTING
- 3.1 PLANTED AREAS SHALL BE MULCHED WITH AN ORGANIC MULCH UNLESS OTHERWISE STATED TO A MINIMUM DEPTH OF 75mm.
- 3.2 ADVANCED TREES SHALL BE STAKED W/ 50x50mm DIA HARDWOOD POSTS. POSTS SHALL BE PAINTED BLACK AND INSTALLED TO A MIN DEPTH OF 500mm. TREES SHALL BE SECURED TO POLES W/ RUBBER TIES IN FIGURE 8.
- 3.3 TREES PLANTED WITH IN 1000mm OF BOUNDARY WALLS AND/OR PARKING AREAS SHALL BE INSTALLED WITHIN 600mm DEPTH NYLEX ROOT BARRIER MEMBRANE. MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
- 3.4 REFER TO PLANTING SCHEDULE FOR SPECIES AND SIZES.
- 3.5 PLANTS TO BE SET OUT IN EVEN SPACING TO FILL THE DESIGNATED AREAS.
- 3.6 IN AREAS OF MIXED PLANTING, SPECIES TO BE SPREAD OUT AT RANDOM, IN GROUPINGS OF 2 OR 3.
- 3.7 PLANTS SHALL BE SUPPLIED FROM AN INDUSTRY ACCREDITED WHOLESALER NURSERY. PLANTS SHALL BE IN APPROPRIATE SIZE FOR THE LISTED POT SIZE AND IN GOOD HEALTH.
- 3.8 IF SPECIES ARE UNAVAILABLE (OR IN SIZES SPECIFIED), SUBSTITUTES MUST BE APPROVED BY SUPERINTENDENT BEFORE DELIVERY AND INSTALLATION.
4. IRRIGATION
- 4.1 PLANTING TO GROUND LEVEL TO BE IRRIGATED VIA A FULLY AUTOMATIC SYSTEM FROM MAINS.
- 4.2 WATER PRESSURE TO HAVE A MINIMUM FLOW RATE OF 30L/PM AT 300KPA FROM THE WATER CONNECTION POINT (OR AS STIPULATED).
- 4.3 PLANTING TO COURTYARDS TO BE IRRIGATED VIA DIGITAL TAP TIMER (INDIVIDUAL CONNECTION POINTS TO BE PROVIDED).
- 4.4 CONTROLLER TO BE LOCATED IN SERVICE ROOM (OR AS SHOWN ON IRRIGATION DETAILS).
- 4.5 SLEEVES BENEATH PAVED SURFACES AND TO RAISED PLANTING AREAS TO BE PROVIDED BY OTHERS.
- 4.6 IRRIGATION TO GARDEN BEDS TO BE NETAFIM TECHLINE, SUB SURFACE IRRIGATION. INSTALLED TO MANUFACTURERS SPECIFICATION. IRRIGATION TO TURF TO BE POP UP SPRINKLERS; MP ROTATORS OR SIMILAR. IRRIGATION TO TREES TO BE BE BUBBLERS; TORO FLOOD BUBBLERS OR SIMILAR.
- 4.7 ASCON DRAWINGS, MANUALS AND 12 MONTH WARRANTY SHALL BE SUPPLIED BY THE IRRIGATION CONTRACTOR TO THE CLIENT UPON PRACTICAL COMPLETION.
- 4.8 REFER TO IRRIGATION DRAWING SET FOR FINAL LAYOUT AND SCHEDULE (TO FUTURE DETAIL).

Symbol	Species	Common Name	Spacing	Size
Trees:				
BAUbla	Bauhinia blakeana	Hong King Orchid Tree	As Shown	100L
QTLim	Citrus limon	Dwarf Eureka Lemon	As Shown	100L
EUOvic	Eucalyptus victrix	Little Ghost Gum	As Shown	100L
HYMfla	Hymenosporum flavum	Native Frangipani	As Shown	100L
LAGtus	Lagerstroemia tuscara	Pink Crepe Myrtle	As Shown	100L
Shrubs and Groundcovers:				
DIAeme	Dianella tasmanica 'Emerald Arch'	Emerald Arch	3/m2	140mm
DIABla	Dianella tasmanica 'Blaze'	Blaze	3/m2	140mm
DICrep	Dichondra repens	Kidney Weed	3/m2	140mm
DICsil	Dichondra 'Silver Falls'	Silver Falls	3/m2	140mm
EOHimb	Echeveria imbricata	Blue Rose	3/m2	140mm
EREblu	Eremophila 'Blue Horizon'	Blue Horizon	3/m2	140mm
LIRjus	Liriope 'Just Right'	Just Right	3/m2	140mm
LOMTan	Lomandra 'Tanika'	Tanika	3/m2	200mm
PITmis	Pittosporum tobira 'Miss Muffet'	Miss Muffet	2/1m	200mm
MURpin	Muraya pinniculata	Sweet Privacy	2/1m	200mm
MYOpar	Myoporum parvifolium 'Yareena'	Yareena	3/m2	140mm
RADsin	Radermachera sinica	Jade Jewel	3/m2	140mm
RHAori	Rhapiolepis 'Oriental Pearl'	Dwarf Indian Hawthorn	2/1m	200mm
SANtri	Sansevieria trifasciata laurentii	Mother-in-law's Tongue	3/m2	200mm
SCAHum	Scaevola humilis 'Purple Fusion'	Fan Flower	3/m2	140mm
WESgre	Westringia 'Grey Box'	Compact Coastal Rosemary	2/1m	200mm
Feature Plants:				
AGAatt	Agave attenuata	Foxtail	As Shown	12L
ALOTop	Aloe hybrid	Topaz	As Shown	12L
ANIGol	Anigozanthos 'Gold Velvet'	Kangaroo Paw	As Shown	12L
CLimin	Olivia miniata	Olivia - Orange Flowers	As Shown	12L
ROSHyb	Rose hybrid	Climbing Rose	As Shown	12L

PLANTING IMAGES



17. Divisional Reports - Corporate & Strategy Report No CPS16.04.23 to CPS18.04.23

17.1 CPS16.04.23 Monthly Financial Report – March 2023

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

17.2 CPS16.04.23 Monthly Investment Report – March 2023

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

17.3 CPS16.04.23 List of Accounts Paid – March 2023

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

18. Reports by the Chief Executive Officer CEO09.04.23

18.1 CEO09.04.23 Register of Outstanding Council Resolutions

Meeting & Date	Council Meeting – 26 April 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	No officer involved in the preparation of this report has a declarable interest.
Report Author	Libby Kania – Coordinator Governance and Risk
CEO	Bill Parker
Attachments	1. Register of Outstanding Council Resolutions April 2023 (attachment to be included with Council Agenda)

Purpose

For Council to consider the Register of Outstanding Council Resolutions (OCR) and the actions taken by Administration in progressing these items.

Recommendation

That Council receives the Register of Outstanding Council Resolutions dated April 2023.

Voting Requirement

Simple Majority.

Background

Council has requested that all Outstanding Council Resolutions be tabled on a monthly basis at the Ordinary Council Meeting. The first OCR report was tabled at the March Ordinary Council Meeting.

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.

Consultation

Nil.

Strategic Implications

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

Vision	Our city will be an environmentally-sensitive, beautiful and inclusive place.
Values	Great Governance and Civic Leadership We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

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.

18.2 CEO10.04.23 Annual Report 2021/22

Meeting & Date	Council Meeting – 26 April 2023
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	Nicole Ceric – Executive Officer
Director/CEO	Bill Parker
Attachments	1. Annual Report 2021/22

Purpose

The purpose of this report is to present the Annual Report for the financial year 2021/22 to Council for its acceptance, and to set the date for the General Meeting of Electors.

The Annual Report, including the Audited Annual Financial Statements for the year ending 30 June 2022 will be presented to the Audit & Risk Committee on 20 April 2023 for consideration. As a consequence, this report may be updated prior to the issue of the Council Meeting Agenda.

Recommendation

That Council:

- 1. accepts the Annual Report, including the Audited Annual Financial Statements for the year ending 30 June 2022.**
- 2. agrees to hold the Annual General Meeting of Electors at 6:00pm, Monday, 15 May 2023 in the Council Chamber, 71 Stirling Highway, Nedlands.**

Voting Requirement

Absolute Majority.

Background

Local Governments must prepare an Annual Report for each financial year. The Annual Report is to contain the following -

- a report from the Mayor,
- a report from the Chief Executive Officer,

- an overview of the plan for the future of the district including major initiatives that are proposed to commence or continue in the next financial year,
- the Financial Report,
- Auditor's Report prepared under section 7.9(1) or 7.12AD(1) for the financial year, and
- such other information as prescribed.

Section 5.54 of the Act requires the annual report for a financial year to be accepted by the local government no later than 31 December after that financial year, however, if the auditor's report is not available in time for the annual report for a financial year to be accepted by 31 December, the annual report is to be accepted no later than two months after the auditor's report becomes available.

As reported to the Audit and Risk Committee the 2021/22 Annual Financial Statements were unable to be finalised in time for the audit to be completed by 31 December 2022.

Discussion

The Annual Report and the 2021/22 Audited Financial Statements provide an overview of the activities of the City. The City has prepared the Annual Report in accordance with section 5.53 of the *Local Government Act 1995*.

Consultation

In accordance with section 5.55 of the *Local Government Act 1995*, the CEO is to give local public notice of the availability of the Annual Report as soon as practicable after the report has been accepted by the local government.

The Annual Report and the Audited Financial Statements for the year ending 30 June 2022 will be considered by the Audit and Risk Committee at its meeting on 20 April 2023.

The Annual Report will be discussed at the Annual General Meeting of Electors.

Strategic Implications

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

Values

Great Governance and Civic Leadership

We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

Budget/Financial Implications

The cost associated with the graphic design of the Annual Report and the giving of local public notice, can be met from the City's operational budget.

Legislative and Policy Implications

[Section 5.53 of the *Local Government Act 1995*](#) requires a Local Government to prepare an Annual Report for each financial year.

Sections 5.27, 5.29, 5.53, 5.54 and 6.4 of the *Local Government Act 1995* respectively deal with the requirement for a General Meeting of Electors each financial year and the requirement for an Annual Financial Report.

Decision Implications

Should Council endorse the recommendation:

1. The CEO will give local public notice of the availability of the Annual Report as soon as practicable.
2. The Annual General Meeting of Electors will be convened.
3. The Annual Report will be presented at the Annual General Meeting of Electors.

If Council does not endorse the recommendation, the City will be in breach of its above statutory obligations.

Conclusion

Council's acceptance of the Annual Report for the City of Nedlands for the year ended 30 June 2022 comprising the Annual Report and Financial Report is recommended.

Further Information

Nil.

Annual Report

2021-2022



City of Nedlands





Welcome to the 2021/22 Annual Report

The City of Nedlands is proud to present our Annual Report for the financial year ending 30 June 2022.

The report outlines the City's financial and operational performance for the year against the Strategic Community Plan (SCP).

The *Local Government Act 1995* requires local governments to adopt an Annual Report by 31 December each year or within two months of the Auditor General's report on the City's financial statement being available. The City of Nedlands meets this requirement by producing a detailed report annually.

Our Annual Report is an opportunity for us to inform our key stakeholders, residents and ratepayers on our performance over the previous year. Our report outlines the progress made on strategic goals, as well as challenges faced and the strategic plans for the coming financial year.

Contents

Welcome to the 2021/22 Annual Report	1
Message from the Mayor	4
Message from the CEO	6
About our City of Nedlands	8
Our History	8
Nedlands Today	8
Fast Facts	9
Community's Vision – Nedlands 2028 Strategic Community Plan (SCP)	10
Our Council	14
About Council & the Wards	14
Council Members	15
Local Government Elections & Resignations	21
Governance	22
Decision-Making	22
Risk Management	24
Audit	24
Our Organisation	26
About the City of Nedlands Organisation	26
Executive Management Team (& Organisational Structure)	27
Workforce	29

Delivering to our Community	30
Integrated Planning & Performance Framework (IPRF)	30
Our Services	32
Our Performance	33
People	34
Planet	40
Place	44
Leadership	49
Organisational Priorities for 2022-23	56
CEO Key Result Areas	56
Statutory Compliance	60
Council Member Attendance	61
Council Member Complaints	76
Payments Ordered by the Local Government Standards Panel	76
Remuneration and Allowances paid to the Local Government Standards Panel	77
CEO Remuneration	77
Employee Remuneration	77
Records Keeping	78
Freedom of Information	78
Disability Access & Inclusion	79
Financials	80
Understanding the Financial Statements	81
Financial Statements	82
Independant Auditors Report	83

Message from the Mayor



Welcome to the City of Nedlands Annual Report for the 2021/22 financial year.

As your Mayor I do not view this document as a statutory requirement, rather it is a privilege to inform our stakeholders, residents, and ratepayers on where we stood and where we now stand. Since becoming Mayor in 2021 I have dedicated myself to four key objectives and I am proud of what we are achieving.

// **We froze our rates for residents for the second financial year in a row. We have been able to do this through smart fiscal policy, managing our investments and cutting costs.**

Community representation & kindness

We said NO to Tawarri, a private spa development on A class Reserve in Dalkeith, based on strong fiscal and environmental data. In May, 2022 I attended a rally where over 280 community members protested the development, it was a glorious morning.

We opened our arms to Ukrainian refugees, placing two children at Loretto Nedlands and our lovely Ukrainian Grandmother at Regis Nedlands, with all their fees waived. I am so grateful to our generous community. When the war is over our friends can leave our City, lovingly supported, and better educated.

I would also like to acknowledge the traditional custodians of the region, the Yellagonga people of the Noongar Nation and their continuing connection to the land, waters, and community. We pay our respects to their Elders past, present, and emerging, and to their descendants.

Powerful fiscal management

We froze our rates for residents for the second financial year in a row. We have been able to do this through smart fiscal policy, managing our investments and cutting costs.

Smart City Planning

We implemented a Governance Framework Policy in December 2021 that has streamlined the decision-making

processes of the City, ensuring better outcomes for our stakeholders, residents, and ratepayers. We're in the process of an organisational review, developing new robust asset management plans, workforce plans, and long-term financial plans that are all moving ahead. We continue to advocate behind the scenes with a tireless work ethic displayed by all staff and members of council.

Sustainability now

We increased our tree planting budget, approved the Nedlands Nature Network, and introduced Scheme Amendment 12 – Tree Retention on Private Land. The amendment will bring us in line with other Australian states and will mean a Development Application will be required to take down a significant tree.

I'm so privileged to liaise with everyone involved in making our City 'Uniquely Nedlands'. From the staff to the councillors to the over 100 volunteers who make up our Nedlands heartbeat. I am so grateful for your contribution, you can all be proud that you're a part of this extraordinary City with its unique and revered landscape, its wonderful people, and unrivalled attributes.

Fiona Argyle
Mayor, City of Nedlands

Message from the CEO

Stability and progress characterised the 2021-22 financial year at the City of Nedlands, with five Key Result Areas (KRAs) guiding my management of the Administration.

The implementation of the new Governance Framework Policy has transformed the meeting structure for our Council, increasing transparency, efficiency, and participation. This new policy aligns with the City's value of Great Governance and Civic Leadership as outlined within the Strategic Community Plan (SCP).

In December 2021 Council established the Organisational Review Committee to assist in the development of a Workforce Plan. The revised plan will ensure retention of the City's skilled workforce whilst delivering critical projects such as Enterprise Resource Planning (ERP) which will transform the City's approach to customer service, operations and reporting.

We implemented Phase 1 of the Enterprise Resource Planning (ERP) Project which included recruitment and system

configuration for Finance, HR/payroll, Purchasing, Online Customer Requests and Enterprise Content Management (ECM). A greater understanding of the City's financial position was realised, with the development of the City's first Asset Management Plans. The new plans provide detail on the condition, age and renewal requirements of the \$665,162,076 asset management portfolio.

The City also progressed in the development of a Long-Term Financial Plan (LTFP) that was informed by the Asset Management Plans and Workforce Plan.

The new financial year will see the further progression of the City's asset management, workforce and long-term financial planning maturity.

I would like to thank everyone who has worked so diligently on these projects, as they, and their associated initiatives will help to shape a sustainable future.

Thank you to the Nedlands community, Council Members and staff for such a prosperous year, I look forward to continuing our positive trajectory.

Bill Parker
CEO, City of Nedlands

//
The implementation of the new Governance Framework Policy has transformed the meeting structure for our council.



About our City of Nedlands

Our History

On 1 July 1959 Nedlands was declared a City by the Governor, Sir Charles Gairdner after years of petitioning by the Nedlands Road Board.

According to Council minutes from 2 July 1959, 300 ratepayers packed into Dalkeith Civic Hall to hear the proclamation. John Charles Smith became the first Mayor and would go on to dedicate 43 years of his life to the local government of Nedlands.

Stretching from the Indian Ocean to the Swan River, the City of Nedlands was populated by professionals and business owners whose leisure time was spent pursuing sporting endeavors. Playing fields along the foreshore and throughout the City were created to satisfy the athletic appetite of residents.

Nedlands Today

At the end of the 2021-22 financial year the City of Nedlands local government area was characterised by four Wards: The Coastal Ward, Hollywood Ward, Melvista Ward and Dalkeith Ward. Three councillors represent each Ward, taking in the suburbs of Dalkeith, Karrakatta, Mount Claremont, Nedlands, Swanbourne and portions of Shenton Park and Floreat.

22,132 people called the City home during the 2021 Census with nearly half the working population identifying as Professionals.

Over 50% of residents are couples with children. It is projected that by 2050 the City of Nedlands will have a population of between 31,000 and 34,000 people, this is based on the State Government driven urban infill target of 4,400 new dwellings by 2050.

Fast facts

22,132 people called the City home during the 2021 Census



22,132
People



8,369
Dwellings



5,950
Families



2
Average number of cars per household

Female
50.7%



Male
49.3%



1.9
Average number of children per family

43 Median age



\$3,500
Median monthly mortgage repayments

\$3,226
Median weekly household income

\$520
Median weekly household rent



39.9%
Both parents born overseas



Top languages spoken other than English

Mandarin, Cantonese, Italian, French and Indonesian

Community Services Facilities

Libraries: 2
Childcare Facilities: 1

Population Projections

2050: 31,000-34,000
(estimate – based on State Government-driven urban dwelling infill target of 4,400 new dwellings by 2050).

Dwellings Projections

By 2050, an additional 4,400 new dwellings – State Government-driven urban dwelling infill target.

Community's Vision

Nedlands 2028 Strategic Community Plan (SCP)

The City of Nedlands Community Vision is a diverse community where people can live through the different ages and stages of their lives.

We will have easy access to community 'hubs' where a mix of parks, shops, community and sporting facilities will bring people together, strengthening local relationships.

Our gardens, streets, parks and bushlands will be clean, green and tree-lined and we will live sustainably within the natural environment.

We will enjoy great transport systems and people will have access to local facilities through efficient cycling and walking facilities.

We will be an active, safe, inclusive community enjoying a high standard of local services and facilities.

We will live in a beautiful place.

"Our city will be an environmentally-sensitive, beautiful and inclusive place."

Values & Aspirations

// We enjoy places, events and facilities that bring people together. We are inclusive, connected and caring and we support volunteers.



Healthy & Safe

Our City has clean, safe neighbourhoods where public health is protected and promoted.



High Standard of Services

We have local services delivered to a high standard that take the needs of our diverse community into account.



Reflects Identities

We value our precinct character and charm. Our neighbourhoods are family-friendly with a strong sense of place.



Easy to Get Around

We strive for our City to be easy to get around by preferred mode of travel, whether by car, public transport, cycle or foot.



Great Natural & Built Environment

We protect our enhanced, engaging community spaces, heritage, the natural environment and our biodiversity through well-planned and managed development.



Great Governance & Civic Leadership

We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.



Great for Business

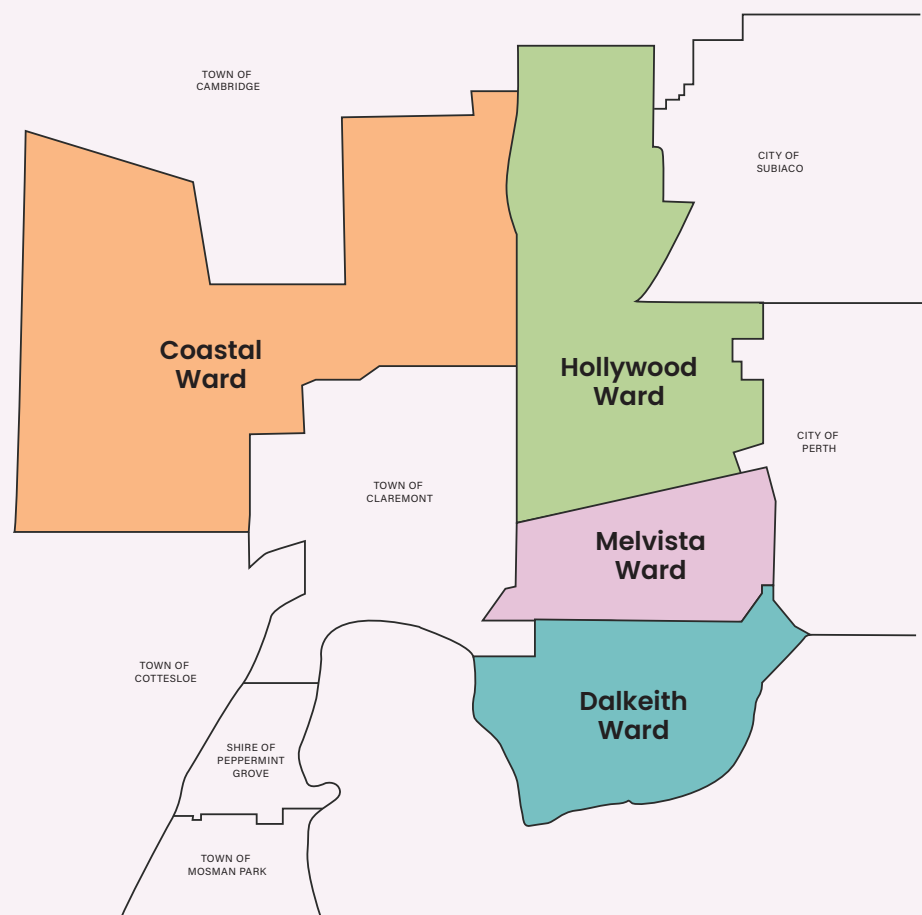
Our City has a strong economic base with renowned Centres of Excellence and is attractive to entrepreneurs and start-ups.



Great Communities

We enjoy places, events and facilities that bring people together. We are inclusive, connected and caring and we support volunteers. We are strong in culture, arts, sport and recreation. We have protected amenity, respect our history and have strong community leadership.

Our Council



About Council & the Wards

The City of Nedlands Council comprises of 11 Council Members, a Mayor and a Deputy Mayor. Throughout the 2021/22 financial year three Council Members represented each of the four Wards:

- Coastal Ward
- Hollywood Ward
- Melvista Ward
- Dalekeith Ward

The Mayor is elected to represent the entire electorate.

Councillors govern for the entire City and work together to provide good governance with decisions being based on all aspects of the community

Council members

The City of Nedlands Council from 1 July 2021 to 30 June 2022.



Fiona Argyle
Mayor

Elected (Mayor) June 2021-2023

Committees & Working Groups (Internal)

- Whole of Council Committee (until December 2021)
- Audit & Risk Committee
- Public Art Committee
- Chief Executive Officer Recruitment & Selection Committee
- Chief Executive Performance Review Committee

Committees & Panels (External)

- WESROC (Western Suburbs Regional Organisation of Councils)

Coastal Ward



Leo McManus
Deputy Mayor

Elected 2011-2023

Committees & Working Groups (Internal)

- Whole of Council Committee (until December 2021)
- Audit & Risk Committee
- Public Art Committee (Deputy)
- Organisational Review Committee (Deputy)
- Chief Executive Officer Recruitment & Selection Committee (Deputy)
- Chief Executive Officer Performance Review Committee (Deputy)
- Foreshore Management Steering Committee (Deputy)

Committees & Panels (External)

- WESROC (Western Suburbs Regional Organisation of Councils) (Deputy)
- Community Working Group
- Site Assessment Working Group
- WALGA Central Metropolitan Zone (Deputy)



Hengameh Amiry
Councillor

Elected 2021-2025

Committees & Working Groups (Internal)

- Whole of Council Committee (until December 2021)
- Audit & Risk Committee (Deputy)
- Public Art Committee (Deputy)
- Organisational Review Committee
- Chief Executive Officer Recruitment & Selection Committee (Deputy)
- Chief Executive Officer Performance Review Committee
- Foreshore Management Steering Committee (Deputy)

Committees & Panels (External)

- Nil.

Elected 2013-2025



Kerry Smyth
Councillor

Committees & Working Groups (Internal)

- Whole of Council Committee (until December 2021)
- Public Art Committee
- Organisational Review Committee (Deputy)
- Chief Executive Officer Recruitment & Selection Committee
- Chief Executive Officer Performance Review Committee (Deputy)
- Foreshore Management Steering Committee

Committees & Panels (External)

- Site Assessment Working Group
- WALGA Central Metropolitan Zone
- Metropolitan Regional Roads Group (Deputy)
- Development Assessment Panel (Member)

Elected 2001-October 2021



Nikola Horley
Councillor

Committees & Working Groups (Internal)

- Whole of Council Committee (until December 2021)
- Public Art Committee (Deputy)
- Chief Executive Officer Recruitment & Selection Committee (Deputy)
- Chief Executive Officer Performance Review Committee

Committees & Panels (External)

- Community Working Group
- Site Assessment Working Group (Deputy)

Dalkeith Ward



Andrew Mangano
Councillor

Elected 2017-2023

Committees & Working Groups (Internal)

- Whole of Council Committee (until December 2021)
- Audit & Risk Committee
- Public Art Committee
- Organisational Review Committee
- Chief Executive Officer Recruitment & Selection Committee

Committees & Panels (External)

- Nil

Elected 2020-2025



Noel Youngman
Councillor

Committees & Working Groups (Internal)

- Whole of Council Committee (until December 2021)
- Public Art Committee
- Chief Executive Officer Recruitment & Selection Committee (Deputy)
- Chief Executive Officer Performance Review Committee
- Foreshore Management Steering Committee (Deputy)

Committees & Panels (External)

- Nil

Elected 2019-2023



Fergus Bennett
Councillor

Committees & Working Groups (Internal)

- Whole of Council Committee (until December 2021)
- Audit & Risk Committee (Deputy)
- Public Art Committee (Deputy)
- Organisational Review Committee (Deputy)
- Chief Executive Officer Performance Review Committee (Deputy)
- Foreshore Management Steering Committee

Committees & Panels (External)

- WALGA Central Metropolitan Zone (Deputy)
- Lake Claremont Advisory Committee (Deputy)
- Metropolitan Regional Roads Group
- Development Assessment Panel (Member)

Melvista Ward



Rebecca Coghlan
Councillor

Elected 2019-2023

Committees & Working Groups (Internal)

- Whole of Council Committee (until December 2021)
- Public Art Committee (Deputy)
- Chief Executive Officer Recruitment & Selection Committee
- Chief Executive Officer Performance Review Committee
- Foreshore Management Steering Committee (Deputy)

Committees & Panels (External)

- Community Working Group (Deputy)
- WALGA Central Metropolitan Zone (Deputy)
- Development Assessment Panel (Alternate Member)



Rajah Senathirajah
Councillor

Elected 2019-2023

Committees & Working Groups (Internal)

- Whole of Council Committee (until December 2021)
- Audit & Risk Committee
- Organisational Review Committee
- Chief Executive Officer Recruitment & Selection Committee (Deputy)
- Chief Executive Officer Performance Review Committee (Deputy)

Committees & Panels (External)

- WALGA Central Metropolitan Zone

Melvista Ward



Blane Brackenridge
Councillor

Elected 2021-2025

Committees & Working Groups (Internal)

- Whole of Council Committee (until December 2021)
- Audit & Risk Committee (Deputy)
- Public Art Committee
- Organisational Review Committee (Deputy)

Committees & Panels (External)

- Development Assessment Panel



Bronwyn Tyson
Councillor

Elected 2 March 2021 – October 2021.

Committees & Working Groups (Internal)

- Whole of Council Committee
- Public Art Committee (Deputy)

Committees & Panels (External)

- Nil

Hollywood Ward



Ben Hodsdon
Councillor

Elected 2003-2025

Committees & Working Groups (Internal)

- Whole of Council Committee (until December 2021)
- Audit & Risk Committee (Deputy)
- Public Art Committee
- Foreshore Management Steering Committee

Committees & Panels (External)

- Nil



Olinka Combes
Councillor

Elected 2021-2025

Committees & Working Groups (Internal)

- Whole of Council Committee (until December 2021)
- Audit & Risk Committee
- Public Art Committee (Deputy)
- Organisational Review Committee
- Chief Executive Officer Recruitment & Selection Committee (Deputy)
- Chief Executive Officer Performance Review Committee (Deputy)

Committees & Panels (External)

- Nil



John Wetherall
Councillor

Elected 2003-2023

Committees & Working Groups (Internal)

- Whole of Council Committee (until December 2021)
- Organisational Review Committee (Deputy)
- Chief Executive Officer Recruitment & Selection Committee
- Chief Executive Officer Performance Review Committee

Committees & Panels (External)

- Development Assessment Panel (Alternate Member)



Local Government Elections & Resignations

Elections

The following local government Elections were held between 1 July 2021 to 30 June 2022:

Ordinary Election
Held on Saturday, 16 October 2021

Resignations

John Wetherall (Councillor)
Elected in October 2003
Resigned in June 2022



This policy sets out the Council's decision-making process including meeting structures and cycle, to provide for better transparency, efficiency, participation and statutory compliance.

Governance

Decision-Making

In December 2021, Council adopted the City of Nedland's Governance Framework Policy (CEO Key Result Area (KRA) 5). This policy sets out the Council's decision-making process including meeting structures and cycle, to provide for better transparency, efficiency, participation and statutory compliance.

The policy's key objectives aim to ensure:

- 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 decision

A copy of the Governance Framework Policy can be accessed on the City of Nedlands website.

Council Decision Making Meeting Process

1 First Tuesday of the month	Concept Forum Closed to public 5.30pm - 7.30pm	To discuss <ul style="list-style-type: none"> • Complex matters • Review and performance measurement of strategies • Other matters supported by 3+ Cllrs
Agenda, briefing and discussion papers added to Cllr portal by COB Friday before 1st Tuesday of month.		
2 Second Tuesday of the month	Agenda Forum Open to public 6pm 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 by COB Thursday before Agenda forum.		
3 Third Tuesday of the month	Concept Forum Closed to public 5.30pm - 7.30pm	To discuss <ul style="list-style-type: none"> • Complex matters • Review and performance measurement of strategies • Other matters supported by 3+ Cllrs
Agenda added to Cllr portal and City's website by COB Thursday before Agenda forum.		
4 Fourth Tuesday of the month	Ordinary Council Meeting Open to public 6pm 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 Cllr portal and City's website by 2pm Friday before OCM		

* December OCM is held on 3rd Tuesday of month | No OCM in January | No OCM in October of ordinary election year

Risk Management

Risk Management is an integral part of good management practice. It is also an essential element of sound corporate governance. Strategic and operational risks such as those associated with Health and Safety, Financial, Customer, Social/Cultural Heritage, Reputation, Environment, as well as Legal and Compliance are all considered by leadership when making decisions or providing services and projects to the community.

In May 2022, Moore Australia (WA) Pty Ltd conducted an internal audit of the City of Nedlands Risk Management service. Results of the internal audit identified a number of areas for improvement. The City is committed to maturing the Risk Management function to enable more robust corporate planning, decision-making and continuous business improvement in corporate performance.

Audit

Internal Audit

Internal Audit services at the City of Nedlands are provided by external consultant Moore Australia (WA) Pty Ltd, supplying an independent, objective review and advisory service to provide assurance that the City’s financial and operational controls are operating in an efficient, effective and ethical manner.

Internal Audits undertaken in 2021/22:

- Occupational Health and Safety Report March 2022
- Risk Management June 2022

The City has in place an Internal Audit Plan 2022 to 2024, designed to ensure that the activities of Internal Audit are focused on key risk areas that may impact the City. This plan meets emerging business requirements and provides assurance that business processes and existing controls are operating as intended.

Audit & Risk Committee

The Audit & Risk Committee's role is to oversee and monitor the effectiveness of Council in carrying out its responsibilities regarding risk management, internal control, legislative compliance, and internal and external audit reporting, in accordance with Part 7 of the *Local Government Act 1996* and Regulation 16 of the *Local Government (Audit) Regulations 1995*.

The Audit & Risk Committee consists of six members, five Councillors including the Mayor and one Independent Member (vacant as at 30 June 2022). The nature of independence with regards to the Independent Member is a person with no operating responsibilities with the City.

The Audit & Risk Committee met on five occasions during 2021/22 financial year:

- 30 May 2022
- 14 March 2022
- 23 November 2021
- 21 September 2021
- 30 August 2021

Matters considered by the Audit Committee during 2021/22 included:

- Internal Audit Report - Moore Australia (WA) Pty Ltd
- Annual Financial Report Audit year ending 30 June 2021
- 2021 Compliance Audit Return
- External Audit Plan year ending 30 June 2022
- Procurement and Planning for the Enterprise Resource Planning (ERP) Project Implementation
- ERP One Council Project status
- Audit Log reports
- Audit recommendations of Contract Management
- Audit recommendations of Records Management

External Audit

The Office of the Auditor General (OAG) completed their Annual Financial Report for the year ending 30 June 2022 and should be issuing the Audit Opinion in early April 2023.

Risk management is an integral part of good management practice. It is also an essential element of sound corporate governance.



Our Organisation

About the City of Nedlands Organisation

The Chief Executive Officer (CEO) is responsible for the management of the City of Nedlands organisation. It is the CEO's role to provide overall strategic direction, leadership and coordination of day-to-day operations. Along with the Directors and staff, the CEO acts on Council decisions by developing and implementing the Council's resolutions.

Accountability

We conduct our business and all our services in an open, transparent and financially responsible manner.

Partnership

We work together for the benefits of the community.

Fairness

We provide consistent, fair and unbiased treatment for the whole the community.

Executive Management Team (& Organisational Structure)

Supporting the CEO is the Executive Management Team (EMT). The EMT are comprised of the following:



Office of the Chief Executive

Bill Parker
Chief Executive Officer

Appointment

2 August 2021 (appointed as interim CEO)

The Office of the Chief Executive develops and implements strategic plans that enable the organisation to deliver the community's vision and aspirations. It is responsible for Council Member liaison, Strategic Planning and Projects, Governance and Legal, Risk Management, Human Resources, Communications and Engagement. It is also responsible for Community Development and Community Service Centre services.



Corporate Services Directorate

Michael Cole
Director Corporate Services

Appointment

14 March 2022 (permanent appointment)

The Corporate Services Directorate is responsible for all corporate matters and provides services to internal teams. This includes General Financial Services, Land and Property, Information, Communication and Technology (ICT) Services as well as Information and Record Management. It is also responsible for Customer Services, which facilitates both internal and external community interactions.



Planning & Development Directorate

Tony Free

Director Planning & Development

Appointment

19 January 2021 (appointed as interim director)
20 January 2022 (permanent appointment)

The Planning and Development Directorate performs research and creates the plans required to deliver a liveable, prosperous, sustainable city. It is responsible for Strategic and Statutory Planning, Building Services and Environmental Health, Environmental Conservation, Sustainability and Ranger Services.



Technical Services Directorate

Andrew Melville

(Acting) Director Technical Services

Appointment

5 July 2021 (appointed as acting director)

The Technical Services Directorate designs, constructs, manages and maintains infrastructure, buildings, fleet assets and the City of Nedlands's public spaces. It is responsible for City Projects, Civil Maintenance, Building Maintenance, Asset Management, Transport and Development, Fleet Management, Parks Maintenance and Arboriculture.

Workforce

Employee Numbers

The total number of employees on the payroll system as of 3 June 2022 was:

Full Time Equivalent (FTE)

Establishment (BUDGETED FTE) **169** Occupied (ACTUAL FTE) **160.5**

Headcount

136 Full Time employees **24** Part Time employees **27** Casual employees

Employee Demographics (%)

Female employees
55.61%

Male employees
44.39%

Female employees in management
21.43%

Male employees in management
78.57%

Aboriginal Australians
0%

Employees with disability
1.60%

Employees from culturally diverse backgrounds
20.32%

Employees by age (%)

Under 25 **5.35%**

25-34 **28.34%**

35-44 **24.60%**

45-54 **22.99%**

55-64 **12.30%**

65 & over **6.42%**



Delivering to our Community

Integrated Planning & Performance Framework (IPRF)

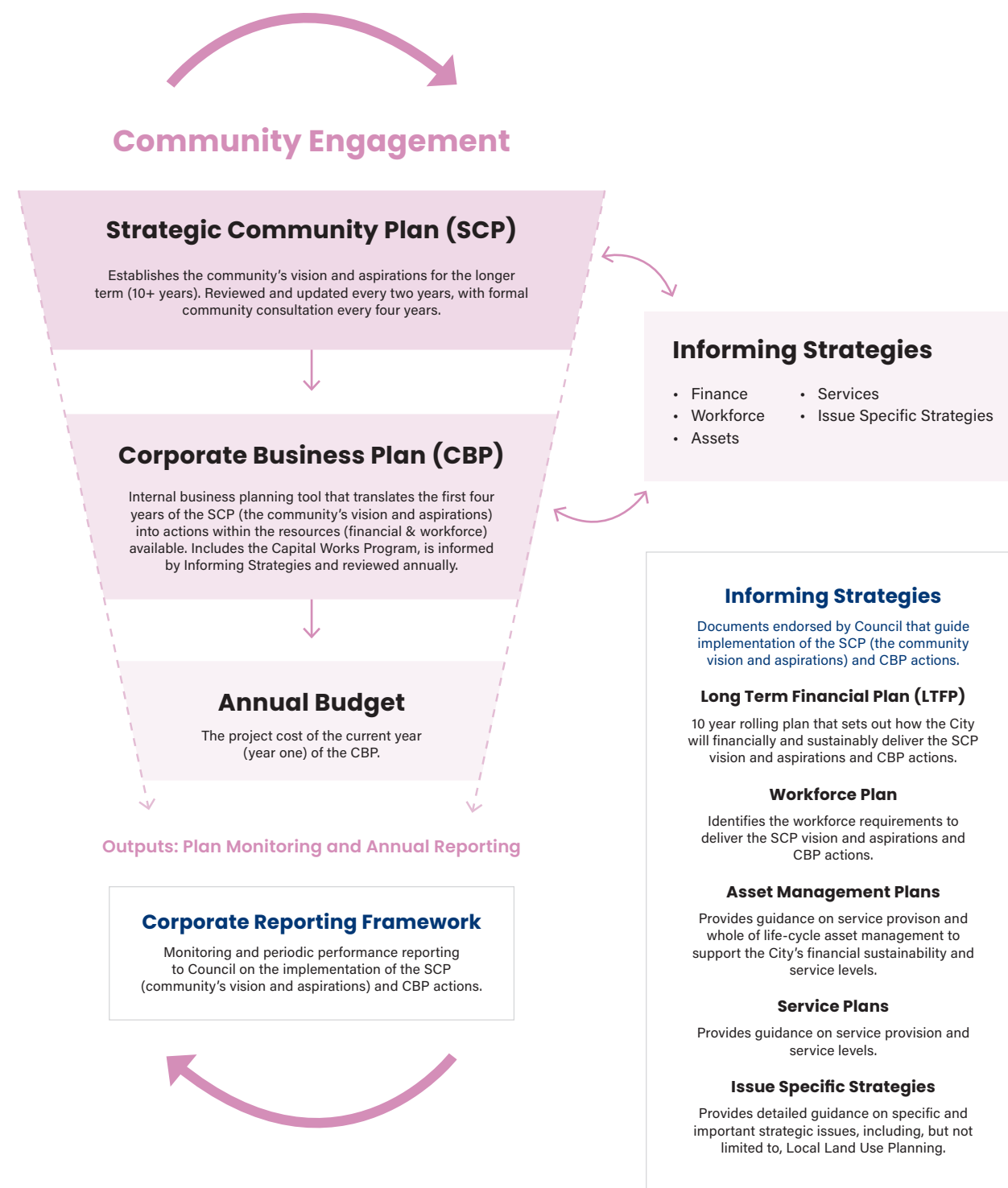
The City of Nedlands operates thorough an Integrated Planning and Reporting Framework (IPRF). IPRF provides local governments a mechanism for translating community vision and aspirations into operational actions, and tracking progress in the delivering of these actions.

Underlying principles of integrated planning and reporting include:

- What our community needs and aspires to
- Setting direction within our resource capability
- Monitoring performance for accountability and adaptability
- Applying a holistic approach to improve outcomes

The diagram below shows how this is applied at the City and how the core elements of IPRF both inform and are informed by other aspects of our planning and reporting.

The *Local Government Act 1995* and associated regulations require local governments **to plan for the future.**



Our Services

In June 2022, Council adopted Servicing Planning into its Integrated Planning and Performance Framework (IPRF) in-line with recommendations of an Organisational Review which concluded in May 2022 (see 'Leadership' Pillar for more information about the Organisational Review).

As part of this process, 41 services were identified as being delivered to the community. These services, including delivery of the Capital Works Program, reflect Council's translation of the community's vision and aspirations as articulated in the Strategic Community Plan (SCP).

Provided opposite is a list of the City's 41 services, grouped under the strategic pillars which provide the foundation of the SCP and its priorities.

People

Customer Services
Library Services
Childcare Services
Positive Ageing
Nedlands Community Care (NCC)
Community Programs & Events
Community Development
Sport & Recreation
Volunteer Services
Youth Development
Tresillian
Environmental Health
Ranger Services

Planet

Environmental Health
Ranger Services
Waste
Parks Maintenance
Arboriculture

Leadership

CEO Office
Members of Council
Governance & Legal
Strategic Planning & Projects
Human Resources
Corporate Communications
Corporate Services Administration
Land & Property
General Finance Services
Information & Communication Technology
Information & Records Management
Customer & Community Services Administration
Planning & Development Administration
Technical Services Administration
Fleet

Place

Building Services
Urban planning - Statutory
Urban planning - Strategic
City Projects
Civil Maintenance
Building Maintenance
Asset Management
Transport & Development

Our Performance

Given the Council's adoption of Service Planning in June 2022, annual performance reporting has been aligned to this approach. The following sections provide detail on the City of Nedlands performance delivering services and projects to the community in the 2021-22 reporting period.



People

Key Facts

111 Nedlands residents welcomed as Australian Citizens

82,899 visits to the Nedlands and Mt Claremont Libraries

13,390 members of local sporting clubs

8,300 hours contributed by volunteers represented **\$385,000** in donated benefit

The oldest client utilising Nedlands Community Care turned **101**

2,335 people attended three Summer Concerts in the Parks

154 entries into the Emerge Youth Art Awards

3,500 people attended courses at Tresillian Arts Centre

Key Achievements

Library Services

- 82,899 visits to Nedlands and Mt Claremont Libraries with 341,715 libraries transactions taking place
- The libraries circulated 46,197 eAudiobooks, 29,265 eBooks, 6,931 eMagazines and streamed 1,164 eMovies
- 89 residents were provided with one-on-one assistance for the ServiceWA App during the COVID-19 pandemic period, which was particularly helpful for elderly residents who had issues navigating the registration process
- With the assistance of library services, 13,271 family history database searches facilitated ancestral research for residents

Childcare Services

- The Point Resolution Child Care (PRCC) achieved a 100% satisfaction rate in the Annual Parent User Survey
- PRCC maintained its 'exceeded' rating in accordance with National Quality Standards and National Regulations
- PRCC passed all 'spot' checks and audits facilitated by the Educational Care Regulatory Authority, demonstrating a continued high level of care and governance
- PRCC's Food Safety Program was rated as 'Exceeding' program expectations
- PRCC continued to offer placements which supported Early Childhood Teaching practicum students from Edith Cowan and Murdoch universities
- PRCC implemented a program called 'KIDDO', based on Australian Early Development Census Data (AEDC), which focuses on children's physical health and wellbeing as well as developing their life skills and confidence

Positive Ageing

- Positive Aging services achieved an average satisfaction rate of 95% on Annual User Surveys
- The Affinity Club continued to provide 19 activities to assist seniors with staying engaged with the community during the COVID-19 pandemic period
- Following from information sessions with the University of Western Australia's (UWA) Exercise Performance Centre, 13 seniors (over 55s) engaged in clinical trials for research studies
- Seniors participating in the Positive Ageing Program created 120 Trauma Teddies for the Red Cross
- The seniors walking group 'the Waratah Walkers' celebrated its 13th year

Nedlands Community Care (NCC)

- Nedlands Community Care (NCC) services achieved a satisfaction rate of 99% in the Annual User Survey
- NCC continued to provide services to seniors during the COVID-19 period to help them stay connected to the community
- Facilitated an appreciation event in November 2021 to thank NCC volunteers for their dedication and service to the community

Community Development

- The City's Public Art Collection Report identified the City's art collection had increased in value by 40% from the original purchase value to a new total worth of \$1.8 million
- A new public art commission commenced which will be a tribute to health workers and their dedication of service through the COVID-19 pandemic period

Community Programs & Events

- 11 grants, totalling \$8,250 from the City's Community Grant Fund, were provided by the City to or for: the Disability Basketball League, local primary school Parents and Citizens (P&C) community events, Community Concerts, a Toy-Library Community event, a commemorative Tree-Planting afternoon tea, an Australia Day community event, an entrepreneurial training event, a Community Christmas Carol event, and Christmas Street parties
- Held two 'Nedlands Going Places Tours' - a program aiming to connect community members at risk of social isolation with other community members
- 68 events facilitated by external providers were held within the local area

Sport & Recreation

- The Swanbourne Surf Life Saving Club received an annual subsidy of \$46,374 from the City to assist with its continued service protecting the beach community
- The Hollywood Subiaco Bowling Club received a \$39,769 grant from the City to upgrade its playing fields
- Transitioned to the online booking system, SpacetoCo, which allows local sporting clubs greater control and access to their bookings for City's reserves and facilities

Volunteer Services

- The City's Volunteers Program received an overall satisfaction rating of 90% in the Annual Survey
- Volunteers reported the program increased their skills, confidence, life satisfaction and provided opportunities for community connections
- The program provided significant economic value to the City and Community – 8,300 hours contributed by volunteers represented \$385,000 in donated benefit to the City and community
- Volunteers were integral to the success of multiple City services. They enabled the City to extend its services, particularly at Tresillian Arts Centre, the libraries (including delivering 4,000 library books via Books on Wheels), Local Studies and NCC/Positive Ageing

Youth Development

- Provided \$13,000 in grant funding to YouthCARE to provide chaplaincy services at local schools
- Two Youth Grants were awarded to youth community members to assist with travel costs associated with competing in the Australian Surf Lifesaving Championships on the Gold Coast and the U18 National Hockey Championships in Cairns
- Local resident Emily Song won 1st prize in the Resident Category at the 2021 Emerge Youth Art Awards. She went on to win two prizes for her artwork in the prestigious Lester Prize. Emily also volunteers at the Tresillian Art Centre

Tresillian Art Centre

- The Tresillian Art Centre received a 94% customer satisfaction rate from users
- Tresillian Art Centre social media followers increased by 200%.
- The number of courses offered at the Tresillian Art Centre were increased
- There was a 15% increase in art sales at the Tresillian Art Centre compared to 2020-21 art sales.

IN MEMORIAM

MARION GRANICH

On 26 June 2022 the beloved Marion Granich passed away suddenly. Marion began working for the City of Nedlands on the 19 June 2000. She held various management positions including Manager Recreation Services, Manager Community Projects and Manager of Community Development.

She was a highly intelligent, integral, and valued member of the City's management team, often stepping into the roles of Executive Manager or Director when the need arose.

Community projects were her passion with her greatest legacy being her seven-year involvement with the Jo Wheatley All Abilities Play Space.

She was pivotal in the development of the space working closely with Rotary Clubs and other stakeholders to bring this landmark to fruition. In August 2015 the City celebrated with Marion when she was bestowed with the Rotary Club's highest honour, the Paul Harris Fellowship award which recognises 'service above self'.

Whether she was welcoming people to the Small Business Sundowner at Adam Armstrong Pavillion or wandering around Tresillian admiring the artwork, Marion did everything with sincerity, professionalism and warmth.

We thank her for the 22 years she devoted to the City of Nedlands. Rest in Peace Marion.

//

Marion did everything with sincerity, professionalism and warmth.



Planet

Key Facts

462 health inspections conducted

2,700 plants sold in the Annual Native Plant Subsidy Scheme

Planted approximately **15,000** local provenance seedlings across bushland and greenways

The City ended the year with **24,114** trees in the local area (not including bushland)

11,333 tonnes of domestic waste collected

20 new food businesses registered

Managed approximately **63** hectares of bushland for biodiversity conservation

Waste diverted from landfill:

- **2,271** tonnes of recyclables
- **18** tonnes of e-waste and mattresses
- **3,460** tonnes of greenwaste
- **11** tonnes of residential household Hazardous waste

Key Achievements

Environmental Health

- Replaced second generation rat bait with first generation rat bait to protect wildlife and domestic animals from secondary poisoning
- Assisted the Department of Primary Industries and Regional Development to locate and destroy European Wasp nests within the local area
- Continued to lead Western Suburbs Regional Organisation of Councils (WESROC) local governments on coordinated mosquito management including monitoring and public messaging
- Contributed to the State's emergency COVID response operations at the local government level by reviewing COVID event plans and conducting compliance checks on contact register requirements
- Developed an Indoor Wood Heater Brochure to assist the community with safe use

Ranger Services

- Assisted residents with sandbagging during a severe flooding event in July 2021
- Implemented changed parking restrictions in the Broadway Parking Precinct to protect residents from the adverse effects of large construction sites
- During the Royal Show event, arranged with the Lions Club to provide parking services on the City's reserves that surround the Showgrounds, as well as implemented parking restrictions to reduce the impact on residents in the area

Sustainability

- Native Verge Conversion Workshops were held for residents, in conjunction with being an active member of WESROC

Environment Conservation

- Successful completion of the Coastwest Grant Project – Swanbourne Coastal Dunes Greenway Corridor Enhancement – in conjunction with the Swanbourne Coastal Alliance
- Worked in collaboration with Hollywood Primary School on its Bush School Program, improving students' local knowledge of culture and the environment
- Worked in collaboration with Nedlands Primary School with its Schools Tree Day
- Provided erosion control at Mt Claremont Oval Bushland and Allen Park
- Planted approximately 15,000 local provenance seedlings across bushland and greenways

Arboriculture

- 123 trees were planted in response to resident requests, demonstrating strong community support of our urban canopy
- Updated the Street Tree Policy and preferred species list
- Continued to manage the Polyphagous Shot-Hole Borer in co-operation with Department of Primary Industries and Regional Development

Waste

- Continued as a leading metropolitan local government using a three-bin system and verge collection with a diversion rate of 51 per cent
- Maintained residential waste charges for residents, despite a significant increase in the State Government's landfill levies
- Delivered a Waste Education Program to students at local primary schools
- Completed the design and planning stages for the Food Organics, Garden Organics 'FOGO', three-bin system, ready for implementation with residents in 2022-23



SCHEME AMENDMENT 12

PROTECTING TREES ON PRIVATE LAND

At the Ordinary Council Meeting (OCM) on 27 July 2021, Mayor Argyle moved a motion to protect trees on private land.

The motion was carried with Council requesting the Chief Executive Officer provide a report to Council detailing the options available to amend its Local Planning Scheme (LPS) or other means to protect significant trees on private property, subject to landowner agreement in order to address the heat island effect, enhance biodiversity and ensure the leafy green character of Nedlands is maintained.

At the OCM held on 14 December 2021 Council resolved that an amendment to Local Planning Scheme No. 3 (the Scheme) be prepared, for the purpose of requiring development approval for the removal of trees that meet certain criteria on lots with a coding of R20 or less (the Amendment).

The report included draft scheme amendment provisions but it was noted that the criteria would be refined in the subsequent report to Council. The tree criteria for the scheme amendment was refined based on further research relating to the tree protection criteria used by other jurisdictions and advice from relevant specialists.

At the final OCM for the 2021/22 financial year Council carried the motion for the initiation of Scheme Amendment No. 12 – Tree Retention on Private Land. The next stage of the process will take place in the 2022/23 financial year, this will include an extensive public consultation period and approval from the Western Australian Planning Commission (WAPC).

Place

Key Facts

322 new dwellings approved

240 additional dwellings approved in 'infill areas'

273 development applications determined by the City and 20 determined by external bodies

701 building applications processed – 98% of these processed within statutory timeframes

1 new scheme amendment (No. 12) adopted for advertising

Maintain assets including:

- A footpath network spanning **155.37** km
 - **183.9** hectares of Public Open Space
 - **38** playgrounds
 - **10** sports fields
-

Key Achievements

Building Services

- Processed 701 building applications, with 98% processed within statutory timeframes
- 794 pool inspections were conducted in the local area as part of the Pool Safety Barrier Inspection Program, with an additional 324 conducted for Shared Service Partners – the Town of Claremont and the Shire of Peppermint Grove
- Shared Services Partnership with other local governments continued to be a success.

Urban Planning – Strategic

- Waratah Village, Broadway and Hampden/Hollywood all had precinct policies completed, with 'approval to advertise' granted
- Completed an investigation into developer contribution models with Council identifying public open space contributions as a key area of focus in the short term
- Research which included community group collaboration was undertaken for the preparation of a scheme amendment and local planning policy. The proposed amendment will address tree canopy loss in the local area
- Four Community Reference Groups met several times to workshop issues surrounding the planning and development of the local 'infill' areas

Urban Planning – Statutory

- The City's Design Review Panel, which provides an independent design review of larger projects against the ten principles of good design outlined in the 'Design of the Built Environment' State Planning Policy, commenced
- There was a significant increase in the number of 'Deemed-to-Comply' checks being managed by the City. This certification service aims to streamline the approvals process and is aimed at single houses or extensions to an existing single house. Fully compliant houses are exempt from development approval

City Projects

- Introduced concrete and brick recycling requirements into contracts, requiring these be recycled in-lieu of going to land fill. As a result, 360 tonnes were diverted from landfill to be repurposed as drainage material
- Reduced capital works construction timeframes from 20 days per 100 metres, to 8 days per 100 metres
- Commenced the Waratah Avenue Road rehabilitation and tree installation project

- Completed road resurfacing on Pine Tree Lane, Lobelia Drive and Morro Drive
- Commenced design and construction works for the Swanbourne Surf Life Saving Club redevelopment

Civil Maintenance

- Provided significant repairs and cleaning after a severe major flooding event in July 2021
- Provided repairs and maintenance on all road, footpath and drainage pits, and signage installations, within a timely manner

Building Maintenance

- Building Maintenance issues were consistently addressed in a timely manner, taking an average of two days to complete
- New solar panels were installed on Adam Armstrong and John Leckie pavilions

Asset Management

- Development and drafting of the City’s first Asset Management Plans for buildings, drainage, footpaths, parks, and roads, which provided greater understanding of the City’s financial position and are informing the City’s new Long-Term Financial Plan (LTFP) (see ‘Leadership Pillar for more information about the Asset Management Plans)

- Conducted flood modelling and drainage investigation across the local area to improve and mitigate the impact of severe flooding events
- Completed a comprehensive condition assessment and update of all data for the Footpath Asset Portfolio
- Completed revaluation and condition assessments on all City building assets
- Provided ongoing asset management of public infrastructure

Parks Maintenance

- Ongoing water saving measures and close management of water usage resulted in groundwater usage of 30,689 kilolitres, which was below allocation
- Upgraded the Hamilton Park Playground by installing rubber soft fall ground cover and shade sails



Asset management of public infrastructure breakdown



MAJOR PROJECTS COMPLETED IN 2021-22

Waratah Avenue Footpath and road renewal	\$1.5 million
Portland Street Road Resurfacing	\$688,000
Melvista Oval Car Park Renewal	\$230,000
Mooro Drive Resurfacing	\$280,000
Montgomery Avenue Entry Statement repairs	\$100,000
Bus Stop Upgrade	\$40,000

Leadership

Key Facts

CEO Key Result Areas (KRAs)

CEO KRA 1

Phase 1 of the Enterprise Resource Planning 'One Council' Project – implemented

CEO KRA 3

The City's First Asset Management Plans – developed & drafted

CEO KRA 5

Governance Framework Policy – developed & adopted by Council

CEO KRA 2

The City's First Workforce Plan – developed & adopted by Council

CEO KRA 4

A new Long-Term Financial Plan (LTFP) – began development

Key Achievements

Strategic Planning & Projects

- An Organisational Review, which commenced in February 2022 and concluded in May 2022, assisted with:
 - Establishing, for the first time, a baseline for service delivery, which subsequently informed a Service Planning approach adopted by Council in June 2022
 - Prioritising the enhancement of Integrated Planning & Reporting Framework (IPRF), in-line with the CEO's Key Result Areas (KRAs) set by the Council, including the development of City's first Workforce Plan
- Significant progress made with enhancing the City's IPRF, including:
 - The City's first Workforce Plan – Council established the Organisational Review Committee to assist in the development of the new Workforce Plan, which was developed and adopted in June 2022 (CEO KRA 2)
 - The City's first Asset Management Plans – developed, drafted and ready for Council adoption in 2022-23 (CEO KRA 3)
 - A new Long-Term Financial Plan (LTFP) – development began, informed by the City's first Workforce Plan and draft Asset Management Plans (CEO KRA 4)

Governance & Legal (includes CEO Office and Members of Council)

- A new Governance Framework Policy (CEO KRA 5) was adopted by Council in December 2021 providing better transparency, efficiency, participation, and statutory compliance with Council decision-making processes and meetings
- Introduced Concept Forums, as part of the Governance Framework Policy (CEO KRA 5), which provides for robust discussion ahead of public meetings, and which are assisting in shaping policy and strategy more in-line with the community's vision
- Completed the Compliance Audit Return, which was adopted by Council in March 2022
- Achieved 100% compliance with Council meeting agenda distribution deadlines
- Developed a new Councillor Induction Program
- Successfully conducted an Ordinary Election on Saturday, 16 October 2021

Human Resources (includes Health & Safety)

- Employee culture ratings improved from 2020-21 results:
 - Overall Performance increased from 83% to 93%
 - Workplace Score increased from 58 to 66
 - Commitment Score increased from 62 to 64
 - Net Promoter Score increased from -63 to -44

- Transitioned the Human Resource/Workforce Management system from Authority to 'One Council' (Phase 1 of the Enterprise Resource Planning 'One Council' Project – CEO KRA 1)
- Responded with rapid response recruitment to manage a challenging job market and high staff turnover
- Pivoted employee working arrangements (hybrid/remote working and e-learning) in response to COVID pandemic restrictions and safety measures

Corporate Communications

- Developed a new City of Nedlands' website to improve the community and customer experience, with launch planned for July 2022
- Conducted community engagement on major projects – Waratah Avenue and Lawler Park Masterplan

Land & Property

- Continued ongoing lease renewals with community groups and sporting clubs to ensure a level of social return for the community by way of community benefits that enhance social, health and wellbeing outcomes
- Identified additional leasing opportunities that have contributed to improving building and land asset utilisation, revenue and the provision of new/additional services for the community
- Commenced a major review of the Leasing Policy with a move towards a more sustainable City that seeks to achieve positive economic and environmental outcomes whilst supporting volunteer run organisations

Finance

- Significant work went into developing the City's new Long-Term Financial Plan (LTFP) which sets out how the City will financially and sustainably deliver strategic services and capital works programs over a 10-year period. The LTFP is being informed by the new Workforce Plan and draft Asset Management Plans developed in 2021-22
- Transitioned the finance management system from Authority to 'One Council' (Phase 1 of the Enterprise Resource Planning 'One Council' Project – CEO KRA 1)

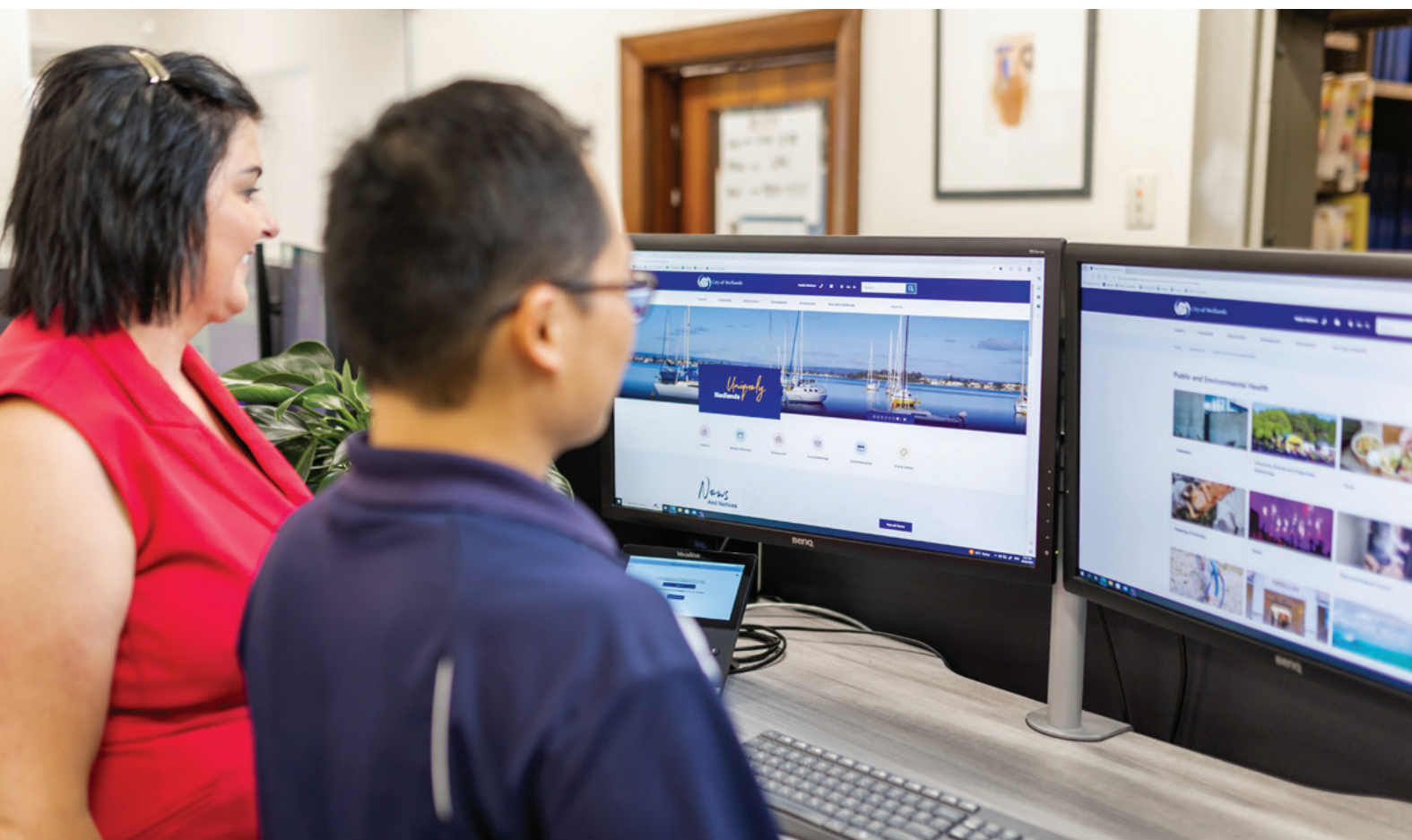
Information, Communication & Technology Services

(Includes Customer Services and Information & Records Management)

- Delivered Phase 1 of the Enterprise Resource Planning (ERP) 'One Council' Project (CEO KRA 1) which has begun the process of transforming the City's approach to customer service operations and reporting
- Transitioned the Customer Services Management (CRM) system from Authority to 'One Council' (Phase 1 of the ERP 'One Council' Project – CEO KRA 1)

Fleet

- Fleet included:
 - 11 Trucks
 - 18 Utilities
 - 2 Tractors
 - 3 Loaders
 - 2 Out Front Mowers, and
 - 29 Cars and Busses
- Rationalised light vehicle fleet by disposing five vehicles deemed in surplus of the City's needs
- Started investigating the use of Hybrid Technology for the City's fleet



ORGANISATIONAL REVIEW AND MATURING THE INTEGRATED PLANNING & REPORTING FRAMEWORK (IPRF)

In February 2022, an Organisational Review (the review) commenced concluding in June 2022.

The review assisted with the establishment of a service delivery baseline that identified 41 areas that provide services and projects in accordance with the community's vision. At the time of the review most components were absent, incomplete or outdated so several business improvement opportunities were recommended, many relating to improving and/or enhancing the City's Integrated Planning and Reporting Framework (IPRF).

IPRF provides the strategic foundation for the City's operations translating in a financially sustainable manner the community's vision into the services and projects delivered to the community. The maturity of the IPRF was flagged during the Organisational Review as well as the development of key Informing Strategies/Plans of the IPRF. These were prioritised by Council as part of the CEO's Key Result Areas (KRAs) for the 2021-22 FY.

Therefore, significant progress was made on developing and enhancing the IPRF in 2021-22.

This included:

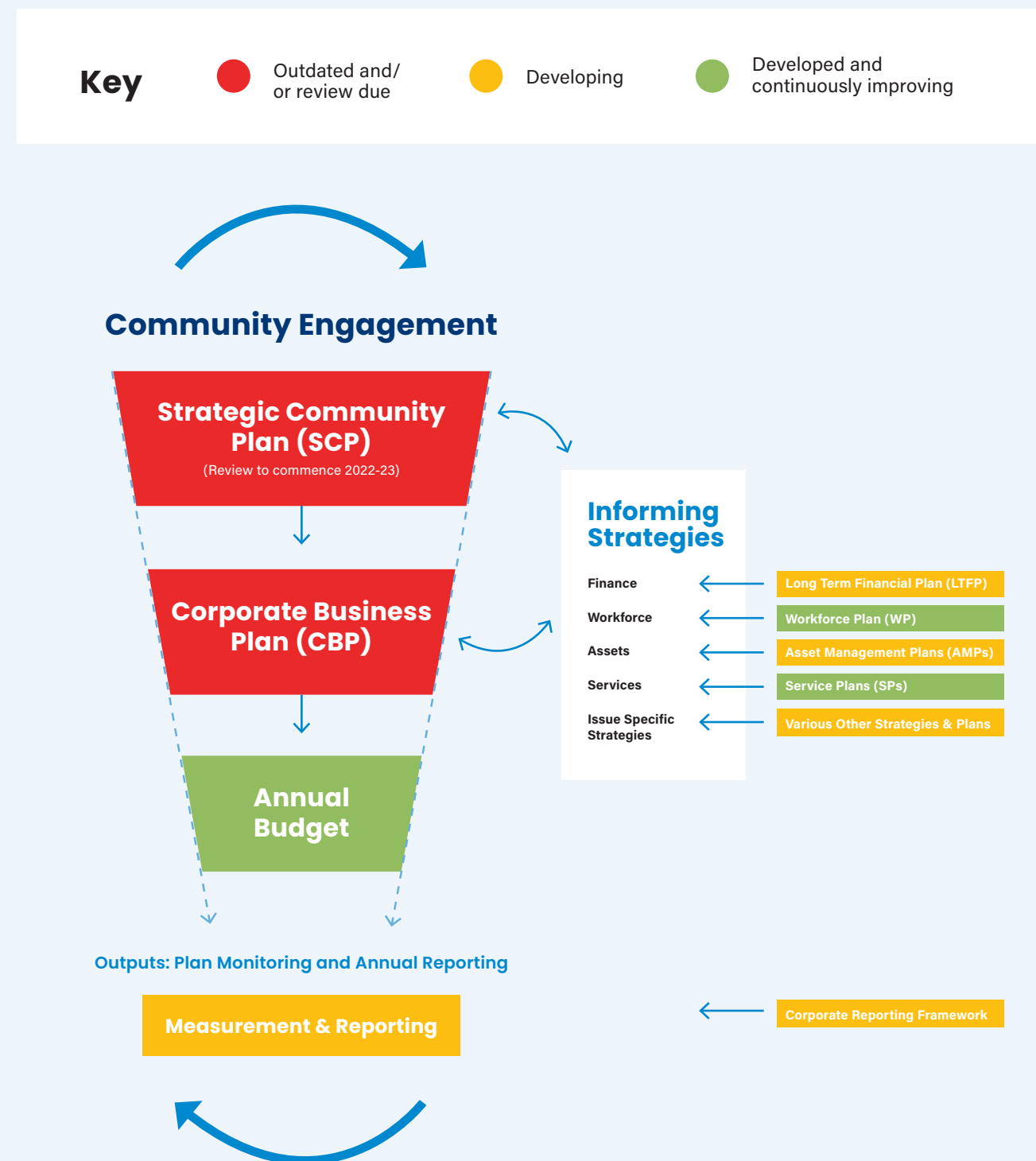
Development and adoption by Council of the City's first Workforce Plan (CEO KRA 2) which identifies workforce requirements needed to deliver the community's vision.

Development and drafting of the City's first Asset Management Plans (CEO KRA 3) which provides guidance on the service provision and whole of life-cycle asset management required to deliver the community's vision.

Significant progress made on the development of the City's new Long- Term Financial Plan (LTFP) (CEO KRA 4) which was informed by the City's first Workforce Plan and draft Asset Management Plans. These will set out how the City will financially and sustainably deliver the community's vision over a 10-year period.

Implementation of a Service Planning approach including development of 41 Service Plans to manage the resourcing and service levels required to deliver the community's vision.

The following infographic shows, using traffic lighting, the status of IPRF at close of the 2021-22 reporting period:



Continuous improvement and maturation of the City's IPRF will be a key focus in 2022-23, including major review of the Strategic Community Plan (SCP) and development of a new Corporate Business Plan (CBP).

ENTERPRISE RESOURCE PLANNING (ERP) 'ONE COUNCIL' PROJECT

In 2021-22, the City began its transition to the OneCouncil SaaS solution from TechnologyOne. TechnologyOne are well known in local government with its software and solutions being used by many of our sister governments.

The transition is a phased approach running over successive financial years and the implementation and use of the platform is just one pillar of activity that will enable the City to transform its operations both in terms of digital engagement but also transparency within the broader community.

The OneCouncil team delivered phase one seamlessly despite ongoing challenges that involved changes in management structure, team member departures and COVID.

The access to information facilitated by OneCouncil is already making an impact on business operations. Those impacts will grow as more modules are made available, and as the City's ability to interrogate and integrate with a modern business system improves.

DEVELOPING A NEW CITY OF NEDLANDS WEBSITE

Between January and June 2021, the City's communication team underwent the development of a new website. The existing website format and function no longer met user experience requirements and included irrelevant and outdated information.

After an internal consultation process a refreshed website came to life with a new look and modern feel. Accessing information on the new website is efficient and intuitive improving the overall end user experience.

A new feature of the website was designed to increase community engagement. The customer enquiry portal enables customers to directly lodge an online enquiry, application or complaint into the City's Enterprise Resource Planning (ERP) system. This feature ensures customer enquiries, applications and complaints can be tracked more accurately and responded to in a manner that aligns with the City's Customer Service Charter.

Organisational Priorities for 2022–23

At its meeting held on 22 November 2022, Council adopted the following Chief Executive Officer (CEO) Key Result Areas (KRA) which are the Organisational Priorities for 2022-23.

Key	KRA	Key Result Area	ITS	Integrated Transport Strategy
	KPI	Key Performance Indicator	POSS	Public Open Space Strategy
	CEO	Chief Executive Officer	SCP	Strategic Community Plan
	ERP	Enterprise Resource Planning	CBP	Corporate Business Plan
	LoS	Levels of Service	LTFP	Long-Term Financial Plan
	FOGO	Food Organics, Garden Organics	AMPs	Asset Management Plan
	FMP	Foreshore Masterplan	WFP	Workforce Plan

CEO Key Result Areas

Governance

Key Result Area (KRA)	Key Performance Indicator (KPI)
Improve efficacy and efficiency of Council Meeting Agenda Forum	<ul style="list-style-type: none">Governance Framework Policy reviewed, presented and endorsed by Council and updated on the websiteCouncil Member satisfaction with timeliness of Council Meeting Agenda Forums, post review of the Governance Framework Policy
Increase transparency in policy, process and communication to build the community’s trust and confidence	<ul style="list-style-type: none">The review of business areas of concern/priority, as identified in the Audit Plan for the next 12 months, includes auditing against related policies, processes and procedures and updating where requiredCommunity Engagement Policy reviewed, presented and endorsed by CouncilCouncil Report template for Statutory Planning items modified to include a section on the provision of the information relevant to make an informed decisionWeekly Chief Executive Officer (CEO) Statutory Planning Update modified to indicate if all required planning information has been submitted with the application, when advertised

Key Result Area (KRA)	Key Performance Indicator (KPI)
Risk Management Framework review	<ul style="list-style-type: none">Risk Management Framework, processes and procedures reviewed, presented and endorsed by the Audit and Risk Committee and CouncilOrganisational Risk Register developed, and quarterly reporting provided to the Audit and Risk Committee and Council for oversight
A community engagement survey to inform the strategic planning and set the City of Nedlands benchmarks in service delivery	<ul style="list-style-type: none">Community Scorecard Survey delivered, and results presented and endorsed by Council as part of the Strategic Community Plan (SCP)/Corporate Business Plan (CBP) Major Review Process

Customer Service

Key Result Area (KRA)	Key Performance Indicator (KPI)
Progress the Enterprise Resource Planning (ERP) ‘One Council’ Project	<ul style="list-style-type: none">ERP/‘OneCouncil’ Project Status Report and Stage 2 Delivery Timeframe presented and endorsed by Audit & Risk Committee and CouncilQuarterly project status report provided to Audit & Risk Committee and Council
Establish Levels of Service (LoS) for each service area	<ul style="list-style-type: none">Levels of Service (LoS) for each Service Plan established and presented and endorsed by Council
Improve customer request and complaints system	<ul style="list-style-type: none">Customer requests and complaints responded to within the guidelines of the Customer Service Charter

Project Management

Key Result Area (KRA)	Key Performance Indicator (KPI)
Access the City of Nedlands ability to deliver the underground power program	<ul style="list-style-type: none">• Business Case for remaining project stages developed and presented and adopted by Council• Community Consultation Plan developed and implemented.• Community Consultation Results and Project Delivery Timeframe presented and endorsed by Council
Implement Food Organics, Garden Organics (FOGO) waste management in the city of Nedlands	<ul style="list-style-type: none">• Implement Food Organics, Garden Organics (FOGO) waste management in the City of Nedlands• Comprehensive community information sessions delivered

Planning & Development

Key Result Area (KRA)	Key Performance Indicator (KPI)
Develop a Foreshore Masterplan (FMP) for the development and management of Nedlands foreshore areas	<ul style="list-style-type: none">• Foreshore Masterplan (FMP) development Status Report on provided to Council• Foreshore Masterplan (FMP) developed and presented and endorsed by Council
Develop an Integrated Transport Strategy (ITS) for the City of Nedlands	<ul style="list-style-type: none">• Integrated Transport Strategy (ITS) developed and presented and endorsed by Council
Develop a Public Open Space Strategy (POSS) to guide expenditure and cash-in-lieu public open space developer contributions	<ul style="list-style-type: none">• Public Open Space Strategy (POSS) developed and presented and endorsed by Council
Develop a Stirling Highway Precinct Strategy for the Stirling Highway Precinct	<ul style="list-style-type: none">• Stirling Highway Precinct Strategy developed and presented and endorsed by Council

Statutory

Key Result Area (KRA)	Key Performance Indicator (KPI)
Develop a Strategic Community Plan (SCP) in consultation with the community and key stakeholders to give clear strategic direction for the City of Nedlands	<ul style="list-style-type: none">• Community Consultation Plan developed and presented and endorsed by Council• Draft Strategic Community Plan (SCP) developed and presented and endorsed by Council for public comment• Final Strategic Community Plan (SCP) developed and presented and endorsed by Council
Develop a Corporate Business Plan (CBP) informed by the Strategic Community Plan (SCP) and the Service Delivery Review outcomes	<ul style="list-style-type: none">• Corporate Business Plan (CBP) developed and presented and endorsed by Council
Finalised Long-Term Financial Plan (LTFP) to give clear financial direction to the City of Nedlands, with clear inputs from the SCP, CBP, AMPs, WFPs, projects and Budget Reviews, and including the ability for plausible scenario plans for Council's consideration	<ul style="list-style-type: none">• Long-Term Financial Plan (LTFP) finalised and presented and endorsed by Council
Continuously improve, mature and implement the Asset Management Plans (AMPs) and related practices	<ul style="list-style-type: none">• Strategic Property Report on rationalisation of the City's assets and presented and endorsed by Council• Forward Works Plan on basic to intermediate level improvement over three-years for all asset management classes, developed, and presented and endorsed by Council
Continuously improve, mature and implement the Workforce Plan (WFP).	<ul style="list-style-type: none">• Organisational Review Stage 2 completed, WFP updated, and presented and endorsed by Council• Employee Attraction and Retention Strategy developed and presented and endorsed by the Executive Management Team• Workforce Full-Time Equivalent' (FTE) dashboard analytics developed and reported to Council



Statutory Compliance

Council Member Attendance

Ordinary Council Meeting

In accordance with the *Local Government Act 1995*, the Council Members meet regularly to make decisions on governing the local government.

Council Meetings are attended by the Mayor, Deputy Mayor, Councillors of the City of Nedlands, the Chief Executive Officer, Directors and Executive Officer and other administration staff as required, members of the media, and community members.

City of Nedlands Council Meetings are held on the fourth Tuesday of the month, with the exception of the December Council meeting which is held on the 2nd Tuesday of the month. No meetings were held in October 2021 as it was an election year.

* Councillors not on Council for the full financial year

Member	Meetings Held	Number Attended
Mayor Fiona Argyle	10	10
Coastal Ward		
Councillor Hengameh Amiry	10	6
Councillor Kerry Smyth	10	10
Councillor Leo McManus	10	9
Councillor Nikola Horley*	10	3
Dalkeith Ward		
Councillor Fergus Bennett	10	10
Councillor Noel Youngman	10	9
Councillor Andrew Mangano	10	10
Melvista Ward		
Councillor Blane Brackenridge	10	7
Councillor Rebecca Coghlan	10	10
Councillor Rajah Senathirajah	10	10
Councillor Bronwen Tyson*	10	3
Hollywood Ward		
Councillor Ben Hodsdon	10	10
Councillor Olinka Combes	10	7
Councillor John Wetherall	10	7

Special Council Meeting

Special Council Meetings are attended by the Mayor, Deputy Mayor, Councillors of the City of Nedlands, the Chief Executive Officer, Directors and Executive Officer and other administration staff as required, members of the media, and community members.

Member	Meetings Held	Number Attended
Mayor Fiona Argyle	11	11
Coastal Ward		
Councillor Hengameh Amiry	11	7
Councillor Kerry Smyth	11	11
Councillor Leo McManus	11	10
Councillor Nikola Horley*	11	1
Dalkeith Ward		
Councillor Fergus Bennett	11	9
Councillor Noel Youngman	11	9
Councillor Andrew Mangano	11	11
Melvista Ward		
Councillor Blane Brackenridge	11	10
Councillor Rebecca Coghlan	11	11
Councillor Rajah Senathirajah	11	11
Councillor Bronwen Tyson*	11	1
Hollywood Ward		
Councillor Ben Hodsdon	11	10
Councillor Olinka Combes	11	7
Councillor John Wetherall	11	4

Council Meeting Agenda Forum (from 1 January 2022)

Council Meeting Agenda Forums

Purpose: The purpose of the Council Meeting 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.

Member	Meetings Held	Number Attended
Mayor Fiona Argyle	5	5
Coastal Ward		
Councillor Hengameh Amiry	5	2
Councillor Kerry Smyth	5	5
Councillor Leo McManus	5	5
Councillor Nikola Horley*	5	
Dalkeith Ward		
Councillor Fergus Bennett	5	5
Councillor Noel Youngman	5	5
Councillor Andrew Mangano	5	4
Melvista Ward		
Councillor Blane Brackenridge	5	5
Councillor Rebecca Coghlan	5	5
Councillor Rajah Senathirajah	5	5
Councillor Bronwen Tyson*	5	0
Hollywood Ward		
Councillor Ben Hodsdon	5	5
Councillor Olinka Combes	5	4
Councillor John Wetherall	5	2

Council Committee Meetings (Internal-until December 2021)

Council Committee

Purpose: The Committee of the Whole of Council will consider matters presented to it by the Council administration and only make recommendations to Council to enable the necessary or convenient proper management of the Council functions of the *Local Government Act 1995*, the *Planning and Development Act 2005* and other relevant legislation as amended from time to time.

Member	Meetings Held	Number Attended
Mayor Fiona Argyle	5	5
Coastal Ward		
Councillor Hengameh Amiry	5	2
Councillor Kerry Smyth	5	5
Councillor Leo McManus	5	4
Councillor Nikola Horley*	5	3
Dalkeith Ward		
Councillor Fergus Bennett	5	5
Councillor Noel Youngman	5	5
Councillor Andrew Mangano	5	5
Melvista Ward		
Councillor Blane Brackenridge	5	2
Councillor Rebecca Coghlan	5	5
Councillor Rajah Senathirajah	5	5
Councillor Bronwen Tyson*	5	3
Hollywood Ward		
Councillor Ben Hodsdon	5	4
Councillor Olinka Combes	5	2
Councillor John Wetherall	5	4

Audit & Risk Committee

Purpose: Oversee and monitor the effectiveness of Council in carrying out its responsibilities regarding risk management, internal control, legislative compliance, and internal and external audit reporting, in accordance with Part 7 of the *Local Government Act 1995* and Regulation 16 of the *Local Government (Audit) Regulations 1996*.

Member	Meetings Held	Meetings Attended
Mayor Fiona Argyle	5	2
Coastal Ward		
Councillor Hengameh Amiry	5	1
Councillor Leo McManus	5	5
Councillor Kerry Smyth (observer)	5	1
Dalkeith Ward		
Councillor Andrew Mangano	5	5
Melvista Ward		
Councillor Rajah Senathirajah	5	5
Councillor Rebecca Coghlan (observer)	5	1
Hollywood Ward		
Councillor Olinka Combes	5	3
Councillor John Wetherall	5	1



CEO Recruitment & Selection Committee

Purpose:

1. The CEO Recruitment and Selection Committee is to be an interim Committee for the life of the CEO recruitment and selection processes.
2. In accordance with Local Government Operational Guidelines Number 10 – Appointing a CEO (updated April 2019) and in the interests of professionalism for all parties and the reputation of the City, matters discussed and information relating to executive search companies that are commercial in confidence or relating to applicants and their details will be treated in the strictest confidence. All Councillors and staff dealing with the CEO recruitment and selection processes are to sign a confidentiality agreement.

3. The role of respective members of the Committee are to be clarified and confirmed – that is, the roles of the Mayor and Committee members and the roles of alternate Committee members, including whether the alternate Committee members are to act as proxies.
4. The CEO Recruitment and Selection Committee with the assistance of the HR Manager as required will refine the requirements for the selection of the CEO and will assist with coordination of the process.
5. 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.
6. The CEO Recruitment and Selection Committee will report back to Council at important points in the process as approved by Council and enable Council to make the final decision regarding selection and appointment of the interim CEO and the long-Term CEO.

Member	Meetings Held	Meetings Attended
Mayor Fiona Argyle	4	2
Coastal Ward		
Councillor Leo McManus	4	1
Councillor Kerry Smyth	4	4
Dalkeith Ward		
Councillor Fergus Bennett	4	1
Councillor Andrew Mangano	4	4
Melvista Ward		
Councillor Rebecca Coghlan	4	4
Councillor Rajah Senathirajah	4	2
Hollywood Ward		
Councillor Ben Hodsdon	4	1
Councillor John Wetherall	4	4

CEO Performance Review Committee

Purpose: Under delegated authority to manage the performance appraisal process of the Chief Executive Officer in order to meet both Council’s statutory obligations in accordance with the provisions of Section 5.38(1) of the *Local Government Act 1995* and any terms and conditions of the employment contract of the Chief Executive Officer.

Member	Meetings Held	Meetings Attended
Mayor Fiona Argyle	3	3
Coastal Ward		
Councillor Kerry Smyth	3	2
Councillor Nikola Horley*	3	2
Dalkeith Ward		
Councillor Fergus Bennett	3	1
Councillor Andrew Youngman	3	1
Melvista Ward		
Councillor Rebecca Coghlan	3	3
Hollywood Ward		
Councillor John Wetherall	3	2



Public Art Committee

Purpose: The Public Art Committee was established by Council in accordance with Section 5.8 of the Local Government Act 1995 for public art projects within the City of Nedlands.

Member	Meetings Held	Meetings Attended
Mayor Fiona Argyle	3	1
Coastal Ward		
Councillor Kerry Smyth	3	3
Councillor Leo McManus	3	1
Dalkeith Ward		
Councillor Andrew Mangano	3	1
Councillor Noel Youngman	3	2
Melvista Ward		
Councillor Bronwyn Tyson*	3	1
Councillor Blane Brackenridge	3	2
Hollywood Ward		
Councillor Ben Hodsdon	3	3



Organisational Review Committee

Purpose: This Committee is established by Council in accordance with section 5.8 of the *Local Government Act 1995* to oversee the City of Nedlands Organisational Review.

Member	Meetings Held	Meetings Attended
Mayor Fiona Argyle	4	3
Coastal Ward		
Councillor Hengameh Amiry	4	3
Councillor Kerry Smyth (observer)	4	4
Dalkeith Ward		
Councillor Andrew Mangano	4	4
Councillor Fergus Bennett (observer)	4	2
Melvista Ward		
Councillor Rajah Senathirajah	4	4
Councillor Rebecca Coghlan (observer)	4	4
Hollywood Ward		
Councillor Olinka Combes	4	3
Councillor John Wetherall (Deputy)	4	1
Councillor Ben Hodsdon (observer)	4	2

Working Groups (Internal)

Briefing Sessions (July 2021–December 2021) & Concept Forums (February 2022 – 30 June 2022)

In addition to Council Meetings, Committee Meetings and internal and external working groups and panels, as part of the decision-making process Council Members also attend Council Member Briefing sessions on the 1st and 3rd Tuesday of the month with additional meetings held on Thursdays or other days as required. These briefings cover a variety of important issues.

From July 2021 to December 2021 Council Members attended a total of 17 briefings consisting of 11 Tuesdays, 5 Thursdays and 1 Saturday.

Following the adoption of Council’s Governance Framework Policy in December 2021 Briefing Sessions were amended to be Concept Forums.

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.

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.

Council Members attended a total of 23 Concept Forums from 1 February 2022 to 30 June 2022 consisting of 11 Tuesdays and 12 Thursdays.

Site Assessment Working Group

Purpose: For the purpose of this Terms of Reference, the ‘Site’ is defined as the proposed Hospice site and its vicinity within the Allen Park Master Plan location. The establishment of the Site Assessment Working Group (SAWG) will enable the key stakeholders to be directly involved in reviewing the proposal for a Perth Children’s Hospice in Swanbourne.

The feedback provided by the SAWG will assist the City of Nedlands and Council in making decisions that respond to community concerns and aspirations and have the best overall outcomes for the community.

Member	Meetings Held	Meetings Attended
Councillor Kerry Smyth	4	3
Councillor Nikola Horley*	4	3
Councillor Leo McManus	4	3



Committees, Working Groups & Panels (External)

Lake Claremont Advisory Committee

Purpose: The Committee was established to prepare and implement a Management Plan for the Lake. The Lake Claremont Advisory Committee along 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.

Member	Meetings Held	Meetings Attended
Councillor Fergus Bennett	4	1
Councillor Kerry Smyth	4	3

Development Assessment Panel

Purpose: Development Assessment Panels (DAP) were introduced by the (then) Department of Planning during 2011 to assist with decision making involved with complex development applications.

Each DAP consists of three specialist members, one of which is the presiding member, and two local government members.

The Planning and Development (Development Assessment Panels) Regulations 2011 (DAP Regulations) requires Council to nominate four elected members of the Council, comprising two local members and two alternate local members to sit on the Joint Development Assessment Panel (JDAP).

Member	Meetings Held	Meetings Attended
Councillor Fergus Bennett	15	10
Councillor Blane Brackenridge	15	7
Councillor Rebecca Coghlan	15	3
Councillor Kerry Smyth	15	10

WALGA Central Metropolitan Zone

Purpose: The City of Nedlands is a member of the Western Australian local Government Association (WALGA).

Zones are required to meet to consider items contained on the agenda to have input into the decision making of State Council on a particular item, it must pass an advisory resolution.

The relationship between State Council and the Zones within the Western Australian Local Government Association is a critical one in the political representation of Local Government at the State and Federal levels. Zones have an integral role in shaping the political and strategic direction of Local Government as a sphere of government. Not only are Zones responsible for bringing relevant local and regional issues to the State decision making table, but they are also a key player in developing policy and legislative initiatives for Local Government. Zones have a direct relationship with the State Council of the Association, Policy Teams and Policy Forums and the Secretariat of the Association.

The primary role of Zones is to elect a State Council representative, consider the State Council agenda and provide direction/feedback to their State Councillor. The role/ functions of a Zone may include developing/advocating positions on regional issues affecting Local Government, progressing regional Local Government initiatives, identifying relevant issues for action by WALGA, networking and sharing information, and contributing to policy development through Policy Teams and Policy Forums.

Under the representational framework of the Association, Member Local Governments have the capacity to be directly involved in the development of policy for Local Government. Member Local Government can access the Association through the State Council, Secretariat, Policy Teams and Policy Forums, or alternatively can access the Association through their respective Zones.

Zones provide critical input into the business which is considered by State Council.

The relationship between State Council and the Zones within the Western Australian Local Government Association is a critical one in the political representation of Local Government at the State and Federal levels. Zones have an integral role in shaping the political and strategic direction of Local Government as a sphere of government. Not only are Zones responsible for bringing relevant local and regional issues to the State decision making table, but they are also a key player in developing policy and legislative initiatives for Local Government. Zones have a direct relationship with the State Council of the Association, Policy Teams and Policy Forums and the Secretariat of the Association.

Member	Meetings Held	Meetings Attended
Mayor Fiona Argyle	5	1
Councillor Rajah Senathirajah	5	5
Councillor Kerry Smyth	5	3

Metropolitan Regional Road Group – West Sub Group

Purpose: The State Road Funds to Local Government Agreement 2018/19 to 2022/23 provides the framework for distribution of State funds available from State Government for local roads. The State Road Funds to Local Government Advisory Committee (SAC) oversees, monitors and recommends to the Minister for Transport the distribution of State funds under the Agreement.

Regional Road Groups, under the Agreement, are responsible for developing regional specific policies and procedures within the overarching framework to suit local circumstances. Membership of Regional Road Groups is to comprise elected Local Government representatives (Councillors and Commissioners as appointed under the Local Government Act) with all local governments being represented.

Member	Meetings Held	Meetings Attended
Councillor Fergus Bennett	2	1
Councillor Kerry Smyth	2	1



Council Member Complaints

The *Local Government Act 1995* requires a local government’s annual report contain details of entries made in the Complaints Register in the financial year. A summary for the 2021-22 financial year is provided below:

- 11 Complaints recorded & referred to Standards Panel
- 0 Complaints with findings of no breach by Standards Panel
- 8 Complaints with findings of refusal by Standards Panel
- 0 Complaints with findings of Breach by Standards Panel
- 3 Complaints with an investigation still in Progress

Payments Ordered by the Local Government Standards Panel

The *Local Government (Administration) Regulations 1996* require a local government to report any amount ordered under section 5.110(6)(b)(iv) to be paid by a person against whom a complaint was made under sections 5.107(1), 5.109(1) or 5.114(1) to the local government during the financial year. The amount order for the 2021-22 financial year was \$0.

Remuneration and Allowances paid to the Local Government Standards Panel

For the 2021-22 financial year, the amount the City paid in sitting fees to the standards panel was \$0 noting that these are only paid when findings are made.

CEO Renumeration

The CEO’s remuneration package was \$300,000 (including salary, allowances, fees, emoluments, and benefits).

Employee Renumeration

The *Local Government (Administration) Regulations 1996* require a local government to report the number of employees entitled to an annual salary of \$130,000 or more, and the number of employees entitled to an annual salary that falls within each band of \$10,000 over \$130,000. There were 13 employees (including the CEO) entitled to an annual cash salary of \$130,000 or more, a summary which is provided below.

Annual cash salary	Number of employees
\$130,000 - \$139,999	0
\$140,000 - \$149,999	4
\$150,000 - \$159,999	4
\$160,000 - \$169,999	1
\$170,000 - \$179,999	1
\$180,000 - \$189,999	0
\$190,000 - \$199,999	0
\$200,000 - \$209,999	1
\$210,000 - \$219,999	0
\$220,000 - \$229,999	1

Note: The table above reports the annual cash component only and includes the CEO.

Records Keeping

The City is committed to best practice record keeping and compliance in accordance with the *State Records Act 2000* and best practice standards.

Record-Keeping Plan

The City’s current Record-Keeping Plan, RKP2018005, was submitted to the State Records Office in March 2018 and subsequently approved on 23 March 2018. In accordance with the *State Records Act 2000*, RKP2018005, is due to be reviewed and submitted to the State Records Office by 23 March 2023. The City has completed the review and the revised Record-Keeping Plan will be submitted for approval in March 2023.

Information Management Systems

The City continuously reviews and improves business processes and systems used to capture business intelligence across the organisation. In 2016, the City migrated to SharePoint Online and implemented RecordPoint365 to work alongside Sharepoint, to comply with document classification, retention and disposal legislative requirements.

The City is currently in the implementation of Enterprise Resource Planning (ERP) system ‘OneCouncil’ including an Enterprise Content Management (ECM) component allowing for better records management practices.

Training & Awareness

Record-keeping induction training is provided to all new employees. This training program is reviewed regularly and updated as required. Annual Freedom of Information (FOI) workshop/information sessions are also conducted for staff and a refresher training program is currently in development. Staff also undergo annual records keeping training on a regular basis, as well as attend monthly and quarterly forums for networking, information, education, and knowledge sharing purposes.

Freedom of Information

The *Freedom of Information Act 1992* gives the public the right to apply for access to documents held by State and Local governments. The City aims to make information available outside of the Freedom of Information (FOI) process wherever possible. A summary of the FOI process undertaken in the 2021-22 financial year is provided below:

- 17 valid FOI applications received.
 - 15 internally reviewed and finalised
 - 1 externally reviewed and finalised
 - 1 transferred to another agency

Disability Access & Inclusion

The City of Nedlands’ Disability Access and Inclusion Plan 2018-19 to 2022-23 outlines the City’s approach to working towards a more accessible and inclusive community.

The City is required by legislation to:

- maintain a Disability Access and Inclusion Plan (DAIP)
- address seven specific outcome areas within the plan
- report to the Department of Communities – Disability Services annually on progress against actions within the plan

The strategies outlined in the DAIP have a direct community benefit. This extends beyond those with a disability. Making the City of Nedlands more accessible benefits the elderly, culturally and linguistically diverse (CaLD) community members and young children.

The table below shows the outcome areas where strategies or initiatives were planned, as well as the strategies or initiatives completed during the financial year.

Outcome Areas	Number of Strategies / Initiatives			Comment
	Planned	Completed	Ongoing	
Service & Events	14	11	N/A	Covid-19 impacted on the delivery of some services
Buildings & Facilities	4	3	1	The installation of a new path at Paul Hasluck Reserve was delayed. This action is ongoing
Information	5	2	2	Delays in the website process mean that the website had not been tested by an appropriate focus group or launched by the end of financial year. These actions are ongoing
Services from Employees	1	0	N/A	Training options were interrupted by Covid-19
Feedback & Complaints	0	0	0	The City’s complaints process was reviewed in 2018-19. No further action was assigned
Public Consultation	3	3	0	
Employment	2	2	0	

Understanding the Financial Statements

Financials

Financial Statements 2021–22

Independent Auditor's Report 2022

71 Stirling Hwy Nedlands WA 6009
PO Box 9 Nedlands WA 6909
P: 9273 3500
nedlands.wa.gov.au



City of Nedlands

CITY OF NEDLANDS
FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

Certification of Financial Report	2
Statement of Comprehensive Income by Nature or Type	3
Statement of Financial Position	4
Statement of Changes in Equity	5
Statement of Cash Flows	6
Rate Setting Statement	7
Index of Notes to the Financial Report	8
Independent Auditor's Report	52

COMMUNITY VISION

Our City will be an environmentally-sensitive, beautiful, and inclusive place.

Principal place of business:
71 Stirling Highway
Nedlands WA 6009

CITY OF NEDLANDS
STATEMENT OF COMPREHENSIVE INCOME
BY NATURE OR TYPE
FOR THE YEAR ENDED 30 JUNE 2022

	NOTE	2022 Actual	2022 Budget	2021 Actual
		\$	\$	\$
Revenue				
Rates	26(a),2(a)	25,305,927	25,127,655	24,724,235
Operating grants, subsidies and contributions	2(a)	2,451,096	1,608,056	2,162,126
Fees and charges	25(c),2(a)	7,678,159	8,077,681	7,699,409
Service charges	26(c),2(a)	7,936	0	(19,966)
Interest earnings	2(a)	241,044	275,000	268,905
Other revenue	2(a)	246,812	67,573	132,711
		35,930,974	35,155,965	34,967,420
Expenses				
Employee costs		(17,195,294)	(16,011,302)	(14,396,659)
Materials and contracts		(11,103,613)	(14,961,202)	(11,089,161)
Utility charges		(1,089,876)	(827,703)	(882,938)
Depreciation	10(a)	(4,491,612)	(4,656,600)	(4,288,831)
Finance costs	2(b)	(114,275)	(113,432)	(169,430)
Insurance		(359,136)	(408,200)	(375,901)
Other expenditure	2(b)	(1,119,603)	(1,516,326)	(706,287)
		(35,473,409)	(38,494,765)	(31,909,207)
		457,565	(3,338,800)	3,058,213
Capital grants, subsidies and contributions	2(a)	1,393,561	3,994,383	2,256,281
Profit on asset disposals	10(c)	17,938	6,545	35,067
Loss on asset disposals	10(c)	(3,262)	(133,440)	0
Fair value adjustments to financial assets at fair value through profit or loss		7,993	0	5,172
		1,416,230	3,867,488	2,296,520
Net result for the period	25(b)	1,873,795	528,688	5,354,733
Other comprehensive income for the period				
<i>Items that will not be reclassified subsequently to profit or loss</i>				
Changes in asset revaluation surplus	18	(43,621,068)	0	0
Total other comprehensive income for the period	18	(43,621,068)	0	0
Total comprehensive income for the period		(41,747,273)	528,688	5,354,733

This statement is to be read in conjunction with the accompanying notes.

CITY OF NEDLANDS
STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2022

	NOTE	2022 \$	2021 \$
CURRENT ASSETS			
Cash and cash equivalents	3	6,159,497	15,827,346
Trade and other receivables	5	1,812,104	1,954,644
Other financial assets	4(a)	12,118,917	4,298,665
Inventories	6	40,738	34,191
Other assets	7	44,747	61,812
TOTAL CURRENT ASSETS		20,176,003	22,176,658
NON-CURRENT ASSETS			
Trade and other receivables	5	1,301,176	1,443,370
Other financial assets	4(b)	195,875	205,015
Property, plant and equipment	8	107,509,452	151,569,167
Infrastructure	9	92,586,194	92,642,614
Right-of-use assets	11(a)	84,318	134,853
Intangible assets	12	973,400	0
TOTAL NON-CURRENT ASSETS		202,650,415	245,995,019
TOTAL ASSETS		222,826,418	268,171,677
CURRENT LIABILITIES			
Trade and other payables	13	5,061,932	7,573,268
Other liabilities	14	590,595	562,173
Lease liabilities	11(b)	65,506	64,310
Borrowings	15	1,136,520	1,405,492
Employee related provisions	16	2,886,568	2,678,769
Other provisions	17	56,211	108,850
TOTAL CURRENT LIABILITIES		9,797,332	12,392,862
NON-CURRENT LIABILITIES			
Lease liabilities	11(b)	142,099	207,605
Borrowings	15	1,572,473	2,708,993
Employee related provisions	16	364,244	161,190
Other provisions	17	89,974	93,181
TOTAL NON-CURRENT LIABILITIES		2,168,790	3,170,969
TOTAL LIABILITIES		11,966,122	15,563,831
NET ASSETS		210,860,296	252,607,846
EQUITY			
Retained surplus		86,260,570	87,333,105
Reserve accounts	29	8,263,144	5,317,090
Revaluation surplus	18	116,336,582	159,957,653
TOTAL EQUITY		210,860,296	252,607,848

This statement is to be read in conjunction with the accompanying notes.

CITY OF NEDLANDS
STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2022

	NOTE	RETAINED SURPLUS \$	RESERVE ACCOUNTS \$	REVALUATION SURPLUS \$	TOTAL EQUITY \$
Balance as at 1 July 2020		81,399,616	5,895,846	159,957,653	247,253,115
Change in accounting policy		0	0	0	0
Correction of error		0	0	0	0
Restated balance at the beginning of the financial year		81,399,616	5,895,846	159,957,653	247,253,115
Comprehensive income for the period					
Net result for the period		5,354,733	0	0	5,354,733
Other comprehensive income for the period	18	0	0	0	0
Total comprehensive income for the period		5,354,733	0	0	5,354,733
Transfers from reserves	29	906,703	(906,703)	0	0
Transfers to reserves	29	(327,947)	327,947	0	0
Balance as at 30 June 2021		87,333,105	5,317,090	159,957,653	252,607,848
Change in accounting policies		0	0	0	0
Correction of error		0	0	0	0
Restated balance at 1 July 2021		87,333,105	5,317,090	159,957,653	252,607,848
Comprehensive income for the period					
Net result for the period		1,873,795	0	0	1,873,795
Other comprehensive income for the period	18	0	0	(43,621,068)	(43,621,068)
Total comprehensive income for the period		1,873,795	0	(43,621,068)	(41,747,273)
Transfers from reserves	29	1,491,532	(1,491,532)	0	0
Transfers to reserves	29	(4,437,586)	4,437,586	0	0
Balance as at 30 June 2022		86,260,570	8,263,144	116,336,582	210,860,575

This statement is to be read in conjunction with the accompanying notes.

CITY OF NEDLANDS
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2022

	NOTE	2022 Actual \$	2022 Budget \$	2021 Actual \$
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts				
Rates		25,482,766	25,127,655	25,232,316
Operating grants, subsidies and contributions		2,468,910	1,608,056	1,818,375
Fees and charges		7,681,985	8,077,681	7,736,502
Service charges		7,936	0	(19,966)
Interest received		241,044	275,000	268,905
Goods and services tax received		1,855,520	0	1,667,021
Other revenue		246,812	67,573	132,711
		37,984,973	35,155,965	36,835,864
Payments				
Employee costs		(17,197,626)	(15,951,316)	(14,467,132)
Materials and contracts		(13,229,838)	(14,961,202)	(9,433,355)
Utility charges		(1,089,876)	(827,703)	(882,938)
Finance costs		(114,275)	(113,432)	(169,430)
Insurance paid		(359,136)	(408,200)	(375,901)
Goods and services tax paid		(1,704,621)	0	(1,808,907)
Other expenditure		(1,114,829)	(1,516,326)	(706,287)
		(34,810,201)	(33,778,179)	(27,843,950)
Net cash provided by (used in) operating activities	19(b)	3,174,772	1,377,786	8,991,914
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for purchase of property, plant & equipment	8(a)	(420,273)	(3,509,195)	(582,018)
Payments for construction of infrastructure	9(a)	(3,113,651)	(4,738,653)	(5,334,657)
Payments of right of use assets		0	0	(157,176)
Payments for intangible assets	12	(973,400)	0	0
Non-operating grants, subsidies and contributions		875,281	3,994,383	2,256,281
Proceeds from financial assets at amortised cost		(7,819,802)	0	1,991,900
Proceeds from financial assets at amortised cost - self supporting loans		16,683	0	8,178
Proceeds from sale of property, plant & equipment	10(c)	62,593	269,909	101,989
Net cash provided by (used in) investing activities		(11,372,569)	(3,983,556)	(1,715,503)
CASH FLOWS FROM FINANCING ACTIVITIES				
Repayment of borrowings	28(a)	(1,405,492)	(1,407,745)	(1,750,165)
Payments for principal portion of lease liabilities	28(c)	(64,560)	(64,560)	(75,173)
Recognition of new lease liabilities		0	0	156,922
Proceeds on disposal of financial assets at fair values through other comprehensive income		0	485,175	0
Net cash provided by (used in) financing activities		(1,470,052)	(987,130)	(1,668,416)
Net increase (decrease) in cash held		(9,667,849)	(3,592,900)	5,607,995
Cash at beginning of year		15,827,346	13,028,521	10,219,350
Cash and cash equivalents at the end of the year	19(a)	6,159,497	9,435,621	15,827,344

This statement is to be read in conjunction with the accompanying notes.

CITY OF NEDLANDS
RATE SETTING STATEMENT
FOR THE YEAR ENDED 30 JUNE 2022

	NOTE	2022 Actual \$	2022 Budget \$	2021 Actual \$
NET CURRENT ASSETS - At start of financial year - surplus/(deficit)	27(b)	5,805,698	4,826,033	3,238,997
OPERATING ACTIVITIES				
Revenue from operating activities (excluding general rate)				
Operating grants, subsidies and contributions		2,451,096	1,608,056	2,162,126
Fees and charges		7,678,159	8,077,681	7,699,409
Service charges		7,936	0	(19,966)
Interest earnings		241,044	275,000	268,905
Other revenue		246,812	67,573	132,711
Profit on asset disposals	10(c)	17,938	6,545	35,067
Fair value adjustments to financial assets at fair value through profit or loss		7,993	0	5,172
		10,650,978	10,034,855	10,283,424
Expenditure from operating activities				
Employee costs		(17,195,294)	(16,011,302)	(14,396,659)
Materials and contracts		(11,103,613)	(14,961,202)	(11,089,161)
Utility charges		(1,089,876)	(827,703)	(882,938)
Depreciation		(4,491,612)	(4,656,600)	(4,288,831)
Finance costs		(114,275)	(113,432)	(169,430)
Insurance		(359,136)	(408,200)	(375,901)
Other expenditure		(1,119,603)	(1,516,326)	(706,287)
Loss on asset disposals	10(c)	(3,262)	(133,440)	0
		(35,476,671)	(38,628,205)	(31,909,207)
Non-cash amounts excluded from operating activities	27(a)	4,925,081	4,783,495	4,422,232
Amount attributable to operating activities		(19,900,612)	(23,809,855)	(13,964,554)
INVESTING ACTIVITIES				
Non-operating grants, subsidies and contributions		1,393,561	3,994,383	2,256,281
Proceeds from disposal of assets	10(c)	62,593	269,909	101,989
Proceeds from financial assets at amortised cost - self supporting loans	28(a)	16,683	0	8,178
Purchase of property, plant and equipment	8(a)	(880,273)	(3,509,195)	(582,018)
Purchase and construction of infrastructure	9(a)	(3,113,651)	(4,738,653)	(5,334,657)
Purchase of right of use asset		0	0	(157,176)
Payments for intangible assets	12	(973,400)	0	0
		(3,494,487)	(3,983,556)	(3,707,403)
Amount attributable to investing activities		(3,494,487)	(3,983,556)	(3,707,403)
FINANCING ACTIVITIES				
Repayment of borrowings	28(a)	(1,405,492)	(1,407,745)	(1,750,165)
Payments for principal portion of lease liabilities	28(c)	(64,560)	(64,560)	(75,173)
Transfers to reserves (restricted assets)	29	(4,437,586)	(2,052,500)	(327,947)
Transfers from reserves (restricted assets)	29	1,491,532	1,364,528	906,703
Amount attributable to financing activities		(4,416,106)	(2,160,277)	(1,246,582)
Surplus/(deficit) before imposition of general rates		(22,005,507)	(25,127,655)	(18,918,539)
Total amount raised from general rates	26(a)	25,305,927	25,127,655	24,724,235
Surplus/(deficit) after imposition of general rates	27(b)	3,300,420	0	5,805,696

This statement is to be read in conjunction with the accompanying notes.

CITY OF SOMEWHERE
FOR THE YEAR ENDED 30 JUNE 2022
INDEX OF NOTES TO THE FINANCIAL REPORT

Note 1	Basis of Preparation	9
Note 2	Revenue and Expenses	10
Note 3	Cash and Cash Equivalents	12
Note 4	Other Financial Assets	12
Note 5	Trade and Other Receivables	13
Note 6	Inventories	14
Note 7	Other Assets	15
Note 8	Property, Plant and Equipment	16
Note 9	Infrastructure	18
Note 10	Fixed Assets	20
Note 11	Leases	23
Note 12	Intangible Assets	25
Note 13	Trade and Other Payables	26
Note 14	Other Liabilities	27
Note 15	Borrowings	28
Note 16	Employee Related Provisions	29
Note 17	Other Provisions	30
Note 18	Revaluation Surplus	31
Note 19	Notes to the Statement of Cash Flows	32
Note 20	Contingent Liabilities	33
Note 21	Capital Commitments	33
Note 22	Related Party Transactions	34
Note 23	Financial Risk Management	37
Note 24	Other Significant Accounting Policies	41
Note 25	Function and Activity	42
Note 26	Rating Information	45
Note 27	Rate Setting Statement Information	48
Note 28	Borrowing and Lease Liabilities	49
Note 29	Reserve accounts	51

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

1. BASIS OF PREPARATION

The financial report comprises general purpose financial statements which have been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

Local Government Act 1995 requirements

Section 6.4(2) of the *Local Government Act 1995* read with the *Local Government (Financial Management) Regulations 1996* prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the City to measure any vested improvements at zero cost.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

The local government reporting entity

All funds through which the City controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

All monies held in the Trust Fund are excluded from the financial statements. A separate statement of those monies appears at Note 29 of the financial report.

Judgements and estimates

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The balances, transactions and disclosures impacted by accounting estimates are as follows:

- estimated fair value of certain financial assets
- impairment of financial assets
- estimation uncertainties made in relation to lease accounting
- estimation of useful lives of non-current assets
- estimation uncertainties made in relation to lease accounting
- estimated useful life of intangible asset

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

2. REVENUE AND EXPENSES

(a) Revenue

Contracts with customers

Recognition of revenue is dependant on the source of revenue and the associated terms and conditions associated with each source of revenue and recognised as follows:

Revenue Category	Nature of goods and services	When obligations typically satisfied	Payment terms	Returns/Refunds/Warranties	Timing of revenue recognition
Operating grants, subsidised and contributions with customer	Community events, minor facilities, research, design, planning evaluation and services	Over time	Fixed terms transfer of funds based on agreed milestones and reporting	Contract obligation if project not complete	Output method based on project milestones and/or completion date matched to performance obligations
Fees and charges-licenses, registrations, approvals	Building, planning development and animal management	Single point in time	Full payment prior to issue	None	On payment of the licence, registration or approval
Other revenue-private works	Contracted private works	Single point in time	Monthly in arrears	None	Output method based on works done
Fees & Charges - Courses	Community events, training	Last month of the Financial Year	Fixed	Yes	On payment of course fee in advance

Consideration from contracts with customers is included in the transaction price.

Revenue Recognition

Revenue recognised during the year under each basis of recognition by nature or types of goods or services is provided in the table below:

For the year ended 30 June 2022

Nature or type	Contracts with customers	Capital grant/contributions	Statutory Requirements	Other	Total
	\$	\$	\$	\$	\$
Rates	0	0	25,305,927	0	25,305,927
Operating grants, subsidies and contributions	1,141,753	0	0	1,309,343	2,451,096
Fees and charges	7,230,858	0	362,112	85,189	7,678,159
Service charges	0	0	0	7,936	7,936
Interest earnings	12,544	0	155,671	72,829	241,044
Other revenue	0	0	0	246,812	246,812
Non-operating grants, subsidies and contributions	0	1,393,561	0	0	1,393,561
Total	8,385,155	1,393,561	25,823,710	1,722,109	37,324,535

For the year ended 30 June 2021

Nature or type	Contracts with customers	Capital grant/contributions	Statutory Requirements	Other	Total
	\$	\$	\$	\$	\$
Rates	0	0	24,724,235	0	24,724,235
Operating grants, subsidies and contributions	0	2,162,126	0	0	2,162,126
Fees and charges	7,219,017	0	480,392	0	7,699,409
Service charges	0	0	(19,966)	0	(19,966)
Interest earnings	0	0	166,540	102,365	268,905
Other revenue	121,959	0	0	10,752	132,711
Non-operating grants, subsidies and contributions	0	2,256,281	0	0	2,256,281
Total	7,340,976	4,418,407	25,351,201	113,117	37,223,701

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

2. REVENUE AND EXPENSES (Continued)

	Note	2022 Actual \$	2022 Budget \$	2021 Actual \$
(a) Revenue (Continued)				
Interest earnings				
Financial assets at amortised cost - self supporting loans		1,793	1,822	2,203
Interest on reserve funds		16,892	38,500	28,249
Rates instalment and penalty interest (refer Note 26(e))		155,671	151,000	166,540
Other interest earnings		66,688	83,678	71,913
		241,044	275,000	268,905
(b) Expenses				
Auditors remuneration				
- Audit of the Annual Financial Report		114,175	113,432	45,000
- Other services		29,593	4,714	10,000
		143,768	118,146	55,000
Finance costs				
Borrowings	28(a)	109,561	113,432	164,187
Lease liabilities	28(c)	4,714	4,714	5,243
		114,275	118,146	169,430
Other expenditure				
Impairment losses on receivables from contracts with customers		4,774	0	10,432
Sundry expenses		1,114,829	1,516,326	695,855
		1,119,603	1,516,326	706,287

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

3. CASH AND CASH EQUIVALENTS

Cash at bank and on hand
Term deposits
Total cash and cash equivalents

Held as
- Unrestricted cash and cash equivalents
- Restricted cash and cash equivalents

Note	2022	2021
	\$	\$
	4,088,292	11,217,687
	2,071,205	4,609,659
19(a)	6,159,497	15,827,346
	2,851,569	14,792,238
19(a)	3,307,928	1,035,108
	6,159,497	15,827,346

SIGNIFICANT ACCOUNTING POLICIES

Cash and cash equivalents

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Bank overdrafts are reported as short term borrowings in current liabilities in the statement of financial position.

Term deposits are presented as cash equivalents if they have a maturity of three months or less from the date of acquisition and are repayable with 24 hours notice with no loss of interest.

Restricted financial assets

Restricted financial asset balances are not available for general use by the local government due to externally imposed restrictions. Restrictions are specified in an agreement, contract or legislation. This applies to reserves, unspent grants, subsidies and contributions and unspent loans that have not been fully expended in the manner specified by the contributor, legislation or loan agreement and for which no liability has been recognised.

Details of restrictions on financial assets can be found at Note 19.

4. OTHER FINANCIAL ASSETS

(a) Current assets

Financial assets at amortised cost

Other financial assets at amortised cost

Self supporting loans receivable
Term deposits

Held as
- Unrestricted other financial assets at amortised cost
- Restricted other financial assets at amortised cost

	2022	2021
	\$	\$
	12,118,917	4,298,665
	12,118,917	4,298,665
	17,133	16,683
27(b)	12,101,784	4,281,982
	12,118,917	4,298,665
	3,855,773	16,683
19(a)	8,263,144	4,281,982
	12,118,917	4,298,665
	40,268	57,401
	155,607	147,614
	195,875	205,015
	40,268	48,079
	0	9,322
	40,268	48,079
	155,607	147,614
	155,607	147,614

(b) Non-current assets

Financial assets at amortised cost
Financial assets at fair value through profit and loss

Financial assets at amortised cost

Self supporting loans receivable
Term deposits

Financial assets at fair value through profit and loss

Units in Local Government House Trust

SIGNIFICANT ACCOUNTING POLICIES

Other financial assets at amortised cost

The City classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Fair values of financial assets at amortised cost are not materially different to their carrying amounts, since the interest receivable on those assets is either close to current market rates or the assets are of a short term nature. Non-current financial assets at amortised cost fair values are based on discounted cash flows using a current market rates. They are classified as level 2 fair values in the fair value hierarchy (see Note 24 (i)) due to the observable market rates.

Interest received is presented under cashflows from operating activities in the Statement of Cash Flows where it is earned from financial assets that are held for cash management purposes.

Financial assets at fair value through profit and loss

The City classifies the following financial assets at fair value through profit and loss:

- debt investments which do not qualify for measurement at either amortised cost or fair value through other comprehensive income.
- equity investments which the City has not elected to recognise fair value gains and losses through other comprehensive income.

Impairment and risk

Information regarding impairment and exposure to risk can be found at Note 23.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

5. TRADE AND OTHER RECEIVABLES

Current

	Note	2022 \$	2021 \$
Rates receivable		477,704	606,717
Trade and other receivables		1,018,132	855,456
GST receivable		211,858	362,757
Allowance for credit losses of trade and other receivables	23(b)	(14,258)	(10,432)
Underground power		65,452	88,346
Lease receivable		53,216	51,800
		1,812,104	1,954,644

Non-current

Pensioner's rates and ESL deferred		449,477	458,741
Underground power		463,140	542,853
Lease receivable		388,559	441,776
		1,301,176	1,443,370

SIGNIFICANT ACCOUNTING POLICIES

Trade and other receivables

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for grants, contributions, reimbursements, and goods sold and services performed in the ordinary course of business.

Trade and other receivables are recognised initially at the amount of consideration that is unconditional, unless they contain significant financing components, when they are recognised at fair value.

Impairment and risk exposure

Information about the impairment of trade receivables and their exposure to credit risk and interest rate risk can be found in Note 23.

Classification and subsequent measurement

Receivables which are generally due for settlement within 30 days except rates receivables which are expected to be collected within 12 months are classified as current assets. All other receivables such as, deferred pensioner rates receivable after the end of the reporting period are classified as non-current assets.

Trade and other receivables are held with the objective to collect the contractual cashflows and therefore the City measures them subsequently at amortised cost using the effective interest rate method.

Due to the short term nature of current receivables, their carrying amount is considered to be the same as their fair value. Non-current receivables are indexed to inflation, any difference between the face value and fair value is considered immaterial.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

6. INVENTORIES

Current

Fuel and materials

Note	2022	2021
	\$	\$
	40,738	34,191
	40,738	34,191

The following movements in inventories occurred during the year:

Balance at beginning of year

Inventories expensed during the year

Write down of inventories to net realisable value

Additions to inventory

Balance at end of year

2(b)

34,191	22,816
(136,271)	(115,523)
0	5,172
142,818	121,726
40,738	34,191

SIGNIFICANT ACCOUNTING POLICIES

General

Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Land held for resale

Land held for development and resale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development, borrowing costs and holding costs until completion of development.

Land held for resale (Continued)

Borrowing costs and holding charges incurred after development is completed are expensed.

Gains and losses are recognised in profit or loss at the time of signing an unconditional contract of sale if significant risks and rewards, and effective control over the land, are passed onto the buyer at this point.

Land held for resale is classified as current except where it is held as non-current based on the Council's intentions to release for sale.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

7. OTHER ASSETS

Other assets - current

Prepayments
 Accrued income
 Contract assets

2022	2021
\$	\$
40,021	48,312
4,726	0
0	13,500
44,747	61,812

SIGNIFICANT ACCOUNTING POLICIES

Other current assets

Other non-financial assets include prepayments which represent payments in advance of receipt of goods or services or that part of expenditure made in one accounting period covering a term extending beyond that period.

Non-current assets held for sale

Assets are classified as held for sale where the carrying amount will be recovered through a sale rather than continuing use and the asset is available for immediate sale with a sale being highly probable.

Contract assets

Contract assets primarily relate to the City's right to consideration for work completed but not billed at the end of the period.

Impairment of assets associated with contracts with customers are detailed at note 2 (b).

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

8. PROPERTY, PLANT AND EQUIPMENT

(a) Movements in Balances

Movement in the balances of each class of property, plant and equipment between the beginning and the end of the current financial year.

	Note	Land	Buildings - non-specialised	Buildings - specialised	Vested Improvements	Total land and buildings	Furniture and equipment	Plant and equipment	Total property, plant and equipment
		\$	\$	\$	\$	\$	\$	\$	\$
Balance at 1 July 2020		111,635,000	1,229,518	31,241,296	5,000,926	144,105,814	705,362	2,475,070	147,286,246
Additions		0	0	350,178		350,178	121,792	110,048	582,018
Disposals		0	0	0	0	0	0	(66,923)	(66,923)
Depreciation	10(a)	0	(54,292)	(703,157)	(137,317)	(757,449)	(98,990)	(239,344)	(1,095,783)
Balance at 30 June 2021		111,635,000	1,175,226	30,888,317	4,863,609	143,698,543	728,164	2,278,851	146,705,558
Comprises:									
Gross balance amount at 30 June 2021		111,635,000	1,372,656	46,379,378	8,681,748	168,068,782	2,017,130	4,325,352	174,411,264
Accumulated depreciation at 30 June 2021		0	(197,430)	(15,491,061)	(3,818,139)	(19,506,630)	(1,288,966)	(2,046,501)	(22,842,097)
Balance at 30 June 2021		111,635,000	1,175,226	30,888,317	4,863,609	148,562,152	728,164	2,278,851	151,569,167
Additions		0	0	252,471	0	252,471	627,802	0	880,273
Disposals		0	0	0	0	0	0	(47,917)	(47,917)
Revaluation increments / (decrements) transferred to revaluation surplus		(54,862,900)	382,760	7,707,060	2,027,516	(44,745,564)	1,096,197	(426)	(43,649,793)
Depreciation	10(a)	0	(47,986)	(828,179)	(14,395)	(890,560)	(128,801)	(222,917)	(1,242,278)
Balance at 30 June 2022		56,772,100	1,510,000	38,019,669	6,876,730	103,178,499	2,323,362	2,007,591	107,509,452
Comprises:									
Gross balance amount at 30 June 2022		56,772,100	3,344,000	60,818,456	11,892,100	132,826,656	3,647,065	4,254,461	140,728,182
Accumulated depreciation at 30 June 2022		0	(1,834,000)	(22,798,787)	(5,015,370)	(29,648,157)	(1,323,703)	(2,246,870)	(33,218,730)
Balance at 30 June 2022		56,772,100	1,510,000	38,019,669	6,876,730	103,178,499	2,323,362	2,007,591	107,509,452

(b) Change in Accounting Policy

Effective 6 November 2020, Local Government (Financial Management) Regulation 16 was deleted and Local Government (Financial Management) Regulation 17 A was amended in relation to crown land and improvement on the land, with retrospective application. The changes were effective for financial years ending on or after 30 June 2020 so are required to be applied retrospectively with cumulative effect applied initially on 1 July 2019.

In accordance with the changes, the City's initial application classified improvements on the crown land at the time of vestment as building right-of-use assets. While undertaking a revaluation assessment of the land and building asset classes for the year ending 30 June 2022, the City has determined that these building assets would be more appropriately classified as vested improvements with property, plant, and equipment, thus a change in Accounting Policy under *AASB 108 Accounting Policies, Changes in Accounting Estimates and Errors* applicable with retrospective application.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

8. PROPERTY, PLANT AND EQUIPMENT (Continued)

(c) Carrying Value Measurements

Asset Class	Fair Value Hierarchy	Valuation Technique	Basis of Valuation	Date of Last Valuation	Inputs Used
(i) Fair Value					
Land and buildings					
Land	2	Market approach using recent observed market data for similar properties	Independent registered valuer	30/06/2022	Sales evidence of similar assets
Land	3	Cost approach	Independent registered valuer	30/06/2022	Improvements to land using current condition (level 2), residential values, and remaining useful life assessments (level 3)
Buildings - non-specialised	2	Market approach using recent observed market data for similar properties	Independent registered valuer	30/06/2022	Sales evidence of similar assets
Buildings - specialised	3	Cost approach using depreciated replacement cost	Independent registered valuer	30/06/2022	Construction costs and current condition (level 2) residential values, and remaining useful life assessments (level 3)
Level 3 inputs are based on assumptions with regards to future values and patterns of consumption utilising current information. If the basis of these assumptions were varied, they have the potential to result in a significantly higher or lower fair value measurement.					
During the period there were no changes in the valuation techniques used by the local government to determine the fair value of property, plant and equipment using either level 2 or level 3 inputs.					
(ii) Cost					
Furniture and equipment		Cost approach	Cost		Purchase cost
Plant and equipment		Cost approach	Cost		Purchase cost

Following a change to the *Local Government (Financial Management) Regulations 1996* section 17A, furniture, plant, and equipment are to be measured under the cost model, rather than at fair value. This change was effective from 1 July 2019 and represented a change in accounting policy.

Revaluations carried out previously were not reversed as it was deemed fair value approximated cost at the date of change.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

9. INFRASTRUCTURE

(a) Movements in Balances

Movement in the balances of each class of infrastructure between the beginning and the end of the current financial year.

Note	Infrastructure - roads	Other infrastructure - drainage	Other infrastructure - footpaths	Other infrastructure - parks	Other infrastructure - street furniture	Total Infrastructure
	\$	\$	\$	\$	\$	\$
Balance at 1 July 2020	48,636,204	13,066,560	11,801,120	14,662,183	2,136,312	90,302,379
Additions	2,223,244	1,469,714	532,461	819,990	289,248	5,334,657
Depreciation	10(a) (1,250,038)	(383,896)	(414,511)	(793,284)	(152,693)	(2,994,422)
Balance at 30 June 2021	49,609,410	14,152,378	11,919,070	14,688,889	2,272,867	92,642,614
Comprises:						
Gross balance at 30 June 2021	84,182,712	29,248,945	21,341,665	23,218,397	3,911,681	161,903,400
Accumulated depreciation at 30 June 2021	(34,573,302)	(15,096,567)	(9,422,595)	(8,529,508)	(1,638,814)	(69,260,786)
Balance at 30 June 2021	49,609,410	14,152,378	11,919,070	14,688,889	2,272,867	92,642,614
Additions	1,961,503	371,859	77,455	274,500	428,334	3,113,651
Revaluation increments / (decrements) transferred to revaluation surplus	0	0	0	28,728	0	28,728
Depreciation	10(a) (1,337,522)	(422,153)	(433,894)	(842,689)	(162,541)	(3,198,799)
Balance at 30 June 2022	50,233,391	14,102,084	11,562,631	14,149,428	2,538,660	92,586,194
Comprises:						
Gross balance at 30 June 2022	86,144,215	29,620,804	21,419,120	23,521,625	4,340,015	165,045,779
Accumulated depreciation at 30 June 2022	(35,910,824)	(15,518,720)	(9,856,489)	(9,372,197)	(1,801,355)	(72,459,585)
Balance at 30 June 2022	50,233,391	14,102,084	11,562,631	14,149,428	2,538,660	92,586,194

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

9. INFRASTRUCTURE (Continued)

(b) Carrying Value Measurements

Asset Class	Fair Value Hierarchy	Valuation Technique	Basis of Valuation	Date of Last Valuation	Inputs Used
(i) Fair Value					
Infrastructure - roads	3	Cost approach using depreciated replacement cost	Independent registered valuer	30/06/2018	Construction costs and current condition (level 2) residual values and remaining useful life assessments (level 3) inputs
Other infrastructure - drainage	3	Cost approach using depreciated replacement cost	Independent registered valuer	30/06/2018	Construction costs and current condition (level 2) residual values and remaining useful life assessments (level 3) inputs
Other infrastructure -footpaths	3	Cost approach using depreciated replacement cost	Independent registered valuer	30/06/2018	Construction costs and current condition (level 2) residual values and remaining useful life assessments (level 3) inputs
Other infrastructure -parks	3	Cost approach using depreciated replacement cost	Independent registered valuer	30/06/2018	Construction costs and current condition (level 2) residual values and remaining useful life assessments (level 3) inputs
Other infrastructure - street furniture	3	Cost approach using depreciated replacement cost	Independent registered valuer	30/06/2018	Construction costs and current condition (level 2) residual values and remaining useful life assessments (level 3) inputs

Level 3 inputs are based on assumptions with regards to future values and patterns of consumption utilising current information. If the basis of these assumptions were varied, they have the potential to result in a significantly higher or lower fair value measurement.

During the period there were no changes in the valuation techniques used to determine the fair value of infrastructure using level 3 inputs.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

10. FIXED ASSETS

(a) Depreciation

	Note	2022 Actual \$	2022 Budget \$	2021 Actual \$
Buildings - non-specialised	8(a)	47,986	48,000	54,292
Buildings - specialised	8(a)	828,179	893,700	703,157
Furniture and equipment	8(a)	128,801	135,000	98,990
Plant and equipment	8(a)	222,917	399,400	239,344
Vested Improvements	8(a)	14,395	0	137,317
Infrastructure - roads	9(a)	1,337,522	1,334,600	1,250,038
Other infrastructure - drainage	9(a)	422,153	386,900	383,896
Other infrastructure -footpaths	9(a)	433,894	471,700	414,511
Other infrastructure -parks	9(a)	842,689	834,600	793,284
Other infrastructure - street furniture	9(a)	162,541	152,700	152,693
Right-of-use assets - photocopier	11(a)	50,535	0	61,309
		4,491,612	4,656,600	4,288,831

Revision of useful lives of plant and equipment

The assets residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

Depreciation rates

Typical estimated useful lives for the different asset classes for the current and prior years are included in the table below:

Asset Class	Useful life
Buildings	
- Structure	100 - 140 years
- Fit-outs	30 - 50 years
- Mechanical	50 - 100 years
- Roof Cladding	50 - 120 years
Furniture and equipment	4 - 10 years
Plant and equipment	5 - 15 years
Roads	
- Pavement	20 - 210 years
- Sub Grade	Not depreciated
- Top Surface	35 - 50 years
Footpaths	25 - 50 years
Stormwater	
- Pipes	60 - 80 years
- Pits	60 - 80 years
- Plant	30 - 80 years
Right of use (plant and equipment)	Based on the remaining lease
Transport	
- Bus Shelters	30 years
- Roundabouts	20 - 80 years
- Street Lights	10 - 50 years
Parks	10 - 100 years
Parks Reticulation	25 - 50 years

(b) Temporarily Idle or retired from use assets

	2022 \$	2021 \$
The carrying value of assets held by the City which are temporarily idle or retired from active use and not classified as held for sale are shown in the table below.		
Plant and equipment	268,086	

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

10. FIXED ASSETS (Continued)

(c) Disposals of assets

	2022 Actual Net Book Value	2022 Actual Sale Proceeds	2022 Actual Profit	2022 Actual Loss	2022 Budget Net Book Value	2022 Budget Sale Proceeds	2022 Budget Profit	2022 Budget Loss	2021 Actual Net Book Value	2021 Actual Sale Proceeds	2021 Actual Profit	2021 Actual Loss
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Plant and equipment	47,917	62,593	17,938	(3,262)	396,804	269,909	6,545	(133,440)	66,923	101,989	35,066	0
	47,917	62,593	17,938	(3,262)	396,804	269,909	6,545	(133,440)	66,923	101,989	35,066	0

The following assets were disposed of during the year.

	2022 Actual Net Book Value	2022 Actual Sale Proceeds	2022 Actual Profit	2022 Actual Loss
Plant and Equipment				
Other property and services				
Ford Ranger (1GWQ237)	20,867	30,128	9,261	0
Ford Ranger (1GXE348)	22,924	29,310	6,386	0
John Papas Trailer (1TTD430)	864	3,155	2,291	0
Kawasaki KBH Brushcutter	2,700	0	0	(2,700)
Hyundai i20 Hatchback (1ENA521)	562	0	0	(562)
	47,917	62,593	17,938	(3,262)

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

10. FIXED ASSETS (Continued)

SIGNIFICANT ACCOUNTING POLICIES

Fixed assets

Each class of fixed assets within either property, plant and equipment or infrastructure, is carried at cost or fair value as indicated less, where applicable, any accumulated depreciation and impairment losses.

Initial recognition and measurement for assets held at cost

Plant and equipment including furniture and equipment is recognised at cost on acquisition in accordance with *Financial Management Regulation 17A*. Where acquired at no cost the asset is initially recognised at fair value. Assets held at cost are depreciated and assessed for indicators of impairment annually.

Initial recognition and measurement between mandatory revaluation dates for assets held at fair value

Assets for which the fair value as at the date of acquisition is under \$5,000 are not recognised as an asset in accordance with *Financial Management Regulation 17A (5)*. These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

In relation to this initial measurement, cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the City includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads.

Individual assets that are land, buildings, infrastructure and investment properties acquired between scheduled revaluation dates of the asset class in accordance with the mandatory measurement framework, are recognised at cost and disclosed as being at fair value as management believes cost approximates fair value. They are subject to subsequent revaluation at the next revaluation date in accordance with the mandatory measurement framework.

Revaluation

The fair value of land, buildings, infrastructure and investment properties is determined at least every five years in accordance with the regulatory framework. This includes buildings and infrastructure items which were pre-existing improvements (i.e. vested improvements) on vested land acquired by the City.

At the end of each period the carrying amount for each asset class is reviewed and where appropriate the fair value is updated to reflect current market conditions. This process is considered to be in accordance with *Local Government (Financial Management) Regulation 17A (2)* which requires land, buildings, infrastructure, investment properties and vested improvements to be shown at fair value.

Revaluation (continued)

For property, plant and equipment and infrastructure, increases in the carrying amount arising on revaluation of assets are credited to a revaluation surplus in equity. Decreases that offset previous increases of the same class of asset are recognised against revaluation surplus directly in equity. All other decreases are recognised in profit or loss. Subsequent increases are then recognised in profit or loss to the extent they reverse a net revaluation decrease previously recognised in profit or loss for the same class of asset.

Depreciation

The depreciable amount of all property, plant and equipment and infrastructure, are depreciated on a straight-line basis over the individual asset's useful life from the time the asset is held ready for use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful life of the improvements.

The assets residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in the statement of comprehensive income in the period in which they arise.

Depreciation on revaluation

When an item of property, plant and equipment and infrastructure is revalued, any accumulated depreciation at the date of the revaluation is treated in one of the following ways:

- (i) The gross carrying amount is adjusted in a manner that is consistent with the revaluation of the carrying amount of the asset. For example, the gross carrying amount may be restated by reference to observable market data or it may be restated proportionately to the change in the carrying amount. The accumulated depreciation at the date of the revaluation is adjusted to equal the difference between the gross carrying amount and the carrying amount of the asset after taking into account accumulated impairment losses; or
- (ii) Eliminated against the gross carrying amount of the asset and the net amount restated to the revalued amount of the asset.

Amortisation

All intangible assets with a finite useful life, are amortised on a straight-line basis over the individual asset's useful life from the time the asset is held ready for use.

The residual value of intangible assets is considered to be zero and the useful life and amortisation method are reviewed at the end of each financial year.

Amortisation is included within depreciation in the Statement of Comprehensive Income and in Note 10(a).

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

11. LEASES

(a) Right-of-Use Assets

Movement in the balance of each class of right-of-use asset between the beginning and the end of the current financial year.

	Note	Right-of-use assets - photocopier	Right-of-use assets Total
		\$	\$
Balance at 1 July 2020		38,986	38,986
Additions		157,176	157,176
Depreciation		(61,309)	(61,309)
Balance at 30 June 2021		134,853	134,853
Depreciation	10(a)	(50,535)	(50,535)
Balance at 30 June 2022		84,318	84,318

The following amounts were recognised in the statement of comprehensive income during the period in respect of leases where the entity is the lessee:

		2022 Actual	2021 Actual
		\$	\$
Depreciation on right-of-use assets	10(a)	(50,535)	(61,309)
Interest expense on lease liabilities	28(c)	(4,714)	(1,374)
Total amount recognised in the statement of comprehensive income		(55,249)	(62,683)
Total cash outflow from leases		(69,274)	(80,416)

(b) Lease Liabilities			
Current		65,506	64,560
Non-current		142,099	207,605
	28(c)	207,605	272,165

Secured liabilities and assets pledged as security

Lease liabilities are effectively secured, as the rights to the leased assets recognised in the financial statements revert to the lessor in the event of default.

SIGNIFICANT ACCOUNTING POLICIES

Leases

At inception of a contract, the City assesses if the contract contains or is a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

At the commencement date, a right-of-use asset is recognised at cost and lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the City uses its incremental borrowing rate.

All contracts that are classified as short-term leases (i.e. a lease with a term of 12 months or less) and leases of low value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

Details of individual lease liabilities required by regulations are provided at Note 28(c).

Right-of-use assets - valuation measurement

Right-of-use assets are measured at cost. This means that all right-of-use assets (other than vested improvements) under zero cost concessionary leases are measured at zero cost (i.e. not included in the Statement of Financial Position). The exception is vested improvements on concessionary land leases such as roads, buildings or other infrastructure which are reported at fair value.

Refer to Note 10 under revaluation for details on the significant accounting policies applying to vested improvements.

Right-of-use assets - depreciation

Right-of-use assets are depreciated over the lease term or useful life of the underlying asset, whichever is the shorter. Where a lease transfers ownership of the underlying asset, or the cost of the right-of-use asset reflects that the City anticipates to exercise a purchase option, the specific asset is amortised over the useful life of the underlying asset.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

11. LEASES (Continued)

(c) Lessor - Property, Plant and Equipment Subject to Lease

The table below represents a maturity analysis of the undiscounted lease payments to be received after the reporting date.

	2021 Actual \$
Less than 1 year	53,216
1 to 2 years	54,671
2 to 3 years	56,165
3 to 4 years	57,701
4 to 5 years	59,278
> 5 years	160,744
	441,775

Amounts recognised in profit or loss for Property, Plant and Equipment Subject to Lease

Rental income	73,378
---------------	--------

The City leases houses to staff and aged persons with rentals payable monthly. These leases are classified as operating leases as they do not transfer substantially all of the risks and rewards incidental to the ownership of the assets.

The staff houses are not considered investment property as they are leased for use in the supply of services to the community. The aged persons housing are considered a joint operation and are not considered investment property as the primary purpose is provision of community housing.

Lease payments for some contracts include CPI increases, but there are no other variable lease payments that depend on an index or rate. Although the City is exposed to changes in the residual value at the end of the current leases, the City typically enters into new operating leases and therefore will not immediately realise any reduction in residual value at the end of these leases. Expectations about the future residual values are reflected in the fair value of the properties.

SIGNIFICANT ACCOUNTING POLICIES

The City as Lessor

Upon entering into each contract as a lessor, the City assesses if the lease is a finance or operating lease.

The contract is classified as a finance lease when the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases not within this definition are classified as operating leases. Rental income received from operating leases is recognised on a straight-line basis over the term of the specific lease.

Initial direct costs incurred in entering into an operating lease (eg legal cost, cost to setup) are included in the carrying amount of the leased asset and recognised as an expense on a straight-line basis over the lease term.

When a contract is determined to include lease and non-lease components, the City applies AASB 15 to allocate the consideration under the contract to each component.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

12. INTANGIBLE ASSETS

	Note	2022 Actual \$	2021 Actual \$
Intangible assets			
Non-current			
Intangible assets - OneCouncil Solution		973,400	0
		<u>973,400</u>	<u>0</u>
Movements in balances of intangible assets during the financial year are shown as follows:			
Balance at 1 July		0	0
Recognition of intangible assets - onecouncil solution		973,400	0
Balance at 30 June		<u>973,400</u>	<u>0</u>
TOTAL INTANGIBLE ASSETS		<u>973,400</u>	<u>0</u>

SIGNIFICANT ACCOUNTING POLICIES

Computer software

Costs associated with maintaining software programmes are recognised as an expense as incurred. Development costs that are directly attributable to the design and testing of identifiable and unique software products controlled by the the City are recognised as intangible assets where the following criteria are met:

- it is technically feasible to complete the software so that it will be available for use;
- management intends to complete the software and use or sell it;
- there is an ability to use or sell the software.
- it can be demonstrated how the software will generate probable future economic benefits;

Computer software (continued)

- adequate technical, financial and other resources to complete the development and to use or sell the software are available; and
- the expenditure attributable to the software during its development can be reliably measured.

Directly attributable costs that are capitalised as part of the software include employee costs and an appropriate portion of relevant overheads.

Capitalised development costs are recorded as intangible assets and amortised from the point at which the asset is ready for use.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

13. TRADE AND OTHER PAYABLES

Current

Sundry creditors
 Prepaid rates
 Accrued payroll liabilities
 Bonds and deposits held
 Accrued interest on borrowings
 Underground power refund

2022	2021
\$	\$
1,933,313	4,026,954
301,102	262,540
5,465	418,650
2,748,189	2,800,200
24,826	31,729
49,037	33,195
5,061,932	7,573,268

SIGNIFICANT ACCOUNTING POLICIES

Financial liabilities

Financial liabilities are initially recognised at fair value when the City becomes a party to the contractual provisions of the instrument.

Non-derivative financial liabilities (excluding financial guarantees) are subsequently measured at amortised cost.

Financial liabilities are derecognised where the related obligations are discharged, cancelled or expired. The difference between the carrying amount of the financial liability extinguished or transferred to another party and the fair value of the consideration paid, including the transfer of non-cash assets or liabilities assumed, is recognised in profit or loss.

Trade and other payables

Trade and other payables represent liabilities for goods and services provided to the City prior to the end of the financial year that are unpaid and arise when the City becomes obliged to make future payments in respect of the purchase of these goods and services.

The amounts are unsecured, are recognised as a current liability and are usually paid within 30 days of recognition. The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.

Prepaid rates

Prepaid rates are, until the taxable event has occurred (start of the next financial year), refundable at the request of the ratepayer. Rates received in advance are initially recognised as a financial liability. When the taxable event occurs, the financial liability is extinguished and the City recognises revenue for the prepaid rates that have not been refunded.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

14. OTHER LIABILITIES

Current

Contract liabilities

Capital grant/contributions liabilities

The City expects to satisfy the performance obligations from contracts with customers unsatisfied at the end of the reporting period to be satisfied within the next 12 months.

Expected satisfaction of capital grant/contribution liabilities

Less than 1 year

> 5 years

	2022	2021
	\$	\$
Contract liabilities	30,856	0
Capital grant/contributions liabilities	559,739	562,173
	590,595	562,173
Less than 1 year	559,739	562,173
> 5 years	0	0
	559,739	562,173

Performance obligations in relation to capital grant/contribution liabilities are satisfied as project milestones are met or completion of construction or acquisition of the asset.

SIGNIFICANT ACCOUNTING POLICIES

Contract liabilities

Contract liabilities represent the City's obligation to transfer goods or services to a customer for which the City has received consideration from the customer.

Contract liabilities represent obligations which are not yet satisfied. Contract liabilities are recognised as revenue when the performance obligations in the contract are satisfied.

Capital grant/contribution liabilities

Capital grant/contribution liabilities represent the City's obligations to construct recognisable non-financial assets to identified specifications to be controlled the City which are yet to be satisfied. Capital grant/contribution liabilities are recognised as revenue when the obligations in the contract are satisfied.

Non-current capital grant/contribution liabilities fair values are based on discounted cash flows of expected cashflows to satisfy the obligations using a current borrowing rate. They are classified as level 3 fair values in the fair value hierarchy (see Note 24(i)) due to the unobservable inputs, including own credit risk.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

15. BORROWINGS

	Note	2022			2021		
		Current	Non-current	Total	Current	Non-current	Total
Secured		\$	\$	\$	\$	\$	\$
Debentures		1,136,520	1,572,473	2,708,993	1,405,492	2,708,993	4,114,485
Total secured borrowings	28(a)	1,136,520	1,572,473	2,708,993	1,405,492	2,708,993	4,114,485

Secured liabilities and assets pledged as security

Debentures, bank overdrafts and bank loans are secured by a floating charge over the assets of the City of Nedlands. Other loans relate to transferred receivables. Refer to Note 5.

The City of Nedlands has complied with the financial covenants of its borrowing facilities during the 2022 and 2021 years.

SIGNIFICANT ACCOUNTING POLICIES

Borrowing costs

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset until such time as the asset is substantially ready for its intended use or sale.

Fair values of borrowings are not materially different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature.

Borrowings fair values are based on discounted cash flows using a current borrowing rate. They are classified as level 3 fair values in the fair value hierarchy (see Note 24(i)) due to the unobservable inputs, including own credit risk.

Risk

Information regarding exposure to risk can be found at Note 23.

Details of individual borrowings required by regulations are provided at Note 28(a).

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

16. EMPLOYEE RELATED PROVISIONS

Employee Related Provisions

Current provisions

Employee benefit provisions

Annual Leave

Long Service Leave

Non-current provisions

Long Service Leave

	2022	2021
	\$	\$
Annual Leave	1,431,075	1,344,414
Long Service Leave	1,455,493	1,334,355
	2,886,568	2,678,769
Long Service Leave	364,244	161,190
	364,244	161,190
	3,250,812	2,839,959

Provision is made for benefits accruing to employees in respect of wages and salaries, annual leave and long service leave and associated on costs for services rendered up to the reporting date and recorded as an expense during the period the services are delivered.

Annual leave liabilities are classified as current, as there is no unconditional right to defer settlement for at least 12 months after the end of the reporting period. Assessments indicate that actual settlement of the liabilities is expected to occur as follows:

Amounts are expected to be settled on the following basis:

Less than 12 months after the reporting date

More than 12 months from reporting date

Note	2022	2021
	\$	\$
Less than 12 months after the reporting date	2,145,536	1,875,138
More than 12 months from reporting date	1,105,276	964,821
	3,250,812	2,839,959

SIGNIFICANT ACCOUNTING POLICIES

Employee benefits

The City's obligations for employees' annual leave, long service leave and other employee leave entitlements are recognised as employee related provisions in the Statement of Financial Position.

Short-term employee benefits

Provision is made for the City's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The City's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the statement of financial position.

Other long-term employee benefits

Long-term employee benefits provisions are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur.

The City's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the City does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

17. OTHER PROVISIONS

	Note	Underground power deferred income \$	Total \$
Opening balance at 1 July 2021			
Current provisions		108,850	108,850
Non-current provisions		93,181	93,181
		<u>202,031</u>	<u>202,031</u>
Amounts used		(55,846)	(55,846)
Balance at 30 June 2022		<u>146,185</u>	<u>146,185</u>
Comprises			
Current		56,211	56,211
Non-current		89,974	89,974
		<u>146,185</u>	<u>146,185</u>

Other provisions

Amounts which are reliably expected to be paid out within 12 months of the reporting date are classified as current. Exact timing of payment of non-current obligations is unable to be reliably estimated as it is dependent on factors beyond the control of the local government.

Provisions

Provisions are recognised when the City has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

18. REVALUATION SURPLUS

	2022 Opening Balance	2022 Revaluation Increment	2022 Revaluation (Decrement)	Total Movement on Revaluation	2022 Closing Balance	2021 Opening Balance	2021 Revaluation Increment	2021 Revaluation (Decrement)	Total Movement on Revaluation	2021 Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Revaluation surplus - Land - freehold land	94,742,418	0	(54,862,900)	(54,862,900)	39,879,518	94,742,418	0	0	0	94,742,418
Revaluation surplus - Buildings - non-specialised	140,384	382,760	0	382,760	523,144	140,384	0	0	0	140,384
Revaluation surplus - Buildings - specialised	23,004,320	7,707,060	0	7,707,060	30,711,374	23,004,320	0	0	0	23,004,320
Revaluation surplus - Furniture and equipment	0	1,096,197	0	1,096,197	1,096,197	0	0	0	0	0
Revaluation surplus - Plant and equipment	732,800	0	(426)	(426)	732,374	732,800	0	0	0	732,800
Revaluation surplus - Vested Improvements	0	2,027,516	0	2,027,516	2,027,516	0	0	0	0	0
Revaluation surplus - Infrastructure - roads	28,141,668	0	0	0	28,141,668	28,141,668	0	0	0	28,141,668
Revaluation surplus - Other infrastructure - drainage	8,401,646	0	0	0	8,401,646	8,401,646	0	0	0	8,401,646
Revaluation surplus - Other infrastructure -footpaths	3,998,893	0	0	0	3,998,893	3,998,893	0	0	0	3,998,893
Revaluation surplus - Other infrastructure -parks	0	28,728	0	28,728	28,728	0	0	0	0	0
Revaluation surplus - Other infrastructure - street furniture	795,524	0	0	0	795,524	795,524	0	0	0	795,524
	159,957,653	11,242,261	(54,863,326)	(43,621,065)	116,336,582	159,957,653	0	0	0	159,957,653

Movements on revaluation of property, plant and equipment (including infrastructure) are not able to be reliably attributed to a program as the assets were revalued by class as provided for by AASB 116 Aus 40.1.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

19. NOTES TO THE STATEMENT OF CASH FLOWS

(a) Reconciliation of Cash

For the purposes of the Statement of Cash Flows, cash includes cash and cash equivalents, net of outstanding bank overdrafts. Cash at the end of the reporting period is reconciled to the related items in the Statement of Financial Position as follows:

	Note	2022 Actual \$	2022 Budget \$	2021 Actual \$
Cash and cash equivalents	3	6,159,497	9,435,621	15,827,346
Restrictions				
The following classes of financial assets have restrictions imposed by regulations or other externally imposed requirements which limit or direct the purpose for which the resources may be used:				
- Cash and cash equivalents	3	3,307,928	1,776,380	1,035,108
- Financial assets at amortised cost	4	8,263,144	4,281,982	4,281,982
		11,571,072	6,058,362	5,317,090
The restricted financial assets are a result of the following specific purposes to which the assets may be used:				
Restricted reserve accounts	29	8,263,144	6,058,362	5,317,090
Grants for transfers of recognised non financial assets		559,739		
Retentions, and bonds and desposits held		2,748,189		
Total restricted financial assets		11,571,072	6,058,362	5,317,090

**(b) Reconciliation of Net Result to Net Cash Provided
By Operating Activities**

Net result		1,873,795	528,688	5,354,733
Non-cash items:				
Adjustments to fair value of financial assets at fair value through profit and loss		(7,993)	0	(5,172)
Depreciation/amortisation		4,491,612	4,656,600	4,288,831
(Profit)/loss on sale of asset		(14,676)	126,895	(35,066)
Changes in assets and liabilities:				
(Increase)/decrease in trade and other receivables		284,734	1,525,434	389,739
(Increase)/decrease in other assets		17,035	0	262,465
(Increase)/decrease in inventories		(6,547)	6,210	(11,375)
Increase/(decrease) in trade and other payables		(2,511,336)	(2,397,117)	1,387,146
Increase/(decrease) in employee related provisions		410,853	2,450,823	(77,399)
Increase/(decrease) in other provisions		(55,846)	0	45,930
Increase/(decrease) in other liabilities		28,422	(1,525,364)	(351,636)
Non-operating grants, subsidies and contributions		(1,335,281)	(3,994,383)	(2,256,281)
Net cash provided by/(used in) operating activities		3,174,772	1,377,786	8,991,914

(c) Undrawn Borrowing Facilities
Credit Standby Arrangements

Credit card limit	76,000	130,000
Credit card balance at balance date	(4,956)	(2,859)
Total amount of credit unused	71,044	127,141

Loan facilities

Loan facilities - current	1,136,520	1,405,492
Loan facilities - non-current	1,572,473	2,708,993
Total facilities in use at balance date	2,708,993	4,114,485

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

20. CONTINGENT LIABILITIES

Under the *Contaminated Sites Act 2003*, the City is required to report known and suspected contaminated sites to the Department of Water and Environmental Protection (DWER). In accordance with the Act, DWER classifies these sites on the basis of the risk to human health, the environment and environmental values.

Where sites are classified as “contaminated – remediation required” or “possibly contaminated – investigation required”, the City may have a liability in respect of investigation or remediation expenses.

The City has identified Swanbourne Reserve as possibly contaminated. Until the City conducts an investigation to determine the presence and scope of contamination, assess the risk, and agree with DWER on the need and criteria for remediation, the City is unable to estimate the potential costs and timing of outflows associated with remediation of this site.

21. CAPITAL COMMITMENTS

	2022	2021
	\$	\$
Contracted for:		
- capital expenditure projects	3,404,614	1,656,527
- plant & equipment purchases	112,511	96,035
	3,517,125	1,752,562
Payable:		
- not later than one year	3,517,125	1,752,562

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

22. RELATED PARTY TRANSACTIONS

(a) Elected Member Remuneration

Note	2022 Actual \$	2022 Budget \$	2021 Actual \$
Mayor F Argyle			
Mayor's annual allowance	63,354	63,354	1,760
Meeting attendance fees	31,149	31,149	865
Annual allowance for ICT expenses	3,500	3,500	97
Annual allowance for travel and accommodation expenses	50	50	0
	98,053	98,053	2,722
Deputy Mayor L McManus			
Deputy Mayor's annual allowance	15,838	15,838	15,839
Meeting attendance fees	23,230	23,230	23,230
Annual allowance for ICT expenses	3,500	3,500	3,500
Annual allowance for travel and accommodation expenses	50	50	0
	42,618	42,618	42,569
Councillor H Amiry			
Meeting attendance fees	16,486	16,487	0
Annual allowance for ICT expenses	2,484	2,485	0
Annual allowance for travel and accommodation expenses	35	37	0
	19,005	19,009	0
Councillor A Mangano			
Meeting attendance fees	23,230	23,230	23,230
Other expenses	26	0	0
Annual allowance for ICT expenses	3,500	3,500	3,500
Annual allowance for travel and accommodation expenses	50	50	0
	26,806	26,780	26,730
Councillor B Hodsdon			
Meeting attendance fees	23,230	23,230	23,230
Annual allowance for ICT expenses	3,500	3,500	3,500
Annual allowance for travel and accommodation expenses	50	50	0
	26,780	26,780	26,730
Councillor K Smyth			
Meeting attendance fees	23,230	23,230	23,230
Annual allowance for ICT expenses	3,500	3,500	3,500
Annual allowance for travel and accommodation expenses	50	50	0
	26,780	26,780	26,730
Councillor O Combes			
Meeting attendance fees	16,486	16,487	0
Child care expenses	1,190	0	0
Annual allowance for ICT expenses	2,484	2,485	0
Annual allowance for travel and accommodation expenses	35	37	0
	20,195	19,009	0
Councillor R Senathirajah			
Meeting attendance fees	23,230	23,230	23,230
Annual allowance for ICT expenses	3,500	3,500	3,500
Annual allowance for travel and accommodation expenses	50	50	0
	26,780	26,780	26,730
Councillor R Coghlan			
Meeting attendance fees	23,230	23,230	23,230
Annual allowance for ICT expenses	3,500	3,500	3,500
Annual allowance for travel and accommodation expenses	50	50	0
	26,780	26,780	26,730

CEO10.04.23 - Attachment 1

Councillor F Bennett

Meeting attendance fees	23,230	23,230	23,230
Annual allowance for ICT expenses	3,500	3,500	3,500
Annual allowance for travel and accommodation expenses	50	50	0

Councillor B Brackenridge

Meeting attendance fees	16,486	16,485	0
Annual allowance for ICT expenses	2,484	2,483	0
Annual allowance for travel and accommodation expenses	35	37	0

Councillor N Youngman

Meeting attendance fees	23,230	23,230	19,358
Annual allowance for ICT expenses	3,500	3,500	2,917
Annual allowance for travel and accommodation expenses	50	50	0

Councillor J Wetherall

Meeting attendance fees	23,230	23,230	23,230
Annual allowance for ICT expenses	3,500	3,500	3,500
Annual allowance for travel and accommodation expenses	50	50	0

Former Mayor C M De Lacy

Mayor's annual allowance	0	0	41,482
Meeting attendance fees	0	0	20,395
Annual allowance for ICT expenses	0	0	2,292

Former Councillor N Horley

Meeting attendance fees	6,744	6,744	23,230
Annual allowance for ICT expenses	1,016	1,016	3,500
Annual allowance for travel and accommodation expenses	15	15	0

Former Councillor B Tyson

Meeting attendance fees	6,744	6,744	7,681
Annual allowance for ICT expenses	1,016	1,016	1,158
Annual allowance for travel and accommodation expenses	15	15	0

Former Councillor P Poliwka

Meeting attendance fees	0	0	21,294
Annual allowance for ICT expenses	0	0	3,208

Former Councillor G Hay

Meeting attendance fees	0	0	8,776
Annual allowance for ICT expenses	0	0	1,322

	23,230	23,230	23,230
	3,500	3,500	3,500
	50	50	0
	26,780	26,780	26,730
	16,486	16,485	0
	2,484	2,483	0
	35	37	0
	19,005	19,005	0
	23,230	23,230	19,358
	3,500	3,500	2,917
	50	50	0
	26,780	26,780	22,275
	23,230	23,230	23,230
	3,500	3,500	3,500
	50	50	0
	26,780	26,780	26,730
	0	0	41,482
	0	0	20,395
	0	0	2,292
	0	0	64,169
	6,744	6,744	23,230
	1,016	1,016	3,500
	15	15	0
	7,775	7,775	26,730
	6,744	6,744	7,681
	1,016	1,016	1,158
	15	15	0
	7,775	7,775	8,839
	0	0	21,294
	0	0	3,208
	0	0	24,502
	0	0	8,776
	0	0	1,322
	0	0	10,098
	428,692	427,484	389,014

Fees, expenses and allowances to be paid or reimbursed to elected council members.

Mayor's annual allowance	63,354	63,354	43,242
Deputy Mayor's annual allowance	15,838	15,838	15,839
Meeting attendance fees	303,165	303,166	287,439
Child care expenses	1,190	0	0
Other expenses	26	0	0
Annual allowance for ICT expenses	44,484	44,485	42,494
Annual allowance for travel and accommodation expenses	605	611	0

22(b)

2022 Actual	2022 Budget	2021 Actual
\$	\$	\$
63,354	63,354	43,242
15,838	15,838	15,839
303,165	303,166	287,439
1,190	0	0
26	0	0
44,484	44,485	42,494
605	611	0
428,662	427,454	389,014

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

(b) Key Management Personnel (KMP) Compensation

The total of compensation paid to KMP of the City during the year are as follows:

	2022 Actual	2021 Actual
	\$	\$
Short-term employee benefits	2,464,635	2,392,592
Post-employment benefits	266,460	248,499
Employee - other long-term benefits	54,117	41,308
Employee - termination benefits	76,322	18,724
Council member costs	428,662	389,014
22(a)	3,290,196	3,090,137

Short-term employee benefits

These amounts include all salary and fringe benefits awarded to KMP except for details in respect to fees and benefits paid to council members which may be separately found in the table above.

Post-employment benefits

These amounts are the current-year's cost of the City's superannuation contributions made during the year.

Other long-term benefits

These amounts represent annual leave and long service leave entitlements accruing during the year.

Termination benefits

These amounts represent termination benefits paid to KMP (Note: may or may not be applicable in any given year).

Council member costs

These amounts represent payments of member fees, expenses, allowances and reimbursements during the year

(c) Transactions with related parties

Transactions between related parties and the City are on normal commercial terms and conditions, no more favourable than those available to other parties, unless otherwise stated.

No outstanding balances or provisions for doubtful debts or guarantees exist in relation to related parties at year end.

In addition to KMP compensation above the following transactions occurred with related parties:

	2022 Actual	2021 Actual
	\$	\$
Payment of Council member costs	428,662	389,014

(d) Related Parties

The City's main related parties are as follows:

i. Key management personnel

Any person(s) having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any council member, are considered key management personnel.

ii. Other Related Parties

An associate person of KMP was employed by the City under normal employment terms and conditions.

Any entity that is controlled by or over which KMP, or close family members of KMP, have authority and responsibility for planning, directing and controlling the activity of the entity, directly or indirectly, are considered related parties in relation to the City.

iii. Entities subject to significant influence by the City

An entity that has the power to participate in the financial and operating policy decisions of an entity, but does not have control over those policies, is an entity which holds significant influence. Significant influence may be gained by share ownership, statute or agreement.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

23. FINANCIAL RISK MANAGEMENT

This note explains the City's exposure to financial risks and how these risks could affect the City's future financial performance.

Risk	Exposure arising from	Measurement	Management
Market risk - interest rates	Long term borrowings at variable rates	Sensitivity analysis	Utilise fixed interest rate borrowings
Credit risk	Cash and cash equivalents, trade receivables, financial assets and debt investments	Aging analysis Credit analysis	Diversification of bank deposits, credit limits. Investment policy
Liquidity risk	Borrowings and other liabilities	Rolling cash flow forecasts	Availability of committed credit lines and borrowing facilities

The City does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by the finance area under policies approved by the Council. The finance area identifies, evaluates and manages financial risks in close co-operation with the operating divisions. Council have approved the overall risk management policy and provide policies on specific areas such as investment policy.

(a) Interest rate risk

Cash and cash equivalents

The City's main interest rate risk arises from cash and cash equivalents with variable interest rates, which exposes the City to cash flow interest rate risk. Short term overdraft facilities also have variable interest rates however these are repaid within 12 months, reducing the risk level to minimal.

Excess cash and cash equivalents are invested in fixed interest rate term deposits which do not expose the City to cash flow interest rate risk. Cash and cash equivalents required for working capital are held in variable interest rate accounts and non-interest bearing accounts. Carrying amounts of cash and cash equivalents at the 30 June and the weighted average interest rate across all cash and cash equivalents, term deposits, and Treasury bonds held disclosed as financial assets at amortised cost are reflected in the table below.

	Weighted Average Interest Rate	Carrying Amounts	Fixed Interest Rate	Variable Interest Rate	Non Interest Bearing
	%	\$	\$	\$	\$
2022					
Cash and cash equivalents	0.21%	6,159,497	2,071,205	4,088,292	0
Financial assets at amortised cost - term deposits	1.11%	12,101,784	12,101,784	0	0
2021					
Cash and cash equivalents	0.12%	15,827,346	4,609,659	11,217,687	0
Financial assets at amortised cost - term deposits	0.25%	4,291,304	4,291,304	0	0

Sensitivity

Profit or loss is sensitive to higher/lower interest income from cash and cash equivalents as a result of changes in interest rates.

	2022	2021
	\$	\$
Impact of a 1% movement in interest rates on profit and loss and equity*	40,883	158,273

* Holding all other variables constant

Borrowings

Borrowings are subject to interest rate risk - the risk that movements in interest rates could adversely affect funding costs. The City manages this risk by borrowing long term and fixing the interest rate to the situation considered the most advantageous at the time of negotiation. The City does not consider there to be any interest rate risk in relation to borrowings. Details of interest rates applicable to each borrowing may be found at Note 28(a).

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

23. FINANCIAL RISK MANAGEMENT (Continued)

(b) Credit risk

Trade and Other Receivables

The City's major receivables comprise rates annual charges and user fees and charges. The major risk associated with these receivables is credit risk – the risk that the debts may not be repaid. The City manages this risk by monitoring outstanding debt and employing debt recovery policies. It also encourages ratepayers to pay rates by the due date through incentives.

Credit risk on rates and annual charges is minimised by the ability of the City to recover these debts as a secured charge over the land, that is, the land can be sold to recover the debt. The City is able to charge interest on overdue rates and annual charges at higher than market rates, which further encourages payment.

The level of outstanding receivables is reported to Council monthly and benchmarks are set and monitored for acceptable collection performance.

The City applies the AASB 9 simplified approach to measuring expected credit losses using a lifetime expected loss allowance for all trade receivables. To measure the expected credit losses, rates receivable are separated from other trade receivables due to the difference in payment terms and security for rates receivable.

The expected loss rates are based on the payment profiles of rates and fees and charges over a period of 36 months before 1 July 2021 or 1 July 2022 respectively and the corresponding historical losses experienced within this period. Historical credit loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors such as the ability of ratepayers and residents to settle the receivables. Housing prices and unemployment rates have been identified as the most relevant factor in repayment rates, and accordingly adjustments are made to the expected credit loss rate based on these factors.

The loss allowance as at 30 June 2022 and 30 June 2021 for rates receivable was determined as follows:

	Less than 1 year past due	More than 1 year past due	More than 2 years past due	More than 3 years past due	Total	Note
30 June 2022						
Rates receivable						
Expected credit loss	0%	0%	0%	0%		
Gross carrying amount	770,234	122,053	80,234	26,550	999,071	
Loss allowance	0	0	0	0	0	5
30 June 2021						
Rates receivable						
Expected credit loss	0.00%	0.00%	0.00%	0.00%		
Gross carrying amount	680,234	95,234	18,056	13,373	806,897	
Loss allowance	0	0	0	0	0	5

The loss allowance as at 30 June 2022 and 30 June 2021 was determined as follows for trade receivables.

	Less than 1 year past due	More than 30 days past due	More than 60 days past due	More than 90 days past due	Total	
30 June 2022						
Trade and other receivables						
Expected credit loss	0.00%	0.00%	0.00%	4.37%		
Gross carrying amount	0	0	0	326,280	326,280	
Loss allowance	0	0	0	14,258	14,258	5
30 June 2021						
Trade and other receivables						
Expected credit loss	0.00%	0.00%	0.00%	4.37%		
Gross carrying amount	164,162	26,106	40,990	238,464	469,722	
Loss allowance	0	0	0	10,432	10,432	5

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

23. FINANCIAL RISK MANAGEMENT (Continued)

(b) Credit risk

The loss allowances for trade receivables and contract assets as at 30 June reconcile to the opening loss allowances as follows:

	Rates receivable		Trade and other receivables		Contract Assets	
	2022 Actual	2021 Actual	2022 Actual	2021 Actual	2022 Actual	2021 Actual
	\$	\$	\$	\$	\$	\$
Opening loss allowance as at 1 July	0	0	10,432	9,282	0	0
Increase in loss allowance recognised in profit or loss during the year	0	0	4,774	10,432	0	0
Receivables written off during the year as uncollectible	0	0	(948)	0	0	0
Unused amount reversed	0	0	0	(9,282)	0	0
Closing loss allowance at 30 June	0	0	14,258	10,432	0	0

Trade receivables and contract assets are written off where there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, amongst others, the failure of a debtor to engage in a repayment plan with the City, and a failure to make contractual payments for a period of greater than 120 days past due.

Impairment losses on trade receivables and contract assets are presented as net impairment losses within operating profit. Subsequent recoveries of amounts previously written off are credited against the same line item.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

23. FINANCIAL RISK MANAGEMENT (Continued)

(c) Liquidity risk

Payables and borrowings

Payables and borrowings are both subject to liquidity risk – that is the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due. The City manages this risk by monitoring its cash flow requirements and liquidity levels and maintaining an adequate cash buffer. Payment terms can be extended and overdraft facilities drawn upon if required and disclosed in Note 19(c).

The contractual undiscounted cash flows of the City's payables and borrowings are set out in the liquidity table below. Balances due within 12 months equal their carrying balances, as the impact of discounting is not significant.

	Due within 1 year	Due between 1 & 5 years	Due after 5 years	Total contractual cash flows	Carrying values
	\$	\$	\$	\$	\$
<u>2022</u>					
Trade and other payables	5,061,934	0	0	5,061,934	5,061,932
Borrowings	1,210,524	1,556,006	103,323	2,869,853	2,708,993
Lease liabilities	69,274	105,786	46,189	221,249	207,605
	<u>6,341,732</u>	<u>1,661,792</u>	<u>149,512</u>	<u>8,153,036</u>	<u>7,978,530</u>
<u>2021</u>					
Trade and other payables	7,573,268	0	0	7,573,268	7,573,268
Borrowings	1,521,957	2,663,207	206,645	4,391,809	4,114,485
Lease liabilities	69,274	157,178	64,070	290,522	272,165
	<u>9,164,499</u>	<u>2,820,385</u>	<u>270,715</u>	<u>12,255,599</u>	<u>11,959,918</u>

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

24. OTHER SIGNIFICANT ACCOUNTING POLICIES

a) Goods and services tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

b) Current and non-current classification

The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the City's operational cycle. In the case of liabilities where the City does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current or non-current based on the City's intentions to release for sale.

c) Rounding off figures

All figures shown in this annual financial report, other than a rate in the dollar, are rounded to the nearest dollar. Amounts are presented in Australian Dollars.

d) Comparative figures

Where required, comparative figures have been adjusted to conform with changes in presentation for the current financial year.

When the City applies an accounting policy retrospectively, makes a retrospective restatement or reclassifies items in its financial statements that has a material effect on the statement of financial position, an additional (third) Statement of Financial Position as at the beginning of the preceding period in addition to the minimum comparative financial statements is presented.

e) Budget comparative figures

Unless otherwise stated, the budget comparative figures shown in this annual financial report relate to the original budget estimate for the relevant item of disclosure.

f) Superannuation

The City contributes to a number of Superannuation Funds on behalf of employees. All funds to which the City contributes are defined contribution plans.

g) Fair value of assets and liabilities

Fair value is the price that the City would receive to sell the asset or would have to pay to transfer a liability, in an orderly (i.e. unforced) transaction between independent, knowledgeable and willing market participants at the measurement date.

As fair value is a market-based measure, the closest equivalent observable market pricing information is used to determine fair value. Adjustments to market values may be made having regard to the characteristics of the specific asset or liability. The fair values of assets that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data.

To the extent possible, market information is extracted from either the principal market for the asset or liability (i.e. the market with the greatest volume and level of activity for the asset or liability) or, in the absence of such a market, the most advantageous market available to the entity at the end of the reporting period (i.e. the market that maximises the receipts from the sale of the asset after taking into account transaction costs and transport costs).

For non-financial assets, the fair value measurement also takes into account a market participant's ability to use the asset in its highest and best use or to sell it to another market participant that would use the asset in its highest and best use.

h) Interest earnings

Interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset measured at amortised cost except for financial assets that subsequently become credit-impaired. For credit-impaired financial assets the effective interest rate is applied to the net carrying amount of the financial asset (after deduction of the loss allowance).

i) Fair value hierarchy

AASB 13 requires the disclosure of fair value information by level of the fair value hierarchy, which categorises fair value measurement into one of three possible levels based on the lowest level that an input that is significant to the measurement can be categorised into as follows:

Level 1

Measurements based on quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2

Measurements based on inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3

Measurements based on unobservable inputs for the asset or liability.

The fair values of assets and liabilities that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data. If all significant inputs required to measure fair value are observable, the asset or liability is included in Level 2. If one or more significant inputs are not based on observable market data, the asset or liability is included in Level 3.

Valuation techniques

The City selects a valuation technique that is appropriate in the circumstances and for which sufficient data is available to measure fair value. The availability of sufficient and relevant data primarily depends on the specific characteristics of the asset or liability being measured. The valuation techniques selected by the City are consistent with one or more of the following valuation approaches:

Market approach

Valuation techniques that use prices and other relevant information generated by market transactions for identical or similar assets or liabilities.

Income approach

Valuation techniques that convert estimated future cash flows or income and expenses into a single discounted present value.

Cost approach

Valuation techniques that reflect the current replacement cost of the service capacity of an asset.

Each valuation technique requires inputs that reflect the assumptions that buyers and sellers would use when pricing the asset or liability, including assumptions about risks. When selecting a valuation technique, the City gives priority to those techniques that maximise the use of observable inputs and minimise the use of unobservable inputs. Inputs that are developed using market data (such as publicly available information on actual transactions) and reflect the assumptions that buyers and sellers would generally use when pricing the asset or liability are considered observable, whereas inputs for which market data is not available and therefore are developed using the best information available about such assumptions are considered unobservable.

j) Impairment of assets

In accordance with Australian Accounting Standards the City's cash generating non-specialised assets, other than inventories, are assessed at each reporting date to determine whether there is any indication they may be impaired.

Where such an indication exists, an impairment test is carried out on the asset by comparing the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, to the asset's carrying amount.

Any excess of the asset's carrying amount over its recoverable amount is recognised immediately in profit or loss, unless the asset is carried at a revalued amount in accordance with another Standard (e.g. AASB 116) whereby any impairment loss of a revalued asset is treated as a revaluation decrease in accordance with that other Standard.

For non-cash generating specialised assets that are measured under the revaluation model, such as roads, drains, public buildings and the like, no annual assessment of impairment is required. Rather AASB 116.31 applies and revaluations need only be made with sufficient regularity to ensure the carrying value does not differ materially from that which would be determined using fair value at the end of the reporting period.

k) Initial application of accounting standards

During the current year, no new or revised Australian Accounting Standards and Interpretations were compiled, became mandatory and were applicable to its operations.

New accounting standards for application in future years

The following new accounting standards will have application to local government in future years:

- AASB 2020-1 Amendments to Australian Accounting Standards - Classification of Liabilities as Current or Non-current
- AASB 2020-3 Amendments to Australian Accounting Standards - Annual Improvements 2018-2020 and Other Amendments
- AASB 2021-2 Amendments to Australian Accounting Standards - Disclosure of Accounting Policies or Definition of Accounting Estimates
- AASB 2021-7 Amendments to Australian Accounting Standards – Effective Date of Amendments to AASB 10 and AASB 128 and Editorial Corrections

It is not expected these standards will have an impact on the financial report.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

25. FUNCTION AND ACTIVITY

(a) Service objectives and descriptions

City operations as disclosed in this financial report encompass the following service orientated functions and activities.

Objective

Description

Governance

To provide a decision making process for the efficient allocation of scarce resources.

Includes the activities of members of council and the administrative support available to the council for the provision of governance of the district. Other costs relate to the task of assisting elected members and ratepayers on matters which do not concern specific council services.

General purpose funding

To collect revenue to allow for the provision of services.

Rates, general purpose government grants and interest revenue.

Law, order, public safety

To provide services to help ensure a safer and environmentally conscious community.

Supervision and enforcement of various local laws relating to fire prevention, animal control and other aspects of public safety including emergency services.

Health

To provide an operational framework for environmental and community health.

Inspection of food outlets and their control, provision of meat inspection services, noise control and waste disposal compliance.

Education and welfare

To provide services to disadvantaged persons, the elderly, children and youth.

Maintenance of child minding centre, playgroup centre, senior citizen centre and aged care centre. Provision and maintenance of home and community care programs and youth services.

Housing

To provide and maintain elderly residents housing.

Provision and maintenance of elderly residents housing.

Community amenities

To provide services required by the community.

Rubbish collection services, operation of rubbish disposal sites, litter control, construction and maintenance of urban storm water drains, protection of the environment and administration of town planning schemes, cemetery and public conveniences.

Recreation and culture

To establish and effectively manage infrastructure and resource which will help the social wellbeing of the community.

Maintenance of public halls, civic centres, aquatic centre, beaches, recreation centres and various sporting facilities. Provision and maintenance of parks, gardens and playgrounds. Operation of library, museum and other cultural facilities.

Transport

To provide safe, effective and efficient transport services to the community.

Construction and maintenance of roads, streets, footpaths, depots, cycle ways, parking facilities and traffic control. Cleaning of streets and maintenance of street trees, street lighting etc.

Economic services

To help promote the City and its economic wellbeing.

Tourism and area promotion including the maintenance and operation of a caravan park. Provision of rural services including weed control, vermin control and standpipes. Building Control.

Other property and services

To monitor and control City of Nedlands's overheads operating accounts.

Private works operation, plant repair and operation costs and engineering operation costs.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

25. FUNCTION AND ACTIVITY (Continued)

(b) Income and expenses

	2022 Actual	2022 Budget	2021 Actual
	\$	\$	\$
Income excluding grants, subsidies and contributions			
Governance	443,105	21,300	107,086
General purpose funding	25,624,094	25,885,655	25,066,067
Law, order, public safety	325,750	344,000	345,547
Health	164,537	85,500	59,545
Education and welfare	1,194,121	1,037,000	1,019,596
Community amenities	4,063,014	4,138,960	3,993,694
Recreation and culture	866,912	692,039	802,821
Transport	92,807	56,000	134,224
Economic services	658,542	1,275,660	1,266,720
Other property and services	72,927	18,340	50,233
	33,505,809	33,554,454	32,845,533
Grants, subsidies and contributions			
Governance	726	0	3,049
General purpose funding	1,083,957	375,000	764,727
Law, order, public safety	0	0	31,844
Education and welfare	1,076,431	1,043,500	1,063,419
Recreation and culture	601,772	319,339	132,548
Transport	989,386	3,792,000	2,287,511
Economic services	61,401	20,000	80,754
Other property and services	30,984	52,600	54,555
	3,844,657	5,602,439	4,418,407
Total Income	37,350,466	39,156,893	37,263,940
Expenses			
Governance	(1,612,377)	(4,062,564)	(3,318,649)
General purpose funding	(491,667)	(561,733)	(458,156)
Law, order, public safety	(952,772)	(933,328)	(916,601)
Health	(853,621)	(968,864)	(671,243)
Education and welfare	(2,694,946)	(2,835,623)	(2,465,249)
Community amenities	(7,000,948)	(7,492,141)	(5,863,738)
Recreation and culture	(9,310,798)	(9,706,145)	(7,921,678)
Transport	(4,150,104)	(4,751,819)	(4,391,559)
Economic services	(4,978,606)	(5,364,014)	(4,686,349)
Other property and services	(3,430,832)	(1,951,974)	(1,215,985)
Total expenses	(35,476,671)	(38,628,205)	(31,909,207)
Net result for the period	1,873,795	528,688	5,354,733

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

25. FUNCTION AND ACTIVITY (Continued)

(c) Fees and Charges

	2022 Actual	2022 Budget	2021 Actual
	\$	\$	\$
Governance	411,487	396,300	91,162
General purpose funding	89,668	108,000	86,825
Law, order, public safety	325,750	344,000	345,547
Health	163,677	83,500	58,044
Education and welfare	1,193,726	1,037,000	1,019,596
Community amenities	3,992,383	4,138,960	3,962,499
Recreation and culture	776,907	665,171	844,635
Transport	92,721	56,000	88,793
Economic services	631,142	1,243,500	1,202,243
Other property and services	698	5,250	65
	7,678,159	8,077,681	7,699,409

(d) Total Assets

	2022 \$	2021 \$
Governance	104,817,235	116,096,814
Education and welfare	9,105,511	7,758,468
Community amenities	16,616,103	2,043,498
Recreation and culture	41,600,864	35,724,147
Transport	6,334,683	77,953,725
Other property and services	56,148,153	28,603,940
Unallocated	(11,796,131)	(8,915)
	222,826,418	268,171,677

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

26. RATING INFORMATION

(a) General Rates

RATE TYPE	Basis of valuation	Rate in \$	Number of Properties	2021/22	2021/22	2021/22	2021/22	2021/22	2021/22	2020/21			
				Actual Rateable Value *	Actual Rate Revenue	Actual Interim Rates	Actual Back Rates	Actual Total Revenue	Budget Rate Revenue	Budget Interim Rate	Budget Back Rate	Budget Total Revenue	Actual Total Revenue
Rate Description				\$	\$	\$	\$	\$	\$	\$			
Residential	Gross rental valuation	0.065579	6,807	274,811,149	17,824,238	112,303	25,092	17,961,633	17,801,291	150,000	0	17,951,291	17,836,087
Residential Vacant	Gross rental valuation	0.090422	140	7,663,600	679,600	19,995	(32,510)	667,085	688,769	0	0	688,769	453,467
Non- Residential	Gross rental valuation	0.073136	421	53,704,686	3,713,491	149,330	0	3,862,821	3,713,491	0	0	3,713,491	3,728,671
Sub-Total			7,368	336,179,435	22,217,329	281,628	(7,418)	22,491,539	22,203,551	150,000	0	22,353,551	22,018,225
Minimum payment		Minimum \$											
Residential	Gross rental valuation	1,484	1,497	28,085,980	2,220,064	(25,903)	(740)	2,193,421	2,221,548	0	0	2,221,548	2,245,130
Residential Vacant	Gross rental valuation	2,165	135	2,454,900	303,100	44,534	(2,782)	344,852	292,275	0	0	292,275	200,278
Non- Residential	Gross rental valuation	1,957	133	2,354,391	260,281	5,871	9,963	276,115	260,281	0	0	260,281	260,602
Sub-Total			1,765	32,895,271	2,783,445	24,502	6,441	2,814,388	2,774,104	0	0	2,774,104	2,706,010
			9,133	369,074,706	25,000,774	306,130	(977)	25,305,927	24,977,655	150,000	0	25,127,655	24,724,235
Total amount raised from general rates								25,305,927				25,127,655	24,724,235

* Rateable value is based on the value of properties at the time the rate is raised.

The entire balance of rates revenue has been recognised at a point in time in accordance with AASB 1058 *Income for not-for-profit entities*.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

26. RATING INFORMATION (Continued)

(c) Service Charges

Service Charges	Amount of Charge	2021/22 Actual Revenue Raised	2021/22 Actual Charges Applied to Costs	2021/22 Actual Charges Set Aside to Reserve	2021/22 Actual Reserve Applied to Costs	2021/22 Budget Revenue	2021/22 Budget Charges Applied to Costs	2021/22 Budget Charges Set Aside to Reserve	2021/22 Budget Reserve Applied to Costs	2020/21 Total Actual Revenue
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Underground power	various	7,936	0	7,936	(751,528)	0	0	0	0	(19,966)
		7,936	0	7,936	(751,528)	0	0	0	0	(19,966)

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

26. RATING INFORMATION (Continued)

(e) Interest Charges & Instalments

Instalment Options	Date Due	Instalment Plan Admin Charge	Instalment Plan Interest Rate	Unpaid Rates Interest Rate
		\$	%	%
Option One				
Single full payment	20/09/2021	0.0	0.00%	7.00%
Option Two				
First instalment	20/09/2021	0.0	5.50%	7.00%
Second instalment	22/11/2021	16.0	5.50%	7.00%
Third instalment	27/01/2022	16.0	5.50%	7.00%
Fourth instalment	4/04/2022	16.0	5.50%	7.00%

	2022 Actual	2022 Budget	2021 Actual
	\$	\$	\$
Interest on unpaid rates	70,482	51,000	60,973
Interest on instalment plan	85,189	100,000	98,865
Charges on instalment plan	80,160	90,000	89,424
ESL interest income	4,479	7,000	6,702
	240,310	248,000	255,964

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

27. RATE SETTING STATEMENT INFORMATION

		2021/22 Budget (30 June 2022 Carried Forward)	2021/22 (1 July 2021 Brought Forward)	2020/21 (30 June 2021 Carried Forward)
Note		\$	\$	\$
(a) Non-cash amounts excluded from operating activities				
The following non-cash revenue or expenditure has been excluded from amounts attributable to operating activities within the Rate Setting Statement in accordance with <i>Financial Management Regulation 32</i> .				
Adjustments to operating activities				
Less: Profit on asset disposals	10(c)	(17,938)	(6,545)	(35,067)
Add: Movement in liabilities associated with restricted cash		114,098	0	0
Less: Fair value adjustments to financial assets at fair value through profit and loss		(7,993)	0	(5,172)
Add: Loss on disposal of assets	10(c)	3,262	133,440	0
Add: Depreciation	10(a)	4,491,612	4,656,600	4,288,831
Non-cash movements in non-current assets and liabilities:				
Pensioner deferred rates		9,264	0	11,993
Employee benefit provisions		203,054	0	(103,797)
Other provisions		(3,208)	0	45,930
Service charge receivable		79,713	0	97,273
Lease receivable		53,217	0	51,799
Lease payables			0	70,442
Non-cash amounts excluded from operating activities		4,925,081	4,783,495	4,422,232
(b) Surplus/(deficit) after imposition of general rates				
The following current assets and liabilities have been excluded from the net current assets used in the Rate Setting Statement in accordance with <i>Financial Management Regulation 32</i> to agree to the surplus/(deficit) after imposition of general rates.				
Adjustments to net current assets				
Less: Reserve accounts	29	(8,263,144)	(6,058,362)	(5,317,090)
Less: Financial assets at amortised cost - self supporting loans	4(a)	(17,133)	(16,743)	(16,683)
Add: Current liabilities				
- Current portion of borrowings	15	1,136,520	1,138,739	1,405,492
- Current portion of lease liabilities	11(b)	65,506	65,506	64,310
- Employee benefit provisions		0	0	(49,817)
Total adjustments to net current assets		(7,078,251)	(4,870,860)	(3,978,098)
Net current assets used in the Rate Setting Statement				
Total current assets		20,176,003	22,176,658	22,176,658
Less: Total current liabilities		(9,797,332)	(17,305,798)	(12,392,862)
Less: Total adjustments to net current assets		(7,078,251)	(4,870,860)	(3,978,098)
Net current assets used in the Rate Setting Statement		3,300,420	0	5,805,698

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

28. BORROWING AND LEASE LIABILITIES

(a) Borrowings

Purpose	Note	Laon Number	Actual						Budget				
			Principal at 1 July 2020	New Loans During 2020-21	Principal Repayments During 2020-21	Principal at 30 June 2021	New Loans During 2021-22	Principal Repayments During 2021-22	Principal at 30 June 2022	Principal at 1 July 2021	New Loans During 2021-22	Principal Repayments During 2021-22	Principal at 30 June 2022
			\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Underground Power Project	187		1,831,084	0	(650,570)	1,180,514	0	(667,916)	512,598	1,180,514	0	(667,916)	512,598
Underground Power Project	188		578,626	0	(64,909)	513,717	0	(66,901)	446,816	513,717	0	(66,901)	446,816
Underground Power Project	189		84,512	0	(9,480)	75,031	0	(9,771)	65,260	75,032	0	(9,770)	65,262
Underground Power Project	190		60,019	0	(6,733)	53,286	0	(6,940)	46,346	53,286	0	(6,940)	46,346
Buildings & Infrastructures	181		256,766	0	(256,766)	0	0	0	0	0	0	0	0
Buildings & Infrastructures	182		398,478	0	(262,557)	135,921	0	(135,921)	0	135,922	0	(135,922)	0
Buildings & Infrastructures	183		871,357	0	(164,751)	706,606	0	(169,380)	537,226	706,606	0	(169,380)	537,226
Buildings & Infrastructures	184		791,285	0	(133,995)	657,290	0	(138,225)	519,065	657,290	0	(138,225)	519,065
Buildings & Infrastructures	185		374,498	0	(63,417)	311,081	0	(65,419)	245,662	311,081	0	(65,419)	245,662
Road Infrastructures	179		539,211	0	(122,934)	416,277	0	(130,529)	285,748	416,277	0	(130,529)	285,748
Total			5,785,836	0	(1,736,112)	4,049,723	0	(1,391,002)	2,658,721	4,049,725	0	(1,391,002)	2,658,723
Self Supporting Loans													
Buildings & Infrastructures	186		78,815	0	(14,053)	64,762	0	(14,490)	50,272	64,762	0	(16,743)	48,019
Total Self Supporting Loans			78,815	0	(14,053)	64,762	0	(14,490)	50,272	64,762	0	(16,743)	48,019
Total Borrowings	15		5,864,651	0	(1,750,165)	4,114,485	0	(1,405,492)	2,708,993	4,114,487	0	(1,407,745)	2,706,742

* WA Treasury Corporation

Self supporting loans are financed by payments from third parties. These are shown in Note 4 as other financial assets at amortised cost.
All other loan repayments were financed by general purpose revenue.

Borrowing Interest Repayments

Purpose	Note	Function and activity	Loan Number	Institution	Interest Rate	Actual for year ending 30 June 2022	Budget for year ending 30 June 2022	Actual for year ending 30 June 2021
						\$	\$	\$
Underground Power Project		Community amenities	187	WATC*	2.64%	(23,152)	(24,589)	(39,171)
Underground Power Project		Community amenities	188	WATC*	3.07%	(14,060)	(14,508)	(16,093)
Underground Power Project		Community amenities	189	WATC*	3.07%	(2,054)	(2,119)	(2,358)
Underground Power Project		Community amenities	190	WATC*	3.07%	(1,458)	(1,502)	(1,664)
Buildings & Infrastructures		Recreation and culture	181	WATC*	5.91%	0	0	(7,061)
Buildings & Infrastructures		Recreation and culture	182	WATC*	4.67%	(2,109)	(2,385)	(13,013)
Buildings & Infrastructures		Recreation and culture	183	WATC*	2.80%	(17,146)	(17,496)	(21,463)
Buildings & Infrastructures		Recreation and culture	184	WATC*	3.12%	(18,036)	(18,182)	(22,155)
Buildings & Infrastructures		Recreation and culture	185	WATC*	3.12%	(8,536)	(22,224)	(10,445)
Road Infrastructures		Transport	179	WATC*	6.04%	(21,217)	(8,605)	(28,561)
Total						(107,768)	(111,610)	(161,984)
Self Supporting Loans Interest Repayments								
Buildings & Infrastructures		Community amenities	186	WATC*	3.07%	(1,793)	(1,822)	(2,204)
Total Self Supporting Loans Interest Repayments						(1,793)	(1,822)	(2,204)
Total Interest Repayments	2(b)					(109,561)	(113,432)	(164,188)

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

28. BORROWING AND LEASE LIABILITIES (Continued)

(c) Lease Liabilities

Purpose	Note	Lease Number	Actual						Budget				
			Principal at 1 July 2020	New Leases During 2020-21	Principal Repayments During 2020-21	Principal at 30 June 2021	New Leases During 2021-22	Principal Repayments During 2021-22	Principal at 30 June 2022	Principal at 1 July 2021	New Leases During 2021-22	Principal Repayments During 2021-22	Principal at 30 June 2022
			\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
Photocopier		X636629	38,987	5,570	(44,557)	0	0	0	0	0	0	0	
Land		K855915	151,175	0	(14,012)	137,163	0	(14,395)	122,768	137,163	0	(14,395)	122,768
Photocopier		CUAPCS20	0	151,606	(16,604)	135,002	0	(50,165)	84,837	135,003	0	(50,165)	84,838
Total Lease Liabilities	11(b)		190,162	157,176	(75,173)	272,165	0	(64,560)	207,605	272,166	0	(64,560)	207,606

Lease Interest Repayments

Purpose	Note	Function and activity	Lease Number	Institution	Interest Rate	Actual for year ending 30 June 2022	Budget for year ending 30 June 2022	Actual for year ending 30 June 2021	Lease Term
						\$	\$	\$	
Photocopier		Other property and services	X636629	Fuji Xerox Australia Pty Limited	3.50%	0	0	(847)	24 months
Land		Other property and services	K855915	Department of Planning, Lands and Heritage	2.50%	(3,486)	(3,486)	(3,869)	20 years +364 days
Photocopier		Other property and services	CUAPCS2018	Kyocera	1.10%	(1,228)	(1,228)	(527)	36 months
Total Interest Repayments	2(b)					(4,714)	(4,714)	(5,243)	

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2022

29. RESERVE ACCOUNTS

	2022 Actual Opening Balance	2022 Actual Transfer to	2022 Actual Transfer (from)	2022 Actual Closing Balance	2022 Budget Opening Balance	2022 Budget Transfer to	2022 Budget Transfer (from)	2022 Budget Closing Balance	2021 Actual Opening Balance	2021 Actual Transfer to	2021 Actual Transfer (from)	2021 Actual Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Restricted by council												
(a) Plant Replacement	34,680	249,847	0	284,527	34,832	174	0	35,006	34,482	198	0	34,680
(b) City Development	75,134	1,363,977	0	1,439,111	101,380	507	0	101,887	273,663	1,471	(200,000)	75,134
(c) North Street	136,320	315	0	136,635	138,141	691	0	138,832	373,517	1,975	(239,172)	136,320
(d) Welfare	696,218	145,388	(15,000)	826,606	700,660	3,503	(15,000)	689,163	693,689	2,529	0	696,218
(e) Services	212,226	364	(200,000)	12,590	213,365	1,067	0	214,432	211,237	989	0	212,226
(f) Insurance	65,388	68	0	65,456	65,780	329	0	66,109	65,124	264	0	65,388
(g) Underground Power	748,021	2,193,481	(751,528)	2,189,974	1,192,672	105,963	0	1,298,635	642,142	105,879	0	748,021
(h) Waste Management	1,187,681	102,890	0	1,290,571	476,865	90,534	0	567,399	1,459,623	92,058	(364,000)	1,187,681
(i) Building Replacement	473,272	89,661	0	562,933	135,820	679	0	136,499	472,803	469	0	473,272
(j) City development - Swanbourne	134,937	441	0	135,378	98,321	492	(98,000)	813	134,443	494	0	134,937
(k) Public Art	97,872	340	(25,000)	73,212	556,148	2,781	(500,000)	58,929	94,918	2,954	0	97,872
(l) Business System	553,574	189,566	(500,000)	243,140	315,642	99,978	0	415,620	519,715	99,859	(66,000)	553,574
(m) All Ability Play Space	314,327	99,231	0	413,558	564,965	1,741,923	(751,528)	1,555,360	336,296	3,879	(25,848)	314,327
(n) Major projects	587,436	2,017	0	589,453	775,799	3,879	0	779,678	584,194	3,242	0	587,436
(o) Lawler Park Infrastructure Reserve	4	0	(4)	0	0	0	0	0	0	11,687	(11,683)	4
	5,317,090	4,437,586	(1,491,532)	8,263,144	5,370,390	2,052,500	(1,364,528)	6,058,362	5,895,846	327,947	(906,703)	5,317,090

All reserves are supported by cash and cash equivalents and financial assets at amortised cost and are restricted within equity as Reserves - cash/financial assets backed.

In accordance with Council resolutions or adopted budget in relation to each reserve account, the purpose for which the reserves are set aside and their anticipated date of use are as follows:

Anticipated

date of use Purpose of the reserve

Name of Reserve	Anticipated date of use Purpose of the reserve
(a) Plant Replacement	To fund replacement of plant and equipment so the cost is spread over a number of years.
(b) City Development	To fund improvement and purchases of property, plant and equipment and infrastructure.
(c) North Street	To fund operational and capital costs of community and recreational facilities at Mt Claremont and Swanbourne, and infrastructure generally.
(d) Welfare	To fund the operational and capital costs to welfare services.
(e) Services	To fund purchase of property, purchase of land and for parking areas, expense of streets, depots, town planning schemes, valuation and legal costs, items of works of an urgent nature such as drainage.
(f) Insurance	To fund any excess that may arise from having a performance based workers compensation premium.
(g) Underground Power	To fund replacement of rubbish bin stock so that the cost is spread over a number of years.
(h) Waste Management	To fund the upgrade and/or replacement of council buildings.
(i) Building Replacement	To fund capital works in the Swanbourne area associated with the Swanbourne Masterplan. Set-up with proceeds of the insurance claim arising from the fire of council property in Swanbourne.
(j) City development - Swanbourne	To fund works of art in the City of Nedlands.
(k) Public Art	To fund councils business system.
(l) Business System	To fund the annual operating and maintenance cost of the All Abilities Play Space.
(m) All Ability Play Space	To fund underground power projects.
(n) Major projects	To fund capital works from proceeds from sale of major assets.
(o) Lawler Park Infrastructure Reserve	To receive from the Hackett Civic Association to fund the specific requests of the Association within Lawler Park, the specific request are for covered seating, an item of exercise equipment and a plaque acknowledging the donation.

19. Council Members Notice of Motions of Which Previous Notice Has Been Given

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

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

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

21. Confidential Items

Confidential items to be discussed at this point.

22. Declaration of Closure

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